

March 12, 2019

Legal Description

A PORTION OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32 AND RUN NORTH 00° 04' 41" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF A 250 FOOT WIDE JEA RIGHT OF WAY EASEMENT AS SHOWN ON JEA MAP T-70-83 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 89° 03' 13" WEST, ALONG LAST SAID NORTH LINE OF A 250 FOOT JEA RIGHT OF WAY EASEMENT. A DISTANCE OF 3,866.43 FEET; THENCE NORTH 00° 00' 48" WEST, A DISTANCE OF 3,649.22 FEET; THENCE NORTH 89° 07' 50" EAST, A DISTANCE OF 688.23 FEET; THENCE NORTH 00° 59' 39" WEST, A DISTANCE OF 853.09 FEET; THENCE NORTH 89° 07' 29" EAST, A DISTANCE OF 2,105.49 FEET; THENCE SOUTH 00° 49' 18" EAST, A DISTANCE OF 761.24 FEET; THENCE NORTH 89° 16' 32" EAST, A DISTANCE OF 222.76 FEET; THENCE SOUTH 00° 56' 50" EAST, A DISTANCE OF 2,593.14 FEET; THENCE NORTH 89° 03' 05" EAST, A DISTANCE OF 810.18 FEET TO A POINT ON THE PREVIOUSLY MENTIONED EAST LINE OF SECTION 32, AT THE NORTHWESTERLY TERMINUS OF NEWCOMB ROAD (A 60 FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 00° 04' 41" EAST, ALONG SAID EAST LINE OF SECTION 32, AND ALONG THE WESTERLY TERMINUS OF SAID NEWCOMB ROAD, A DISTANCE OF 1,143.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 317.54 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 00°05'48" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 32, A DISTANCE OF 250.03 FEET TO THE NORTHERLY LINE OF A 100 FOOT WIDE JEA EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5791, PAGE 764 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°03'45" WEST, ALONG LAST SAID LINE, 50.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°05'48" WEST, 1084.24 FEET; THENCE NORTH 00°04'06" WEST, 573.10 FEET; THENCE SOUTH 89°47'24" WEST, 399.78 FEET; THENCE SOUTH 00°01'15" EAST, 308.03 FEET; THENCE NORTH 89°47'53" WEST, 249.10 FEET; THENCE NORTH 35°54'08" WEST, 130.75 FEET; THENCE SOUTH 89°36'57" WEST, 261.63 FEET; THENCE SOUTH 00°40'35" EAST, 268.21 FEET; THENCE SOUTH 89°23'50" WEST, 279.67 FEET; THENCE SOUTH 00°00'00" EAST, 109.53 FEET; THENCE NORTH 89°59'53" WEST, 966.88 FEET; THENCE SOUTH 00°20'45" EAST, 1108.70 FEET TO THE AFORESAID NORTHERLY LINE OF A 100 FOOT WIDE JEA EASEMENT; THENCE NORTH 89°03'45" EAST, ALONG LAST SAID LINE, 2226.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 66.30 ACRES, MORE OR LESS.

MARCH 12, 2019

EXHIBIT 1

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