

RE# 015809 0100 Rezone Property

PART OF TRACT 7, BLOCK 4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF RICKER ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF MORSE AVENUE (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°-54'-43" EAST, 414.28 FEET, ALONG THE SOUTH LINE OF SAID MORSE AVENUE; THENCE SOUTH 00°-32'-30" EAST, 197.97 FEET, TO THE NORTH LINE OF OFFICIAL RECORD BOOK 17005, PAGE 238; THENCE SOUTH 87°-44'-31" WEST, 225.11 FEET, ALONG SAID NORTH LINE, THENCE SOUTH 02°-17'-36" EAST, 126.84 FEET, ALONG THE WEST LINE OF SAID LANDS; THENCE SOUTH 89°-12'-49" WEST, 191.69 FEET, TO THE EAST LINE OF SAID RICKER ROAD; THENCE NORTH 00°-47'-11" WEST, 336.87 FEET, ALONG THE EAST LINE OF SAID RICKER ROAD, TO THE POINT OF BEGINNING.

CONTAINING 109,065.71 SQUARE FEET AND/OR 2.5038 ACRES.

December 10, 2020

Exhibit 1
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