

# ORDINANCE 2024-146

## Legal Description

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December 20, 2023

Part of Section 22, Township 1 South, Range 25 East, Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence South 89° 10'40" West, 2,432.53 feet along the North line of said Section 22; thence South 0° 49'40" East, 40.0 feet to the South line of Garden Street and the Point of Beginning; thence continue South 0° 49'40" East, 310.0 feet; thence South 89° 10'20" West, 255.64 feet; thence North 0° 03'28" West, 310.03 feet to the South line of Garden Street; thence North 89° 10'20" East, 251.54 feet along the South line of said Garden Street to the Point of Beginning.

And

A non-exclusive easement for ingress and egress over and across the following described property; part of Section 22, Township 1 South, Range 25 East, Duval County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 22, thence South 89° 10'40" West, 2,432.53 feet along the North line of said Section 22; thence South 0° 49'40" East, 40.0 feet to a point in the Southerly line of Garden Street (an 80-foot right of way) and the Point of Beginning of this description; thence continue South 0° 49'40" East, 1,140.0 feet; thence North 89° 10'20" East, 479.40 feet to the terminus of this description. The above-described line being the center line of a 60-foot right of way for Ingress and egress being 30 feet when measured at right angles on either side of the above-described line.