

CGC Legal Description

A portion of Tracts 15 and 16, Block 1, Section 25, Township 2 South, Range 24 East, Jacksonville Heights, according to map recorded in Plat Book 5, page 93, of the public records of Duval County, Florida, and being more particularly described as follows:

Begin at the intersection of the North line of said Tract 15 with the West line of Chaffee Road (a 100 foot right-of-way); thence on said West line of Chaffee Road, run the following 7 courses: (1) South 00°29'50" West, 314.66 feet; (2) North 89°30'10" West, 15.00 feet; (3) South 00°29'50" West, 352.87 feet; (4) South 89°30'10" East, 5.00 feet; (5) South 00°29'50" West, 197.20 feet; (6) South 05°12'48" East, 100.50 feet; (7) South 00°29'50" West, 366.86 feet to the South line of said Tract 16; thence on said South line South 88°43'05" West, 613.78 feet to the West line of said Tract 16; thence on said West line and on the West line of said Tract 15, North 00°31'54" East, 1329.25 feet to the North line of said Tract 15; thence on said North line, North 88°29'44" East, 613.05 feet to the Point of Beginning.

TOGETHER WITH 2007 CHNC DOUBLEWIDE MOBILE HOME, ID #JACFL28635A, TITLE#98742065, ID #JACFL28635B, TITLE #98742268.

May 2, 2019

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Less and except:

CONSERVATION PARCEL

A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, BEING A PORTION OF TRACTS 15 AND 16, BLOCK 1, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 15 WITH THE WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, THE FOLLOWING THREE (3) COURSES: COURSE NO. 1) SOUTH 00 DEGREES 29 MINUTES 50 SECONDS WEST, 314.66 FEET, COURSE NO. 2) NORTH 89 DEGREES 30 MINUTES 10 SECONDS WEST, 15.00 FEET; COURSE NO. 3) SOUTH 00 DEGREES 29 MINUTES 50 SECONDS WEST, 175.59 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 24 SECONDS WEST, LEAVING SAID WESTERLY RIGHT OF WAY LINE, 197.29 FEET; THENCE NORTH 40 DEGREES 37 MINUTES 00 SECONDS WEST, 21.41 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 22 SECONDS WEST, 24.07 FEET; THENCE SOUTH 70 DEGREES 27 MINUTES 08 SECONDS WEST, 20.65 FEET, THENCE SOUTH 08 DEGREES 05 MINUTES 22 SECONDS WEST, 23.55 FEET; THENCE SOUTH 24 DEGREES 05 MINUTES 06 SECONDS EAST, 8.31 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 57 SECONDS EAST, 57.31 FEET; THENCE SOUTH 01 DEGREES 05 MINUTES 56 SECONDS EAST, 112.97 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 06 SECONDS WEST, 84.19 FEET, THENCE SOUTH 05 DEGREES 42 MINUTES 04 SECONDS WEST, 55.88 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST, 48.30 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 48 SECONDS WEST, 161.08 FEET; THENCE SOUTH 04 DEGREES 34 MINUTES 51 SECONDS EAST, 43.49 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 20 SECONDS WEST, 26.34 FEET, THENCE SOUTH 29 DEGREES 21 MINUTES 50 SECONDS WEST, 14.07 FEET, THENCE SOUTH 55 DEGREES 08 MINUTES 25 SECONDS WEST, 13.17 FEET; THENCE SOUTH 50 DEGREES 33 MINUTES 33 SECONDS WEST, 17.06 FEET, THENCE SOUTH 71 DEGREES 30 MINUTES 12 SECONDS WEST, 9.04 FEET, THENCE SOUTH 46 DEGREES 00 MINUTES 19 SECONDS WEST, 20.58 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES 32 SECONDS WEST, 22.98 FEET, THENCE SOUTH 80 DEGREES 20 MINUTES 42 SECONDS WEST, 22.79 FEET; THENCE NORTH 27 DEGREES 33 MINUTES 00 SECONDS WEST, 76.21 FEET; THENCE SOUTH 39 DEGREES 37 MINUTES 11 SECONDS WEST, 63.75 FEET; THENCE SOUTH 31 DEGREES 36 MINUTES 17 SECONDS EAST, 40.79 FEET, THENCE SOUTH 71 DEGREES 32 MINUTES 06 SECONDS WEST, 14.82 FEET; THENCE SOUTH 65 DEGREES 22 MINUTES 48 SECONDS WEST, 9.23 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 27 SECONDS WEST, 25.62 FEET; THENCE SOUTH 70 DEGREES 26 MINUTES 03 SECONDS WEST, 28.88 FEET, THENCE SOUTH 72 DEGREES 44 MINUTES 44 SECONDS WEST, 34.66 FEET; THENCE SOUTH 81 DEGREES 33 MINUTES 15 SECONDS WEST, 13.97 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST, 83.08 FEET TO THE WEST LINE OF SAID TRACT 16; THENCE NORTH 00 DEGREES 31 MINUTES 54 SECONDS EAST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACT 15, 1168.21 FEET TO SAID NORTH LINE OF TRACT 15; THENCE NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE OF TRACT 15, 613.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.09 ACRES MORE OR LESS.

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