

LEGAL DESCRIPTION
EXHIBIT 1

PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF WINDERMERE UNIT TWO AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 38, PAGES 2 THROUGH 2A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N88°57'12"E, ALONG THE NORTH LINE OF WINDERMERE UNIT THREE AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 38, PAGES 47 THROUGH 47A AND THE NORTH LINE OF WINDERMERE UNIT FOUR AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 39, PAGES 4 THROUGH 4A, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 695.60 FEET TO THE WEST LINE OF SAID WINDERMERE UNIT FOUR; THENCE N00°19'01"W, ALONG SAID WEST LINE, A DISTANCE OF 630.85 FEET; THENCE N89°56'10"W, DEPARTING SAID WEST LINE, A DISTANCE OF 696.34 FEET TO THE EASTERLY TERMINUS OF COLEMAN ROAD (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S00°23'12"E, ALONG SAID EASTERLY TERMINUS, THE EAST LINE OF TOWNHOMES OF MANDARIN AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 38, PAGE 3 OF SAID PUBLIC RECORDS AND THE EAST LINE OF SAID WINDERMERE UNIT TWO, A DISTANCE OF 644.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.19 ACRES, MORE OR LESS.

December 26, 2019

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