

Legal Description

5-93 04-2S-25E 1.00 JACKSONVILLE HEIGHTS S1/2 TRACT 16 RECD O/R 15360-396 BLK 2

PART OF THE SOUTH 1/2 OF TRACT 16, BLOCK 2, SECTION 4, 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FISH ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 24 MINUTES 49 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID JONES ROAD, A DISTANCE OF 621.35 FEET TO THE CENTERLINE OF A 30 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE SOUTH 88 DEGREES 45 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 475.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 45 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 133.94 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 09 SECONDS EAST, A DISTANCE OF 327.03 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 13 SECONDS EAST, A DISTANCE OF 133.93 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 09 SECONDS WEST, A DISTANCE OF 326.73 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION THAT MAY BE CLAIMED FOR RIGHT OF WAY PURPOSES.

March 5, 2026