

MAP SHOWING SKETCH AND LEGAL OF FLAG PARCEL

BLOCKS 2, 3, 4, 5, 6, 7, 12, 13 AND 20 DAHL'S ADDITION TO GARDEN CITY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 16, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF SOUTHERN AVENUE (AN 80' RIGHT-OF-WAY), PINE STREET (ALSO KNOWN AS TRAVIS STREET) (A 64' FOOT RIGHT-OF-WAY), AND WESTERN AVENUE (A 40' FOOT RIGHT-OF-WAY), ALL BEING CLOSED AND ABANDONED BY ORDINANCE 72-238-96 OF THE CITY OF JACKSONVILLE, FLORIDA. WESTERN AVENUE RESERVED UNTO THE CITY OF JACKSONVILLE FOR A PERPETUAL UNOBSTRUCTED EASEMENT, OVER, ACROSS, UNDER AND THROUGH THE ENTIRE WIDTH OF THAT PORTION OF WESTERN AVENUE (CLOSED AND ABANDONED) FOR DRAINAGE PURPOSES.

TOGETHER WITH THAT PORTION OF CYPRESS STREET (A 32' RIGHT-OF-WAY), PINE STREET (ALSO KNOWN AS TRAVIS STREET) (A 64' RIGHT-OF-WAY) AND MIDDLE AVENUE (AN 80' RIGHT-OF-WAY), ALL BEING CLOSED AND ABANDONED BY ORDINANCE NO. 98-939-E OF THE CITY OF JACKSONVILLE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 9156, PAGE 2159, OF SAID CURRENT PUBLIC RECORDS. THE WESTERLY 40' OF CYPRESS STREET RESERVED UNTO THE CITY OF JACKSONVILLE FOR A PERPETUAL UNOBSTRUCTED EASEMENT, OVER, ACROSS, UNDER AND THROUGH THE ENTIRE WIDTH OF THAT PORTION OF CYPRESS STREET, (CLOSED AND ABANDONED) FOR DRAINAGE PURPOSES.

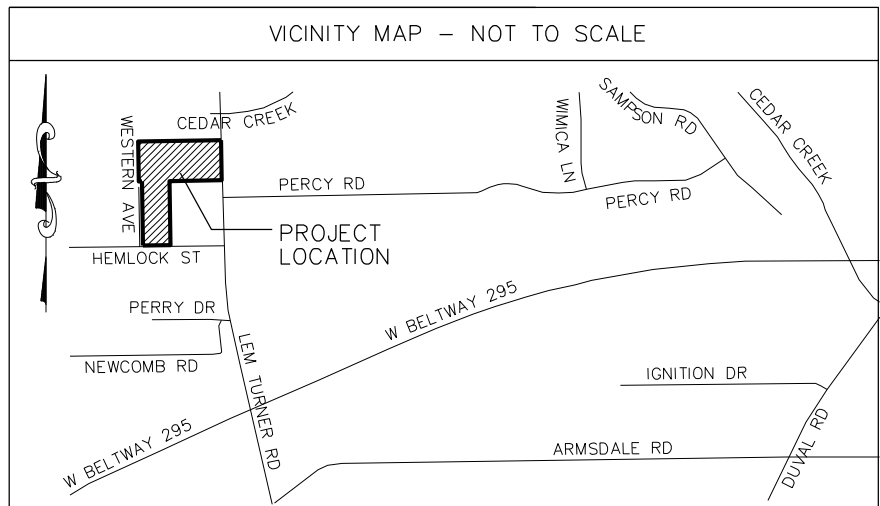
TOGETHER WITH THE WEST HALF (40.0') OF SOUTHERN AVENUE (AN 80' RIGHT-OF-WAY) FROM HEMLOCK STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET; TOGETHER WITH OAK STREET (A 64' RIGHT-OF-WAY), NORTH OF BLOCK 12, DAHL'S ADDITION TO GARDEN CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH MAPLE STREET (A 64' RIGHT-OF-WAY), NORTH OF BLOCK 13, SAID DAHL'S ADDITION TO GARDEN CITY; TOGETHER WITH CEDAR STREET (A 64' RIGHT-OF-WAY), NORTH OF BLOCK 20, SAID DAHL'S ADDITION TO GARDEN CITY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 7, DAHL'S ADDITION TO GARDEN CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 89°12'28" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 645.00 FEET TO A POINT 40.00 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 5, SAID DAHL'S ADDITION TO GARDEN CITY, SAID POINT ALSO BEING THE CENTERLINE OF SOUTHERN AVENUE; THENCE SOUTH 00°48'15" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 792.00 FEET TO A POINT 40.00 EAST OF THE SOUTHEAST CORNER OF BLOCK 20, SAID DAHL'S ADDITION TO GARDEN CITY, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HEMLOCK STREET (A 62 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°12'28" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 340.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 20, OF AFORESAID DAHL'S ADDITION TO GARDEN CITY, SAID ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF WESTERN AVENUE (A 40' RIGHT-OF-WAY); THENCE NORTH 00°48'15" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 792.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 5, OF AFORESAID DAHL'S ADDITION TO GARDEN CITY; THENCE SOUTH 89°12'28" WEST, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF AFORESAID DAHL'S ADDITION TO GARDEN CITY; THENCE NORTH 00°48'15" WEST, ALONG SAID WEST LINE, A DISTANCE OF 496.00 FEET TO THE NORTHWEST CORNER OF SAID DAHL'S ADDITION TO GARDEN CITY; THENCE NORTH 89°12'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1025.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD; THENCE SOUTH 00°48'15" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 496.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.853 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF PINE STREET (ALSO KNOWN AS TRAVIS STREET) (A 64' RIGHT-OF-WAY), BEING CLOSED AND ABANDONED BY ORDINANCE 98-939-E OF THE CITY OF JACKSONVILLE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 9156, PAGE 2159 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



