

ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

GENERAL LOCATION

May 6, 2024

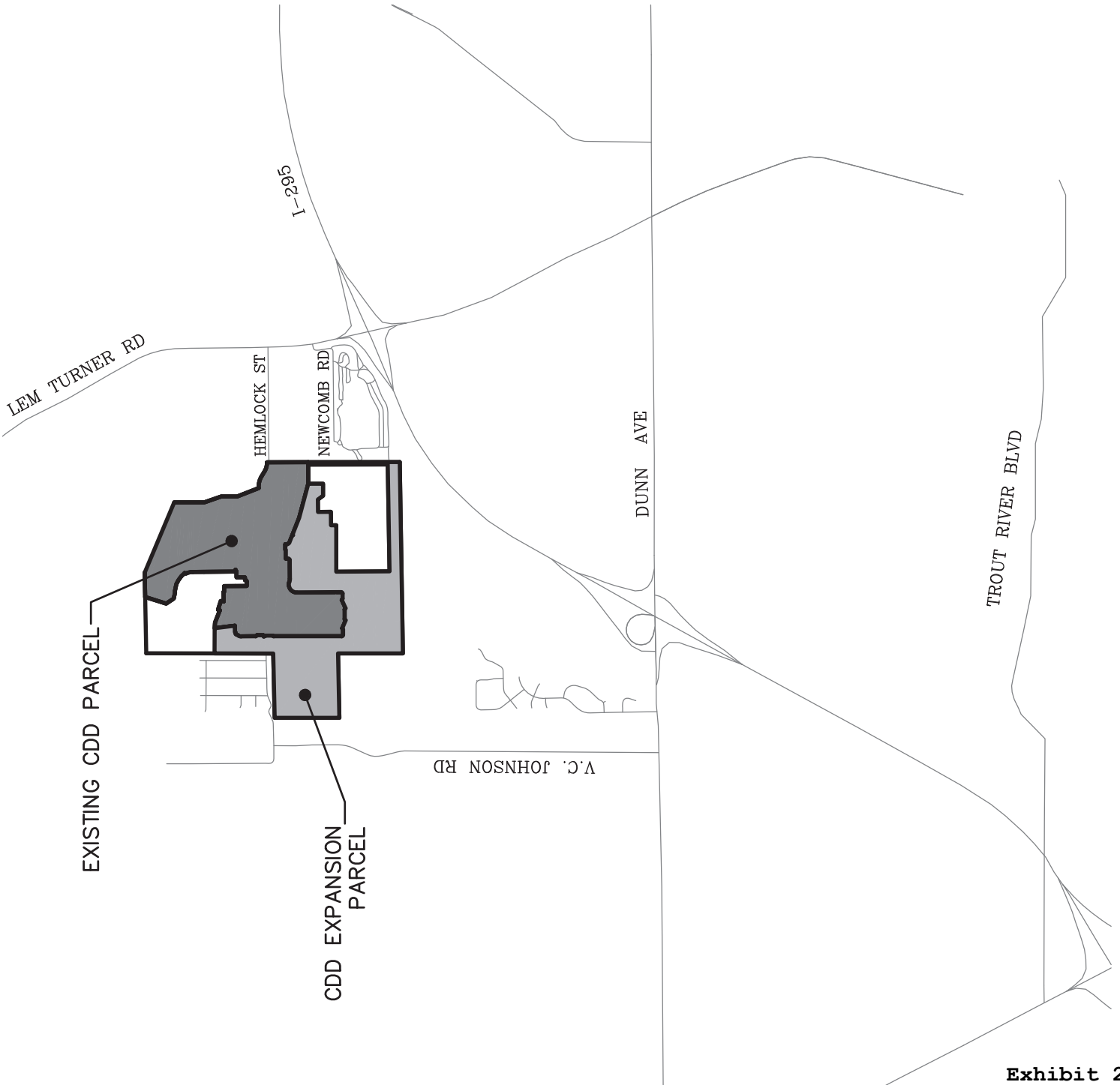
LEGEND



ARBORS CDD



ARBORS CDD
