

EXHIBIT 1

Legal Description

April 19, 2022

PART OF TRACTS 5, 6, 7, AND 8, BLOCK 3 BEING A PART OF A SUBDIVISION OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL

RECORDS 6669, PAGE 53 OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO LYING ON THE SOUTHEASTERLY

RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS

THE FOLLOWING THREE CALLS: (1) THENCE SOUTH 34, 47" WEST ALONG THE WESTERLY BOUNDARY OF SAID

LAST MENTIONED LANDS, A DISTANCE OF 347.16; THENCE NORTH 89 29 13" WEST ALONG SAID LANDS, A DISTANCE

OF 88.18 FEET; (2) THENCE SOUTH 38' 55" WEST, ALONG SAID WESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 893.58 FEET TO THE NORTH LINE OF LAUREN OAKS SUBDIVISION AS RECORDED IN PLAT BOOK 57, PAGES 26, 26A

THROUGH 26C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 46' 42" WEST

ALONG SAID PLATTED NORTH LINE. A DISTANCE OF 960.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID NORTH PLAT LINE, NORTH 00 34' 31"

EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 145.26 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 89 25, 29" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 27.00

FEET; THENCE NORTH 34 EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE. A DISTANCE OF 501.93 FEET

TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE IN A

NORTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE AN
ARC DISTANCE OF 107.97 FEET

TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY OF CHAFFEE ROAD.
(A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF
TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE
OF

NORTH 310 30' 27" EAST, 102.80 FEET; THENCE NORTH 620 26' 31" EAST ALONG SAID
SOUTHEASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 1109.09
FEET TO THE POINT OF BEGINNING.

CONTAINING SQ. FT - 21.1 ACRES MORE OR LESS. CERTIFIED TO: INSPIRED