

LEGAL DESCRIPTION

April 16, 2024

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SUMMER STREET AS NOW ESTABLISHED AS A 30.5 FOOT RIGHT OF WAY, WITH THE NORTH LINE OF LENOX AVENUE AS NOW ESTABLISHED AS A 62.0 FOOT RIGHT OF WAY; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE OF LENOX AVENUE, A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE OF LENOX AVENUE, A DISTANCE OF 257.50 FEET; THENCE NORTHERLY, ALONG THE EAST LINE OF LOTS 21 THROUGH 24 OF THRASHER'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 401.39 FEET; THENCE EASTERLY, ALONG THE SOUTH LINE OF LOTS 2 THROUGH 12 OF SAID THRASHER'S SUBDIVISION, A DISTANCE OF 257.50 FEET; THENCE SOUTHERLY, PARALLEL WITH THE AFOREMENTIONED WEST LINE OF SUMMER STREET, A DISTANCE OF 403.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PART OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID LOT 1 THENCE S 89°45'25" W, ALONG THE NORTH RIGHT OF-WAY LINE OF LENOX AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF ~~52.28~~ 104.96 FEET; THENCE N 00°26'68" W, A DISTANCE OF 404.41 FEET TO AN INTERSECIION WITH THE SOUTH LINE OF BLOCK 1, THRASHER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 20, OF SAID CURRENT PUBLIC RECORDS; THENCE N 89°10'25" E, ALONG SAID SOUTH LINE OF BLOCK 1, A DISTANCE OF ~~52.48~~ 104.96 FEET TO THE NORTHWEST CORNER OF LOT 8, A RECORDED IN AFORESAID PLAT OF WM. P. SMITH'S SUBDIVISION; THENCE S 00°25'15" E, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 404.94 FEET TO THE POINT OF BEGINNING, SAID PORTION BEING THE SAME LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS VOLUME 5062, PAGE 468, OF SAID CURRENT PUBLIC RECORDS.