

1 Introduced by the Council President, pursuant to Chapter 92,  
2 Ordinance Code and amended by the Transportation, Energy and  
3 Utilities Committee:  
4  
5

6 **ORDINANCE 2017-768-E**

7 AN ORDINANCE AMENDING THE TRAILS COMMUNITY  
8 DEVELOPMENT DISTRICT ("DISTRICT") AND ORDINANCE  
9 2006-861-E AS AMENDED BY 2007-169-E, WHICH  
10 ESTABLISHED THE DISTRICT, TO CORRECT A  
11 SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION SET  
12 FORTH IN THE PETITION TO ESTABLISH THE TRAILS  
13 COMMUNITY DEVELOPMENT DISTRICT; AMENDING  
14 SECTION 92.22; PROVIDING RETROACTIVE  
15 APPLICABILITY; DIRECTIVE TO LEGISLATIVE  
16 SERVICES DIVISION; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, the City Council enacted Ordinance 2006-861-E on  
19 September 12, 2006, which established the Trails Community  
20 Development District ("District"); and

21 **WHEREAS**, Ordinance 2007-169-E, enacted by Council on  
22 03/13/2007, amended Ordinance 2006-861-E to correct a scrivener's  
23 error in the legal description for Phase I, Part B; and

24 **WHEREAS**, due to an additional scrivener's error in the legal  
25 description of Phase I, Part A, the Petition to Establish the  
26 Trails Community Development District did not correctly reflect the  
27 legal description of the District; and

28 **WHEREAS**, the above-referenced scrivener's error does not  
29 constitute a substantive change to any provision of Ordinance 2006-  
30 861-E as amended by Ordinance 2007-169-E, and does not adversely  
31 affect any procedural or substantive due process rights of any

1 affected parties; now therefore

2 **BE IT ORDAINED** by the Council of the City of Jacksonville:

3 **Section 1. Amending Ordinance 2006-861-E, as amended by**  
4 **Ordinance 2007-169-E.** Ordinance 2006-861-E, as amended by  
5 Ordinance 2007-169-E, creating the Trails Community Development  
6 District, is hereby amended to correct the scrivener's error in the  
7 legal description for Phase I, Part A submitted as part of the  
8 Petition to Establish the Trails Community Development District.  
9 The revised legal description for Phase I, Part A and a map showing  
10 the corrected legal description are attached hereto as composite  
11 **Exhibit 1.** The Consent of Landowner for Correction of Scrivener's  
12 Error is attached hereto as **Exhibit 2.** Resolution 2017-08 of the  
13 Trails Community Development District directing staff to petition  
14 the City to request correction of the scrivener's error is attached  
15 hereto as **Exhibit 3.**

16 **Section 2. Amending Section 92.22 (Existing Community**  
17 **Development Districts), Ordinance Code.** Chapter 92 (Uniform  
18 Community Development Districts), Section 92.22 (Existing Community  
19 Development Districts), *Ordinance Code*, is hereby amended to read  
20 as follows:

21 **CHAPTER 92. UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

22 \* \* \*

23 **Sec. 92.22 Existing Community Development Districts**

24 The following CDDs have been established in the City:

25 \* \* \*

26 (11) Trails Community Development District. The Trails Community  
27 Development District was established in Ordinance 2006-861-E. The  
28 City granted consent to the Trails Community Development District  
29 to exercise special powers related to parks and facilities for  
30 indoor and outdoor recreation and cultural and educational use in  
31 Ordinance 2006-1199-E. Ordinance 2007-169-E revised the Trails

1 Community Development District to correct a scrivener's error in  
2 the legal description for Phase I, Part B. Ordinance 2017-768-E  
3 revised the Trails Community Development District to correct a  
4 scrivener's error in the legal description for Phase I, Part A.

5 \* \* \*

6 **Section 3. Providing for Retroactive Applicability.** This  
7 Ordinance shall be deemed to be retroactive in application, such  
8 that the amendment to Ordinance 2006-861-E, as amended by 2007-169-  
9 E, contained herein shall be in full force and effect as if it was  
10 contained in the original bill.

