

ORDINANCE 2022-785

Legal Description

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 20 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°22'49" EAST, ALONG SAID WESTERLY LINE OF SECTION 20, A DISTANCE OF 289.38 FEET; THENCE NORTH 00°01'35" EAST, CONTINUING ALONG LAST SAID LINE, 1338.71 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5853, PAGE 1479 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89.29'06" EAST, ALONG LAST SAID LINE, 646.33 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°03'17" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18987, PAGE 1816 OF SAID CURRENT PUBLIC RECORDS, 1214.84 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 56'30'40" WEST, ALONG LAST SAID LINE, 250.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17137.11 FEET, AN ARC DISTANCE OF 520.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57'22'53" WEST, 520.65 FEET TO THE POINT OF BEGINNING

CONTAINING 21.11 ACRES, MORE OR LESS.