

ORDINANCE

January 14, 2025

Legal Description

A portion of Block 2 and Block 3, Section 8, Township 3 South, Range 25 East, Duval County, Florida, as depicted on Map Showing Lands of Jacksonville Heights Improvement Company, recorded in Plat Book 5, page 93, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of Tract 5, said Block 3, also being the Northwest corner of Tract 12, said Block 3; thence South $88^{\circ}22'12''$ West, along the Northerly line of said Tract 12, and along the Northerly line of Tract 11, said Block 3, a distance of 661.41 feet to the Southeasterly corner of Lot 22, as depicted on Magnolia Glynn, recorded in Plat Book 65, pages 69 through 74, of said current Public Records; thence North $01^{\circ}10'36''$ East, departing said Northerly line and along the Easterly most line of said Magnolia Glynn, and along the Easterly line of Tract 7, said Block 3, and its Northerly prolongation, a distance of 1323.66 feet to a point lying on the Northerly line of that certain 30 foot unnamed right of way as depicted on said Map Showing Lands of Jacksonville Heights Improvement Company; thence South $89^{\circ}06'32''$ West, along said Northerly line, 645.56 feet to the Southwesterly corner of Tract 10, said Block 2, said corner lying on the Easterly line of that certain 30 foot unnamed right of way as depicted on said Map Showing Lands of Jacksonville Heights Improvement Company; thence North $01^{\circ}10'30''$ East, along said Easterly line, 1307.76 feet to a point lying on the Southerly line of those lands as described and recorded in Official Records Book 8564, page 1016, of said current Public Records, also being the Southerly line of Tract 8, said Block 2; thence North $89^{\circ}06'32''$ East, departing said Easterly line, along said Southerly line and along the Southerly lines of Tract 6, Tract 5, and Tract 4, said Block 2, a distance of 1636.84 feet to the Southeasterly corner of said Tract 4, also being the Northwesterly corner of Tract 14, said Block 2; thence South $01^{\circ}10'00''$ West, along the Westerly line of said Tract 14 and its Southerly prolongation, and along the Westerly line of Tract 3, said Block 3, a distance of 1965.76 feet to the Northeasterly corner of Parcel 1, as described and recorded in Official Records Book 20945, page 1822, of said current Public Records; thence South $88^{\circ}15'27''$ West, departing said Westerly line and along the Northerly line of said Parcel 1, a distance of 330.98 feet to the Northwesterly corner thereof; thence South $01^{\circ}09'24''$ West, along the Westerly line thereof, 652.19 feet to the Point of Beginning.

Containing 74.13 acres, more or less.

and

A portion of Block 3, Section 8, Township 3 South, Range 25 East, Duval County, Florida, as depicted on Map Showing Lands of Jacksonville Heights Improvement Company, recorded in Plat Book 5, page 93, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of Tract 1, said Block 3, said corner lying on the Southerly right of way line of Noroad, a variable width right of way as monumented; thence North $88^{\circ}42'57''$ East, along said Southerly right of way line, 249.26 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 19940, page 178, of said current Public Records; thence South $06^{\circ}02'00''$ East, departing said Southerly right of way line and along the Westerly line of last said lands, 326.17 feet; thence South $04^{\circ}35'48''$ West, continuing along said Westerly line, 315.05 feet to the Southwesterly corner thereof, said corner lying on the Boundary line of those lands described and recorded in Official Records Book 9465, page 1085 of said current Public Records; thence South $88^{\circ}33'48''$ West, along said Boundary line, 29.62 feet to a point lying on the Baseline of that certain Florida Department of Transportation Lateral Ditch, as depicted on Map Section 72220-2508; thence Southerly along said Boundary line and along said Baseline the following 4 courses: Course 1, thence South $05^{\circ}20'31''$ West, 24.05 feet; Course 2, thence South $08^{\circ}24'31''$ West, 145.12 feet; Course 3, thence South $17^{\circ}16'31''$ West, 187.72 feet; Course 4, thence South $35^{\circ}51'01''$ West, 298.67 feet to a point lying on the Easterly line of Tract 3, said Block 3; thence North $01^{\circ}11'42''$ East, departing said Baseline and Boundary line and along said Easterly line of Tract 3, a distance of 1222.67 feet to the Point of Beginning.

Containing 6.19 acres, more or less.

and

RE# 012955-0010 8.88 acres TRACT 14, Block 2 of Section 8, Township 3 South, Range 25 East as per Plat of Jacksonville Heights, according to plat thereof recorded Plat Book 5, Page 93 of the current records of the Duval County, Florida. Less and except those lands surveyed by Warranty Deed recorded in Official Records Book 16364 Page 1160 of the current public records book of Duval County, Florida

RE# 012956-0000 9.32 acres TRACT 15 Block 2 of Section 8, Township 3 South, Range 25 East as per Plat of Jacksonville Heights, according to plat thereof recorded in Plat Book 5, Page 93 of the current public records of the Duval County, Florida.

RE# 012960-0000 9.94 acres TRACT 3, Block 3 Section 8, Township 3 South, Range 25 East, Jacksonville heights, according to the map or plat thereof, as recorded in Plat Book 5, Page 93, of the current public records of the Duval County, Florida.

RE# 012961-0100 4.86 acres. South 1/2 TRACT 4, Block 3 Section 8, Township 3 South, Range 25 East, Jacksonville heights, according to the map or plat thereof, as recorded in Plat Book 5, Page 93, of the current public records of the Duval County, Florida.

