

Legal Description

December 15, 2023

PARCEL 1: LOT 1, BLOCK 6, ROYAL TERRACE ADDITION NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 26, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2: BEING A PART OF THE CHARLES F SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, ROYAL TERRACE ADDITION NUMBER 2, AS RECORDED IN PLAT BOOK 18, PAGE 26, CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 1° 35' 30" EAST ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 6, 55 FEET; THENCE EAST 172.0 FEET; THENCE NORTH 1° 35' 30" WEST, 55.0 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 43RD STREET AS SHOWN ON SAID PLAT OF ROYAL TERRACE ADDITION NO. 2; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 172.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS IN COMMON WITH ALL OTHERS OVER AND ACCROSS THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2909, PAGE 275, OF SAID PUBLIC RECORDS.