

LEGAL DESCRIPTION

12/13/22

Parcel 1

Lot 12 of AMELIA KOHNS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 16, Page 92, of the current Public Records of Duval County, Florida.

And

Parcel 2

Lot 13, except the South 100 feet of East 150 feet thereof, in AMELIA KOHN'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 16, Page 92, of the current Public Records of Duval County, Florida.

LESS AND EXCEPT:

A lot or parcel of land lying and being in Lot thirteen 913) of AMELIA KOHN'S SUBDIVISION beginning at the Southwest corner of said lot and go North one hundred (100 ft) along said lot line to the point of beginning; Thence in a Northerly direction to a distance of one hundred feet to an iron; Thence go in a Westerly direction seventy-five feet (75 ft) to an iron; Thence in Southerly direction and parallel to the East line of said lot go a distance of one hundred (100 ft); Thence in an Easterly direction to a distance of seventy-five (75 ft) to a point of beginning.