

# **EXHIBIT 1**

## **Legal Description**

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**ZONING RLD-90**

**A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**FOR A POINT OF REFFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 160.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 918.81 FEET; THENCE SOUTH 13°46'07" EAST, 18.16 FEET; THENCE SOUTH 24°48'01" WEST, 101.18 FEET; THENCE SOUTH 61°37'15" WEST, 91.97 FEET; THENCE SOUTH 09°35'39" EAST, 91.81 FEET; THENCE SOUTH 07°01'28" WEST, 119.23 FEET; THENCE SOUTH 15°55'38" WEST, 32.50 FEET; THENCE SOUTH 29°15'45" WEST, 76.89 FEET; THENCE SOUTH 17°42'26" WEST, 50.40 FEET; THENCE SOUTH 58°54'22" WEST, 68.52 FEET; THENCE SOUTH 22°00'21" WEST, 160.43 FEET; THENCE SOUTH 05°55'30" WEST, 75.60 FEET; THENCE SOUTH 24°44'09" WEST, 41.66 FEET; THENCE SOUTH 12°44'17" WEST, 63.48 FEET; THENCE SOUTH 08°17'20" WEST, 80.92 FEET; THENCE SOUTH 40°27'01" WEST, 54.53 FEET; THENCE SOUTH 07°00'22" WEST, 64.92 FEET; THENCE SOUTH 39°58'00" WEST, 56.64 FEET; THENCE SOUTH 46°18'30" WEST, 70.77 FEET; THENCE NORTH 86°39'34" WEST, 60.41 FEET; THENCE SOUTH 75°11'08" WEST, 52.00 FEET; THENCE SOUTH 55°33'17" WEST, 111.62 FEET; THENCE SOUTH 34°13'47" WEST, 54.27 FEET; THENCE NORTH 11°44'25" EAST, 79.00 FEET; THENCE SOUTH 89°45'25" WEST, 216.00 FEET; THENCE NORTH 00°14'30" WEST, 1193.03 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 18.49 ACRES MORE OR LESS.**

**July 20, 2021**

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**ZONING RLD-100B**

**A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 160.00 FEET; THENCE SOUTH 00°14'30" EAST 1193.03 FEET; THENCE SOUTH 89°45'25" WEST, 160.00 FEET; THENCE NORTH 00°14'30" WEST, 1193.03 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 4.38 ACRES MORE OR LESS.**

