

Legal Description

Exhibit 1

A PORTION OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 21, SAID CORNER BEING SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF BETZ ROAD (A PRIVATE ROAD), THENCE NORTH 89°57'17" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 197.21 FEET FOR A POINT OF BEGINNING, THENCE NORTH 04°43'36" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, 259.76 FEET, THENCE NORTH 89°57'17" EAST, 197.98 FEET TO A POINT SITUATE ON THE WESTERLY BOUNDRY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3428, PAGE 855, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 01°05'15" EAST ALONG LAST SAID LINE AND THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5989, PAGE 397, AND OFFICIAL RECORDS BOOK 5726, PAGE 1730, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 258.40 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID BETZ ROAD, THENCE SOUTH 89°57'17" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 224.25 FEET TO THE POINT OF BEGINNING.

8-6-20