

**LEGAL DESCRIPTION**

**July 1, 2020**

**PARCEL A: (RE #098413-0080)**

A part of Lots 11 and 12, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commencing at the southwesterly corner of Lot 10, of said Block 4, thence North 0°03'39" West along the westerly line of said Lots 10 and 9 of said Block 4, a distance of 1,152.00 feet; thence South 89°55'30" East parallel to the Southerly line of said Lot 10, a distance of 721.26 feet to the point of beginning; thence continue South 89°55'30" East, parallel to said southerly line of Lot 10, a distance of 50 feet; thence South 0°03'39" East parallel to said westerly line of Lots 9 and 10, a distance of 80.0 feet; thence South 89°55'30" East parallel to said Southerly line of Lot 10, a distance of 426.32 feet to the northwesterly right of way line of the Atlantic Coastline Railroad; thence North 15°21'42" East along said railroad right of way a distance of 273.26 feet to the northerly line of said Lot 12; thence South 89°46'21" West along the northerly line of said Lots 12 and 11, a distance of 548.98 feet; thence South 0°03'39" East parallel to said westerly line of Lot 9, a distance of 180.69 feet to the point of beginning.

**PARCEL B: (RE #098413-0010)**

A part of Lot 10, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commencing at the southwesterly corner of said Lot 10; thence South 89°55'30" East along the southerly line of said Lot 10, a distance of 444.26 feet to the point of beginning and the easterly line of a proposed street; thence continue South 89°55'30" East along said southerly line a distance of 207.00 feet; thence North 0°03'39" West parallel to the westerly line of said Lot 10, a distance of 630.00 feet; thence North 89°55'30" West parallel to said southerly line, a distance of 207.00 feet to the easterly line of a proposed street; thence South 0°03'39" East parallel to said westerly line and the easterly line of a proposed street, a distance of 630.00 feet to the point of beginning.

LESS AND EXCEPT the lands conveyed in Warranty Deeds recorded in O.R. Book 4020, Page 77 and O.R. Book 4636, Page 1050, Public Records of Duval County, Florida.

**PARCEL C: (RE #098413-0050)**

A part of those lands described in Official Records Volume 2883, Page 707, of the Current Public Records of Duval County, Florida. The same being part of Lots 9 and 11, Section 21, Township 3 South, Range 26 East, Jacksonville Heights as recorded in Plat Book 5, Page 93 of said Public Records, more particularly described as follows:

Commencing at the Southwesterly corner of Lot 10 of said Section 21; thence South 89°55'30" East along the Southerly line of said Lot 10, a distance of 444.26 feet to the Easterly line of a proposed street; thence North 0°03'39" West, parallel to the Westerly line of said Lots 10 and 9, along the said Easterly line of said proposed street, a distance of 984 feet to the point of beginning; thence continue North 0°03'39" West parallel to said Westerly line, a distance of 118.00 feet to the Southerly line of a proposed street; thence South 89°55'30" East parallel to said Southerly line of Lot 10, a distance of 277.00 feet; thence South 0°03'39" East parallel to said Westerly line of 10 and 9, a distance of 118.00 feet; thence North 89°55'30" West parallel to said Southerly line of Lot 10, a distance of 277.00 feet to the point of beginning.

**PARCEL D: (RE #098413-0054)**

A part of those lands described in Official Records Volume 2883, Page 707, of the Current Public Records of Duval County, Florida. The same being part of Lots 9 and 11, Section 21 Township 3 South, Range 26 East, Jacksonville Heights as recorded in Plat Book 5, Page 93 of said Public Records, more particularly described as follows:

Commencing at the Southwesterly corner of Lot 10 of said Section 21; thence South 89°55'30" East along the Southerly line of said Lot 10, a distance of 444.26 feet to the Easterly line of a proposed street; thence North 0°03'9" West, parallel to the Westerly line of said Lots 10 and 9, along the said Easterly line of said proposed street, a distance of 866 feet to the point of beginning; thence continue North 0°03'39" West parallel to said Westerly line, a distance of 118.00 feet; thence South 89°55'30" East parallel to said Southerly line of Lot 10, a distance of 277.00 feet; thence South 0°03'39" East parallel to said Westerly line of Lots 10 and 9, a distance of 118.00 feet; thence North 89°55'30" West, parallel to said Southerly line of Lot 10, a distance of 277.00 feet to the point of beginning.

