

LOTS 1, 26 AND 27, BLOCK 10, AS SHOWN ON THE PLAT OF DUVAL CITY, RECORDED IN PLAT BOOK 6, PAGE 9 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF LOTS 7, 12 AND 13 OF THE G.N. TISON ESTATES, SECTION 20, TOWNSHIP 1 NORTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 6, PAGE 72 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF WOODLAND DRIVE (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 16°09'17" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF WOODLAND DRIVE, 418.79 FEET TO THE SOUTHERLY LINE OF SAID LOT 26; THENCE NORTH 73°50'15" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 210.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WEST 1ST STREET (A 30 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 16°06'43" EAST, ALONG LAST SAID LINE, 47.76 FEET TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE SOUTH 52°42'47" WEST, ALONG LAST SAID LINE, 122.27 FEET TO THE EASTERLY LINE OF LOT 12 OF SAID G.N. TISON ESTATES, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15516, PAGE 935 OF SAID PUBLIC RECORDS; THENCE NORTH 16°07'56" EAST, ALONG LAST SAID LINE, 326.37 FEET; THENCE WESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG SAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15516, PAGE 935, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 88°22'04" WEST, 18.36 FEET; COURSE NO. 2: NORTH 13°43'29" EAST, 50.63 FEET; COURSE NO. 3: NORTH 44°44'07" EAST, 5.83 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE SOUTH 89°21'01" WEST, ALONG LAST SAID LINE, 290.57 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTH 01°21'59" WEST, ALONG LAST SAID LINE, 110.01 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY; THENCE EASTERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 73°10'28" EAST, 50.12 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 353.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°33'01" EAST, 346.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 66°16'31" EAST, 137.38 FEET; COURSE NO. 4: SOUTH 65°08'44" EAST, 96.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.89 ACRES, MORE OR LESS.

December 30, 2019

Exhibit 1
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