

**LEGAL DESCRIPTION**

**December 1, 2019**

LOTS 19, 20, 21, AND A PORTION OF LOT 22, BLOCK 3, GILLEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 121, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 19, THENCE NORTH 00°01'19" WEST ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 101.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 19 AND THE NORTH LINES OF THE AFOREMENTIONED LOTS 20, 21, AND 22, A DISTANCE OF 170.82 FEET; THENCE DEPARTING SAID NORTH LINES SOUTH 00°01'19" EAST, A DISTANCE OF 101.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WALLER STREET (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) THENCE NORTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 170.82 FEET TO THE POINT OF BEGINNING.