

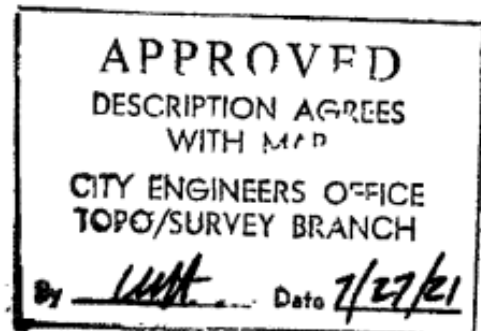
**Fire Station 64
Legal Description
Exhibit 1**

A part of Lot 2 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, according to plat thereof recorded in Plat Book 1, pages 7 and 8 of the former public records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the Northerly right of way of Dunn Avenue with the former Easterly right of way line of Harts Road; thence North 00 degrees 29 minutes 08 seconds West along said Easterly line, 279 feet to an intersection with the Southerly boundary of that certain Order of Taking Duval County Case #2006-CA-003032, for right of way recorded in Official Records Book 13343, Page 135, Parcel 102, of the current public records of Duval County, Florida; thence North 89 degrees 27 minutes 08 seconds East along last said boundary, 6.00 feet to an intersection with the Easterly boundary thereof and the point of beginning; thence in a Northerly direction along last said Easterly boundary the following 2 courses and distances: Course No. 1: North 00 degrees 59 minutes 46 seconds East, 116.04 feet; Course No. 2: North 03 degrees 06 minutes 26 seconds West, 196.75 feet; thence North 00 degrees 29 minutes 07 seconds west, continuing along aforesaid Easterly right of way line of Hart's Road, 13.18 feet to an intersection with a line common to the South line of the lands described and recorded in Official Records Book 19655, Page 456 with the Northerly line of lands described and recorded in Official Records Book 17687, Page 1357 all of said current public records of Duval County, Florida; thence North 89 degrees 30 minutes 04 seconds East, along said common line, 395.11 feet to an intersection with the Westerly right of way line of Interstate 95; thence South 19 degrees 58 minutes 27 seconds West, along last said line, 347.43 feet to an intersection with the North line of the lands described and recorded in Official Records Book 16606, Page 81, of said current public records; thence South 89 degrees 27 minutes 08 seconds west, along last said line, 267.67 feet back to the Point of Beginning.

TOGETHER WITH the Easement Agreement recorded in Official Records Book 5208, Page 505, current Public Records, Duval County, Florida.

LESS and EXCEPT that portion of Harts Road which is set forth in that certain Order of Taking Duval County Case #2006-CA-003032 recorded in Official Records Book 13343, Page 135, Public Records of Duval County, Florida.



11/01/2021