

April 14, 2025

Legal Description

A PART OF TRACTS 11, 12, AND 13, BLOCK 4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT-OF-WAY); THENCE NORTH $15^{\circ}26'50''$ EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 111.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH $15^{\circ}26'50''$ EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD, A DISTANCE OF 111.16 FEET TO POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7455, PAGE 115; THENCE NORTH $89^{\circ}41'15''$ EAST ALONG LAST SAID LINE AND PARALLEL TO SAID COLLINS ROAD, A DISTANCE OF 880.12 FEET TO A POINT IN THE EASTERLY LINE OF TRACT 13; THENCE SOUTH $00^{\circ}36'25''$ WEST ALONG SAID EAST LINE, A DISTANCE OF 214.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COLLINS ROAD; THENCE SOUTH $89^{\circ}41'15''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 875.65 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED AS PARCEL 102 IN OFFICIAL RECORDS BOOK 14397, PAGE 1746; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 102 THE FOLLOWING FIVE COURSES: (1) THENCE NORTH $00^{\circ}18'45''$ WEST, A DISTANCE OF 8.78 FEET; (2) THENCE SOUTH $89^{\circ}41'15''$ WEST, A DISTANCE OF 7.63 FEET; (3) THENCE NORTH $37^{\circ}31'55''$ WEST, A DISTANCE OF 49.94 FEET; (4) THENCE NORTH $16^{\circ}19'00''$ EAST, A DISTANCE OF 60.99 FEET; (5) THENCE SOUTH $89^{\circ}41'15''$ WEST, A DISTANCE OF 10.84 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7455, PAGE 115 AND OFFICIAL RECORDS BOOK 16379, PAGE 1257, LESS AND EXCEPT THOSE LANDS DESCRIBED AS PARCEL 102 IN OFFICIAL RECORDS BOOK 14397, PAGE 1746.