

ORDINANCE

Legal Description

July 10, 2025

A PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7382, PAGE 780 AND OFFICIAL RECORDS VOLUME 8822, PAGE 1025 OF THE CURRENT PUBLIC RECORDS, OF SAID COUNTY), BEING DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT OF WAY OF HOOD ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF LANI COURT (A 40 FOOT RIGHT OF WAY PER DEED); THENCE NORTH $01^{\circ} - 43' - 39''$ WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 4.02 FEET; THENCE NORTH $00^{\circ} - 41' - 23''$ WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 867.05 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8822, PAGE 1025 ALSO BEING THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8786, PAGE 1420 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH $00^{\circ} - 41' - 23''$ WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 262.05 FEET; THENCE NORTH $89^{\circ} - 56' - 33''$ EAST, A DISTANCE OF 300.71 FEET; THENCE SOUTH $00^{\circ} - 38' - 09''$ EAST, A DISTANCE OF 259.10 FEET; THENCE SOUTH $89^{\circ} - 22' - 45''$ WEST, A DISTANCE OF 300.45 FEET TO THE POINT OF BEGINNING.