

ORDINANCE

Legal Description

LOT 12, TOGETHER WITH A PART OF LOTS 11 AND 13, FIRST COAST TECHNOLOGY PARK, AS RECORDED IN PLAT BOOK 60, PAGE 121 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF SAID LOT 11, THENCE SOUTH 05 DEGREES 50 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11, 769.04 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14264, PAGE 815 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05 DEGREES 50 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE OF LOT 11, AND THE EASTERLY LINE OF SAID LOT 12, 861.91 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF LOT 12; THENCE SOUTH 14 DEGREES 20 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE OF LOT 12 AND THE EASTERLY LINE OF SAID LOT 13, 755.47 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 52 SECONDS WEST, 553.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRST COAST TECH PARKWAY, (A 100 FOOT RIGHT OF WAY); THENCE NORTH 01 DEGREES 15 MINUTES 11 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 804.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 940.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 55 MINUTES 17 SECONDS WEST, 909.14 FEET TO THE SOUTHERNMOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16934, PAGE 1781 OF SAID PUBLIC RECORDS; THENCE NORTH 43 DEGREES 23 MINUTES 02 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, 104.79 FEET TO THE EASTERNMOST CORNER THEREOF, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1106.00 FEET; THENCE ALONG THE SOUTHWESTERLY AND SOUTHERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14264, PAGE 815 THE FOLLOWING THREE COURSES: COURSE NO. 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 69.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 49 MINUTES 00 SECONDS EAST, 69.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET, COURSE NO. 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 45 MINUTES 22 SECONDS EAST, 74.39 FEET TO A POINT ON SAID CURVE; COURSE NO. 3) NORTH 88 DEGREES 59 MINUTES 39 SECONDS EAST, 530.85 FEET TO THE POINT OF BEGINNING.

January 24, 2025

Exhibit 1

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