

ORDINANCE

Legal Description

April 5, 2017

A portion of Section 7, Township 3 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 8513, page 1889 of the current Public Records of said county, being more particularly described as follows.

For a Point of Reference, commence at the Northwest corner of Section 8, said Township and Range; thence South 00°41'22" East, along the Westerly line of said Section 8, a distance of 405.83 feet to its intersection with the Northerly right of way line of Brightman Boulevard, a variable width right of way as depicted on Town Center Parkway, recorded in Plat Book 57, pages 39, 39A through 39I, of said current Public Records; thence along the Northerly and Southerly right of way lines of said Brightman Boulevard the following 3 courses: Course 1, thence South 48°09'42" East, departing said Westerly line, 136.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 65.89 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 149°41'21", an arc length of 172.14 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 26°40'58" West, 127.20 feet; Course 3, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 60.00 feet, through a central angle of 53°41'06", an arc length of 56.22 feet to its intersection with said Westerly line of Section 8 and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 51°37'48" West, 54.18 feet.

From said Point of Beginning, thence South 00°41'22" East, departing said Southerly right of way line of Brightman Boulevard and along said Westerly line of Section 8, a distance of 711.71 feet; thence Due West, departing said Westerly line, 150.01 feet to a point lying on the Easterly line of Georgetown as recorded in Plat Book 58, pages 108 through 115, of said current Public Records; thence North 00°41'22" West, along said Easterly line, 358.68 feet; thence North 89°18'38" East, departing said Easterly line, 100.00 feet; thence North 00°41'22" West, along a line parallel to said Easterly line of Georgetown, 100.00 feet; thence South 89°18'38" West, 100.00 feet to a point lying on said Easterly line of Georgetown; thence North 00°41'22" West, along said Easterly line of Georgetown and along the Easterly line of those lands described and recorded in Official Records Book 12378, page 381, of said current Public Records, 436.67 feet to a point lying on said Southerly right of way line of Brightman Boulevard; thence along said Southerly right of way line the following 4 courses: Course 1, thence North 36°53'11" East, departing said Easterly line of Official Records Book 12378, page 381, a distance of 25.52 feet to a point on a curve concave Southwesterly having a radius of 629.50 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 05°05'07", an arc length of 55.87 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 50°34'15" East, 55.85 feet; Course 3, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 288.50 feet, through a central angle of 36°15'32", an arc length of 182.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 29°53'56" East, 179.54 feet; Course 4, thence Southerly along the arc of a curve concave Easterly having a radius of 60.00 feet, through a central angle of 13°01'06", an arc length of 13.63 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 18°16'42" East, 13.60 feet.

Containing 2.70 acres, more or less.