

Legal Description

Parcel 1:

Part of lots 12,13,and 14, block 5, DINSMOR FARMS (unrecorded) in section 13, township 1 south range, 25 east, Duval County Florida, more particularly described as follows: begin at the intersection of the southerly right of way line of Garden Street (a 60 foot r/w as now established) with the westerly right of way line of Old Kings Road (a 100 foot "VW as now established); thence South 89 degrees 56 minutes 50 seconds west along said southerly right of way line, 136.00 feet; thence south 14 degrees 18 minutes 14 seconds east, 212.47 feet; thence north 69 degrees 37 minutes 46 seconds east, 144.00 feet to the westerly right of way line of said Old Kings Road; thence North 18 degrees 16 minutes 40 seconds West along said westerly right of way line 164.17 feet to the point of beginning

Parcel 2:

Part of lots 12,13,and 14, block 5, DINSMOR FARMS (unrecorded) in section 13, township 1 south range, 25 east, Duval County Florida, more particularly described as follows: commence at the intersection of the southerly right of way line of Garden Street (a 60 foot r/w as now established)) with the westerly right of way line of Old Kings Road (a 100 foot "VW as now established); thence South 89 degrees 56 minutes 50 seconds west along said southerly right of way line, 136.00 feet to the point of beginning; thence continue south 89 degrees 56 minutes 50 seconds west along said right of way line, 95.94 feet to the northwest corner of lot 14; thence south 18 degrees 16 minutes 40 seconds east along the westerly right of way line of lots 12, 13 and 14, 244.76 feet; thence north 69 degrees 37 minutes 46 seconds east, 76.44 feet; thence north 14 degrees 18 minutes 13 seconds West, 121.47 feet to the point of beginning.

August 6, 2025