
Legal Description

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED NORTH 01° 03' 51" WEST, A DISTANCE OF 158.40 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89° 15' 39" WEST, A DISTANCE OF 878.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BLOSSOM RIDGE DRIVE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLOSSOM RIDGE DRIVE NORTH 01° 03' 51" WEST, A DISTANCE OF 516.60 FEET TO A POINT ON AN EAST LINE OF THE PLAT OF NORTHRIDGE, AS RECORDED IN PLAT BOOK 45, PAGES 17 THROUGH 17H OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 01° 03' 51" WEST ALONG SAID EAST LINE, A DISTANCE OF 73.40 FEET TO THE SOUTHWEST CORNER OF LOT 14 AS SHOWN ON THE PLAT OF NORTHBROOK UNIT ONE, AS RECORDED IN PLAT BOOK 54, PAGES 46 THROUGH 46C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 15' 39" EAST ALONG THE SOUTH LINE OF SAID NORTHBROOK UNIT ONE, A DISTANCE OF 878.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD SOUTH 01° 03' 51" EAST, A DISTANCE OF 590.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 11.90 ACRES, MORE OR LESS.

April 30, 2019