

## EXHIBIT 1

### Legal Description

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Part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 3 South, Range 25 East, Duval County, Florida, also known as a part of Tract 16, Block 3, as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Record of said county, and being more particularly described as follows:

Commencing at the Southeast corner of said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9; thence North  $1^{\circ}18'10''$  East, along the East line thereof, a distance of 60.00 feet to a point situate in the Northerly right of way line of 103<sup>rd</sup> Street (a 100 foot right of way as now established by the State of Florida, Department of Transportation, Section 72220-2508); thence North  $88^{\circ}30'19''$  West, along said Northerly right of way line, a distance of 100.00 feet for a POINT OF BEGINNING; thence North  $1^{\circ}18'10''$  East, parallel to said East line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a distance of 300.00 feet; thence North  $88^{\circ}30'19''$  West, parallel to said Northerly right of way line of 103<sup>rd</sup> Street, a Distance of 574.99 feet to a point situate on the West line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the West line of said tract 16; thence South  $1^{\circ}29'24''$  West, along said last mentioned line, a distance of 300.00 feet to said Northerly right of way line of 103<sup>rd</sup> Street; thence South  $88^{\circ}30'17''$  East along said Northerly right of way line a distance of 575.97 feet to the POINT OF BEGINNING.

Together with an Easement for Sewer Line, Drainage and

Retention, as well as other matter, recorded in Official Records Book 6694, Page 1829 and Official Records Book 6728, Page 1866.

Legal Description Dated: 09/17/19