

ORDINANCE NO. O-07-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 39.23 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED ON 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 Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.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 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 Descriptions

Parcel "A"

A parcel of land situated in Block 21, 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, North 21 degrees 54 minutes 47 seconds West, 283.71 feet to the point of beginning; being 2.53 acres, more or less, in area.

Parcel "C"

A parcel of land consisting of a portion of Blocks 14 and 21, 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:

Commence at the intersection of the easterly line of the CSX Transportation Railroad with the easterly line of State Road No. 15 (U.S. Highway No. 17); thence on last said line, run the following 3 courses: 1) northerly, along the arc of a curve concave westerly and having a radius of 3029.79 feet, an arc distance of 991.46 feet, said arc being subtended by a chord bearing and distance of North 20 degrees 16 minutes 52 seconds East, 987.04 feet; 2) North 04 degrees 52 minutes 27 seconds East, 421.91 feet; 3) northerly, along the arc of a curve concave westerly and having a radius of 3,014.79 feet, an arc distance of 420.94 feet, said arc being subtended by a chord bearing and distance of North 01 degree 05 minutes 56 seconds West, 420.59 feet; thence North 88 degrees 35 minutes 40 seconds East, 42.34 feet to the westerly line of County Road No. 209; thence on said westerly line, South 35 degrees 13 minutes 29 seconds East, 123.97 feet; thence continue on said westerly line, South 28 degrees 14 minutes 50 seconds East, 1,431.58 feet to the point of beginning; thence continue on said westerly line, South 28 degrees 14 minutes 50 seconds East, 580.78 feet to a northerly line of State Road No. 23, as described in Official Records Book 4020, page 1844, Parcel 191, Part "C"; thence on the northerly line of said State Road 23 run the following 5 courses: 1) South 61 degrees 45 minutes 11 seconds West, 202.83 feet; 2) South 02 degrees 51 minutes 36 seconds East, 542.19 feet; 3) South 60 degrees 43 minutes 05 seconds West, 196.20 feet; 4) southwesterly on the arc of a curve concave northwesterly and having a radius of 4,576.00 feet an arc distance of 333.53 feet, said arc being subtended by a chord bearing and distance of South 62 degrees 20 minutes 54 seconds West, 333.53 feet; 5) Southwesterly, on the arc of a curve concave northwesterly and having a radius of 2,771.00 feet, an arc distance of 146.01 feet, said arc being subtended by a chord bearing and distance of South 65 degrees 56 minutes 47 seconds West, 146.00 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, along 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 point of beginning; being 18.40 acres, more or less, in area.

Parcel "D"

A parcel of land consisting of a portion of Blocks 14 and 21, 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:

