

RE 016361 0074

LEGAL DESCRIPTION - 07/19/2023

PARCEL 1:

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 AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEREASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 15°26'50" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 222.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°26'50" EAST ALONG LAST SAID LINE, 35.00 FEET; THENCE SOUTH 89°31'17" EAST, 643.29 FEET; THENCE NORTH 00°17'43" WEST, 81.63 FEET; THENCE NORTH 89°43'37" EAST, 229.32 FEET; THENCE SOUTH 00°39'03" WEST, 106.55 FEET; THENCE NORTH 89°42'17" WEST, 880.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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 AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINK OF COLLINS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEREASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED): THENCE NORTH 15°26'50" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 257.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 15°26'50" EAST ALONG LAST SAID LINE, 76.03 FEET, THENCE NORTH 89°43'37" EAST, 622.60 FEET, THENCE SOUTH 00°17'43" EAST 81.63 FEET, THENCE NORTH 89°31'17" WEST, 643.29 FEET TO THE POINT OF BEGINNING.