

# Legal Description

## Exhibit 1

August 16, 2024

**Parcel 1 (RE #013486 0000):**

Lots 4, 5 and 6, Block 62 of JACKSONVILLE HEIGHTS NORTH HALF OF TOWNSITE, according to the plat thereof, as recorded in Plat Book 3, Page(s) 51, of the Public Records of Duval County, Florida.

A/K/A

Lots 4, 5 and 6, Block 62, of JACKSONVILLE HEIGHTS TOWNSITE, according to the Plat thereof, as recorded in Plat Book 3, Page(s) 50 and 51, of the Public Records of Duval County, Florida.

**Parcel 2 (RE #013489 0015):**

All of Lots 8 and 17, Block 62, JACKSONVILLE HEIGHTS TOWNSITE, according to the plat thereof, recorded in Plat Book 3, pages 50 and 51, of the current public records of Duval County, Florida, together with that portion of the closed Alley, lying between said Lots 8 and 17, Block 62, said Alley closed by Ordinance 85-493-259; and Excepting that portion of said Lot 17, Block 62, lying in 103<sup>rd</sup> Street.

All of Lot 7, Block 62, JACKSONVILLE HEIGHTS TOWNSITE, according to the plat thereof, recorded in Plat Book 3, pages 50 and 51, of the current public records of Duval County, Florida, together with that portion of the closed Alley, lying between said Lot 7, Block 62, and the centerline of closed Alley, said Alley closed by Ordinance 85-493-259.

**Parcel 3 (RE #013493 0000):**

Lots 9, 10, 11, 13, 14, 15, and 16, Block 62, JACKSONVILLE HEIGHTS TOWNSITE, according to the plat thereof recorded in Plat Book 3, Pages 50 and 51, of the Public Records of Duval County, Florida, together with that part of the closed Alley lying between the above described lots; said Alley having been closed by Ordinance of the Consolidated City of Jacksonville No. 85-493-259. Less and Except those lands conveyed to the State of Florida recorded in Deed Book 1068, page 119, and OR Book 4443, page 1032, Public Records of Duval County, Florida

**Parcel 4 (RE #013493 0000):**

Lot 12, Block 62, JACKSONVILLE HEIGHTS TOWNSITE, according to the plat thereof recorded in Plat Book 3, Pages 50 and 51, of the Current Public Records of Duval County, Florida, and that part of Alley closed by Ordinance No. 85-493-259 as recorded in Official Records Book 5963, page 2041, of the Current Public Records of Duval County, Florida.

**Parcel 5 (RE #013498 0000):**

Lots 18, 19, 20 and 21, Block 62, JACKSONVILLE HEIGHT TOWNSITE, according to plat thereof as recorded in Plat Book 3, pages 50 and 51 of the current public records of Duval County, Florida, except any portion within the right of way of 103<sup>rd</sup> Street, together with the Southerly ½ of that 15 foot Alley (closed by Ordinance 85-493-259), lying Northerly and adjacent thereto.

**Parcel 6 (RE #013499 000):**

That certain tract or parcel of land being a part of Lots 1,2 3 and 22, Block 62, together with part of closed Alley per Ordinance 85-493-259, all as shown on plat of JACKSONVILLE HEIGHTS TOWNSITE, as recorded in Plat Book 3, Pages 50 and 51 of the Current Public Records of Duval County, Florida and being more particularly described as commencing at the Northwest corner of said Lot 3 said corner being situated in the Southerly right of way line of Firetower Toad (a 50 foot right of way); thence South 01°32'37" East, along the Westerly line said Lot 3, a distance of 72.12 feet to a point for the Point of Beginning; thence North 88°29'58" East, parallel with said Southerly right of way line, 50.00 feet to a point in the Easterly line of said Lot 3; thence South 01°32'37" East, along said Easterly line, 7.58 feet; thence North 88°40'32" East 54.16 feet; thence North 87°13'26" East, 28.85 feet to a point in the Westerly right of way line of Old Middleburg Road; thence South 01°32'37" East, along said Westerly right of way line, 45.96 feet to its intersection with the centerline of said 15 foot Alley (closed per Ordinance 85-493-259); thence South 88°29'58" West, along said centerline, 83.00 feet to an intersection with a Northerly prolongation of the Easterly line of said Lot 22; thence South 01°32'37" East, along said Northerly right of way line of 103<sup>rd</sup> Street (a 120 foot right of way); thence South 88°26'58" West, along said present Northerly right of way line, 50.00 feet; thence North 01°32'37" West, along the Westerly line of said Lot 22 and a Northerly prolongation thereof and along said Westerly line of Lot 3, a distance of 155.70 feet to the Point of Beginning.