

ORDINANCE NO. O-11-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 13.92 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED EAST OF US 17 AND CR 209; DESCRIBING SAID PROPERTY BY METES AND BOUNDS IN EXHIBIT "A"; FINDING THAT ALL THE OWNERS OF SAID PROPERTY HAVE PETITIONED THE CITY PURSUANT TO CHAPTER 171.044, FLORIDA STATUTES, TO VOLUNTARILY ANNEX SAME; FINDING THAT THE PROPERTY IS CONTIGUOUS TO THE EXISTING CITY LIMITS AND REASONABLY COMPACT; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

WHEREAS, all owners (Virginia S. Hall, trustee of the Virginia S. Hall Revocable Trust, Virginia S. Hall, f/k/a Virginia Steinmetz, sole surviving trustee of the JP Hall, Jr. Second Amended and Restated Revocable Trust, CHS, LLC and Lyman G. Hall) of the property subject hereof have petitioned the City to have their property described in Exhibit "A" and as also depicted in the sketch to accompany description attached hereto as Exhibit "B", to be annexed into the City limits pursuant to Chapter 171.044, Florida Statutes; and

WHEREAS, the City has determined that the property conforms to the requirements of Chapter 171.044, Florida Statutes, for real property to be voluntarily annexed; and

WHEREAS, the City has determined that the property is contiguous to the existing City limits and is reasonably compact; and

WHEREAS, the Clay County Board of County Commissioners has been given due notice as required in Florida Statute 171.044(6); and

WHEREAS, all other notices required by law have been given.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS AS FOLLOWS:

Section 1. That pursuant to the provisions of Chapter 171.044, Florida Statutes, the City Council does hereby voluntarily annex the real property described in Exhibit "A" and depicted on Exhibit "B" into the corporate limits of the City of Green Cove Springs, Florida.

Section 2. REPEALER. Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. SEVERABILITY. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage.

INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 17th DAY OF MAY 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Matthew Johnson, Mayor

ATTEST: _____
Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 7th DAY OF JUNE, 2021.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Matthew Johnson, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney



EXHIBIT "A"

Legal Description

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF, SOUTH 68°04'14" WEST, A DISTANCE OF 304.53 FEET, TO THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 28°13'15" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. A DISTANCE OF 1,104.56 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 28°13'15" EAST, ALONG THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 1,337.15 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (TEMPORARY EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, SOUTH 69°38'54" WEST, ALONG THE AFORESAID NORTHERLY LINE OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (TEMPORARY EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 478.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 23°43'25" WEST, A DISTANCE OF 2.21 FEET, TO A POINT OF INTERSECTION IN SAID RIGHT-OF-WAY LINE;

COURSE No. 2: RUN THENCE, NORTH 36°44'27" WEST, A DISTANCE OF 67.07 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 28°13'56" WEST, A DISTANCE OF 430.86 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15~U.S. HIGHWAY No. 17", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; PRESENTLY); RUN THENCE, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROAD No. 15~U.S. HIGHWAY No. 17", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 2,988.79 FEET, THROUGH A CENTRAL ANGLE OF 13°36'55" TO THE LEFT, AN ARC DISTANCE OF 710.23 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°26'31" WEST, 708.56 FEET;

COURSE No. 2: RUN THENCE, NORTH 28°14'52" WEST, ALONG THE TANGENCY OF LAST SAID CURVE, A DISTANCE OF 340.34 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 773 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, NORTH 61°42'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 773 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 80.07 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1410, PAGE 756 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, AND THEN SOUTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1410, PAGE 756 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 28°13'14" EAST, A DISTANCE OF 271.77 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 61°46'45" EAST, A DISTANCE OF 320.01 FEET, TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE CURRENT PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINED 606,663 SQUARE FEET, OR 13.92 ACRES, MORE OR LESS, IN AREA.

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	S 28°13'15" E	1337.15'
L2	S 69°38'54" W	478.21'
L3	N 23°43'25" W	2.21'
L4	N 36°44'27" W	67.07'
L5	N 28°13'56" W	430.86'
L6	N 28°14'52" W	340.34'
L7	N 61°42'00" E	80.07'
L8	S 28°13'14" E	271.77'
L9	N 61°46'45" E	320.01'

WARRANTY DEED
J.P. HALL & SONS, INC to
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
O.R. BOOK 1523, PAGE 773

(NOT TO SCALE)
304.53'
68°04'14" W
POINT OF BEGINNING
CORRECTIVE SPECIAL WARRANTY DEED
J. LOUIS and GLENN P. REYNOLDS to
CLAY COUNTY PORT, INC.
O.R. BOOK 718, PAGE 126

WARRANTY DEED
J.P. HALL & SONS, INC to
CABUL LODGE # 116 F&AM
O.R. BOOK 1410, PAGE 756

CORRECTIVE SPECIAL WARRANTY DEED
J. LOUIS and GLENN P. REYNOLDS to
CLAY COUNTY PORT, INC.
O.R. BOOK 718, PAGE 126

MAP SHOWING SKETCH OF
A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13,
CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC
RECORDS OF CLAY COUNTY FLORIDA

STATE ROAD No. 15
U.S. HIGHWAY No. 17
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

Subject Property
606,663 Sq. Ft. or 13.92 Acres.±

Jonathon B. Bowan
State of Florida
Registered Land Surveyor
Certificate No. 4600

Job No. 54355
Cad File: Sketch of Site.Dwg
Map Date: March 7, 2022

COUNTY ROAD No. 209
(AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY)

NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS,
(TEMPORARY EASEMENT), AS PER
O.R. BOOK 3167, PAGE 1557

NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS,
(PERMANENT EASEMENT), AS PER
O.R. BOOK 3167, PAGE 1557

Prepared by:
A&J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2988.79'	13°36'55"	710.23'	N 21°26'31" W	708.56'

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Prepared by:
A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
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GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED EASTERLY LINE OF THE SUBJECT PROPERTY, AS S 28°17'41" E, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS SKETCH ARE PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH AND SKETCH SHOULD RELY UPON THIS SKETCH FOR ANY PURPOSE.

3) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

CLINCH ESTATES
GREEN COVE SPRINGS
(Property North of TECO Easement)

Closure Report
Mon Feb 28 14:55:26 2022

Northing Distance	Easting	Bearing
2047588.800	443782.882	S 28°13'15" E
1337.148		
2046410.596	444415.181	S 69°38'54" W
478.206		
2046244.286	443966.827	N 23°43'25" W
2.207		
2046246.307	443965.939	N 36°44'27" W
67.072		
2046300.055	443925.817	N 28°13'56" W
430.860		
2046679.659	443722.001	
Radius: 2988.790 Chord: 708.561 Degree: 1°55'01" Dir: Left		
Length: 710.231 Delta: 13°36'55" Tangent: 356.796		
Chord BRG: N 21°26'31" W Rad-In: S 75°21'56" W Rad-Out: S 61°45'01" W		
Radius Point: 2045924.543, 440830.174		
2047339.179	443462.980	N 28°14'52" W
340.341		
2047638.989	443301.902	N 61°42'00" E
80.067		
2047676.948	443372.400	S 28°13'14" E
271.775		
2047437.478	443500.913	N 61°46'45" E
320.008		
2047588.800	443782.882	

Closure Error Distance> 0.00000
Total Distance> 4037.915
Polyline Area: 606,663.3 sq ft, 13.92 acres

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