

LEGAL DESCRIPTION

Parcel ID 007018-0010; 007023-0010

THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS LESS AND EXCEPT THE WEST 142 FEET AND THE NORTH 180 FEET THEREOF AND FURTHER EXCLUDING THOSE PORTIONS THEREOF ACQUIRED FOR THE RIGHT OF WAY PURPOSES SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 62 FEET OF THE WEST 286 FEET OF THE NORTH ½, TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (EXCEPT THAT PORTION OCCUPIED BY THE COUNTY AND STATE ROADS)

Parcel ID 007018-0020

THE NORTH 180 FEET OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, EXCEPT THE WEST 142 FEET THEREOF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID 007019-0010; 007020-0010

THE EAST 44 FEET OF THE NORTH ½ OF TRACT 4, AND THE WEST 18 FEET OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EAST ONE HUNDRED TWENTY-FOUR FEET (124') OF THE WEST ONE HUNDRED FORTY TWO FEET (142') OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

June 21, 2021

Exhibit 1
Page 1 of 2

Parcel ID 07023-0000

THE EAST 124 FEET OF THE WEST 224 FEET OF THE NORTH ½ OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RAMONA BOULEVARD (A 100-FOOT PUBLIC RIGHT-OF-WAY, BEING A PAVED ROAD) WHICH IS 100 FEET EAST OF THE WEST LINE OF SAID TRACT 4: THENCE PROCEED NORTH 09 DEGREES 14 MINUTES 31 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 124.00 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6352, PAGE 1837, A DISTANCE OF 611.93 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE NORHT LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6016, PAGE 803, A DISTANCE OF 107.50 FEET TO THE SOUTHEAST CORNER OF THE LANDS IN OFFICIAL RECORDS VOLUME 6016, PAGE 803; THENCE NORTH 03 DEGREES 37 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6016, PAGE 803, A DISTANCE OF 612.82 FEET TO THE POINT OF BEGINNING.

June 21, 2021

**Exhibit 1
Page 2 of 2**