

Legal Description

Parcel 1:

That certain tract or parcel of land being a portion of Tract 11, Block1, Section 27, 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 commencing at the centerline intersection of Cahoon Road and Lenox Avenue (formerly Old Gainesville Road); thence North 82 degrees 01'40" West, along the centerline of said Lenox Avenue, 603.3 feet to a point which is on a Northerly prolongation of an old fence line claimed as the Easterly boundary of J.F. Conway and the Westerly boundary of Altman; thence south 1 degree 01'40" East, along said prolongation of said fence, 40.5 feet to the Southerly right-of-way line of Lenox Avenue (an 80 foot right-of-way at this point); thence North 82 degrees 01'40" West, along said Southerly right-of-way line of Lenox Avenue, 330.5 feet to a point for the point of beginning; thence continue North 82 degrees 01'40" West, along said Southerly right-of-way line of Lenox Avenue, 288 feet to a point in the Easterly right-of-way line of Conway Road (Genessee Road), a 60 foot right-of-way as now established; thence South 0 degrees 21'00" East, along said Easterly right-of-way line of Conway road, 707.80 feet; thence South 89 degrees 44'40" East 284.98 feet; thence North 0 degrees 21'00" West, 669.13 feet to the point of beginning.

Parcel 2:

The certain tract or parcel of land being a portion of Tract 11 and 12, Block 1, Section 27, 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 commencing at the centerline intersection of Cahoon Road and Lenox Avenue (formerly Old Gainesville Road); thence North 82 degrees 01'40" West, along the centerline of said Lenox Avenue, 603.3 feet to a point which is on a Northerly prolongation of an old fence line claimed as the Easterly boundary of J.F. Conway and the Westerly boundary of Altman; thence south 1 degree 01'40" East, along said prolongation of said fence, 40.5 feet to the Southerly right-of-way line of Lenox Avenue (an 80 foot right-of-way at this point); thence North 82 degrees 01'40" West, along said Southerly right-of-way line of Lenox Avenue, 229.44 feet to a point for the point of beginning; thence continue North 82 degrees 01'40" West, along said Southerly right-of-way line of Lenox Avenue, 101.06 feet; then South 0 degrees 21'00" East and parallel with Easterly right-of-way Easterly right-of-way line of Conway Road (Genessee Road), a 60 foot right-of-way as now established, 669.13 feet; thence thence South 89 degrees 44'40" East 100 feet; thence North 0 degrees 21'00" West, 655.56 feet to the point of beginning.