

ORDINANCE 2022-344

Legal Description March 22, 2022

LEGAL DESCRIPTION

PARCEL 2

A tract of land situated in Township 1 South, Range 27 East and being a portion of Lots 6 and 7, of the Division of the William Drummond Grant, Section 47, according to plat recorded in Plat Book 1, Page 17, former public records of Duval County, Florida, together with a portion of that certain marsh land (now filled) conveyed to Nell L. C. Bostwick by the Trustees of the Internal Improvement Fund by deed recorded in the Official Records of said County in Volume 399, Page 5 and all being more particularly described as follows:

For a Point of Reference commence at a concrete monument located at the most westerly corner of said William Drummond Grant, Section 47 and run North 62°34'00" East along the line dividing said Grant from Section 17, said Township and Range, a distance of 2,188.56 feet to the common corner of Lots 7 and 8, aforementioned Division of the William Drummond Grant; run thence South 22°45'18" East along the line dividing said Lots 7 and 8, a distance of 154.31 feet to a point on the southeasterly right-of-way line of the Seaboard Coastline Railroad (a 100 foot right-of-way) for the Point of Beginning.

From the Point of Beginning thus described continue South 22°45'18" East along said dividing line, a distance of 982.03 feet to a point on the northerly right-of-way line of Heckscher Drive (State Road No. 105) (a 100 foot right-of-way); run thence South 88°52'18" East along said northerly right-of-way line, a distance of 867.72 feet to a point on the dividing line between Lots 5 and 6, aforementioned Division of the William Drummond Grant; run thence North 22°20'30" West along last mentioned dividing line and the northerly prolongation thereof, a distance of 1,479.41 feet to a point on previously mentioned southeasterly right-of-way line of Seaboard Coastline Railroad; run thence in a southwesterly direction along the arc of a curve in said southeasterly right-of-way line, said curve being concave northwesterly, and having a radius of 2,889.93 feet, a chord bearing and distance of South 54°57'10" West, 458.24 feet to the Point of Tangency of said curve; run thence South 59°30'00" West continuing along said southeasterly railroad right-of-way line, a distance of 359.64 feet to the Point of Beginning.

The land thus described contains 22.366 acres, more or less and being that portion of land

described in the Official Records of said County as Parcel "A" of Volume 2835, Page 1163, which lies between the said 100 foot wide Seaboard Coastline Railroad right-of-way and said 100 foot wide Heckscher Drive right-of-way.

Subject to a 25 foot utility easement described in the Official Records of said County as Parcel "B" of Volume 2894, Page 957.