

Legal Description – 0 Florence Street and 0 Florence St

5/2/2022

PARCEL # 063779 0000

A PART OF LOT 2, BLOCK C, WEST RIVERSIDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 42, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PHYLLIS STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF FLORENCE STREET; THENCE NORTH 00 DEGREES 34'39" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 164.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25'29" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.94 FEET; THENCE NORTH 00 DEGREES 30'17" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 25'29" EAST, A DISTANCE OF 99.99 FEET TO A POINT ON AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEGREES 34'39" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

"LESS AND EXCEPT THE WEST 25 FEET"

CONTAINS .05 ACRES

PARCEL # 063782 0000

PART OF LOTS 3 AND 4, BLOCK C, GREENLEY'S WEST RIVERSIDE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 42, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ON THE WEST LINE OF FLORENCE STREET, 50 NORTH OF THE SOUTHEAST CORNER OF BLOCK C; THENCE NORTH ALONG THE WEST LINE OF FLORENCE STREET 41 FEET TO AN IRON THENCE WEST PARALLEL TO PHYLLIS STREET, 100 FEET TO AN IRON, THENCE SOUTH PARALLEL TO FLORENCE STREET, 41 FEET TO AN IRON; THENCE EAST 100 FEET TO THE POINT BEGINNING.

"LESS AND EXCEPT THE WEST 25 FEET"

CONTAINS .07 ACRES