**PARCEL E: (RE #098413-0052)**

A part of those lands described in Official Records Volume 2883, Page 707, of the Current Public Records of Duval County, Florida. The same being part of Lots 9, 10, and 11, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of said Public Records, more particularly described as follows:

Commencing at the Southwesterly corner of said Lot 10; thence South 89°55'30" East along the Southerly line of said Lot 10, a distance of 444.26 feet to the Easterly line of a proposed street; thence North 0°03'39" West, parallel to the Westerly line of said Lots 10 and 9, along the said Easterly line of said proposed street, a distance of 630 feet to the point of beginning; thence continue North 0°03'39" West parallel to said Westerly line, a distance of 118.00 feet; thence South 89°55'30" East parallel to said Southerly line of Lot 10, a distance of 277.00 feet; thence South 0°03'39" East parallel to said Westerly line of Lots 10 and 9 a distance of 118.00 feet; thence North 89°55'30" West parallel to said Southerly line of Lot 10, a distance of 277.00 feet to the point of beginning.

**PARCEL F: (RE #098412-0020)**

A part of Lot 10, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat 5, Page 93, of the public records of Duval County, Fla., more particularly described as follows:

Commencing at the southwest corner of said Lot 10; thence South 89°55'30" East along the southerly line of said Lot 10, a distance of 444.26 feet to the easterly line of a proposed street as the POB; thence continue South 89°55'30" East along said southerly line a distance of 103.5 feet; thence North 0°03'39" West, parallel to the westerly line of said Lot 10 a distance of 210 feet; thence North 89°55'30" West, parallel to said southerly line, a distance of 103.5 feet to the easterly line of the proposed street; thence South 0°03'39" East parallel to the said westerly line of Lot 10 along the easterly line of the proposed street a distance of 210 feet, more or less to the POB; being the west 1/2 of the south 1/3 of parcel 3 conveyed to grantor herein by deed dated April 27, 1968 and recorded in Vol. 2883, pages 699-702, of the public records of Duval County, Florida.

**PARCEL G: (RE #098413-0020)**

A part of Lots 11 and 12, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commencing at the southwesterly corner of Lot 10, said Block 4; thence South 89°55'30" East along the southerly line of said Lot 10, a distance of 444.26 feet to the easterly line of a proposed street; thence North 0°03'39" West parallel to the westerly line of said Lot 10 and said street, a distance of 1,102.00 feet to the southerly line of a proposed street; thence South 89°55'30" East parallel to said southerly line of Lot 10, a distance of 277.00 feet; thence South 0°03'39" East, parallel to the westerly line of said Lot 10, a distance of 30 feet to the point of beginning; thence continue South 0°03'39" East, a distance of 302.00 feet; thence South 89°55'30" East, parallel to the southerly line of said Lots 10, 11 and 12, a distance of 393.05 feet to the northwesterly right of way line of the Atlantic Coastline Railroad; thence North 15°21'42" East, along said railroad right of way, a distance of 313.03 feet; thence North 89°55'30" West parallel to the southerly line of said Lots 10, 11, and 12, a distance of 476.32 feet to the point of beginning.

**PARCEL I: (RE #098413-0030)**

A part of Lot 9, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commencing at the southwesterly corner of Lot 10 of said Block 4; thence north 0°03'39" West along the westerly line of said Lots 10 and 9 a distance of 825.00 feet to the northwesterly corner of lands described in Deed Book 945, Page 337 of said public records and the point of beginning; thence continuing North 0°03'39" West along said westerly line a distance of 327.00 feet; thence south 89°55'30" East parallel to the southerly line of said Lot 10 a distance of 394.26 feet to the westerly line of a proposed street; thence south 0°03'39" East parallel to said westerly line of Lot 9 and said proposed street, a distance of 331.00 feet; thence North 89°55'30" West parallel to said southerly line of Lot 10, a distance of 319.26 feet to the easterly line of lands described in Deed Book 945, Page 357; thence North 0°03'39" West along said easterly line of the lands described in said Deed Book, a distance of 4.00 feet; thence North 89°55'30" West parallel to the southerly line of said Lot 10 and the northerly line of the lands described in said Deed Book, a distance 75.00 feet to the point of beginning.

**PARCEL J: (RE #098413-0100)**

A part of Lot 10, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, more particularly described as follows: Commencing at the southwesterly corner of said Lot 10; thence South 89°55'30" East along the southerly line of Lot 10, a distance of 444.26 feet to the easterly line of a proposed street; thence continue South 89°55'30" East along said southerly line a distance of 207.00 feet; thence North 0°03'39" West, parallel to the westerly line of said Lot 10, a distance of 210.00 feet to the point of beginning; thence continue 0°03'39" West parallel to the said Westerly line of Lot 10, a distance of 420.00 feet; thence North 89°55'30" West parallel to said southerly line, a distance of 207 feet to the easterly line of a proposed street; thence South 0°03'39 East parallel to said westerly line and the easterly line of a proposed street, a distance of 420.00 feet; thence South 89°55'30" East parallel to the southerly line, a distance of 207 feet to the point of beginning.

