

Legal Description
Exhibit 1
June 30, 2021

The following described tract or parcel of land, situate, lying and being in the County of Duval, State of Florida, to wit:

A portion of Tract "C", according to John B. Uebelhoer's survey of Plat thereof, recorded in Plat Book 7, at page 10, of the current public records of Duval County, Florida, more particularly described as follows: Commencing at a point, the intersection of the southerly right of way line of Atlantic Boulevard, and the present southeasterly line of Arlington Road as widened, said point of beginning being 8 feet easterly from the original northwest corner of said Tract "C"; thence from the point of beginning easterly along the southerly right of way line of Atlantic Boulevard 142 feet to a point; thence southerly on a line parallel with the original easterly right of line of Arlington Road 125 feet to a point; thence westerly along a line parallel with a southerly right of way line of Atlantic Boulevard, 150 feet to a point in the easterly right of way line of Arlington Road; thence northerly along the easterly right of way line of Arlington Road, 105 feet to a point located southerly 20 feet along the original easterly right of way line of Arlington Road, from the northwest corner of Tract "C"; and thence northeasterly along the southeasterly right of way line of Arlington Road as widened 20 feet more or less to the point of beginning; and

Less that portion of said Tract "C" taken for road widening under the order of taking by the State Road Department of Florida recorded Official Records Book 2648, page 1036, public records of said county.