

ORDINANCE 2022-894

Legal Description

A PART OF FARM 17, DINSMORE COMPANY'S UNRECORDED MAP OF DINSMORE FARMS AND TOWNSITES, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST AND A PORTION OF A CLOSED 60.00 FOOT PLATTED ROAD DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID SECTION 12, WITH THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE SOUTH 00 DEGREES 20 MINUTES 01 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 12.30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PITTS ROAD; THENCE SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PITTS ROAD, 1336.52 FEET TO THE EASTERLY BOUNDARY OF FARM 18; THENCE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS EAST, ALONG THE EASTERLY BOUNDARIES OF FARMS 18 AND 17, 1010.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF FARM 17, 250.00 FEET TO THE SOUTHEAST CORNER OF SAID FARM 17, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID FARM 17, 530.72 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF NEW KINGS ROAD (U.S. HIGHWAY NO.1); THENCE NORTH 27 DEGREES 43 MINUTES 20 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NEW KINGS ROAD, 281.14 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 05 SECONDS EAST, 659.32 FEET TO THE EASTERLY BOUNDARY OF FARM 17 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE WESTERN 218 FEET CURRENTLY IN CGC LAND USE