EXPANSION



EXISTING CDD PARCEL

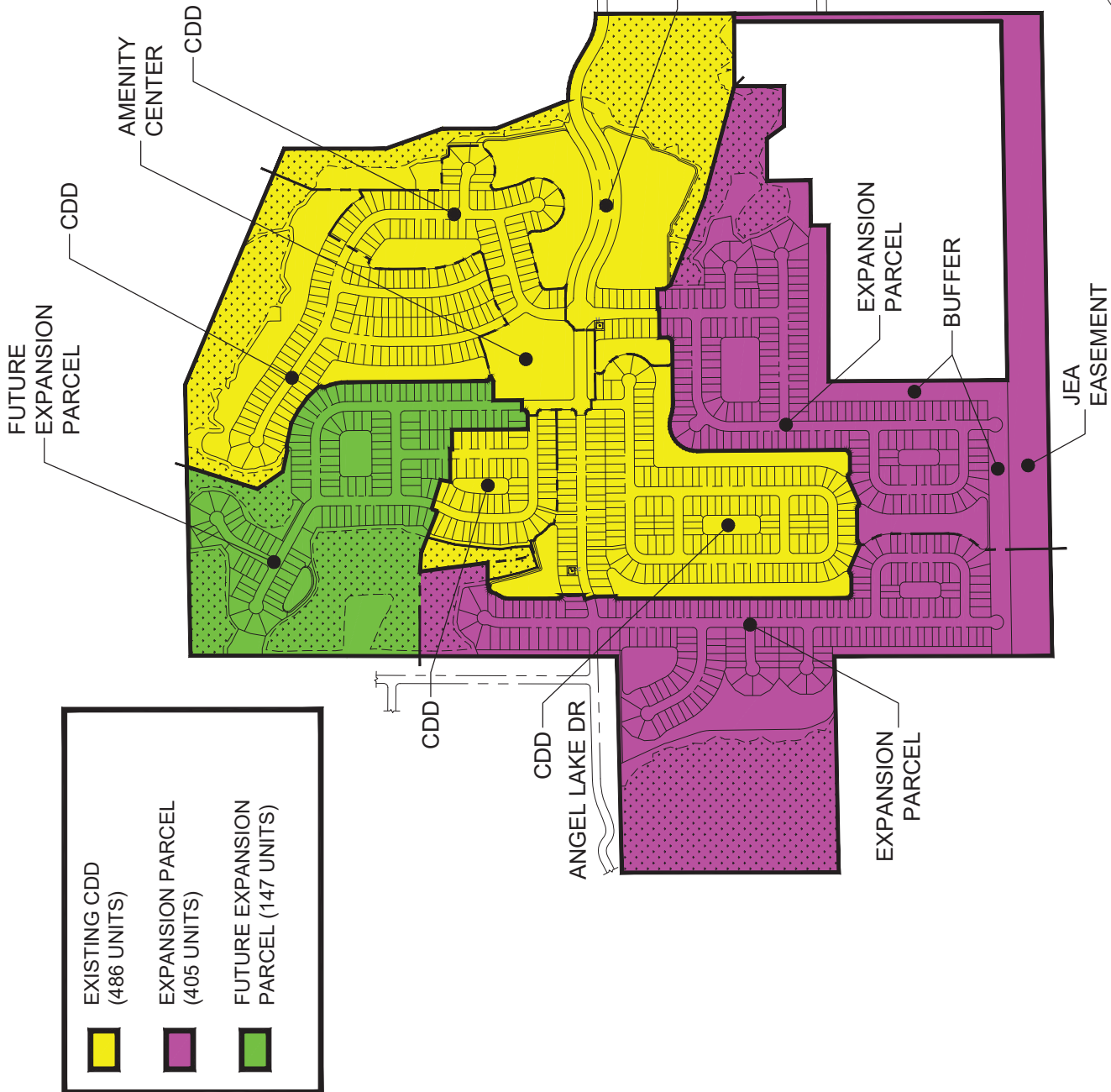
CDD EXPANSION
PARCEL

ARBORS COMMUNITY DEVELOPMENT DISTRICT

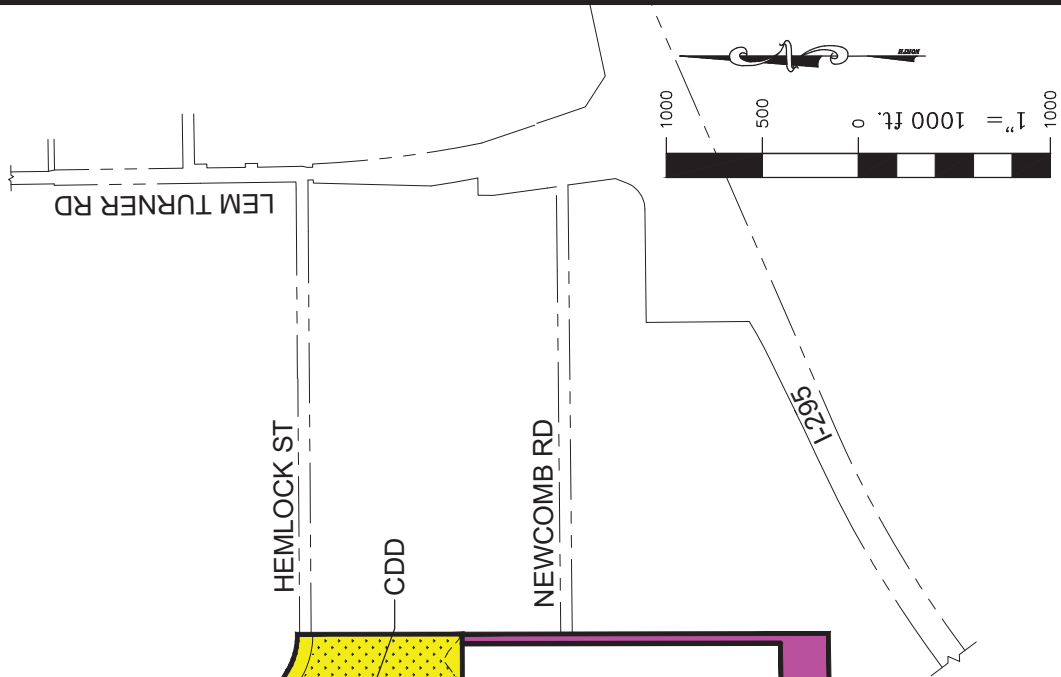
EXHIBIT 1

PROJECT LAYOUT

January 9, 2024



	EXISTING CDD (486 UNITS)
	EXPANSION PARCEL (405 UNITS)
	FUTURE EXPANSION PARCEL (147 UNITS)



