

Legal Description
February 23, 2024

RE 163672 0000

The Westerly 360 feet of Lots 16 and 17, Block 56, Robinwood Acres Unit No. 1, according to the plat thereof recorded in Plat Book 21, Pages 6, 6A, 6B, of the Public Records of Duval County, Florida.

Legal Description of Unit No. 1 of Robinwood Acres

BEING A PART OF THE EAST HALF OF SECTIONS THIRTY (30) AND THIRTY-ONE (31), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-EIGHT (28) EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT ELEVEN (11) OF BLOCK FIFTY-FOUR (54) OF UNIT TWO (2), BEACH ROAD FARMS SUBDIVISION, RECORDED IN PLAT BOOK 19 (19) AT PAGE 10B, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND RUNNING THENCE NORTH EIGHTY-EIGHT DEGREES EIGHT MINUTES TWENTY SIX SECONDS EAST, A DISTANCE OF EIGHT HUNDRED EIGHTY FEET (880), TO THE NORTHEAST CORNER OF LOT TEN (10) OF BLOCK FIFTY-FIVE (55), OF THE SAID SUBDIVISION; THENCE SOUTH ONE DEGREE FIFTY-ONE MINUTES THIRTY-FOUR SECONDS EAST, A DISTANCE OF SIXTY-TWO FEET (62); THENCE NORTH EIGHTY-EIGHT DEGREES EIGHT MINUTES TWENTY-SIX SECONDS EAST, A DISTANCE OF THREE HUNDRED NINETY SIX AND EIGHTY-SEVEN HUNDREDTHS FEET (396.87), TO THE NORTHEAST CORNER OF LOT SEVEN (7) OF THE SAID BLOCK FIFTY-FIVE (55); THENCE NORTH THREE DEGREES FIFTY-NINE MINUTES FOUR SECONDS WEST, ALONG THE SAID WEST RIGHT OF WAY BOUNDARY, A DISTANCE OF TWO THOUSAND SIX HUNDRED EIGHTY FEET (2,680); THENCE NORTH TWO DEGREES TWENTY-THREE MINUTES FIFTY-FOUR SECONDS WEST, ALONG THE SAID WEST RIGHT-OF-WAY BOUNDARY, A DISTANCE OF ONE THOUSAND SEVEN HUNDRED EIGHTY-SIX AND SIXTEEN HUNDREDTHS FEET (1,786.16); THENCE SOUTH EIGHTY-EIGHT DEGREES EIGHT MINUTES TWENTY-SIX SECONDS WEST, A DISTANCE OF ONE THOUSAND SEVEN HUNDRED SEVENTY-THREE AND FIFTY-ONE ONE-HUNDREDTHS FEET (1,773.51); THENCE, SOUTH NO DEGREES THIRTY-THREE MINUTES TWENTY-FOUR SECONDS EAST, A DISTANCE OF EIGHT HUNDRED SIXTY AND TWENTY-TWO HUNDREDTHS FEET (860.22); THENCE SOUTH SIX DEGREES EIGHTEEN MINUTES TWENTY-NINE SECONDS EAST, A DISTANCE OF EIGHT HUNDRED TWO AND FORTH-ONE ONE-HUNDREDTHS FEET (802.41); THENCE NORTH EIGHTY-EIGHT DEGREES EIGHT MINUTES TWENTY-SIX SECONDS EAST, A DISTANCE OF TWO HUNDRED FEET (200); THENCE SOUTH SIX DEGREES EIGHTEEN MINUTES TWENTY-NINE SECONDS EAST, A DISTANCE OF FOUR THOUSAND NINE HUNDRED THIRTY-FOUR AND EIGHTY-SEVEN HUNDREDTHS FEET (4,934.87), TO THE POINT OF BEGINNING OF THIS DESCRIPTION. BEARINGS ARE REFERRED TO THE MAGNETIC MERIDIAN WITH NO VARIATION OFF SET.