

Legal Description

Exhibit 1

1/11/2023

Those certain places, parcels or tracts of land situate, lying and being in the City of Jacksonville, County of Duval and State of Florida, and being more particularly described as follows:

Parcel I

A part of Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwestern corner of said Section 30, thence run South 00 degrees 30'06" West along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right of Way Line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; run thence South 79*16'56" East along said Right of Way line, a distance of 337.97 feet; run thence North 10*43'04" East, a distance of 25.0 feet; thence continuing along said Northerly Right of Way South 79*16'56" East, 81.65 feet to the place and point of beginning.

From the point described and departing from said line, run thence North 10 degrees 43'04" East, 35.0 feet; run thence South 79 degrees 16'56" East 106.67 feet; run thence North 20 degrees 10'48" East, 311.20 feet; run thence North 71 degrees 32'51" East, 203.44 feet; run thence South 69 degrees 49'12" East, 127.0 feet to the Westerly Right of Way Line of Interstate Highway 95 of various widths; run thence South 20 degrees 10'48" West along and with said line 350.00 feet to an angle point in said limited access line; thence South 71 degrees 32'51" West along said line, 153.88 feet to the Northerly Right of Way line of State Road 111 aforementioned; run thence North 79 degrees 16'56" West along said line, 268.83 feet to the Point of Beginning.

Parcel II

A part of Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwestern corner of said Section 30; thence run south 00 degrees 30'06" West along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right of Way line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South 79 degrees 16'56" East, along said Right of Way line, a distance of 219.62 feet; thence run North 10 degrees 43'04" East, a distance of 240.00 feet to the point of beginning; thence continue North 10 degrees 43'04" East, a distance of 52.86 feet to the point of curvature; thence along an arc to the right with a radius of 470.00 feet and a central angle of 30 degrees 40'34" an arc distance of 251.63 feet to a point of tangency; thence run North 41 degrees 23'38" East, a distance of 12.44 feet; thence run South 69 degrees 49'12" East, a distance of 469.74 feet; thence run South 71 degrees 32'51" West, 203.44 feet; thence run South 20 degrees 10'48" West a distance of 311.20 feet; thence run North 79 degrees 16'56" West, 106.67 feet; thence North 10 degrees 43'04" East, 35.00 feet, thence South 79 degrees 16'56" East, 65.00 feet; thence North 10 degrees 43'04" East, 145.00 feet, thence North 79 degrees 16'56" West, 265.00 feet to the Point of Beginning.

Parcel III

A part of Fractional Section 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwestern corner of said Section 30; thence run South 00 degrees 30'06" West, along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right of Way line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South 79 degrees 16'56" East along said Right of Way line, a distance of 337.97 feet; thence run North 10 degrees 43'04" East, a distance of 25.00 feet; thence run South 79 degrees 16'56" East, 46.65 feet to the place and point of beginning for this description.

From the point of beginning, continue South 79 degrees 16'56" East, a distance of 35.0 feet; run thence North 10 degrees 43'04" East, a distance of 35.0 feet to a point lying in a curve Southeasterly and having a radius of 35.0 feet; run thence Southwesterly around said curve, an arc distance of 54.98 feet to the point of beginning (said arc subtended by a chord which bears South 55 degrees 43'04" West, 49.50 feet).

Parcel III-A

A part of Fractional Section 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwestern corner of said Section 30; thence run South 00 degrees 30'06", West along the Westerly line of Section 30, a distance of 269.32 feet to the Northerly Right-of-way Line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South 79 degrees 16'50" East along said Right-of-Way line a distance of 337.97 feet; thence run North 10 degrees 43'04" East a distance of 25.0 feet; thence run South 79 degrees 16'56" East, 11.65 feet to the place and point of beginning for this description.

From the point of beginning thus described, continue South 79 degrees 16'56" East, a distance of 35.0 feet to a point lying in a curve, concave Southeasterly and having a radius of 35.0 feet; run thence Northeasterly around said curve, an arc distance of 54.98 feet (said arc being subtended by a chord which bears North 55 degrees 43'04" East, 49.50 feet); run thence North 10 degrees 43'04" East, a distance of 35.0 feet to a point lying at a 70 foot radius curve, a distance of 109.96 feet to the point of beginning (said arc being subtended by a chord which bears South 55 degrees 43'04" West, 99.0 feet).

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR INGRESS AND EGRESS IN, OVER AND THROUGH THE DRIVEWAYS NOW OR HEREAFTER LOCATED IN THOSE CERTAIN PLACES, PARCEL OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE COUNTY OF DUVAL, AND STATE OF FLORIDA, SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS VOLUME 5508, PAGE 481, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS EASEMENT PARCEL "ABLE"

A part of Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County Florida, and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South 00 degrees 30'06" West along the westerly line of Section 30 a distance of 269.32 feet to the northerly Right-of-Way Line of State Road 111 relocation as established by the Florida State Road Department under Section 72290-2401; thence run South 79 degrees 16'56" East along said Right-of-Way line a distance of 189.62 feet to the Point of Beginning said point being on the centerline of the 60.00 feet wide Access Easement Parcel "Able" ; thence run North 10 degrees 43'04" East a distance of 292.86 feet to a point of curvature; thence along an arc to the right with a radius of 500.00 feet and a central angle of 30 degrees 40'34" an arc distance of 267.70 feet to a point of tangency; thence run North 41 degrees 23'38" East a distance of 12.44 feet to the Point of Ending of said Access Easement "Able".

Access Easement Parcel "Baker"

A part of Fractional Section 25, Township 1 North, Range 26 East, and Fractional Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commencing at the Northwesterly corner of said Section 30; thence run South 00 degrees 30'06" West along the Westerly line of Section 30 a distance of 269.32 feet to the Northerly right of way line of State Road 111 relocation as established by Florida State Road Department under Section 72290-2401; thence run North 79 degrees 16'56" West along said Right of way line a distance of 30.48 feet to the point of beginning said point being on the centerline of the 60.00 feet wide Access Easement Parcel "Baker"; thence run North 00 degrees 30'06" East a distance of 144.59 feet to a point of curvature; thence along an arc to the right with a radius of 118.65 feet and a central angle of 100 degrees 12'58" an arc distance of 207.53 feet to a point of tangency; thence run South 79 degrees 16'56" East a distance of 129.07 feet to the intersection with the centerline of Access Easement "Able"; said Access Easement "Baker"