Commence at the intersection of the southeasterly right-of-way line of State Road No. 15 (U.S. Highway No. 17) with the easterly line of the CSX Transportation Railroad; thence on said easterly line, South 21 degrees 54 minutes 47 seconds East, 1584.22 feet to the southeasterly line of State Road No. 23 and the point of beginning; thence northeasterly, on said southeasterly line and along the arc of a curve concave northwesterly and having a radius of 4924.00 feet, an arc distance of 356.72 feet, said arc being subtended by a chord bearing and distance of North 67 degrees 08 minutes 02 seconds East, 356.65 feet; thence continue on said southeasterly line and along the arc of a curve concave northeasterly and having a radius of 4924.00 feet, an arc distance of 305.89 feet, said arc being subtended by a chord bearing and distance of North 61 degrees 01 minute 50 seconds East, 305.84 feet; thence continue on said southeasterly line and along the arc of a curve concave northwesterly and having a radius of 4912.00 feet, an arc distance of 670.01 feet to the westerly line of County Road No. 209, said arc being subtended by a chord bearing and distance of North 57 degrees 35 minutes 24 seconds East, 669.49 feet; thence southerly, on said westerly line and along the arc of a curve concave westerly and having a radius of 2824.79 feet, an arc distance of 158.31 feet to the northerly line of those lands described in Official Records Book 4568, page 1005 of said public records, said arc being subtended by a chord bearing and distance of South 14 degrees 42 minutes 22 seconds East, 158.29 feet; thence on the boundaries of last said lands and on the boundaries of those lands described in Official Records Book 4230, page 1656 and Official Records Book 4211, page 30 of said public records, run the following 12 courses: 1) South 80 degrees 40 minutes 08 seconds West, 152.92 feet; 2) South 48 degrees 47 minutes 12 seconds West, 28.84 feet; 3) South 80 degrees 32 minutes 10 seconds West, 80.85 feet; 4) South 09 degrees 27 minutes 50 seconds East, 46.82 feet; 5) North 80 degrees 59 minutes 45 seconds East, 13.99 feet; 6) South 09 degrees 27 minutes 50 seconds East, 257.89 feet; 7) South 05 degrees 32 minutes 10 seconds West, 46.36 feet; 8) South 09 degrees 27 minutes 50 seconds East, 263.97 feet; 9) South 18 degrees 22 minutes 44 seconds West, 56.57 feet; 10) South 40 degrees 50 minutes 25 seconds West, 146.84 feet; 11) South 80 degrees 51 minutes 00 seconds West, 102.26 feet; 12) South 09 degrees 27 minutes 50 seconds East, 95.00 feet to the northwest corner of those lands described in Official Records Book 2831, page 255 of said public records; thence South 58 degrees 58 minutes 36 seconds West, 188.04 feet; thence South 09 degrees 23 minutes 24 seconds West, 91.25 feet; thence South 59 degrees 00 minutes 11 seconds West, 59.59 feet; thence South 82 degrees 51 minutes 52 seconds West, 32.89 feet; thence South 65 degrees 12 minutes 52 seconds West, 130.73 feet; thence South 25 degrees 12 minutes 06 seconds West, 124.54 feet; thence South 70 degrees 07 minutes 58 seconds West, 79.98 feet to said easterly line of the CSX Transportation Railroad; thence on said easterly line, North 21 degrees 54 minutes 47 seconds West, 927.69 feet to the point of beginning; being 18.30 acres, more or less, in area.