LEM TURNER RD
HEMLOCK ST
NEWCOMB RD
1-395

A PORTION OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE S89°03'42"W, ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 3986.74 FEET; THENCE N00°04'17"W, A DISTANCE OF 1349.02 FEET; THENCE S88°53'36"W, A DISTANCE OF 1341.59 FEET TO THE EAST LINE OF ANGEL LAKES PHASE I AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 53, PAGES 87 THROUGH 87B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N00°02'12"W, ALONG LAST SAID EAST LINE AND THE EAST LINE OF ANGEL LAKES PHASE II AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 55, PAGES 5 THROUGH 5B OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1345.57 FEET TO THE SOUTH LINE OF GREENE MEADOWS PHASE ONE-A AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 72, PAGES 99 THROUGH 103 OF SAID CURRENT PUBLIC RECORDS; THENCE N88°43'08"E, ALONG LAST SAID SOUTH LINE AND THE SOUTH LINE OF GREENE MEADOWS PHASE ONE-B AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 74, PAGES 77 THROUGH 81 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1340.10 FEET TO THE EAST LINE OF SAID GREENE MEADOWS PHASE ONE-B; THENCE N00°08'32"E, ALONG LAST SAID EAST LINE, A DISTANCE OF 1232.85 FEET; THENCE S88°47'57"E, DEPARTING LAST SAID EAST LINE, A DISTANCE OF 524.91 FEET; THENCE S07°15'38"E, A DISTANCE OF 423.71 FEET; THENCE S89°55'40"W, A DISTANCE OF 131.89 FEET; THENCE S29°18'27"W, A DISTANCE OF 10.95 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 55.38 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S69°25'31"W, 47.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 51.87 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S25°32'51"W, 51.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S17°14'25"W, 59.52 FEET TO A POINT OF TANGENCY; THENCE S00°04'20"E, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S36°38'25"E, 35.75 FEET TO A POINT OF NON-TANGENCY; THENCE S00°24'48"E, A DISTANCE OF 132.98 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S70°29'49"W, 29.46 FEET TO A POINT OF NON-TANGENCY; THENCE S17°42'26"E, A DISTANCE OF 60.00 FEET; THENCE S00°24'48"E, A DISTANCE OF 126.30 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°56'36"W, 28.18 FEET TO A POINT OF TANGENCY; THENCE S00°04'20"E, A DISTANCE OF 1412.52 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S45°04'20"E, 42.43 FEET TO A POINT OF TANGENCY; THENCE N89°55'40"E, A DISTANCE OF 106.89 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.94 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N56°33'57"E, 33.00 FEET TO A POINT OF NON-TANGENCY; THENCE S66°47'47"E, A DISTANCE OF 184.67 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N56°23'43"E, 32.85 FEET TO A POINT OF TANGENCY; THENCE N89°35'12"E, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S57°15'39"E, 32.81 FEET TO A POINT OF NON-TANGENCY; THENCE N65°53'29"E, A DISTANCE OF 193.28 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF S57°15'39"E, 32.81 FEET TO A POINT OF TANGENCY; THENCE N89°35'12"E, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°35'12"E, 42.43 FEET TO A POINT OF TANGENCY; THENCE N00°24'48"W, A DISTANCE OF 921.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 314.69 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N54°13'29"E, 269.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S80°46'31"E, 66.97 FEET TO A POINT OF TANGENCY; THENCE N89°35'12"E, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, SAID POINT LYING ON THE SOUTH LINE OF ARBORS - PHASE 1A AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 79, PAGES 112 THROUGH 124 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID ARBORS - PHASE 1A THE FOLLOWING TEN (10) COURSES: COURSE ONE (1): NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°35'12"E, 42.43 FEET TO A POINT OF TANGENCY; COURSE TWO (2): N00°24'48"W, A DISTANCE OF 50.45 FEET; COURSE THREE (3): N89°35'12"E, A DISTANCE OF 180.00 FEET; COURSE FOUR (4): N00°24'48"W, A DISTANCE OF 9.51 FEET; COURSE FIVE (5): N89°35'12"E, A DISTANCE OF 120.00 FEET; COURSE SIX (6): S00°24'48"E, A DISTANCE OF 30.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; COURSE SEVEN (7): SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S16°24'32"E, 19.29 FEET TO A POINT OF TANGENCY; COURSE EIGHT (8): S32°24'16"E, A DISTANCE OF 37.12 FEET; COURSE NINE (9): S68°26'08"E, A DISTANCE OF 565.26 FEET; COURSE TEN (10): S75°03'06"E, A DISTANCE OF 733.76 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18769, PAGE 503 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE NORTH, WEST, SOUTH AND EAST LINE OF LAST SAID LANDS, THE FOLLOWING ELEVEN (11) COURSES: COURSE ONE (1): S00°01'15"E, A DISTANCE OF 308.03 FEET; COURSE TWO (2): N89°47'53"W, A DISTANCE OF 249.10 FEET; COURSE THREE (3): N35°54'08"W, A DISTANCE OF 130.75 FEET; COURSE FOUR (4): S89°36'57"W, A DISTANCE OF 261.63 FEET; COURSE FIVE (5): S00°40'35"E, A DISTANCE OF 268.21 FEET; COURSE SIX (6): S89°23'50"W, A DISTANCE OF 279.67 FEET; COURSE SEVEN (7): S00°00'00"E, A DISTANCE OF 109.53 FEET; COURSE EIGHT (8): N89°59'53"W, A DISTANCE OF 966.88 FEET; COURSE NINE (9): S00°20'45"E, A DISTANCE OF 1108.70 FEET; COURSE TEN (10): N89°03'45"E, A DISTANCE OF 2226.45 FEET; COURSE ELEVEN (11): N00°05'11"W, A DISTANCE OF 1657.28 FEET TO SAID SOUTH LINE OF ARBORS - PHASE 1A; THENCE N89°48'00"E, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE S00°05'11"E, ALONG LAST SAID EAST LINE, A DISTANCE OF 1906.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.84 ACRES, MORE OR LESS.