

# ORDINANCE \_\_\_\_\_

## Legal Description

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4-7-2025

PART OF THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL CO. FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF MAGILL ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 0 DEGS. 52 MINS. 20 SECS, WEST ON SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 222.50 FEET; THENCE NORTH 87 DEGS. 29 MINS. 10 SECS. EAST, AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 794.55 FEET; THENCE NORTH 0 DEGS. 52 MINS. 20 SECS. EAST, AND PARALLEL TO SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 219.19 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGS. 29 MINS. 10 SECS. WEST ON SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 733.81 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGS. 44 MINS. 10 SECS. WEST A DISTANCE OF 60.64 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART TAKEN IN OFFICIAL RECORDS BOOK 10618, PAGE 439 FOR ROAD RIGHT OF WAY PURPOSES.