

ORDINANCE

August 25, 2025

Legal Description

A PART OF TRACTS 11, 12, AND 13, BLOCK 4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT-OF-WAY); THENCE NORTH 15°26'50" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 111.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°26'50" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD, A DISTANCE OF 111.16 FEET TO POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7455, PAGE 115; THENCE NORTH 89°41'15" EAST ALONG LAST SAID LINE AND PARALLEL TO SAID COLLINS ROAD, A DISTANCE OF 880.12 FEET TO A POINT IN THE EASTERLY LINE OF TRACT 13; THENCE SOUTH 00°36'25" WEST ALONG SAID EAST LINE, A DISTANCE OF 214.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COLLINS ROAD; THENCE SOUTH 89°41'15" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 875.65 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED AS PARCEL 102 IN OFFICIAL RECORDS BOOK 14397, PAGE 1746; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 102 THE FOLLOWING FIVE COURSES: (1) THENCE NORTH 00°18'45" WEST, A DISTANCE OF 8.78 FEET; (2) THENCE SOUTH 89°41'15" WEST, A DISTANCE OF 7.63 FEET; (3) THENCE NORTH 37°31'55" WEST, A DISTANCE OF 49.94 FEET; (4) THENCE NORTH 16°19'00" EAST, A DISTANCE OF 60.99 FEET; (5) THENCE SOUTH 89°41'15" WEST, A DISTANCE OF 10.84 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7455, PAGE 115 AND OFFICIAL RECORDS BOOK 16379, PAGE 1257, LESS AND EXCEPT THOSE LANDS DESCRIBED AS PARCEL 102 IN OFFICIAL RECORDS BOOK 14397, PAGE 1746.

AND

A PART OF TRACTS 11, 12, AND 13, BLOCK 4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 15°26'50" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 222.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°26'50" EAST ALONG LAST SAID LINE, 35.00 FEET; THENCE SOUTH 89°31'17" EAST, 643.29 FEET; THENCE NORTH 00°17'43" WEST, 81.63 FEET; THENCE NORTH 89°43'37" EAST, 229.32 FEET; THENCE SOUTH 00°39'03" WEST, 106.55 FEET; THENCE NORTH 89°42'17" WEST, 880.29 FEET TO THE POINT OF BEGINNING.

AND

A PART OF TRACTS 11, 12, AND 13, BLOCK 4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINK OF COLLINS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 15°26'50" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 257.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 15°26'50" EAST ALONG LAST SAID LINE, 76.03 FEET, THENCE NORTH 89°43'37" EAST, 622.60 FEET, THENCE SOUTH 00°17'43" EAST 81.63 FEET, THENCE NORTH 89°31'17" WEST, 643.29 FEET TO THE POINT OF BEGINNING.