

ORDINANCE 2022-435

Legal Description

August 24, 2021

RESIDENTIAL PARCEL:

A PART OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11357, PAGE 136 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE SOUTHEASTERLY LINE OF STARRATT ROAD; THENCE ON LAST SAID LINE, RUN NORTH 47°39'56" EAST, 643.28 FEET; THENCE SOUTH 25°35'12" EAST, 303.36 FEET; THENCE ON THE WESTERLY BOUNDARIES OF STARRATT CROSSING, ACCORDING TO MAP RECORDED IN PLAT BOOK 56, PAGES 53, 53A AND 53B OF AFORESAID CURRENT PUBLIC RECORDS, RUN THE FOLLOWING TWO COURSES: (1) SOUTH 20°37'43" EAST, 221.33 FEET; (2) SOUTH 13°19'26" EAST, 317.87 FEET TO THE NORTHWESTERLY LINE OF NEW BERLIN ROAD (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE ON LAST SAID LINE, RUN THE FOLLOWING TWO COURSES: (1) SOUTH 50°08'28" WEST, 833.64 FEET; (2) ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUM OF 2834.85 FEET, AN ARC DISTANCE OF 137.75 FEET TO AFORESAID EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11357, PAGE 136, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°31'59" WEST, 137.73 FEET; THENCE ON SAID EASTERLY LINE, RUN NORTH 00°35'14" WEST, 976.85 FEET TO THE POINT OF BEGINNING. CONTAINING 14.61 ACRES, MORE OR LESS, IN AREA

COMMERCIAL PARCEL:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 10723, PAGE 1857 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF THE M.L. BROWARD ESTATE; SECTION 8, WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY CORNER OF PARQUE DIANE, AS RECORDED IN PLAT BOOK 57, PAGE 59, 59A THROUGH 59F INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, AND THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STARRATT ROAD (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 74°42'29" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE ON THE SOUTHERLY BOUNDARY LINE OF SAID PARQUE DIANE, AND ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10123, PAGE 1857, A DISTANCE OF 383.84 FEET; THENCE SOUTH 15°17'55" WEST, DEPARTING SAID SOUTHERLY BOUNDARY LINE OF PARQUE DIANE, AND THEN NORTHERLY LINE OF SAID DESCRIBED LANDS, AND ON THE EASTERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 211.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF AIRPORT CENTER DRIVE (A 148 FOOT WIDE RIGHT-OF-WAY), SAID POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1347.00 FEET; THENCE CONTINUE SOUTH 15°17'55" SECONDS WEST, A DISTANCE OF 17.83 FEET TO THE NORTHERLY LINE OF STARRATT CROSSING, ACCORDING TO MAP RECORDED IN PLAT BOOK 56, PAGES 53, 53A AND 53B OF SAID CURRENT PUBLIC RECORDS; THENCE ON THE BOUNDARIES OF SAID STARRATT CROSSING, RUN THE FOLLOWING THREE COURSES: (1) NORTH 74°48'09" WEST, 210.62 FEET; (2) SOUTH 64°18'57" WEST, 409.28 FEET; (3) SOUTH 08°14'56" WEST, 298.79 FEET; THENCE NORTH 25°35'12" WEST, 303.36 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STARRATT ROAD; THENCE NORTHEASTERLY ON SAID RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE COURSES: (1) NORTH 65°01'16" EAST, 88.46 FEET; (2) ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUM OF 1305.52 FEET, AN ARC DISTANCE OF 245.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°31'34" EAST, 2244.68 FEET; (3) NORTH 33°08'56" EAST, 140.64 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF AIRPORT CENTER DRIVE; THENCE SOUTHEASTERLY ON LAST SAID LINE, RUN THE FOLLOWING TWO COURSES: (1) SOUTH 74°42'29" EAST, 90.24 FEET; (2) AN ARC DISTANCE OF 390.69 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°22'24" EAST, 288.96 FEET. CONTAINING 2.50 ACRES, MORE OR LESS, IN AREA.