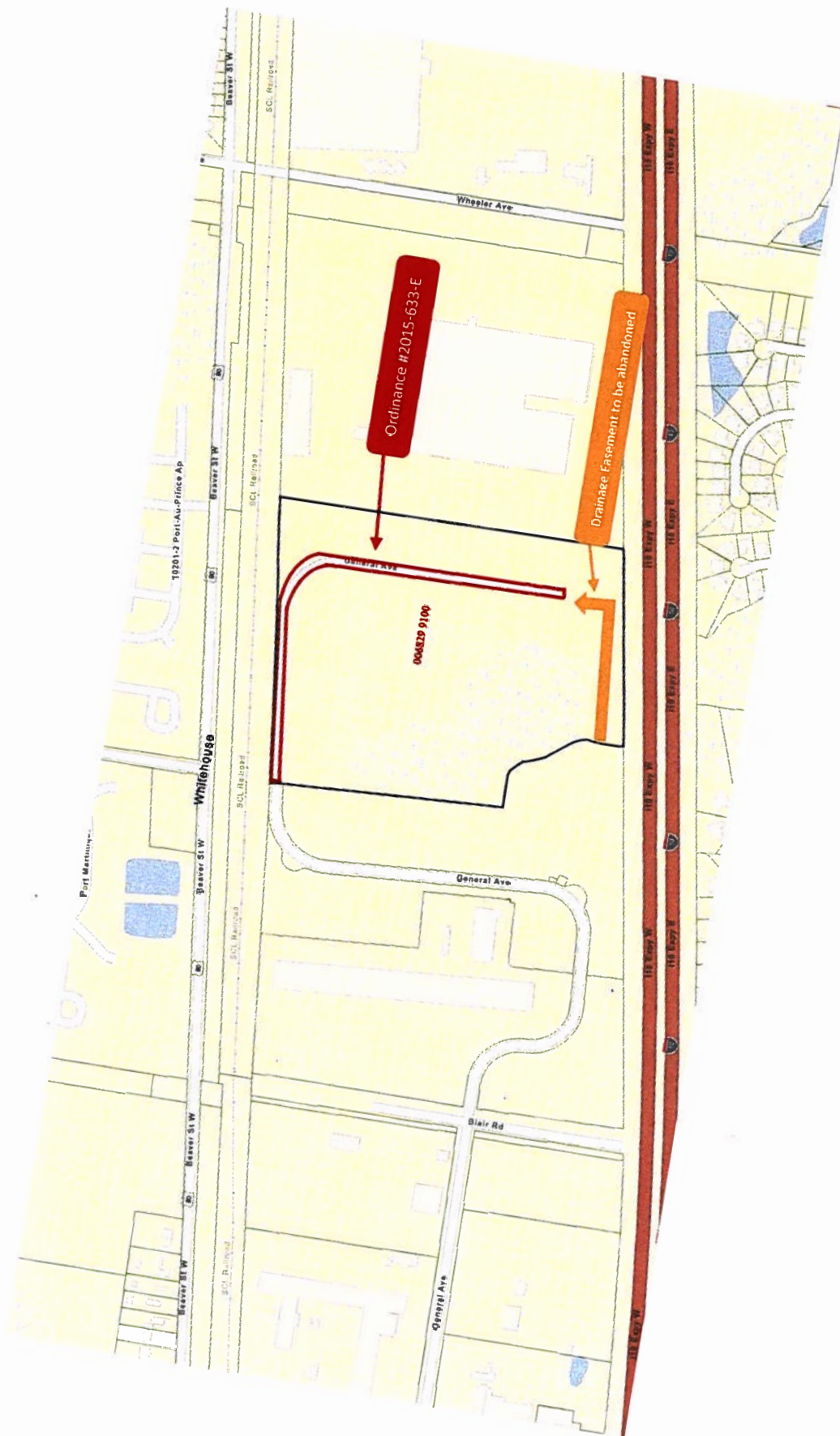


EXHIBIT 1

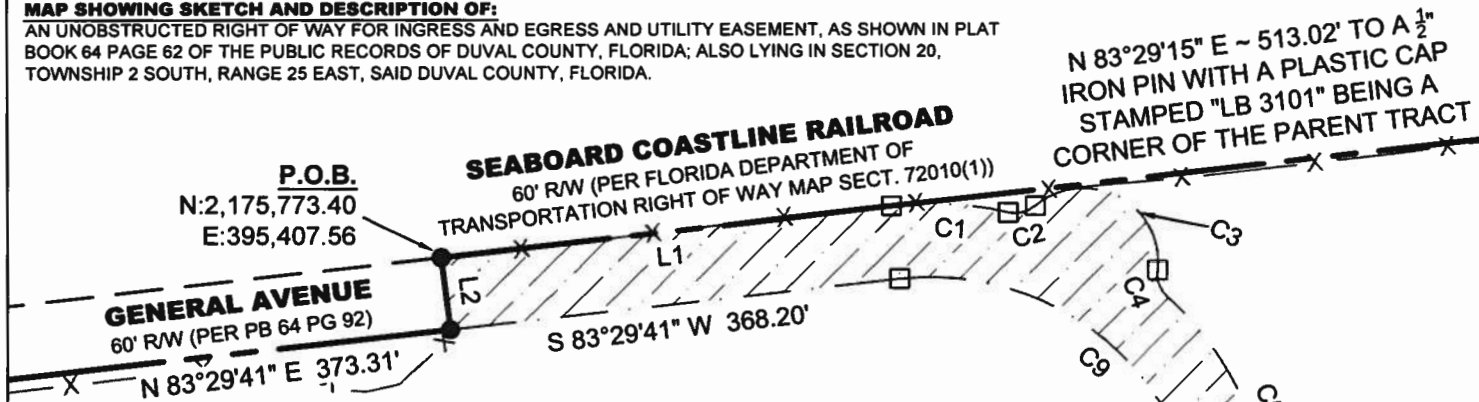
0 General Avenue (Vacating Easements)
RE#006829-9100 (for location purposes)
Aerial Map





MAP SHOWING SKETCH AND DESCRIPTION OF:

AN UNOBSTRUCTED RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY EASEMENT, AS SHOWN IN PLAT BOOK 64 PAGE 62 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA.



ESMT. CURVE LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	95.51'	95.05'	S 86°46'09" E	19°32'41"
C2	25.00'	23.53'	22.67'	N 76°07'43" E	53°55'28"
C3	60.00'	144.81'	112.13'	S 61°52'49" E	138°16'53"
C4	25.00'	23.52'	22.66'	S 19°50'29" E	53°53'51"
C5	280.00'	227.32'	221.13'	S 23°31'49" E	46°30'56"
C6	25.00'	21.67'	21.00'	S 25°06'43" E	49°40'06"
C7	60.00'	292.54'	77.65'	S 89°43'41" W	279°21'26"
C8	25.00'	21.67'	21.00'	N 24°33'43" E	49°40'20"
C9	220.00'	369.55'	327.61'	N 48°23'48" W	96°14'36"



Digitally signed by Adam Leftwich PLS, RLS, PSM
Reason: I am the author of this document
Date: 2025.05.21 00:41:16-04'00'

PARENT TRACT
REAL ESTATE #: 006829 9100
PUBLIX SUPER MARKETS, INC.
1,715,972 +/- SQ. FT.
39.393 +/- AC.
OR BK 20970 PG 1869
OR BK 17341 PG 567
OR BK 16151 PG 2360
WHITE CITY SUBDIVISION
PB 5 PG 71

GENERAL NOTES
1. THIS EXHIBIT IS NOT A MINIMUM STANDARDS BOUNDARY SURVEY. IT IS INTENDED FOR INFORMATIVE PURPOSES.