11 **Section 4. Providing Directive to Legislative Services**  
12 **Division.** The Legislative Services Division is hereby directed to  
13 place a copy of this legislation and the legal description in the  
14 legislative file associated with Ordinance 2006-861-E, to be  
15 incorporated as part of the **Revised Exhibit 1 on file** for 2006-861-  
16 E.

17 **Section 5. Effective Date.** This ordinance shall become  
18 effective upon signature by the Mayor or upon becoming effective  
19 without the Mayor's signature.

20  
21 Form approved:

22   
23 \_\_\_\_\_  
24 Office of General Counsel

25 Legislation Prepared By: Emerson M. Lotzia

26 GC-#1177774-v1-2017-768-E.doc

27

EXHIBIT A

Description of Seller Land

THE TRAILS PHASE I PART A




A PART OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25 THENCE SOUTH 01°12'26" WEST, A DISTANCE OF 223.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A 105 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID CURRENT PUBLIC RECORDS, THENCE SOUTH 01°12'26" WEST, A DISTANCE OF 380.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY, THENCE NORTH 52°05'15" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1766.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37°51'52" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 351.29 FEET; THENCE SOUTH 73°48'13" WEST, A DISTANCE OF 1127.91 FEET, THENCE SOUTH 29°54'20" WEST, A DISTANCE OF 544.49 FEET; THENCE NORTH 79°58'18" WEST, A DISTANCE OF 689.05 FEET; THENCE NORTH 23°42'37" WEST, A DISTANCE OF 409.11 FEET, THENCE SOUTH 80°44'23" WEST, A DISTANCE OF 175.51 FEET; THENCE NORTH 59°55'12" WEST, A DISTANCE OF 53.04 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 240.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°02'22" WEST AND A CHORD DISTANCE OF 216.83 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1135.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 182.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°11'29" WEST AND A CHORD DISTANCE OF 182.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 85°48'15" WEST, A DISTANCE OF 103.29 FEET, THENCE SOUTH 00°57'46" EAST, A DISTANCE OF 386.91 FEET; THENCE SOUTH 89°02'14" WEST, A DISTANCE OF 735.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF McTELLAN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 00°13'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 571.08 FEET, THENCE NORTH 01°11'05" WEST, A DISTANCE OF 1950.38 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8826, PAGE 1187 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°34'59" EAST ALONG THE SOUTH LINES OF SAID LANDS, A DISTANCE OF 206.38 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°14'46" WEST ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 435.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 80°23'47" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 767.42 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID 105 FOOT FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY FOR POWER TRANSMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID PUBLIC RECORDS; THENCE SOUTH 52°08'08" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3640.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.65 ACRES MORE OR LESS.

