

ORDINANCE 2023-535

Legal Description

May 25, 2023

UNDIVIDED ONE-QUARTER (1/4) INTEREST IN:

A PART OF LOT 4, OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE WEST LINE OF LOT 4, OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 4669.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST 15 FEET TO A STAKE IN THE EAST LINE OF DUNN AVENUE, (NOW BISCAYNE BOULEVARD) FOR A POINT OF BEGINNING; THENCE N88°42'02"E A DISTANCE OF 339.36 FEET, THENCE S00°41'22"E A DISTANCE OF 124.96 FEET; THENCE S88°43'14"W A DISTANCE OF 338.92 FEET TO THE EAST LINE OF DUNN AVENUE (NOW BISCAYNE BOULEVARD), THENCE N00°53'26"W A DISTANCE OF 124.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,355± SQ. FT. OR 0.97± ACRES, MORE OR LESS.