

ORDINANCE

September 30, 2024

Legal Description

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF CANAL STREET (60 FEET WIDE) WITH THE CENTERLINE OF BRANDY BRANCH ROAD (60 FEET WIDE); THENCE SOUTH 88°43'18" WEST ALONG SAID CENTERLINE OF BRANDY BRANCH ROAD A DISTANCE OF 1712.23 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 06°33'43" EAST A DISTANCE OF 30.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BRANDY BRANCH ROAD; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE SOUTH 06°33'43" EAST A DISTANCE OF 978.79 FEET TO THE NORTH LINE OF A DRAINAGE EASEMENT 85 FEET WIDE AT THIS POINT, DESCRIBED IN OFFICIAL RECORDS BOOK 694, PAGE 17 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, AND SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER (7227-401) 72270-2401; THENCE SOUTH 85°45'11" WEST ALONG SAID NORTH LINE, LYING 85 FEET NORTH OF (AS MEASURED PERPENDICULARLY) AND PARALLEL TO THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 10 (300 FEET WIDE), A DISTANCE OF 1064.75 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 85°45'11" WEST ALONG SAID NORTH LINE A DISTANCE OF 2256.25 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01°00'33" EAST A DISTANCE OF 248.13 FEET TO THE INTERSECTION WITH A WETLAND LINE; THENCE ALONG SAID WETLAND LINE THE FOLLOWING THIRTY SIX (36) COURSES AND DISTANCES; (1) THENCE SOUTH 72°17'29" EAST, 50.79 FEET; (2) THENCE SOUTH 85°07'22" EAST, 181.03 FEET; (3) THENCE NORTH 84°39'34" EAST, 187.77 FEET; (4) THENCE NORTH 62°50'20" EAST, 177.75 FEET; (5) THENCE NORTH 54°48'41" EAST, 298.88 FEET; (6) THENCE SOUTH 82°24'31" WEST, 58.08 FEET; (7) THENCE NORTH 44°18'43" EAST, 64.00 FEET; (8) THENCE NORTH 36°50'46" EAST, 67.61 FEET; (9) THENCE NORTH 19°45'44" EAST, 45.94 FEET; (10) THENCE NORTH 83°39'36" EAST, 59.26 FEET; (11) THENCE NORTH 11°02'49" EAST, 90.93 FEET; (12) THENCE NORTH 70°36'20" EAST, 74.02 FEET; (13) THENCE NORTH 42°18'10" EAST, 65.69 FEET; (14) THENCE NORTH 68°15'51" EAST, 75.32 FEET; (15) THENCE NORTH 85°52'21" EAST, 8.42 FEET; (16) THENCE NORTH 85°52'21" EAST, 38.34 FEET; (17) THENCE SOUTH 79°34'24" EAST, 78.32 FEET; (18) THENCE NORTH 15°36'56" EAST, 46.05 FEET; (18) THENCE NORTH 32°49'46" EAST, 56.42 FEET; (19) THENCE NORTH 35°48'02" EAST, 56.49 FEET; (20) THENCE NORTH 7°19'07" WEST, 46.34 FEET; (21) THENCE NORTH 55°38'54" WEST, 24.94 FEET; (22) THENCE NORTH 55°38'54" WEST, 11.12 FEET; (23) THENCE NORTH 10°17'29" EAST, 27.72 FEET; (24) THENCE NORTH 89°29'48" EAST, 34.18 FEET; (25) THENCE NORTH 89°29'48" EAST, 6.52 FEET; (26) THENCE NORTH 87°43'03" EAST, 50.49 FEET; (27) THENCE SOUTH 81°59'58" EAST, 61.53 FEET; (28) THENCE NORTH 76°34'11" EAST, 80.39 FEET; (29) THENCE NORTH 87°02'37" EAST, 59.86 FEET; (30) THENCE SOUTH 65°14'15" EAST, 46.84 FEET; (31) THENCE NORTH 52°34'46" EAST, 39.84 FEET; (32) THENCE NORTH 53°46'03" EAST, 52.11 FEET; (33) THENCE NORTH 14°23'27" EAST, 32.14 FEET; (34) THENCE NORTH 40°31'04" EAST, 39.87 FEET; (35) THENCE NORTH 42°34'52" WEST, 35.09 FEET; (36) THENCE NORTH 42°34'52" WEST, 8.12 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF SAID BRANDY BRANCH ROAD; THENCE NORTH 88°43'18" EAST, ON LAST SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 538.11 FEET; THENCE SOUTH 0°20'09" EAST, A DISTANCE OF 1029.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 33.95 ACRES, MORE OR LESS.