

November 19, 2020

Work Order No. 20-300.00
File No. 127E-08.00A

SURVEYOR'S DESCRIPTION:

PARCEL 1

A portion of Sections 20, 29, 30 and 31, and a portion of Section 37 of the Charles Broward Grant, Township 1 North, Range 26 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 12191, page 309, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 29; thence North 89°23'49" East, along the Northerly line of said Section 29, a distance of 2654.29 feet to the Northeasterly corner of Government Lot 1, said Section 29; thence North 89°15'37" East, continuing along said Northerly line, 703.04 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 3723, page 933, of said current Public Records; thence North 11°58'28" East, departing said Northerly line, along the Easterly line of said Official Records Book 3723, page 933, and along the Easterly line of those lands described and recorded in Official Records Book 16523, page 2033, of said current Public Records, 683.09 feet to the Northeasterly corner thereof, said corner lying on the Southwesterly right of way line of Lem Turner Road (State Road No. 115), a public 66 foot right of way as depicted on Florida Department of Transportation Right of Way Maintenance Map Section 72150, dated January 5, 1981; thence South 38°22'23" East, along said Southwesterly right of way line, 1145.48 feet to the Northerly most corner of Parcel 2 as described and Recorded in Official Records Book 18432, page 714, of said current Public Records; thence South 51°37'37" West, departing said Southwesterly right of way line and along the Northwesterly line of said Parcel 2, and along the Northwesterly line of Parcel 1, as described and recorded in said Official Records Book 18432, page 714, and its Southwesterly prolongation, 1865.44 feet to a point lying on the Northerly line of the Southwest one-quarter of the Northeast one-quarter of said Section 29; thence North 89°17'47" East, along said Northerly line, 675.36 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 12191, page 374, of said current Public Records; thence South 45°15'21" East, departing said Northerly line and along the Southwesterly line of said Official Records Book 12191, page 374, a distance of 770.88 feet to the Southerly most corner thereof, said corner lying on the Easterly line of the Southwest one-quarter of the Northeast one-quarter of said Section 29; thence South 00°15'14" West, along said Easterly line, 830.94 feet to the Southeasterly corner of the Southwest one-quarter of the Northeast one-quarter of said Section 29; thence South 89°19'46" West, along the Southerly line of said Southwest one-quarter of the Northeast one-quarter, and along the Southerly line of Government Lot 1, said Section 29, a distance of 2328.73 feet to a point lying on the Northeasterly line of said Section 37 of the Charles Broward Grant; thence South 66°01'38" East, departing said Southerly line and along said Northeasterly line, 869.74 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 8641, page 2043, of said current Public Records; thence South 70°57'31" West, departing said Northeasterly line and along the Easterly line of said Official Records Book 8641, page 2043, a distance of 639.75 feet; thence South 19°02'29" East, continuing along said Easterly line, 1809.32 feet to the Southeasterly corner thereof, said corner lying on the Southwesterly line of said Section 37; thence

May 10, 2021

**Exhibit 1
Page 1 of 4**

South $67^{\circ}07'16''$ East, along said Southwesterly line, 690.11 feet to its intersection with the Southerly line of said Section 29; thence Westerly along said Southerly line of Section 29 the following 2 courses: Course 1, thence South $88^{\circ}50'03''$ West, departing said Southwesterly line, 1677.58 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 12504, page 1138, of said current Public Records; Course 2, thence South $88^{\circ}49'08''$ West, along the Northerly line of said Official Records Book 12504, page 1138, a distance of 1347.67 feet to the Southwest corner of said Section 29; thence South $88^{\circ}28'39''$ West, along the Southerly line of said Section 30 (said line also being the Northerly line of Official Records Book 12504, page 1138, and the Northerly line of Angel Lakes Phase II, as depicted on the plat thereof, recorded in Plat Book 55, pages 5, 5A and 5B, of said current Public Records), a distance of 1346.30 feet to the Northeasterly corner of the West one-half of the Northeast one-quarter of said Section 31, said corner also being the Northwesterly corner of said Angel Lakes Phase II; thence South $00^{\circ}09'36''$ East, departing said Southerly line of Section 30 and along the Easterly line of said West one-half of the Northeast one-quarter of Section 31, a distance of 2635.73 feet to the Southeasterly corner of said West one-half of the Northeast one-quarter, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 16287, page 2369, of said current Public Records; thence South $88^{\circ}57'03''$ West, departing said Easterly line and along said Northerly line (said line being the Southerly line of said West one-half of the Northeast one-quarter and the Southerly line of the East one-half of the Northwest one-quarter of said Section 31), a distance of 2660.91 feet to the Southwesterly corner of said East one-half of the Northwest one-quarter of said Section 31; thence North $00^{\circ}18'38''$ West, continuing along said Northerly line of Official Records Book 16287, page 2369, (said line being the Westerly line of said East one-half of the Northwest one-quarter of said Section 31), a distance of 2648.30 feet to the Northwesterly corner thereof; thence North $00^{\circ}24'26''$ West, along the Westerly line of the Southeast one-quarter of the Southwest one-quarter, and along the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 30, a distance of 2685.66 feet to the Northwesterly corner of said Northeast one-quarter of the Southwest one-quarter of Section 30; thence North $89^{\circ}30'17''$ West, along the Southerly line of the Southwest one-quarter of the Northwest one-quarter of said Section 30, a distance of 1197.99 feet to the Southwesterly corner thereof, said corner lying on the Westerly line of said Section 30; thence North $00^{\circ}31'11''$ East, along said Westerly line, 1569.55 feet to its intersection with the Easterly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence Northeasterly, departing said Westerly line of Section 30, along said Easterly right of way line and along the arc of a curve concave Northwesterly having a radius of 988.40 feet, through a central angle of $20^{\circ}22'41''$, an arc length of 351.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}37'06''$ East, 349.69 feet; thence North $25^{\circ}25'43''$ East, continuing along said Easterly right of way line, 902.24 feet to its intersection with the Northerly line of said Section 30; thence North $89^{\circ}20'01''$ East, departing said Easterly right of way line and along said Northerly line, 4595.83 feet to the Point of Beginning.

