

Legal Description

Land use application L-6061-25C

Exhibit 1

8/4/2025

A PORTION OF LOTS 20, 23, 24 AND 25 RUTLEDGE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MONCRIEF ROAD (A 100 FOR R/W AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE AVENUE (A 30'R/W AS NOW ESTABLISHED) THENCE NORTH 47° 13'48" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RUTLEDGE AVENUE, A DISTANCE OF 746.26 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF SAID RUTLEDGE SUBDIVISION; THENCE NORTH 42° 43'43" WEST ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 595.00 FEET; THENCE SOUTH 47° 39'58" WEST, A DISTANCE OF 328.9 FEET, THENCE SOUTH 42° 39'09" EAST, A DISTANCE OF 248.08 FEET, THENCE SOUTH 47° 42'52" WEST, A DISTANCE OF 376.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONCRIEF ROAD; THENCE SOUTH 36° 06'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PORTION DESCRIBED AS FOLLOWS:

A PORTION OF LOT 20, RUTLEDGE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MONCRIEF ROAD (A 100 FOR R/W AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE AVENUE (A 30'R/W AS NOW ESTABLISHED) THENCE NORTH 47° 13'48" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RUTLEDGE AVENUE, A DISTANCE OF 287.61 FEET; THENCE NORTH 42° 43'43" WEST A DISTANCE OF 346.00 FEET; THENCE SOUTH 47° 42'52" WEST, A DISTANCE OF 251.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONCRIEF ROAD; THENCE SOUTH 36° 06'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING.