

# ORDINANCE 2024-97

May 17, 2023

## Legal Description

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A PORTION OF LOTS 17 AND 18, LOVE GROVE FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BENNETT ROAD (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE SOUTH 03° 16' 20" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DEAN ROAD, A DISTANCE OF 125.01 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10707, PAGE 919 OF SAID COUNTY; THENCE NORTH 87° 37' 40" WEST ALONG THE NORTHERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10707, PAGE 919, OF SAID COUNTY, A DISTANCE OF 281.25 FEET; THENCE SOUTH 03° 16' 20" WEST ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10707, PAGE 919 OF SAID COUNTY, A DISTANCE OF 16.99 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID LANDS SOUTH 03° 16' 20" WEST, A DISTANCE OF 160.66 FEET; TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15134, PAGE 1539 OF SAID COUNTY; THENCE SOUTH 89° 44' 53" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 24. 78 FEET AND TO THE POINT OF BEGINNING; THENCE NORTH 87° 57' 10" WEST A DISTANCE OF 325.96 FEET TO THE EASTERLY LINE OF A 30 FOOT RIGHT OF WAY FOR DRAINAGE, AS SHOWN ON PLAT OF SANS SOUCI SECTION 11, AS RECORDED IN PLAT BOOK 28, PAGE 32 OF SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03° 15' 42" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.00 FEET; THENCE DEPARTING SAID EASTERLY LINE OF SAID 30 FOOT RIGHT OF WAY, SOUTH 88° 02' 47" EAST ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18318, PAGE 878 OF SAID COUNTY, A DISTANCE OF 331.52 FEET; THENCE NORTH 01° 39' 56" WEST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15134, PAGE 1539 OF SAID COUNTY, A DISTANCE OF 64.58 FEET AND TO THE POINT OF BEGINNING.

CONTAINING: 21,275 SQ. FT. / 0.49 ACRES MORE OR LESS

AND

OFFICIAL RECORDS BOOK 19087, PAGE 2307 (AKA - 2458 DEAN ROAD)

THE NORTH ONE HUNDRED FIFTY (150) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PORTION OF FARM LOTS SEVENTEEN (17) AND EIGHTEEN (18), LOVE GROVE FARMS, PLAT RECORDED IN THE CURRENT PUBLIC RECORDS IN PLAT BOOK 7, PAGE 3, MORE PARTICULARLY DESCRIBED AS: FOR POINT OF BEGINNING COMMENCE AT AN IRON PIPE SET IN THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (COUNTY ROAD #550) SAID PIPE BEING DISTANT ONE HUNDRED THIRTY-TWO (132) FEET NORTHERLY FROM THE NORTHERLY RIGHT OF WAY LINE OF SCHOOL BUS ROAD (COUNTY ROAD # 387) WHEN MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES WEST AND PARALLEL WITH SCHOOL BUS ROAD A DISTANCE OF TWO HUNDRED FORTY-ONE (241) FEET TO AN IRON PIPE; RUN THENCE NORTH THREE (3) DEGREES TWENTY-FOUR (24) MINUTES EAST AND PARALLEL WITH DEAN ROAD, A DISTANCE OF TWO HUNDRED TEN (210) FEET TO AN IRON PIPE IN A FENCE LINE; RUN THENCE NORTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES WEST ALONG EXISTING FENCE AND PARALLEL TO SCHOOL BUS ROAD A DISTANCE OF THREE HUNDRED NINETY-ONE AND ONE TENTH (391.1) FEET TO AN IRON PIPE SET IN A FENCE WHICH MARKS THE LINE DIVIDING FARM LOTS EIGHTEEN (18) AND NINETEEN (19), OF THE AFORESAID LOVE GROVE FARMS; RUN THENCE NORTH THREE (3) DEGREES EIGHTEEN (18) MINUTES EAST ALONG SAID FENCE AND ALONG SAID LOT LINE A DISTANCE OF FOUR HUNDRED SEVENTY-TWO AND EIGHTEEN HUNDREDTHS (472.18) FEET TO AN IRON PIPE; RUN THENCE SOUTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES EAST AND PARALLEL TO SCHOOL BUS ROAD A DISTANCE OF SIX HUNDRED THIRTY-THREE (633) FEET TO AN IRON SET IN A FENCE WHICH MARKS THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; RUN THENCE SOUTH THREE (3) DEGREES TWENTY-FOUR (24) MINUTES WEST ALONG A FENCE MARKING THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD A DISTANCE OF SIX HUNDRED EIGHTY-ONE AND EIGHT TENTHS (681.8) FEET TO AN IRON PIPE AT THE POINT OF BEGINNING.

