

# ORDINANCE 2024-233

## Legal Description December 18, 2023

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LEGAL DESCRIPTION: (PARCEL 2)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY AVENUE (A 60' RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY OF STIMSON STREET (A 60' RIGHT OF WAY), BOTH AS SHOWN ON THE PLAT OF CARSWELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 32 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY: THENCE SOUTH 89° 12' 30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SHELBY AVENUE, A DISTANCE OF 305.0 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89° 12' 30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SHELBY AVENUE, A DISTANCE OF 344.85 FEET TO A POINT; THENCE SOUTH 00° 10' 30" EAST A DISTANCE OF 160.00 FEET; THENCE NORTH 89° 12' 30" WEST A DISTANCE OF 344.85 FEET: THENCE NORTH 00° 10' 30" WEST, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 55,167 S.F. OR 1.27 ACRES, MORE OR LESS.