

Legal Description
Exhibit 1
May 31, 2023

North 128.75 feet on East line and 129.92 feet on the West line of Tract 10, Block 2, Section 16, Township 3 South, Range 25 East, Jacksonville Heights, according to plat thereof, recorded in Plat Book S, Page 93, current public records, Duval County, Florida EXCEPTING THEREFROM any portion conveyed or dedicated for roadway purposes.

Along with:

Part of Tract Eleven, Block Two, Section 16, Township Three South, Range 25 East, Jacksonville Heights, Plat Book Five, Page Ninety-three of the current public records of Duval County, Florida, more particularly described as: Commence at the Southwest corner of said Tract 11 (being on the North line of Parman Road), thence run North 00 degrees 29 minutes 00 seconds West, 524.00 feet to the Point of Beginning, thence continue on same course for 815.88 feet to the Northwest corner of said Tract 11; thence South 89 degrees 03 minutes 44 seconds East, 336.23 feet to the Northeast corner of Tract 11; thence South 00 degrees 29 minutes 00 seconds East, 817.58 feet to a point, thence North 89 degrees 03 minutes 44 seconds West, 335.17 feet to the Point of Beginning.

Along with:

TRACT 15, BLOCK 1, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commence at Northwest corner of the Northeast quarter of Section 17; thence North 87°53'30" East, a distance of 1507.69 feet along the North line of Section 17; thence South 00°32'27" East, a distance of 40.01 feet to the Southerly right-of-way line of 103rd Street, a variable width right-of-way as now established); thence continue along said line Southerly, a distance of 1327.21 feet to the Northwest corner of Tract 15, Block 1 of said plat, the POINT OF BEGINNING; thence North 88°10'53" East, a distance of 613.72 feet; thence South 00°51'36" East, a distance of 689.79 feet; thence South 88°37'38" West, a distance of 617.00 feet; thence North 00°34'49" West, a distance of 685.05 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE NORTHERLY 375 FEET.

Containing 12.61 acres, more or less.