

# ORDINANCE 2023-326

## Legal Description

January 11, 2023

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A PORTION OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF CANAL STREET (60 FEET WIDE) WITH THE CENTERLINE OF BRANDY BRANCH ROAD (60 FEET WIDE); THENCE SOUTH 88°43'18" WEST ALONG SAID CENTERLINE OF BRANDY BRANCH ROAD A DISTANCE OF 1712.23 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 06°33'43" EAST A DISTANCE OF 30.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BRANDY BRANCH ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE SOUTH 06°33'43" EAST A DISTANCE OF 978.79 FEET TO THE NORTH LINE OF A DRAINAGE EASEMENT 85 FEET WIDE AT THIS POINT, DESCRIBED IN OFFICIAL RECORDS BOOK 694, PAGE 17 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, AND SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER (7227-401) 72270-2401; THENCE SOUTH 85°45'11" WEST ALONG SAID NORTH LINE, LYING 85 FEET NORTH OF (AS MEASURED PERPENDICULARLY) AND PARALLEL TO THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 10 (300 FEET WIDE), A DISTANCE OF 1570.01 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°48'35" EAST A DISTANCE OF 337.89 FEET; THENCE NORTH 25°29'31" WEST A DISTANCE OF 108.50 FEET; THENCE NORTH 79°19'19" WEST A DISTANCE OF 115.26 FEET; THENCE NORTH 36°07'06" WEST A DISTANCE OF 394.62 FEET; THENCE NORTH 43°09'04" EAST A DISTANCE OF 118.90 FEET; THENCE NORTH 04°00'34" EAST A DISTANCE OF 187.46 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF BRANDY BRANCH ROAD; THENCE NORTH 88°43'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1747.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.31 ACRES, MORE OR LESS.