# Map Showing

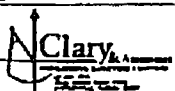
THE TRAILS PHASE 1 PART A

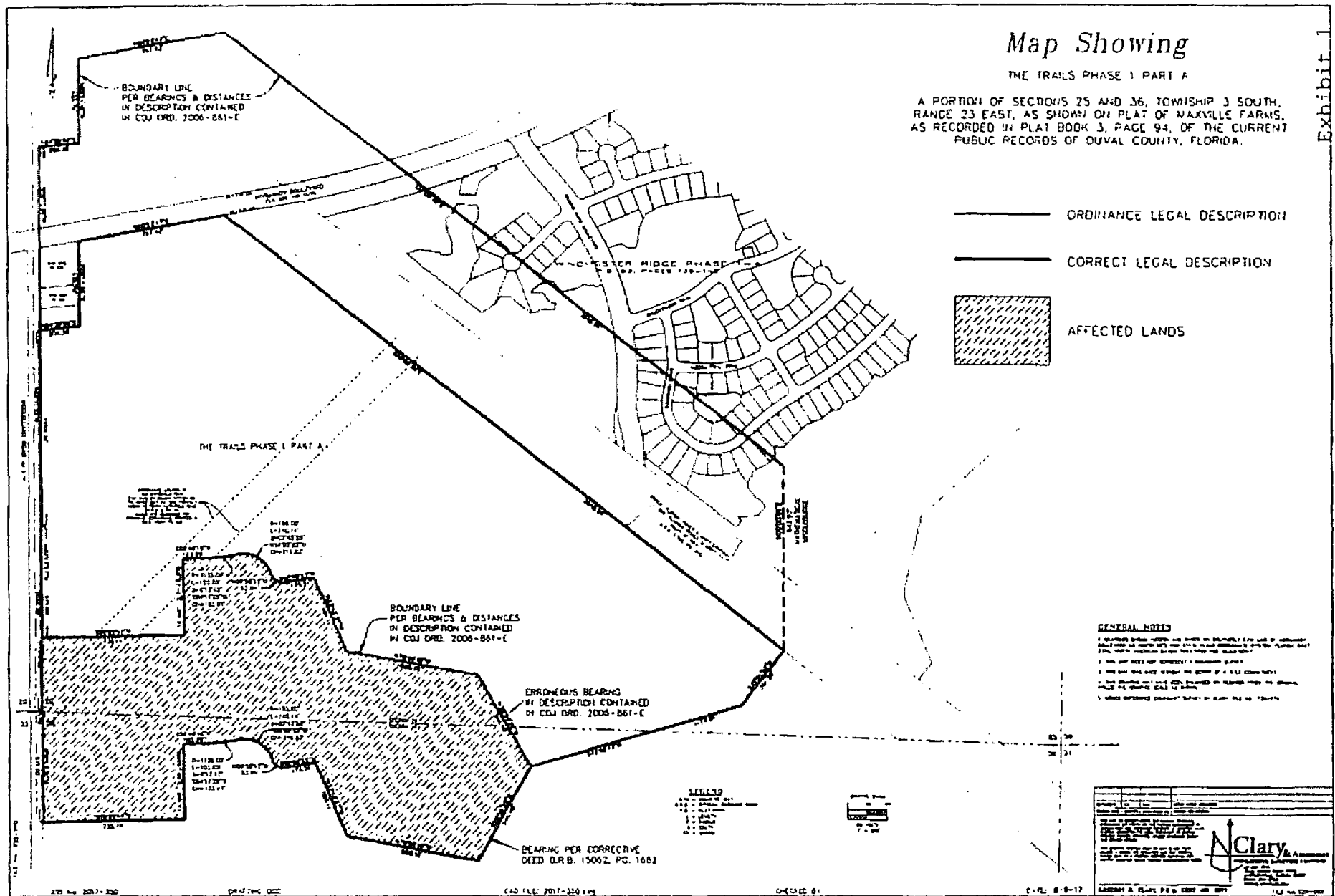
A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH,  
RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS,  
AS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

-  ORDINANCE LEGAL DESCRIPTION
-  CORRECT LEGAL DESCRIPTION
-  AFFECTED LANDS

### GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE BASED ON THE ORIGINAL SURVEY RECORDS AND SHOULD BE USED AS SUCH UNLESS OTHERWISE SPECIFIED.
2. THE AREA SHOWN IS NOT INTENDED TO BE A COMPLETE SURVEY.
3. THE AREA SHOWN IS NOT INTENDED TO BE A COMPLETE SURVEY.
4. THE AREA SHOWN IS NOT INTENDED TO BE A COMPLETE SURVEY.
5. THE AREA SHOWN IS NOT INTENDED TO BE A COMPLETE SURVEY.

PROJECT NO.	DATE	SCALE
CLIENT	BY	CHECKED
		



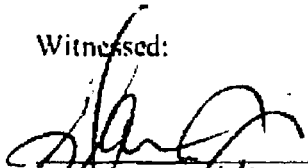
**Consent of Landowner for Correction of Scrivener's Error  
in Legal Description of Trails Community Development District**

