

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**November 18, 2021**

**Parcel south of Pinnacle Pointe Drive to CGC (RE# 167907 0010)**

A PARCEL OF LAND LYING IN THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND SECTION 18, SAID TOWNSHIP AND RANGE, AND BEING PART OF BLOCKS 3, 4 AND 39, CRAWFORD STREET AND PERRY STREET, AS SHOWN ON PLAT OF BAYARD AS RECORDED IN PLAT BOOK 6, PAGE 54, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PART OF BLOCK 3, HOWARD STREET, CRAWFORD STREET, AND PERRY STREET, AS SHOWN ON AN UNRECORDED PLAT OF BAYARD, BEING A PART OF SAID MARY ANN DAVIS GRANT, SECTION 37, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A 150-FOOT RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 37° 19' 30" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,253.81 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PINNACLE POINT DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON MAP OF COPPERLEAF PHASE ONE, RECORDED IN PLAT BOOK 69, PAGES 80 THROUGH 84 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE THE FOLLOWING FIVE (5) COURSES EASTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID COPPERLEAF PHASE ONE; COURSE NO. 1: THENCE NORTH 05° 16' 02" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PINNACLE POINT DRIVE, A DISTANCE OF 24.86 FEET TO AN ANGLE POINT IN THE RIGHT-OF-WAY; COURSE NO. 2: THENCE NORTH 50° 16' 02" EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 256.42 FEET TO AN ANGLE POINT IN THE RIGHT-OF-WAY; COURSE NO. 3: THENCE NORTH 05° 16' 02" EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.07 FEET TO AN ANGLE POINT IN THE RIGHT-OF-WAY; COURSE NO. 4: THENCE NORTH 50° 16' 02" EAST REMAINING ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 121.95 FEET TO THE MOST WESTERLY CORNER OF LOT 65; COURSE NO. 5: THENCE SOUTH 40° 41' 15" EAST ALONG THE SOUTHWESTERLY LINES OF LOTS 56 THROUGH 65 A DISTANCE OF 600.08 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 56; THENCE SOUTH 50° 16' 02" WEST A DISTANCE OF 435.23 FEET TO A POINT ON PREVIOUSLY MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1; THENCE NORTH 37° 19' 30" WEST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 600.53 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 5.72 ACRES, MORE OR LESS.

**Parcel north of Pinnacle Pointe Drive to CGC (a portion of RE# 168152 0310)**

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 37° 19' 30" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 850.88 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 50° 16' 02" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 387.39 FEET TO THE WESTERLY CORNER OF COPPERLEAF PHASE ONE, RECORDED IN PLAT BOOK 69, PAGES 80 THROUGH 84; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF SAID COPPERLEAF PHASE ONE; COURSE NO. 1: THENCE SOUTH 39° 43' 58" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 300.00 FEET TO A POINT ON SAID NORTHWESTERLY LINE; COURSE NO. 2: THENCE SOUTH 50° 16' 02" WEST, A DISTANCE OF 65.09 FEET; COURSE NO. 3: THENCE SOUTH 72° 07' 54" WEST, A DISTANCE OF 67.13 FEET; COURSE NO. 4: THENCE SOUTH 50° 16' 02" WEST, A DISTANCE OF 271.55 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 37° 19' 30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275 .24 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 2.54 ACRES MORE OR LESS.

**Multifamily development parcel to MDR (a portion of RE#s 168152 0310 and 168152 0110)**

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 249, ALONG WITH A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY – U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERLY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 37° 19' 30" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.47 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; COURSE NO. 1: NORTH 45° 30' 41" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 658.43 FEET; COURSE NO. 2: THENCE NORTH 81° 27' 11" EAST, 2372.28 FEET TO A POINT ON THE EASTERLY LINE OF SAID MARY ANN DAVIS GRANT, SECTION 37; THENCE SOUTH 00° 35' 34" EAST ALONG LAST SAID EASTERLY LINE A DISTANCE OF 284.15 FEET TO THE NORTHEASTERLY CORNER OF COPPERLEAF PHASE ONE, RECORDED IN PLAT BOOK 69, PAGES 82 THROUGH 84; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY AND NORTHWESTERLY LINE AND THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID COPPERLEAF PHASE ONE; COURSE NO. 1: THENCE NORTH 86° 59' 51" WEST DEPARTING LAST SAID EASTERLY LINE, 602.60 FEET;

