

Legal Description

A portion of Lots 3, 4, and 5, Subdivision of the Estate of Hayward Roulac as recorded in Plat Book 6, page 5 of the current public records of Duval County, Florida, together with a portion of Section 6, Township 3 South, Range 27 East of said Duval County. Being more particularly described as follows: For a point of beginning, commence at the Northeasterly corner of said Subdivision, thence South 89°18'58" West, along the Northerly line of said Subdivision, a distance of 314.10 feet; thence South 00°16'00" East, along the Easterly line of those lands as described in Official Records Volume 4799, page 392 and Official Records Volume 5689, page 1729, a distance of 350.00 feet; thence North 89°14'00" East a distance of 314.10 feet; thence North 00°09'10" West, along the Easterly line of the aforementioned Subdivision of the Estate of Haywood Roulac, a distance of 350 feet to the point of beginning. Containing 2.45 acres, more or less. Title to the North 10 feet of lot 3, Subdivision of the Estate of Hayward Roulac as recorded in Plat Book 6, page 5 of the current public records of Duval County, Florida (which North 10 feet is the Southerly 10 feet of this Parcel A) is not warranted.

July 23, 2019

Exhibit 1
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