

LEGAL DESCRIPTION

December 18, 2019

THAT CERTAIN REAL PROPERTY SITUATE IN DUVAL COUNTY, FLORIDA, VIZ:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 9, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 169.8 FEET TO THE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT, 400.4 FEET TO THE EAST LINE OF A TRACT OF LAND DEDICATED TO SCHOOL PURPOSES; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SCHOOL PROPERTIES, 21.1 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL PROPERTIES; THENCE WEST ALONG THE NORTH LINE OF SAID SCHOOL PROPERTIES, A DISTANCE OF 105 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL PROPERTY, POINT BEING ON THE EAST LINE OF GEORGE ATKINSON GRANT; THENCE ALONG THE EAST LINE OF SAID GEORGE ATKINSON GRANT, A DISTANCE OF 240.2 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 585 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 9 AND THE WEST LINE OF ST. ISABEL DRIVE EAST, THENCE ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 260 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PART OF GOVERNMENT LOT 9, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 9 WITH THE WESTERLY LINE OF SAID SECTION 33; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 210.0 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 105.0 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 201.0 FEET TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 9; THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 105.0 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS AS DESCRIBED IN DEED BOOK BQ, PAGE 290 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY.

TOGETHER WITH:

PART OF LOT 5, A SUBDIVISION OF GOVERNMENT LOT 10, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 9, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID LOT 5, THENCE SOUTH 87 DEGREES, 53 MINUTES, 40 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, 203.4 FEET TO AN IRON PIPE; THENCE SOUTH 4 DEGREES, 54 MINUTES, 10 SECONDS WEST 147.0 FEET TO AN IRON STAKE; THENCE SOUTH 97 DEGREES, 53 MINUTES, 40 SECONDS EAST 32.5 FEET TO AN IRON STAKE; THENCE SOUTH 4 DEGREES, 54 MINUTES, 10 SECONDS WEST 190.0 FEET TO AN IRON STAKE; THENCE NORTH 87 DEGREES, 53 MINUTES, 40 SECONDS

December 18, 2019

WEST 125.37 FEET TO AN IRON STAKE IN THE WEST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 5, 349.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH:

PARCEL 1 - PARCEL ID # 108994-0000

LOT 4, SUBDIVISION OF LOT 10 IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 9, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPT PART DESCRIBED IN OFFICIAL RECORDS BOOK 3763, PAGE 189.

PARCEL 2 - PARCEL ID # 108995-0010

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS: PARCEL I: A PORTION OF LOT 5 (A SUBDIVISION OF PART OF LOT 10, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST) ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 9, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 5, UNIVERSITY PARK UNIT 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 48 AND 48A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA: THENCE EASTERLY PARALLEL TO THE SOUTHERLY LOT LINE OF SAID LOT 19 TO THE CENTERLINE OF THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 485, PAGE 468, THENCE CONTINUE EASTERLY ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT TO THE EASTERLY LOT LINE OF LOT 5 (A SUBDIVISION OF PART OF LOT 10, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST) ACCORDING TO PLAT BOOK 1, PAGE 9, THENCE NORTHERLY ALONG THE EASTERLY LOT LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 269, PAGE 370, THENCE WESTERLY ALONG THE SOUTH LOT LINES OF THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 269, PAGE 370 AND OFFICIAL RECORDS BOOK 795, PAGE 227, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TO THE INTERSECTION OF THE EASTERLY LINE OF BLOCK 5, UNIVERSITY PARK UNIT 2, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 5, UNIVERSITY PARK UNIT 2 TO THE POINT OF BEGINNING. PARCEL II: (EASEMENT FOR INGRESS AND EGRESS) TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BUT FOR NO OTHER PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 19, BLOCK 5, UNIVERSITY PARK UNIT 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 48 AND 48A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THENCE EASTERLY ALONG THE SOUTH LOT LINE OF SAID LOT 19, A DISTANCE OF 120 FEET TO THE SOUTHEASTERLY CORNER OF SUCH LOT 19, THENCE CONTINUE IN THE SAME EASTERLY DIRECTION, PARALLEL TO THE SOUTH LOT LINE OF SAID LOT 19, A DISTANCE OF 40.0 FEET, THENCE SOUTHERLY

December 18, 2019

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Exhibit 1
Page 2 of 3

PARALLEL TO THE EAST LOT LINE OF SAID LOT 19, A DISTANCE OF 40.0 FEET TO A POINT LYING 40.0 FEET EAST OF THE NORTHEAST CORNER OF LOT 20, BLOCK 5, UNIVERSITY PARK, UNIT 2, THENCE WESTERLY TO THE NORTHEAST CORNER OF SAID LOT 20, THENCE CONTINUE WESTERLY ALONG THE NORTH LOT LINE OF LOT 20, A DISTANCE OF 120 FEET TO THE RIGHT OF WAY LINE OF CAVANAUGH DRIVE AND THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CAVANAUGH DRIVE TO THE POINT OF BEGINNING.

PARCEL 3 - PARCEL ID # 108997-0000

PART OF LOT 5 OF A SUBDIVISION OF GOVERNMENT LOT 10, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST, PLAT BOOK 1, PAGE 9, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 4°54'40" WEST ALONG THE EAST LINE OF SAID LOT 5, 337 FEET TO A POINT, THENCE NORTH 87°53'40" WEST PARALLEL TO THE NORTH LINE OF LOT 5, 115 FEET TO A POINT, THENCE NORTH 4°54'10" EAST PARALLEL TO THE EAST LINE OF LOT 5, 190 FEET TO A POINT, THENCE NORTH 87°53'40" WEST PARALLEL TO THE NORTH LINE OF LOT 5, 32.5 FEET TO A POINT, THENCE NORTH 4°54'10" EAST PARALLEL TO THE EAST LINE OF LOT 5, 147 FEET TO THE NORTH LINE OF LOT 5, THENCE SOUTH 87°53'40" EAST ALONG THE NORTH LINE OF LOT 5, 147.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4 - PARCEL ID # 108961-0000

PART OF GOVERNMENT LOT 9, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 9, THENCE NORTH 88°14'05" WEST 300.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 9 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°14'05" WEST 47.9 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK BQ, PAGE 290, OF THE FORMER PUBLIC RECORDS, THENCE NORTH 12°50' WEST 175.47 FEET ALONG THE EASTERN LINE OF THE LAST MENTIONED DEED, THENCE SOUTH 88°14'05" EAST 92.44 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 1452, PAGE 420, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE SOUTH 1°52'20" WEST 169.8 FEET ALONG THE WEST LINE OF SAID DEED BOOK 1452, PAGE 420 AND DEED BOOK 107, PAGE 400, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.