

ORDINANCE

March 13, 2025

Legal Description

A portion of Sections 17 and 18, Township 3 South, Range 24 East, Duval County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 20361, page 1372, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 17; thence South 00°42'17" West, along the Westerly line of said Section 17, a distance of 40.01 feet to its intersection with the Southerly right of way line of Wells Road, a public 80 foot right of way as monumented; thence South 89°38'00" West, departing said Westerly line and along said Southerly right of way line as monumented, 330.01 feet to the Northwestern corner of those lands described and recorded in Official Records Book 9382, page 1204, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence South 00°33'52" West, departing said Southerly right of way line of Wells Road as monumented and along the Westerly line of said Official Records Book 9382, page 1204, a distance of 1320.17 feet to the Southwesterly corner thereof; thence North 89°38'30" East, along the Southerly line of said Official Records Book 9382, page 1204, a distance of 329.58 feet to the Southeasterly corner thereof, said corner lying on said Westerly line of Section 17; thence North 00°35'10" East, along said Westerly line, 40.66 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15990, page 2046, of said current Public Records, said corner lying on the Southerly line of the Northwest one-quarter of the Northwest one-quarter of said Section 17; thence North 89°26'49" East, departing said Westerly line and along said Southerly line, 665.06 feet to the Northeast corner of the West one-half of the Southwest one-quarter of the Northwest one-quarter of said Section 17; thence South 00°38'16" West, departing said Southerly line and along the East line of said West one-half of the Southwest one-quarter of the Northwest one-quarter of Section 17, a distance of 589.07 feet; thence North 20°42'08" West, departing said East line, 28.09 feet; thence South 05°14'26" West, 135.47 feet; thence South 02°20'25" West, 94.54 feet; thence South 49°43'28" West, 73.16 feet; thence North 87°14'29" West, 118.96 feet; thence North 70°55'03" West, 82.68 feet; thence North 48°02'36" West, 117.33 feet; thence North 12°22'17" West, 37.12 feet; thence North 24°11'53" East, 54.38 feet; thence North 60°18'17" West, 28.96 feet; thence North 67°41'23" West, 35.53 feet; thence North 18°01'56" West, 80.67 feet; thence North 59°22'55" West, 75.40 feet; thence North 38°41'47" West, 38.79 feet; thence North 38°04'55" West, 55.65 feet; thence North 22°05'12" West, 61.12 feet; thence North 32°46'36" West, 48.28 feet; thence North 68°52'54" West, 55.30 feet; thence South 70°34'16" West, 47.69 feet; thence South 60°59'52" West, 45.72 feet; thence South 89°32'03" West, 154.25 feet; thence North 56°04'57" West, 101.51 feet; thence North 30°19'13" West, 67.88 feet; thence North 39°36'35" West, 47.73 feet; thence North 53°13'03" West, 78.39 feet; thence North 78°54'57" West, 115.64 feet; thence North 88°20'16" West, 94.54 feet; thence South 83°48'47" West, 84.39 feet; thence South 23°55'37" West, 45.69 feet; thence South 79°20'46" West, 56.10 feet; thence North 62°06'14" West, 110.13 feet; thence North 77°58'35" West, 148.58 feet; thence North 67°37'04" West, 114.99 feet; thence North 62°12'12" West, 88.87 feet; thence North 47°10'10" West, 84.90 feet; thence North 61°59'19" West, 284.74 feet; thence North 43°28'38" West, 132.24 feet; thence North 40°34'38" West, 129.35 feet; thence North 35°51'41" West, 100.43 feet; thence North 41°29'54" West, 41.85 feet; thence North 22°41'51" East, 59.90 feet; thence North 44°04'16" East, 78.39 feet; thence North 32°12'38" East, 76.92 feet; thence North 60°37'16" East, 52.24 feet; thence North 23°31'22" East, 58.60 feet; thence North 65°44'15" East, 52.73 feet; thence North 17°05'58" East, 36.26 feet; thence North 32°57'30" East, 64.51 feet; thence North 68°16'45" East, 93.35 feet; thence North 45°04'01" East, 81.86 feet; thence North 01°58'36" East, 24.49 feet; thence North 38°09'26" East, 121.81 feet; thence North 46°39'15" East, 59.34 feet; thence North 15°10'21" East, 56.51 feet; thence North 11°42'51" East, 47.74 feet; thence North 36°17'48" East, 52.02 feet; thence North 52°57'46" East, 34.90 feet to a point lying on said Southerly right of way line of Wells Road as monumented; thence North 89°38'00" East, along said Southerly right of way line as monumented, 874.55 feet to the Point of Beginning.

Containing 49.87 acres, more or less.