

ORDINANCE 2021-807

June 28, 2021

Legal Description

Parcel 1:

Part of Government Lots 9 and 10 lying westerly of the Florida East Coast Railroad right-of-way, in Section 18, Township 4 South, Range 28 East, Duval County, Florida, EXCEPT part in Official Records Volume 3262, page 732 and Official Records Volume 3303, page 909, of the current public records of Duval County, Florida.

Parcel 2:

All that part of the northeast $\frac{1}{4}$, northwest $\frac{1}{3}$ and Government Lots 1 and 2, in Section 19, Township 4 South, Range 28 East, which lie westerly of the Florida East Coast Railroad right-of-way, and northerly of Old St. Augustine Road, Duval County, Florida, EXCEPT part in Official Records Volume 3262, page 732, Official Records Volume 2230, page 281 and Official Records Volume 2262, page 454. TOGETHER with all of the easement rights reserved in that certain deed dated September 8, 1971, between Eugenia Y. Genovar, individually and as Administratrix de bonis non cum testament annexo of the Estate of Bartolo Genovar, deceased, and The Jacksonville Electric Authority, filed September 10, 1971, and recorded in Official Records Volume 3262, page 732, public records of Duval County, Florida.

Parcel 3:

The northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$, and the south $\frac{1}{2}$ of the northeast $\frac{1}{4}$ lying northerly of Old St. Augustine Road, in Section 24, Township 4 South, Range 27 East, Duval County, Florida, EXCEPT part in Official Records Volume 2230, page 281 and Official Records Volume 2262, page 454.

Parcel 4:

Part of Sections 18 and 19, Township 4 South, Range 28 East, Duval County, Florida, more particularly described as follows:

Begin at the intersection of the east line of said Section 19 with the northerly line of St. Augustine Road (a 100.0 foot right of way); thence south $48^{\circ} 18' 48''$ west, 809.42 feet, along the northwesterly line of said St. Augustine Road, to the point of curve of a curve concave to the northwest and having a radius of 1382.39 feet; thence around and along said curve and the northwesterly line of said St. Augustine Road, through a central angle of $45^{\circ} 09' 00''$, an arc distance of 1089.35 feet, (chord bearing and distance of south $70^{\circ} 53' 18''$ west, 1061.38 feet), to its point of tangency; thence north $86^{\circ} 32' 12''$ west, 3428.24 feet, along the north line of St. Augustine Road to the southeasterly line of the land described in Official Records Volume 3262, page 732, Parcel 2; thence North $43^{\circ} 37' 38''$ east, 2102.51 feet, along the southeasterly line of said lands, to the southwesterly line of the lands described in Official Records Volume 3262, page 732, Parcel 1; thence south $46^{\circ} 21' 59''$ east, 700.0 feet, along the southwesterly line of said lands, to the southeasterly line of said lands; thence north $43^{\circ} 37' 46''$ east, 1000.3 feet, along the southeasterly line of said lands, to the northeasterly line of said lands; thence north $46^{\circ} 23' 36''$ west, 700.2 feet, along the northeasterly line of said lands, to the southeasterly line of lands described in Official Records Volume 3262, page 732, Parcel 2; thence North $43^{\circ} 37' 22''$ east, 330.08 feet, along the southeasterly line of said lands, to the south line of the Mary Ann Davis Grant, Section 37; thence south $89^{\circ} 52' 53''$ east, 1196.08 feet, along the south line of said section 37, to the southwesterly line of the Florida East Coast Railroad (a 100.0 foot right of way); thence south $41^{\circ} 34' 11''$ east,

2204.51 feet, along the southwesterly line of said railroad, to the east line of said Section 19; thence south 00°50'48" east, 154.25 feet, along the east line of Section 19, to the point of beginning.

Parcel 5:

Part of Section 20, Township 4 South, Range 28 East, Duval County, Florida, more particularly described as follows:

Begin at the intersection of the west line of said Section 20 with the northwesterly line of St. Augustine Road (a 100.0 foot right of way); thence North 00°50'48" west, 154.29 feet along the west line of said Section 20, to the southwesterly line of the Florida East Coast Railroad (a 100.0 foot right of way); thence south 41°34'11" east, 116.73 feet along the southwesterly line of said railroad, to the northwesterly line of said St. Augustine Road; thence south 48°18'48" west, 100.66 feet, along the northwesterly line of said St. Augustine Road to the point of beginning.

LESS AND EXCEPT the real property as described in that certain Warranty Deed dated July 31, 1990 by and between Philip B. Genovar, grantor, and ZOM Bayard, Ltd., grantee, and recorded in Official Records Book 6939, Page 1626 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "B;"

LESS AND EXCEPT the real property as described in that certain Special Warranty Deed dated August 13, 1992 by and between H. Foxworth Horne, Jr., and Marcelle Horne Laney, grantors, and ZOM Bayard, Ltd., grantee, and recorded in Official Records Book 7399, Page 1137 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "C;"

LESS AND EXCEPT the real property as described in that certain Special Warranty Deed dated February 24, 1995 by and between Philip B. Genovar, grantor, and Renex Homes, Inc., grantee, and recorded in Official Records Book 8051, Page 647 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "D;"

LESS AND EXCEPT the real property as described in that certain Warranty Deed dated October 10, 1997 by and between Philip B. Genovar, grantor, and City of Jacksonville, grantee, and recorded in Official Records Book 8759, Page 781 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "E."