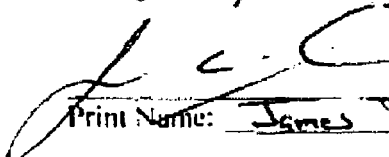
The undersigned is the owner of certain lands ("Property") pursuant to the Second Corrective Special Warranty Deed attached hereto as Exhibit A. The undersigned understands and acknowledges that the Board of Supervisors of the Trails Community Development District ("District") has requested that the City of Jacksonville adopt an ordinance approving a corrective legal description establishing the boundaries of the District to effect the correction of a scrivener's error. The corrective legal description will cause the Property to be included within the District's boundaries. As the owner of the Property, the undersigned hereby confirms its intent, desire, and consent to be included within the boundaries of the District.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

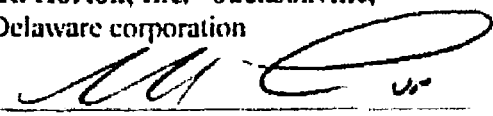
Executed this 13<sup>th</sup> day of SEPTEMBER 2017.

Witnessed:

  
Print Name: James Teagle

  
Print Name: Philip A. Fremento

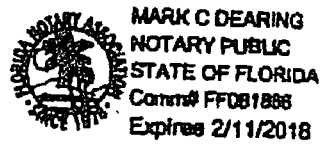
D.R. Horton, Inc. - Jacksonville,  
a Delaware corporation

  
By: Philip A. Fremento  
Its: Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL ST. JOHN'S

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Philip A. Fremento, Vice President of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, who is personally known to me, executed the foregoing instrument, and acknowledged before me that he executed the same on behalf of the foregoing entity.

Witness my hand and official seal this 13<sup>th</sup> day of SEPTEMBER 2017.



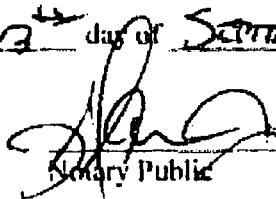
  
Notary Public

EXHIBIT A

EXHIBIT A

Description of Seller Land

THE TRAILS PHASE I PART A

A PART OF SECTIONS 25 AND 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25 THENCE SOUTH 01°12'26" WEST, A DISTANCE OF 223.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID CURRENT PUBLIC RECORDS. THENCE SOUTH 01°12'26" WEST, A DISTANCE OF 380.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY. THENCE NORTH 52°08'08" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1766.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37°51'52" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 351.29 FEET; THENCE SOUTH 73°48'13" WEST, A DISTANCE OF 1127.91 FEET. THENCE SOUTH 29°54'20" WEST, A DISTANCE OF 544.49 FEET; THENCE NORTH 79°58'48" WEST, A DISTANCE OF 689.05 FEET; THENCE NORTH 23°42'37" WEST, A DISTANCE OF 409.11 FEET. THENCE SOUTH 80°39'23" WEST, A DISTANCE OF 175.51 FEET; THENCE NORTH 59°55'12" WEST, A DISTANCE OF 53.04 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 240.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°02'23" WEST AND A CHORD DISTANCE OF 216.81 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1135.00 FEET. THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 182.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°11'23" WEST AND A CHORD DISTANCE OF 182.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE. THENCE SOUTH 88°48'18" WEST, A DISTANCE OF 104.79 FEET. THENCE SOUTH 00°37'46" EAST, A DISTANCE OF 386.91 FEET; THENCE SOUTH 89°02'14" WEST, A DISTANCE OF 735.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF McJILLIAN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED). THENCE NORTH 00°13'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 571.08 FEET. THENCE NORTH 00°11'35" WEST, A DISTANCE OF 1950.38 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5826, PAGE 1187 OF SAID CURRENT PUBLIC RECORDS. THENCE NORTH 84°39'39" EAST ALONG THE SOUTH LINES OF SAID LANDS, A DISTANCE OF 206.38 FEET TO THE SOUTHEAST CORNER THEREOF. THENCE NORTH 00°14'46" WEST ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 435.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED). THENCE NORTH 80°23'47" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 767.42 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID 305 FOOT FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY FOR POWER TRANSMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID PUBLIC RECORDS. THENCE SOUTH 52°08'08" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3640.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.65 ACRES MORE OR LESS.



