

ORDINANCE 2022-531

Legal Description

A tract of land, being a portion of the F. Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the centerline intersection of Baymeadows Road (formerly San Clerc Road) and Interstate Route 95, and run South 89 degrees 44 minutes 01 seconds West, along said centerline of Baymeadows Road, a distance of 717.54 feet; run thence South 0 degrees 15 minutes 59 seconds East, a distance of 90.00 feet to a point in the Southerly right of way line of said Baymeadows Road, said point being the end of the limited access right of way of Interstate Route 95 and the Northeasterly corner of that certain property described in Official Records Volume 2799, page 698, Public Records of said County; run thence South 79 degrees 37 minutes 08 seconds East, along the Southwesterly right of way line of said Interstate Route 95, a distance of 321.57 feet to a point; run thence South 62 degrees 51 minutes 26 seconds East, continuing along said right of way line, a distance of 182.53 feet to a point; run thence South 60 degrees 42 minutes 46 seconds West, a distance of 48.49 feet to a point; run thence South 29 degrees 17 minutes 14 seconds East, a distance of 20.00 feet to a point; run thence North 60 degrees 42 minutes 46 seconds east, a distance of 51/51 feet to a point in the southwesterly right of way line of said Interstate Route 95; run thence South 37 degrees 51 minutes 49 seconds East, along said right of way line, a distance of 59.60 feet to a point for point of beginning.

From the point of beginning thus described continue South 37 degrees 51 minutes 49 seconds East, along said right of way line, a distance of 203.25 feet; run thence South 55 degrees 29 minutes 37 seconds West, a distance of 430.47 feet to a point in the Northeasterly right of way line of a proposed road; run thence along said proposed right of way line and along the arc of a curve, concave Northeasterly and having a radius of 270.00 feet, a chord distance of 87.68 feet to a point of reverse curvature in said proposed right of way line, the bearing of the aforementioned chord being North 5 degrees 21 minutes 31 seconds West; run thence along said proposed right of way and along the arc of a curve, concave Southwesterly and having a radius of 330.00 feet, a chord distance of 60.17 feet to the Southeast corner of Dix Ellis Trail, as said right of way is described in the Public Records of said county, In Official Records Volume 4756, page 448, the bearing of the aforementioned chord being North 1 degrees 14 minutes 41 seconds West; run thence along the Easterly right of way line of said Dix Ellis Trail and along the arc of a curve, concave Southwesterly and having a radius of 330.00 feet, a chord distance of 81.39 feet to a point, the bearing of the aforementioned chord being North 13 degrees 33 minutes 32 seconds West; run thence North 55 degrees 29 minutes 37 seconds East, a distance of 313.71 feet to the point of beginning.