

September 22, 2023

**Legal Description  
Exhibit 1**

**A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", REDHAWK VILLAGE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 112 THROUGH 122, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 89°59'55" EAST, ALONG THE SOUTHERLY LINE OF SAID REDHAWK VILLAGE, 634.22 FEET TO A POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18267, PAGE 183, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°29'47" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE, 359.11 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19040, PAGE 1305, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°30'13" WEST, ALONG SAID NORTHERLY LINE AND ITS WESTERLY PROLONGATION, 116.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 113.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 40.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°11'49" WEST, 40.61 FEET; THENCE SOUTH 68°53'25" WEST, 162.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 126.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°11'49" WEST, 45.27 FEET; THENCE SOUTH 89°30'13" WEST, 47.71 FEET; THENCE NORTH 00°00'07" WEST, 246.20 FEET; THENCE SOUTH 89°59'55" WEST, 234.19 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH; THENCE NORTH 00°54'42" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 189.03 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH ACCESS EASEMENT DESCRIBED AS FOLLOWS:**

**A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", REDHAWK VILLAGE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 112 THROUGH 122, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00°54'42" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 437.24 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH 89°30'13" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 277.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 126.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°11'49" EAST, 45.27 FEET; THENCE NORTH 68°53'25" EAST, 162.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 113.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 40.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°11'49" EAST, 40.61 FEET; THENCE NORTH 89°30'13" EAST, 5.38 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19040, PAGE 1305, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°29'47" EAST, ALONG THE WESTERLY LINE THEREOF, 46.00 FEET; THENCE SOUTH 89°30'13" WEST, DEPARTING SAID WESTERLY LINE, 2.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 66.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 23.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°11'49" WEST, 23.80 FEET; THENCE SOUTH 68°53'25" WEST, 165.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 173.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 62.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°11'49" WEST, 62.08 FEET; THENCE SOUTH 89°30'13" WEST, 277.62 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH; THENCE NORTH 00°54'42" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 47.00 FEET TO THE POINT OF BEGINNING.**