

ORDINANCE 2022-529

Legal Description

A parcel of land, being a portion of Francis Richard Grant, Section 56, and a portion of the Joseph Summerral Grant, Section 57, all being in Township 3 South, Range 27 East Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at a point which is the intersection of the southwesterly prolongation of the Southerly right-of-way line of Baymeadows Road (a 100 foot wide-right-of-way, as now established), and run North 89° 44' 01" East, along said Southwesterly prolongation of said southerly right-of-way line, a distance of 35.00 feet to a point in said Southerly right-of-way line of Baymeadows Road; thence continue North 89° 44' 01" East, along last said right-of-way line, a distance of 3,247.24 feet to a point, said point being the most Northwesterly corner of a tract of land as described In Official Records Volume 4275, Page 756, Public Records of said County; run thence along the Westerly boundary of said tract, South 00° 15' 59" East, a distance of 290.00 feet to a Point, thence North 89° 44' 01" East, along the Southerly boundary of said tract, a distance of 113.71; run thence South 01° 56' 50" East, departing from last said Southerly line, a distance of 701.45 feet to a point in the Southerly line of aforementioned Section 56, said line being the dividing line between said Section 56 and 57, Joseph Summerral Grant; run thence North 68° 53' 28" East along said dividing line a distance of 464.68 feet to the Point of Beginning for this description:

From the Point of Beginning thus described run thence North 34° 30' 23" West departing from said dividing line, a distance of 400.00 feet; run thence North 07° 29' 43" West a distance of 107.16 feet; run thence North 44° 44' 01" East, a distance of 100.00 feet; run thence North 00° 15' 59" West., a distance of 50.00 feet to a point in the Southwesterly right-of-way line of Dix Ellis Trail, as now established; run thence North 89° 44' 01" East along said Southwesterly right-of-way line, a distance of 32.98 feet to a point of curvature therein; run thence 394.86 feet along the arc of a curve to the right having a radius of 270.00 feet, and a central angle of 83° 47' 30", said arc being subtended by a chord which bears South 48° 22' 15" East, 360.60 feet to a point, thence continue along said Southwesterly right-of-way line 145.29 feet along the arc of a curve to the right having a radius of 270,00 feet, and a central angle of 30° 49' 51" said arc being subtended by a chord which bears South 08° 56' 26" West, 143.54 feet to a point; thence continue along said Southwesterly right-of-way line of said Dix Ellls Trail, South 34° 30' 23" East, a distance of 212.38 feet; thence South 55° 29' 37" West, 190.00 feet; thence North 34° 30' 23" West, 129.76 feet to the Point of Beginning.