

ORDINANCE 2022-752

Legal Description

July 20, 2022

A PARCEL OF LAND BEING A PART OF SECTION 5 AS SHOWN ON THE COMMISSIONER'S PLAT OF SECTION 38, JOHN BROWARD GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18997, PAGE 2282 AND OFFICIAL RECORDS BOOK 18998, PAGE 287 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5729.65 FEET, A CENTRAL ANGLE OF 00° 15' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29° 47' 10" EAST, 25.00 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DUVAL ROAD AND THE ARC OF SAID CURVE AN ARC LENGTH OF 25.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 29° 54' 40" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 440.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 61° 11' 20" EAST ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18705, PAGE 801 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 274.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29° 54' 40" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 159.00 FEET TO A POINT ON THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 5339, PAGE 983 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 61° 11' 20" EAST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5339, PAGE 983, A DISTANCE OF 363.00 FEET TO A POINT ON A WESTERLY LINE OF SPARTINA COVE PHASE 1 AS RECORDED IN PLAT BOOK 73, PAGES 144 THROUGH 149 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 29° 54' 40" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE OF SPARTINA COVE PHASE 1, A DISTANCE OF 159.00 FEET TO THE WESTERLY CORNER OF OFFICIAL RECORDS BOOK 3387, PAGE 688 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING WESTERLY LINE NORTH 61° 11' 20" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3387, PAGE 688, OFFICIAL RECORDS BOOK 19882, PAGE 508, OFFICIAL RECORDS BOOK 19693, PAGE 2235, AND OFFICIAL RECORDS BOOK 18705, PAGE 801, A DISTANCE OF 363.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAINING 1.32 ACRES, MORE OR LESS.