2. GPS DATA WAS COLLECTED IN FLORIDA EAST STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983, NORTH AMERICAN VERTICAL DATUM 1988, GEOID 18, US SURVEY FEET

ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°29'18" E	368.89'
L2	N 07°05'24" W	59.87'

EASEMENT ABANDONMENT EXHIBIT

CLIENT: PUBLIX SUPER MARKETS, INC.
PO BOX 32018
LAKELAND, FL 33802

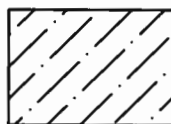
DATE: 7/12/24

D+L SURVEYING
TRADITIONAL + AERIAL GEOMATICS
320 ISLAND FORD ROAD
LANCING, TN 37770
423-223-4225

LEGEND

- IRON PIN FOUND AS NOTED
- IRON PIN SET
- 5/8" IRON PIPE W/ PLASTIC CAP STAMPED "LB 7062"
- BOUNDARY LINE
- EASEMENT
- FENCING

OR OFFICIAL RECORDS
BK BOOK
ORD ORDINANCE
PB PLAT BOOK
PG PAGE
R/W RIGHT OF WAY



CITY OF JACKSONVILLE & JEA ESMT. OVER CLOSED RW FOR INGRESS/EGRESS AND ALL UTILITIES TO BE ABANDONED



GRAPHIC SCALE
1" = 150'

SHEET
1 OF 3

Legal Description

The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a Perpetual Easement and an Ingress/Egress Easement to which will be abandoned. The boundary for the legal description below is based on a boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7442, on November 3, 2023. No monuments have been set for the easement corners, thus the description below is not certified to meet the minimum standards for Land Descriptions as set forth by the current Florida Administrative Code in the Division of Consumer Services Chapter Professional Surveyors and Mappers (5J-17.052) and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, Single Zone 1600. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "A. Leftwich LS7442".

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville; being the Publix Super Markets, Inc. tract previously recorded in Official Records 17341 Page 567 (Parent Tract), also in Plat Book 62 Page 94, of the current public records of Duval County, Florida, and being more particularly described as follows:

Beginning at an iron pin set in the northwestern corner of the 60' right of way of General Avenue recorded in plat book 64 page 92, as closed per Ordinance 2015-633-E and recorded in Ordinance 17341-567, all of said public records, and being in southern right of way of the Seaboard Coastline Railroad,

Thence, with the southern right of way of the Seaboard Coastline Railroad, N 83°29'18" E a distance of 368.89' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, leaving the southern right of way of the Seaboard Coastline Railroad, and bisecting the lands of the parent tract the following 12 calls, with a curve turning to the right with an arc length of 95.51', with a radius of 280.00', with a chord bearing of S 86°46'09" E, with a chord length of 95.05' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.53', with a radius of 25.00', with a chord bearing of N 76°07'43" E, with a chord length of 22.67' to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the right with an arc length of 144.81', with a radius of 60.00', with a chord bearing of S 61°52'49" E, with a chord length of 112.13', to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.52', with a radius of 25.00', with a chord bearing of S 19°50'29" E, with a chord length of 22.66' to a point.

Thence, with a reverse curve turning to the right with an arc length of 227.32', with a radius of 280.00', with a chord bearing of S 23°31'49" E, with a chord length of 221.13' to a point.

Thence, S 00°16'19" E a distance of 869.63' to a point.

Thence, with a curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of S 25°06'43" E, with a chord length of 21.00' to a point.

Thence, with a reverse curve turning to the right with an arc length of 292.54', with a radius of 60.00', with a chord bearing of S 89°43'41" W, with a chord length of 77.65' to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

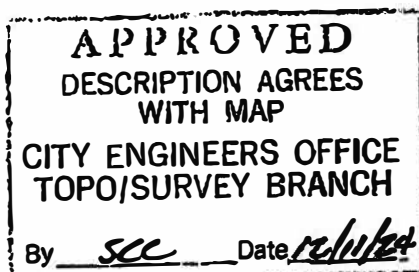
Thence, with a reverse curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of N 24°33'43" E, with a chord length of 21.00' to a point.

