

July 18, 2023

## ORDINANCE 2024-92

### Legal Description

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Parcel A: West 1/2 of lots described thus: A Part of Lots 7A and 8A, Beeghly Heights, as recorded in Plat Book 18, page 49, of the current public records of Duval County, Florida; also a part of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 26 East, Duval County, Florida, more particularly described as follows:

Commencing at a permanent reference monument at the intersection of the Westerly line of Section 24, and the Northerly line of the Owens Road; said monument also being 43.25 feet South of the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 24; run thence North 88 degrees 07 minutes 30 seconds East along the Northerly right of way of Owens Road, 625 feet to a Point of Beginning; continue North 88 degrees 07 minutes Along the Northerly line of Owens Road, 200 feet to a point; thence North 0 degrees 47 minutes 30 seconds to a Point West, 27.31 feet to a point on the Northerly line of Lot 8A; thence North 0 degrees 05 minutes 30 seconds East, 272.69 feet to a point; thence South 88 degrees 07 minutes West, a distance of 200 feet to a point; thence South 0 degrees 05 minutes 30 seconds West, a distance of 270.20 feet to a point in the Northerly line of Lot 7A; thence South 0 degrees 47 minutes 30 seconds East, a distance of 29.8 feet to the Point of Beginning

Parcel B: Section 23 and 24, Township 1 North, Range 28 East, Beeghly Heights. Subdivision, Section part Southwest 1/2 of the North 1/4 Section 24, Township 1 North, Range 26 East and Part of Lots 7A and 8A, recorded in Official Records Volume 2529, page 794 (Except part recorded in Official Records Volume 1530 page 285) being the Same property described in that certain deed recorded in Official Records Volume 2686, page 1168, Official Records, Duval County, Florida.

Parcel ID: 019317-0005