

EXHIBIT 1
LEGAL DESCRIPTION

(PUD-NORTH)

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 364.18 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 29° 41' 08" WEST ALONG THE NORTHWEST LINE OF LAST SAID LANDS, A DISTANCE OF 340.00 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTH 86° 28' 36" WEST, A DISTANCE OF 310.47 FEET TO A POINT ON THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 17977, PAGE 2305 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINES OF LAST SAID OFFICIAL RECORDS BOOK THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 29° 30' 28" EAST, 218.37 FEET; COURSE NO. 2: NORTH 14° 25' 06" WEST, 539.16 FEET; COURSE NO. 3: NORTH 75° 22' 03" EAST, 401.87 FEET TO THE SOUTHWEST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 16742, PAGE 1145; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 44° 55' 48" EAST ALONG THE SOUTHWEST LINE OF LAST SAID LANDS, A DISTANCE OF 202.47 FEET TO THE MOST SOUTHERLY CORNER THEREOF; COURSE NO. 2: NORTH 32° 12' 59" EAST, 341.91 FEET; COURSE NO. 3: NORTH 04° 30' 28" EAST, 140.39 FEET; COURSE NO. 4: NORTH 23° 22' 25" EAST, 141.65 FEET TO A POINT ON THE SOUTH LINE OF TRACT "E" AS SHOWN ON SAID PINE TERRACE AT THE MEADOWS; THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82° 13' 20" EAST ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 2.39 FEET TO A POINT ON THE WEST LINE OF LOT 19 AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE

MEADOWS; COURSE NO. 2: SOUTH 07° 46' 40" WEST ALONG THE WEST LINES OF LOTS 19 THROUGH 11 AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE MEADOWS, A DISTANCE OF 379.88 FEET TO THE MOST WESTERLY CORNER OF AFOREMENTIONED LOT 11; COURSE NO. 3: SOUTH 12° 44' 08" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 11, A DISTANCE OF 43.20 FEET TO THE SOUTHWEST CORNER THEREOF; COURSE NO. 4: SOUTH 37° 57' 17" EAST ALONG THE SOUTHWEST LINES OF LOTS 10 THROUGH 5 AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE MEADOWS, A DISTANCE OF 288.64 FEET; COURSE NO. 5: SOUTH 58° 32' 26" EAST ALONG THE SOUTHWEST LINES OF LOTS 5 AND 4 AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE MEADOWS, A DISTANCE OF 59.51 FEET; COURSE NO. 6: NORTH 89° 09' 38" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 17.11 FEET TO THE NORTHWEST CORNER OF TRACT "B" AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE MEADOWS; COURSE NO. 7: DEPARTING THE SOUTH LINE OF SAID LOT 4 SOUTH 02° 19' 23" EAST, A DISTANCE OF 55.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°12'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28° 55' 35" EAST, 22.39 FEET; COURSE NO. 8: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 23.22 FEET TO A POINT OF TANGENCY; COURSE NO. 9: SOUTH 55° 31' 47" EAST, A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A 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; COURSE NO. 10: NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 36.79 FEET TO A POINT OF TANGENCY; COURSE NO. 11: NORTH 40° 09' 48" EAST, A DISTANCE OF 122.70 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 16.96 ACRES, MORE OR LESS.