

EXHIBIT 1
LEGAL DESCRIPTION
CFA DUVAL STATION PUD
AUGUST 31, 2023
(2 pages)

Parcel 106606-5037, 0 Bradley Cove Road:

A portion of Tracts "C" and "D", as shown on the plat of North Creek Unit One, as recorded in Plat Book 54, Pages 73, 73A, 73B, 73C, 73D, 73E, 73F, 73G and 73H, Duval County, Florida, being more particularly described as follows:

Commencing at the Southeasterly corner of Tract "D", said plat of North Creek Unit One, said point also being situate in the Northerly right-of-way line of Duval Station Road (a 60 foot right-of-way); thence North 04°55'33" East, along the Easterly line of said Tract "D", a distance of 20.39 feet for a Point of Beginning; thence North 73°51'48" West, a distance of 35.83 feet; thence North 55°16'02" West, a distance of 24.12 feet; thence Northerly around and along the arc of a curve concave Westerly and having a radius of 343.42 feet, a distance of 115.38 feet, said arc being subtended by a chord bearing and distance of North 05°32'12" East, 114.84 feet; thence North 06°43'08" East, a distance of 60.34 feet to a point situate in the Southerly line of an existing Bell South Easement; thence South 84°34'35" East, along said last mentioned line, a distance of 4.96 feet; thence South 82°24'29" East, continuing along said last mentioned line, a distance of 21.48 feet to the Southeast corner thereof; thence North 05°25'25" East, along the Easterly line of said Bell South Easement and along the Easterly line of Tract "G" (Lift Station Site) said plat of North Creek, a distance of 73.31 feet to a point situate in the Southerly right-of-way line of Lady Lake Road (a 60 foot right-of-way as shown on said plat of North Creek); thence South 84°34'35" East, along said Southerly right-of-way line, a distance of 25.90 feet to the Northeast corner of said Tract "D"; thence South 04°55'33" West, along the Easterly line of said Tract "D" and along the Easterly line of said Tract "C", a distance of 266.13 feet to the Point of Beginning.

Together with the following:

Parcel 106606 0000, 0 Lady Lake Road

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, being more particularly described as follows:

Commencing at the Southeasterly corner of Tract "D", as shown on the plat of North Creek – Unit One, as recorded in Plat Book 54, Pages 73, 73A, 73B, 73C, 73D, 73E, 73F, 73G and 73H of the current Public Records of said County, said point also being situate in the Northerly right of way line of Duval Station Road (a 60 foot right of way); thence North 04°55'53" East, along the Easterly line of said Tract "D", a distance of 20.39 feet for a POINT OF BEGINNING; thence continue North 04°55'33" East along said Easterly line of Tract "D" and along the Easterly line of Tract "C", said plat of North Creek - Unit One, a distance of 266.13 feet to the Northeast corner of said Tract "D" and the Southerly right of way line of Lady Lake Road (a 60

foot right of way); thence continue South $84^{\circ}34'35''$ East, continuing along said Southerly right of way line, a distance of 161.46 feet to the point of curvature of a curve concave Southerly and having a radius of 65.05 feet; thence Easterly around and along the arc of said curve, and continuing along said Southerly right of way line, a distance of 48.56 feet, said arc being subtended by a chord bearing and distance of South $63^{\circ}11'23''$ East, 47.44 feet to the Northwest corner of those certain lands recorded in Official Records Book 12242, Page 32 of said current Public Records; thence South $16^{\circ}08'12''$ West, along the Westerly line thereof, 26.20 feet to the Northeast corner of those certain lands recorded in Official Records Book 12242, Page 28 of said current Public Records; thence North $32^{\circ}20'37''$ West, along the Northeasterly line of said last mentioned lands, 13.35 feet to the Northwesterly corner thereof; thence South $16^{\circ}08'12''$ West, along the Westerly line of said last mentioned lands, 269.93 feet to the Southwest corner thereof and a point situate on the relocated Northerly right of way line of said Duval Station Road, as established by the City of Jacksonville; thence North $73^{\circ}51'48''$ West, along said relocated Northerly right of way line, 54.54 feet; thence North $60^{\circ}18'33''$ West, continuing along said relocated Northerly right of way line, 21.33 feet; thence North $73^{\circ}51'48''$ West, continuing along said relocated Northerly right of way line, 68.25 feet to the Point of Beginning.