

October 22, 2018

Legal Description

A part of Lot 15, of the COLORED SUBDIVISION, as recorded in Plat Book 17, Page 41, of the Public Records of Duval County, Florida, together with a portion of Government Lot 13, Section 8, Township 2 South, Range 29 East, of said Duval County, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Lot 15; thence North 00°45'00" West, along the West line of said Lot 15, a distance of 291.00 feet; thence North 89°45'00" East, departing said West line of Lot 15, a distance of 160 feet to the POINT OF BEGINNING; thence North 89°45'00" East, a distance of 140.00 feet; thence South 00°45'00" East, a distance of 261.00 feet; thence South 89°45'00" West, a distance of 140.00 feet; thence North 00°45'00" West, a distance of 261.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 169490-0050

A PART OF LOT 15, OF COLORED SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 15; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 75.00 FEET; THENCE RUN EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 100.00 FEET; THENCE RUN NORTHERLY PARALLEL TO THE SAID WESTERLY LINE OF LOT 15, A DISTANCE OF 75.00 FEET; THENCE RUN WESTERLY PARALLEL TO THE SAID NORTHERLY LINE OF LOT 15, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS INTENDED TO HAVE BEEN DESCRIBED IN OFFICIAL RECORDS VOLUME 3197, PAGE 271 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

LOT 15, OF COLORED SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTIONS: THE SOUTH 30 FEET THEREOF LYING WITHIN THE RIGHT OF WAY OF CHURCH ROAD (FORMERLY CASEAR ROAD); THE WEST 100 FEET OF THE NORTH 50 FEET OF THE SOUTH 80 FEET OF LOT 15; AND THE WEST 100 FEET OF THE NORTH 75 FEET OF THE SOUTH 155 FEET OF LOT 15 (BEING THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4194, PAGE 671 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 13, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, OF SAID DUVAL COUNTY, BEING DESCRIBED AS THE SOUTH 63 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4889, PAGE 21 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALL LESS THAT PORTION CONVEYED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 17721, PAGE 2391.

Parcel Identification Number: 169490-0010

October 22, 2018

Legal Description

A PART OF GOVERNMENT LOT 13, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 13; THENCE SOUTH 89°45'00" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 673.00 FEET TO THE SOUTHEAST CORNER OF LOT 15, COLORED SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°45'00" WEST, ALONG THE EAST LINE OF SAID LOT 15 AND ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID COLORED SUBDIVISION, A DISTANCE OF 291.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'00" WEST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 18235, PAGE 1650, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°45'00" WEST, A DISTANCE OF 155.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 18235, PAGE 1650; THENCE NORTH 89°45'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE WEST LINE OF LOT 3, OF SAID COLORED SUBDIVISION; THENCE SOUTH 00°45'00" EAST, ALONG THE WEST LINE OF LOTS 3 AND 2 OF SAID COLORED SUBDIVISION, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

A part of Government Lot 13 in Section 8, Township 2 South, Range 29 East, more particularly described as follows: Commencing at the Southeast corner of said Government Lot 13 and run West along the South line of said Government Lot 13 a distance of 673 feet to a point; thence North 0 degrees 45' West 228 feet to the point of beginning. From said point of beginning continue North 0 degrees 45' West 510 feet to a point; thence South 89 degrees 45' West 300 feet to a point; thence South 0 degrees 45' East 510 feet to a point; thence North 89 degrees 45' East 300 feet to the point of beginning. (All according to survey made August 4, 1958 by Max Garcia, Registered Surveyor.)

LESS AND EXCEPT parcel conveyed in Official Records Book 4889, Page 21;
SUBJECT TO EASEMENT granted in Official Records Book 4709, Page 443, Public
Records of Duval County, Florida.