

Legal Description

January 4, 2022

PARCEL 1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PART OF THE WILLIAM HENDRICKS GRANT, SECTION 49, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHEAST CORNER OF SAID SECTION 49; THENCE NORTH 64°49'32" WEST 993.57 FEET, ALONG THE SOUTH LINE OF SAID SECTION 49, TO THE EAST LINE OF MAIN STREET (A 100.0 FOOT RIGHT -OF-WAY); THENCE NORTH 00°31'10" WEST, 435.25 FEET, ALONG THE EAST LINE OF SAID MAIN STREET, TO THE SOUTHEAST CORNER OF OAK BLUFF ESTATES, AS RECORDED IN PLAT BOOK 57, PAGES 81, 81A, 81B, 81C, AND 81D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°46'40" EAST, 1308.72 FEET, ALONG THE SOUTH LINE OF SAID OAK BLUFF ESTATES, TO ITS SOUTHEAST CORNER, IN THE WEST LINE OF YELLOW BLUFF HIDEAWAY, AS RECORDED IN PLAT BOOK 62, PAGES 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, AND 159 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 25°26'07" WEST, 944.30 FEET, ALONG THE WEST LINE OF SAID YELLOW BLUFF HIDEAWAY AND THE EAST LINE OF SAID SECTION 49, TO THE POINT OF BEGINNING.

PARCEL 2:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE WM. HENDRICKS GRANT, SEC. 46, TP.1. N.R. 27 E. THENCE RUN N. 65° W. 989 FT. ALONG THE S. LINE OF SAID HENDRICKS GRANT, THENCE RUN S. 0°30' E. 231.5 FT. ALONG THE E. SIDE OF THE "FERNANDINA ROAD" THENCE RUN S. 65° E. 890 FT. THENCE RUN N. 25° E. 210 FT. TO POINT OF BEGINNING; BEING A PART OF LOT 1, OF TISON'S S/D OF THE CHARLES SETON GRANT, SEC. 40. TP.1, N.R. 27 E.

LESS AND EXCEPT THAT PART RECORDED IN DEED BOOK 885, PAGE 468 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4, 5, AND 6, BLOCK 4, RECIENTA FARMS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 47, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN LOTS 245, 246, 247, 248, 249 AND 250, YELLOW BLUFF HIDEAWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 137 THROUGH 159, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.