

ORDINANCE 2024-20

Legal Description

October 19, 2023

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 27, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows:

Beginning at a point, said point being the point of intersection of the South right of way line of Kitler Road, presently established as having a 60 foot right of way, and the East right of way line of Lanier Road, presently established as having a 60 foot right of way; also said point is on the North line of said Southwest quarter of the Northeast quarter of Section 27, thence North 89 degrees 46 minutes East along the said South line of Kitler Road a distance of 1260.45 feet to the Northeast corner of the said Southwest quarter of the Northeast quarter of Section 27; thence South 1 degree 00 minutes East a distance of 600 feet; thence South 89 degrees 46 minutes West a distance of 1260.22 feet to the East line of Lanier Road; thence North 1 degree 00 minutes West along the East line of Lanier Road a distance of 600 feet to the point of beginning.

LESS THE FOLLOWING:

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 27, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of beginning commence at the intersection of the South right of way line of Kitler Road, a 60 foot right of way as now established with the East right of way line of Lanier Road, a 60 foot right of way as now established, also said point is on the North line of said Southwest quarter of the Northeast quarter of Section 27, thence North 89°46'00" East along said South right of way line of Kitler Road, a distance of 1260.19 feet to the Northeast corner of the said Southwest quarter of the Northeast quarter of Section 27 and said point also being the Northeast corner of those lands as described in Official Records Book 3388, Page 529 of the current Public Records of said County; thence South 00° 53'54" East along the Easterly line of said lands, a distance of 600.32 feet to the Southeast corner of said lands and said point also being the Northeast corner of those lands as described in Official Records Book 2401, Page 95 of the current Public Records of said County; thence South 89°47'39" West, along the North line of said lands as described in Official Records Book 2401, Page 95 and said line also being the South line of said lands as described in Official Records Book 3388, Page 529, a distance of 809.13 feet; thence North 01°02'21" West, a distance of 281.00 feet; thence South 89°47'39" West, a distance of 449.60 feet to the intersection with said East right of way line of Lanier Road; thence North 01°02'21" West, a distance of 318.73 feet to the point of beginning.