

## **Legal Description**

**August 26, 2024**

**“Exhibit 1”**

A portion of the F.P. Fatio Grant, Section 37, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 27 as shown on the plat of Homes At Colony Cove Trail, as recorded in Plat Book 39, pages 31 through 31B, inclusive of the Current public records of Duval County, Florida; thence South 89 deg 09 min 05 sec West, along the southerly right of way line of Fort Caroline Road (a 100 foot right of way as now established) 250.00 feet to the easterly right of way of Townsend Boulevard (an 80 foot right of way as now established); thence South 02 deg 21 min 20 sec West along said easterly right of way line, 250.00 feet; thence North 89 deg 09 min 05 sec East, along the northerly line of Lots 19A, 19B and 20 of said Homes At Colony Cove Trail, 250.00 feet; thence North 02 deg 21 min 20 sec East along the westerly line of Lot 26A, 26B and Lot 27 of said Homes At Colony Cove Trail, 250.00 feet to the point of beginning.