

ORDINANCE 2022-146

Legal Description – 12/16/2021

A TRACT OF LAND SITUATED IN TOWNSHIP 1 SOUTH, RANGE 27 EAST AND BEING A PORTION OF LOTS 8, 9 AND 10 OF THE DIVISION OF THE WILLIAM DRUMMOND GRANT, SECTION 47, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 17, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST WESTERLY CORNER OF SAID WILLIAM DRUMMOND GRANT, SECTION 47, THENCE NORTH 62°34'00" EAST ALONG THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 1165.18 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 17685, PAGE 1311, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUE NORTH 62°34'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 1024.26 FEET TO THE COMMON CORNER OF LOTS 7 AND 8, AFOREMENTIONED DIVISION OF THE WILLIAM DRUMMOND GRANT; THENCE SOUTH 22°46'49" EAST, DEPARTING SAID NORTH LINE OF SAID SECTION 47 AND ALONG THE LINE DIVIDING SAID LOTS 7 AND 8, A DISTANCE OF 153.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY), AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°46'49" EAST, ALONG SAID LINE DIVIDING SAID LOTS 7 AND 8, A DISTANCE OF 982.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HECKSHER DRIVE (STATE ROAD No. 105) (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 88°52'50" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 720.12 FEET TO A POINT OF WIDENING IN SAID RIGHT-OF-WAY; THENCE ALONG SAID WIDENING THE FOLLOWING FOUR (4) COURSES: COURSE ONE (1): NORTH 01°07'10" EAST, A DISTANCE OF 10.00 FEET; COURSE TWO (2): NORTH 88°52'50" WEST, A DISTANCE OF 300.00 FEET; COURSE THREE (3): NORTH 01°07'10" EAST, A DISTANCE OF 20.00 FEET; COURSE FOUR (4): NORTH 88°52'50" WEST, A DISTANCE OF 787.57 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 59°30'00" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1655.54 FEET TO THE POINT OF BEGINNING; CONTAINING 18.51 ACRES, MORE OR LESS.