

ORDINANCE _____

January 24, 2025

Legal Description

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF STATE ROAD 228 (A 200.00 FOOT RIGHT OF WAY PER STATE ROAD RIGHT OF WAY MAP SECTION NO. 72120-2506) ALSO KNOWN AS NORMANDY BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (A 200.00 FOOT RIGHT OF WAY PER STATE ROAD RIGHT OF WAY MAP SECTION NO. 72120-2506) ALSO KNOWN AS NORMANDY BOULEVARD WITH THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA; THENCE S56°30'03"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1600.82 FEET; THENCE N00°08'51"E, ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 2107.93 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE N89°41'34"E, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 733.30 FEET; THENCE S00°10'36"W, DEPARTING LAST SAID LINE, A DISTANCE OF 180.00 FEET; THENCE S54°48'17"E, A DISTANCE OF 335.78 FEET; THENCE N89°41'29"E, A DISTANCE OF 325.00 FEET TO SAID EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE S00°10'36"W, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 856.55 FEET TO SAID NORTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SAID LANDS CONTAINING 46.54 ACRES, MORE OR LESS.