

## Legal Description

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MORGANS WALK

REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE INTERSECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411, AND BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17820, PAGE 145, WITH THE NORTHERLY RIGHT OF WAY LINE OF "CLARK ROAD", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 14791, PAGE 1033, (PARCEL No. 102.1), ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°35'00" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "CLARKS ROAD", A DISTANCE OF 350.00 FEET, TO A POINT BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095 PAGE 411, AND ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8967, PAGE 1319 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 00°34'49" WEST, ALONG THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095 PAGE 411, AND ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8967, PAGE 1319, AND THEN ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7202, AGE 362, AND THEN OFFICIAL RECORDS BOOK 10533, PAGE 584, ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 500.98 FEET, TO A POINT ON THE "COASTAL HIGH HAZARD AREA" AS DEFINED BY THE CITY OF JACKSONVILLE, AND GRAPHICALLY SHOWN ON THE CITY OF JACKSONVILLE WEB PAGE, LOCATED AT "[maps.coj.net/landdevelopmentreview](https://maps.coj.net/landdevelopmentreview)" UNDER LAYERS, "Environmental/Coastal High Hazard Areas 2013"; RUN THENCE, ALONG SAID "COASTAL HIGH HAZARD AREA" LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 62°05'14" EAST, A DISTANCE OF 8.33 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 47°52'03" EAST, A DISTANCE OF 50.06 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 79°45'46" EAST, A DISTANCE OF 21.50 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 43°51'01" EAST, A DISTANCE OF 70.64 FEET, TO A POINT;

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COURSE No. 5: RUN THENCE, NORTH 11°03'48" EAST, A DISTANCE OF 22.75 FEET, TO A POINT;  
COURSE No. 6: RUN THENCE, NORTH 56°43'28" EAST, A DISTANCE OF 52.81 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 24°17'21" EAST, A DISTANCE OF 23.79 FEET, TO A POINT;  
COURSE No. 8: RUN THENCE, NORTH 60°57'43" EAST, A DISTANCE OF 45.92 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 83°29'05" EAST, A DISTANCE OF 28.57 FEET, TO A POINT;  
COURSE No. 10: RUN THENCE, NORTH 86°43'54" EAST, A DISTANCE OF 42.65 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 89°23'04" EAST, A DISTANCE OF 37.72 FEET, TO A POINT;  
COURSE No. 12: RUN THENCE, SOUTH 86°25'34" EAST, A DISTANCE OF 26.37 FEET, TO A POINT ON  
THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK  
12095, PAGE 411, AND ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED  
IN OFFICIAL RECORDS BOOK 19668, PAGE 1751, ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL  
COUNTY, FLORIDA; RUN THENCE, SOUTH 00°34'45" EAST, ALONG THE AFORESAID EASTERLY LINE OF  
AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411, AND  
ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS  
BOOK 19668, PAGE 1751 AND THEN THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS  
BOOK 17820, PAGE 145, A DISTANCE OF 695.49 FEET, TO A POINT ON THE AFORESAID RIGHT-OF-WAY  
LINE OF "CLARK ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 221,489 SQUARE FEET, OR 5.08 ACRES, MORE OR LESS, IN  
AREA.

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**Exhibit 1  
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