

# ORDINANCE 2023-703

July 17, 2023

## Legal Description

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 25: THENCE SOUTH 89 DEGREES, 27 MINUTES, 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT A DISTANCE OF 266.1 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGATE ROAD (PRESENTLY ESTABLISHED AS HAVING A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 3 DEGREES, 40 MINUTES, 52 SECONDS WEST ALONG THE WEST SIDE OF HIGATE ROAD A DISTANCE OF 120.9 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE SAID WEST LINE OF HIGATE ROAD AND THE NORTH RIGHT-OF-WAY LINE OF DUVAL ROAD (PRESENTLY ESTABLISHED AS HAVING A 60 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES, 57 MINUTES, 52 SECONDS WEST A DISTANCE OF 330.54 FEET; THENCE NORTH 64 DEGREES 45 MINUTES 10 SECONDS WEST 202.49 FEET; THENCE NORTH 01 DEGREES 58 MINUTES 50 SECONDS EAST A DISTANCE OF 318.60 FEET; THENCE NORTH 89 DENGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 344.65 FEET TO THE POINT OF BEGINNING.