

LEGAL DESCRIPTION

PART OF THE F.M. ARRENDONDO GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF STARRATT ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE CENTER LINE OF BONEY ROAD (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH $80^{\circ}-25'-50''$ WEST, 901.8 FEET, ALONG THE CENTER LINE OF SAID STARRATT ROAD, TO A POINT; THENCE NORTH $09^{\circ}-34'-10''$ EAST, 30.0 FEET, TO A POINT OF THE NORTH LINE OF SAID STARRATT ROAD; THENCE NORTH $01^{\circ}-57'-30''$ WEST, 1733.6 FEET; THENCE SOUTH $88^{\circ}-02'-30''$ WEST, 230.13 FEET; THENCE NORTH $16^{\circ}-23'-00''$ EAST, 172.4 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $16^{\circ}-23'-00''$ EAST, 222.8 FEET; THENCE NORTH $32^{\circ}-52'-00''$ WEST, 40 FEET, MORE OR LESS, TO THE CENTER OF AN EXISTING BRANCH; THENCE SOUTHWESTERLY, 343 FEET, MORE OR LESS, ALONG THE CENTER OF SAID BRANCH AND FOLLOWING ITS MEANDERINGS THEREOF, TO A POINT THAT IS SOUTH $89^{\circ}-50'-00''$ WEST OF THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}-50'-00''$ EAST, 171 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.5 ACRES, MORE OR LESS.

March 16, 2021

Exhibit 1
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