

LEGAL DESCRIPTION

October 8, 2019

A PART OF TRACT 7, BLOCK 1, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 26 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF WESTCONNETT BOULEVARD AND THE SOUTHERLY RIGHT OF WAY LINE OF 118TH STREET; THENCE SOUTH 89°27'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 162.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°19'49" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 413.95 FEET TO A POINT SITUATE IN THE EAST LINE OF SAID TRACT 7 AS PHYSICALL MONUMENTED; THENCE SOUTH 00°13'53" WEST, ALONG SAID EAST LINE OF TRACT 7, A DISTANCE OF 661.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 7; THENCE NORTH 89°44'38" WEST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 475.81 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF BLANDING BOULEVARD AND/OR STATE ROAD NO. 21; THENCE NORTH 08°05'12" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 252.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS OF 5779.58 FEET; THENCE NORTHERLY AROUND AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.06 FEET, SAID ARC BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF NORTH 09°16'16" WEST, 245.04 FEET; THENCE SOUTH 89°18'16" EAST, A DISTANCE OF 137.64 FEET; THENCE NORTH 00°39'55" EAST, A DISTANCE 174.06 FEET TO THE POINT OF BEGINNING.