

# ORDINANCE

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September 19, 2025

## Legal Description

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THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE LAND LYING IN FRONT OF LOTS 1, 2, 3 AND ANNO LOT AND THE STEELE LOT, SHOWN ON THE PLAT OF JOHNSON'S SUBDIVISION OF BATTON ISLAND RECORDED IN PLAT BOOK 1, PAGE 50 OF THE FORNIER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF HECKSCHER DRIVE (STATE ROAD NO. 596) AS NOW ESTABLISHED BY THE OFFICE OF THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 3, RUNNING THENCE SOUTH 32 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF HECKSCHER DRIVE, A DISTANCE OF 256 FEET TO THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO GUY W. SACKETT AND EDITH W. SACKETT, HIS WIFE BY DEED RECORDED IN DEED BOOK 1212, PAGE 167, THENCE SOUTH 54 DEGREES 07 MINUTES EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 440 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF THE ST. JOHNS RIVER; THENCE EASTERLY ALONG THE SAID BANK OF THE ST. JOHNS RIVER TO A POINT WHICH IS SOUTH 54 DEGREES 07 MINUTES EAST OF THE POINT OF BEGINNING; THENCE NORTH 54 DEGREES 07 MINUTES WEST ALONG THE NORTHEASTERLY LINE OF THE SAID SOUTHWESTERLY EXTENSION OF LOT 3, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF HECKSCHER DRIVE AT THE POINT OF BEGINNING.