

LEGAL DESCRIPTION
PARCEL 40-04-25-020694-001-00
226 JEFFERSON AVE.
ORANGE PARK, FL 32065

A part of Lots 11 and 12, Section 21, RIDGEWOOD, Clay County, Florida according to map recorded in public records of said county in Deed Book "Q", page 663, more particularly described in Schedule A attached hereto and by reference made a part hereof.

Subject to Covenants, Restrictions and Easements of record.

A part of Lots 11 and 12, Section 21, RIDGEWOOD, Clay County, Florida according to map recorded in Public Records of said county in Deed Book "Q", page 663; more particularly described as follows: Commence at the intersection of the centerline of State Road #224 with the centerline of Jefferson Avenue; thence South 45 degrees 31 minutes 06 seconds East 1,237.82 feet; thence North 44 degrees 28 minutes 54 seconds East 25 feet to the northerly boundary of Jefferson Avenue; thence North 45 degrees 31 minutes 06 seconds West 844.10 feet to the Point of Beginning; thence North 28 degrees 08 minutes East, a distance of 343.87 feet; thence South 63 degrees 55 minutes 21 seconds East a distance of 182.79 feet; thence South 41 degrees 02 minutes 06 seconds West a distance of 388.39 feet; thence North 45 degrees 31 minutes 06 seconds West along the North right of way line of Jefferson Avenue a distance of 100 feet to the Point of Beginning, said Parcel containing 1.16 acres more or less.