

ORDINANCE 2022-757

Legal Description

June 20, 2022

Parcel 1

(Official Records Book 2680, page 417)

A portion of the north one-half of Lot 3, A.B. Campbell's Subdivision of Tiger Hole Plantation, according to plat thereof recorded in Deed Book "AQ", pages 260 and 261 of the former public records of Duval County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said north one-half of Lot 3; thence South 89°59'20" West, along the southerly line of said north one-half of Lot 3, a distance of 660 feet to a point; thence North 01°19'40" West, a distance of 219 feet, to a point in the center line of a branch; thence in a northeasterly direction along said center line, a distance of 250 feet, more or less to a point in the southwesterly right of way line of Hogan Road; thence South 69°34'50" East, along said southwesterly right of way line of Hogan Road, a distance of 519 feet to an angle point in said southwesterly right of way line of Hogan Road; thence South 46°38'40" East, continuing along the southwesterly right of way line of Hogan Road, a distance of 68.32 feet to a point in the easterly line of said Lot 3; thence South 01°08'40" East, along said easterly line of Lot 3, a distance of 214.20 feet to the Point of Beginning.

Excepting any part described in Special Warranty Deed recorded in Official Records Book 18555, page 1678, of the public records of Duval County, Florida.

Parcel 2

(Official Records Book 9045, page 2391 and Official Records Book 9243, page 482)

The north one-half of Lot 2, A.B. Campbell's Subdivision of Tiger Hole Plantation, according to plat thereof recorded in Deed Book "AQ", pages 260 and 261 of the former public records of Duval County, Florida, less and except those portions thereof described in Deeds recorded in Official Record Book 2467, page 832, Official Record Book 3096, Page 887, and Official Record Book 3243, Pages 135, all of the public records of Duval County, Florida.

Containing 5.66 acres, more or less