

Legal Description
Exhibit 1

REZONING PARCEL

ALL THAT PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10848, PAGE 1798 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE WESTERLY 200 FEET THEREOF, LYING IN SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY AND DESCRIBED IN DEED DATED APRIL 7TH, 1941, BETWEEN THE D.C. CORPORATION AND O.O HAYES AND BEATRICE KATHERINE HAYES, RECORDED IN DEED BOOK 903 PAGE 159 OF SAID PUBLIC RECORDS; THENCE NORTH 27 DEGREES 45 MINUTES 02 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 4 (ALSO KNOWN AS U.S. HIGHWAY NO. 1 AND NEW KINGS ROAD), A DISTANCE OF 250.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10848, PAGE 1798; THENCE NORTH 62 DEGREES 14 MINUTES 58 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 200.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 27 DEGREES 45 MINUTES 02 SECONDS WEST, ALONG A LINE PARALLEL WITH AND LYING 200.00 FEET NORTHEASTERLY OF SAID NORTHEASTERLY RIGHT OF WAY LINE, 200.00 FEET TO THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10848, PAGE 1798; THENCE NORTH 62 DEGREES 14 MINUTES 58 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, 86.50 FEET; THENCE SOUTH 27 DEGREES 45 MINUTES 02 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 200.00 FEET TO THE SOUTHEAST CORNER OF THEREOF; THENCE SOUTH 62 DEGREES 14 MINUTES 58 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 86.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES MORE OR LESS.