**PARCEL K: (RE #098410-0010)**

A part of Lots 10, 11 and 12, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commencing at the southwesterly corner of Lot 10 of said Block 4; thence South 89°55'30" East along the southerly line of said Lot 10, a distance of 651.26 feet to the point of beginning; thence continuing South 89°55'30" East along said southerly line of Lots 10 and 11, a distance of 250.77 feet to the northwesterly right of way line of the Atlantic Coastline Railroad; thence North 15°21'42" East along said railroad right of way line, a distance of 798.25 feet; thence North 89°55'30" West parallel to the southerly line of said Lots 11 and 10, a distance of 393.05 feet; thence South 0°03'39" East, parallel to the westerly line of said Lot 10, a distance of 140.00 feet; thence North 89°55'30" West, parallel to the southerly line of said Lots 10 and 11, a distance of 70 feet; thence South 0°03'39" East, parallel to the westerly line of said Lot 10, a distance of 630 feet to the point of beginning.

**PARCEL L: (RE #09413-0056)**

A part of those lands described in Official Records Volume 2883, Page 707, of the Current Public Records of Duval County, Florida. The same being part of Lots 9 and 11, Section 21, Township 3 South, Range 26 East, Jacksonville Heights as recorded in Plat Book 5, Page 93 of said Public Records, more particularly described as follows:

Commencing at the Southwesterly corner of Lot 10 of said Section 21; thence South 89°55'30" East along the Southerly line of said Lot 10, a distance of 444.26 feet to the Easterly line of a proposed street; thence North 0°03'39" West, parallel to the Westerly line of said Lots 10 and 9, along the said Easterly line of said proposed street, a distance of 748 feet to the point of beginning; thence continue North 0°03'39" West parallel to said Westerly line, a distance of 118.00 feet; thence South 89°55'30" East parallel to said Southerly line of Lot 10, a distance of 277.00 feet; thence South 0°03'39" East parallel to said Westerly line of 10 and 9, a distance of 118.00 feet; thence North 89°55'30" West parallel to said Southerly line of Lot 10, a distance of 277.00 feet to the point of beginning.

**PARCEL M: (RE #098410-0000 – CUMMINGS LANE)**

A part of Lots 9, 10, 11 and 12, Block 4, Section 21, Township 3 South, Range 26 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commencing at the southwesterly corner of said Lot 10; thence South 89°55'30" East along the southerly line of said Lot 10, a distance of 394.26 feet to the westerly line of the proposed street and the point of beginning; thence North 0°03'39" West parallel to the westerly line of said Lot 10, a distance of 630.00 feet; thence North 89°55'30" West parallel to the southerly line of said Lot 10, a distance of 394.26 feet to the westerly line of said Lot 10; thence North 0°03'39" West along said westerly line of Lots 10 and 9, a distance of 50.00 feet; thence South 89°55'30" East parallel to said southerly line of Lot 10, a distance of 394.26 feet; thence North 0°03'39" West parallel to said westerly line of Lot 9, a distance of 472.00 feet; thence South 89°55'30" East parallel to said southerly line of Lots 10 and 11, a distance of 377.0 feet; thence South 0°03'39" East parallel to said westerly line of Lots 9 and 10, a distance of 80.0 feet; thence North 89°55'30" West parallel to said southerly line of Lots 10 and 11, a distance of 50.0 feet; thence North 0°03'39" West parallel to said westerly line of Lots 9 and 10, a distance of 30.00 feet; thence North 89°55'30" West, parallel to said southerly line of Lots 10 and 11, a distance of 277.00 feet; thence South 0°03'39" East, parallel to said westerly line of Lots 9 and 10, a distance of 1,102.00 feet to the southerly line of said Lot 10; thence North 89°55'30" West along said southerly line of Lot 10, a distance of 50.00 feet to the point of beginning.

**LESS AND EXCEPT CUMMINGS LANE RIGHT OF WAY NOT SUBJECT TO APPLICATION:**

FROM THE POINT OF BEGINNING;

Thence, S 89 degrees 52 minutes 49 seconds W for a distance of 49.91 feet to a point on a line.  
Thence, N 00 degrees 14 minutes 45 seconds W for a distance of 629.43 feet to a point on a line.  
Thence, S 89 degrees 52 minutes 33 seconds W for a distance of 394.08 feet to a point on a line.  
Thence, N 00 degrees 13 minutes 18 seconds W for a distance of 50.49 feet to a point on a line.  
Thence, N 89 degrees 54 minutes 20 seconds E for a distance of 394.39 feet to a point on a line.  
Thence, N 00 degrees 04 minutes 39 seconds W for a distance of 140.52 feet to a point on a line.  
Thence, N 89 degrees 46 minutes 42 seconds E for a distance of 49.51 feet to a point on a line.  
Thence, S 00 degrees 13 minutes 18 seconds E for a distance of 820.32 feet to the POINT OF BEGINNING.  
Total area is 1.4 acres.