

# ORDINANCE 2021-806

October 22, 2021

## Legal Description

---

A PORTION OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(SURVEYOR'S DESCRIPTION)

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89°12'52" EAST, A DISTANCE OF 2258.59 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3362, PAGE 732 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 45°47'31" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 186.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 45°47'31" EAST, A DISTANCE OF 614.11 FEET TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3362, PAGE 732 OF THE SAID COUNTY; THENCE SOUTH 44°13'13" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 2313.94 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE FOLLOWING THE NEXT (3) COURSES AND DISTANCES: (1) NORTH 85°49'15" WEST, A DISTANCE OF 442.25 FEET THENCE; (2) NORTH 80°08'06" WEST, A DISTANCE OF 300.61 FEET THENCE; (3) NORTH 85°04'42" WEST, A DISTANCE OF 417.81 FEET THENCE; DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 49°47'40" EAST, A DISTANCE OF 3047.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,986,460 SQ. FT. / 45.60 ACRES MORE OR LESS