

# ORDINANCE 2023-420

## Legal Description

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A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13398, PAGE 1975 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 23 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28 OF SAID TOWNSHIP AND RANGE, THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 28, 2,602.41 FEET TO THE WESTERN RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY SEABOARD COASTLINE RAILROAD); THENCE NORTH 18 DEGREES 57 MINUTES 58 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 22,158.16 FEET TO THE NORTH LINE OF SECTION 3, OF SAID TOWNSHIP AND RANGE, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, ALONG SAID NORTH LINE, ALSO BEING THE NORTH LINE OF SIAD LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13398, PAGE 1975, 325.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD NO. 200, A RIGHT OF WAY OF VARYING WIDTH); THENCE SOUTH 18 DEGREES 55 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 710.41 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, PARALLEL TO SAID NORTH LINE OF SECTION 3, 324.63 FEET TO SAID WESTERLY LINE OF CSX TRANSPORTATION RAILROAD; THENCE NORTH 18 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 710.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES MORE OR LESS.

**5/16/2023**