

# ORDINANCE 2022-605

## Legal Description

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That certain piece, parcel or tract of land lying in and being part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 2 South, Range 25 East, Duval County, City of Jacksonville, Florida, being more particularly described as follows: From the Northwest corner of the Southeast 1/4 of said Section 15, South 87°33'38" East by and along the North boundary of said Southeast 1/4, a distance of 1234.80 feet to the center line of Jackson Avenue, a 50 foot right of way as now established; thence South, by and along said center line, a distance of 1466.62 feet; thence North 89°51'00" West, a distance of 25.0 feet to the intersection of the West right of way of said Jackson Avenue with the South right of way of Nevada Street, a 60 foot right of way as now established, for a point of beginning; thence South by and along the West right of way of said Jackson Avenue, a distance of 447.33 feet to the North right of way of Beaver Street and/or U.S. Highway 90, a 66 foot right of way as now established; thence South 89°50'00" West by and along said North right of way, a distance of 94.86 feet to the Northeasterly right of way of Bulls Bay Highway, a 60 foot right of way as now established; thence North 67°25'07" West, by and along said Northeasterly right of way, a distance of 276.15 feet to a point of curvature; thence around and along a curve to the right, said curve having a radius of 1318.90 feet, and a Delta of 22°28'10", an arc distance of 517.23 feet to a point on said curve and the Southeasterly right of way of aforementioned Nevada Street; thence North 31°32'00" East, by and along said Southeasterly right of way, a distance of 62.89 feet to the South right of way of said Street; thence North 89°51'00" East, by and along said South right of way, a distance of 743.97 feet to the West right of way of aforementioned Jackson Avenue and the point of beginning.