

LEGAL DESCRIPTION

October 23, 2019

Lot 3: A portion of the Petty and Loftin Grant, Section 55, Township 4 South, Range 27 East, Duval County, Florida and being more particularly described as follows: For a point of reference commence at the intersection of the Southwesterly right of way line of Flynn Road, a 60 foot right of way as now established with the Northerly right of way line of Westberry Road, County Road No. 17; run thence North 45 degrees 52 minutes 00 seconds West, along said Southwesterly right of way line, a distance of 249 feet to the Point of Beginning; from the Point of Beginning thus described; run thence South 54 degrees 57 minutes 00 seconds West, a distance of 140 feet; thence North 73 degrees 09 minutes 16 seconds West, a distance of 157.28 feet; thence North 54 degrees 57 minutes 00 seconds East, a distance of 213.41 feet to a point in said Southwesterly right of way line of Flynn Road; run thence South 45 degrees 52 minutes 00 seconds East along said Southwesterly right of way line, a distance of 126 feet to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.