

Legal Description

December 19, 2023

Parcel 1

Part of Lot 1 of the Subdivision of a part of Francis Bagley and Chas Sibbald Grants for H.H. Simmons Realty Co., as recorded in Plat Book 3, Page 85, current Public Records, more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence South 65°04'08" West along the Northerly line of Lot 1, 175 feet to the Point of Beginning; thence continue South 65°04'08" West along the Northerly line of Lot 1, a distance of 954.48 feet to an iron; thence South 24°55'30" East 333 feet to an iron in the Northerly right of way line of Edgewood Avenue; thence North 65°04'10" East along the Northerly right of way line of Edgewood Avenue; 954.04 feet to an iron; thence North 24°51' West 333 feet to the Point of Beginning; LESS AND EXCEPT parts thereof in the rights of way of Cleveland Road and Edgewood Avenue; FURTHER LESS AND EXCEPT the lands described in Official Records Book 6864, Page 1243, Official Records Book 10051, Page 683, Official Records 15202, Page 1806, Official Records Book 17229, Page 155, all of the Public Records of Duval County, Florida.

Parcel 2

That part of Lot 2, Subdivision of a part of Francis Bagley and Chas Sibbald Grants for H.H. Simmons Realty Co., according to the plat thereof recorded in Plat Book 3, Page 85, of the current Public Records of Duval County, Florida, more particularly described as follows:

Being bounded on the North by Francis Road; on the East by Cleveland Road; on the South by the Southerly line of said Lot 2 and on the West by the Westerly line of said Lot 2, excepting that part thereof conveyed to Duval County by Warranty Deed dated July 25, 1938, and recorded July 25, 1938, in Deed Book 794, Page 192, current Public Records of Duval County, Florida; also excepting parts thereof in the rights of way of Francis Road and Cleveland Road; FURTHER LESS AND EXCEPT the lands described in the following: Official Records Book 791, Page 462, Official Records Book 926, Page 129, Official Records Book 1118, Page 288, Official Records Book 9877, Page 887, and Official Records Book 17229, Page 155, all of the Public Records of Duval County, Florida.