

LEGAL DESCRIPTION

A PART OF LOT 3, TYSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF BEGINNING AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4308 PAGE 978 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 1'22'00" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 413.0 FEET; THENCE SOUTH 84'04'53" EAST 327.68 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,450.00 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 565.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72'54'50" EAST 561.65 FEET; THENCE SOUTH 65'52'35" WEST 37.34 FEET; THENCE NORTH 71'09'42" WEST 261.41 FEET; THENCE SOUTH 17'35'16" WEST 22.40 FEET; THENCE NORTH 73'16'45" WEST 162.65 FEET; THENCE SOUTH 27'58'59" WEST 332.16 FEET; THENCE SOUTH 66'46'54" WEST 86.74 FEET TO THE NORTHWESTERLY LINE OF ARNOLD ROAD (A PRIVATE ROAD); THENCE SOUTH 65'52'35" WEST ALONG THE NORTHWESTERLY LINE OF SAID ARNOLD ROAD, 149.34 FEET TO AN ANGLE POINT; THENCE SOUTH 53'45'40" WEST ALONG SAID NORTHWESTERLY LINE 60.72 FEET TO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS VOLUME 4308 PAGE 978; THENCE NORTH 55'17'49" WEST ALONG SAID NORTHEASTERLY LINE 203.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.21 ACRES, MORE OR LESS.

EXHIBIT 1, PAGE 1 OF 2

Legal Description Dated: 02/05/2020

## LEGAL DESCRIPTION

A PART OF LOT 3, TYSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 96 PAGE 534 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF REFERENCE AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4308 PAGE 978 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 55'17'49" EAST ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS VOLUME 4308 PAGE 978, A DISTANCE OF 203.39 FEET TO THE NORTHERLY LINE OF ARNOLD ROAD (A PRIVATE ROAD); THENCE NORTH 53'45'40" EAST ALONG SAID NORTHERLY LINE OF ARNOLD ROAD 60.72 FEET; THENCE NORTH 65'52'35" EAST ALONG THE NORTHERLY LINE OF SAID ARNOLD ROAD 149.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66'46'54" WEST 86.74 FEET; THENCE NORTH 27'58'59" EAST 332.16 FEET; THENCE SOUTH 73'16'45" EAST 162.65 FEET, THENCE NORTH 17'35'16" EAST 22.40 FEET; THENCE SOUTH 71'09'42" EAST 261.41 FEET TO THE NORTHERLY LINE OF SAID ARNOLD ROAD; THENCE SOUTH 65'52'35" WEST ALONG SAID NORTHERLY LINE OF ARNOLD ROAD 532.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.01 ACRES, MORE OR LESS

A STRIP OF LAND FOR USE AS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING PART OF LOT 3, TYSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE FOR A POINT OF REFERENCE AT THE WESTERLY TERMINATION OF THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY AS DESCRIBED IN DEED BOOK 537 PAGE 293 OF THE CURRENT PUBLIC RECORDS OF THE SAID COUNTY); THENCE SOUTH 80'32'07" EAST ALONG THE CENTERLINE OF SAID ARNOLD ROAD 256.94 FEET; THENCE NORTH 46'29'43" WEST 58.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ARNOLD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 46'29'43" WEST 135.62 FEET; THENCE NORTH 51'32'49" WEST 428.09 FEET; THENCE SOUTH 65'52'35" WEST 145.25 FEET; THENCE NORTH 71'09'42" WEST 339.08 FEET; THENCE NORTH 76'37'35" WEST 165.44 FEET TO THE POINT OF TERMINATION. IT IS THE INTENT OF THIS DESCRIPTION THAT THE SIDELINES OF THE EASEMENT BEGIN AT THE RIGHT OF WAY LINE OF SAID ARNOLD ROAD.

EXHIBIT 1, PAGE 2 OF 2