

LEGAL DESCRIPTION

11-02-22

EXHIBIT 1

A PART OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE S 00°15'14" W ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 931.87' TO A POINT; THENCE N 89°58'50" W, A DISTANCE OF 331.94' TO A POINT IN THE WESTERLY LINE OF SAID LOT 14; THENCE N 00°14'57" E, ALONG SAID WESTERLY LINE OF LOT 14, A DISTANCE OF 931.91' TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE S 89°58'25" E, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 332.02' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE SOUTHERLY SIXTY (60) FEET OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION
11/02/2022
EXHIBIT 2

As part of LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, as shown on the plat of Jacksonville Heights as recorded in PLAT BOOK 5. PAGE 93, of the current public records of Duval County, Florida, being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE N 89°50'37" W ALONG THE SOUTHERLY LINE OF SAID LOT 14 A DISTANCE OF 331.91' TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE N 00°14'57" E ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 393.16' TO A POINT; THENCE S 89°58'55" E, A DISTANCE OF 331.94' TO A POINT IN THE EASTERLY LINE OF SAID LOT 14; THENCE S 00°15'14" W ALONG SAID EASTERLY LINE OF LOT 14 A DISTANCE OF 393.96' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT OT THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAY OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAY BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE , A DISTANCE OF 90.00 FEET; THENCE NOTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE SOUTHERLY SIXTY (60) FEET OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.