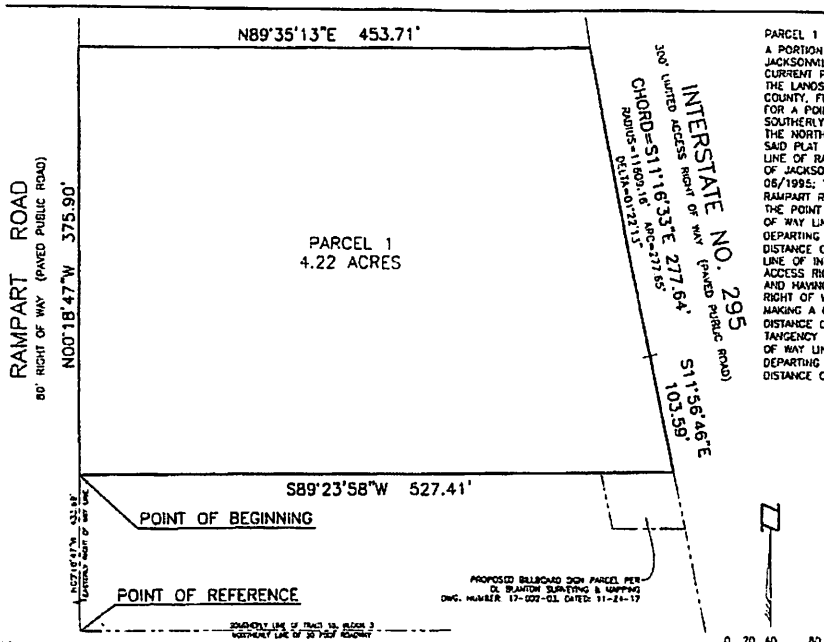


PARCEL 1

MAP OF

A PORTION OF TRACT 10, BLOCK 3, ACCORDING TO THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF THE LANDS IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID TRACT 10, BLOCK 3, SAID SOUTHERLY LINE BEING THE NORTHERLY RIGHT OF WAY LINE OF A 30 FOOT ROADWAY, AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS, WITH THE EASTERLY RIGHT OF WAY LINE OF RAMPART ROAD, AN 80 FOOT RIGHT OF WAY, AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF WAY MAPS, PROJECT NO. 0-101-93, DATED 06/1995; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF RAMPART ROAD, NORTH 00°18'47" WEST, A DISTANCE OF 433.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°18'47" WEST, A DISTANCE OF 375.90 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 89°35'13" EAST, A DISTANCE OF 453.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 295 WEST BELTWAY EXPRESSWAY, A 300 FOOT LIMITED ACCESS RIGHT OF WAY, SAID POINT LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11609.16 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 277.65 FEET MAKING A CENTRAL ANGLE OF 01°22'13" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 11°16'33" EAST, 277.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 11°56'46" EAST, A DISTANCE OF 103.59 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE SOUTH 89°23'58" WEST, A DISTANCE OF 527.41 FEET TO THE POINT OF BEGINNING.

NOTES:
THIS IS A MAP ONLY.
BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF RAMPART ROAD, BEING NORTH 00°18'47" WEST.

THIS MAP WAS MADE FOR THE BENEFIT OF CHRISTIANSON & COMPANY.

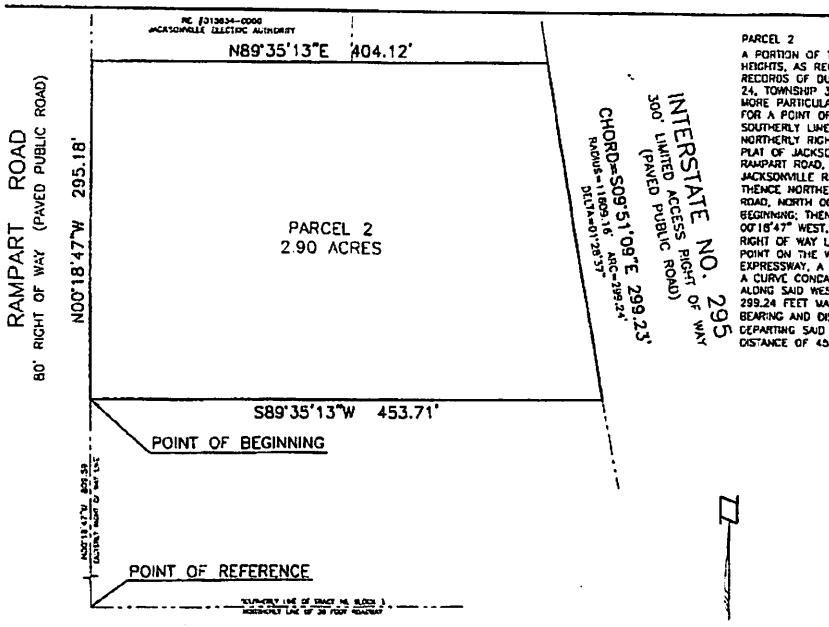
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: DAF
FILE #: 2019-0563-1

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 18, 2019
SHEET 1 OF 1



PARCEL 2

MAP OF

A PORTION OF TRACT 10, BLOCK 3, ACCORDING TO THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF THE LANDS IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID TRACT 10, BLOCK 3, SAID SOUTHERLY LINE BEING THE NORTHERLY RIGHT OF WAY LINE OF A 30 FOOT ROADWAY, AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS, WITH THE EASTERLY RIGHT OF WAY LINE OF RAMPART ROAD, AN 80 FOOT RIGHT OF WAY, AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF WAY MAPS, PROJECT NO. 0-101-93, DATED 06/1995; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF RAMPART ROAD, NORTH 00°18'47" WEST, A DISTANCE OF 809.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°18'47" WEST, A DISTANCE OF 295.18 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 89°35'13" EAST, A DISTANCE OF 404.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 295 WEST BELTWAY EXPRESSWAY, A 300 FOOT LIMITED ACCESS RIGHT OF WAY, SAID POINT LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11609.16 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 299.24 FEET MAKING A CENTRAL ANGLE OF 01°28'37" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 09°51'09" EAST, 299.23 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE SOUTH 89°35'13" WEST, A DISTANCE OF 453.71 FEET TO THE POINT OF BEGINNING.

NOTES:
THIS IS A MAP ONLY.
BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF RAMPART ROAD, BEING NORTH 00°18'47" WEST.

THIS MAP WAS MADE FOR THE BENEFIT OF CHRISTIANSON & COMPANY.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: DAF
FILE #: 2019-0563-2

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 18, 2019
SHEET 1 OF 1

Exhibit 1