

LEGAL DESCRIPTION

A PORTION OF TRACT 4, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99, OF THE CURRENT PUBUC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BONNEVAL AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD 202. (A 90 FOOT RIGHT OF WAY ACCORDING TO SRD RIGHT OF WAY MAP, SECTION 72292-2506, DATED MAY 9, 1972, FORMERLY BELFORT ROAD); THENCE NORTH 36° 15' 04" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY UNE OF BONNEVAL AVENUE, A DISTANCE OF 76.25 FEET TO A POINT SITUATE ON SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 50° 49' 10" EAST, 25.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36° 16' 27" WEST, 253.94 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 449.06 FEET, AN ARC DISTANCE OF 120.07 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 28° 36' 51" WEST, 119.71 FEET TO THE POINT OF COMPOUND CURVATURE OF ACURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS Of 150.00 FEET, AN ARC DISTANCE OF 135.81 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 04°58'59" EAST, 131.22 FEET TO THE POINT Of REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 105.50 FEET, AN ARC DISTANCE OF 71.59 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 11°29'03" EAST, 70.23 FEET TO A POINT SITUATE ON SAID CURVE; THENCE SOUTH 75°17'07" EAST, 299.16 FEET; THENCE NORTH 53°56'21" EAST, 417.73 FEET; THENCE SOUTH 89°55'00" EAST, 55.09 FEET; THENCE SOUTH 00°04'30" EAST, 44.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 157.02 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 18°04'05" EAST, 154.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°03'39"EAST, 150.00 FEET TO THE SAID NORTI-ERLY RIGHT OF WAY UNG OF J, TURNER BUTLER BOULEVARD; THENCE SOUTH 53°56'21" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 455.55 FEETTO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 57°38'18" WEST, 155.09 FEET; THENCE SOUTH 53°56'21" WEST, 95.09 FEET; THENCE NORTH 81°10' 03"WEST, 35.29 FEET; THENCE NORTH 36°16'27" WEST, 42.70 FEET TO THE POINT OF BEGINNING.

July 3, 2024

LESS AND EXCEPT ANY PORTIONS 1 HEREOF AS CONVEYED BY:
THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED ON 07/24/1997 IN
BOOK 8681 AT PAGE 718.

TOGETHER WITH RECIPROCAL EASEMENT RIGHTS OVER LANDS DESCRIBED
IN EXHIBIT "B" OF OFFICIAL RECORDS VOLUME 6364, PAGE 865 AND RE
RECORDED IN OFFICIAL RECORDS VOLUME 6376, PAGE 462.

July 3, 2024

**Exhibit 1
Page 2 of 2**