

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE FORMER NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD (FORMERLY AN 80 FOOT RIGHT OF WAY) WITH THE FORMER EASTERLY RIGHT OF WAY LINE OF WOMPI DRIVE (FORMERLY A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°34'40" EAST, ALONG SAID FORMER NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, 245.00 FEET; THENCE NORTH 00°32'20" WEST, 18.73 FEET TO A POINT IN THE PRESENT NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'20" WEST, 239.91 FEET; THENCE NORTH 89°34'40" EAST, 233.50 FEET; THENCE SOUTH 00°32'20" EAST, 258.27 FEET TO A POINT IN SAID PRESENT NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD; THENCE ALONG A CURVE TO THE RIGHT IN SAID RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2251.83 FEET, A DISTANCE OF 40.65 FEET AS MEASURED ALONG A CHORD BEARING SOUTH 89°03'38" WEST TO A POINT OF TANGENCY, THENCE CONTINUING ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, SOUTH 89°34'40" WEST, 5.97 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE, NORTH 73°05'40" WEST, 46.13 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE, NORTH 88°25'20" WEST, 142.97 FEET TO THE POINT OF BEGINNING. CONTAINING 57,781 SQUARE FEET, MORE OR LESS OR 1.33 ACRES, MORE OR LESS. LESS AND EXCEPT ANY PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED JANUARY 2, 2003 IN OFFICIAL RECORDS BOOK 10844, PAGE 1320, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ALSO EXCEPTING ANY PART IN ANY ROAD RIGHT OF WAY AS NOW ESTABLISHED AND FURTHER EXCEPTING ANY PART DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13902, PAGE 2341, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

APN: 112982-0050

6/4/2019

Exhibit 1
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