

# ORDINANCE 2023-852

October 13, 2023

## Legal Description

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A PORTION OF GOVERNMENT LOTS 2, 3 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND RUN SOUTH 89°05'42" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, A DISTANCE OF 20.01 FEET; THENCE SOUTH 00°25'23" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00°25'23" WEST, ALONG A LINE PARALLEL TO AND 20 FEET WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE OF JONES ROAD, AS MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 1,511.89 FEET; THENCE NORTH 41°22'56" WEST, A DISTANCE OF 559.24 FEET; THENCE SOUTH 89°05'42" WEST, A DISTANCE OF 875.91 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 1,086.09 FEET; THENCE NORTH 89°05'42" EAST, ALONG A LINE PARALLEL TO AND 20 FEET SOUTHERLY OF SAID SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, A DISTANCE OF 1,273.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 33.27 ACRES, MORE OR LESS