

ORDINANCE 2023-848

June 9, 2023

Legal Description (Page 1 of 2)

A PORTION OF THE CHARLES SETON GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 5, AS SHOWN ON THE PLAT OF SUBDIVISION OF PART OF THE DAVID O. OGILVIE ESTATE, AS RECORDED IN PLAT BOOK 70, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 29°25'10" EAST, ALONG THE EASTERLY LINE OF SAID LOT 5, SAID LINE ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5680, PAGE 513, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 488.23 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 32°54'04" EAST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16349, PAGE 1686, SAID CURRENT PUBLIC RECORDS, 1104.80 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 33°48'40" EAST, 1319.54 FEET, TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESIGNATED PARCEL 5, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16246, PAGE 4111, SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 33°48'40" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 500.00 FEET, TO THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 33°30'13" WEST, ALONG LAST SAID LINE, AND ALONG THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 6, AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 16246, PAGE 4111, AND ALONG THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1420.07 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18753, PAGE 428, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°32'33" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17402, PAGE 1719, SAID PUBLIC RECORDS, 3684.17 FEET, TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18753, PAGE 428; THENCE SOUTH 071°4'23" WEST, ALONG LAST SAID LINE, 1345 FEET, MORE OR LESS, TO THE CENTERLINE OF HOUSTON CREEK; THENCE SOUTHWESTERLY, ALONG THE MEANDERINGS OF SAID HOUSTON CREEK, A DISTANCE OF 5550 FEET, MORE OR LESS, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16349, PAGE 1686; THENCE NORTH 31°48'13" WEST, ALONG LAST SAID LINE, 1735 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

LESS AND EXCEPT:

A PORTION OF THE CHARLES SETON GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 5, AS SHOWN ON THE PLAT OF SUBDIVISION OF PART OF THE DAVID O. OGILVIE ESTATE, AS RECORDED IN PLAT BOOK 70, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 29°25'10" EAST, ALONG THE EASTERLY LINE OF SAID LOT 5, SAID LINE ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5680, PAGE 513, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 488.23 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 32°54'04" EAST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16349, PAGE 1686, SAID CURRENT PUBLIC RECORDS, 1104.80 FEET; THENCE SOUTH 32°53'19" EAST, ALONG THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18753, PAGE 428, OF SAID CURRENT PUBLIC RECORDS, 1443.35 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 32°42'52" EAST, 124.07 FEET; THENCE NORTH 30°36'56" EAST, 273.16 FEET; THENCE NORTH 36°39'17" EAST, 261.08 FEET; THENCE NORTH 52°09'47" EAST, 226.81 FEET; THENCE NORTH 52°43'52" EAST, 0.47 FEET; THENCE NORTH 52°09'45" EAST, 91.28 FEET; THENCE NORTH 30°57'50" EAST, 315.78 FEET; THENCE NORTH 42°57'22" EAST, 193.15 FEET; THENCE NORTH 47°43'19" EAST, 215.92 FEET; THENCE NORTH 54°54'33" EAST, 220.48 FEET; THENCE NORTH 66°46'33" EAST, 72.24 FEET; THENCE NORTH 37°22'27" EAST, 132.41 FEET; THENCE NORTH 47°36'38" EAST, 150.63 FEET; THENCE NORTH 45°00'14" EAST, 147.24 FEET; THENCE NORTH 40°25'08" EAST, 172.46 FEET; THENCE NORTH 57°48'31" EAST, 70.82 FEET; THENCE NORTH 57°48'38" EAST, 82.67 FEET; THENCE NORTH 44°33'51" EAST, 62.68 FEET; THENCE NORTH 27°46'40" EAST, 202.05 FEET; THENCE NORTH 37°04'58" EAST, 248.02 FEET; THENCE NORTH 37°47'32" EAST, 296.74 FEET; THENCE NORTH 37°44'51" EAST, 189.27 FEET; THENCE NORTH 45°51'02" EAST, 17.96 FEET; THENCE NORTH 45°46'17" EAST, 108.61 FEET; THENCE NORTH 19°43'53" EAST, 8.91 FEET; THENCE NORTH 52°07'57" EAST, 29.77 FEET; THENCE NORTH 67°27'02" EAST, 33.15 FEET; THENCE NORTH 74°12'20" EAST, 33.16 FEET; THENCE SOUTH 81°49'09" EAST,

ORDINANCE 2023-848

June 9, 2023

Legal Description (Page 2 of 2)

12.86 FEET; THENCE SOUTH 74°05'12" EAST, 16.21 FEET; THENCE SOUTH 74°16'36" EAST, 9.08 FEET; THENCE SOUTH 89°06'14" EAST, 5.34 FEET; THENCE SOUTH 76°55'07" EAST, 29.28 FEET; THENCE SOUTH 72°57'06" EAST, 9.43 FEET; THENCE SOUTH 72°49'07" EAST, 21.47 FEET; THENCE SOUTH 78°23'42" EAST, 4.21 FEET; THENCE SOUTH 63°37'41" EAST, 5.30 FEET; THENCE SOUTH 80°46'56" EAST, 6.40 FEET; THENCE SOUTH 56°49'38" EAST, 33.57 FEET; THENCE SOUTH 16°35'02" EAST, 18.37 FEET; THENCE SOUTH 09°21'58" EAST, 1.32 FEET; THENCE SOUTH 30°29'05" EAST, 5.57 FEET; THENCE SOUTH 78°37'37" EAST, 39.07 FEET; THENCE NORTH 61°53'50" EAST, 157.69 FEET; THENCE NORTH 54°55'09" EAST, 71.45 FEET, TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18753, PAGE 428; THENCE SOUTH 07°14'23" WEST, ALONG LAST SAID LINE, 360 FEET, MORE OR LESS, TO THE CENTERLINE OF HOUSTON CREEK; THENCE SOUTHWESTERLY, ALONG THE MEANDERINGS OF SAID HOUSTON CREEK, A DISTANCE OF 5550 FEET, MORE OR LESS, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16349, PAGE 1686; THENCE NORTH 32°53'19" WEST, ALONG LAST SAID LINE, 295 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 180.70 ACRES, MORE OR LESS.