RE# 012970-0100 1.07 acres A portion of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 3 South, Range 25 East, "Jacksonville Heights" as Recorded in Plat Book 5, Page 93 of the current Public Records of Duval County Florida, being more particularly described as follows: For a point of Reference Commence at the intersection of the Northerly Right of Way Line of 103rd Street (A 100' Right of Way) with the West Line of Said Tract 13; Thence the following Degree 10 Minutes 59 Seconds East, 874.29 Feet to the Point of Intersection with the Northerly Line of a 65 Foot wide Drainage Right of Way and the Point of Beginning; (2) Thence continue North 01 Degree 10 Minutes 59 Seconds East 378.87 Feet to the North Line of Said Tract 13; Thence North 88 Degrees 17 Minutes 32 Seconds East, 134.87 Feet along said North Line of Tract 13, Thence South 01 Degrees 10 Minutes 59 Seconds West 302.30 Feet to the Northerly Line of Said Drainage right of Way; Thence South 59 Degrees 25 Minutes 35 Seconds West, 158.41 Feet along the Northerly Line of said Drainage Right of Way to the Point of Beginning.

RE# 012971-0100 1.62 acres. A portion of Tracts 13 and 14, Block 3, Section 8, Township 3 South Range 25 East, according to the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the current Public Records of Duval County, Florida being more particularly described as follows: For a point of Reference, commence at the intersection of the Northerly Right of Way Line of 103rd Street with the Westerly Line of Said Tract 13, Block 3; Thence Northerly, along said Westerly Line of Tract 13, North 01 Degrees 10 Minutes 59 Seconds east, 1253.16 Feet to the corner common to Tracts 4, 5, 12 and 13, said Block 3; Thence Easterly along the Southerly Line of said Tract 4, Block 3, North 88 Degrees 17 Minutes 32 Seconds east, 134.87 Feet to the Point of Beginning; Thence continue Easterly along the Southerly Line of Tracts 4 and 3, Said Block 3, North 88 Degrees 17 Minutes 32 Seconds, East 346.24 Feet; Thence Southerly South 01 Degrees 17 Minutes 31 Seconds West, 105.84 Feet to the Northwesterly Right of Way Line of that Certain Drainage Right of Way as shown on State Road Department, Right of Way Map, Section 72220-2508, Sheet 17, Dated 12-9-1982; Thence Southwesterly, along Last Said Northwesterly Right of Way Line, South 59 Degrees 25 Minutes 35 Seconds West, 406.45 Feet; Thence Northerly, North 01 Degrees 10 Minutes, 59 Seconds East. 302.30 Feet to the Point of Beginning

RE# 012974-0055 2.17 Acres A PORTION OF TRACTS 15, 16, AND 17, BLOCK 3, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3 THENCE RUN N88°17'32"E ALONG THE SOUTH LINE OF TRACT 3, A DISTANCE OF 154.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°17'32"E, A DISTANCE OF 181.57 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3 AND THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 14590 PAGE 454; THENCE RUN S01°14'29"W ALONG THE EAST BOUNDARY OF THE SAID PARCEL "A", A DISTANCE OF 234.09 FEET TO THE NORTHERMOST POINT OF THOSE LANDS DESCRIBED AS PARCEL "C" IN OFFICIAL RECORDS BOOK 14590 PG 454 BEING A POINT ON THE BOUNDARY OF A CERTAIN DEPARTMENT OF TRANSPORTATION EASEMENT AS SHOWN ON 103rd STREET RIGHT OF WAY MAP (SECTION 72220-2508); THENCE RUN S32°41'32"E PARALLEL TO AND ALONG THE SOUTHWEST

LINE OF SAID EASEMENT, A DISTANCE OF 491.92 FEET TO THE NORTHEAST CORNER OF THOSE LANDS BEING DESCRIBED AS PARCEL "B" IN OFFICIAL RECORDS BOOK 14590 PAGE 454 ; THENCE RUN N88°10'07"E ALONG THE NORTH LINE OF THOSE LANDS BEING DESCRIBED AS PARCEL "D" IN OFFICIAL RECORDS BOOK 14590 PAGE 454 , A DISTANCE OF 215.83 FEET TO THE WEST RIGHT OF WAY LINE OF CONNIE JEAN ROAD; THENCE RUN S01°54'33"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 12°02'48", AN ARC LENGTH OF 50.37 FEET, A CHORD BEARING OF S05°20"E, AND A CHORD LENGTH OF 50.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S88°10'24"W, A DISTANCE OF 23.39 FEET TO A POINT; THENCE RUN N01°49'22"W, A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN S88°10'24"W, A DISTANCE OF 231.80 FEET TO A POINT LYING INSIDE OF THOSE LANDS DESCRIBED AS PARCEL "B" IN OFFICIAL RECORDS BOOK 14590 PAGE 454; THENCE RUN N32°41'32"W, A DISTANCE OF 761.80 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 14590 PAGE 454; THENCE RUN ALONG SAID WEST LINE N01°20'47"E, A DISTANCE OF 62.55 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

ALL BEING SUBJECT TO D.O. T. EASEMENT BELONGING TO THE DEPARTMENT OF TRANSPORTATION AND SHOWN ON THE 103RD STREET RIGHT OF WAY MAP (SECTION 72220-2508).