

**Legal Description**

**Exhibit 1**

**June 10, 2022**

21-3S-27E .489

DORCAS BLACK DONATION PT

RECD O/R 19875-406

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the North line of Goodbys Creek, commonly known as Goodbys Lake, and the East right of way line of Sanchez Road; running North degree 30 minutes West along the Southeasterly right of way line of Sanchez Road 202 feet, more or less, to an iron pipe; thence North 72 degrees 30 minutes East 72 feet; thence North 59 degrees 44 minutes 40 seconds East 72 feet to a point; thence North 57 degrees 31 minutes 40 seconds East a distance of 66 feet to a point for the point of beginning; said point of beginning also being the most northerly corner of lands conveyed to Charles W. Hendershot and Lorena A. Hendershot, his wife, by deed recorded in Deed Book 1691, page 387; thence run North 42 degrees 54 minutes West a distance of 47 feet to a point; thence run North 0 degrees 24 minutes 40 seconds West a distance of 28.84 feet to a point; thence run North 89 degrees 35 minutes 20 seconds East a distance of 188 feet to a point; thence run South 0 degrees 24 minutes 40 seconds East a distance of 6 feet; thence run North 89 degrees 35 minutes 20 seconds East a distance of 15 feet to the waters of said Goodbys Creek, commonly known as Goodby's Lake; thence run South and Southwest along the meandering of said Goodbys Creek a distance of 190 feet, more or less, to a point where the waters of Goodbys Creek are intersected by a line which runs South 44 degrees 18 minutes 20 seconds East from the point of beginning, said line being the northeasterly boundary line of lands conveyed to Charles W. Hendershot and Lorenz A. Hendershot, his wife, by deed recorded in Deed Book 1691, page 387; thence run North 44 degrees 18 minutes 20 seconds West a distance of 175.20 feet, more or less, to the point of beginning, according to a survey made by R. L. Croasdeil & Co., dated August 17, 1955.

TOGETHER WITH AN EASEMENT, in common with others being a perpetual casement for ingress and egress over and upon the following described property:

That certain piece, parcel or tract of land, situate, lying and being in the County of Duval, State of Florida, known and described as a part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the North line of Goodby's Creek (commonly known as Goodby's Lake) and the Easterly right of way line of Sanchez Road; thence North 1 degree 30 minutes West along the Easterly right of way line of said Sanchez Road, 361.5 feet more or less to an iron pipe for the point of beginning; thence South 1 degree 30 minutes East along the Easterly right of way line of said Sanchez Road, 20 feet; thence North 89 degrees 35 minutes 20 seconds East, 86.62 feet; thence North 0 degrees 24 minutes 20 seconds West, 12 feet; thence North 89 degrees 35 minutes 20 seconds East, 71.53 feet; thence North 0 degrees 24 minutes 40 seconds West, 4 feet; thence North 89 degrees 35 minutes 20 seconds East, 188 feet thence South 0 degrees 24 minutes 40 seconds East, 6 feet; thence North 89 degrees 35 minutes 20 seconds East, 15 feet to the waters of Goodby's Lake; thence in a Northerly direction along the waters of said Goodbys Lake following the meanderings thereof 10 feet more or less to a point which bears North 89 degrees 35 minutes 20 seconds East from the point of beginning; thence South 89 degrees 35 minutes 20 seconds West, 361.5 feet, more or less, to the point of beginning.

TOGETHER WITH AN EASEMENT in common with others over:

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, known and described as a part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, snore particularly described as follows:

Commencing at the intersection of the North line of Goodbys Creek (commonly known as Goodbys Lake) and the Easterly right of way line of Sanchez Road; thence North 1 degree 30 minutes West along the Easterly right of way line of said Sanchez Road, a distance of 227 feet, more or less, to a point, said point being the most Southerly corner of lands conveyed to Clarence W. Britton and Ethel N. Britton, his wife, by Deed Book 1762, page 589; thence North 72 degrees 30 minutes East a distance of 65.11 feet to a point; thence North 59 degrees 44 minutes 40 seconds East a distance of 45 feet to a point; thence North 25 degrees 40 minutes East a distance of 62 feet to a point; thence North 80 degrees 27 minutes 20 seconds East a distance of 27.80 feet to a point; thence South 42 degrees 54 minutes East a distance of 47 feet to a point, said point being the most Northerly corner of lands conveyed to Charles W. Hendershot et use., by Deed Book 1691, page 387; thence South 57 degrees 31 minutes 40 seconds West a distance of 66 feet to a point; thence South 59 degrees 44 minutes 40 seconds West a distance of 72 feet to a point; thence South 72 degrees 30 minutes West a distance of 72 feet to a point in the Easterly right of way line of Sanchez Road, said point being the Northwesterly corner of lands contained in Deed Book 1624, page 142; thence North 1 degree 30 minutes West along the Easterly right of way line of Sanchez Road a distance of 25 feet to the point of beginning.