

# ORDINANCE 2022-786

## Legal Description (Page 1 of 2)

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A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 1, SECTION 19, SAID TOWNSHIP AND RANGE, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9715, PAGE 534, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A PUBLIC 100 FOOT RIGHT WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 7212-5500, AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7284-250; THENCE NORTH 00°27'33" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE AS MONUMENTED, 1764.52 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 00°27'33" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD AS MONUMENTED, 2641.35 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01°77'44" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, AS MONUMENTED, AND ITS NORTHERLY PROLONGATION, SAID PROLONGATION BEING A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE NORTH AND SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 5271.11 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS MONUMENTED; THENCE NORTH 89.38°00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED, 2247.49 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1204, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°33'52" WEST, DEPARTING SAID MONUMENTED SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 1320.17 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 89.38°30" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 329.58 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 17; THENCE NORTH 00°35'10" EAST, ALONG SAID WESTERLY LINE, 40.66 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15990, PAGE 2046, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°26'49" EAST, ALONG SAID SOUTHERLY LINE, 665.06 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE SOUTH 00°38'16" WEST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND ALONG THE EAST LINE OF THE WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 3952.95 FEET TO THE SOUTHEAST CORNER OF SAID WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SAID CORNER LYING ON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 AS MONUMENTED; THENCE NORTH 89°42'00" EAST, ALONG SAID NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 665.85 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 20 AS MONUMENTED; THENCE SOUTH 00°03'44" WEST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 1337.99 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89.35°32" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1057, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5853, PAGE 1479, OF SAID CURRENT PUBLIC RECORDS, 1331.02 FEET TO THE NORTHWESTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 5853, PAGE 1479, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 20; THENCE SOUTH 00°00'47" WEST, ALONG SAID

# ORDINANCE 2022-786

## Legal Description (Page 2 of 2)

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WESTERLY LINE, 1341.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19 AS MONUMENTED; THENCE SOUTH 89.37'58" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 19, A DISTANCE OF 2616.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 566.14 ACRES, MORE OR LESS.

AND

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 20 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°22'49" EAST, ALONG SAID WESTERLY LINE OF SECTION 20, A DISTANCE OF 289.38 FEET; THENCE NORTH 00°01'35" EAST, CONTINUING ALONG LAST SAID LINE, 1338.71 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5853, PAGE 1479 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89.29'06" EAST, ALONG LAST SAID LINE, 646.33 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°03'17" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18987, PAGE 1816 OF SAID CURRENT PUBLIC RECORDS, 1214.84 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 56°30'40" WEST, ALONG LAST SAID LINE, 250.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17137.11 FEET, AN ARC DISTANCE OF 520.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°22'53" WEST, 520.65 FEET TO THE POINT OF BEGINNING

CONTAINING 21.11 ACRES, MORE OR LESS.