

ORDINANCE NO. O-01-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 3.44 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED ON CR 209, EAST OF US 17; 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 Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.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 7TH DAY OF MARCH 2023.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Daniel M. 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 21ST DAY OF MARCH 2023.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Daniel M. Johnson, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney



Exhibit "A"

Attachment 3

Legal Description

A PARCEL OF LAND CONSISTING OF A PORTION OF LOT 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34, AND ALSO BEING A PORTION OF THAT SUCCESSORS CO-TRUSTEES' DISTRIBUTIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 2152, PAGE 1394, ALL IN THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, 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 2,441.71 FEET, TO A POINT, ON THE NORTHERLY BOUNDARY OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (PERMANENT EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, AND 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 303.96 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SUCCESSOR CO-TRUSTEES' DISTRIBUTIVE DEED, RECORDED IN OFFICIAL RECORDS BOOK 2152, PAGE 1394 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, (AND ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3702, PAGE 1646 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA); RUN THENCE, SOUTH 68°04'35" WEST, ALONG THE COMMON BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 486.41 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 CURRENTLY ESTABLISHED); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

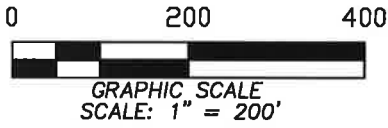
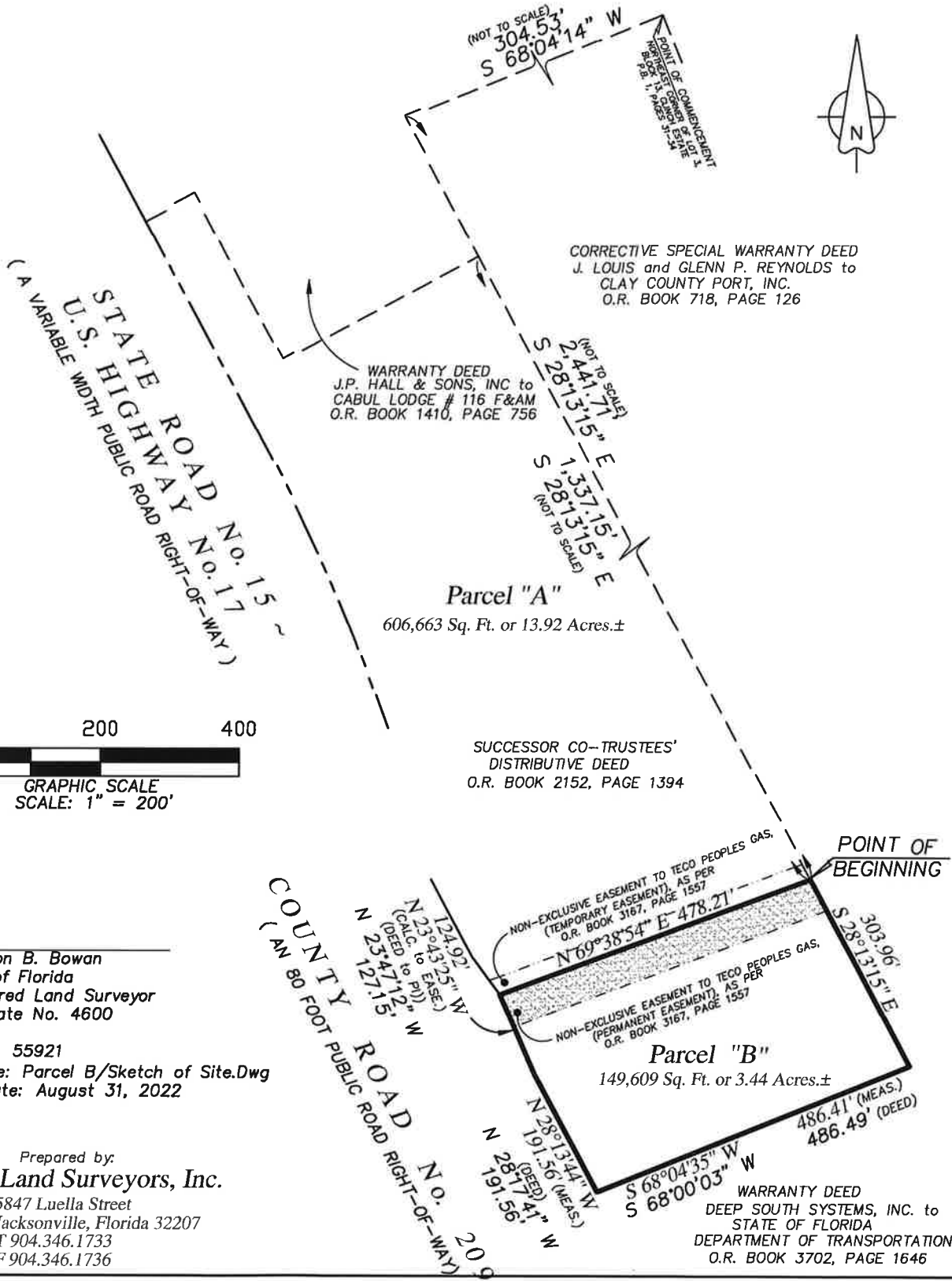
COURSE No. 1: RUN THENCE, NORTH 28°13'44" WEST, A DISTANCE OF 191.56 FEET, TO A POINT OF INTERSECTION IN SAID RIGHT-OF-WAY;

COURSE No. 2: RUN THENCE, NORTH 23°43'25" WEST, A DISTANCE OF 124.92 FEET, TO A POINT, BEING THE AFORESAID NORTHERLY BOUNDARY OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (PERMANENT EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; RUN THENCE, NORTH 69°38'54" EAST, ALONG THE NORTHERLY BOUNDARY OF LAST SAID EASEMENT, A DISTANCE OF 478.21 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 149,609 SQUARE FEET, OR 3.44 ACRES, MORE OR LESS, IN AREA.

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



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

Job No. 55921
 Cad File: Parcel B/Sketch of Site.Dwg
 Map Date: August 31, 2022

Prepared by:
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