

EXHIBIT 1
LEGAL DESCRIPTION

(AREA 1)

BEING A PORTION OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "B" AS SHOWN ON MAP OF PINE TERRACE AT THE MEADOWS, RECORDED IN PLAT BOOK 72, PAGES 150 THROUGH 155 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE WESTERLY LINE OF BAYMEADOWS CIRCLE WEST, A 60 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3060, PAGE 339 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 7°43'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39° 33' 29" EAST, 51.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID ACCESS EASEMENT AN ARC LENGTH OF 51.28 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID ACCESS EASEMENT SOUTH 42° 44' 59" EAST, A DISTANCE OF 279.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 433.86 FEET, A CENTRAL ANGLE OF 18°12'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33° 54' 08" EAST, 137.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID ACCESS EASEMENT AN ARC LENGTH OF 137.81 FEET TO A POINT ON THE NORTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18585, PAGE 1684 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 38' 47" WEST ALONG THE NORTH LINES OF LAST SAID LANDS, TO AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9190, PAGE 1720 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 727.51 FEET; THENCE NORTH 63° 14' 04" WEST ALONG THE NORTHEAST LINE OF LAST SAID LANDS, TO AND ALONG THE NORTHEAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14457, PAGE 890, A DISTANCE OF 416.78 FEET; THENCE NORTH 19° 58' 23" EAST, A DISTANCE OF 58.68 FEET; THENCE NORTH 66° 04' 58" WEST, A DISTANCE OF 316.08 FEET; THENCE NORTH 20° 55' 49" EAST, A DISTANCE OF 221.61 FEET; THENCE SOUTH 70° 22' 47" EAST, A DISTANCE OF 932.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°18'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82° 19' 01" EAST, 33.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 36.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 40° 09' 48" EAST, A DISTANCE OF 122.70 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 8.69 ACRES, MORE OR LESS.

December 4, 2020