

EXHIBIT 1
Legal Description, Hawkes Meadow Land Use Amt.
L-5546-21A
June 23, 2021

A PARCEL OF LAND, BEING A PORTION OF SECTION 14 AND 23, BOTH LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, JACKSONVILLE, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF IMESON ROAD (AN 80-FOOT RIGHT-OF-WAY); THENCE SOUTH 00°11'10" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1325.05 FEET; THENCE SOUTH 89°48'50" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 33°29'07" WEST, A DISTANCE OF 67.57 FEET; THENCE SOUTH 12°38'45" EAST, A DISTANCE OF 117.12 FEET; THENCE SOUTH 08°40'23" WEST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 29°59'32" WEST, A DISTANCE OF 72.93 FEET; THENCE SOUTH 51°18'40" WEST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 72°37'48" WEST, A DISTANCE OF 36.47 FEET; THENCE SOUTH 76°42'51" WEST, A DISTANCE OF 77.66 FEET; THENCE SOUTH 30°00'06" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 24°53'52" EAST, A DISTANCE OF 54.84 FEET; THENCE SOUTH 24°00'07" EAST, A DISTANCE OF 36.47 FEET; THENCE SOUTH 02°40'56" EAST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 18°38'10" WEST, A DISTANCE OF 106.09 FEET; THENCE NORTH 86°55'20" EAST, A DISTANCE OF 115.91 FEET; THENCE SOUTH 71°45'32" EAST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 50°26'24" EAST, A DISTANCE OF 113.85 FEET; THENCE NORTH 89°48'50" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°11'10" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 599.13 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°30'17" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG LAST SAID SOUTH LINE, A DISTANCE OF 1114.24 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 191.00 FEET; THENCE NORTH 56°55'43" EAST, A DISTANCE OF 221.53 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 201.88 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 34°00'17" WEST, A DISTANCE OF 232.79 FEET; THENCE NORTH 04°47'57" EAST, A DISTANCE OF 630.34 FEET; THENCE NORTH 46°03'25" EAST, A DISTANCE OF 276.59 FEET; THENCE NORTH 81°27'29" EAST, A DISTANCE OF 395.97 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 827.86 FEET; THENCE SOUTH 75°35'36" WEST, A DISTANCE OF 494.98 FEET; THENCE NORTH 88°47'36" WEST, A DISTANCE OF 178.88 FEET; THENCE NORTH 00°27'28" WEST, A DISTANCE OF 321.34 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23, LAST SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF GARDEN STREET AND BEING THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10644, PAGE 704 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 931.69 FEET; THENCE NORTH 00°48'10" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 23, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 35.65 FEET; THENCE NORTH 87°25'46" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 618.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 71.47 ACRES, MORE OR LESS.