Containing 1088.70 acres, more or less.

May 10, 2021

Exhibit 1
Page 2 of 4

Revised November 20, 2020
October 2, 2012
Thomas Creek

Work Order No. 12-087.00
File No. 122C-13.00A

Surveyor's Description:
Parcel 2

A portion of the South one-half of Section 20, Township 1 North, Range 26 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 3723, page 933, of the current Public Records of said county, being more particularly described as follows:

For a point of Reference, commence at the intersection of the Westerly line of said Section 20 with the Southwesterly right of way line of Lem Turner Road (State Road No. 115), a 66 foot right of way as depicted on Florida Department of Transportation Right of Way Maintenance Map Section 72150, dated January 5, 1981; thence South $74^{\circ}21'25''$ East, along said Southwesterly right of way line, 1161.01 feet to the Point of Beginning.

From said Point of Beginning, thence Southeasterly continuing along said Southwesterly right of way line the following 3 courses: Course 1, thence South $74^{\circ}21'25''$ East, 1471.00 feet to a point on a curve concave Southwesterly having a radius of 1876.86 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of $35^{\circ}56'32''$, an arc length of 1177.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}20'53''$ East, 1158.16 feet; Course 3, thence South $38^{\circ}22'23''$ East, 7.49 feet to the Northerly most corner of those lands described and recorded in Official Records Book 12191, page 309, of said current Public Records; thence South $11^{\circ}58'27''$ West, departing said Southwesterly right of way line and along the Northerly line of said Official Records Book 12191, page 309, a distance of 64.94 feet; thence North $38^{\circ}22'23''$ West, departing said Northerly line, 48.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 1826.86 feet; thence Northwesterly along the arc of said curve, through a central angle of $26^{\circ}39'00''$, an arc length of 849.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $51^{\circ}41'53''$ West, 842.09 feet; thence South $59^{\circ}38'53''$ West, 3.77 feet; thence South $30^{\circ}03'32''$ West, 36.73 feet; thence South $64^{\circ}08'34''$ West, 20.60 feet; thence South $36^{\circ}04'10''$ West, 32.54 feet; thence South $75^{\circ}06'42''$ West, 32.95 feet; thence South $68^{\circ}13'02''$ West, 71.96 feet; thence South $86^{\circ}10'07''$ West, 36.60 feet; thence South $77^{\circ}57'28''$ West, 31.40 feet; thence North $62^{\circ}08'42''$ West, 34.72 feet; thence North $74^{\circ}09'41''$ West, 33.37 feet; thence North $74^{\circ}21'25''$ West, 58.60 feet; thence North $15^{\circ}38'35''$ East, 196.42 feet; thence North $74^{\circ}21'25''$ West, 337.60 feet; thence South $15^{\circ}06'16''$ West, 51.31 feet; thence South $63^{\circ}44'04''$ West, 215.13 feet; thence North $74^{\circ}21'25''$ West, 50.00 feet; thence South $21^{\circ}38'35''$ West, 603.20 feet to the point of curvature of a curve concave Easterly having a radius of 3690.00 feet; thence Southerly along the arc of said curve, through a central angle of $11^{\circ}21'41''$, an arc length of 731.71 feet to a point lying on the Southerly line of said Section 20, said arc being subtended by a chord bearing and distance of South $15^{\circ}57'44''$ West, 730.51 feet; thence South $89^{\circ}23'49''$ West, along said Southerly line, 81.43 feet to a point on a curve concave Easterly having a radius of 3770.00 feet; thence Northerly departing said Southerly line and along the arc of said curve, through a central angle of $11^{\circ}35'43''$, an arc length of 762.95 feet to the point of tangency of said curve, said arc being subtended by a chord

May 10, 2021

Exhibit 1
Page 3 of 4

bearing and distance of North 15°50'44" East, 761.65 feet; thence North 21°38'35" East, 594.79 feet; thence North 74°21'25" West, 50.00 feet; thence North 26°28'10" West, 193.71 feet; thence North 15°38'35" East, 51.30 feet; thence North 74°21'25" West, 606.20 feet; thence North 29°21'25" West, 56.57 feet to the Point of Beginning.

Containing 7.87 acres, more or less.