

LEGAL DESCRIPTION

December 8, 2021

PARCEL 1:

A PART OF THE WILLIAM LANE GRANT, SECTION 45, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE WESTERLY RIGHT WAY LINE OF EDGEWOOD AVENUE, SAID POINT BEING NORTH 20 DEGREES 32' WEST A DISTANCE OF 423.8 FEET FROM THE NORTHEAST CORNER OF BLOCK 15 AS SHOWN ON MAP OF BILTMORE NO. 6, RECORDED IN PLAT BOOK 14, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING NORTH 20 DEGREES 32' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE, 210 FEET THENCE SOUTH 69 DEGREES 28' WEST 630 FEET, THENCE SOUTH DEGREES 32' EAST 210 FEET; THENCE NORTH 69 DEGREES 28' EAST 630 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTH 150 FEET OF PROPERTY DEEDED BY J. W. ALEXANDER AND RECORDED IN DEED BOOK 1017, PAGE 407 AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE PROPERTY AND RUN THENCE WESTERLY 215 FEET; THENCE SOUTHERLY ALONG EDGEWOOD AVENUE RIGHT OF WAY, 150 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE WILLIAM LANE GRANT RECORDED IN DEED BOOK 934 PAGE 464, IN SECTION 45, TOWNSHIP 1 SOUTH, RANGE 26 EAST AND BEING THE SAME PROPERTY AS DEEDED IN DEED RECORDED IN DEED BOOK 1064, PAGE 192 OF THE DUVAL COUNTY PUBLIC RECORDS.