

Legal Description

Exhibit 1

1/11/2023

A parcel of land in the Southwest 1/4 of Section 31, Township 3 South, Range 26 East, said parcel including portion of Government Lot 5, in said Section 31 and a portion of the F.P. Fatio Land Grant of Section 42, Township 3 South, Range 26 East, according to the "map showing lands of Jacksonville Heights Improvement Co," as recorded in Plat Book 5, at page 93 of the current Public Records of Duval County, Florida and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest 1/4 of said Section 31; thence run North 0 degrees 11' 24" West (on an assumed bearing) 280.23 feet along the West line of the Northwest 1/4 of said Section 31 to a point of intersection with an arc of a curve running Southeasterly to the right (a radial at said point bears South 13 degrees 45'07" West), said point being also the Northerly right of way line of Youngerman Circle as described in Official Records Volume 4294 at pages 761-763 of the Public Records of Duval County, Florida; thence along the Southeasterly 90.15 feet along said Northerly right of way; to a point of tagency; thence run South 72 degrees 08'55" East, 910.02 feet, along the tangent extended and along said Northerly right of way to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 1960 feet and a central angle of 23 degrees 14'50", run Southeasterly 795.25 feet to a point for the Point of Beginning; thence continue along the arc of said curve in said right of way line through a central angle of 6 degrees 52'11", a distance of 235.0 feet; thence North 47 degrees 58'06" East, 417.95 feet; thence North 1 degree 44'04" West, 108.25 feet to a point Southwesterly right of way line of Interstate Highway 295; thence North 56 degrees 40' 54" West, along the Right of Way line of said Interstate Highway 295, 180.0 feet, thence South 45 degrees 10'31" West, 457.05 feet to Point of Beginning.