

**LEGAL DESCRIPTION**

A PART OF SECTION 52, SOMETIMES DESCRIBED AS A PORTION OF THE CHARLES SETON GRANT, SECTION 48, TOWNSHIP 2 NORTH, RANGE 27 EAST AND A PART OF LOT 1, TISON'S SUBDIVISION OF THE CHARLES SETON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1775 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE CORNER COMMON TO SECTION 52 AND SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 EAST AND SECTION 40 AND SECTION 4, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°39'16" WEST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 270.10 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, BEING A 60 FEET RIGHT OF WAY; THENCE NORTH 52°24'30" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 579.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3128, PAGE 557 OF SAID FORMER PUBLIC RECORDS; THENCE NORTH 11°14'15" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 463.96 FEET; THENCE NORTH 23°19'54" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 16.73 FEET; THENCE NORTH 39°20'53" EAST, A DISTANCE OF 21.08 FEET; THENCE NORTH 52°02'48" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 34°24'29" EAST, A DISTANCE OF 13.46 FEET; THENCE NORTH 28°28'23" EAST, A DISTANCE OF 16.23 FEET; THENCE NORTH 48°25'45" EAST, A DISTANCE OF 16.79 FEET; THENCE NORTH 19°25'09" WEST, A DISTANCE OF 23.49 FEET; THENCE NORTH 04°21'20" EAST, A DISTANCE OF 19.16 FEET; THENCE NORTH 08°26'13" EAST, A DISTANCE OF 35.03 FEET; THENCE NORTH 16°10'40" EAST, A DISTANCE OF 17.11 FEET; THENCE NORTH 39°01'22" EAST, A DISTANCE OF 38.05 FEET; THENCE NORTH 13°28'08" EAST, A DISTANCE OF 26.04 FEET; THENCE NORTH 50°27'58" EAST, A DISTANCE OF 19.00 FEET; THENCE NORTH 03°02'57" WEST, A DISTANCE OF 39.72 FEET; THENCE NORTH 11°04'10" EAST, A DISTANCE OF 29.96 FEET; THENCE NORTH 19°41'48" EAST, A DISTANCE OF 27.76 FEET; THENCE NORTH 12°03'35" WEST, A DISTANCE OF 40.43 FEET; THENCE NORTH 05°25'03" WEST, A DISTANCE OF 18.63 FEET; THENCE NORTH 22°05'50" EAST, A DISTANCE OF 61.48 FEET; THENCE NORTH 26°42'19" EAST, A DISTANCE OF 49.61 FEET; THENCE NORTH 46°31'33" EAST, A DISTANCE OF 77.40 FEET; THENCE NORTH 64°38'16" EAST, A DISTANCE OF 188.47 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 52; THENCE SOUTH 00°30'44" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1162.91 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 9.92 ACRES, MORE OR LESS.

April 17, 2020

Exhibit 1  
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