

Legal Description
Exhibit 1
June 30, 2021

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD, A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 18'28'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 729.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89'38'53" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.29 FEET; THENCE NORTH 83'13'48" WEST, A DISTANCE OF 354.69 FEET; THENCE NORTH 06'50'00" EAST, A DISTANCE OF 137.09 FEET; THENCE SOUTH 83'13'48" EAST, A DISTANCE OF 415.23 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 18'28'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.20 FEET TO THE POINT OF BEGINNING.