

Legal Description

3/30/2026

THE WESTERLY 165.00 FEET OF THE SOUTHERLY 170.00 FEET OF TRACT 10, BLOCK 1, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAY BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART OF TRACT 10 LYING WITHIN THE RIGHT OF WAYS OF THE PUBLIC ROADS. THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF LINE OF RICKER ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF MELVIN ROAD (BOTH AS NOW ESTABLISHED WITH 60 FOOT RIGHT OF WAYS); THENCE SOUTHERLY, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF RICKER ROAD, A DISTANCE OF 155.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF LINE OF MELVIN ROAD, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONTAINED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 14677, PAGE 1197, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.