

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



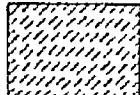
A PART OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25 THENCE SOUTH 01°12'26" WEST, A DISTANCE OF 221.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A 305 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°05'18" 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 77°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 27°42'37" WEST, A DISTANCE OF 409.11 FEET, THENCE SOUTH 80°49'21" 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 216.81 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°11'29" 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 00°11'15" 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°39'59" EAST ALONG THE SOUTH LINES OF SAID LANDS, A DISTANCE OF 206.34 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°08'06" 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

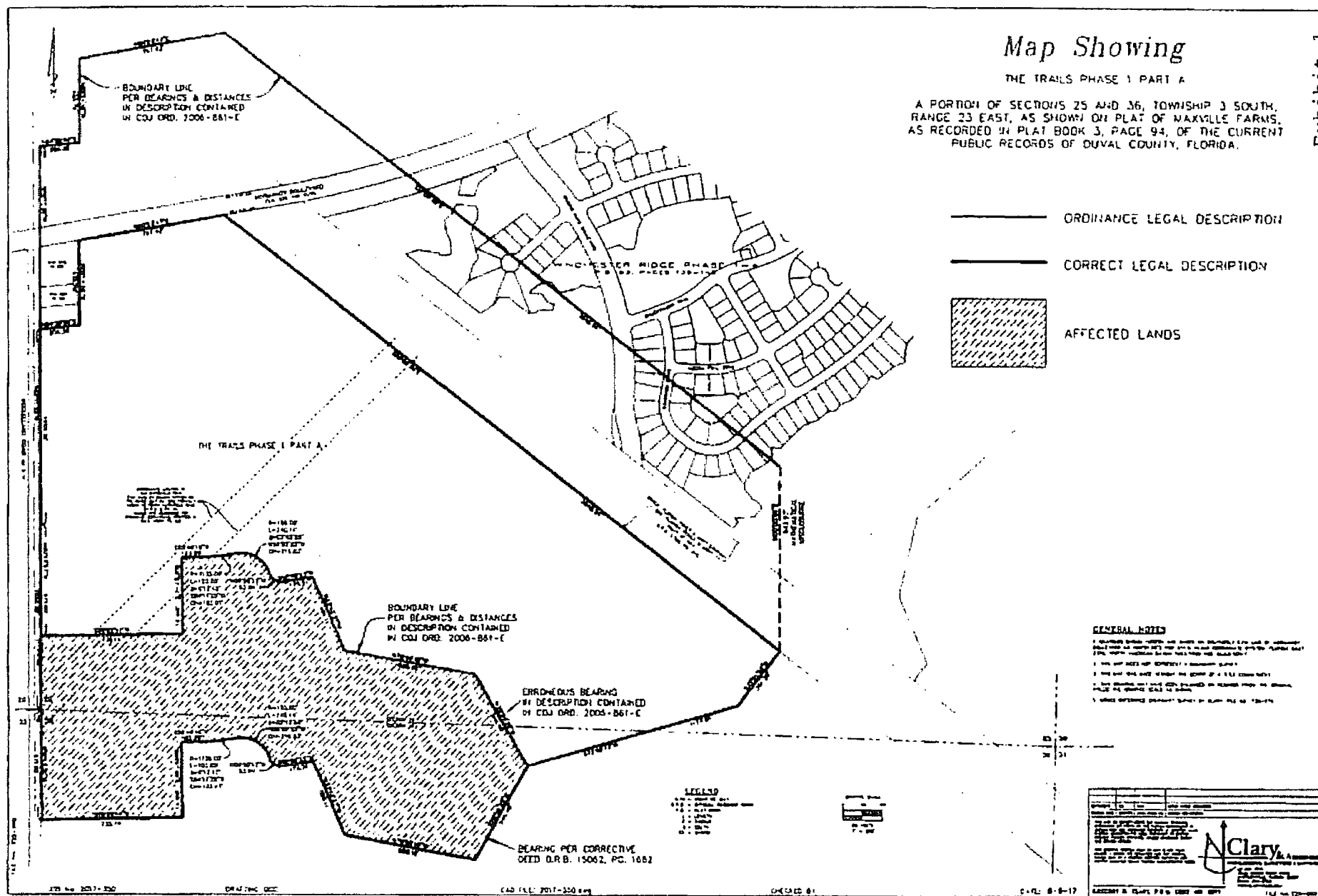
A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH,
RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS,
AS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

-  ORDINANCE LEGAL DESCRIPTION
-  CORRECT LEGAL DESCRIPTION
-  AFFECTED LANDS

GENERAL NOTES

1. ALL RIGHTS RESERVED ARE SHOWN ON THIS MAP AND NO OTHER RIGHTS ARE INTENDED TO BE GRANTED BY THIS MAP.
2. THIS MAP DOES NOT REPRESENT A WARRANTY OF ANY KIND.
3. THIS MAP DOES NOT REPRESENT THE STATE OF A TITLE CURATIVE.
4. THIS MAP DOES NOT REPRESENT THE STATE OF A TITLE CURATIVE.
5. THESE NOTES APPLY TO THE ENTIRE MAP.

