

EXHIBIT 1

Legal Description

PARCEL 3

A portion of Section 33, Township 1 South, Range 25 East, Duval County, Florida, being a portion of Parcel 10, as described and recorded in Official Records Book 14062, page 1448, and all of those lands described and recorded in Official Records Book 13241, page 1936, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence South 00°08'02" West, along the Westerly line of said Section 33, a distance of 39.99 feet to its intersection with the Southerly right of way line of Jones Road, a public 80 foot right of way as presently established; thence North 89°41'44" East, departing said Westerly line and along said Southerly right of way line, 333.49 feet to the Point of Beginning.

From said Point of Beginning, thence North 89°41'44" East, continuing along said Southerly right of way line of Jones Road, 233.59 feet to the Northwesterly corner of those lands described and recorded in Official Records Volume 3080, page 624, of said current Public Records; thence along the boundary line of said Official Records Volume 3080, page 624, the following 3 courses: Course 1, thence South 01°30'03" East, departing said Southerly right of way line, 100.00 feet; Course 2, thence North 89°41'44" East, 100.00 feet; Course 3, thence North 01°30'03" West, 100.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Jones Road; thence North 89°41'44" East, along said Southerly right of way line, 333.66 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 17635, page 1012, of said current Public Records; thence South 00°29'03" West, departing said Southerly right of way line, along the Westerly line of said Official Records Book 17635, page 1012, and along the Westerly line of those lands described and recorded in Official Records Book 19066, page 2100, of said current Public Records, a distance of 1270.99 feet to the Southwesterly corner thereof, said corner being the Northwesterly corner of those lands described and recorded in Official Records Volume 6486, page 443, of said current Public Records; thence South 00°28'06" West, along the Westerly line of said Official Records Volume 6486, page 443, and its Southerly prolongation, a distance of 1082.25 feet to a point lying on the Northeasterly right of way line of Pritchard Road, a public 120 foot right of way as presently established; thence Northwesterly, along said Northeasterly right of way line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1085.92 feet, through a central angle of 29°10'58", an arc length of 553.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°23'23" West, 547.14 feet; thence North 30°47'54" West, continuing along said Northeasterly right of way line, 499.26 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 16534, page 196, of said current Public Records; thence North 00°05'38" West, departing said Northeasterly right of way line and along the Easterly line of said Official Records Book 16534, page 196, a distance of 1536.52 feet to the Point of Beginning.

Containing 30.23 acres. more or less.

W L M 003322 0500

JENKINS 003373 0010

May 22, 2023

Exhibit 1
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EXHIBIT 1

Legal Description

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

CHARLES ELLISON _ 003369 0030

EXHIBIT 1

Legal Description

The South Six Hundred (600) Feet of the North Six Hundred and Forty (640) Feet of the East One Hundred and Twenty-Five (125) Feet of the West Two Hundred and Five (205) Feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section Thirty-Three (33), Township 1 South, Range 25 East, Duval County, Florida.

BRUCE ELLISON _ 003369 0010

EXHIBIT 1

Legal Description

The East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida.

LESS AND EXCEPT: The Northerly 40 feet thereof, for right of way purposes for Jones Road.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 17526, Page 2238, as re-recorded in O.R. Book 17635, Page 1012, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 14287, Page 1867, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the East 125 feet of the West 205 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

Together with and including a Doublewide Mobile Home with Identification Numbers GAFL2AE313432218 and GAFL2BE31343217

LAFAVOR_ 003369 0020