

Legal Description

LEGAL DESCRIPTION: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 19026654 SMH. COMMITMENT DATE: MARCH 11, 2019. REVISED DATE: MAY 30, 2019.

THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL 1: FEE SIMPLE ESTATE:

A PORTION OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 1312.56 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A (A VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY, PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 72001-2405); THENCE NORTHERLY, ALONG AFORESAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, 869.05 FEET; COURSE NO. 2: NORTH 03 DEGREES 50 MINUTES 51 SECONDS EAST, 451.48 FEET TO THE ARC OF A CURVE, LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3725.72 FEET, AN ARC DISTANCE OF 300.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 07 MINUTES 43 SECONDS EAST, 300.36 FEET; COURSE NO. 4: NORTH 06 DEGREES 30 MINUTES 49 SECONDS EAST, 689.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 03 MINUTES 12 SECONDS EAST, 51.65 FEET; THENCE NORTH 89 DEGREES 49 SECONDS EAST, 53.99 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 17 SECONDS EAST, 59.83 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 39 SECONDS EAST, 45.83 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST, 53.25 FEET; THENCE NORTH 84 DEGREES 39 MINUTES 27 SECONDS EAST, 136.89 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 35 SECONDS EAST, 53.87 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 29 SECONDS EAST 66.10 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 03 SECONDS EAST, 435.20 FEET; THENCE NORTH 06 DEGREES 30 MINUTES 11 SECONDS WEST, 58.25 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 47 SECONDS WEST, 32.85 FEET; THENCE NORTH 10 DEGREES 13 MINUTES 07 SECONDS WEST, 4.39 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 154.78 FEET; THENCE NORTH 06 DEGREES 53 MINUTES 25 SECONDS EAST, 15.44 FEET; THENCE NORTH 02 DEGREES 58 MINUTES 51 SECONDS WEST, 111.80 FEET; THENCE NORTH 12 DEGREES 31 MINUTES 53 SECONDS EAST, 38.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD (A VARIABLE WIDTH RIGHT OF WAY, PER JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, CITY PROJECT 9-33-94); THENCE SOUTH 32 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG LAST SAID LINE, 1.91 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 09 SECONDS WEST, CONTINUING ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A, A DISTANCE OF 342.69 FEET; THENCE WESTERLY, SOUTH-WESTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY AND EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 88 DEGREES 37 MINUTES 57 SECONDS WEST, 298.15 FEET; COURSE NO. 2: SOUTH 39 DEGREES 22 MINUTES 33 SECONDS WEST, 205.37 FEET; COURSE NO. 3: SOUTH 08 DEGREES 30 MINUTES 49 SECONDS WEST, 57.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE):

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RPC-LA FLORIDA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRITCHARD PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED IN O.R. BOOK 14579, PAGE 1453, AS MODIFIED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 14935, PAGE 1046, AND IN O.R. BOOK 14962, PAGE 751, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENTS BY RPC-LA FLORIDA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO CROSSJAX DISTRIBUTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN O.R. BOOK 13430, PAGE 2469, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH : PREPARED BY THIS SURVEYOR:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13413, PAGE 1926, OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF SAID SECTION 36; THENCE NORTH 89 54'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1312.53 FEET TO 5/8" STEEL ROD AND CAP (IDENTIFICATION ILLEGIBLE), LYING ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A (RIGHT OF WAY WIDTH VARIES); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, 869.05 FEET TO A 5/8" STEEL ROD AND CAP (FDOT); (2) THENCE NORTH 03 DEGREES 50 MINUTES 51 SECONDS EAST, 451.48 FEET TO A 5/8" STEEL ROD AND CAP (FDOT); AT THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3725.72 FEET AND BEING SUBTENDED WITH A CHORD BEARING AND DISTANCE OF NORTH 06 17'43" EAST, 300.36 FEET; (3) THENCE, ALONG THE ARC OR SAID CURVE THROUGH A CENTRAL ANGLE OF 04 57'14", AN ARC DISTANCE OF 300.36 FEET TO A 5/8" STEEL ROD AND CAP (FDOT); AT THE END OF SAID CURVE; (4) THENCE NORTH 03 31'14" EAST, A DISTANCE OF 414.22 FEET TO A 5/8" STEEL ROD AND CAP (CHW, INC LB 5075); AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE, CONTINUE NORTH 06 31'14" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 275.00 FEET TO A 1/2" IRON PIPE (CLARY LB 3731); MARKING THE NORTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13413, PAGE 1926 OF SAID PUBLIC RECORDS; THENCE, EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89 03'03" EAST, A DISTANCE OF 51.59 FEET TO A 5/8" STEEL ROD AND CAP (CLARY LB 3731); (2) THENCE NORTH 80 18'03" EAST, A DISTANCE OF 54 03' FEET TO A 5/8" STEEL ROD AND CAP (CLARY LB 3731); (3) THENCE SOUTH 89 42'33" EAST, A DISTANCE OF 59.55 FEET TO A 5/8" STEEL ROD AND CAP (CLARY LB 3731); (4) THENCE SOUTH 80 46'43" EAST, A DISTANCE OF 45.84 FEET TO A 5/8" STEEL ROD AND CAP (CLARY LB 3731); (5) THENCE NORTH 88 16'18" EAST, A DISTANCE OF 45.21 FEET TO A 5/8" STEEL ROD AND CAP (CHW, INC LB 5075); THENCE, DEPARTING SAID NORTH BOUNDARY LINE, SOUTH 08 31'14" WEST, A DISTANCE OF 206.81 FEET TO A 5/8" STEEL ROD AND CAP (CHW, INC LB 5075); THENCE NORTH 81 26'46" WEST, A DISTANCE OF 251.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.62 ACRES, MORE OR LESS.

August 8, 2019
Exhibit 1
Page 1 of 1