

# ORDINANCE 2022-485

May 12, 2022

## Legal Description

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That certain piece, parcel or tract of land situate, lying and being a part of Section 5, as shown on Commissioner Plat of Section 38, John Broward Grant, Township 1 North, Range 26 East, Duval County, Florida, and being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Cole Road (a 60 foot right of way as now established), with the Southeasterly right of way line of Duval Road (a 60 foot right of way as now established); said point being situate in a curve concave to the Northwest and having a radius of 5729.65 feet; thence around and along said curve and along said Southeasterly right of way line of Duval Road, North 29 degrees 47 minutes 10 seconds East, 25 feet (chord bearing and distance) to the Point Tangent of said curve; thence North 29 degrees 54 minutes 40 seconds East and continuing along said Southeasterly right of way line of Duval Road, 599 feet for a Point of Beginning; thence continuing North 29 degrees 54 minutes 40 seconds East along said Southeasterly right of way line of Duval Road, 150 feet; thence South 61 degrees 11 minutes 20 seconds East, 637 feet; thence South 29 degrees 54 minutes 40 seconds West, 150 feet; thence North 61 degrees 11 minutes 20 seconds West; 637 feet to the Point of Beginning.

And

That certain piece, parcel or tract of land situate, lying and being a part of Section 5, as shown on Commissioner Plat of Section 38, John Broward Grant, Township 1 North, Range 26 East, Duval County, Florida, and being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Cole Road (a 60 foot right of way as now established), with the Southeasterly right of way line of Duval Road (a 60 foot right of way as now established); said point being situate in a curve concave to the Northwest and having a radius of 5729.65 feet; thence North 29 degrees 47 minutes 10 seconds East, along said curve, 25 feet (chord bearing and distance) to the Point Tangent of said curve; thence North 29 degrees 54 minutes 40 seconds East, 749.0 feet for a Point of Beginning; thence continuing along said Southeasterly right of way line of Duval Road, North 29 degrees, 54 minutes 40 seconds East, 208.53 feet; thence South 61 degrees 11 minutes 20 seconds East, 637 feet; thence South 29 degrees 54 minutes 40 seconds West, 208.53 feet; thence North 61 degrees 11 minutes 20 seconds West, 637 feet to the Point of Beginning.