

Legal Description

A PORTION OF TRACT 1, BLOCK 4, SECTION 14, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 00° 01' 16" EAST WITH THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,926.75 FEET TO THE SOUTHEAST CORNER OF TRACT 1, BLOCK 4; THENCE DEPART EAST LINE OF SAID SECTION 14 SOUTH 89° 58' 42" WEST WITH THE SOUTH LINE OF TRACT 1, BLOCK 4, A DISTANCE OF 36.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FIRESTONE ROAD, AS NOW ESTABLISHED AND THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89° 58' 42" WEST WITH THE SOUTH LINE OF SAID TRACT 1, BLOCK 4, A DISTANCE OF 638.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 4; THENCE DEPART SAID SOUTH LINE NORTH 00° 00' 44" WEST WITH THE WEST LINE OF SAID TRACT 1, BLOCK 4, A DISTANCE OF 415.74 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17558, PAGE 430 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART SAID WEST LINE SOUTH 89° 56' 07" EAST WITH THE SOUTH LINE OF LINE OF SAID OFFICIAL RECORDS BOOK 17558, PAGE 430, OFFICIAL RECORDS BOOK 21074, PAGE 1498, OFFICIAL RECORDS BOOK 21074, PAGE 1500, OFFICIAL RECORDS BOOK 20508, PAGE 564, OFFICIAL RECORDS BOOK 21076, PAGE 339, OFFICIAL RECORDS BOOK 21076, PAGE 341, OFFICIAL RECORDS BOOK 21076, PAGE 343, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 637.46 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FIRESTONE ROAD; THENCE SOUTH 00° 08' 38" EAST WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID FIRESTONE ROAD, A DISTANCE OF 414.77 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 6.08 ACRES, MORE OR LESS.

October 24, 2024

Exhibit 1

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