

Legal Description

September 10, 2015

LOTS 1, 2, 3, 4, 13, 14, 15, AND 16, SALTZMAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 68, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 4 AND 13, CONVEYED TO IN OFFICIAL RECORDS BOOK 10613, PAGE 1844 AND OFFICIAL RECORDS BOOK 11945, PAGE 259, TOGETHER WITH THE EAST ONE-HALF OF FRANCES STREET LYING ADJACENT THERETO, CLOSED BY ORDINANCE 2002-359-E AND RECORDED IN OFFICIAL RECORDS BOOK 10501, PAGE 2423, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(SURVEYORS LEGAL DESCRIPTION, BEING THE SAME LANDS AS DESCRIBED ABOVE)

LOTS 1, 2, 3, 4, 13, 14, 15, AND 16, ACCORDING TO THE PLAT OF SALTZMAN TERRACE, AS RECORDED IN PLAT BOOK 19, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID CURRENT PUBLIC RECORDS, TOGETHER WITH THAT PORTION OF FRANCES STREET, A 60 FOOT RIGHT-OF-WAY, PER THE SAID PLAT OF SALTZMAN TERRACE, LYING WESTERLY THEREOF AND ADJACENT THERETO, AS CLOSED BY ORDINANCE NO. 2002-359-E, AS DESCRIBED BY AND RECORDED IN OFFICIAL RECORDS VOLUME 10501, PAGE 2423, ALL OF THE ABOVE, (LESS AND EXCEPT ANY PORTION LYING WITHIN "PARCEL 1", AS RECORDED IN AND DESCRIBED BY OFFICIAL RECORDS VOLUME 14379, PAGE 37), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF SALTZMAN TERRACE, ACCORDING TO PLAT BOOK 19, PAGE 68, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 31, ATLANTIC BOULEVARD ESTATES, SECTION NINE, AS RECORDED IN PLAT BOOK 18, PAGE 35A, SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING 5.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID "PARCEL 1", AS RECORDED IN AND DESCRIBED BY OFFICIAL RECORDS VOLUME 14379, PAGE 37 AND LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ST JOHNS BLUFF ROAD, AS NOW ESTABLISHED; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, NORTH 00° 53' 02" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING, BEING 30.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF LOT 4, SAID PLAT OF SALTZMAN TERRACE; THENCE CONTINUE NORTHERLY, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, NORTH 00° 53' 02" WEST, A DISTANCE OF 252.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SALTZMAN TERRACE, A 60 FOOT RIGHT-OF-WAY, PER THE PLAT OF SAID SALTZMAN TERRACE; THENCE WESTERLY, ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY

LINE, NORTH 89° 38' 37" WEST, A DISTANCE OF 280.07 FEET TO THE CENTERLINE OF FRANCES STREET, AS CLOSED BY SAID ORDINANCE NO. 2002-359-E; THENCE SOUTHERLY, ALONG LAST SAID CENTERLINE, SOUTH 00° 53' 02" EAST, A DISTANCE OF 233.76 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID "PARCEL 1", AS RECORDED IN AND DESCRIBED BY OFFICIAL RECORDS VOLUME 14379, PAGE 37; THENCE EASTERLY, SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG LAST SAID NORTHERLY LINE, THE FOLLOWING (4) FOUR CALLS: CALL (1). NORTH 89° 06' 58" EAST, A DISTANCE OF 20.00 FEET, CALL (2). SOUTH 00° 53' 02" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; CALL (3); THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 53' 02" EAST, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 06' 58" WEST, A DISTANCE OF 205.00 FEET TO THE WESTERLY LINE OF "PARCEL 1", AS RECORDED IN AND DESCRIBED BY OFFICIAL RECORDS VOLUME 11945, PAGE 255, AND BEING A PART OF "OVERALL PARCEL", AS RECORDED IN AND DESCRIBED BY OFFICIAL RECORDS VOLUME 10613, PAGE 1844, SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY ALONG LAST SAID WESTERLY LINE, NORTH 00° 53' 02" WEST, A DISTANCE OF 20.00 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID "PARCEL 1" DESCRIBED BY AND RECORDED IN OFFICIAL RECORDS VOLUME 11945, PAGE 255, SAID CURRENT PUBLIC RECORDS, NORTH 89° 06' 58" EAST, A DISTANCE OF 30.00 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD AND THE POINT OF BEGINNING.

CONTAINING 1.74 ACRES, MORE OR LESS.