

June 26, 2024
Legal Description

PARCEL 1:

ALL OF TRACT 9, AND A PORTION OF TRACT 11, BLOCK 3, TOGETHER WITH A PORTION OF THAT CERTAIN FORMER UNNAMED ROAD AS VACATED BY CITY OF JACKSONVILLE RESOLUTION NO. 2009-471, ALL LYING IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 4 AS DEPICTED ON MAGNOLIA GLYNN, RECORDED IN PLAT BOOK 65 PAGE 69, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY LINE OF SAID MAGNOLIA GLYNN; THENCE NORTH 88°18'58" EAST, ALONG SAID EASTERLY LINE, 662.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 22, SAID MAGNOLIA GLYNN, SAID CORNER BEING THE SOUTHWESTERLY CORNER OF THOSE LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3867 PAGE 1015, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°22'12" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 3867 PAGE 1015, A DISTANCE OF 331.08 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER BEING THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19700 PAGE 700 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°09'31" WEST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 19700 PAGE 700, A DISTANCE OF 591.89 FEET TO THE NORTHEASTERLY CORNER OF PARCEL NO. 803 AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72220-2508; THENCE SOUTH 53°15'31" WEST, DEPARTING SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 803, A DISTANCE OF 87.05 FEET; THENCE SOUTH 72°54'15" WEST, CONTINUING ALONG SAID NORTHERLY LINE 275.69 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19784 PAGE 561, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°05'51" EAST, ALONG SAID EASTERLY LINE, 55.61 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 88°18'22" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 2 AND ALONG SAID EASTERLY LINE OF MAGNOLIA GLYNN A DISTANCE OF 647.80 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF AN UNNAMED ROAD (JUSTAMERE ROAD AS POSTED), A 30 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 01°09'28" EAST, DEPARTING SAID EASTERLY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 310.08 FEET TO THE EASTERLY CORNER OF THE NORTHERLY TERMINUS THEREOF;

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THENCE NORTH 88°50'32" WEST, ALONG SAID NORTHERLY TERMINUS, 15.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, SAID MAGNOLIA GLYNN, SAID CORNER LYING ON SAID EASTERLY LINE OF MAGNOLIA GLYNN; THENCE NORTH 01°09'28" EAST, DEPARTING SAID NORTHERLY TERMINUS AND ALONG SAID EASTERLY LINE 349.30 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

A PORTION OF TRACT 12, BLOCK 3, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 4 AS DEPICTED ON MAGNOLIA GLYNN, RECORDED IN PLAT BOOK 65, PAGE 69, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY LINE OF SAID MAGNOLIA GLYNN; THENCE NORTH 88°18'58" EAST, ALONG SAID EASTERLY LINE, 662.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 22, SAID MAGNOLIA GLYNN, SAID CORNER BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3867, PAGE 1015, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°22'12" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 3867, PAGE 1015 A DISTANCE OF 331.08 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5920, PAGE 2172, OF SAID CURRENT PUBLIC RECORDS, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 88°22'12" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 5920, PAGE 2172, A DISTANCE OF 330.39 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9114, PAGE 1082, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°09'42" WEST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9114, PAGE 1082, A DISTANCE OF 379.08 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY LINE OF PARCEL NO. 804, AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72220-2508; THENCE SOUTH 59°39'56" WEST, ALONG SAID NORTHERLY LINE,

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185.89 FEET; THENCE SOUTH 53°36'56" WEST, CONTINUING ALONG SAID NORTHERLY LINE, 216.26 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17406, PAGE 1906, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°09'31" EAST, ALONG SAID EASTERLY LINE, 591.89 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING.