

LEGAL DESCRIPTION

THAT PORTION OF EAST FIRST STREET CLOSED PER PETITION No. 211 AS RECORDED IN OFFICIAL RECORDS VOLUME 280, PAGE 219 OF SAID PUBLIC RECORDS LYING BETWEEN BLOCK 5 AND LOTS 1 AND 2, BLOCK 6, EXCEPT THE SOUTHERLY 60.00 FEET THEREOF, DUVAL CITY, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF LOT 1, SUBDIVISION OF PART OF SECTIONS 19 & 20, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 72, AFORESAID PUBLIC RECORDS, ALSO KNOWN AS G.N. TISON ESTATE AND AS TISON'S SUBDIVISION, SAID PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4556, PAGE 172 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS CONTAINED WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHERLY MOST CORNER OF LOT 2, BLOCK 6, SAID DUVAL CITY, SAID POINT BEING ON THE WESTERLY LINE OF AFORESAID EAST 1ST STREET (NOW CLOSED); THENCE ALONG THE EASTERLY LINES OF LOT 2, BLOCK 6, OF SAID DUVAL CITY, BEING ALSO THE WESTERLY LINE OF AFORESAID EAST 1ST STREET, RUN N16°28'10"E, A DISTANCE OF 60.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N16°28'10"E, ALONG SAID LINE, A DISTANCE OF 210.00 FEET; THENCE DEPARTING SAID LINE RUN N73°35'04"W, A DISTANCE OF 210.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EAST MAIN STREET, (STATE ROAD 5), THENCE ALONG SAID LINE RUN N16°28'10"E, A DISTANCE OF 429.93 FEET; THENCE DEPARTING SAID LINE RUN S73°35'04"E, A DISTANCE OF 210.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE AFORESAID EAST LINE OF LOTS 1 AND 2, BLOCK 6; THENCE ALONG SAID LINE RUN N16°28'10" E, A DISTANCE OF 274.90 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 4556, PAGE 172 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID LINE RUN N89°16'24"E, A DISTANCE OF 363.36 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF GOVERNMENT LOT 3, SAID SECTION 20; THENCE ALONG SAID LINE RUN S00°46'23"E, A DISTANCE OF 276.53 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID SECTION 20; THENCE ALONG SAID LINE RUN S54°31'10"W, A DISTANCE OF 308.31 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF BLOCK 5 AFORESAID, BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF BENTON ROAD (A 30 FOOT RIGHT OF WAY); THENCE ALONG SAID LINE RUN S16°24'15"W, A DISTANCE OF 514.93 FEET, THENCE DEPARTING SAID LINE RUN, N73°35'04"W, A DISTANCE OF 239.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.69 ACRES MORE OR LESS.

August 15, 2019