

# ORDINANCE 2024-3

## Legal Description

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A portion of the East 1/2 of the Southeast 1/4 of Section 27, Township 1 North, Range 25 East, and a portion of Section 34, Township 1 North, Range 25 East, all in Duval county, Florida and being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 27; thence North 83 degrees 50' 00" West, 485.60 feet to a point on the West right of way line of Old Kings Road (a 100 foot right of way); thence South 05 degrees 00' 00" West, along said west right of way line, 2363.05 feet to the point of beginning; thence continue South 05 degrees 00' 00" East, along said Westerly right of way line, 331.32 feet to the Northeast corner of lands described in Official Records Volume 8379, Page 976, of the current Public Records of said county; thence North 84 degrees 03' 19" West, along the North line of said Official Records Volume 8379, Page 976, 449.23 feet to a point on the Northeasterly right of way line of the C.S.X Railroad (a 200.00 feet right of way) thence North 19 degrees 41' 08" West, along said Northeasterly right of way line, 367.43 feet; thence South 84 degrees 03' 19" East, 602.70 feet to the point of beginning.

9/18/2023