

## **EXHIBIT 1**

### **Legal Description**

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A parcel of land being a part of Tract 10, Block 4, Section 34, Township 2 South, Range 25 East, Jacksonville Heights as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida and being more particularly described as follows: Commence for a point of reference at the Southwest corner of said Tract 10, thence North 00 degrees 37 minutes 20 seconds East along the West line of said Tract 10, said line being the centerline of Oxbow Road, a 30 foot right-of-way maintained by the City of Jacksonville, a distance of 560.76 feet to the Point of Beginning; thence continue North 00 degrees 37 minutes 20 seconds East along said West line 119.0 feet to the North line of Tract 10; thence North 89 degrees 52 minutes 05 seconds East along the North line of said Tract 10, a distance of 660.07 feet to the East line of said Tract 10, thence South 00 degrees 22 minutes 20 seconds West along said East line 118.99 feet; thence South 89 degrees 52 minutes 05 seconds West 660.59 feet to the Point of Beginning.

Less and except any portion lying in Oxbow Road.

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April 21, 2021

Exhibit 1  
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