

ORDINANCE 2024-149

December 5, 2023

Legal Description

A portion of Section 38 of the B. De Castro Y. Ferrer Grant, a portion of Section 40 of the De Castro or Peavett Grant, and a portion of Section 41 of the J. Peavett Grant, all lying in Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Westerly most corner of Pablo Creek Reserve Phase Four, as recorded in Plat Book 62, page 110, of the current Public Records of said county; thence North $89^{\circ}08'37''$ East, along the Southwesterly line of said Pablo Creek Reserve Phase Four, a distance of 766.51 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $89^{\circ}08'37''$ East, along said Southwesterly line of Pablo Creek Reserve Phase Four, a distance of 300.00 feet; thence South $00^{\circ}38'16''$ East, continuing along said Southwesterly line and along the Westerly line of Pablo Creek Reserve Phase Five-B, as recorded in Plat Book 66, page 92, of said current Public Records, 2702.92 feet to the Southwesterly corner thereof; thence South $89^{\circ}21'44''$ West, 300.00 feet to a point lying on the Easterly line of that certain Conservation Easement described and recorded in Official Records Book 9814, page 684, of said current Public Records; thence Northerly along said Easterly line, the following 5 courses: Course 1, thence North $00^{\circ}38'16''$ West, 163.25 feet; Course 2, thence South $89^{\circ}21'44''$ West, 220.00 feet; Course 3, thence North $00^{\circ}38'16''$ West, 500.00 feet; Course 4, thence North $89^{\circ}21'44''$ East, 220.00 feet; Course 5, thence North $00^{\circ}38'16''$ West, 2038.52 feet to the Northeasterly corner thereof and the Point of Beginning.

Containing 21.14 acres, more or less.