EXHIBIT 1
LEGAL DESCRIPTION

(AREA 2)

A PORTION OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "C" AS SHOWN ON MAP OF PINE TERRACE AT THE MEADOWS PHASE 2, RECORDED IN PLAT BOOK 73, PAGES 33 THROUGH 39 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 42° 44' 59" EAST ALONG THE EASTERLY LINE OF BAYMEADOWS CIRCLE WEST, A 60 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3060, PAGE 339 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 105.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 493.86 FEET, A CENTRAL ANGLE OF 13° 51' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35° 53' 44" EAST, 119.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 119.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST, NORTH 67° 17' 14" EAST, A DISTANCE OF 188.50 FEET; THENCE SOUTH 18° 08' 15" EAST, A DISTANCE OF 437.41 FEET; THENCE SOUTH 65° 53' 52" WEST, A DISTANCE OF 109.38 FEET TO A POINT ON THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE EAST, SAID POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°18'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38° 32' 07" WEST, 70.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 70.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21°40'03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34° 11' 15" WEST, 101.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 102.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 23° 11' 45" WEST ALONG THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST, A DISTANCE OF 220.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 493.86 FEET, A CENTRAL ANGLE OF 5° 50' 56" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26° 02' 43" WEST, 50.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 50.41 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 1.61 ACRES, MORE OR LESS.

December 12, 2020

Exhibit 1
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