

Legal Description

November 12, 2019

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.