

LEGAL DESCRIPTION

March 17, 2026

Parcel 1

Lots 1 through 12, Block 1, Highway Heights, according to the map or plat thereof, as recorded in Plot Book 2, Page(s) 44, of the Public Records of Duval County, Florida.

Less and excepting any part described in that Warranty Deed recorded in Official/Records Book 12742, page 2412, of the public records of Duval County, Florida.

And

Parcel 2

Lots 1 through 6, Block 4, Highway Heights, according to the map or plat thereof, as recorded in Plot Book 2, Page(s) 44, of the Public Records of Duval County, Florida.

Less and excepting any part described in that Warranty Deeds recorded in Deed Book 1504, page 102 and in Official Records Book 12742, page 2412, of the public records of Duval County, Florida.

And

Parcel 3

Lot 7, Block 4, Highway Heights, according to the map or plat thereof, as recorded in Plot Book 2, Page(s) 44, of the Public Records of Duval County, Florida.

And

Parcel 4

Lots 8 and 9, Block 4, Highway Heights, according to the map or plat thereof, as recorded in Plot Book 2, Page(s) 44, of the Public Records of Duval County, Florida.

And

Parcel 5

Lot 10, Block 4, Highway Heights, according to the map or plat thereof, as recorded in Plot Book 2, Page(s) 44, of the Public Records of Duval County, Florida.

And

Parcel 6

Lot 11, Block 4, Highway Heights, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 44, of the Public Records of Duval County, Florida.

And

Parcel 7

Lots 1 through 7, Block 1, Arney's Subdivision, according to plat thereof, recorded in Plat Book 3, page 3, current public records, Duval County, Florida.

And

Lots 8 through 19, Block 2, Arney's Subdivision, according to plat thereof, recorded in Plat Book 3, page 3, current public records, Duval County, Florida.

Together with those closed streets as described in Ordinance 79-1340-678 recorded in Official Records Book 5051, page 308 and Ordinance 93-110-44 and recorded in Official Records Book page 1361 of the public records of Duval County, Florida.

Less and excepting any part described in that Warranty Deed recorded in Official Records Book 12742 page 2412, of the public records of Duval County, Florida.

And

Parcel 8

Lots 20 and 21, Block 2, Arney's Subdivision, according to plat thereof, recorded in Plat Book 3, page 3, current public records, Duval County, Florida.

Together with those closed streets as described in Ordinance 79-1340-678 recorded in Official Records Book 5051, page 308 and Ordinance 93-110-44 and recorded in Official Records Book 7528, page 1361 of the public records of Duval County, Florida.

And

Parcel 9

Lot 5, Block 2, Fehrenbach's Subdivision, part of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 16, Township 2 South, Range 26 East, according to plat thereof recorded in Plat Book 2, Page 10, of the current public records of Duval County, Florida.

And

Parcel 10

Lots 6, 7, 8, 9, 10, 16, 19 and 20, Block 2, Fehrenbach's Subdivision, part of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 16, Township 2 South, Range 26 East, according to plat thereof recorded in Plat Book 2, page 10, of the current public records of Duval County, Florida.

And

Parcel 11

Lot 17, Block 2, Fehrenbach's Subdivision, part of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 16, Township 2 South, Range 26 East, according to plat thereof recorded in Plat Book 2, page 10, of the current public records of Duval County, Florida.

And

Parcel 12

Lot 18, Block 2, Fehrenbach's Subdivision, part of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 16, Township 2 South, Range 26 East, according to plat thereof recorded in Plat Book 2, page 10, of the current public records of Duval County, Florida.