

ORDINANCE 2022-149

LEGAL DESCRIPTION

A PART OF SECTION 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 87° 35' 30" EAST, A DISTANCE OF 555.75 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF BROWARD ROAD, COUNTY ROAD NUMBER 588; THENCE NORTH 01° 59' 37" WEST ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 101.01 FEET; THENCE CONTINUE ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 00° 00' 26" WEST, A DISTANCE OF 77.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF BROWARD ROAD NORTH 00° 25' 06" WEST, A DISTANCE OF 56.08 FEET; THENCE DEPART EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 89° 40' 06" EAST, A DISTANCE OF 538.32 FEET; THENCE SOUTH 00° 20' 51" EAST, A DISTANCE OF 40.08 FEET; THENCE NORTH 89° 38' 33" EAST, A DISTANCE OF 233.74 FEET; THENCE SOUTH 20° 40' 24" EAST, A DISTANCE OF 274.43 FEET TO A POINT ON THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID RIGHT-OF-WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 879.93 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 300.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43° 48' 59" SECONDS WEST AND A CHORD DISTANCE OF 298.75 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 497.96 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 351.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73° 25' 30" SECONDS WEST AND A CHORD DISTANCE OF 344.70 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 350.00 FEET: THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 510.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44° 15' 33" WEST AND A CHORD DISTANCE OF 466.43 FEET; THENCE DEPART SAID LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 87° 46' 21" EAST, A DISTANCE OF 183.32 FEET; THENCE NORTH 00° 19' 58" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89° 40' 06" WEST, DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 8.85 ACRES, MORE OR LESS.