ORDINANCE 2023-173

Legal Description

February 7, 2023

Parcel 1:

A parcel of land in section 25, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Begin at the point of intersection of the southerly right of way line of Old Baymeadows Road (a 100-foot right of way) with the westerly right of way line of Southside Boulevard (a 300-foot right of way) and run South 00° 01' 50" East along said westerly right of way line a distance of 700.00 feet to a point in the northerly line of the right of way of the road described in Official Records Volume 3310, page 1194 of the public records of said county; run thence westerly and northwesterly along said northerly line of said right of way as follows: First Course, South 89° 58' 10" West a distance of 244.13 feet to a point of curvature; Second Course, along the arc of a curve, concave northeasterly and having a radius of 1,859.86 feet, a chord distance of 113.77 feet to a point, the bearing of the aforementioned chord being North 88° 16' 40" West; run thence North 1° 25' 40" East a distance of 705.40 feet to a point in said southerly right of way line of Old Baymeadows Road; run thence South 88° 34' 20" East along said right of way line, a distance of 340.00 feet to the Point of Beginning.

Parcel 2:

Together with easement rights set forth in Reciprocal Easement Agreement by and between Stockton, Whatley, Davin & Company, and Publix Super Markets, Inc. recorded March 1, 1974 in Official Records Book 3675, Page 1111; Reciprocal Easement Agreement by and between Stockton, Whatley, Davin & Company, and Indiana Florida Realty Trust recorded November 15, 1976 in Official Records Book 4761, Page 760, Public Records of Duval County, Florida., Public Records of Duval County, Florida.

Parcel 3:

Together with easement rights set forth in Access Easement Agreement by and between Deerwood Village Mall, L.C. and Publix Super Markets, Inc. recorded May 25, 2001 in Official Records Book 10004, Page 599, Public Records of Duval County, Florida.