

April 16, 2021

Legal Description

A PORTION OF LOTS 18, 19, 20, 21 AND 22, BLOCK 111 OF JACKSONVILLE HEIGHTS TOWNSITE, AS RECORDED IN PLAT BOOK 3, PAGES 50 AND 51 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE FLORIDA, TOGETHER WITH ALL OF LOT 2, BLOCK 27, OAK HILL UNIT 21, AS RECORDED IN PLAT BOOK 34, PAGE 23 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2, OAK HILL UNIT 21, THENCE NORTH 1° 38' 50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LE SABRE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 80.44 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 88° 16' 18" EAST, A DISTANCE OF 184.36 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A 60 FOOT RIGHT-OF-WAY FOR DRAINAGE & UTILITIES; THENCE SOUTH 56° 50' 59" WEST ALONG SAID DRAINAGE AND UTILITY EASEMENT, A DISTANCE OF 11.60 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE CONTINUE ALONG SAID NORTHWESTERLY LINE OF SAID DRAINAGE & UTILITY EASEMENT SOUTH 20° 33' 45" WEST, A DISTANCE OF 189.66 FEET TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED LOT 2 OF SAID OAK HILL UNIT 21; THENCE NORTH 77° 50' 14" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 109.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID LE SABRE ROAD, SAID POINT LYING IN A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 265.68 FEET, A CENTRAL ANGLE OF 9° 49' 44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3° 16' 02" EAST, 45.52 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID LE SABRE ROAD, AN ARC LENGTH OF 45.58 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 1° 38' 50" WEST, A DISTANCE OF 29.39 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 0.55 ACRES, MORE OR LESS