

ORDINANCE 2022-431

Legal Description – 3/1/2021

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF DUVAL ROAD A VARIABLE WIDTH RIGHT-OF-WAY; THENCE SOUTH 00° 57' 01" EAST, ALONG SAID EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 544.47 FEET TO THE AN ANGLE POINT AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14610, PAGE 210 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 59' 08" EAST, CONTINUING ALONG LAST SAID EAST LINE AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 977.72 FEET TO A POINT LYING ON THE NORTHWEST LINE OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST OF SAID COUNTY; THENCE SOUTH 54° 32' 50" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 272.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 295 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 88° 12' 10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.15 TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 295 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 85° 06' 45" WEST, ALONG LAST SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 255.62 FEET; THENCE NORTH 00° 00' 03" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 428.93 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 53.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 02' 02" AN ARC DISTANCE OF 49.98 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52° 54' 14" WEST, 48.15 FEET; THENCE SOUTH 89° 55' 15" WEST, A DISTANCE OF 50.0 FEET; THENCE NORTH 00° 04' 45" WEST, A DISTANCE OF 418.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 53' 37" AN ARC DISTANCE OF 287.37 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24° 52' 03" EAST, 278.37 FEET; THENCE NORTH 49° 48' 51" EAST, A DISTANCE OF 105.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 40' 08" AN ARC DISTANCE OF 246.39 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09° 28' 48" EAST, 226.54 FEET; THENCE NORTH 30° 51' 16" WEST, A DISTANCE OF 78.54 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF DUVAL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 58° 11' 07" EAST, A DISTANCE OF 418.65 FEET TO THE POINT OF BEGINNING.