

May 1, 2025

ORDINANCE _____

Legal Description

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 2 OF A SUBDIVISION OF THE JOHN BROW ARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF HIGHLANDS UNIT NO. 17, AS RECORDED IN PLAT BOOK 31, PAGES 49 AND 49A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID LOT 2 WITH THE NORTHERLY RIGHT OF WAY LINE OF DUNN AVENUE (A 100 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 13 MINUTES 40 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID HIGHLANDS UNIT NO. 17, A DISTANCE OF 240.00 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 13 MINUTES 40 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID HIGHLANDS UNIT NO. 17, A DISTANCE OF 290.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6125, PAGE 529 OF SAID CURRENT PUBLIC RECORDS, 330.13 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6447, PAGE 418 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 28 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LANDS, 125.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LANDS, 200.00 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF HART ROAD (A 70 FOOT RIGHT OF WAY); THENCE SOUTH 00 DEGREES 07 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF HART ROAD, 35.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6213, PAGE 602 OF SAID CURRENT PUBLIC RECORDS 300.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 07 MINUTES 28 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LANDS, 130.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING SITUATE IN THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2892, PAGE 145 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3960, PAGE 281 OF SAID CURRENT PUBLIC RECORDS, 228.35 FEET TO THE POINT OF BEGINNING.