

ORDINANCE 2022-389

December 10, 2021

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PARCEL ONE

A PART OF TRACT 6 IN LOT 5, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 6 AND THE SOUTH LINE OF DUNN AVENUE (PRESENTLY ESTABLISHED AS BEING A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 89° 17' 44" EAST ALONG THE SOUTH LINE OF DUNN AVENUE AND MONTWARD ROAD A DISTANCE OF 1016.40 FEET; THENCE SOUTH 0° 14' 16" EAST A DISTANCE OF 201 FEET TO THE SOUTH LINE OF DUNN AVENUE; THENCE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1095.92 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44° 36' 16" EAST A DISTANCE OF 415.80 FEET; THENCE SOUTH 0° 14' 16" EAST A DISTANCE OF 999.60 FEET; THENCE SOUTH 89° 17' 44" WEST A DISTANCE OF 290.40 FEET; THENCE NORTH 0° 14' 16" WEST A DISTANCE OF 1299.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO

A PORTION OF LOT 5, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER DUNN AVENUE WITH THE WEST LINE OF SAID LOT 5; RUN THENCE NORTH 89° 17' 44" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2171.20 FEET; THENCE SOUTH 0° 14' 30" EAST A DISTANCE OF 1385.00 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3107, PAGE 642, OF THE PUBLIC RECORDS OF SAID COUNTY, CONTINUE SOUTH 0° 14' 30" EAST ALONG THE WEST BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 3107, PAGE 642, A DISTANCE OF 118.19 FEET TO A POINT ON A FENCE LINE; RUN THENCE NORTH 89° 18' 07" EAST ALONG SAID FENCE A DISTANCE OF 145.20 FEET TO A POINT IN THE EAST BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 3107, PAGE 642; THENCE NORTH 0° 14' 30" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 118.17 FEET TO THE NORTHEAST COMER OF SAID OFFICIAL RECORDS VOLUME 3107, PAGE 642; THENCE SOUTH 89° 18' 30" WEST ALONG THE NORTH BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 3107, PAGE 642, A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF DESCRIBED IN OFFICIAL RECORDS VOLUME 3310, PAGE 1173 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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PARCEL THREE

A PART OF TRACT 6 OF LOT 5 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF MONTWARD ROAD (FORMERLY DUNN AVENUE, A 100 FOOT RIGHT OF WAY), SAID POINT BEING 1306.8 FEET EAST OF THE WESTERLY BOUNDARY OF SAID TRACT 6 AS MEASURED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID FORMER DUNN AVENUE; THENCE SOUTH 00°15' EAST AND PARALLEL WITH THE WEST LINE OF SAID TRACT 6, 503.51 FEET TO ITS INTERSECTION WITH SOUTHWESTERLY RIGHT OF WAY LINE OF DUNN AVENUE (A 100 FOOT RIGHT OF WAY AS NOW RELOCATED BY THE STATE ROAD DEPARTMENT OF FLORIDA) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15' EAST, 277.57 FEET; THENCE NORTH 76°30'23" EAST, 124.36 FEET TO A POINT IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF DUNN AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1095.92 FEET, A CHORD BEARING AND DISTANCE OF NORTH 26°10'11" WEST, 276.94 FEET, RESPECTIVELY, TO THE POINT OF BEGINNING.