

Legal Description

EXHIBIT 1 LEGAL DESCRIPTION

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ARLINGWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 82 AND 82A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N05°42'36"W, ALONG THE WESTERLY LINE OF SAID ARLINGWOOD UNIT ONE, A DISTANCE OF 286.95 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10029, PAGE 696 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S84°35'47"W, DEPARTING SAID WESTERLY LINE AND ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 82.28 FEET TO THE POINT OF BEGINNING; THENCE S84°35'47"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 285.98 FEET; THENCE S00°00'37"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 58.07 FEET; THENCE S86°00'01"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 92.24 FEET; THENCE S06°52'56"E, A DISTANCE OF 2.24 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY (A VARIABLE WIDTH RW), SAID POINT LYING ON CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 366.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 11.60 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N38°13'36"W AND CHORD DISTANCE OF 11.60 FEET TO A POINT OF TANGENCY; THENCE N37°19'14"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.30 FEET; THENCE N35°30'00"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 322.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 197.70 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N53°05'27"W AND CHORD DISTANCE OF 194.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 28.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 22.49 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N47°40'11"W AND CHORD DISTANCE OF 21.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 81.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 43.00 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N39°50'01"W AND CHORD DISTANCE OF 42.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 28.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 19.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N34°47'53"W AND CHORD DISTANCE OF 19.35 FEET TO A POINT OF TANGENCY; THENCE N14°35'19"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 94.77 FEET; THENCE S82°42'52"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 67.69 FEET; THENCE S00°10'10"W, CONTINUING ALONG SAID

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NORTH RIGHT OF WAY LINE, A DISTANCE OF 93.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 34.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 45.31 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S38°16'38"W AND CHORD DISTANCE OF 42.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 521.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 121.70 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S69°42'08"W AND CHORD DISTANCE OF 121.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, AN ARC DISTANCE OF 65.32 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S77°31'22"W AND CHORD DISTANCE OF 64.64 FEET; THENCE N00°00'28"E, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.87 FEET; THENCE N15°22'10"W, A DISTANCE OF 71.99 FEET; THENCE N02°55'59"W, A DISTANCE OF 85.61 FEET; THENCE N04°20'37"E, A DISTANCE OF 149.14 FEET; THENCE N08°09'05"E, A DISTANCE OF 84.50 FEET; THENCE N05°27'46"W, A DISTANCE OF 119.99 FEET; THENCE N14°42'23"E, A DISTANCE OF 98.26 FEET; THENCE N72°47'46"E, A DISTANCE OF 247.89 FEET; THENCE S84°11'29"E, A DISTANCE OF 5.91 FEET; THENCE N87°36'53"E, A DISTANCE OF 10.69 FEET; THENCE N89°34'14"E, A DISTANCE OF 396.69 FEET; THENCE N15°53'08"E, A DISTANCE OF 14.85 FEET; THENCE N89°33'41"E, A DISTANCE OF 155.76 FEET; THENCE S05°27'57"E, A DISTANCE OF 753.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.12 ACRES MORE OR LESS.

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