

Legal Description

PARCEL 1

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE NORTH RIGHT OF WAY OF CHURCH ROAD, FORMERLY KNOWN AS CAESAR ROAD AND/OR COUNTY ROAD NO. 1004, WITH THE EAST RIGHT OF WAY OF ANDREU ROAD, FORMERLY KNOWN AS VIRGIL ROAD AND/OR COUNTY ROAD NO. 1688 NORTH 01°43'48" WEST BY AND ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 575.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88°16'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°43'48" EAST, AND A DISTANCE OF 94.06 FEET; THENCE SOUTH 89°29'04" WEST, A DISTANCE OF 365.81 FEET; THENCE NORTH 00°25'26" EAST, A DISTANCE OF 91.73 FEET; THENCE NORTH 01°35'12" WEST, A DISTANCE OF 229.90 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1245, PAGE 380 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 89°10'20" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1245, PAGE 380, A DISTANCE OF 440.54 FEET; THENCE NORTH 15°49'40" WEST, 49.05 FEET; THENCE SOUTH 74°00'42" WEST, 177.91 FEET TO A POINT IN THE WESTERLY LINE OF SAID GOVERNMENT LOT 14, AS IN POSSESSION, SAID POINT ALSO BEING SITUATED IN THE EASTERLY LINE OF LOT 8, CLARSON'S COLORED SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 41 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°01'14" WEST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 14, AS IN POSSESSION AND ALONG SAID EASTERLY LINE OF LOT 18 AND A NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 291.88 FEET; THENCE NORTH 89°19'35" EAST, 456.55 FEET; THENCE NORTH 00°40'25" WEST, 46.39 FEET TO A POINT IN THE SOUTHERLY LINE OF A 40 FOOT EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 3292, PAGE 605 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°19'35" EAST, ALONG SAID SOUTHERLY LINE OF A 40 FOOT EASEMENT 40.00 FEET; THENCE NORTH 00°40'25" WEST, 55.00 FEET; THENCE NORTH 89°19'35" EAST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 00°40'25" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°11'08" EAST, A DISTANCE OF 414.70 FEET; THENCE NORTH 84°11'02" EAST, 200.81 FEET TO A POINT IN THE WESTERLY LINE OF MAYPORT ROAD (STATE ROAD 560, ROUTE A-1-A, A 100 FOOT RIGHT OF WAY); THENCE SOUTH 01°52'25" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 50.12 FEET; THENCE SOUTH 84°11'02" WEST, 200.70 FEET; THENCE NORTH 88°11'08" WEST, 54.52 FEET; THENCE SOUTH 01°43'48" EAST, A DISTANCE OF 539.23 TO THE POINT OF BEGINNING, CONTAINING 492,001 SQUARE FEET, MORE OR LESS OR 11.295 ACRES, MORE OR LESS.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL 1, THE FOLLOWING DESCRIBED EXCEPTION PARCELS:

EXCEPTION PARCEL "A"

A PART OF GOVERNMENT LOT 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS ANY PORTION OF THOSE LANDS DESCRIBED AS TRACT II, PARCEL A IN OFFICIAL RECORDS VOLUME 7934, PAGE 663 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, LYING NORTHERLY OF THOSE LANDS AS DESCRIBED AS PARCEL 1 OF EXHIBIT A IN OFFICIAL RECORDS VOLUME 7755, PAGE 2129 OF SAID PUBLIC RECORDS AND ALSO LYING NORTHERLY OF THOSE LANDS DESCRIBED AS A 40 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, PARCEL B, IN OFFICIAL RECORD VOLUME 3489, PAGE 838 AND AS TRACT II, PARCEL B IN AFORESAID OFFICIAL RECORDS VOLUME 7934, PAGE 663 OF SAID PUBLIC RECORDS.

EXCEPTION PARCEL "B"

A PART OF GOVERNMENT LOT 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS ANY PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4727, PAGE 738 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY LYING SOUTHERLY OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS A 40 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, PARCEL B, IN OFFICIAL RECORDS VOLUME 3489, PAGE 838 OF SAID PUBLIC RECORDS; SOUTHERLY OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS TRACT II, PARCEL B IN OFFICIAL RECORDS VOLUME 7934, PAGE 663; AND THE SOUTHERLY LINE OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3292, PAGE 605 OF SAID PUBLIC RECORDS.

EXCEPTION PARCEL "C"

A PART OF GOVERNMENT LOT 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS ANY PORTION OF THOSE LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS VOLUME 6548, PAGE 1384 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY LYING NORTHERLY OF THOSE LANDS DESCRIBED AS PARCEL 1 OF EXHIBIT A IN OFFICIAL RECORDS VOLUME 7755, PAGE 2129 OF SAID PUBLIC RECORDS AND BEING A PARCEL OF LAND APPROXIMATELY 18.5 FEET, MORE OR LESS IN A NORTH-SOUTH DIRECTION AND 40 FEET, MORE OR LESS IN AN EAST-WEST DIRECTION AND LYING ADJACENT TO AND NORTHERLY OF THE FOURTH COURSE OF THE DESCRIPTION OF SAID PARCEL 1.

June 13, 2019

Exhibit 1

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