DATE: 08-17-17	SCALE: 1" = 100'
CAD FILE: 2017-320.dwg	CHECKED BY: [Signature]
DRAWING NO: [Number]	PROJECT NO: [Number]
	
CLARY SURVEYING & MAPPING, P.A. 1111 N. W. 11th St., Suite 100, Ft. Lauderdale, FL 33304 Phone: (954) 561-1111 Fax: (954) 561-1112 www.clarysurvey.com	



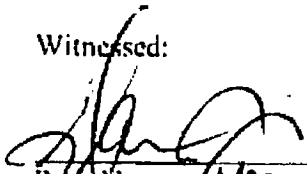
**Consent of Landowner for Correction of Scrivener's Error
in Legal Description of Trails Community Development District**

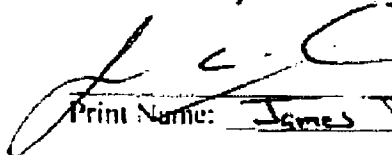
The undersigned is the owner of certain lands ("Property") pursuant to the Second Corrective Special Warranty Deed attached hereto as Exhibit A. The undersigned understands and acknowledges that the Board of Supervisors of the Trails Community Development District ("District") has requested that the 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 13th 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. JOHNS

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 13th day of SEPTEMBER, 2017.



MARK C DEARING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF081888
Expires 2/11/2018

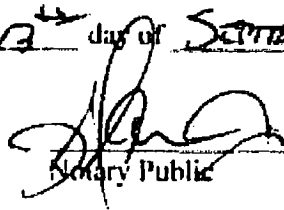

Notary Public

EXHIBIT A

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 $01^{\circ}12'26''$ WEST, A DISTANCE OF 221.22 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 $01^{\circ}12'26''$ WEST, A DISTANCE OF 380.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY, THENCE NORTH $52^{\circ}08'08''$ WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1766.57 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 $73^{\circ}48'13''$ WEST, A DISTANCE OF 1127.91 FEET, THENCE SOUTH $39^{\circ}54'20''$ WEST, A DISTANCE OF 544.49 FEET; THENCE NORTH $79^{\circ}58'18''$ WEST, A DISTANCE OF 689.05 FEET; THENCE NORTH $23^{\circ}42'37''$ WEST, A DISTANCE OF 409.11 FEET, THENCE SOUTH $80^{\circ}49'21''$ WEST, A DISTANCE OF 175.51 FEET; THENCE NORTH $59^{\circ}55'12''$ WEST, A DISTANCE OF 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 $56^{\circ}02'22''$ WEST AND A CHORD DISTANCE OF 216.81 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1115.00 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 $84^{\circ}11'28''$ WEST AND A CHORD DISTANCE OF 182.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH $88^{\circ}48'15''$ WEST, A DISTANCE OF 104.79 FEET, THENCE SOUTH $00^{\circ}57'46''$ EAST, A DISTANCE OF 386.91 FEET; THENCE SOUTH $89^{\circ}02'14''$ WEST, A DISTANCE OF 735.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF McJILLAN 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 $00^{\circ}14'15''$ WEST, A DISTANCE OF 1930.38 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5826, PAGE 1187 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH $84^{\circ}39'39''$ EAST ALONG THE SOUTH LINES OF SAID LANDS, A DISTANCE OF 206.18 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH $00^{\circ}14'46''$ 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 $80^{\circ}23'47''$ 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 $52^{\circ}08'08''$ EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 360.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.68 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°12'26" 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°12'26" WEST, A DISTANCE OF 280.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTH 52°18'58" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 126.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37°51'52" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.29 FEET; THENCE SOUTH 73°49'13" WEST, A DISTANCE OF 1127.91 FEET; THENCE SOUTH 29°54'20" WEST, A DISTANCE OF 544.34 FEET; THENCE NORTH 79°55'18" WEST, A DISTANCE OF 680.04 FEET; THENCE NORTH 27°42'37" WEST, A DISTANCE OF 409.11 FEET; THENCE SOUTH 80°49'21" WEST, A DISTANCE OF 175.51 FEET; THENCE NORTH 59°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°02'27" WEST AND A CHORD DISTANCE OF 216.81 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°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 107.29 FEET; THENCE SOUTH 00°57'46" EAST, A DISTANCE OF 386.91 FEET; THENCE SOUTH 80°02'14" WEST, A DISTANCE OF 715.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF McLELLAN 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°11'45" WEST, A DISTANCE OF 1930.28 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3826, PAGE 1167 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 64°39'39" EAST ALONG THE SOUTH LINES OF SAID LANDS, A DISTANCE OF 206.18 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°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°18'58" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2681.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.88 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 5779.59 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 555.28 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 1666.36 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 962.17 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 BROSCHÉ
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 _____ Opened
Finance READ 2nd TIME & RE-REFER _____ 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 _____