

ORDINANCE 2024-416

April 15, 2024

Legal Description

A PORTION OF TRACT 16, BLOCK 2, SECTION 28, 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, ALSO BEING A PART OF KAELEIGH'S CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGES 122 THROUGH 127 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF EXLINE ROAD, A 60 FOOT RIGHT OF WAY, WITH THE SOUTH RIGHT OF WAY LINE OF HIPPS ROAD, A 66 FOOT RIGHT OF WAY; THENCE SOUTH 00°15'30" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF EXLINE ROAD, A DISTANCE OF 2050.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'30" WEST, CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 581.01 FEET; THENCE NORTH 00°15'20" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°56'20" EAST, A DISTANCE OF 581.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.