

LEGAL DESCRIPTION

PARCEL ID 012507-0020

A PORTION OF TRACT 2, BLOCK 3 AND A POINT OF TRACT 8, BLOCK 4, SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PROPOSED ROAD LYING BETWEEN SAID TRACTS AND BEING MORE PARTICULARLY DESCRBED AS FOLLOWS: FOR A POITN OF REFERENCE, COMMENCE AT THE NORTHEAST CORDER OF SAID TRACT 8; RUN THENCE SOUTH 88°07'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 8, A DISTANCE OF 100.15 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF PARCEL II OF THE LANDS CONVEYED TO DUVAL COUNTY SCHOOL BOARD BY DEED RECORDED IN O.R. BOOK 3903, PAGE 156. FROM THE POINT OF BEGINNING RUN THENCE SOUTH 01°15'05" WEST PARALLEL WITH AND 100 FEET WESTERLY OF THE EASTERLY BOUNDARY OF SAID TRACT 8 AND ALONG THE WEST LINE OF SAID LAND CONVEYED TO DUVAL COUNTY SCHOOL BOARD, A DISTANCE OF 674.21 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID TRACT 8; THENCE RUN SOUTH 87°46'16" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 8 AND ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 2, A DISTANCE OF 614.01 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF RICKER ROAD, COUNTY ROAD NUMBER 386, (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE NORTH 00°02'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 677.41 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID TRACT 2; RUN THENCE NORTH 88°07'40" EAST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 2 AND ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 8, A DISTANCE OF 628.11 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE LANDS DESCRIBED IN O.R. BOOK 8518, PAGE 2250 AND O.R. BOOK 15783, PAGE 1176, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

August 11, 2021

Exhibit 1

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