

Legal Description
Exhibit 1
January 12, 2022

A PORTION OF TRACT 4, BLOCK 2, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, BEING A PORTION OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8307, PAGE 47, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE EASTERLY ALONG THE NORTH LINE THEREOF, NORTH 88°53'46" FEAST, A DISTANCE OF 1370.59 FEET; THENCE SOUTH 00°20'00" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF SAID TRACT 4 AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 4, NORTH 88°53'46" EAST, A DISTANCE OF 222.40 FEET; THENCE SOUTH 00°20'00" WEST, A DISTANCE OF 303.00 FEET; THENCE SOUTH 88°53'46" WEST, A DISTANCE OF 222.40 FEET TO A POINT ON THE EASTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8307, PAGE 44; THENCE ALONG LAST SAID LINE, NORTH 00°20'00" EAST , A DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING

CONTAINING 1.55 ACRES, MORE OR LESS