

Legal Description
Exhibit 1
June 30, 2021

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 3, WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 88 DEGREES 17 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 3, 950.69 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 17 MINUTES 12 SECONDS EAST, 400.00 FEET; THENCE SOUTH 1 DEGREE 42 MINUTES 48 SECONDS EAST, 450.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 12 SECONDS WEST, 400.00 FEET; THENCE NORTH 1 DEGREE 42 MINUTES 48 SECONDS WEST, 450.00 FEET TO THE POINT OF BEGINNING.

20 - Foot Easement for Utilities - Ingress and Egress

A part of Government Lot 3, Section 26, Township 3 South, Range 27 East, Duval County, Florida, and being described as follows:

Commencing at the intersection of the Northerly line of said Government Lot 3 and the Easterly right of way line of Interstate Highway Number 95 (a 300 foot right of way as now established); thence South 88°17'12" East along said Northerly line of Government Lot 3 a distance of 92.60 feet to a point in the easterly right of way line of Western Way (an 80 foot right of way as now established); thence South 29°15'50" East along said Easterly right of way line of Western Way a distance of 810.0 feet to the point of beginning; thence North 60°44'10" East a distance of 513.68 feet; thence South 1°42'48" West a distance of 19.92 feet; thence South 88°17'12" East a distance of 5.62 feet; thence South 60°44'10" West a distance of 508.30 feet to a point in the aforementioned Easterly right of way line of Western Way; thence North 29°15'50" East along said Easterly right of way line of Western Way a distance of 20 feet to the point of beginning.