

March 26, 2021

Work Order No. 21-097.00
File No. 127G-07.00A

Parcel E-10

A portion of Sections 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18197, page 1321 and Official Records Book 18197, page 1332, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Easterly terminus of Apex Trail, a 175 foot right of way as depicted on Etown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82 of said current Public Records; thence North 00°22'13" West, along said Easterly terminus, 175.00 feet to the Northeast corner thereof and the Point of Beginning.

From said Point of Beginning, thence South 89°37'47" West, along the Northerly right of way line of said Apex Trail, 225.00 feet to a point lying on the Easterly right of way line of Etown Parkway, a variable width right of way as depicted on said Etown Parkway Phase 1; thence North 45°22'13" West, departing said Northerly right of way line and along said Easterly right of way line, a distance of 212.13 feet; thence North 00°22'13" West, continuing along said Easterly right of way line, 455.39 feet; thence North 89°37'47" East, departing said Easterly right of way line, along the Easterly line of said Etown Parkway Phase 1 and along the Southerly line of Etown Parcel E2 Phase One, as recorded in Plat Book 72, pages 110 through 118, of said current Public Records, a distance of 1193.98 feet to its intersection with the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, departing last said Southerly line, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 9.85 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2300.00 feet; thence Northwesterly along the arc of said curve through a central angle of 25°46'11", an arc length of 1034.46 feet a point on said curve, said arc being subtended by a chord bearing and distance of North 76°42'40" West, 1025.76 feet; thence South 67°32'53" West, along a non-tangent line, 65.94 feet to the Point of Beginning.

Containing 19.46 acres, more or less

Exhibit 1
Page 1 of 1