

ORDINANCE 2022-528

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

All that tract or parcel of land containing 3.52 acres more or less situated, lying and being in Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, and being more particularly described as follows:

Commence at the centerline intersection of Baymeadows Road and Interstate Route 95; thence run South 89°44'01" West along the centerline of Baymeadows Road for a distance of 717.54 feet to a point; thence run South 00°15'59" East for a distance of 90.00 feet to a point on the South right-of-way margin of Baymeadows Road and the end of the limited access right-of-way margin of said Interstate Route 95; thence run South 79°37'08" East along the West right-of-way margin of Interstate Route 95 for a distance of 321.57 feet to a point; thence run South 62°51'26" East along said right-of-way margin for a distance of 182.53 feet to a point; thence run South 60°42'46" West for a distance of 48.49 feet to a point; thence run South 29°17'14" East for a distance of 20.00 feet to a point; thence run North 60°42'46" East for a distance of 51.51 feet to a point back on the West right-of-way margin of Interstate Route 95; thence run South 37°51'49" East along said right-of-way margin for a distance of 892.18 feet to a point, thence continue South 31°48'59" East for a distance of 94.09 feet to a point said point being the True Point of Beginning; thence continue South 31°48'59" East along said right-of-way margin for a distance of 325.36 feet to a point; thence run South 55°29'37" West for a distance of 463.61 feet to a point on the East right-of-way margin of Dix Ellis Trail; thence run North 34°30'23" West along said right-of-way margin for a distance of 325.00 feet to a point; thence run North 55°29'37" East for a distance of 478.88 feet to a point and back to the True Point of Beginning.

Land containing 153154.59 sq. ft. and 3.52 acres.