

## NORTH PARCEL

A PARCEL OF LAND, BEING A PORTION OF SECTION 8, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 1174, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING IN A PUBLIC RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHWEST CORNER OF LINDSEY'S CROSSING UNIT TWO AS RECORDED IN PLAT BOOK 57, PAGES 29 THROUGH 29B OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 15°06'10" WEST, ALONG THE WEST LINE OF SAID LINDSEY'S CROSSING, A DISTANCE OF 625.74 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF AIRPORT CENTER DRIVE, BEING A 148.00 FOOT RIGHT OF WAY AS SHOWN ON THE CITY OF JACKSONVILLE, JACKSONVILLE TRANSPORTATION AUTHORITY TRANSFER MAP OF AIRPORT CENTER DRIVE, DATED NOVEMBER 10TH, 2009; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY, THE FOLLOWING 4 COURSES AND DISTANCES; COURSE 1) THENCE NORTH 74°52'12" WEST, A DISTANCE OF 86.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1274.00 FEET; COURSE 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 646.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°21'57" WEST, 639.73 FEET TO THE END OF SAID CURVE; COURSE 3) THENCE NORTH 45°48'32" WEST, A DISTANCE OF 470.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1344.53 FEET; COURSE 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 306.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°19'58" WEST, 305.82 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF VANGUARD ROAD, BEING A 60.00 FOOT RIGHT OF WAY; THENCE NORTH 29°49'56" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 65.85 FEET TO A POINT ON THE SOUTHERLY LINE OF PARQUE DIANE, AS RECORDED IN PLAT BOOK 57, PAGES 59 THROUGH 59D OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 77°10'59" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1384.38 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 12.92 ACRES, MORE OR LESS.

## SOUTHWEST PARCEL

A PARCEL OF LAND, BEING A PORTION OF SECTION 8, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 1174, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING IN A PUBLIC RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

June 11, 2019

Exhibit 1  
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**BEGIN AT THE SOUTHEAST CORNER OF STARRAT CROSSING, AS RECORDED IN PLAT BOOK 56, PAGES 53 THROUGH 53D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID STARRAT CROSSING, THE FOLLOWING 2 COURSES AND DISTANCES; COURSE 1) THENCE NORTH 26°54'34" WEST, A DISTANCE OF 362.10 FEET; COURSE 2) THENCE NORTH 13°35'05" EAST (ALONG SAID EAST LINE OF STARRAT CROSSING AND ALONG THE MOST EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10723, PAGE 1857 OF SAID CURRENT PUBLIC RECORDS), A DISTANCE OF 288.64 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF AIRPORT CENTER DRIVE, BEING A 148.00 FOOT RIGHT OF WAY AS SHOWN ON THE CITY OF JACKSONVILLE, JACKSONVILLE TRANSPORTATION AUTHORITY TRANSFER MAP OF AIRPORT CENTER DRIVE, DATED NOVEMBER 10TH, 2009, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1196.53 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, THE FOLLOWING 2 COURSES AND DISTANCES; COURSE 1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 248.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°45'37" EAST, 248.38 TO THE END OF SAID CURVE; COURSE 2) THENCE SOUTH 45°48'32" EAST, A DISTANCE OF 403.82 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 38.00 FEET, AT THE INTERSECTION WITH THE PRESENT RE-ALIGNED NORTHWESTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, BEING A 60.00 FOOT RIGHT OF WAY, AS SHOWN ON SAID JACKSONVILLE TRANSPORTATION AUTHORITY TRANSFER MAP; THENCE SOUTHWESTERLY ALONG SAID RE-ALIGNED NORTHWESTERLY RIGHT OF WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES; COURSE 1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°27'10" WEST, 30.32 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 379.00 FEET; COURSE 2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.34 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°07'13" WEST, 236.34 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 985.37 FEET; COURSE 3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°17'43" WEST, 168.47 FEET TO THE POINT OF BEGINNING;**

THE ABOVE DESCRIBED LANDS CONTAIN 4.07 ACRES, MORE OR LESS.

June 11, 2019

Exhibit 1  
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