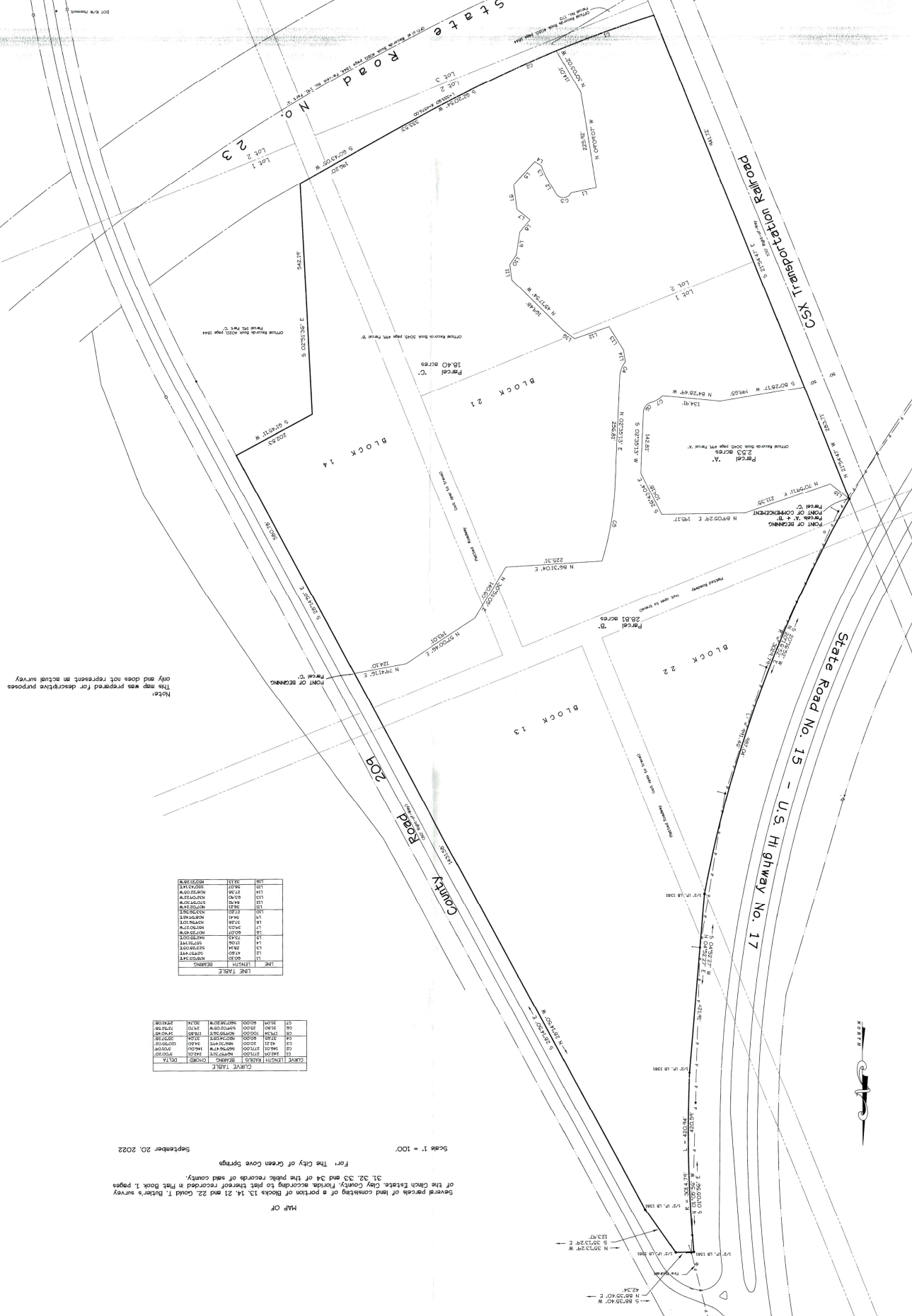
EXHIBIT B

Edward T. Elford
 License No. 19, 2510
 Professional Surveyors & Mappers
 Certificate of Authorization No. LB 1891
 615 Blending Boulevard
 Orange Park, Florida 32065
 Telephone 904-272-1000

Edward T. Elford
 License No. 19, 2510

This map was prepared for the purpose of
 showing the proposed survey and
 the ground covered and is not to be
 construed as a warranty or
 representation of any kind.

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.

CLUMP TABLE

CLUMP	LENGTH	BEARING
1	100.00	N 00° 00' 00" E
2	100.00	N 00° 00' 00" E
3	100.00	N 00° 00' 00" E
4	100.00	N 00° 00' 00" E
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49	100.00	N 00° 00' 00" E
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CLUMP TABLE

CLUMP	LENGTH	BEARING
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49	100.00	N 00° 00' 00" E
50	100.00	N 00° 00' 00" E

MAP OF
 Several parcels of land consisting of a portion of Blocks 13, 14, 21 and 22, Gold T, Butler's survey
 of the Citrus County, Florida, according to plat thereof recorded in Plat 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'

