
Legal Description

October 28, 2020

A PORTION OF THE CHARLES SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIBAUT AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°18'59" EAST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 168.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 15422, PAGE 2361; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00°18'59" EAST, A DISTANCE OF 84.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 86°29'24" A DISTANCE OF 98.96 FEET TO A POINT LYING ON THE WEST LINE OF BLOCK 5, RIVERHILLS PARK AS RECORDED IN PLAT BOOK 9, PAGES 17 AND 18 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°02'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 90.30 FEET TO THE NORTHEAST CORNER OF AFORESAID OFFICIAL RECORDS BOOK 15422 PAGE 2361; THEN NORTH 86°30'25" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK AND PAGE A DISTANCE OF 98.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,340 SQUARE FEET OR .19 ACRES MORE OR LESS.