

Legal Description

November 24, 2025

ALL OF THE CONTINENTAL TRACT, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 55, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING:

1. THE WEST 550 FEET OF THE SOUTH 950 FEET THEREOF, CONVEYED TO THE BOARD OF PUBLIC INSTRUCTION OF DUVAL COUNTY, FLORIDA.
2. THE NORTH 275 FEET OF THE SOUTH 1225 FEET OF THE WEST 549 FEET THEREOF, CONVEYED TO ANDOVER INVESTMENT COMPANY, A CORPORATION, AND PLATTED INTO PUILMAN COURT, PLAT BOOK 22, PAGE 89, DUVAL COUNTY PUBLIC RECORDS.
3. THAT PART THEREOF CONVEYED TO HOWARD TRANSPORTS CORPORATION, A CORPORATION, BY DEED DATED MARCH 4, 1964, AND RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 537, DUVAL COUNTY PUBLIC RECORDS.

SUBJECT TO RAILROAD SIDING OR SPUR TRACK AS NOW LOCATED ON SAID PROPERTY: THE RIGHTS, IF ANY, OF THE OWNERS OF LOTS 1 THROUGH 7, BLOCK 74, GRAND BOULEVARD, TO USE THAT PORTION OF 14TH STREET IN FRONT OF AND ABUTTING SAID LOTS; EASEMENTS RECORDED IN DEED BOOKS 230 AND 238 AT PAGES 520 AND 519, RESPECTIVELY, OF THE CURRENT PUBLIC RECORDS, AND TO EASEMENT RECORDED IN VOLUME 3677, PAGE 475 OF THE OFFICIAL RECORDS, ALL OF SAID COUNTY.