COURSE NO.2: THENCE SOUTH 72° 00' 42" WEST, 527.89 FEET; COURSE NO. 3: THENCE SOUTH 50° 16' 02" WEST, 1606.54 FEET TO A POINT ON LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 37° 19' 30" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 790.41 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PORTION OF THE PARCEL BEING DEDICATED TO CONSERVATION - A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 211.66 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 44°10'56" EAST, ALONG LAST SAID LINE, A DISTANCE OF 446.77 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°07'26" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 2,372.28 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8361, PAGE 248; THENCE SOUTH 01°58'05" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 284.11 FEET TO A POINT ON THE NORTHERLY LINE OF COPPERLEAF PHASE TWO, AS RECORDED IN PLAT BOOK 70, PAGE(S) 54 THROUGH 58 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: COURSE NO. 1: THENCE NORTH 88°22'25" WEST, DEPARTING SAID EASTERLY LINE, 602.76 FEET; COURSE NO. 2: SOUTH 70°43'46" WEST, 88.97 FEET; THENCE THE FOLLOWING TWENTY-ONE (21) COURSES & DISTANCES: COURSE NO. 1: THENCE SOUTH 81°37'32" WEST, DEPARTING LAST SAID NORTHERLY LINE, 170.70 FEET; COURSE NO. 2: THENCE SOUTH 78°13'39" WEST, 36.91 FEET; COURSE NO. 3: THENCE SOUTH 86°47'52" WEST, 29.41 FEET; COURSE NO. 4: THENCE SOUTH 62°05'18" WEST, 10.68 FEET; COURSE NO. 5: THENCE SOUTH 18°09'18" WEST, 51.73 FEET; COURSE NO. 6: THENCE SOUTH 78°07'58" WEST, 19.80 FEET; COURSE NO. 7: THENCE NORTH 66°21'34" WEST, 89.14 FEET; COURSE NO. 8: THENCE NORTH 59°21'27" WEST, 27.60 FEET; COURSE NO. 9: THENCE SOUTH 86°47'58" WEST, 236.74 FEET; COURSE NO. 10: THENCE SOUTH 79°56'10" WEST, 133.12 FEET; COURSE NO. 11: THENCE SOUTH 79°57'13" WEST, 74.96 FEET; COURSE NO. 12: THENCE SOUTH 74°03'12" WEST, 313.37 FEET; COURSE NO. 13: THENCE SOUTH 83°11'22" WEST, 7.80 FEET; COURSE NO. 14: THENCE SOUTH 71°23'37" WEST, 463.96 FEET; COURSE NO. 15: THENCE SOUTH 68°35'09" WEST, 51.20 FEET; COURSE NO. 16: THENCE SOUTH 75°57'47" WEST, 55.45 FEET; COURSE NO. 17: THENCE SOUTH 70°26'13" WEST, 30.47 FEET; COURSE NO. 18: THENCE SOUTH 77°43'54" WEST, 40.04 FEET; COURSE NO. 19: THENCE SOUTH 73°49'20" WEST, 41.49 FEET; COURSE NO. 20: THENCE SOUTH 76°43'12" WEST, 181.16 FEET; COURSE NO. 21: THENCE NORTH 89°59'37" WEST, 11.55 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 19.81 ACRES MORE OR LESS.

