

LEGAL DESCRIPTION

December 12, 2023

PART OF THE NORHTEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF ORCHARD STREET (A 50.0 FOOT RIGHT OF WAY) AND THE WEST LINE OF McDUFF AVENUE (A 58.0 FOOT RIGHT OF WAY); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ORCHARD STREET, 153.91 FEET TO AN IRON; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 03 MINUTES 56 SECONDS WEST TO THE RIGHT FROM THE PRECEDING LINE, 199.99 FEET TO AN IRON; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID ORCHARD STREET, 151.8 FEET TO THE WEST LINE OF SAID McDUFF AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID McDUFF AVENUE, 200.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 11567, PAGE 2393.