

# ORDINANCE 2024-231

## Legal Description

February 2, 2024

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A PART OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF FIRST ADDITION TO FLORAL BLUFF ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE SOUTH RIGHT OF WAY LINE OF FORT CAROLINE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°19'30" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 742.78 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7477 PAGE 302 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°49'24" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 416.50 FEET TO A BOUNDARY OF FORT CAROLINE CLUB ESTATES UNIT NO. 6 AS RECORDED IN PLAT BOOK 30, PAGES 84, 84A AND 84B OF SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY, THE FOLLOWING THREE COURSES: 1) SOUTH 89°19'30" WEST, A DISTANCE OF 73.77 FEET; 2) SOUTH 00°14'40" EAST, A DISTANCE OF 327.49 FEET; 3) SOUTH 89°45'20" WEST, A DISTANCE OF 465.00 FEET TO THE NORTHERLY TERMINUS OF THE WEST RIGHT OF WAY LINE OF LENCZYK DRIVE WEST (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°14'40" EAST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 46.01 FEET TO THE NORTH LINE OF LOT 450 OF SAID FORT CAROLINE CLUB ESTATES UNIT No. 6; THENCE SOUTH 89°45'20" WEST, ALONG LAST SAID LINE, A DISTANCE OF 110.00 FEET TO SAID EAST LINE OF FIRST ADDITION TO FLORAL BLUFF ESTATES; THENCE NORTH 00°14'40" WEST, ALONG SAID EAST LINE, A DISTANCE OF 774.19 FEET TO THE POINT OF BEGINNING.

which property is also described as follows:

A part of government Lot 1, Section 3, Township 2 South, Range 27 East, more particularly described as: Beginning at the Northeast corner of First Addition to Floral Bluff Estates, Plat Book 17, page 95, current public records, said point of beginning being situated in the Southerly right of way line of Fort Caroline Road (as now established by the County Engineer's Office); thence South 0 degrees 15 minutes 40 seconds East along the East line of said First Addition to Floral Bluff Estates 1306.8 feet, more or less, to the South line of said Government Lot 1; thence North 89 degrees 24 minutes 40 seconds East 1199.28 feet to the Southeast corner of said Government Lot 1; thence North 19 degrees 09 minutes 40 seconds East along the East line of said Government Lot 1, 1391.54 feet to said South right of way line of Fort Caroline Road; thence South 89 degrees 18 minutes 20 seconds West along said South right of way line 1661.34 feet to the point of beginning.

Less and Except: Lands described in Plat of Fort Caroline Club Estates Unit 6 recorded in Plat Book 30, page 84 and any lands described in Official Records Book 2464, page 495, Official Records Book 7477, page 302 and any part lying within the right of way of Fort Caroline Road.