

Legal Description
Exhibit 1
June 30, 2021

1 04-2S-27E 206.92
2 PT GOVT LOTS 4,5,
3 PT GOVT LOT 1 OF SEC 09,
4 PT F RICHARD GRANT OF SEC 40, RECD D/BS
5 1241-16,1241-18,1275-192,1523-191(EX PT IN CO RD),
6 PT F RICHARD GRANT SEC 38
7 RECD O/RS 231-422,993-672,1729-502,
8 2411-771,2931-16,3177-500,3723-1147,6163-470,
9 7374-1960(EX O/RS 14781-2267, 18619-198)

FOR FULL LEGAL DESCRIPTION SEE ATTACHMENT.

Section No. 72110
F.P. No. 4324011

State Road No. 109

Duval County

Parcel No. 106

Fee Simple

A Part Of Sections 4 And 9, Township 2 South, Range 27 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Lot 15, Block 1, Lake Lucina Unit No. 1, As Recorded In Plat Book 22, Page 35, Of The Current Public Records Of Duval County, Florida, In Section 9, Township 2 South, Range 27 East, Duval County, Florida; Thence South 89°14'42" West, Along The Westerly Extension Of The South Line Of Said Lot 15, A Distance Of 31.62 Feet To The Baseline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map, Section No. 72110, F.P. No. 4324011, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of State Road No. 109 (University Boulevard), The Following 3 Courses And Distances: 1) North 00°42'21" West, 1,116.03 Feet; 2) North 03°18'42" East, 687.52 Feet; 3) North 01°10'18" East, 466.10 Feet; Thence North 88°49'42" West, A Distance Of 57.56 Feet To The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard), And To The **Point Of Beginning**; Thence Continue North 88°49'42" West, A Distance Of 2.00 Feet; Thence North 01°10'18" East, A Distance Of 5.36 Feet; Thence North 00°54'35" West, A Distance Of 74.18 Feet To A Curve To The Left, Having A Radius Of 83.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 32°18'56", An Arc Distance Of 46.81 Feet And A Chord Bearing And Distance Of North 17°08'29" West, 46.20 Feet; Thence North 52°24'57" West, A Distance Of 42.90 Feet To A Curve To The Left, Having A Radius Of 33.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 09°32'12", An Arc Distance Of 5.49 Feet And A Chord Bearing And Distance Of North 89°03'15" West, 5.49 Feet; Thence South 86°10'39" West, A Distance Of 10.00 Feet; Thence North 03°49'21" West, A Distance Of 55.19 Feet To A Curve To The Right, Having A Radius Of 117.19 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 04°59'45", An Arc Distance Of 10.22 Feet And A Chord Bearing And Distance Of North 01°19'28" West, 10.22 Feet; Thence North 01°10'24" East, A Distance Of 50.02 Feet; North 37°41'24" East, A Distance Of 7.63 Feet; Thence North 38°04'05" East, A Distance Of 2.61 Feet; Thence South 88°49'36" East, A Distance Of 13.04 Feet To A Curve To The Left, Having A Radius Of 33.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 46°25'31", An Arc Distance Of 26.74 Feet And A Chord Bearing And Distance Of North 67°57'39" East, 26.01 Feet; Thence North 45°24'34" East, A Distance Of 2.41 Feet To A Curve To The Left, Having A Radius Of 83.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 39°55'53", An Arc Distance Of 57.85 Feet And A Chord Bearing And Distance Of North 26°06'19" East, 56.68 Feet To A Curve To The Left, Having A Radius Of 1,857.96 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 06°16'00", An Arc Distance Of 203.21 Feet And A Chord Bearing And Distance Of North 05°42'14" West, 203.11 Feet; Thence North 81°09'46" East, A Distance Of 1.83 Feet To Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), And A Curve To The Right, Having A Radius Of 1,859.86 Feet; Thence Along Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), The Following 2 Courses And Distances: 1) Along The Arc Of Said Curve, Through An Angle Of 10°00'32", An Arc Distance Of 324.89 Feet And A Chord Bearing And Distance Of South 03°49'58" East, 324.48 Feet; 2) South 01°10'18" West, 213.45 Feet To The **Point Of Beginning**.

Containing: 11,941 Square Feet, More Or Less.