**RESOLUTION 2017 - 08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS COMMUNITY DEVELOPMENT DISTRICT DIRECTING DISTRICT STAFF TO PETITION THE CITY OF JACKSONVILLE REQUESTING THAT A SCRIVENER'S ERROR TO THE LEGAL DESCRIPTION OF THE DISTRICT BE CORRECTED; REQUESTING AN AMENDMENT TO CITY ORDINANCE # 2006-861-E; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, the Trails Community Development District (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"); and**

**WHEREAS, Petitioner, D.R. Horton, Inc. - Jacksonville, petitioned the City of Jacksonville (the "City") to establish the District in 2006; and**

**WHEREAS, Ordinance # 2006-861-E ("Ordinance") was duly adopted by the City, establishing the District; and**

**WHEREAS, the Ordinance contained a legal description representing the external boundaries of the District that included a scrivener's error; and**

**WHEREAS, the correct legal description of the external boundaries of the District is attached to this Resolution as Exhibit A; and**

**WHEREAS, the District determined that the scrivener's error in the original legal description of the District must be corrected; and**

**WHEREAS, the proposed correction to the legal description and Ordinance are in the best interests of the District, the City, and the future residents and landowners of the District; and**

**WHEREAS, in order to seek a correction to the legal description and Ordinance the District desires to authorize the Chairman, members of the board of supervisors, and District Staff to petition the City to correct the scrivener's error and amend the legal description of the Ordinance.**

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRAILS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1: The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.**

Section 2: The Board hereby directs the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of the petition to the City to correct the scrivener's error to the legal description of the District and amend the Ordinance.

Section 3: This Resolution shall become effective upon its passage.

PASSED this 13 day of June, 2017.

ATTEST:



Secretary / Asst. Secretary

**TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

## EXHIBIT A

### THE TRAILS PLASE I PART A

A PART OF SECTIONS 25 AND 26, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH  $01^{\circ}23'$  WEST, A DISTANCE OF 223.22 FEET TO A POINT ON THE NORTH-EASTERLY LINE OF A 100 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH  $01^{\circ}23'$  WEST, A DISTANCE OF 280.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTH  $52^{\circ}18'58''$  WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1266.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $37^{\circ}51'52''$  WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 351.29 FEET; THENCE SOUTH  $73^{\circ}49'13''$  WEST, A DISTANCE OF 1127.91 FEET; THENCE SOUTH  $29^{\circ}54'20''$  WEST, A DISTANCE OF 544.34 FEET; THENCE NORTH  $79^{\circ}55'18''$  WEST, A DISTANCE OF 1600.04 FEET; THENCE NORTH  $27^{\circ}42'37''$  WEST, A DISTANCE OF 401.11 FEET; THENCE SOUTH  $80^{\circ}49'21''$  WEST, A DISTANCE OF 175.51 FEET; THENCE NORTH  $59^{\circ}55'12''$  WEST, A DISTANCE OF 33.04 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 151.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 240.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $56^{\circ}02'27''$  WEST AND A CHORD DISTANCE OF 316.81 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 111.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 182.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $64^{\circ}11'23''$  WEST AND A CHORD DISTANCE OF 182.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH  $85^{\circ}48'16''$  WEST, A DISTANCE OF 1071.29 FEET; THENCE SOUTH  $00^{\circ}57'46''$  EAST, A DISTANCE OF 386.91 FEET; THENCE SOUTH  $89^{\circ}02'11''$  WEST, A DISTANCE OF 715.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MCFERTIAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH  $00^{\circ}13'57''$  WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 571.08 FEET; THENCE NORTH  $00^{\circ}11'15''$  WEST, A DISTANCE OF 1930.28 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3826, PAGE 1187 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH  $64^{\circ}39'39''$  EAST ALONG THE SOUTH LINES OF SAID LANDS, A DISTANCE OF 306.18 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH  $00^{\circ}14'46''$  WEST ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 425.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 228 (NORMANDY BOULEVARD), A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH  $80^{\circ}21'47''$  EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 767.42 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID 100 FOOT FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY FOR POWER TRANSMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID PUBLIC RECORDS; THENCE SOUTH  $52^{\circ}18'05''$  EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3681.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.08 ACRES MORE OR LESS

