

## **ORDINANCE NO. O-04-2023**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 28.81 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED ON CR 209 AND 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 and JPHCC, LLC a Florida limited liability company) 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 REPEALER.** Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.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 7<sup>th</sup> 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 21<sup>ST</sup> 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

**Parcel "B"**

A parcel of land consisting of a portion of Blocks 13, 14, 21 and 22, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Begin at the intersection of the easterly line of the CSX Transportation Railroad with the southeasterly line of State Road No. 15 (U.S. Highway No. 17); thence run South 50 degrees 43 minutes 14 seconds East, 58.07 feet; thence North 70 degrees 59 minutes 11 seconds East, 211.35 feet; thence North 89 degrees 05 minutes 29 seconds East, 195.17 feet; thence South 26 degrees 43 minutes 04 seconds East, 109.18 feet; thence South 02 degrees 35 minutes 13 seconds West, 142.81 feet; thence southwesterly on the arc of a curve concave northwesterly and having a radius of 25.00 feet an arc distance of 31.80 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 02 minutes 05 seconds West, 29.70 feet; thence southwesterly on the arc of a curve concave southeasterly and having a radius of 60.00 feet, an arc distance of 31.09 feet, said arc being subtended by a chord bearing and distance of South 60 degrees 38 minutes 20 seconds West, 30.74 feet; thence North 84 degrees 28 minutes 49 seconds West, 134.91 feet; thence South 80 degrees 28 minutes 17 seconds West, 199.65 feet to said easterly line of the CSX Transportation Railroad; thence on said easterly line, South 21 degrees 54 minutes 47 seconds East, 941.72 feet to the northerly line of State Road No. 23; thence easterly on said northerly line and along the arc of a curve concave northerly and having a radius of 2,771.00 feet, an arc distance of 242.09 feet, said arc being subtended by a chord bearing and distance of North 69 degrees 57 minutes 31 seconds East, 242.01 feet; thence North 30 degrees 03 minutes 02 seconds West, 114.01 feet; thence North 09 degrees 09 minutes 07 seconds West, 225.92 feet; thence North 78 degrees 03 minutes 34 seconds East, 60.10 feet; thence easterly, on the arc of a curve concave southerly and having a radius of 20.00 feet, an arc distance of 42.21 feet, said arc being subtended by a chord bearing and distance of North 86 degrees 31 minutes 49 seconds East, 34.80 feet; thence South 29 degrees 57 minutes 49 seconds East, 47.60 feet; thence South 23 degrees 28 minutes 05 seconds East, 28.14 feet; thence South 57 degrees 51 minutes 19 seconds East, 17.06 feet; thence North 42 degrees 55 minutes 00 seconds East, 73.43 feet; thence North 07 degrees 25 minutes 45 seconds West, 60.07 feet; thence North 51 degrees 50 minutes 27 seconds West, 39.03 feet; thence North 39 degrees 56 minutes 10 seconds East, 37.28 feet; thence North 08 degrees 59 minutes 48 seconds East, 54.41 feet; thence North 33 degrees 56 minutes 56 seconds East, 27.20 feet; thence North 07 degrees 02 minutes 24 seconds West, 36.21 feet; thence North 45 degrees 17 minutes 54 seconds West, 169.48 feet; thence North 53 degrees 21 minutes 28 seconds West, 32.13 feet; thence South 70 degrees 59 minutes 30 seconds West, 84.92 feet; thence North 32 degrees 09 minutes 22 seconds West, 63.90 feet; thence North 08 degrees 22 minutes 05 seconds West, 27.38 feet; thence northerly on the arc of a curve concave westerly and having a radius of 60.00 feet, an arc distance of 37.65 feet, said arc being subtended by a chord bearing and distance of North 20 degrees 34 minutes 05 seconds East, 37.04 feet; thence North 02 degrees 35 minutes 13 seconds East, 256.81 feet; thence northerly on the arc of a curve concave easterly and having a radius of 700.00 feet an arc distance of 179.34 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 55 minutes 36 seconds East, 178.85 feet; thence North 86 degrees 31 minutes 04 seconds East, 225.31 feet; thence North 30 degrees

53 minutes 05 seconds East, 140.60 feet; thence North 57 degrees 00 minutes 46 seconds East, 193.01 feet; thence North 79 degrees 41 minutes 16 seconds East, 124.10 feet to the westerly line of County Road No. 209; thence on said westerly line, thence North 28 degrees 14 minutes 50 seconds West, 1,431.58 feet; thence continue on said westerly line, North 35 degrees 13 minutes 29 seconds West, 123.97 feet; thence South 88 degrees 35 minutes 40 seconds West, 42.34 feet to said easterly line of State Road No. 15; thence on said easterly line and along the arc of a curve concave westerly and having a radius of 3014.79 feet, an arc distance of 420.94 feet, said arc being subtended by a chord bearing and distance of South 01 degree 05 minutes 36 seconds East, 420.59 feet; thence continue on said easterly line, South 04 degrees 52 minutes 27 seconds West, 421.91 feet; thence continue on said easterly line and along the arc of a curve concave westerly and having a radius of 3029.79 feet, an arc distance of 991.46 feet to the point of beginning, said arc being subtended by a chord bearing and distance of South 20 degrees 16 minutes 52 seconds West, 987.04 feet; being 28.81 acres, more or less, in area.

Not valid without the signature and  
 the original sealed set of a Florida  
 Licensed Surveyor and Engineer.  
 Harold T. Eiland  
 License No. 19 2510  
 Professional Surveyors & Engineers  
 Certificate of Authorization No. LB 1891  
 615 Blending Boulevard  
 Orange Park, Florida 32065  
 Telephone 904-272-1000

*Harold T. Eiland*  
 Harold T. Eiland  
 License No. 19 2510

FF No. 34161T Field Book Tds  
 Job No. 43846-B

Note:  
 This map was prepared for descriptive purposes  
 only and does not represent an actual survey.

LINE	LENGTH	BEARING
L1	18.40	S 89°13'00" W
L2	12.00	N 89°13'00" E
L3	12.00	S 89°13'00" W
L4	12.00	N 89°13'00" E
L5	12.00	S 89°13'00" W
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L10	12.00	N 89°13'00" E
L11	12.00	S 89°13'00" W
L12	12.00	N 89°13'00" E
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L100	12.00	N 89°13'00" E

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C15	12.00	S 89°13'00" W
C16	12.00	N 89°13'00" E
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C99	12.00	S 89°13'00" W
C100	12.00	N 89°13'00" E

MAP OF  
 Several parcels of land consisting of a portion of Blocks 13, 14, 21 and 22, Gold 1, Butler's survey  
 of the Clinch Estates, Clay County, Florida, according to plat thereof recorded in Flat Book 1, pages  
 31, 32, 33 and 34 of the public records of said county.

For: The City of Green Cove Springs  
 September 20, 2022

Scale 1" = 100'

