

LEGAL DESCRIPTION

Legal Description – 11777 Armsdale Rd:

The following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida, to wit:

49-1S-26E 1.182 S/D JOHN BROWARD GRANT PT LOT 7 RECD O/R 16835-2037 of the Public Records of Duval County, Florida.

Legal Description – 11759 Armsdale Rd:

Part of Lot 7 (East of Armsdale Road) of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, according to Plat recorded in Plat Book 1, page 8 of the former public records of Duval County, Florida, more particularly described as follows:

Commencing at the intersection of the Easterly right-of-way line of Armsdale Road, a 60 foot right-of-way, with the Southerly line of above referenced Lot 7; thence North 0°34' west along the Easterly right-of-way line of Armsdale Road a distance of 532.00 feet to the point of beginning. Said point of beginning being the Southwest corner of land described in Official Records Volume 2001, page 553, Duval County, Florida; thence North 89°30' East along the South line of said Official Records Volume a distance of 515.00 feet; thence North 0°34' West a distance of 100.00 feet to the Northerly line of land described in above mentioned Official Records Volume; thence south 89°30' West along said Northerly line to the Easterly right-of-way line of Armsdale Road, a distance of 515.00 feet; thence South 0°34' East along said Easterly right-of-way line a distance of 100.00 feet to the point of beginning. Land thus described contains 1.18 Acres.

Subject to an Easement for ingress, egress and utilities across the Southerly 30 feet recorded in Official Records Volume 5536, page 1889, Duval County, Florida.

Legal Description – 11811 Armsdale Rd:

Part of Lot Seven (7) (East of the Armsdale Road) of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as shown on plat recorded in Plat Book 1, page 8, of the former public records of Duval County, Florida, more particularly described as follows, to wit:

Beginning at a point where the South line of said Lot 7 intersects the Easterly boundary line of Armsdale Road as the same is presently constituted; run thence North 0°34' West along the Easterly boundary line of said Armsdale Road a distance of 632 feet for a point or place of beginning; thence North 89°30' East a distance of 1881 feet more or less to the Westerly bank of Cedar Creek; thence Northwesterly along the Westerly bank of Cedar Creek to a point, which point lies 384 feet Northerly from the first described line; thence South 89°30' West along a line, which line lies parallel to and is

384 feet Northerly from the aforesaid first described line for a distance of 1572 feet more or less to a point in the Easterly boundary line of said Armsdale Road; thence South 0°34' East along the Easterly boundary line of said Armsdale Road a distance of 384 feet to the point or place of beginning.