TOGETHER WITH

PARTS OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), OF LOVE GROVE FARMS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, PAGE 3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SCHOOL BUS ROAD WITH THE WEST RIGHT-OF-WAY LINE OF DEAN ROAD AND RUNNING THENCE NORTH 3 DEGREES 24 MINUTES EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF DEAN ROAD, 813.80 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF LANDS CONVEYED TO ATS W. MIYANAGA AND FUMI MIYANAGA, HIS WIFE, BY DEED RECORDED IN DEED BOOK 1438, PAGE 351 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 45 MINUTES WEST ALONG THE SAID NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 1438. PAGE 351, 633 FEET TO THE WEST LINE OF SAID LOT 18; THENCE NORTH 3 DEGREES 18 MINUTES EAST ALONG THE SAID WEST LINE OF LOT 18, 75 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES EAST PARALLEL WITH THE SAID NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 1438, PAGE 351, 633 FEET, MORE OR LESS, TO THE SAID WEST RIGHT-OF-WAY LINE OF DEAN ROAD; THENCE SOUTH 3 DEGREES 24 MINUTES WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF DEAN ROAD, 75 FEET TO THE POINT OF BEGINNING.

OFFICIAL RECORDS BOOK 20498, PAGE 426

A PORTION OF LOTS 17 AND 18, LOVE GROVE FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TERRY ROAD (FORMERLY KNOWN AS SCHOOL BUS ROAD, A 50 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (A 60 FOOT RIGHT OF WAY), THENCE NORTH 03°16'20" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD, 342.00 FEET TO THE NORTHEASTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 2304, FOR A POINT OF BEGINNING, THENCE NORTH 88°04'29" WEST, ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, 359.33 FEET TO AN IRON PIPE, THENCE NORTH 03°05'46" EAST, 150.00 FEET, TO AN IRON PIPE, THENCE NORTH 88°04'29" EAST, 359.79 FEET TO AN IRON PIPE SITUATE IN SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; THENCE SOUTH 03°16'20" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 150.01 FEET TO THE POINT OF BEGINNING.

OFFICIAL RECORDS BOOK 20498, PAGE 283 (AKA - 2512 DEAN ROAD)

A PORTION OF FARM LOTS SEVENTEEN (17) AND EIGHTEEN (18), LOVE GROVE FARMS, PLAT RECORDED IN THE CURRENT PUBLIC RECORDS IN PLAT BOOK 7, PAGE 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT AN IRON PIPE SET IN THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (COUNTY ROAD #550) SAID PIPE BEING DISTANT ONE HUNDRED THIRTY-TWO (132) FEET NORTHERLY FROM THE NORTHERLY RIGHT OF WAY LINE OF SCHOOL BUS ROAD (COUNTY ROAD # 387) WHEN MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES WEST AND PARALLEL WITH SCHOOL BUS ROAD A DISTANCE OF TWO HUNDRED FORTY-ONE (241) FEET TO AN IRON PIPE; RUN THENCE NORTH THREE (3) DEGREES TWENTY-FOUR (24) MINUTES EAST AND PARALLEL WITH DEAN ROAD, A DISTANCE OF TWO HUNDRED TEN (210) FEET TO AN IRON PIPE IN A FENCE LINE; RUN THENCE NORTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES WEST ALONG EXISTING FENCE AND PARALLEL TO SCHOOL BUS ROAD A DISTANCE OF THREE HUNDRED NINETY-ONE AND ONE TENTH (391.1) FEET TO AN IRON PIPE SET IN A FENCE WHICH MARKS THE LINE DIVIDING FARM LOTS EIGHTEEN (18) AND NINETEEN (19), OF THE AFORESAID LOVE GROVE FARMS; RUN THENCE NORTH THREE (3) DEGREES EIGHTEEN (18) MINUTES EAST ALONG SAID FENCE AND ALONG SAID LOT LINE A DISTANCE OF FOUR HUNDRED SEVENTY-TWO AND EIGHTEEN HUNDREDTHS (472.18) FEET TO AN IRON PIPE; RUN THENCE SOUTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES EAST AND PARALLEL TO SCHOOL BUS ROAD A DISTANCE OF SIX HUNDRED THIRTY-THREE (633) FEET TO AN IRON SET IN A FENCE WHICH MARKS THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; RUN THENCE SOUTH THREE (3) DEGREES TWENTY-FOUR (24) MINUTES WEST ALONG A FENCE MARKING THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD A DISTANCE OF SIX HUNDRED EIGHTY-ONE AND EIGHT TENTHS (681.8) FEET TO AN IRON PIPE AT THE POINT OF BEGINNING. BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THOSE SHOWN ON THE PLAT OF LOVE GROVE FARM AFOREMENTIONED.

