

ORDINANCE 2023-122

November 16, 2022

Legal Description

A portion of Section 8, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 8; thence South $00^{\circ}58'33''$ East, along the Westerly line of said Section 8, a distance of 1,732.04 feet; thence North $89^{\circ}55'58''$ East, along the Southerly line of the North Side Senior High School and as shown on survey prepared by Charles Bassett and Associates, File No. S-3953, dated February 12, 1991 and its Easterly prolongation thereof, a distance of 1,875.09 feet to a point lying on the Southeasterly right of way line of Starrett Road (a 60 foot right of way as now established) and the POINT OF BEGINNING; thence North $89^{\circ}55'39''$ East, along the Southerly line of those certain lands described in Official Records Volume 823, Page 423 (Parcel "A") of said Current Public Records, a distance of 279.65 feet; thence South $27^{\circ}30'27''$ West, 395.05 feet to a point lying on a curve concave Northeasterly, having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, a distance of 7.13 feet, said ore being subtended by a chord bearing and distance of North $64^{\circ}34'30''$ West, 7.13 feet to the point of tangency of said curve; thence North $62^{\circ}31'54''$ West, 223.06 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Northerly along the arc of said curve, a distance of 41.61 feet, said ore being subtended by a chord bearing and distance of North $14^{\circ}50'41''$ West, 36.97 feet to a point on said curve; thence North $57^{\circ}09'27''$ West, 15.00 feet to a point lying on aforesaid Southeasterly right of way line of Starrett Road; thence North $32^{\circ}50'33''$ East, along last said line, 239.22 feet to the POINT OF BEGINNING.

Containing 1.9438 acres, more or less.