

## **Exhibit 1**

### **Legal Description**

**August 7, 2025**

#### **Legal Description for Osceola Street ROW Closure (Ordinance 2025-0401-E)**

A PORTION OF SECTIONS 15, 22 AND 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF LOT 2, BLOCK 1, WEST LEWISVILLE, ACCORDING TO THE PLAT OF E.W. GILLEN'S SUBDIVISION OF LOT'S 1, 3 & 4 BLOCK 2 WEST LEWISVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY. FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18298, PAGE 680 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAME POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4, OF SAID E.W. GILLEN'S SUBDIVISION; THENCE SOUTH 10° 45' 04" WEST WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18298, PAGE 680 AND THE EASTERLY LINE OF SAID LOT 1, THE EASTERLY LINE OF LOT 3, FRACTIONAL BLOCK 114 OF RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY RIGHT-OF-WAY LINE OF CLAUDE STREET, A 43 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND FORMERLY KNOWN AS CHURCH STREET, A DISTANCE OF 142.68 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF IRENE STREET, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND FORMERLY KNOWN AS NORTH STREET; THENCE SOUTH 75° 58' 56" WEST WITH SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRENE STREET AND THE SOUTHERLY LINES OF LOTS 3 AND 4 OF FRACTIONAL BLOCK 114 OF SAID RIVERSIDE, A DISTANCE OF 198.33 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OSCEOLA STREET, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, FORMERLY KNOWN AS ESTELLE STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680 AND POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE CONTINUE SOUTH 75° 58' 56" WEST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRENE STREET AND THE SOUTHERLY TERMINUS OF SAID OSCEOLA STREET, A DISTANCE OF 80.00 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET, SAID POINT BEING THE EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5792, PAGE 2166 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART NORTHERLY RIGHT-OF-WAY LINE OF SAID IRENE STREET NORTH 14° 20' 25" WEST WITH THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 5792, PAGE 2166, THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6251, PAGE 181 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET, A DISTANCE OF 186.28 FEET;

THENCE DEPART SAID WESTERLY RIGHT-OF-WAY LINE NORTH 75° 39' 35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET AND THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680; THENCE SOUTH 14° 20' 25" EAST WITH THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET, A DISTANCE OF 186.73 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

**Legal Description for RE ## 091638 0000, 091640 0000, 089629 0000 & 089589 0000**

**PARCEL 1**

THE SOUTHERLY 40 FEET AND 4 INCHES OF LOT 4, FRACTIONAL BLOCK 114 OF RIVERSIDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 109, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PARCEL 2**

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 26 EAST, TOGETHER WITH LOTS 1, 2, 3 AND 4 OF BLOCK 4 OF E. W GILLEN'S SUBDIVISION OF LOTS 1, 3 AND 4 OF BLOCK 1 AND BLOCK 2 WEST LEWISVILLE ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF LOTS 2, 3 AND 4 OF BLOCK 114 AS SHOWN ON THE PLAT OF RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4 OF E. W GILLEN'S SUBDIVISION OF WEST LEWISVILLE ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 87°21'00" WEST ALONG THE SOUTHERLY LINE OF SHORT STREET 190.84 FEET; THENCE SOUTH 02°00'00" EAST, 42.52 FEET, THENCE SOUTH 87°21'00" WEST, 70.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OSCEOLA STREET (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 24°53'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 146.79 FEET, THENCE NORTH 65°39'00" EAST, 100.00 FEET, THENCE SOUTH 24°53'00" EAST, 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF IRENE STREET (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 65°39'00" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE, 99.20 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CLAUDE STREET (AS NOW ESTABLISHED); THENCE NORTH 00°00'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 142.17 TO THE POINT OF BEGINNING.

**Legal Description for RE # 065139 0010**

THAT CERTAIN REAL PROPERTY LYING AND BEING IN DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 15 INCLUSIVE, TOGETHER WITH THAT PARTICULAR ALLEY (CLOSED BY ORDINANCE FF-567) ALL LYING WITHIN BLOCK 3, AS SHOWN ON THE PLAT OF R. I. COMPANIES ADDITION TO RIVERSIDE, AS RECORDED IN PLAT BOOK 5, PAGE 47, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OSCEOLA STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF IRENE STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $76^{\circ} 06' 13''$  WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF IRENE STREET, 465.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE EASTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5698, PAGE 1612, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF IRENE STREET AND THE EASTERLY RIGHT OF WAY LINE OF STOCKTON STREET AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 31.50 FEET, AN ARC DISTANCE OF 49.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $59^{\circ} 08' 13''$  WEST, 44.36 FEET; THENCE SOUTH  $75^{\circ} 37' 20''$  WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5698, PAGE 1612, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY OF STOCKTON STREET, 3.00 FEET; THENCE NORTH  $14^{\circ} 22' 40''$  WEST, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF STOCKTON STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 309.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH  $53^{\circ} 27' 57''$  EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 476.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EDISON AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $88^{\circ} 01' 49''$  EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF EDISON AVENUE, 61.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AFORESAID OSCEOLA STREET; THENCE SOUTH  $14^{\circ} 17' 40''$  EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF OSCEOLA STREET, 507.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

ALL OF LOT 1 AND A PORTION OF LOTS 2, 6 AND 7 TOGETHER WITH A PORTION OF THAT PARTICULAR ALLEY (CLOSED BY ORDINANCE FF-567), ALL LYING WITHIN BLOCK 3, AS SHOWN ON THE PLAT OF R. I. COMPANIES ADDITION TO RIVERSIDE, AS RECORDED IN PLAT BOOK 5, PAGE 47, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OSCEOLA STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE

NORTHERLY RIGHT OF WAY LINE OF IRENE STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 76° 06' 13" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF IRENE STREET, 185.00 FEET; THENCE NORTH 14° 17' 40" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2818, PAGE 25, OF SAID CURRENT PUBLIC RECORDS, 65.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LANDS; THENCE NORTH 76° 06' 13" EAST, ALONG LAST SAID LINE, 185.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OSCEOLA STREET; THENCE SOUTH 14° 17' 40" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 65.00 FEET TO THE POINT OF BEGINNING.

**Legal Description for RE # 065139 0000**

ALL OF LOT 1 AND A PORTION OF LOTS 2, 6 AND 7 TOGETHER WITH A PORTION OF THAT PARTICULAR ALLEY (CLOSED BY ORDINANCE F.F.-567) ALL LYING WITHIN BLOCK 3, AS SHOWN ON THE PLAT OF R.I. COMPANIES ADDITION TO RIVERSIDE AS RECORDED IN PLAT BOOK 5, PAGE 47 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OSCEOLA STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF IRENE STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 76 DEGREES 06' 13" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF IRENE STREET, 185.00 FEET; THENCE NORTH 14 DEGREES 17' 40" WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2818, PAGE 25 OF SAID CURRENT PUBLIC RECORDS, 65.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LANDS; THENCE NORTH 76 DEGREES 06' 13" EAST, ALONG LAST SAID LINE, 185.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OSCEOLA STREET; THENCE SOUTH 14 DEGREES 17' 40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 65.00 FEET TO THE POINT OF BEGINNING.