

## LEGAL DESCRIPTION

**June 22, 2021**

A parcel of land being a part of Tracts 13, 14, and 15, Block 3, Section 18, Township 3 South, Range 26 East, Jacksonville Heights, according to map recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, said parcel being more particularly described as follows:

Begin at the Northeast corner of Amelia Kohn's Subdivision, according to map recorded in Plat Book 16, page 92 of said current public records; thence on the North line of said Tract 13, run North 89°11'40" East, 329.60 feet to the Northeast corner of said Tract 13; thence on the East line thereof, run South 00°11'00" East, 130.50 feet; thence North 89°11'40" East, 330.61 feet to the East line of said Tract 14; thence on last said line, run South 00°22'01" East, 389.30 feet; thence North 89°11'40" East, 386.32 feet to the Westerly right of way line of State Road No. 21 (Blanding Boulevard); thence on last said line, run South 17°03'35" East, 135.34 feet to a point on the South line of said Tract 15, said point being the Northeast corner of lands described in Official Records Book 2965, page 328 of said current public records; thence on the Northerly boundary of said lands, run the following three courses: (1) South 89°11'40" West, 208.39 feet; (2) North 76°12'00" West, 59.68 feet; (3) North 86°27'00" West, 159.31 feet to a point on said East line of Tract 14, said point being the Northwest corner of said lands; thence on said East line, and on the West line of said lands, run South 00°22'01" East, 118.02 feet; thence South 89°11'40" West, 332.56 feet to the Easterly line of said Tract 13; thence on last said line, run South 00°11'00" East, 68.46 feet; thence South 89°11'40" West, 161.50 feet; thence South 00°11'00" East, 451.75 feet to the North right of way line of 118th Street (a 66 foot wide right-of-way); thence on last said line, run South 89°44'30" West, 170.12 feet to the Easterly line of aforesaid Amelia Kohn's Subdivision; thence on last said line, run North 00°05'28" West, 1259.25 feet to the Point of Beginning.

Less and Except lands described in Official Records Book 10925, page 1665 (Parcel 139) of the current public records of Duval County, Florida.

Together with an easement for Ingress and egress, as described in Official Records Volume 3259, page 138, re-recorded in Official Records Book 3262, page 185, and Amendment thereto recorded in Official Records Volume 3821, page 1076 of the current public records of Duval County, Florida.