

ORDINANCE 2024-147

Legal Description

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 $89^{\circ} 10'40''$ West, 2,432.53 feet along the North line of said Section 22; thence South $0^{\circ} 49'40''$ East, 40.0 feet to the South line of Garden Street and the Point of Beginning; thence continue South $0^{\circ} 49'40''$ East, 310.0 feet; thence South $89^{\circ} 10'20''$ West, 255.64 feet; thence North $0^{\circ} 03'28''$ West, 310.03 feet to the South line of Garden Street; thence North $89^{\circ} 10'20''$ 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 $89^{\circ} 10'40''$ West, 2,432.53 feet along the North line of said Section 22; thence South $0^{\circ} 49'40''$ 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 $0^{\circ} 49'40''$ East, 1,140.0 feet; thence North $89^{\circ} 10'20''$ 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.