

Legal Description

EXHIBIT 1

NOVEMBER 12TH 2021

A part of Government Lot 5, Section 16, Township 1 North, Range 27 East, Duval County, Florida, more particularly described as follows:

For a Point of Reference commence at the intersection of the southerly right of way line of Bird Road (a 66 foot right of way) with the easterly line of Tract 3, Los Angeles Gardens, as recorded in Plat Book 5, Page 6, Current Public Records of said County; thence South 0°12'30" East, (bearing base) along said easterly line, a distance of 529.45 feet to the southerly line of those lands described in Official Records Volume 3691, Page 264, said Current Public Records and the Point of Beginning; thence continue South 0°12'30" East, along said easterly line, a distance of 156.55 feet to an intersection with the Southerly most northerly line of those lands described in Official Records Volume 5601, Pages 606 and 607, said Current Public Records; thence North 89°45'00" East, along said northerly line, a distance of 314.00 feet to the easterly most westerly line of said lands; thence North 0°12'30" West, along said westerly line, a distance of 156.55 feet to said southerly line of Official Records Volume 3691, Page 264, said Current Public Records; thence South 89°45'00" West, along said southerly line, a distance of 314.00 feet to the Point of Beginning.

Together with reserved easement for ingress and egress recorded in Official Records Book 5601, Page 606.

The above described parcel being the same lands described in Official Records Volume 1670, Page 554, said Current Public Records, Duval County, Florida.

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