

ORDINANCE 2022-145

12/8/2021

Legal Description

Parcel I:

A PART OF LOT 25, SIMMON'S SUBDIVISION OF THE BAGLEY AND SIBBALD GRANTS ACCORDING TO PLAT IN PLAT BOOK 3, PAGE 85 OF THE PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHWESTERLY R/W LINE OF EDGEWOOD AVENUE WEST, 272 FEET FROM THE INTERSESTION OF THE NORTHERLY LINE OF CLEVELAND ROAD AND THE NORTHWESTERLY R/W LINE OF EDGEWOOD AVENUE WEST AS MEASURED ALONG SAID NORTHWESTERLY R/W LINE; THENCE NORTH 24 DEGREES 00 MINUTES EAST, 702 FEET; THENCE NORTH 17 DEGREES 00 MINUTES WEST, 93.6 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 1772, PAGES 403-405, 37.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 53 DEGREES 42 MINUTES EAST, 17.1 FEET; THENCE NORTH 36 DEGREES 18 MINUTES EAST, 38.5 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 121 FEET; THENCE NORTH 36 DEGREES 18 MINUTES EAST, 26.5 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 70 FEET; THENCE SOUTH 36 DEGREES 18 MINUTES WEST, 26 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 145 FEET; THENCE SOUTH 36 DEGREE 18 MINUTES WEST, 39 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN SAID DEED;

THENCE SOUTH 53 DEGREES 42 MINUTES EAST ALONG SAID LINE, 130.2 FEET TO A POINT IN THE NORTHEASTERLY R/W LINE OF EDGEWOOD AVENUE WEST; THENCE NORTHEASTERLY ALONG SAID R/W LINE, SAID LINE BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 904.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 21 MINUTES EAST, 31.58 FEET, RESPECTIVELY, TO THE POINT OF TANGENCY IN SAID R/W LINE; THENCE CONTINUE ALONG SAID R/W LINE NORTH 37 DEGREES 21 MINUTES EAST, 206.82 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID DEED; THENCE NORTH 53 DEGREES 42 MINUTES WEST, ALONG SAID DEED LINE, 333.4 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OR VOLUME 41.75, PAGE 1110; THENCE AROUND THE BOUNDARY OF SAID OR VOLUME 4175, PAGE 1110 THE FOLLOWING THREE COURSES; SOUTH 36 DEGREES 18 MINUTES WEST, 60 FEET, NORTH 53 DEGREES 42 MINUTES WEST, 123 FEET, NORTH 36 DEGREES 18 MINUTES EAST, 60 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 53 DEGREES 42 MINUTES WEST 9.72 FEET TO THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN OR VOLUME 3038, PAGE 1070; THENCE SOUTH 41 DEGREES 26 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN SAID O.R. VOLUME 3038, PAGE 1070 AND O.R. VOLUME 3038, PAGE 1066, 238.78 FEET TO POINT OF BEGINNING.

PARCEL III:

A PART OF LOT 25, SIMMONS' SUBDIVISION OF THE BAGLEY AND SIBBALD GRANT, PLAT BOOK 3, PAGE 85 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN DEED BOOK 1772, PAGE 403; THENCE NORTH 53°42' WEST ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID DEED A DISTANCE OF 466.11 FEET; THENCE SOUTH 41°26'30" WEST A DISTANCE OF 119.39 FEET; THENCE NORTH 42°55'30" WEST, A DISTANCE OF 85 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 42°55'30" WEST A DISTANCE OF 150.42 FEET; THENCE NORTH 88°00' WEST A DISTANCE OF 68.67 FEET; THENCE SOUTH 24°00' EAST A DISTANCE OF 215.14 FEET; THENCE NORTH 41°21'30" EAST A DISTANCE OF 99 FEET TO POINT OF BEGINNING.

PARCEL IV:

A part of Lot 25, SIMMON'S SUBDIVISION of the Bagley and Sibbald Grants, Plat Book 3, page 85 of the current public records of Duval County, FL, more particularly described as follows: Commence at the Easterly most corner of lands described in Deed Book 1772 page 403; thence North 53 degrees 42 minutes West along the Northeasterly

line of lands described in said deed a distance of 466.11 feet; thence South 41 degrees 26 minutes 30 seconds West a distance of 119.39 feet to the point of beginning; thence continue South 41 degrees 26 minutes 30 seconds West a distance of 119.39 feet; thence North 53 degrees 42 minutes West 37.3 feet; thence North 17 degrees 00 minutes West a distance of 50 feet; thence North 24 degrees 00 minutes West a distance of 7.66 feet; thence North 41 degrees 21 minutes 30 seconds East a distance of 99 feet; thence South 42 degrees 55 minutes 30 seconds East a distance of 85 feet to point of beginning. Together with and subject to a 25 foot easement as described in Official Records Book 3038, page 1066 of said current public records.

PARCEL V:

A part of Lot 25, SIMMON'S SUBDIVISION of the Bagley and Sibbald Grants, Plat Book 3, page 85 of the current public records of Duval County, Florida, more particularly described as follows: Commence at the Easterly most corner of lands described in Deed Book 1772 page 403; thence North 53 degrees 42 minutes West along the Northeasterly line of lands described in said deed a distance of 466.11 feet to point of beginning; thence continue North 53 degrees 42 minutes West a distance of 85 feet; thence South 41 degrees 21 minutes 30 seconds West a distance of 103.52 feet; thence South 42 degrees 55 minutes 30 seconds West a distance of 85 feet; thence North 41 degrees 26 minutes 30 seconds East a distance of 119.39 feet to point of beginning. Together with and subject to a 25 foot easement as described in Official Records Book 4662, page 103 of said current public records.

PARCEL VI:

PART OF LOT 25, BAGLEY GRANT FARMS, PLAT BOOK 3, AT PAGE 85, BEING PART OF THE LAND DESCRIBED IN DEED BOOK 1555, AT PAGE 549, ALL IN THE FRANCIS BAGLEY GRANT, SECTION 43, TOWNSHIP I SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ON THE NORTHWESTERLY LINE OF EDGEWOOD A VENUE, AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED BOOK 1555, AT PAGE 549, THENCE NORTH 53° 42' WEST, 333.4 FEET TO AN IRON FOR A PLACE OF BEGINNING. THENCE NORTH 53°42' WEST, 123 FEET TO AN IRON; THENCE SOUTH 36° 18' WEST, 60 FEET TO AN IRON; THENCE SOUTH 53° 42' EAST, 123 FEET TO AN IRON; THENCE NORTH 36° 18' EAST, 60 FEET TO THE PLACE OF BEGINNING.