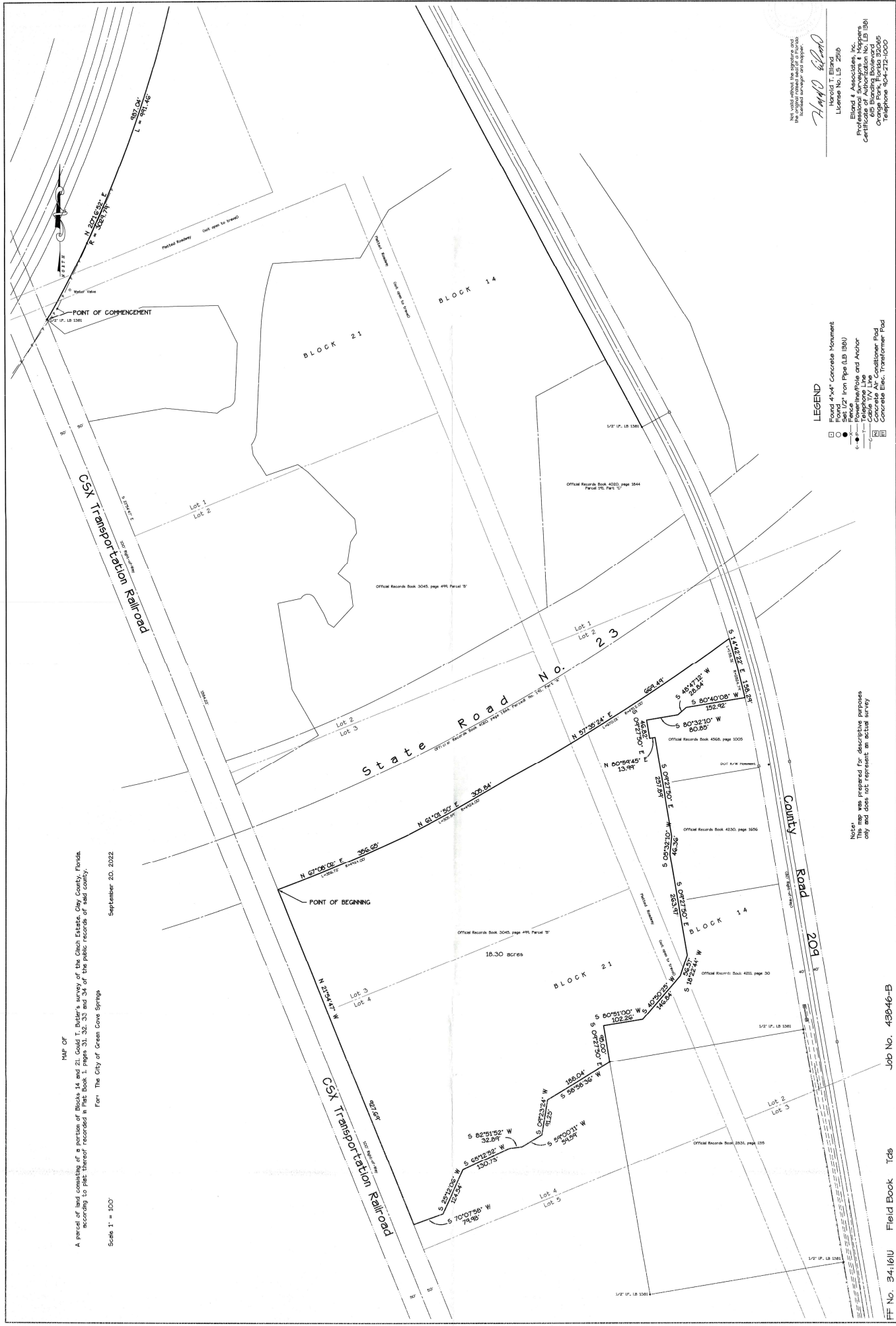
MAP OF

A parcel of land consisting of a portion of Blocks 14 and 21, Harold T. Eiland's survey of the Clinch Estate, Clay County, Florida, according to plat: Eiland's record in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county.

For: The City of Green Cove Springs

Scale: 1" = 100'

September 20, 2022



Not valid without the signature and seal of the original surveyor or a person duly qualified to practice as a surveyor.

Harold T. Eiland

Harold T. Eiland
License No. LS 2516

Eiland & Associates, Inc.
Professional Surveyors & Mapmakers
Certified in Florida License No. LS 586
615 Blending Boulevard
Orange, Florida 32715-1000
Telephone 904-272-1000

- LEGEND**
- Found 4"x4" Concrete Monument
 - Found 4" Iron Pipe (I.P.) (S.B.)
 - Fence
 - Telephone Line and Anchor
 - Cable TV Line
 - Concrete Elec. Transformer Pad

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