

## Legal Description

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(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BAYWOOD PHASE TWO REPLAT, AS RECORDED IN PLAT BOOK 46, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°12'48" EAST, ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD PHASE TWO REPLAT, A DISTANCE OF 538.95 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14533, PAGE 2168, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF LAST SAID LANDS, THE FOLLOWING 6 COURSES AND DISTANCES: COURSE 1) THENCE NORTH 02°06'18" WEST, A DISTANCE OF 60.58 FEET; COURSE 2) THENCE NORTH 88°30'15" EAST, A DISTANCE OF 67.97 FEET; COURSE 3) THENCE NORTH 00°56'09" WEST, A DISTANCE OF 98.71 FEET; COURSE 4) THENCE SOUTH 89°32'35" WEST, A DISTANCE OF 62.61 FEET; COURSE 5) THENCE NORTH 00°59'19" WEST, A DISTANCE OF 221.45 FEET; COURSE 6) THENCE NORTH 88°06'42" WEST, A DISTANCE OF 94.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13679, PAGE 835 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 17096, PAGE 838 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°32'01" WEST, ALONG LAST SAID EAST LINE, A DISTANCE OF 36.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°10'00" WEST, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 116.68 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12063, PAGE 1348 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 01°00'33" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 149.88 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°04'50" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 299.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°30'50" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 10.01 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8188, PAGE 778 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°17'11" WEST, ALONG A NORTHERLY BOUNDARY LINE THEREOF AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 285.10 FEET TO A POINT ON THE WEST LINE OF LAST SAID LANDS; THENCE NORTH 00°58'10" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 54.30 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 01°05'14" WEST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9124, PAGE 384 AND OFFICIAL RECORDS BOOK 12353, PAGE 1492, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 83.99 TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 88°52'45" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 284.77 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12063, PAGE 1348; THENCE NORTH 89°10'00" EAST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 300.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1.94 ACRES, MORE OR LESS.

1/16/2019

EXHIBIT 1  
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