

Legal Description

October 22, 2024

Tract 2, the South one-half of Tracts 3 and 4, Tracts 15 and 16, Block 1, together with Tracts 1, 2, 15, and a portion of Tract 16, Block 4, all lying in Section 25, Township 3 South, Range 24 East, Duval County, Florida, as depicted on Map Showing Lands of Jacksonville Heights Improvement Company, recorded in Plat Book 5, page 93, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Dawson's Creek, recorded in Plat Book 58, pages 46 through 59, of said current Public Records; thence North 00°36'22" East, along the Easterly line thereof, 577.52 feet to the Northwesterly corner of Parcel 1, as described and recorded in Official Records Book 20815, page 1060, of said current Public Records and the Point of Beginning.

From said Point of Beginning, thence North 00°36'22" East, continuing along said Easterly line, 1987.06 feet to the Northeasterly corner of said Dawson's Creek; thence North 00°29'34" East, along the Southerly prolongation of the Easterly line of Tract 14, said Map Showing Lands of Jacksonville Heights Improvement Company, and along the Easterly line of said Tract 14, also being the Easterly line of those lands described and recorded in Official Records Book 18848, page 1036 and the Easterly line of those lands described and recorded in Official Records Book 20440, page 333, both of said current Public Records, a distance of 1338.98 feet to the Northeasterly corner of last said lands; thence South 88°43'05" West, along the Northerly line thereof, 667.29 feet to the Northwesterly corner thereof, said corner lying on the Boundary line of those lands described and recorded in Official Records Book 9433, page 1476, of said current Public Records; thence North 00°32'51" East, along said Boundary line, 660.23 feet; thence North 88°41'21" East, continuing along said Boundary line, 1293.32 feet to a point lying on the Westerly line of that certain 30 foot right of way as depicted on said Map Showing Lands of Jacksonville Heights Improvement Company; thence South 00°14'16" West, departing said Boundary line and along said Westerly line, 3980.58 feet to a point lying on the Northerly line of said Tract 16; thence South 88°12'58" West, departing said Westerly line and along said Northerly line, also being the Northerly line of those lands described and recorded in Official Records Book 17300, page 1550, of said current Public Records, 156.23 feet to the Northwesterly corner of last said lands; thence South 00°42'43" West, departing said Northerly line of Tract 16, and along the Westerly line of last said lands, and along the Westerly line of those lands described and recorded in Official Records Book 20015, page 887, of said current Public Records, 580.23 feet to a point lying on the Northerly right of way line of Branan Field Road, a 100 foot right of way as presently established; thence South 88°22'20" West, departing said Westerly line and along said Northerly right of way line, 58.88 feet to the Southeasterly corner of Parcel 2, as described and recorded in Official Records Book 20815, page 1060, of said current Public Records; thence North 00°42'43" East, departing said Northerly right of way line and along the Easterly line of said Parcel 2, and along the Easterly line of Parcel 1, as described and recorded in said Official Records Book 20815, page 1060, a distance of 580.07 feet to the Northeasterly corner of said Parcel 1; thence South 88°12'58" West, along the Northerly line of said Parcel 1 and along said Northerly line of Tract 16, a distance of 433.39 feet to the Point of Beginning.

Containing 69.07 acres, more or less.

and

The North one-half of Tracts 13 and 14, Block 1, lying in Section 25, Township 3 South, Range 24 East, Duval County, Florida, as depicted on Map Showing Lands of Jacksonville Heights Improvement Company, recorded in Plat Book 5, page 93, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Dawson's Creek, recorded in Plat Book 58, pages 46 through 59, of said current Public Records; thence North 00°29'34" East, along the Westerly line of Tract 16, said Block 1, a distance of, 668.87 feet to the Northwesterly corner of said Tract 16 and the Point of Beginning.

From said Point of Beginning, thence South 88°46'38" West, along the Northerly line of the Southerly one-half of said Tracts 13 and 14, a distance of 667.35 feet to a point lying on the Boundary line of those lands as described and recorded in Official Records Book 9433, page 1476, of said current Public Records; thence North 00°29'57" East, departing said Northerly line and along said Boundary line, 669.42 feet to the Southwesterly corner of Tract 4, said Block 1; thence North 88°43'05" East, departing said Boundary line, along the Southerly line of said Tract 4 and along the Southerly line of Tract 3, said Block 1, a distance of 667.29 feet to the Southeasterly corner of said Tract 3, also being the Northwesterly corner of Tract 15, said Block 1; thence South 00°29'34" West, along the Westerly line of said Tract 15, a distance of 670.11 feet to the Point of Beginning.

Containing 10.26 acres, more or less.