

# ORDINANCE 2022-235

## Legal Description – 2/17/2022

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A PORTION OF SECTIONS 32, 33 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 00°25'15" EAST, ALONG THE EAST LINE OF SAID SECTION, 2623.31 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 89°15'14" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1036.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 00°25'15" EAST, 750.00 FEET; THENCE SOUTH 47°08'16" EAST, 1513.59 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2850.76 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 31°08'39" WEST, 2804.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°07'29" WEST, 1561.80 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD (A 66-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE (1) - IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 605.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°42'16" WEST, 201.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) - SOUTH 49°07'29" WEST, 35.33 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD (A 150-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 40°56'16" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 7,876.46 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACRE 1: ROAD; THENCE THE FOLLOWING (5) COURSES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE: COURSE (1) - NORTH 60°22'15" EAST, 427.38 FEET TO A POINT OF CURVATURE; COURSE (2) - IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,472.69 FEET, A CHORD BEARING AND DISTANCE OF NORTH 54°24'42" EAST, 305.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (3) - NORTH 48°27'10" EAST, 1,521.04 FEET TO A POINT OF CURVATURE; COURSE (4) - IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,870.08 FEET, A CHORD BEARING AND DISTANCE OF NORTH 55°35'44" EAST, 465.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (5) - NORTH 62°44'19" EAST, 676.58 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 33; THENCE NORTH 89°29'38" EAST, ALONG LAST MENTIONED NORTH LINE, 2,349.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD AND A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 859.02 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80°08'53" EAST, 106.31 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE SOUTH 01°37'41" WEST, ALONG SAID WEST LINE, 2,617.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33; THENCE NORTH 89°15'14" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1,752.70 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 754.26 ACRES, MORE OR LESS.