

## Legal Description

March 3, 2021

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A portion of Blocks 97, 98, 111 and 112, Jacksonville Heights South Half Of Town Site, a plat recorded in Plat Book 3, page 50 of the current Public Records of Duval County, Florida, together with those portions of California Avenue, a 50 foot right of way, as closed per City of Jacksonville Ordinance 78-649-281 and Cheryl Ann Lane (formerly Oak Street), a 50 foot right of way, as closed per City of Jacksonville Ordinance 78-649-281, also being a portion of these lands described and recorded in Official Records Book 15785, page 1870, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of said Cheryl Ann Lane with the Easterly right of way line of Le Sabre Road, a 60 foot right of way as presently established; thence North  $01^{\circ}42'35''$  West, along last said Easterly right of way line 50.00 feet to its intersection with the Northerly right of way line of said Cheryl Ann Lane; thence South  $88^{\circ}17'25''$  West, along said Northerly right of way line, 27.55 feet to the Southeasterly corner of Lot 17, of said Block 98; thence North  $01^{\circ}43'15''$  West, along the Easterly line and the Northerly prolongation thereof, 132.50 feet to a point lying on the centerline of a 15 foot alley, as closed per said Ordinance 78-649-281; thence North  $88^{\circ}17'25''$  East, along said centerline, 375.00 feet to its intersection with the Westerly line of those lands described and recorded in Official Records Book 16947, page 1658, of said current Public Records, being the Easterly line of the West one-half of said California Avenue; thence South  $01^{\circ}43'15''$  East, along last said line, 37.00 feet to the Southwesterly corner of last said lands; thence North  $88^{\circ}17'25''$  East, along the Southerly line thereof, 351.35 feet to a point lying on the Northwesterly line of a 60 foot right of way for Drainage and Utilities as recorded in Deed Book 1070, page 124, of said current Public Records and as depicted on Oak Hill Unit 19, a plat recorded in Plat Book 33, page 61 of said current Public Records; thence South  $56^{\circ}50'10''$  West, along last said line, 614.85 feet; thence South  $20^{\circ}26'10''$  West, continuing along said Northwesterly line, 94.99 feet to the Southeasterly corner of Exhibit "A", as described and recorded in said Official Records Book 15785, page 1870; thence North  $86^{\circ}21'06''$  West, along the Southerly line thereof, 139.08 feet to its intersection with the said Easterly right of way line of Le Sabre Road; thence North  $01^{\circ}42'35''$  West, along last said line, 250.33 feet to the Point of Beginning.

Containing 3.89 acres, more or less.