

Perpetual non-exclusive easement for pedestrian and vehicular ingress and egress, for drainage, and for installation and maintenance of utilities including but not limited to sewerage, gas, electric and telephone facilities (including the right to tap on to existing sewer lines therein).

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Jacksonville in Duval County, Florida, being a part of Lot. Nos. 21 and 22 of Alderman Farms as shown on a map recorded in Plat Book 5, page 99, of the current public records of Duval County, Florida, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the prolongation of the easterly right-of-way line of Townsend Boulevard with the southerly right-of-way line of State Road No. 10, said right-of-way line being a curve, said curve being concave to the south and having a radius of 2,265.83 feet; run thence westerly along and around said curve and said southerly right-of-way line of State Road No. 10 an arc distance of 316.75 feet to the point of tangency of said curve; run thence along said southerly right-of-way line of State Road No. 10 south 89 degrees 41 minutes 14 seconds west a distance of 318.0 feet to a point; running thence south 00 degrees 18 minutes 46 seconds east a distance of 292.0 feet to a point; running thence south 89 degrees 41 minutes 14 seconds west a distance of 262.5 feet the POINT OF BEGINNING; from the true point of beginning as thus established, running thence north 00 degrees 18 minutes 46 seconds west a distance of 292.0 feet to a point located on the southerly right-of-way of said State Road No. 10; running thence south 89 degrees 41 minutes 14 seconds west along said State Road No. 10, a distance of 42.5 feet to a point; running thence south 00 degrees 18 minutes 46 seconds east a distance of 292.0 feet to a point; running thence north 89 degrees 41 minutes 14 seconds east a distance of 42.5 feet to the POINT OF BEGINNING; being a portion of the property shown on the plat of survey prepared by Charles Bassett & Associates, Inc., bearing Surveyor's File No. S-1699, dated October 15, 1973 and last amended December 13, 1973.

**April 16, 2020**

**Exhibit 1  
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