

EXHIBIT 1 (SURVEYOR'S DESCRIPTION)

A PORTION OF TRACT "A", ACREAGE REPLAT OF A PART OF GEORGETOWN ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 36, PAGES 44 THROUGH 44A (INCLUSIVE), TOGETHER WITH THOSE LANDS BEING A PORTION OF SAID TRACT "A", AS RECORDED IN OFFICIAL RECORDS BOOK 18011, PAGE 1140, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 87°05'51" EAST, ALONG THE NORTH LINE THEREOF, ALSO BEING THE SOUTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4184, PAGE 320 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 366.30 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 87°05'51" EAST, ALONG LAST SAID LINE, A DISTANCE OF 250.48 FEET; THENCE SOUTH 00°39'24" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 762.50 FEET TO A POINT ON THE NORTH LINE OF GEORGETOWN ESTATES UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 82 THROUGH 82A (INCLUSIVE) OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 81°01'09" WEST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 50.44 FEET TO AN ANGLE POINT; THENCE SOUTH 87°41'07" WEST CONTINUING ALONG LAST SAID NORTH LINE, A DISTANCE OF 406.22 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MATADOR DRIVE, BEING A 60 FOOT RIGHT OF WAY; THENCE NORTH 00°42'45" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 36.22 FEET TO THE NORTH TERMINUS OF SAID MATADOR DRIVE, LYING ON THE SOUTH LINE OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS 18011, PAGE 1140; THENCE NORTH 89°13'24" WEST, ALONG SAID NORTH TERMINUS AND SOUTH LINE OF LAST SAID LANDS AND ALSO ALONG THE NORTH LINE OF LOT 5, BLOCK 4 OF SAID GEORGETOWN ESTATES UNIT THREE, A DISTANCE OF 160.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, SAID CORNER LYING ON THE WEST LINE OF THE AFOREMENTIONED TRACT "A", ALSO BEING THE EAST LINE OF A 30 FOOT EASEMENT FOR DRAINAGE AND UTILITIES AS SHOWN ON THE PLAT OF GEORGETOWN ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 33, PAGES 100 THROUGH 100A (INCLUSIVE) OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°39'24" EAST, ALONG LAST SAID LINE, A DISTANCE OF 550.20 FEET; THENCE SOUTH 89°20'36" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 365.59 FEET; THENCE NORTH 00°39'24" EAST, A DISTANCE OF 173.94 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 9.08 ACRES, MORE OR LESS.

SEPTEMBER 23, 2020