

LEGAL DESCRIPTION

February 9, 2024

PARCEL A

All of the Colonial Heights Subdivision, as recorded in Plat Book 30, pages 77 and 77A, of the public records of Duval County, Florida, having been closed and annulled by City of Jacksonville Resolution 94-618-168 adopted by City Council on June 28, 1994 and approved by the Mayor on July 11, 1994.

PARCEL B

Also that part of Section 38, Township 2 South, Range 27 East, and Lot 2, Section 4, Township 2 South, Range 27 East, bounded on the North by the South line of Fort Caroline Road; on the East by the West line of Peeler Road; on the West by the East line of Block 22, Arlington Hills Subdivision, Unit No. 7-A, as recorded in Plat Book 28, pages 17 and 17A; and on the South by the North line of Colonial Heights Subdivision as recorded in Plat Book 30, Pages 77 and 77A, of said records.

EXCEPT the westerly 30 feet thereof conveyed to Duval County for drainage and utilities purposes by Deed recorded in Official Records Book 1070, page 285, of said records.

FURTHER LESS and except those lands conveyed in Special Warranty Deed recorded in Official Records Book 7980, page 1381, and those taken for right of way purposes in Order of Taking recorded in Official Records Book 7490, Page 2068, of said records.