

ORDINANCE 2022-830

August 30, 2022

Legal Description

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14486, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING THE SOUTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF SAID CURRENT PUBLIC RECORDS, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF TRACT 3, BLOCK 4, OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 88°23'20" EAST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF TRACT 4, BLOCK 4, A DISTANCE OF 323.59 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 3, BLOCK 4; THENCE SOUTH 1°49'33" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18935, PAGE 714, OFFICIAL RECORDS BOOK 1716, PAGE 345 AND OFFICIAL RECORDS BOOK 13150, PAGE 1115, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 647.67 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16968, PAGE 2187 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°19'11" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16968, PAGE 2187 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 322.65 FEET TO THE SOUTHEAST CORNER OF LOT 86 AS SHOWN ON THE PLAT OF WALKERS RIDGE, AS RECORDED IN PLAT BOOK 76, PAGES 49 THROUGH 54 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 1°40'06" EAST, ALONG THE EAST LINE OF SAID WALKERS RIDGE, A DISTANCE OF 529.39 FEET TO THE NORTHEAST CORNER OF LOT 85 OF SAID WALKERS RIDGE; THENCE NORTH 2°03'48" EAST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12839, PAGE 588 OF SAID CURRENT RECORDS, A DISTANCE OF 118.62 FEET TO THE **POINT OF BEGINNING**.

LANDS DESCRIBED CONTAINING 4.80 ACRES MORE OR LESS.