

Legal Description

A part of Lot 15, Block 53, BEACH ROAD FARMS, UNIT No. 2, as recorded in Plat Book 19, pages 10, 10A and 10B, of the current public records of Duval County, Florida, together with a part of Lot 16, Block 53, ROBINWOOD ACRES, Unit No. 3 as recorded in Plat Book 21, pages 43, 43A and 43B, of said public records, all being more particularly described as follows: For a point of reference commence at the Southeast corner of said Lot 15; thence North 07 degrees 51 minutes 34 seconds West, along the Westerly right-of-way line of Cortez Road (a 60 foot right-of-way as now established), a distance of 25.14 feet; thence South 88 degrees 08 minutes 26 seconds West, a distance of 350 feet; thence North 07 degrees 51 minutes 34 seconds West, a distance of 75.41 feet to the line dividing said Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence North 14 degrees 16 minutes 34 seconds West, a distance of 102.40 feet; thence North 88 degrees 08 minutes 26 seconds East, along the North line of said Lot 16, a distance of 350.00 feet to said Westerly right-of-way line of Cortez Road; thence South 14 degrees 16 minutes 34 seconds East, along said Westerly right-of-way line, a distance of 102.40 feet to said line dividing Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence continue along said Westerly right-of-way line, South 07 degrees 51 minutes 34 seconds East, a distance of 75.41 feet to the point of beginning.

PARCEL 3: A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 357.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

And: Together with the north 265 feet of Lot 6, Block 53 of Beach Roads Farms Unit 2, current public records of Duval County, Florida as recorded in Plat Book 19, Page 10, 10A AND 10B.

Less and except a 10 foot wide strip along all portions of the northern boundary of above said legal description.

REVISED October 14, 2015

~~Revised: July 15, 2015~~