

# ORDINANCE 2024-226

## Legal Description

January 31, 2024

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 5 AS SHOWN ON THE PLAT OF A SUBDIVISION OF THE ESTATE OF HAYWARD ROLAC, AS RECEIVED IN PLAT BOOK 6, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED IN DEED RECORDED IN OFFICIAL PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, VOLUME 807. PAGE 304, EXCEPTING, THEREFROM THAT PORTION THEREOF DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS VOLUME 2647, PAGE 243 AND OFFICIAL RECORDS VOLUME 2794, PAGE 1076 AND FURTHER EXCEPTING THAT PORTION THEREOF LYING WITHIN CLYDO ROAD, FORMERLY INCENERATOR ROAD (A 50-FOOT RIGHT-OF-WAY) AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CLYDO ROAD EAST (A 50-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT OF WAY LINE OF CLYDO ROAD (A 50-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CLYDO ROAD, 175 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES 40 SECONDS EAST, 145 FEET TO THE SOUTHERLY LINE OF SAID LOT 5 A DISTANCE OF 175 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF CLYDO ROAD EAST, 145.00 FEET TO THE POINT OF BEGINNING.