

Legal Description – 7715 S OLD MIDDLEBURG ROAD

1/11/2021

A PART OF TRACTS 11, 12 AND 13, BLOCK 4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLLINS ROAD (AN 80 FT R/W) AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT R/W); THENCE NORTH 15 DEGREES 26' 50" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 111.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15 DEGREES 26' 50" EAST ALONG SAID RIGHT OF WAY LINE, 111.16 FEET; THENCE NORTH 89 DEGREES 41' 15" EAST AND PARALLEL TO SAID COLLINS ROAD, 880.12 FEET TO A POINT IN THE EASTERLY LINE OF SAID RIGHT OF TRACT 13; THENCE SOUTH 00 DEGRES 36' 25" WEST ALONG SAID EASTERLY LINE 107.0 FEET; THENCE SOUTH 89 DEGREES 41' 15" WEST, 908.59 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS CONTAINED IN DEEDS RECORDED IN DEED BOOK 1602, PAGE 434 AND DEED BOOK 1224, PAGE 69.

TOGETHER WITH A 1982 FLEETWOOD STONEBRIDGE DOUBLE WIDE MOBILE HOME ID #'S GAFL2AC4505-4436 AND GAFL2BC4505-4436

Legal Description – 7723 S OLD MIDDLEBURG ROAD

1/11/2021

A part of Tracts 11, 12 and 13, Block 4, Section 29, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat recorded in Plat Book 5 Page 93, current public records of Duval County, Florida, being more particularly described as follows:

Begin at the intersection of the Northerly right of way line on Collins Road (an 80 foot right of way); and the Southeasterly right of way line of Old Middleburg Road (a 66 foot right of way); thence North 15 degrees 26' 50" East along said Southeasterly right of way line 111.17 foot; thence North 89 degrees 41' 15" East and parallel to said Collins Road 908.59 feet to a point in the Easterly line of said Tract 13; thence South 80 degrees 36' 25" West along said East line, 107.9 feet to a point in the Northerly right of way line of said Collins Road; thence South 89 degrees 41' 15" West along said Northerly right of way line, 937.07 feet to the Pint of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A part of Section 29, Township 3 South, Range 25 East, Duval County, Florida, and a part of Tract 11, Block 4, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current public records of said County, (also being a part of those lands described in Official Records Volume 6133, Page 542, of the current public records of said County), and being more particularly described as follows:

COMMENCE at the intersection of the centerline of Stelling Drive (a 60 foot right of way per Watermill, Unit Seven-A, as recorded in Plat Book 57, pages 65, and 65A, of the current public records of Duval County Florida), with the Southerly existing right of way line of Collins Road (a variable width right of way as now established); Thence North 80 degrees 10' 46" West, along the Northerly prolongation of said centerline of Stelling Drive, a distance of 100.00 feet to a point on the Northerly existing right of way of said Collins Road; Thence South 89 degrees 44' 22" West, along said Northerly existing right of way lone of Collins Road, a distance of 1022.21 feet to the POINT OF BEGINNING ; Thence continue South 89 degrees 44' 22" West, along said Northerly existing right of way of Collins Road, a distance of 61.42 feet to the Easterly existing right of way line of Old Middleburg Road (a 66 foot right of way as now established); Thence North 15 degrees 30' 21" East, along said Easterly existing right of way ling of Old Middleburg Road, a distance of 111.49 feet to the Northerly line of those lands described in Official Records Volume 6133, page 542, of the current public records of said County, Thence North 89 degrees 44' 22" East, along last said line, a distance of 10.83 feet; Thence South 16 degrees 22' 07" West, a distance of 61.31 feet; Thence South 37 degrees 28' 48" East, a distance of 49.94 feet; Thence North 89 degrees 44' 22" East, a distance of 7.63 feet; Thence South 80 degrees 15' 38" East, a distance of 8.78 feet to the POINT OF BEGINNING.