

ORDINANCE 2023-117

Legal Description

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PARCEL "A" (RE#152850-0020)

A part of Section 56, Township 3 South, Range 27 East, Duval County, Florida, being a portion of Tract 5 as shown on the Acreage Replat of Southside Farms, as recorded in Plat Book 14, page 99, of the current public records of said Duval County, Florida and being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right-of-way line of Charing Street (a 50 foot right-of-way as now established) with the Easterly right-of-way line of Salisbury Avenue (a 60 foot right-of-way as now established); thence North 78° 39' 06" East along said Southerly right-of-way line of Charing Street, a distance of 176.86 feet; thence, departing said right-of-way line South 14° 48' 00" East a distance of 39.86 feet; thence South 56° 45' 54" West, a distance of 37.95 feet; thence South 14° 52' 37" East, a distance of 210.00 feet; thence North 75° 12' 00" East, a distance of 35.72 feet; thence North 84° 57' 42" East, a distance of 30.35 feet; thence South 32° 21' 11" East, a distance of 43.44 feet; thence South 15° 07' 38" East, a distance of 92.77 feet; thence North 74° 57' 53" East a distance of 81.97 feet; thence South 14° 40' 23" East, a distance of 75.84 feet; thence South 78° 39' 05" West, a distance 154.43 feet; thence North 14° 36' 33" West, a distance of 90.20 feet; thence South 78° 46' 17" West, a distance of 149.75 feet to aforementioned Easterly right-of-way line of Salisbury Avenue; thence North 14° 35' 02" West along said Easterly right-of-way line, a distance of 378.52 feet to its intersection with said Southerly right-of-way line of Charing Street and point of beginning.

PARCEL "B" (RE#152850-0000)

A part of Section 56, Township 3 South, Range 27 East, Duval County, Florida, being a portion of Tract 5 as shown on the Acreage Replat of Southside Farms, as recorded in Plat Book 14, page 99, of the current public records of said Duval County, Florida and being more particularly described as follows:

For a point of reference, commence at the intersection of the Southerly right-of-way line of Charing Street (a 50 foot right-of-way as now established) with the Easterly right-of-way line of Salisbury Avenue (a 60 foot right-of-way as now established); thence North 78° 39' 06" East along said Southerly right-of-way line of Charing Street, a distance of 176.87 feet to the point of beginning; thence continue North 78° 39' 06" East along said Southerly right-of-way line, a distance of 126.61 feet; thence, departing said right-of-way line, South 14° 40' 23" East, a distance of 393.23 feet; thence South 74° 57' 53" West, a distance of 81.97 feet; thence North 15° 07' 38" West, a distance of 92.77 feet; thence North 32° 21' 11" West a distance of 43.44 feet; thence South 84° 57' 42" West, a distance of 30.35 feet; thence South 75° 12' 00" West, a distance of 35.72 feet; thence North 14° 52' 37" West, a distance of 210.00 feet; thence North 56° 45' 54" East, a distance of 37.95 feet; thence North 14° 48' 00" West, a distance of 39.86 feet to aforementioned Southerly right-of-way line of Charing Street and the point of beginning.