

## LEGAL DESCRIPTION OF LAND

### (EQUITY TRUST COMPANY F/B/O THOMAS L. GARVIN IRA LANDS) (FEE):

That certain piece, parcel or tract of land, situate, lying and being a part of Government Lot 2, Section 7, Township 3 South, Range 26 East, Duval County, Florida, and being more particularly described as follows:

Commencing at the intersection of the Southerly line of the lands shown on the plat of Ortega Farms, as recorded in Plat Book 3, Page 79, of the current Public Records of Duval County, Florida, said line also being the South line of the McIntosh Grant, Section 42, said township and range, with the Easterly right-of-way line of Blanding Boulevard (100-foot right-of-way as now established); thence South 22°49'52" West along said Easterly right-of-way line of Blanding Boulevard, 478.77 feet to the P.C. of a curve to the left having a radius of 5679.65 feet; thence Southwesterly around and along said curve South 22°47'08" West, 9.03 feet (chord bearing and distance); thence North 89°24'03" East, 440.02 feet to the Westerly right-of-way line of Wesconnett Boulevard and/or Old Orange Park Road (an 80 foot right-of-way as now established); thence South 00°35'57" East along said Westerly right-of-way line of Wesconnett Boulevard, 620.00 feet to the Point of Beginning; thence continuing along said Westerly right-of-way line of Wesconnett Boulevard, South 00°35'57" East, 185.00 feet; thence South 89°08'31" West, 433.30 feet; thence South 00°35'37" East, 67.00 feet; thence South 89°28'47" West, 302.55 feet to said curved Easterly right-of-way line of Blanding Boulevard; thence North 14°08'54" East around and along said curved Easterly right-of-way line of Blanding Boulevard 67.52 feet (a chord bearing and distance); thence North 15°04'38" East and continuing along said curved Easterly right-of-way line of Blanding Boulevard, 192.40 feet (chord bearing and distance); thence North 89°08'31" East, 666.94 feet to the Point of Beginning.

### AND INCLUDING:

#### PART "A" (BUFFALO LAND COMPANY LLC) (FEE):

That certain piece, parcel or tract of land, situate, lying and being a part of Government Lot 2, Section 7, Township 3 South, Range 26 East, Duval County, Florida, and a part of Lot 1, Block 13 and the "Brickyard Lot", as shown on the Plat of Ortega Farms, as recorded in Plat Book 3, Page 79 of the Current Public Records of said County, and also being a part of the lands described in Deed recorded in Deed Book 140, Page 630 and Deed Book 204, Page 191, both of the said Current Public Records, and all being more particularly described as follows:

Beginning at the intersection of the Southerly line of said lands shown on the Plat of Ortega Farms, said line also being the South line of the McIntosh Grant, Section 42, Township 3 South, Range 26 East, with the Easterly right of way line of Blanding Boulevard (a 100 foot right of way as now established); thence North 22° 49' 52" East along said Easterly right of way line of Blanding Boulevard, 69.74 feet; thence South 84° 40' 08" East, 219.68 feet to a point in the Westerly right of way line of Wesconnett Boulevard and/or Old Orange Park Road (an 80 foot right of way as now established); thence South 0° 35' 57" East along said Westerly right of way line, 71.31 feet to said Southerly line of Ortega Farms; thence continuing South 0° 35' 57" East along said Westerly right of way line, 1037.62 feet to the Northeast corner of those lands described in Deed recorded in Deed Book 1269, Page 322 of said Public Records; thence South 89° 08' 31" West along the Northerly line of those certain lands described in Deeds recorded in Deed Book 1269, Page 322, Deed Book 1603, Page 175 and Deed Book 1379, Page 91, all of said Public Records, 666.94 feet to said Easterly right of way line of Blanding Boulevard, said right of way line being a curve concave to the Southeast and having a radius of 5679.65 feet; thence around and along said curve, North 19° 26' 22" East, 672.03 feet (chord bearing and distance) to the P. T. of said curve; thence continuing along said Easterly right of way line, North 22° 49' 52" East, 478.77 feet to the point of beginning; except, however, any portion of said above described property acquired by the State of Road Department of Florida.

November 7, 2019

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**LESS AND EXCEPT:**

**BUFFALO LAND COMPANY LLC RETAINED LANDS:**

**THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE LANDS SHOWN ON**

**THE PLAT OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTH LINE OF THE MCINTOSH GRANT, SECTION 42, SAID TOWNSHIP AND RANGE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD (100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 22°49'52" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD, 478.77 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 5679.65 FEET; THENCE SOUTHWESTERLY AROUND AND ALONG SAID CURVE SOUTH 22°47'08" WEST, 9.03 FEET (CHORD BEARING AND DISTANCE) TO THE POINT OF BEGINNING; THENCE NORTH 89°24'03" EAST, 440.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WESCONNETT BOULEVARD AND/OR OLD ORANGE PARK ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 0°35'57" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WESCONNETT BOULEVARD 150.0 FEET; THENCE SOUTH 89°24'03" WEST, 502.39 FEET TO SAID CURVED EASTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD; THENCE NORTH 21°59'03" EAST AROUND AND ALONG SAID CURVED EASTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD, 162.46 FEET (A CHORD BEARING AND DISTANCE) TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPT:**

**SURPLUS LANDS:**

**All of the remaining above described fee lands lying northerly of the "Retained Lands" and Southerly of Butcher Pen Creek.**

**November 7, 2019**

**Exhibit 1  
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