

Legal Description
Exhibit 1
August 27, 2021

That certain piece, parcel or tract of land lying in and being a part of Farm 28, unrecorded plat or Dinsmore Farms, Section 6, Township 1 South, Range 26 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: From the intersection of the Northerly right-of-way line of Dunn Avenue (a 100 foot R/W as now established) with the Westerly right-of-way of V.C Johnson Road (a 60 foot R/W as now established) North 00 degrees 27 minutes 34 seconds East by and along said Westerly right-of-way line, a distance of 3220.52 feet to the intersection of said right- of- way with the easterly prolongation of the southerly right-of-way of Ada Johnson Road (a 60 foot R/W as now established); thence South 89 degrees 15 minutes 22 seconds West by and along said Southerly right-of-way and an Easterly prolongation thereof, a distance of 1633.53 feet for a point of beginning: thence South 00 degrees 27 minutes 34 seconds West a distance of 467.06 feet to the Northeast corner of lands described In Official Records Volume 6002, page 2151, thence South 89 degrees 35 minutes 07 seconds West a distance of 154.83; thence North 00 degrees 27 minutes 34 seconds East a distance of 466.11 feet to the aforementioned Southerly right-of-way of Ada Johnson Road, thence North 89 degrees 15 minutes 22 seconds East by and along said Southerly right-of way a distance of 154.85 feet to the point of beginning.