

Legal Description

A PORTION OF TRACTS 3, 4, 5, 6 AND 7, BLOCK 4, SECTION 23, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID TRACT 5 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MORSE AVENUE, A 66 FOOT RIGHT-OF-WAY; THENCE NORTH 89°13'38" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 979.98 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT 3; THENCE SOUTH 00°26'48" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 626.61 FEET; THENCE SOUTH 88°52'27" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 1,324.93 FEET; TO A POINT ON THE WESTERLY LINE OF SAID TRACT 6; THENCE NORTH 00°43'57" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 26.80 FEET; THENCE SOUTH 89°26'18" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 439.59 FEET; THENCE NORTH 00°35'48" WEST, A DISTANCE OF 400.18 FEET; THENCE SOUTH 89°29'57" EAST, A DISTANCE OF 618.07 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID TRACT 6; THENCE NORTH 89°19'57" EAST, A DISTANCE OF 167.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 5; THENCE NORTH 00°34'59" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 220.22 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 21.44 ACRES, MORE OR LESS.

April 7, 2021

Exhibit 1
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