

LEGAL DESCRIPTION

Parcel ID 007018-0010; 007023-0010

THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS LESS AND EXCEPT THE WEST 142 FEET AND THE NORTH 180 FEET THEREOF AND FURTHER EXCLUDING THOSE PORTIONS THEREOF ACQUIRED FOR THE RIGHT OF WAY PURPOSES SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 62 FEET OF THE WEST 286 FEET OF THE NORTH ½, TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (EXCEPT THAT PORTION OCCUPIED BY THE COUNTY AND STATE ROADS)

Parcel ID 007018-0020

THE NORTH 180 FEET OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, EXCEPT THE WEST 142 FEET THEREOF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID 007019-0010; 007020-0010

THE EAST 44 FEET OF THE NORTH ½ OF TRACT 4, AND THE WEST 18 FEET OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EAST ONE HUNDRED TWENTY-FOUR FEET (124') OF THE WEST ONE HUNDRED FORTY TWO FEET (142') OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID 07023-0000

THE EAST 124 FEET OF THE WEST 224 FEET OF THE NORTH ½ OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RAMONA BOULEVARD ( A 100-FOOT PUBLIC RIGHT-OF-WAY, BEING A PAVED ROAD) WHICH IS 100 FEET EAST OF THE WEST LINE OF SAID TRACT 4: THENCE PROCEED NORTH 09 DEGREES 14 MINUTES 31 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 124.00 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6352, PAGE 1837, A DISTANCE OF 611.93 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE NORHT LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6016, PAGE 803, A DISTANCE OF 107.50 FEET TO THE SOUTHEAST CORNER OF THE LANDS IN OFFICIAL RECORDS VOLUME 6016, PAGE 803; THENCE NORTH 03 DEGREES 37 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6016, PAGE 803, A DISTANCE OF 612.82 FEET TO THE POINT OF BEGINNING.

Legal Description

PARCEL B

THE WEST 100' OF THE NORTH 1/2 OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (EXCEPT PORTION OCCUPIED BY COUNTY AND STATE ROADS) AS RECORDED IN DEED BOOK 1221, PAGE 448, C.P.R. DUVAL COUNTY, FLORIDA; TOGETHER WITH A TRIANGULAR STRIP ON THE WEST SIDE OF THE WEST 100 FEET OF THE NORTH 1/2 OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, C.P.R.

DUVAL COUNTY, FLORIDA, MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE ON THE NORTHWEST CORNER OF THE WEST 100' OF THE NORTH 1/2 OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE IN A SOUTHERLY DIRECTION AND WITH THE WEST LINE OF SAID TRACT 4, 661.5 FEET TO AN IRON PIPE; THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES FROM THE LAST PRECEDING COURSE 20.73 FEET TO THE POINT OF BEGINNING; AND A TRIANGULAR STRIP OF LAND LYING EAST AND ADJACENT TO THE WEST 100' OF THE NORTH 1/2 OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, C.P.R. DUVAL COUNTY, FLORIDA, MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE WHICH IS LOCATED ON THE NORTHEAST CORNER OF THE WEST 100' OF THE NORTH 1/2 OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE IN A SOUTHERLY DIRECTION 100' DISTANT FROM AND PARALLEL TO THE WEST LINE OF TRACT 4, A DISTANCE OF 621.42 FEET TO AN IRON PIPE; THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO THE LAST PRECEDING COURSE A DISTANCE OF 16.5 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 625.94 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART LYING IN AND BEING A PART OF RAMONA BOULEVARD.

PARCEL C

A PART OF TRACT 5, BLOCK 4, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS THAT PART OF SAID TRACT 5 LYING BETWEEN THE EASTERLY LINE OF SAID TRACT 5 AND THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE NORTH 0 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 42.53 FEET TO THE POINT OF BEGINNING OF SAID LINE: THENCE NORTH 1 DEGREE 04 MINUTES 10 SECONDS WEST A DISTANCE OF 623.0 FEET; THENCE NORTH 1 DEGREE 21 MINUTES WEST A DISTANCE OF 285.58 FEET; THENCE NORTH 3 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 329.8 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD AND THE POINT OF TERMINUS OF SAID LINE. SUBJECT TO TAXES FOR THE CURRENT YEAR, COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD; IF ANY.

PARCEL ID: 007022-0000