

ORDINANCE NO. 2020-2197

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR THE VACATION OF THE RIGHT-OF-WAY (ALLEY) RUNNING BETWEEN FRANKLIN STREET AND GRAND BOULEVARD, AND LYING BETWEEN AND ADJACENT TO LOTS 4 THROUGH 14, AND 17, BLOCK 156, TOWN OF NEW PORT RICHEY REVISED PLAN, RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; PROVIDING FOR RESERVATION OF AN EASEMENT IN THE SUBJECT RIGHT-OF-WAY; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the record owners of properties lying along and adjacent to the City right-of-way (alley) adjacent to Lots 4 through 14, and Lot 17, of Block 156, Town of New Port Richey Revised Plan, recorded in Plat Book 4, Page 49 of the Public Records of Pasco County, Florida, have requested the vacation of said right-of-way;

WHEREAS, the City Council has found that the subject application meets all of the criteria for approval of the vacation request, and that it would be in the best interest of the citizens of the City for the application to be granted;

WHEREAS, the subject right-of-way serves no public purpose and has not been improved for use by the public; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

Section 1. **Vacation.** The City of New Port Richey, Florida, hereby vacates the right-of-way (alley) lying generally between and adjacent to Lots 4 through 14, and Lot 17, Block 156, TOWN OF NEW PORT RICHEY REVISED PLAN, as recorded in Plat Book 4, Page 49 of the public records of Pasco County, Florida, and running between Franklin Street and Grand Boulevard, as shown on that certain survey prepared for this vacation request and more particularly described in the Legal Description attached hereto and made a part hereof as Exhibit "A".

Section 2. **Title.** It is the City's intention that the City's interest in said right-of-way pass to the owners of the properties adjacent to said right-of-way to the centerline of said right-of-way

(hereinafter “Applicants”), as shown on the surveys prepared for this vacation request and more particularly described in the Legal Descriptions attached hereto and made a part hereof as Exhibit “B”. The City of New Port Richey makes no warranties of any kind as to the title or ownership of the property being vacated, or as to the existence of any liens, easements or encumbrances against the same. This Ordinance shall only be construed to release any legal or equitable interest the City may have in the subject property. Nothing contained herein shall be construed to affect the rights of parties having an interest in the subject property prior to its becoming a City right-of-way.

Section 3. Easement Retained. The City of New Port Richey hereby reserves and retains, for itself and for any private utility, a general utility, access and drainage easement in the entire twenty-foot (20’) wide right-of-way vacated, to allow for any existing or future installed cables, pipes, poles, wires, transmission facilities, support structures, ditches or other equipment deemed necessary by any public or private utility or other provider of telephone, cable, internet, wireless, gas, electricity, water, sewer, storm-sewer or other service, including the full right of access to and from said easement area for the maintenance, installation, repair and removal of any structures or equipment therein, and the Applicants shall execute such documents as the City of New Port Richey deems advisable to acknowledge such easement upon request. The aforesaid easement is created by this Ordinance and reservation as set forth herein.

Section 4. Reparcel. The applicants shall replat or reparcel, as appropriate, the properties lying adjacent to the vacated right-of-way, to combine each said lot or parcel, together the portion of the right-of-way adjacent thereto, as a single parcel, and any subdividing, reparceling or replatting of said parcel shall hereafter be prohibited without approval of the City of New Port Richey.

Section 5. Laws Applicable. Nothing contained herein shall be construed to alter the application of all City laws, regulations and ordinances to the subject property.

Section 6. Effective Date. This Ordinance shall become effective immediately upon final passage as required by law.

Section 7. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances

of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 8. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this ____ day of _____, 2020, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this ____ day of _____, 2020.

ATTEST:

By: _____
Judy Meyers, CMC, City Clerk

By: _____
Robert Marlowe, Mayor-Council Member

(Seal)

APPROVED AS TO FORM AND LEGALITY
FOR THE SOLE USE AND RELIANCE OF THE
CITY OF NEW PORT RICHEY, FLORIDA:

Timothy P. Driscoll, City Attorney

**WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY**

PROPOSED VACATED ALLEY

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, SAID BLOCK 156, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF THE EXISTING ALLEY, FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH BOUNDARY LINE SOUTH 90°00'00" EAST, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, SAID BLOCK 156, SAID POINT BEING ON THE EAST BOUNDARY LINE OF SAID BLOCK 156; THENCE ALONG SAID EAST BOUNDARY LINE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 17, SAID BLOCK 156, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID ALLEY; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 90°00'00" WEST, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 156; THENCE ALONG THE WEST BOUNDARY LINE OF SAID BLOCK 156 NORTH 00°00'00" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 8,000 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

EXHIBIT A

**WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY**

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0170

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 14, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID LOT 14 NORTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET TO THE EAST BOUNDARY LINE OF SAID BLOCK 156; THENCE ALONG SAID BOUNDARY LINE SOUTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF LOT 17, BLOCK 156; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 14 AND 17 NORTH 90°00'00" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,500.00 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

EXHIBIT B

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0171

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF SAID BLOCK 156 SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5114, PAGE 1945 OF SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY LINE, NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,000 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0090

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY LINE OF SAID BLOCK 156 NORTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 9; THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 9 NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 500 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0100

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID LOT 10 NORTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF LOT 11, BLOCK 156; THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 10 AND 11 NORTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,000 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0120

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 12, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID LOT 12 NORTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 12; THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 12 NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 500.00 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0130

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 13, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID LOT 13 NORTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 13; THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 13 NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 500.00 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0040

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 156 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 4 SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9992, PAGE 0629 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY EXTENSION, NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 90°00'00" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 400 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0063

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, SAID BLOCK 156, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF THE ALLEY OF SAID BLOCK 156; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 90°00'00" EAST, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9443, PAGE 2982 OF SAID PUBLIC RECORDS FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID PARCEL SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID SOUTHERLY EXTENSION, NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 500 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0060

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, SAID BLOCK 156, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF THE ALLEY OF SAID BLOCK 156; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 90°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 10051, PAGE 2719 OF SAID PUBLIC RECORDS FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID PARCEL SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID SOUTHERLY EXTENSION, NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 500 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

WORK ORDER NO.: 190102
FOR: CITY OF NEW PORT RICHEY

PROPOSED VACATED ALLEY FOR PARCEL ID. NO. 08-26-16-0030-15600-0080

A PORTION OF BLOCK 156, REVISED PLAN FOR TOWN OF NEW PORT RICHEY AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 4, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, SAID BLOCK 156, THE SAME BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9693, PAGE 1158 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 90°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID PARCEL SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE EXISTING 20.00 FOOT ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 90°00'00" WEST, A DISTANCE OF 60.00 FEET TO THE WEST BOUNDARY LINE OF SAID BLOCK 156; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 600 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)