**New conservation area (portions of RE# 168152 0310, 168152 0110, 168152 0220 and 168152 0220)**

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80°07'26" EAST ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,527.11 FEET; THENCE THE FOLLOWING TWENTY-FOUR (24) COURSES: COURSE NO. 1: THENCE NORTH 21°29'05" WEST, 43.17 FEET; COURSE NO. 2: THENCE NORTH 55°56'23" EAST, 36.97 FEET; COURSE NO. 3: THENCE NORTH 17°38'02" EAST, 23.05 FEET; COURSE NO. 4: THENCE NORTH 05°14'01" WEST, 37.27 FEET; COURSE NO. 5: THENCE NORTH 12°06'27" WEST, 64.87 FEET; COURSE NO. 6: THENCE NORTH 10°28'54" WEST, 71.16 FEET; COURSE NO. 7: THENCE NORTH 88°58'46" WEST, 63.72 FEET; COURSE NO. 8: THENCE SOUTH 86°38'27" WEST, 98.76 FEET; COURSE NO. 9: THENCE NORTH 85°58'40" WEST, 289.65 FEET; COURSE NO. 10: THENCE NORTH 86°18'04" WEST, 45.14 FEET; COURSE NO. 11: THENCE NORTH 85°02'02" WEST, 26.86 FEET; COURSE NO. 12: THENCE NORTH 84°58'12" WEST, 7.63 FEET; COURSE NO. 13: THENCE NORTH 89°59'58" WEST, 34.59 FEET; COURSE NO. 14: THENCE SOUTH 83°38'52" WEST, 54.36 FEET; COURSE NO. 15: THENCE SOUTH 83°12'31" WEST, 62.24 FEET; COURSE NO. 16: THENCE SOUTH 81°20'07" WEST, 88.99 FEET; COURSE NO. 17: THENCE SOUTH 74°37'35" WEST, 63.72 FEET; COURSE NO. 18: THENCE SOUTH 66°46'00" WEST, 12.47 FEET; COURSE NO. 19: THENCE SOUTH 66°50'53" WEST, 223.74 FEET; COURSE NO. 20: THENCE SOUTH 75°52'37" WEST, 8.60 FEET; COURSE NO. 21: THENCE SOUTH 64°05'53" WEST, 171.00 FEET; COURSE NO. 22: THENCE SOUTH 66°46'55" WEST, 105.56; COURSE NO. 23: THENCE SOUTH 44°08'38" WEST, 334.26 FEET; COURSE NO. 24: THENCE SOUTH 45°51'22" EAST, 60.34 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 10.63 ACRES, MORE OR LESS, TOGETHER WITH

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38° 38' 07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44° 10' 56" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 658.43 FEET; THENCE NORTH 80° 07' 26" EAST, A DISTANCE OF 1,548.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80° 07' 26" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 823.85 FEET; THENCE THE FOLLOWING EIGHTEEN (18)

COURSES: COURSE NO. 1: THENCE NORTH 01° 54' 13" WEST, DEPARTING SAID NORTHERLY LINE, 577.56 FEET; COURSE NO. 2: THENCE SOUTH 33° 02' 23" WEST, 31.31 FEET; COURSE NO. 3: THENCE SOUTH 18° 59' 29" WEST, 47.02 FEET; COURSE NO. 4: THENCE SOUTH 22° 52' 45" WEST, 29.75 FEET; COURSE NO. 5: THENCE SOUTH 20° 32' 34" WEST, 63.04 FEET; COURSE NO. 6: THENCE SOUTH 19° 39' 21" WEST, 89.14 FEET; COURSE NO. 7: THENCE SOUTH 09° 54' 05" WEST, 93.95 FEET; COURSE NO. 8: THENCE SOUTH 16° 51' 38" WEST, 46.38 FEET; COURSE NO. 9: THENCE SOUTH 27° 59' 39" WEST, 49.08 FEET; COURSE NO. 10: THENCE SOUTH 34° 16' 58" WEST, 33.13 FEET; COURSE NO. 11: THENCE SOUTH 54° 08' 16" WEST, 27.08 FEET; COURSE NO. 12: THENCE SOUTH 58° 23' 49" WEST, 16.98 FEET; COURSE NO. 13: THENCE SOUTH 78° 14' 04" WEST, 28.63 FEET; COURSE NO. 14: THENCE NORTH 88° 58' 46" WEST, 483.67 FEET; COURSE NO. 15: THENCE SOUTH 72° 05' 08" WEST, 41.84 FEET; COURSE NO. 16: THENCE SOUTH 27° 00' 26" WEST, 46.75 FEET; COURSE NO. 17: THENCE SOUTH 02° 28' 17" EAST, 104.78 FEET; COURSE NO. 18: THENCE SOUTH 12° 41' 01" WEST, 43.71 FEET; COURSE NO. 19: THENCE SOUTH 13° 23' 30" WEST, 47.24 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4.18 ACRES, MORE OR LESS, TOGETHER WITH

