

Legal Description

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

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BAYWOOD PHASE TWO REPLAT, AS RECORDED IN PLAT BOOK 46, PAGES 31 AND 31A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 14533, PAGE 2168 THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE 1) SOUTH 01°40'51" EAST, A DISTANCE OF 104.03 FEET; COURSE 2) SOUTH 47°11'43" WEST, A DISTANCE OF 9.64 FEET; COURSE 3) THENCE SOUTH 41°33'23" EAST, A DISTANCE OF 24.71 FEET; COURSE 4) THENCE SOUTH 48°28'31" WEST, A DISTANCE OF 35.36 FEET; COURSE 5) THENCE SOUTH 41°30'12" EAST, A DISTANCE OF 38.84 FEET; COURSE 6) THENCE SOUTH 49°00'26" WEST, A DISTANCE OF 410.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY (BEING A 100 FOOT RIGHT OF WAY); THENCE NORTH 40°59'19" WEST, ALONG LAST SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 356.48 FEET TO THE SOUTH CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5235, PAGE 872 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 49°02'16" EAST, ALONG THE SOUTHEAST LINE THEREOF, A DISTANCE OF 268.71 FEET TO THE EAST CORNER THEREOF; THENCE SOUTH 89°23'41" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 352.76 FEET TO A POINT ON THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY; THENCE NORTH 40°59'19" WEST, ALONG LAST SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 57.32 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7924, PAGE 4 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 49°03'12" EAST, DEPARTING LAST SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 174.65 FEET; THENCE NORTH 01°06'19" WEST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 159.13 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9988, PAGE 1607 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 49°32'15" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 53.38 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 40°49'11" WEST, ALONG THE SOUTHWESTERLY LINE OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 9937, PAGE 1525 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 63.77 FEET; THENCE NORTH 01°02'32" WEST, ALONG THE WEST LINE OF PARCEL 1 AND PARCEL 2 AS RECORDED IN OFFICIAL RECORDS BOOK 9937, PAGE 1525, A DISTANCE OF 378.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°03'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 330.45 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°00'55" EAST, ALONG THE EAST LINE OF PARCEL 1 AND PARCEL 2, AFOREMENTIONED, A DISTANCE OF 429.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 88°52'45" EAST, ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12353, PAGE 1492 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 284.77 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°10'00" EAST, ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12063, PAGE 1348 AND THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 17096, PAGE 838 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 416.91 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 01°32'01" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 36.29 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13679, PAGE 835, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°07'40" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS AND THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12747, PAGE 1091 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 632.47 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 00°52'39" EAST, ALONG LAST SAID LINE, ALSO BEING THE WEST LINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY AND THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 11942, PAGE 595, A DISTANCE OF 356.77 FEET TO THE NORTHEAST CORNER OF BAYWOOD PHASE TWO AS RECORDED IN PLAT BOOK 40, PAGES 82 THROUGH 82C OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°11'59" WEST, ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD PHASE TWO AND ALONG THE NORTH LINE OF THE AFOREMENTIONED BAYWOOD PHASE TWO REPLAT, A DISTANCE OF 1079.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 20.63 ACRES, MORE OR LESS.

January 16, 2019

EXHIBIT 1
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