

Legal Description

A part of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Jones Road (a 60 foot R/W) and the Southerly right of way line of Commonwealth Avenue (an 80 foot R/W); said point being the Northeast corner of lands described in Official Record Volume 2609, Page 171, public records of said County; thence Westerly along said Southerly right of way line, 93.3 feet to the Northwest corner of lands described in said Deed for the point of beginning; thence continue Westerly along said Southerly right of way line 106.7 feet to the Northeast corner of lands described in Official Record Volume 2413, Page 830, public records of said County; thence Southerly along the Easterly line of lands described in said Deed, 202.0 feet to the Southeast corner of lands described in said Deed; thence Easterly and parallel to said Commonwealth Avenue, 200.32 feet to the Westerly right of way line of said Jones Road; thence Northerly along said Westerly right of way line 115.0 feet to the Southeast corner of lands described in said ORV 2609, Page 171; thence Westerly along the Southerly line of lands described in said Deed, 93.3 feet; thence Northerly and parallel to said Jones Road, said line being coincident with the Westerly line of lands described in said ORV 2609, Page 171, 85.0 feet to the Point of Beginning.

004692-0000

A part of the SE 1/4 of the NW 1/4 of section 9, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows: commence at the intersection of the southerly right-of-way line of Commonwealth Avenue (an 80 ft. right-of-way as now established) and the westerly right-of-way line of Jones Rd. (an 80 ft. right-of-way as now established): Thence south 01°04'25" West, along said westerly right-of-way line 202.0 feet to the point of beginning; thence continue south 01°04'25" west along said Westerly right-of-way line 129.31 feet; thence North 88°16'14" west 300.44 feet to the East line of those lands described in O.R. Book 2050, Page 44; thence North 01°06'56" East, along the East line of said deed 126.14 feet; thence s 88° 52'31" East along the south line of those lands described in O.R. Book 2413, Page 830, 30032 feet to the point of beginning.

004692-0050

A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY-LINE OF COMMONWEALTH AVENUE (AN 80 FT. RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT-OF-WAY LINE OF JONES RD. (A 80 FT. RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01° 04'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 331.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 ° 04'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 129.30 FEET; THENCE NORTH, 87° 40' 14" WEST 300.58 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 3050, PAGE 44; THENCE NORTH-01 ° 06'56" EAST ALONG THE EAST LINE OF SAID DEED 126.15 FT.; THENCE SOUTH 88° 16' 14" EAST 300.44 FEET TO THE POINT OF BEGINNING.

Legal Description

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF ADAMS ROAD (NOW COMMONWEALTH) 60 FOOT WIDE AND WEST LINE OF JONES AVENUE, 80 FOOT WIDE; THENCE WEST ALONG THE SOUTH LINE OF ADAMS ROAD, 93.3 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF JONES ROAD 85 FEET; THENCE EASTERLY 93.3 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF JONES ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 87 FEET TO THE POINT OF BEGINNING.

ALL OF THE PERSONAL PROPERTY OF DEFENDANT R.W. CROSBY PROPERTIES, INC., D/B/A OBI'S FOOD STORE, LOCATED UPON OR IN THE ABOVE DESCRIBED REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, ALL INVENTORY, FURNITURE, FIXTURES, AND EQUIPMENT.

PARCEL 1:

A PARCEL OF LAND, LOCATED IN THE EAST HALF (E1/2) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 TOWNSHIP AND RANGE AFORESAID, AND RUN SOUTH 89° 38' 41" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,320.01 FEET TO A POINT; RUN THENCE NORTH 0° 38' 0" EAST A DISTANCE OF 3,380.01 FEET TO A POINT FOR A POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 89° 38' 41" WEST PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,250.47 FEET TO A POINT LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF CISCO DRIVE (A 60 FOOT RIGHT OF WAY); RUN THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2,261.50 FEET, A CHORD DISTANCE OF 174.07 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 13° 32' 23" EAST; RUN THENCE NORTH 89° 38' 41" EAST, PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,211.58 FEET TO A POINT; RUN THENCE SOUTH 0° 38' 0" WEST A DISTANCE OF 169.00 TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND, LOCATED IN THE EAST HALF (E1/2) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Legal Description

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND RUN SOUTH 89° 38' 41" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,320.01 FEET TO A POINT; RUN THENCE NORTH 00° 38' 00" EAST A DISTANCE OF 3,211.00 FEET FOR A POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 89° 38' 41" WEST PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,275.86 FEET TO A POINT LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF CISCO DRIVE (A 60 FOOT RIGHT OF WAY); RUN THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2,261.50 FEET A CHORD DISTANCE OF 171.33 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 09° 09' 48" EAST; RUN THENCE NORTH 89° 38' 41" EAST PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,250.47 FEET TO A POINT; RUN THENCE SOUTH 00° 38' 00" WEST A DISTANCE OF 169.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE FIXTURES AFFIXED TO OR LOCATED IN OR UPON, AND ALL OTHER PERSONAL PROPERTY WHICH IS DEEMED UNDER APPLICABLE LAW TO BE FIXTURES AND A PART OF THE File Number: 31948
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