

# ORDINANCE 2023-591

## Legal Description

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A PART OF GOVERNMENT LOT 3, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3; THENCE SOUTH 00° 57' 10" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, ALSO BEING THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5391, PAGE 1054 AND OFFICIAL RECORDS VOLUME 5353, PAGE 1055, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 232.93 FEET TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS VOLUME 5353, PAGE 1055 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 87° 05" 50" EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8028, PAGE 1978, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 270.67 FEET; THENCE NORTH 00° 57' 10" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5054, PAGE 359, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 139.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD ST AUGUSTINE ROAD; THENCE NORTH 73° 34' 20" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD ST AUGUSTINE ROAD, 283.46 FEET TO THE POINT OF BEGINNING