

# ORDINANCE

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## Legal Description

**August 19, 2015**

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A portion of Section 13, Township 3 South, Range 27 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 6818, page 2334, of the current Public Records of said Duval County, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 13; thence South  $00^{\circ}37'41''$  East, along the Westerly line of said Section 13, a distance of 2419.80 feet to its intersection with the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 14206, page 661, of said current Public Records; thence North  $89^{\circ}58'22''$  East, departing said Westerly line and along said Westerly prolongation, a distance of 1221.62 feet to the Point of Beginning.

From said Point of Beginning, thence North  $89^{\circ}58'22''$  East, continuing along said Westerly prolongation and along said Southerly line of Official Records Book 14206, page 661, a distance of 722.37 feet to a point lying on the Westerly right of way line of A.C. Skinner Parkway, a variable width right of way as presently established; thence Southerly and Easterly along said Westerly right of way line the following 8 courses: Course 1, thence South  $00^{\circ}01'56''$  East, departing said Southerly line, 22.60 feet; Course 2, thence North  $89^{\circ}58'04''$  East, 19.64 feet; Course 3, thence South  $00^{\circ}01'38''$  East, 178.19 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of  $24^{\circ}54'14''$ , an arc length of 86.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $12^{\circ}25'29''$  West, 86.25 feet; Course 5, thence South  $24^{\circ}52'36''$  West, 472.83 feet; Course 6, thence South  $22^{\circ}28'22''$  West, 128.36 feet to the point of curvature of a curve concave Northeasterly having a radius of 265.00 feet; Course 7, thence Southeasterly, along the arc of said curve, through a central angle of  $112^{\circ}30'00''$ , an arc length of 520.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}46'38''$  East, 440.68 feet; Course 8, thence North  $89^{\circ}58'22''$  East, 32.00 feet; thence South  $00^{\circ}01'53''$  East, departing said Westerly right of way line of A.C. Skinner Parkway, 227.73 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 5935, page 2148, of said current Public Records; thence South  $89^{\circ}58'22''$  West, along said Northerly line, 753.82 feet; thence North  $00^{\circ}02'42''$  East, departing said Northerly line, 1426.60 feet to the Point of Beginning.

Containing 20.49 acres, more or less.

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PARCEL "A"

A portion of Section 13, Township 3 South, Range 27 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 6818, page 2334 of the current public records of said Duval County, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 13, thence South  $00^{\circ}37'41''$  East, along the Westerly line of said Section 13, a distance of 2419.86 feet to an intersection with the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 5844, page 890 of said current public records; thence North  $89^{\circ}58'22''$  East, departing said Westerly line and along said Westerly prolongation, a distance of 1233.62 feet to the Southwest corner of said Official Record Book 5844, page 890, and the Point of Beginning.

From said Point of Beginning, thence continue North  $89^{\circ}58'22''$  East, along the Southerly line of said lands of Official Records Book 5844, page 890, a distance of 710.37 feet to a point lying on the Westerly right of way line of A.C. Skinner Parkway, a variable width right of way as presently established; thence Southerly and Easterly along said Westerly right of way line the following eight (8) courses: Course 1, thence South  $00^{\circ}01'56''$  East, departing said Southerly line, 22.60 feet; Course 2, thence North  $89^{\circ}58'04''$  East, 19.64 feet; Course 3, thence South  $00^{\circ}01'38''$  East, 178.19 feet to the point of curvature of a curve concave Westerly, having a radius of 200.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of  $24^{\circ}54'14''$ , an arc length of 86.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $12^{\circ}25'29''$  West, 86.25 feet; Course 5, thence South  $24^{\circ}52'36''$  West, 472.83 feet; Course 6, thence South  $22^{\circ}28'22''$  West, 128.36 feet to the point of curvature of a curve concave Northeasterly, having a radius of 265.00 feet; Course 7, thence Southeasterly, along the arc of said curve, through a central angle of  $112^{\circ}30'00''$ , an arc length of 520.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}46'38''$  East, 440.68 feet; Course 8, thence North  $89^{\circ}58'22''$  East, 32.00 feet; thence South  $00^{\circ}01'53''$  East, departing said Westerly right of way line of A.C. Skinner Parkway, 227.73 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 5935, page 2148 of said current public records; thence South  $89^{\circ}58'22''$  West, along said Northerly line, 308.49 feet to a point on a curve concave Easterly, having a radius of 565.00 feet; thence Northerly, departing said Northerly line, and along the arc of said curve, through a central angle of  $83^{\circ}12'11''$ , an arc length of 820.48 feet to the

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## Legal Description (cont'd)

### PARCEL "A"

point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 19°07'44" West, 750.26 feet; thence North 22°28'22" East, 134.65 feet; thence North 24°52'36" East, 163.05 feet; thence North 52°32'23" West, 49.90 feet; thence North 14°17'08" West, 91.78 feet; thence North 15°42'48" East, 56.24 feet; thence North 44°28'10" East, 69.03 feet; thence North 32°52'08" West, 126.04 feet; thence North 73°14'08" West, 249.94 feet; thence North 00°01'38" West, 44.58 feet to the Point of Beginning.

Containing 12.97 acres, more or less.