12810 PARCEL OWNERSHIP:

JOHN R. HANSEN
12810 LEM TURNER ROAD
JACKSONVILLE, FL 32218
RE ID. 019495-9100
ORB 17215, PG. 2243

JOHN R. HANSEN
0 CYPRESS STREET
JACKSONVILLE, FL 32218
RE ID. 019499-0002
ORB 17215, PG. 2243

TIIFT-STATE OF FLORIDA
0 CYPRESS STREET
JACKSONVILLE, FL 32218
RE ID. 019499-0001
ORB 9156, PG. 2159

12804 PARCEL OWNERSHIP:

MARLA HENSEN
12804 LEM TURNER ROAD
JACKSONVILLE, FL 32218
RE ID. 019507-0000
ORB 17226, PG. 1408

0 PARCELS OWNERSHIP:

HOUSTON'S H & W MEATS, INC.
0 WESTERN AVENUE
JACKSONVILLE, FL 32218
RE ID. 019516-0000 (BLOCK 12)
ORB 6919, PG. 53

HOUSTON'S H & W MEATS, INC.
0 WESTERN AVENUE
JACKSONVILLE, FL 32218
RE ID. 019517-0000 (BLOCK 13)
ORB 6919, PG. 53

HOUSTON'S H & W MEATS, INC.
0 WESTERN AVENUE
JACKSONVILLE, FL 32218
RE ID. 019531-0000 (BLOCK 20)
ORB 6919, PG. 53

SEE SHEET 1 OF 2 FOR SKETCH, NOTES AND LEGEND. NOT VALID WITHOUT ALL SHEETS.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY SHEET 1 OF 2

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CERT. NO. LB 3604 • ENGINEERING • PLANNING • SURVEYING • CEI SERVICES

REVISION: SCALE 1"=200'

JOB No. R220034 DATE JULY 6, 2022

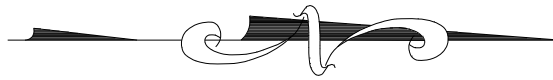
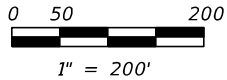
I HEREBY CERTIFY THAT THIS MAP MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND 65-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Joseph K. Lek

