

LEGAL DESCRIPTION

A PORTION OF THE SOUTH ½ OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the intersection of the north right of way line of Hemlock (A 60' Right of Way) and the west line of Section 33; Thence North 89°52'00" East, continuing along said North right of way line, a distance of 332.81 feet to the west right of way line of Western Avenue (A 40' Right of Way), as shown on Dahls Addition to Garden City, According to the Plat thereof, recorded in Plat Book 6, Page 16, of the Current Public Records of said county; thence North 00°31'30" west, departing said north right of way line and along said west right of way line, a distance of 1290.65 feet to the south line of lands described and recorded in official records book 14293, page 834, of the public records of said county; thence south 89°52'14" west, departing said west right of way line and along said south line, a distance of 328.42 feet to the east line of lands described and recorded in official records book 6313, page 276 of the public records of said county; thence south 00°19'48" east, departing said south line and along said east line, a distance of 1290.65 feet to the point of beginning.

Containing 9.8± acres, more or less.

August 21, 2024

Exhibit 1

Page 1 of 1