

Legal Description

A PORTION OF LOT 2, LEM TURNER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 4, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST, OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CAPPER ROAD (COUNTY ROAD NO. 49) (AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET) WITH THE WESTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD (STATE ROAD NO. 115), AS NOW ESTABLISHED FOR A WIDTH OF 108 FEET; SAID POINT OF INTERSECTION LYING IN A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.01 FEET; RUN THENCE SOUTHWESTERLY AROUND SAID CURVE DEFINING THE NORTHERLY RIGHT OF WAY LINE OF CAPPER ROAD, AN ARC DISTANCE OF 190.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°03'27" WEST, 189.85 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89°19'36" WEST 240.67 FEET; THENCE NORTH 00°40'24" WEST, 305.71 FEET; THENCE NORTH 89°19'36" EAST, 22 FEET; THENCE NORTH 00°40'24" WEST, 20 FEET; THENCE 89°19'36" EAST 218.56 FEET; THENCE SOUTH 00°40'24" EAST 325.69 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CAPPER ROAD AND THE POINT OF BEGINNING, THUS LANDS DESCRIBED CONTAIN 1.79 ACRES MORE OR LESS.