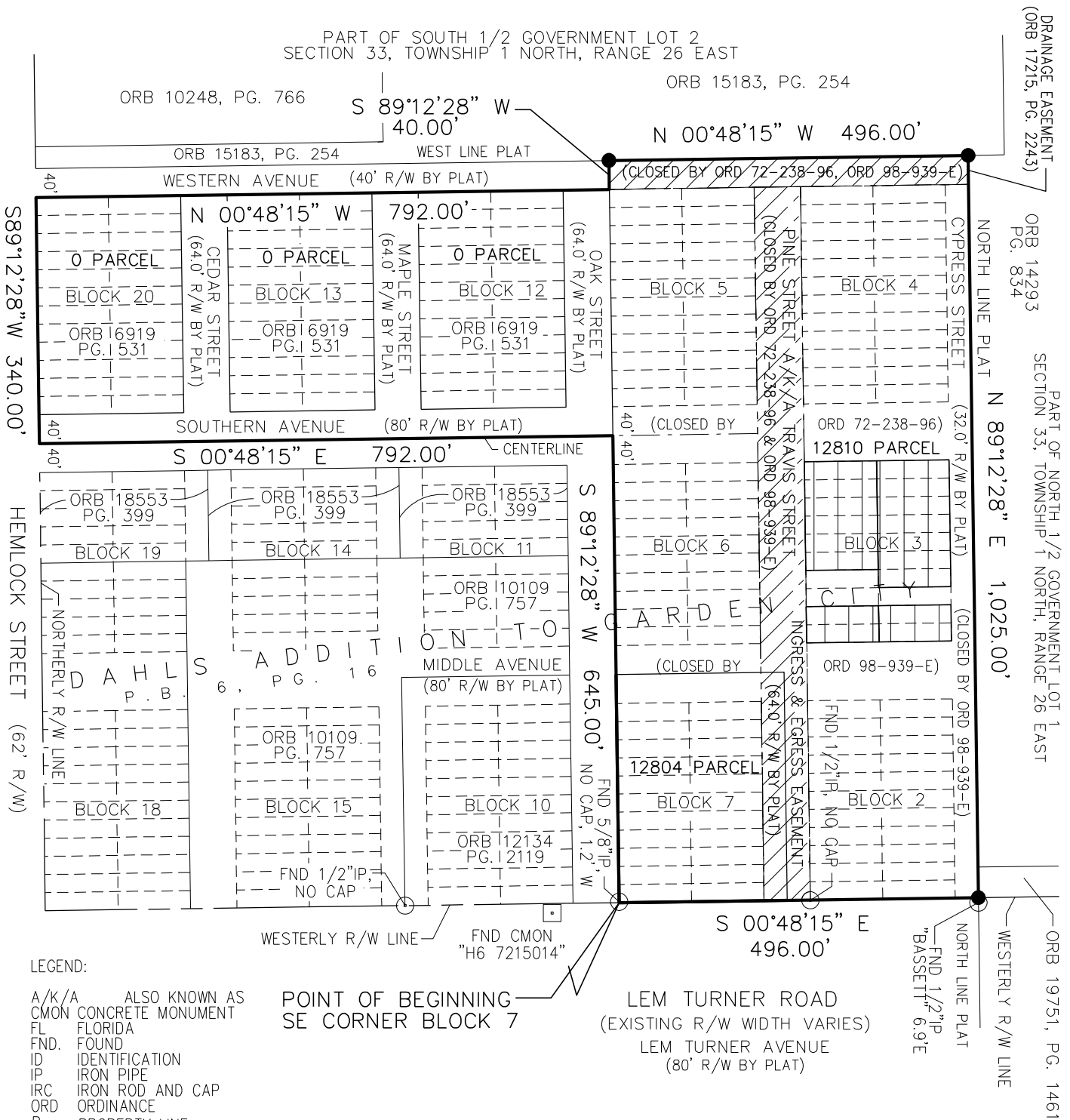
JOSEPH K. LEK FLA. P.S.M. CERT. NO. LS 6016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

MAP SHOWING SKETCH AND LEGAL OF FLAG PARCEL



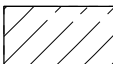
PART OF SOUTH 1/2 GOVERNMENT LOT 2
SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST



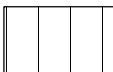
LEGEND:

- A/K/A ALSO KNOWN AS
- CMON CONCRETE MONUMENT
- FL FLORIDA
- FND. FOUND
- ID IDENTIFICATION
- IP IRON PIPE
- IRC IRON ROD AND CAP
- ORD ORDINANCE
- P PROPERTY LINE
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- RE ID. REAL ESTATE IDENTIFICATION NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET

● SET 1/2" REBAR AND CAP, "LB 3604."



EASEMENTS



T.I.I.F. TRUETEES OF INTERNAL IMPROVEMENT FUND - PETROLEUM & MINERAL RIGHTS
D.B. 1160, PAGE 280

POINT OF BEGINNING
SE CORNER BLOCK 7

LEM TURNER ROAD
(EXISTING R/W WIDTH VARIES)
LEM TURNER AVENUE
(80' R/W BY PLAT)

NOTES:

1. THIS IS MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT WITH A REFERENCE BEARING OF NORTH 89°12'28" EAST ON THE NORTH LINE OF PLAT OF DAHLS ADDITION TO GARDEN CITY, P.B. 6, PG. 16.
3. SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND VICINITY MAP. NOT VALID WITHOUT ALL SHEETS.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY SHEET 2 OF 2

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REVISION:

SCALE 1"=200'

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JOB No. R220034

DATE JULY 6, 2022

JOSEPH K. LEK FLA. P.S.M. CERT. NO. LS 6016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

July 6, 2022

Exhibit 1

Page 2 of 2