

Legal Description

March 25, 2024

THE WEST 25 FEET OF THE EAST 50 FEET OF LOT 16, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 25, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 25 FEET OF LOT 16, BLOCK 62, UNIT 2 OF ROBINWOOD ACRES, AS SHOWN BY MAP OR PLAT DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 21, PAGES 25 AND 25A.

TOGETHER WITH:

PARCEL 1

THE EAST 50 FEET OF THE NORTH 407 FEET OF LOT 17, BLOCK 62, ROBINWOOD ACRES - UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS CONVEYED IN O.R. BOOK 7777, PAGE 1586, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL2

THE WEST 50 FEET OF LOT 17, BLOCK 62, ROBINWOOD ACRES - UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

LOT 9, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH A 1973 CHAMP SINGLE WIDE MOBILE HOME; I.D. NUMBER: 0439666570D, TITLE NUMBER: 11320897.

TOGETHER WITH A 1973 MONRO SINGLE WIDE MOBILE HOME; I.D. NUMBER: 0396, TITLE NUMBER: 5909452.

TOGETHER WITH A 1973 MERCURY SINGLE WIDE MOBILE HOME; I.D. NUMBER: 03611742G, TITLE NUMBER: 9651758.

TOGETHER WITH A 1973 NOBIL SINGLE WIDE MOBILE HOME; I.D. NUMBER: N4030, TITLE NUMBER: 5152318.

AND

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING PART OF THE EAST 25 FEET OF LOT 17, BLOCK 62, ROBINWOOD ACRES UNIT 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 62; THENCE SOUTH 0 DEGREES 33 MINUTES 24 SECONDS EAST, 500.13 FEET TO A POINT SITUATE AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 88 DEGREES 08 MINUTES 26 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 17, 25.00 FEET; THENCE NORTH 0 DEGREES 33 MINUTES 24 SECONDS WEST, 500.13 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 26 SECONDS EAST ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9, 25.00 FEET TO THE **POINT OF BEGINNING**.

AND

THE EAST 25 FEET OF THE WEST 75 FEET OF LOT 17, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE WEST 25.00 FEET OF THE EAST 50.00 FEET OF LOT 17, BLOCK 62, AS SHOWN ON THE PLAT OF ROBINWOOD ACRES UNIT NO. 2, AS RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 62; THENCE SOUTH 88 DEGREES 08 MINUTES 26 SECONDS WEST ALONG THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 9, 25.00 FEET TO A **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 88 DEGREES 08 MINUTES 26 SECONDS WEST, 25.00 FEET; THENCE NORTH 0 DEGREES 33 MINUTES 24 SECONDS WEST, 407.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD (A 60 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT); THENCE NORTH 87 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD, 25.01 FEET; THENCE SOUTH 0 DEGREES 33 MINUTES 24 SECONDS EAST, 407.57 FEET TO THE

POINT OF BEGINNING.

TOGETHER WITH:

A PART OF LOT 10, 11 AND 17, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, AS RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD (A 60 FOOT RIGHT OF WAY); THENCE, SOUTH 00°33'24" EAST, ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 207.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 88°08'26" EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 209.17 FEET; THENCE SOUTH 07°00'42" WEST, A DISTANCE OF 202.42 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88°08'26" WEST ALONG SAID SOUTH LINE OF LOT 10, A DISTANCE OF 182.50 FEET TO THE EAST LINE OF SAID LOT 17; THENCE NORTH 00°33'24" WEST ALONG SAID EAST LINE OF LOT 17, A DISTANCE OF 160.04 FEET; THENCE SOUTH 88°08'26" WEST, A DISTANCE OF 40.01 FEET; THENCE NORTH 00°33'24" WEST, A DISTANCE OF 247.27 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD; THENCE NORTH 87°16'26" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF ANY DRAINAGE AND UTILITY LINES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A PART OF LOT 17, BLOCK 62, ROBINWOOD ACRES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A **POINT OF BEGINNING**, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°33'24" EAST, ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 247.87 FEET; THENCE SOUTH 88°08'26" WEST, A DISTANCE OF 40.01 FEET; THENCE NORTH 00°33'24" WEST, A DISTANCE OF 247.27 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD; THENCE NORTH 87°16'26" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH A 10 FOOT WATER LINE EASEMENT DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 11 AND 17 AS SHOWN ON MAP OF ROBINWOOD ACRES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 21, PAGES 25 AND 25A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 13, OF SAID ROBINWOOD ACRES, UNIT 2 LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°33'24" EAST ALONG THE WEST LINE OF SAID LOT 13 AND LOT 12 OF SAID ROBINWOOD ACRES, UNIT 2, 207.86 FEET TO THE SOUTHWEST CORNER OF LOT 12; THENCE NORTH 88°08'26" EAST ALONG THE SOUTH LINE OF SAID LOT 12, 209.17 FEET; THENCE SOUTH 07°00'42" WEST, 10.12 FEET; THENCE SOUTH 88°08'26" WEST, 217.84 FEET; THENCE NORTH 00°33'24" WEST, 217.71 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD; THENCE NORTH 87°16'26" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 10.01 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

TOGETHER WITH:

A PORTION OF THE WEST 1/2 OF LOT 16, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 25 & 25A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 7, BLOCK 62 ROBINWOOD ACRES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A AND 43B OF SAID PUBLIC RECORDS; THENCE NORTH 0°33'55" WEST ALONG THE EAST LINE OF LOT 6 OF SAID BLOCK 62, 20.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 0°33'55" WEST ALONG THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINE OF LOTS 5, 4, 3, 2 AND 1 OF SAID BLOCK 62, 584.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD, BEING A 60 FOOT WIDE PUBLIC RIGHT OF WAY; THENCE NORTH 87°16'09" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 50.04 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 16, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2; THENCE SOUTH 0°33'55" EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF LOT 16, 585.66 FEET; THENCE SOUTH 88°06'30" WEST, 50.01 FEET TO THE **POINT OF BEGINNING**.