

Property Address: 0 Sycamore St
Jacksonville, Florida 32219

Exhibit "A"
LEGAL DESCRIPTION

PART TRACT 26, DINSMORE FARMS, AN UNRECORDED SUBDIVISION AND WEST 1/2 OF GOVERNMENT LOT 3 ALL WITHIN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF IOWA AVENUE (AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SYCAMORE STREET (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89° 16' 22" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2606.93 FEET; THENCE SOUTH 00° 03' 58" EAST, A DISTANCE OF 570.00 FEET; THENCE SOUTH 45° 23' 48" EAST, A DISTANCE OF 18.73 FEET; THENCE SOUTH 00° 20' 30" EAST, A DISTANCE OF 265.74 FEET; THENCE SOUTH 87° 03' 56" EAST, A DISTANCE OF 19.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 03' 56" EAST, A DISTANCE OF 310.22 FEET; THENCE SOUTH 00° 01' 20" EAST, A DISTANCE OF 640.20 FEET; THENCE SOUTH 88° 54' 45" WEST, A DISTANCE OF 309.86 FEET; THENCE NORTH 00° 01' 20" WEST, A DISTANCE OF 661.96 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT PARCEL "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF PARCEL TWO, AS OCCUPIED AND DESCRIBED IN OFFICIAL RECORDS BOOK 18139, PAGE 776 IN THE PUBLIC RECORDS DUVAL COUNTY, FLORIDA. THENCE S 87°46'48" E, ALONG THE NORTH LINE SAID PARCEL TWO A DISTANCE OF 310.85'; THENCE S 00°28'37" E, ALONG THE EAST LINE OF SAID PARCEL TWO A DISTANCE OF 141.35'; THENCE N 70°06'53" W, ALONG A LINE 2' NORTH OF TOP BANK 8" DIAMETER DITCH A DISTANCE OF 266.18'; THENCE N 65°43'52" W, ALONG A LINE 2' NORTH OF TOP BANK 8" DIAMETER DITCH A DISTANCE OF 67.08'; THENCE N 00°32'45" W, ALONG THE WEST LINE OF SAID PARCEL TWO A DISTANCE OF 35.28'; TO THE POINT OF BEGINNING. TOGETHER WITH A 10 FOOT EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL TWO, AS OCCUPIED AND DESCRIBED IN OFFICIAL RECORDS BOOK 18139, PAGE 776 IN PUBLIC RECORDS DUVAL COUNTY, FLORIDA THENCE S 00°32'45" E ALONG THE WEST LINE OF SAID PARCEL TWO A DISTANCE OF 35.28'; THENCE S 65°43'52" E, A DISTANCE OF 12.51'; TO THE POINT OF BEGINNING; THENCE N 00°32'45" W, A DISTANCE OF 39.46'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.21', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF N 44°07'29" W, WITH A CHORD LENGTH OF 13.79'; THENCE N 87°42'14" W A DISTANCE OF 2.22'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.38', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 46°16'41" W, WITH A CHORD LENGTH OF 39.70'; THENCE N 04°51'09" W A DISTANCE OF 198.71'; THENCE N 15°55'39" W, A DISTANCE OF 45.54'; THENCE N 00°03'58" W, ALONG A LINE 10.0' EAST OF AND PARALLEL TO THE WEST LINE SAID PARCEL ONE A DISTANCE OF 570.49' TO THE SOUTH RIGHT OF WAY LINE OF SYCAMORE STREET; THENCE N 89°16'22" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.00'; THENCE S 00°03'58" E, A DISTANCE OF 569.20'; THENCE S 15°55'39" E, A DISTANCE OF 45.12'; THENCE S 04°51'09" E A DISTANCE OF 199.68'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.92', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 46°16'41" E, WITH A CHORD LENGTH OF 26.47'; THENCE S 87°42'14" E A DISTANCE OF 2.22'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 30.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 44°07'29" E, WITH A CHORD LENGTH OF 27.57'; THENCE S 00°32'45" E A DISTANCE OF 44.08'; THENCE N 65°43'52" W A DISTANCE OF 11.02' TO THE POINT OF BEGINNING.

April 3, 2024

Exhibit 1

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