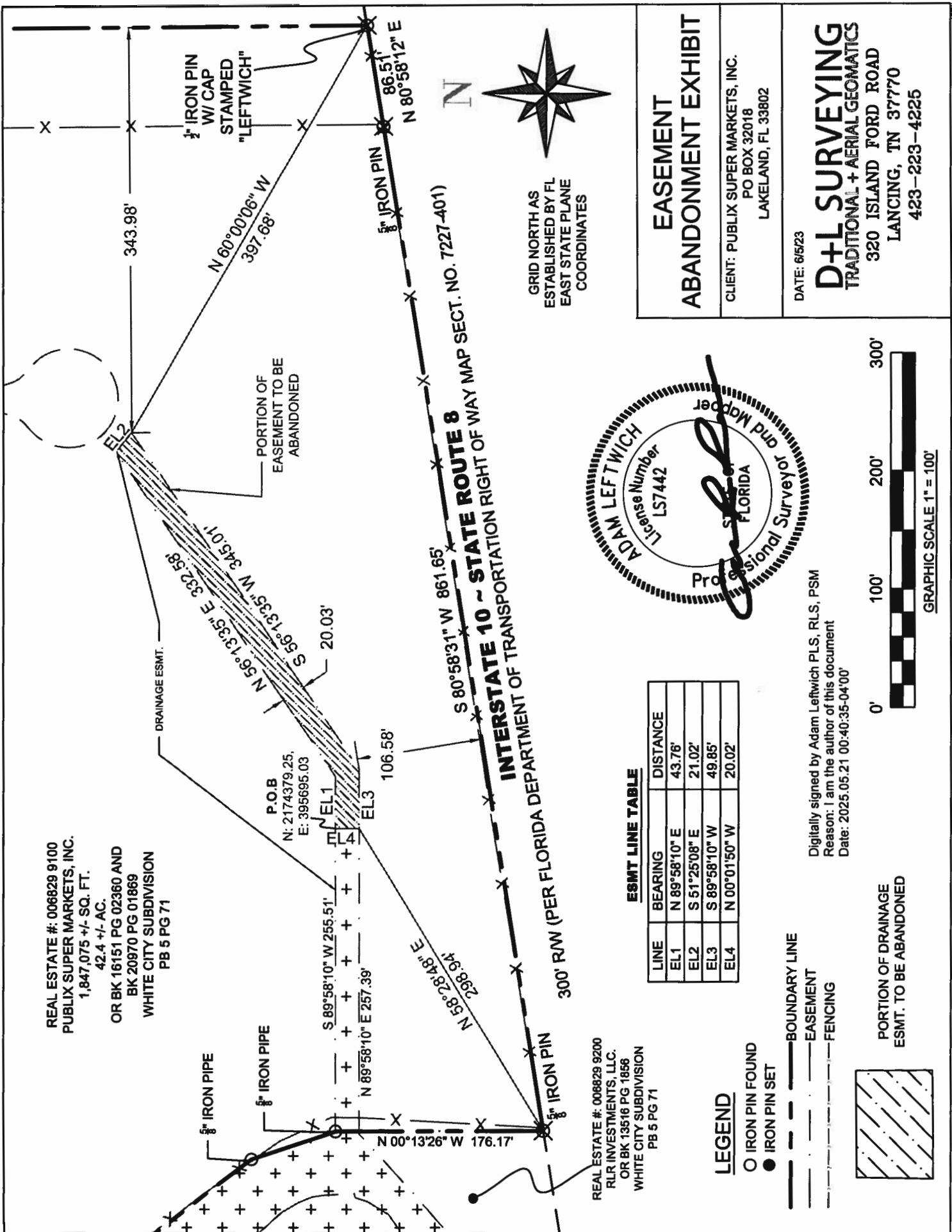
Thence, N 00°16'41" W a distance of 869.69' to a point.