THE TRAILS PHASE I PART B

A PART OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH  $01^{\circ}12'26''$  WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 223.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A 305 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY FOR POWER TRANSMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH  $52^{\circ}08'08''$  WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 905.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $52^{\circ}08'08''$  WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3997.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5779.58 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1871.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $69^{\circ}39'47''$  EAST AND A CHORD DISTANCE OF 1863.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $60^{\circ}23'11''$  EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 559.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 300 FEET OF FARM LOT 14 OF SAID SECTION 25; THENCE SOUTH  $89^{\circ}15'28''$  EAST ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF SAID FARM LOTS 14, 15 AND 16, AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 1566.36 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25; THENCE SOUTH  $00^{\circ}22'28''$  WEST ALONG SAID EAST LINE, A DISTANCE OF 1882.65 FEET; THENCE SOUTH  $48^{\circ}09'08''$  WEST, LEAVING SAID EAST LINE, A DISTANCE OF 962.47 FEET; THENCE SOUTH  $12^{\circ}31'44''$  WEST, A DISTANCE OF 415.64 FEET; THENCE SOUTH  $22^{\circ}53'27''$  EAST, A DISTANCE OF 367.42 FEET; THENCE SOUTH  $37^{\circ}51'52''$  WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 165.11 ACRES MORE OR LESS.

ORDINANCE 2017-768-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

December 12, 2017

*Anna Lopez Brosche*

ANNA LOPEZ BRÖSCHE  
COUNCIL PRESIDENT

ATTEST:

*Cheryl L. Brown*

DR. CHERYL L. BROWN  
COUNCIL SECRETARY

APPROVED: DEC 19 2017

*Lenny Curry*

LENNY CURRY, MAYOR



ORDINANCE

FILE

2017-768

DATE NOV 14 2017

FIRST READING

ITEM # \_\_\_\_\_

SPECIAL REPORT OF COMMITTEE ON:

RECOMMENDATION

VOTE

REFERRED TO: (1) TEU (3) \_\_\_\_\_  
(2) Finance (4) \_\_\_\_\_

DECLARE EMERGENCY \_\_\_\_\_ MOTION BY C/M \_\_\_\_\_ CARRIED \_\_\_\_\_ FAILED \_\_\_\_\_

DATE NOV 28 2017

SECOND READING

ITEM # \_\_\_\_\_

REPORT OF COMMITTEE ON:

RECOMMENDATION

VOTE

PUBLIC HEARING

TEU READ 2nd TIME & RE-REFER  
Finance READ 2nd TIME & RE-REFER  
Opened   
Closed   
Cont'd \_\_\_\_\_  
Addnl \_\_\_\_\_

REREFERRED TO THE COMMITTEE(S) OF RECORD \_\_\_\_\_

DECLARE EMERGENCY \_\_\_\_\_ MOTION BY C/M \_\_\_\_\_ CARRIED \_\_\_\_\_ FAILED \_\_\_\_\_

DATE DEC 12 2017

THIRD READING

ITEM # \_\_\_\_\_

REPORT OF COMMITTEE ON:

RECOMMENDATION

VOTE

TEU Amend/Enact 6-0  
Finance Amend/Enact 7-0  
CM Wilson, Amend/Enact 18-0

ENACTED As: Amended  Substituted \_\_\_\_\_ ORDINANCE # 2017-768-E

COUNCIL PUBLIC HEARINGS Pursuant to Sec 166.041 (3)(c)(2), F.S. & CR 3.601: 11/28/17

SPECIAL COUNCIL PUBLIC HEARINGS:

COMMITTEE PUBLIC HEARINGS:

DIST # \_\_\_\_\_ C/M \_\_\_\_\_ BT# \_\_\_\_\_ RC # \_\_\_\_\_

Planning Comm \_\_\_\_\_ Planning Dept \_\_\_\_\_ MAP# \_\_\_\_\_ BCAB \_\_\_\_\_