

# LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE LYING AND BEING A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  AND A PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS SHOWN ON THE PLAT OF EAST HIGHLANDS, AS RECORDED IN PLAT BOOK 26, PAGES 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH  $89^{\circ}23'44''$  EAST ALONG THE NORTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  AND ALONG THE SOUTH LINE OF THE LANDS SHOWN ON THE PLAT OF NORTH PANAMA, AS RECORDED IN PLAT BOOK 5, PAGE 9 OF SAID PUBLIC RECORDS, 495.90 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $03^{\circ}14'34''$  WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 2048.51 FEET TO A POINT SITUATE IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 221.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $74^{\circ}27'43''$  WEST, 86.78 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ}38'44''$ , AN ARC DISTANCE OF 87.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 270.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $70^{\circ}05'21''$  WEST, 220.72 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $48^{\circ}15'05''$ , AN ARC DISTANCE OF 227.38 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 388.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $37^{\circ}38'55''$  WEST, 112.22 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}37'47''$ , AN ARC DISTANCE OF 112.61 FEET TO A POINT SITUATE IN THE WEST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 13, THE PROCEEDING THREE COURSES ON THE THREE CURVES MENTIONED ARE AROUND THE LIMITED ACCESS RIGHT OF WAY AT THE INTERCHANGE FOR INTERSTATE HIGHWAY NO. 95 AND CLARK ROAD; THENCE NORTH  $00^{\circ}35'46''$  WEST ALONG SAID LAST MENTIONED WEST LINE, 854.37 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 13; THENCE NORTH  $00^{\circ}27'30''$  WEST ALONG THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 13, 1326.50 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THAT PART OF THE PROPERTY CONVEYED BY INTERSTATE NORTH OFFICE CENTER, LTD., A FLA. LTD. PARTNERSHIP, BY QUEENS PROPERTIES, INC., ITS GENERAL PARTNER, UNDER THAT CERTAIN DEED OF DEDICATION TO THE CITY OF JACKSONVILLE, DATED MAY 25, 1982 AND RECORDED IN VOLUME 5575, AT PAGE 2124 AND LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS VOLUME 14254, PAGE 986 AND OFFICIAL RECORDS VOLUME 11112, PAGE 595 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

Together with

A PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHWEST  $\frac{1}{4}$ , THENCE SOUTH  $89^{\circ}48'$  WEST ALONG THE NORTHERLY LINE OF SAID NORTHWEST  $\frac{1}{4}$ , A DISTANCE OF 112.7 FEET; THENCE SOUTH  $0^{\circ}47'40''$  EAST, 682 FEET TO A POINT OF **BEGINNING**; THENCE NORTH  $89^{\circ}57'40''$  WEST, A DISTANCE OF 300 FEET; THENCE SOUTH  $0^{\circ}47'40''$  EAST, A DISTANCE OF 250 FEET; THENCE NORTH  $89^{\circ}48'$  EAST, A DISTANCE OF 100 FEET; THENCE SOUTH  $0^{\circ}47'40''$  EAST, A DISTANCE OF 125.2 FEET; THENCE NORTH  $58^{\circ}$  EAST 114.65 FEET; THENCE NORTH  $25^{\circ}26'30''$  EAST, 229.78 FEET; THENCE NORTH  $0^{\circ}36'40''$  WEST, A DISTANCE OF 106.37 FEET TO THE POINT OF **BEGINNING**; LESS AND EXCEPT EXISTING ROADS AND RIGHTS OF WAY.

And

A PARCEL OF LAND IN THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  FOR A POINT OF **BEGINNING**; GO THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , 520.7 FEET, MORE OR LESS TO A POINT; THENCE SOUTH AND PARALLEL WITH EAST LINE OF NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , 1142 FEET, MORE OR LESS TO THE NORTH LINE OF CLARK ROAD; THENCE EAST ALONG THE NORTH LINE OF CLARK ROAD, 513.95 FEET, MORE OR LESS TO THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , 1142 FEET, MORE OR LESS TO THE POINT OF **BEGINNING**; LESS AND EXCEPT EXISTING ROAD RIGHTS OF WAY AND EASEMENTS, INCLUDING ANY RIGHT OF WAY OR PART THEREOF CONVEYED TO THE STATE ROAD DEPARTMENT OF JACKSONVILLE EXPRESSWAY AUTHORITY, THEIR PREDECESSORS OR SUCCESSORS.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY DEEDS RECORDED IN OFFICIAL RECORDS VOLUME 4241, PAGE 375; OFFICIAL RECORDS VOLUME 14775, PAGE 1048; OFFICIAL RECORDS VOLUME 5165, PAGE 1054; AND OFFICIAL RECORDS VOLUME 16276, PAGE 175, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

December 2, 2020

Exhibit 1  
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