## ORDINANCE 2022-605

## Legal Description

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 $87^{\circ} 33^{\prime} 38^{\prime \prime}$ 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 $89^{\circ} 51^{\prime} 00^{\prime \prime}$ 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 $89^{\circ} 50^{\prime} 00^{\prime \prime}$ 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 $67^{\circ} 25^{\prime} 07^{\prime \prime}$ 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 $22^{\circ} 28^{\prime} 10^{\prime \prime}$, 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 $31^{\circ} 32^{\prime} 00$ " 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 $89^{\circ} 51^{\prime} 00$ " 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.

