

EXHIBIT 1

CDN: 10208.4
RCV: 5/15/2024 11:02

SURVEYOR'S CERTIFICATE

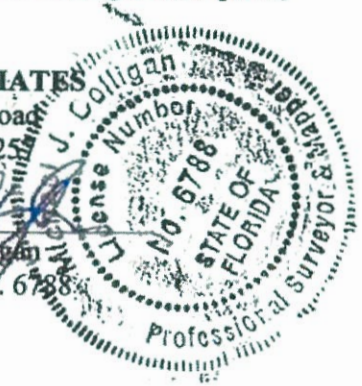
Michael J. Colligan, a registered land surveyor, License No. 6788, in and for the State of Florida and legally doing business in Duval County, does hereby certify to the City of Jacksonville:

- (1) The accompanying sketch and legal description complies with the Standards of Practice for Professional Surveyors and Mappers in the State of Florida, pursuant to Chapter 5J-17.051 and 5J-17.052. F.A.C.
- (2) The vacation of the platted but unopened rights of way from the Plat of Pickett's Subdivision, recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida (the "Plat"), and shown on the accompanying sketch and legal description, will not eliminate any existing access created by the Plat.

Date: April 15TH, 2024

CLARY & ASSOCIATES
3830 Crown Point Road
Jacksonville, FL 32256


By: Michael J. Colligan
Registration No. 6788



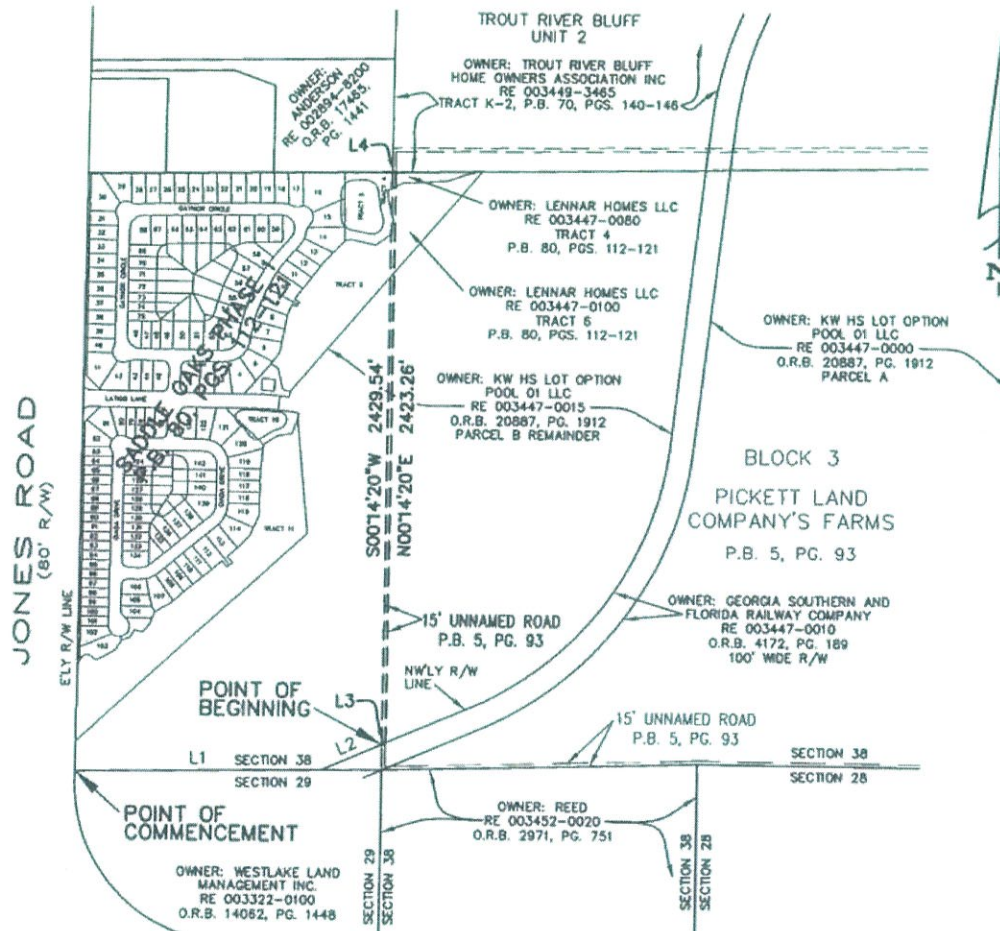
MAP SHOWING

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UNNAMED ROAD IN BLOCK 3, SECTION 38, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA, AS SHOWN ON PLAT OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 38 WITH THE EASTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°13'16" EAST, ALONG SAID SOUTHERLY LINE OF SECTION 38, A DISTANCE OF 1034.37 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A 100 FOOT GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY RIGHT OF WAY; THENCE NORTH 66°32'53" EAST, ALONG LAST SAID LINE, 281.12 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°32'53" EAST, ALONG LAST SAID LINE, 16.38 FEET; THENCE NORTH 00°14'20" EAST, 2423.26 FEET, TO THE SOUTHERLY LINE OF TRACT K-2, AS SHOWN ON THE PLAT OF TROUT RIVER BLUFF UNIT 2, RECORDED IN PLAT BOOK 70, PAGES 140 THROUGH 146, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°04'58" WEST, ALONG LAST SAID LINE, 15.00 FEET; THENCE SOUTH 00°14'20" WEST, 2429.54 FEET, TO THE POINT OF BEGINNING.

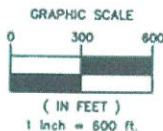
CONTAINING 0.84 ACRES, MORE OR LESS.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY LINE OF SECTION 38 AS N89°13'16"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO. T15-412.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°13'16"E	1034.37'
L2	N66°32'53"E	281.12'
L3	N66°32'53"E	16.38'
L4	S89°04'58"W	15.00'

JOB NO. 2024-181
DRAFTER MJC
DATE 3-26-24

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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