

Legal Description

ALL OF LOTS 4 AND 6, BLOCK 3, AND LOTS 6, 10, 11, AND 17 BLOCK 4 AS SHOWN ON A REPLAT OF BELLA VISTA, AS RECORDED IN PLAT BOOK 13, PAGE 46, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A PORTION OF TRACT 1, ALL OF TRACTS 2, AND 3 AS SHOWN ON THE PLAT OF GLYNLEA, AS RECORDED IN PLAT BOOK 16, PAGE 83, SAID CURRENT PUBLIC RECORDS AND THE FORMER RIGHT OF WAYS OF A PORTION OF ALMERIA A VENUE, ALL OF ALHAMBRA A VENUE AND PRADO A VENUE (INCLUDING THE PARK AND WELL TRACTS LYING WITHIN SAID RIGHT OF WAYS) AS CLOSED AND ABANDONED BY CITY OF JACKSONVILLE ORDINANCE 2005-506-E, AND RECORDED IN OFFICIAL RECORDS 12549, PAGE 945, SAID CURRENT PUBLIC RECORDS, ALL LYING WITHIN DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AND INTERSECTION WITH THE EASTERLY RIGHT -OF-WAY LINE OF ALMERIA A VENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY SAID PLAT OF GLYNLEA), AND THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 86°16'07" EAST, ALONG LAST SAID LINE, 679.98 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED

IN OFFICIAL RECORDS 1538, PAGE 390, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 03°43'53" WEST, ALONG LAST SAID LINE, 500.00' TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 86°16'07" WEST, ALONG LAST SAID LINE, 405.00 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9287, PAGE 1564; THENCE NORTH 03°43'53" WEST, ALONG LAST SAID LINE, 250.66 FEET TO THE NORTHERLY LINE OF SAID LANDS; THENCE NORTH 86°24'33" WEST, ALONG LAST SAID LINE, 540 FEET, MORE OR LESS, TO THE EASTERLY MEAN HIGH WATER LINE OF THE ARLINGTON RIVER (ALSO KNOWN AS BIG POTTSBURG CREEK); THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY, 3250, MORE OR LESS, ALONG SAID EASTERLY MEAN HIGH WATER LINE AND THE WESTERLY MEAN HIGH WATER LINE OF SILVERSMITH CREEK TO A POINT ON THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1538, PAGE 390, SAID PUBLIC RECORDS, SAID POINT LYING NORTH 86°16'07" EAST, 365 FEET, MORE OR LESS, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 86°16'07" WEST, ALONG LAST SAID LINE, 365 FEET, MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

May 22, 2018

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