Thence, with a curve turning to the left with an arc length of 369.55', with a radius of 220.00', with a chord bearing of N 48°23'48" W, with a chord length of 327.61' to a point.

Thence, S 83°29'41" W a distance of 368.20', to an iron pin set, being the southeastern terminus of 60' right of way of General Avenue.

Thence, with the right of way of General Avenue N 07°05'24" W a distance of 59.87' to the point of Beginning, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7442, on November 3, 2023.





REAL ESTATE #: 006829 9100
PUBLIX SUPER MARKETS, INC.
1,847,075 +/- SQ. FT.
42.4 +/- AC.
OR BK 16151 PG 02360 AND
BK 20970 PG 01869
WHITE CITY SUBDIVISION
PB 5 PG 71

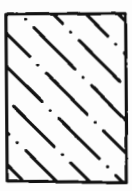
REAL ESTATE #: 006829 9200
RLR INVESTMENTS, LLC.
OR BK 13516 PG 1858
WHITE CITY SUBDIVISION
PB 5 PG 71

ESMT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 89°58'10" E	43.78'
EL2	S 51°25'08" E	21.02'
EL3	S 89°58'10" W	49.85'
EL4	N 00°01'50" W	20.02'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- BOUNDARY LINE
- - - EASEMENT
- - - FENCING



PORTION OF DRAINAGE
ESMT. TO BE ABANDONED



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Reason: I am the author of this document
Date: 2025.05.21 00:40:35-04'00'



**EASEMENT
ABANDONMENT EXHIBIT**

CLIENT: PUBLIX SUPER MARKETS, INC.
PO BOX 32018
LAKELAND, FL 33802

DATE: 6/5/23

D+L SURVEYING
TRADITIONAL + AERIAL GEOMATICS
320 ISLAND FORD ROAD
LANCING, TN 37770
423-223-4225

GRID NORTH AS
ESTABLISHED BY FL
EAST STATE PLANE
COORDINATES



Legal Description

Easement Description Note: The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a 20' Drainage Easement to which will be abandoned. The boundary for the legal description below is based on a partial boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7422 on November 3, 2023. The description below is not a boundary survey and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville, being a portion of the Publix Super Markets, Inc. tract previously recorded in Official Records Book 16151 Page 2360 and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Florida State Plane Coordinates, East. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "Leftwich LS7422".

Commencing at a 5/8" iron pipe located in the common line of Publix Super Markets, Inc. and RLR Investments, LLC, and located N 00° 13' 26" W a distance of 176.17' from a 5/8" iron pin located in the north Right of Way of the Interstate 10 – FL State Route 8, also a common corner of the Publix Super Markets, Inc. and RLR Investments, LLC tracts and the southwestern most corner of the parent tract.

Thence from said iron pipe, and with the northern line of the aforesaid easement, N 89°58'10" E a distance of 255.51' to an un-monumented point which is the **TRUE POINT OF BEGINNING**, lying at a location described in state plane coordinates as being N: 2174379.25, E: 395695.03.

Thence, with the line of the aforesaid easement the following six calls, N 89°58'10" E a distance of 43.76' to a point.

Thence, N 56°13'35" E a distance of 332.58' to a point.

Thence, S 51°25'08" E a distance of 21.02' to a point.

Thence, S 56°13'35" W a distance of 345.01' to a point.

Thence, S 89°58'10" W a distance of 49.85' to a point.

Thence, N 00°01'50" W a distance of 20.02' to the point of **Beginning**, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7422, on November 3, 2023.



Digitally signed by Adam Leftwich PLS, RLS, PSM
Reason: I am the author of this document
Date: 2025.05.21 00:41:00-04'00'

