

Legal Description

June 20, 2025

To Community / General Commercial (CGC):

Parcel 1:

PART OF SECTIONS 23 AND 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CORNER COMMON TO SECTIONS 23, 24 AND 39, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89°45'01" WEST ON THE LINE DIVIDING SAID SECTIONS 23 AND 39, A DISTANCE OF 921.70 FEET TO THE NORTHWESTERLY CORNER OF LOT 24, BLOCK 19, AS SHOWN ON MAP OF NORMANDY UNIT FIVE AS RECORDED IN PLAT BOOK 27, PAGE 58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°45'01" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 590.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #295 (A LIMITED ACCESS RIGHT-OF-WAY); SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3709.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.04 FEET, MAKING A CENTRAL ANGLE OF 04°08'23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°27'59" EAST, 267.98 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1799.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 935.51 FEET, MAKING A CENTRAL ANGLE OF 29°46'50" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°22'59" EAST, 925.02 FEET; THENCE SOUTH 89°56'49" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 709.57 FEET TO A POINT ON THE WESTERLY LINE OF A CUL-DE-SAC OF RAMONA BOULEVARD (A 60 FOOT RIGHT-OF-WAY), SAID POINT LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.75 FEET, MAKING A CENTRAL ANGLE OF 156°42'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°35'03" EAST, 146.84 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 89°56'49" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF RAMONA BOULEVARD, A DISTANCE OF 322.20 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9540, PAGE 1404 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°10'26" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 948.07 FEET TO THE SOUTHEAST CORNER THEREOF AND TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE SOUTH 89°45'01" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 322.20 FEET TO THE POINT OF BEGINNING;

Parcel 2:

COMMENCE AT THE SOUTHEASTERLY SECTION CORNER OF SECTION 23, THENCE NORTH 00°51'16" WEST ALONG THE EASTERLY BOUNDARY OF THE SECTION LINE BETWEEN SECTION 23 AND THE WESTERLY SECTION LINE OF SECTION 24, A DISTANCE OF 979.77 FEET TO A POINT; THENCE N 90°00'00" W, A DISTANCE OF 29.48 FEET TO THE POINT OF BEGINNING

THENCE, NORTH 90°00'00" WEST, ALONG THE FORMER CENTERLINE OF RAMONA BOULEVARD (NOW CLOSED BY ORDINANCE #78-1248-686) A DISTANCE OF 823.47 FEET TO POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 295. THENCE NORTHEASTERLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,799.86 FEET, A CENTRAL ANGLE OF 28°40'23", AND A CHORD THAT BEARS NORTH 66°37'28" EAST, A CHORD DISTANCE OF 891.35 FEET TO A POINT OF SAID EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 295; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°51'16" EAST, A DISTANCE OF 353.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.779 ACRES (948,693 SQ. FT.) OF LAND, MORE OR LESS.

Less and except the following parcel:

To Conservation (CSV):

COMMENCING AT SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 12108, PAGE 2190, THENCE SOUTH 89°45'01" WEST, A DISTANCE OF 215.26 FEET, TO THE POINT OF BEGINNING.

THENCE SOUTH 89°45'01" WEST, A DISTANCE OF 106.93 FEET TO THE SOUTHWEST SECTION CORNER OF 24, ALSO BEING THE SOUTHEAST SECTION CORNER OF 23; THENCE SOUTH 89°44'54" WEST, AND CONTAINING ALONG THE SOUTHERLY SECTION OF 23, A DISTANCE OF 1,511.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 295; THENCE NORTHEASTWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,704.81 FEET, A CENTRAL ANGLE OF 04°08'43", AND A CHORD THAT BEARS NORTH 20°27'59" EAST, A CHORD DISTANCE OF 267.98 FEET TO A POINT ON EASTERLY RIGHT OF WAY OF SAID INTERSTATE HIGHWAY NO. 295; THENCE NORTHEASTWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,799.76 FEET, A CENTRAL ANGLE OF 22°15'26", AND A CHORD THAT BEARS NORTH 33°37'07" EAST, A CHORD DISTANCE OF 694.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 295; SOUTH 80°46'21" EAST, A DISTANCE OF 57.65 FEET; THENCE SOUTH 56°10'01" EAST AND LEAVING SAID RIGHT OF WAY, A DISTANCE OF 65.47 FEET, TO A POINT; THENCE SOUTH 13°51'26" EAST, A DISTANCE OF 104.42 FEET TO A POINT; THENCE SOUTH 07°30'57" EAST, A DISTANCE OF 51.58 FEET; THENCE SOUTH 27°36'19" WEST, A DISTANCE OF 66.07 FEET TO A POINT; THENCE SOUTH 12°11'11" WEST, A DISTANCE OF 64.32 FEET TO A POINT; THENCE SOUTH 28°28'43" EAST, A DISTANCE OF 99.61 FEET TO A POINT; THENCE SOUTH 75°05'39" EAST, A DISTANCE OF 70.77 FEET TO A POINT; THENCE NORTH 55°53'21" EAST, A DISTANCE OF 59.74 FEET TO A POINT; THENCE NORTH 80°03'07" EAST, A DISTANCE OF 35.35 FEET TO A POINT; THENCE SOUTH 67°58'59" EAST, A DISTANCE OF 56.30 FEET TO A POINT; THENCE SOUTH 17°48'26" EAST, A DISTANCE OF 99.47 FEET TO A POINT; THENCE SOUTH 63°25'44" EAST, A DISTANCE OF 100.87 FEET TO A POINT; THENCE SOUTH 31°54'21" EAST, A DISTANCE OF 67.15 FEET TO A POINT; THENCE SOUTH 83°56'20" EAST, A DISTANCE OF 59.75 FEET TO A POINT; THENCE SOUTH 41°35'01" WEST, A DISTANCE OF 38.59 FEET TO A POINT; THENCE SOUTH 07°53'17" WEST, A DISTANCE OF 31.45 FEET TO A POINT; THENCE NORTH 64°02'14" EAST, A DISTANCE OF 48.08 FEET TO A POINT; THENCE SOUTH 49°46'52" EAST, A DISTANCE OF 52.67 FEET TO A POINT; THENCE SOUTH 78°19'42" EAST, A DISTANCE OF 61.61 FEET TO A POINT; THENCE SOUTH 88°59'10" EAST, A DISTANCE OF 54.53 FEET TO A POINT; THENCE

NORTH 14°41'46" EAST, A DISTANCE OF 49.70 FEET TO A POINT; THENCE SOUTH 89°38'14" EAST, A DISTANCE OF 25.21 FEET TO A POINT; THENCE SOUTH 57°21'56" EAST, A DISTANCE OF 59.42 FEET TO A POINT; THENCE SOUTH 71°06'38" EAST, A DISTANCE OF 79.53 FEET TO A POINT; THENCE SOUTH 47°51'11" EAST, A DISTANCE OF 50.46 FEET TO A POINT; THENCE SOUTH 61°33'42" EAST, A DISTANCE OF 67.52 FEET TO A POINT; THENCE NORTH 73°17'43" EAST, A DISTANCE OF 78.33 FEET TO A POINT; THENCE SOUTH 44°01'19" EAST, A DISTANCE OF 101.11 FEET TO A POINT OF BEGINNING

CONTAINING 12.701 ACRES (553,253 SQ. FT.) OF LAND, MORE OR LESS.