

Legal Description
Exhibit 1
June 30, 2021

Part of Farm 18, as shown on the Unrecorded Plat of Dinsmore Farms, being in Section 1, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the centerline of Dunn Avenue (a 100 foot right of way as now established) with the centerline of Dinsmore Dairy Road (a 60 foot right of way as now established); thence North 00 degrees 50 minutes 30 seconds East along said centerline of Dinsmore Dairy Road, 669.25 feet to an angle point in said road; thence North 02 degrees 47 minutes 40 seconds West along said centerline, 234.28 feet to the end of said Dinsmore Dairy Road; thence North 87 degrees 12 minutes 20 seconds East along the right of way line of said Dinsmore Dairy Road, 30.00 feet; thence South 02 degrees 47 minutes 40 seconds East along the Easterly right of way line of said road, 42.50 feet to an intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Volume 5748, Page 1561 of the current public records of said County; thence North 89 degrees 06 minutes 15 seconds East along last said line, 43.36 feet to the Point of Beginning; thence North 01 degrees 18 minutes 35 seconds West, 460.00 feet; thence North 89 degrees 06 minutes 04 seconds East, minutes 04 seconds West, 115.00 feet to the Point of Beginning. Containing 1.21 acres more or less.