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 211.66 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 44°10'56" EAST, ALONG LAST SAID LINE, A DISTANCE OF 446.77 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°07'26" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 2,372.28 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8361, PAGE 248; THENCE SOUTH 01°58'05" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 284.11 FEET TO A POINT ON THE NORTHERLY LINE OF COPPERLEAF PHASE TWO, AS RECORDED IN PLAT BOOK 70, PAGE(S) 54 THROUGH 58 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: COURSE NO. 1: THENCE NORTH 88°22'25" WEST, DEPARTING SAID EASTERLY LINE, 602.76 FEET; COURSE NO. 2: SOUTH 70°43'46" WEST, 88.97 FEET; THENCE THE FOLLOWING TWENTY-ONE (21) COURSES & DISTANCES: COURSE NO. 1: THENCE SOUTH 81°37'32" WEST, DEPARTING LAST SAID NORTHERLY LINE, 170.70 FEET; COURSE NO. 2: THENCE SOUTH 78°13'39" WEST, 36.91 FEET; COURSE NO. 3: THENCE SOUTH 86°47'52" WEST, 29.41 FEET; COURSE NO. 4: THENCE SOUTH 62°05'18" WEST, 10.68 FEET; COURSE NO. 5: THENCE SOUTH 18°09'18" WEST, 51.73 FEET; COURSE NO. 6: THENCE SOUTH 78°07'58" WEST, 19.80 FEET; COURSE NO. 7: THENCE NORTH 66°21'34" WEST, 89.14 FEET; COURSE NO. 8: THENCE NORTH 59°21'27" WEST, 27.60 FEET; COURSE NO. 9: THENCE SOUTH 86°47'58" WEST, 236.74 FEET; COURSE NO. 10: THENCE SOUTH 79°56'10" WEST, 133.12 FEET; COURSE NO. 11: THENCE SOUTH 79°57'13" WEST, 74.96 FEET; COURSE NO. 12: THENCE SOUTH 74°03'12" WEST, 313.37 FEET; COURSE NO. 13: THENCE SOUTH 83°11'22" WEST, 7.80 FEET; COURSE NO. 14: THENCE SOUTH 71°23'37" WEST, 463.96 FEET; COURSE NO. 15: THENCE SOUTH 68°35'09" WEST, 51.20 FEET; COURSE NO. 16: THENCE SOUTH 75°57'47" WEST, 55.45 FEET; COURSE NO. 17: THENCE SOUTH 70°26'13" WEST, 30.47 FEET; COURSE NO. 18: THENCE SOUTH 77°43'54" WEST, 40.04 FEET; COURSE NO. 19: THENCE SOUTH 73°49'20" WEST, 41.49 FEET; COURSE NO. 20: THENCE SOUTH 76°43'12" WEST, 181.16 FEET; COURSE NO. 21: THENCE NORTH 89°59'37" WEST, 11.55 FEET TO THE POINT OF BEGINNING;

THE LAND THUS DESCRIBED CONTAINING 10.73 ACRES, MORE OR LESS, FOR A TOTAL OF 25.54 ACRES, MORE OR LESS.

**60 foot strip to be added to conservation land**

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY – U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERLY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 44°10'56" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 650.87 FEET; THENCE SOUTH 45°49'04" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 60.00 FEET TO A POINT LYING ON THE NORTHWESTYERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 OF SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 44°10'56" WEST, ALONG SAID NORTHWESTERLY LINE, 658.43 FEET TO A POINT LYING ALONG THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY –U.S. HIGHWAY NO. 1; THENCE NORTH 38°38'07" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 60.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES MORE OR LESS.