LESS AND EXCEPT

THE NORTH ONE HUNDRED FIFTY (150) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PORTION OF FARM LOTS SEVENTEEN (17) AND EIGHTEEN (18), LOVE GROVE FARMS, PLAT RECORDED IN THE CURRENT PUBLIC RECORDS IN PLAT BOOK 7, PAGE 3, MORE PARTICULARLY DESCRIBED AS: FOR POINT OF BEGINNING COMMENCE AT AN IRON PIPE SET IN THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (COUNTY

ROAD #550) SAID PIPE BEING DISTANT ONE HUNDRED THIRTY-TWO (132) FEET NORTHERLY FROM THE NORTHERLY RIGHT OF WAY LINE OF SCHOOL BUS ROAD (COUNTY ROAD # 387) WHEN MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES WEST AND PARALLEL WITH SCHOOL BUS ROAD A DISTANCE OF TWO HUNDRED FORTY-ONE (241) FEET TO AN IRON PIPE; RUN THENCE NORTH THREE (3) DEGREES TWENTY-FOUR (24) MINUTES EAST AND PARALLEL WITH DEAN ROAD, A DISTANCE OF TWO HUNDRED TEN (210) FEET TO AN IRON PIPE IN A FENCE LINE; RUN THENCE NORTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES WEST ALONG EXISTING FENCE AND PARALLEL TO SCHOOL BUS ROAD A DISTANCE OF THREE HUNDRED NINETY-ONE AND ONE TENTH (391.1) FEET TO AN IRON PIPE SET IN A FENCE WHICH MARKS THE LINE DIVIDING FARM LOTS EIGHTEEN (18) AND NINETEEN (19), OF THE AFORESAID LOVE GROVE FARMS; RUN THENCE NORTH THREE (3) DEGREES EIGHTEEN (18) MINUTES EAST ALONG SAID FENCE AND ALONG SAID LOT LINE A DISTANCE OF FOUR HUNDRED SEVENTY-TWO AND EIGHTEEN HUNDREDTHS (472.18) FEET TO AN IRON PIPE; RUN THENCE SOUTH EIGHTY-SEVEN (87) DEGREES FORTY-FIVE (45) MINUTES EAST AND PARALLEL TO SCHOOL BUS ROAD A DISTANCE OF SIX HUNDRED THIRTY-THREE (633) FEET TO AN IRON SET IN A FENCE WHICH MARKS THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; RUN THENCE SOUTH THREE (3) DEGREES TWENTY-FOUR (24) MINUTES WEST ALONG A FENCE MARKING THE PRESENT WESTERLY RIGHT OF WAY LINE OF DEAN ROAD A DISTANCE OF SIX HUNDRED EIGHTY-ONE AND EIGHT TENTHS (681.8) FEET TO AN IRON PIPE AT THE POINT OF BEGINNING.

LESS AND EXCEPT

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING, AND BEING A PART OF LOT 17, AS SHOWN ON THE PLAT OF LOVE GROVE FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TERRY ROAD (FORMERLY SCHOOL BUS ROAD) (COUNTY ROAD NO. 387) (A 50-FOOT RIGHT OF WAY AS NOW ESTABLISHED). WITH THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (COUNTY ROAD NO. 550) (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 3°24' EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD, 132.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 87°45' WEST, 241.0 FEET; THENCE NORTH 3°24' EAST AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD, 210.0 FEET; THENCE SOUTH 87°45' EAST, 241.0 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; THENCE SOUTH 3°24' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD, 210.0 FEET TO THE POINT OF BEGINNING.

AND

THE WESTERLY 2 ACRES OF PART OF FARM 18, LOVE GROVE FARMS, ACCORDING TO PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE WESTERLY LINE OF DEAN ROAD (A 50 FOOT RIGHT-OF-WAY BY PLAT BOOK 7, PAGE 3) THAT IS 342 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF TERRY ROAD; THENCE NORTH 87°45' WEST, 361.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°45' WEST, 270.41 FEET; THENCE NORTH 3°18' EAST, 322.18 FEET ALONG THE WESTERLY LINE OF SAID FARM 18; THENCE SOUTH 87°42'50" EAST, 270.41 FEET; THENCE SOUTH 3°18'02" WEST, 322.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF LOTS 17 AND 18, LOVE GROVE FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TERRY ROAD (FORMERLY KNOWN AS SCHOOL BUS ROAD, A 50 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF DEAN ROAD (A 60 FOOT RIGHT OF WAY), THENCE NORTH 03°16'20" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD, 342.00 FEET TO THE NORTHEASTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 2304, FOR A POINT OF BEGINNING, THENCE NORTH 88°04'29" WEST, ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, 359.33 FEET TO AN IRON PIPE, THENCE NORTH 03°0'46" EAST, 150.00 FEET, TO AN IRON PIPE, THENCE NORTH 88°04'29" EAST, 359.79 FEET TO AN IRON PIPE SITUATE IN SAID WESTERLY RIGHT OF WAY LINE OF DEAN ROAD; THENCE SOUTH 03°16'20" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 150.01 FEET TO THE POINT OF BEGINNING.