ORDINANCE 2023-257

Legal Description

2/17/2023

RECORD DESCRIPTION:

The land referred to herein below is situated in the County of Duval, State of Florida, and described as follows:

PARCEL ONE

The North 1/2 of the Southwest 1/ 4 of Section 14, Township 1 South, Range 25 East, lying Southwest of Railroad, Duval County, Florida.

PARCEL TWO

That portion of Farms 33 and 34 lying Westerly and Northerly of Garden Street, Farms 47, 48, 49, 50, 63 and 64, Dinsmore Farms unrecorded lying in Southwest 1/4 of Section 14, Township 1 South, Range 25 East, Duval County, Florida. All being more particularly described as follows:

For a point of reference, commence at the Southwest corner of Section 14, Township 1 South, Range 25 East, Duval County, Florida; thence Northerly, along the West line of said Section 14 and the West line of said Farm 64, N. 01° 07' 13" E., 40.00 feet to an intersection with the Northerly right of way line of Garden Street, (an 80 foot right of way, as now established) and the point of beginning; thence continue Northerly along said West line of Section 14 and the West line of said Farms 63 and 64 and a Northerly projection thereof, N. 01°07'13" E., 2608.96 feet to the Northwest corner of the Southwest 1/4 of said Section 14; thence Easterly, along the North line of said Southwest 1/4, N. 89°08'03" E., 864.09 feet to the Southwesterly right of way line of the CSX Railroad, (a 150 foot right of way, as now established); thence Southeasterly, along last said right of way line, S. 40°54'12" E., 1692.06 feet to the intersection with the Westerly right of way line of Garden Street, (an 80 foot right of way as now established); thence Southerly, along last said westerly right of way line, S.00°25'39" E., 1251.71 feet to the aforementioned Northerly right of way line of Garden Street; thence Westerly, along last said Northerly right of way line, S. 87°26'15" W., 2034.31 feet to the point of beginning.

Less and except any portion of the 60 foot roadways as shown on the plat of Dinsmore Farms Subdivision, (unrecorded), that may be claimed by the City of Jacksonville, Duval County, Florida, and any part lying in the right of way of Garden Street.

Subject to the easements described in Official Records Volume 2752, Page 709 of the current public records of Duval County, Florida.