



Fidelity National Title Insurance Company

Policy No.: 2730609-216072715

Order No.: 7380350

Customer Reference: SJ181380

A part of Lot 26, Subdivision of Lands of J. A. Pickett as recorded in Plat Book 8, Page 44 and 45, of the current public records of Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection of the Northerly right of way of Edgewood Avenue North a 100 foot right of way as now established with the Easterly right of way line of Avenue "B" a 60 foot right of way as now established, said intersection being marked with a found 1/2" iron pipe with no identification, said point being on the arc of a curve in the said Northerly right of way line of Edgewood Avenue North having a radius of 1382.10 feet; thence in an Easterly direction along said right of way and the arc of said curve, a distance of 110.10 feet, said arc being subtended by a chord bearing and distance of North 87 degrees 23 minutes 31 seconds East, 110.07 feet to a point on said curve; thence continue along said right of way and said curve an arc distance of 52.83 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 17 minutes 19 seconds East, a distance of 517.75 feet for the point of beginning said point being marked with a found 1/2" iron pipe with no identification; thence departing said right of way run North 00 degrees 43 minutes 54 seconds West, a distance of 202.24 feet to a found 1/2" iron pion with cap stamped RLS 1576; thence run South 80 degrees 05 minutes 26 seconds East, a distance of 254.22 feet to a found 5/8" iron rod with no identification, said point being on the Northerly right of way of Edgewood Avenue North aforesaid; thence along said right of way on the aforesaid arc of a curve concave Northwesterly having a radius of 1382.10 feet an arc distance of 294.74, said arc being subtended with a chord bearing and distance of South 57 degrees 24 minutes 17 seconds West, a distance of 294.18 feet to the Point of Beginning.

January 31, 2020

Exhibit 1
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