

## Legal Description

November 12, 2019

1861 CHERRY STREET:

PROPERTY IN THE R. HUTCHINSON GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 26 EAST, PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PORTION, EXCEPT THE WESTERLY 18 FEET AND EXCEPT THE EASTERLY 82 FEET OF THE NORTHERLY 457.8 FEET OF A CERTAIN PARCEL OF LOT OF LAND IN JACKSONVILLE, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF ST. JOHNS AVENUE WHERE THE EAST LINE OF CHERRY STREET WOULD, IF PROJECTED, CROSS IT, SAID MEASURING 81 FEET, MORE OR LESS, FROM A STONE MONUMENT AT THE NORTHEAST CORNER OF THE LAND TO BE DESCRIBED AND WHICH NORTHEAST CORNER WILL BE THE POINT OF BEGINNING; THENCE 49° WEST RUNNING ALONG THE SOUTH LINE OF ST. JOHNS AVENUE TO A POINT, 100 FEET; THENCE SOUTH 49° EAST ON A LINE PARALLEL WITH THE EAST LINE OF CHERRY STREET TO THE ST. JOHNS RIVER; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIVER TO THE LAND FORMERLY OWNED BY E. A. GROOVER; THENCE RUNNING ALONG THE WEST LINE OF SAID GROOVER'S LAND IN A NORTHWESTERLY DIRECTION TO THE PLACE OF BEGINNING, BEING PART OF THE LAND DESCRIBED IN DEED BOOK 71, PAGE 270, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND ALSO BEING PART OF THE LAND SHOWN AS BLOCK 4 ON PLAT RECORDED IN DEED BOOK 156, PAGE 406 OF SAID RECORDS.

1845 CHERRY STREET:

A PART OF 4. HUTCHINSON GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTHEASTERLY LINE OF CHERRY STREET 340 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF ST. JOHNS AVENUE; RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF CHERRY STREET, A DISTANCE OF 117.8 FEET; RUNNING THENCE NORTHEASTERLY A DISTANCE OF 82 FEET; RUNNING THENCE NORTHWESTERLY, A DISTANCE OF 117.8 FEET; RUNNING THENCE SOUTHWESTERLY, A DISTANCE OF 82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT RESERVED FOR ROAD PURPOSES OVER THE NORTHWESTERLY 8 FEET OF THE LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 891, PAGE 270, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT GRANTED FOR ROADWAY PURPOSES OVER THE SOUTHEASTERLY 8 FEET OF THE LANDS HEREINABOVE DESCRIBED AS SET

FORTH IN DEED RECORDED IN DEED BOOK 891, PAGE 270, OF SAID PUBLIC RECORDS, WHICH SAID TWO 8 FEET EASMENTS SHALL CONSTITUTE A 16 FEET STRIP OF LAND.

2762 VERNON TERRACE:

EAST ½ OF LOT 31 AND ALL OF LOT 33, PHILLIPS REPLAT OF BLOCKS 7 AND 8, JAMES SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 97 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND LOT "B." WILSON, CLARKSON AND WILLIAMS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 21 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

UNNUMBERED PARCEL LYING BETWEEN LOTS B AND C, WILSON, CLARKSON AND WILLIAMS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 21 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT 34, PHILLIPS REPLAT OF BLOCKS 7 AND 8, JAMES SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 97 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.