

ORDINANCE _____

Legal Description

A PART OF LOT 1, LEM TURNER'S SUBDIVISION AS RECORDED IN PLAT BOOK 8, AT PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF CAPPER ROAD, SAID ROAD HAVING A 40 FOOT RIGHT OF WAY, AND THE WESTERLY LINE OF LEM TURNER ROAD, STATE ROAD NO. 115, AND HAVING A RIGHT OF WAY OF 66 FEET IN WIDTH; THENCE SOUTH 15 DEGREES, 53 MINUTES WEST ALONG THE WESTERLY LINE OF LEM TURNER ROAD 149.72 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID CAPPER ROAD A DISTANCE OF 226.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 144 FEET TO THE SOUTH LINE OF SAID CAPPER ROAD; THENCE WEST ALONG THE SOUTH LINE OF SAID CAPPER ROAD 314 FEET MORE OR LESS TO A FENCE; THENCE SOUTH 13 DEGREES, 03 MINUTES WEST ALONG SAID FENCE 147.82 FEET TO A POINT THAT IS WEST 347.88 FEET FROM THE PLACE OF BEGINNING; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF CAPPER ROAD 347.88 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE DESCRIPTION ANY PORTION THEREOF LYING IN THE RIGHT OF WAY OF CAPPER ROAD.

September 6, 2024

Exhibit 1
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