ORDINANCE 2023-537

Legal Description

SURVEYOR'S DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 100 FEET OF GOVERNMENT LOT 3, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA FROM OFFICIAL RECORDS BOOK 19773, PAGE 206; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILL CREEK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) A BEARING OF NORTH 01° 14'30" WEST, A DISTANCE OF 549.84 FEET TO THE NORTH LINE OF THE SOUTHERLY 450.00 FEET OF TRACT "C", ARLINGWOOD UNIT TWO, AS RECORDED IN PLAT BOOK 25, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 88° 21' 36" WEST, A DISTANCE OF 271.71 FEET TO THE CENTERLINE OF A MEANDERING CREEK; THENCE DEPARTING SAID NORTH LINE, RUN ALONG THE CENTERLINE OF SAID MEANDERING CREEK THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, (1) SOUTH 11°31'37" WEST, A DISTANCE OF 44.20 FEET; (2) SOUTH 06°12'19" WEST, A DISTANCE OF 99.12 FEET; (3) SOUTH 05°48'54" WEST, A DISTANCE OF 113.70 FEET; (4) SOUTH 29°26'09" WEST, A DISTANCE OF 107.92 FEET; (5) SOUTH 12°17'35" WEST, A DISTANCE OF 56.44 FEET; (6) SOUTH 23°02'37" WEST, A DISTANCE OF 74.43 FEET; (7) SOUTH 09°56'46" EAST, A DISTANCE OF 67.42 FEET; (8) SOUTH 06°37'43" WEST, A DISTANCE OF 14.71 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°19'30" EAST, A DISTANCE OF 398.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 184,519 SQUARE FEET OR 4.24 ACRES, MORE OR LESS.