

Kernan Pointe Overall

A portion of Section 22, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: For a point of reference commence at the Southwesterly corner of said Section 22, the same being the Easterly right-of-way line of Kernan Boulevard South (a 200 foot right-of-way as now established), thence North $00^{\circ}44'44''$ West, along said Easterly right-of-way line, same being the Westerly line of Section 22, 1948.65 feet to the Point of Beginning.

From the Point of Beginning thus described, thence continue North $00^{\circ}44'44''$ West, along last said right-of-way line, 453.33 feet; thence North $89^{\circ}15'16''$ East, departing said right of way line, 25.94 feet; thence South $89^{\circ}25'44''$ East, 37.05 feet to the point of curvature of a curve concave Southwesterly having a radius of 147.47 feet; thence Easterly along the arc of said curve an arc distance of 76.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $72^{\circ}23'40''$ East, 75.54 feet; thence South $18^{\circ}49'03''$ West, 17.57 feet to a point on a curve concave Northeasterly having a radius of 71.00 feet; thence Southeasterly along the arc of said curve an arc distance of 100.04 feet to a point of reverse curvature of a curve concave Southerly having a radius of 45.00 feet, said arc being subtended by a chord bearing and distance of South $58^{\circ}20'01''$ East, 91.97 feet; thence Easterly along the arc of said curve an arc distance of 23.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}28'39''$ East, 23.63 feet; thence South $68^{\circ}15'16''$ East, 10.25 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Southeasterly along the arc of said curve an arc distance of 17.67 feet to the point of tangency, said arc being subtended by a chord bearing and distance of South $34^{\circ}30'00''$ East, 16.67 feet; thence South $00^{\circ}44'44''$ East, 342.08 feet; thence South $89^{\circ}15'16''$ West, along the Northerly line of Official Records Volume 14036, page 672, 248.61 feet to the Point of Beginning.

The land thus described contains 2.34 acres, more or less.

April 30, 2020

**Exhibit 1
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