

ORDINANCE 2024-151

December 5, 2023

Legal Description

A portion of Section 38 of the B. De Castro Y. Ferrer Grant, and a portion of Section 40 of the De Castro or Peavett Grant, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Westerly most corner of Pablo Creek Reserve Phase Four, as recorded in Plat Book 62, page 110, of the current Public Records of said county; thence North $89^{\circ}08'37''$ East, along the Southwesterly line of said Pablo Creek Reserve Phase Four, a distance of 1066.51 feet; thence South $00^{\circ}38'16''$ East, continuing along said Southwesterly line and along the Westerly line of Pablo Creek Reserve Phase Five-B, as recorded in Plat Book 66, page 92, of said current Public Records, 2702.92 feet to the Southwesterly corner thereof and the Point of Beginning.

From said Point of Beginning, thence continue South $00^{\circ}38'16''$ East, along the Westerly lines of Residual Parcel, as described and recorded in Official Records Book 12594, page 1039, and those lands described and recorded in Official Records Volume 1833, page 541, both of said current Public Records, 2700.98 feet; thence South $01^{\circ}10'14''$ East, continuing along said Westerly line of Official Records Volume 1833, page 541, a distance of 2155.76 feet to the Northeasterly corner of that certain Conservation Easement described and recorded in Official Records Book 9420, page 1967, of said current Public Records; thence South $89^{\circ}31'58''$ West, departing said Westerly line and along the Northerly line of said Conservation Easement, 300.02 feet to the Southeasterly corner of that certain Conservation Easement described and recorded in Official Records Book 9814, page 684, of said current Public Records; thence North $01^{\circ}10'14''$ West, departing said Northerly line and along the Easterly line of last said Conservation Easement, 2153.47 feet; thence North $00^{\circ}38'16''$ West, continuing along said Easterly line, 2702.38 feet; thence North $89^{\circ}21'44''$ East, departing said Easterly line, 300.00 feet to the Point of Beginning.

Containing 33.45 acres, more or less.