

EXHIBIT 1
Legal Description

October 18, 2022

PARCEL 1:

Lot 7, the West 18 feet of Lot 6 and the East 18 feet of Lot 8, Hendricks Subdivision of Homestead Tract, according to the plat thereof, as recorded in Plat Book 2, Page 8, of the Public Records of Duval County, Florida.

PARCEL 2:

Lot 3, Hendricks Subdivision of Homestead Tract South Jacksonville, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 8, of the Public Records of Duval County, Florida.

PARCEL 3A:

Lot one (1) Hendrick's subdivision of the homestead tract in South Jacksonville, Plat Book 2, Page 8, current public records of Duval County, Florida, said lot being located at the Southwest corner of Prudential Drive and Hendricks Avenue, South Jacksonville, less and except the following described triangular portion conveyed for street purposes to the City of Jacksonville by Standard Oil Company (incorporated in Kentucky) by Deed dated February 14, 1952, commencing at the southeasterly corner of said Lot 1, said corner being the westerly line of Hendricks Avenue; thence northerly along the easterly line of said Lot 1, also being the westerly line of Hendricks Avenue, a distance of 105.62 feet for a point of beginning; thence continuing northerly along said westerly line of Hendricks Avenue a distance of 19.38 feet to the northeasterly corner of said Lot 1, said corner being the southwesterly corner of Hendricks Avenue and Prudential Drive; thence westerly along the southerly line of Prudential Drive a distance of 19.38 feet to a point; thence southeasterly along an arc being a radius of 45 feet a distance of 27.85 feet to the point of beginning; said arc being convex to the northeast and not tangent to the northerly or easterly line of said Lot 1.

PARCEL 3B:

Lot 2, Hendricks Subdivision of Homestead Tract South Jacksonville, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 8, of the Public Records of Duval County, Florida.

ALLEY:

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 5,

HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 235.83 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 235.80 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE; THENCE SOUTH 00°15'26" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.11 ACRES, MORE OR LESS.

SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 7, THE WEST 18 FEET OF LOT 6, THE EAST 18 FEET OF LOT 8, AND A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE TRIANGULAR PORTION OF SAID LOT 1 AS DESCRIBED AND RECORDED IN DEED BOOK 1546, PAGE 410 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 3, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF PRUDENTIAL DRIVE (60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°50'27" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 198.42 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, SAID POINT BEING THE NORTHWEST CORNER OF THE TRIANGULAR PORTION OF LOT 1 AS DESCRIBED AND RECORDED IN DEED BOOK 1564, PAGE 410, SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY LINE OF SAID DEED BOOK 1546, PAGE 410, THROUGH A CENTRAL ANGLE OF 35°25'41", AN ARC LENGTH OF 27.83 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE, SAID POINT BEING THE SOUTH CORNER OF SAID DEED BOOK 1546, PAGE 410 AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°47'30" EAST, 27.38 FEET; THENCE SOUTH 00°15'26" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 115.63 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF A 20 FOOT ALLEY,

SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.19 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID EAST LINE, A DISTANCE OF 135.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HOME STREET (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°47'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 108.35 FEET TO THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID WEST LINE AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 135.51 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE AFOREMENTIONED 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 89°46'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 18.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF AFOREMENTIONED LOT 3; THENCE NORTH 00°15'27" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 134.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.01 ACRES, MORE OR LESS.