July 20, 2021

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**ZONING WETLANDS CSV**

**A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 1078.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'25" EAST, 210.50 FEET; THENCE SOUTH 21°15'03" WEST, 108.23 FEET; THENCE SOUTH 23°30'12" WEST, 66.88 FEET; THENCE SOUTH 26°03'21" WEST, 121.71 FEET; THENCE SOUTH 32°00'53" WEST, 29.05 FEET; THENCE SOUTH 38°04'48" WEST, 53.15 FEET; THENCE SOUTH 43°46'44" WEST, 65.31 FEET; THENCE SOUTH 26°16'17" WEST, 43.04 FEET; THENCE SOUTH 16°57'34" WEST, 55.08 FEET; THENCE SOUTH 12°03'40" WEST, 32.51 FEET; THENCE SOUTH 09°52'40" WEST, 62.57 FEET; THENCE SOUTH 61°19'11" WEST, 10.54 FEET; THENCE NORTH 78°10'52" WEST, 41.63 FEET; THENCE SOUTH 86°16'28" WEST, 12.16 FEET; THENCE SOUTH 57°43'11" WEST, 12.20 FEET; THENCE SOUTH 41°37'53" WEST, 17.06 FEET; THENCE SOUTH 27°31'31" WEST, 25.60 FEET; THENCE SOUTH 00°52'10" WEST, 17.56 FEET; THENCE SOUTH 24°05'49" EAST, 150.88 FEET; THENCE SOUTH 12°39'21" EAST, 3.92 FEET; THENCE SOUTH 11°00'04" WEST, 4.29 FEET; THENCE SOUTH 23°36'58" WEST, 18.30 FEET; THENCE SOUTH 18°05'36" WEST, 67.47 FEET; THENCE SOUTH 13°07'36" WEST, 72.34 FEET; THENCE SOUTH 49°06'38" WEST, 21.17 FEET; THENCE SOUTH 67°27'38" WEST, 59.13 FEET; THENCE SOUTH 64°45'28" WEST, 28.29 FEET; THENCE SOUTH 63°14'56" WEST, 54.28 FEET; THENCE SOUTH 39°20'16" WEST, 27.16 FEET; THENCE SOUTH 10°39'15" WEST, 205.91 FEET; THENCE SOUTH 04°02'18" WEST, 15.36 FEET; THENCE SOUTH 00°04'22" EAST, 17.40 FEET; THENCE SOUTH 02°54'09" EAST, 58.14 FEET; THENCE SOUTH 62°43'42" WEST, 10.69 FEET; THENCE SOUTH 02°21'38" EAST, 11.08 FEET; THENCE SOUTH 09°12'49" WEST, 40.51 FEET; THENCE SOUTH 13°51'53" WEST, 29.26 FEET; THENCE SOUTH 20°48'49" WEST, 17.76 FEET; THENCE SOUTH 31°57'01" WEST, 19.87 FEET; THENCE SOUTH 46°09'09" WEST, 153.31 FEET; THENCE SOUTH 37°23'52" WEST, 13.84 FEET; THENCE SOUTH 22°07'37" WEST, 22.66 FEET; THENCE SOUTH 42°15'45" WEST, 6.33 FEET; THENCE SOUTH 59°03'36" WEST, 16.89 FEET; THENCE SOUTH 51°11'35" WEST, 17.60 FEET; THENCE SOUTH 59°31'44" WEST, 29.88 FEET; THENCE SOUTH 63°18'57" WEST, 40.32 FEET; THENCE SOUTH 55°20'58" WEST, 41.14 FEET; THENCE SOUTH 39°41'37" WEST, 370.24 FEET; THENCE SOUTH 30°51'01" WEST, 27.59 FEET; THENCE SOUTH 13°41'23" WEST, 36.62 FEET; THENCE SOUTH 02°07'56" WEST, 20.20 FEET; THENCE SOUTH 12°10'51" EAST, 25.46 FEET; THENCE SOUTH 22°03'07" EAST, 13.51 FEET; THENCE SOUTH 29°33'37" EAST, 53.60 FEET; THENCE SOUTH 33°49'55" EAST, 47.68 FEET; THENCE SOUTH 40°28'17" EAST, 116.28 FEET; THENCE SOUTH 33°17'24" WEST, 8.64 FEET;**

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THENCE SOUTH 41°35'46" WEST, 12.58 FEET; THENCE SOUTH 48°48'07" WEST, 23.25 FEET; THENCE SOUTH 60°03'42" WEST, 33.08 FEET; THENCE SOUTH 54°13'53" WEST, 12.07 FEET; THENCE SOUTH 48°15'20" WEST, 12.18 FEET; THENCE SOUTH 42°02'48" WEST, 25.32 FEET; THENCE SOUTH 21°18'36" WEST, 14.27 FEET; THENCE SOUTH 07°09'41" WEST, 21.03 FEET; THENCE SOUTH 02°19'23" EAST, 54.26 FEET; THENCE SOUTH 07°16'15" EAST, 33.73 FEET; THENCE SOUTH 17°13'29" EAST, 105.73 FEET; THENCE SOUTH 04°13'22" WEST, 21.80 FEET; THENCE SOUTH 13°13'38" WEST, 146.43 FEET; THENCE SOUTH 00°36'28" EAST, 42.35 FEET; THENCE SOUTH 06°35'16" EAST, 17.96 FEET; THENCE SOUTH 11°10'48" EAST, 18.68 FEET; THENCE SOUTH 17°10'21" EAST, 29.11 FEET; THENCE SOUTH 23°03'47" EAST, 17.87 FEET; THENCE SOUTH 30°08'54" EAST, 38.62 FEET; THENCE SOUTH 36°34'36" EAST, 12.63 FEET; THENCE SOUTH 71°35'53" WEST, 54.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 686.75 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 214.55 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°32'53" WEST, 213.68 FEET. THENCE SOUTH 89°29'52" WEST, 4.90 FEET; THENCE NORTH 00°14'30" WEST, 1257.60 FEET; THENCE NORTH 89°45'25" EAST, 59.97 FEET; THENCE NORTH 36°03'25" EAST, 142.14 FEET; THENCE NORTH 51°44'25" EAST, 238.67 FEET; THENCE NORTH 11°44'25" EAST, 132.23 FEET; THENCE NORTH 34°13'47" EAST, 54.27 FEET; THENCE NORTH 55°33'17" EAST, 111.62 FEET; THENCE NORTH 75°11'08" EAST, 52.00 FEET; THENCE SOUTH 86°39'34" EAST, 60.41 FEET; THENCE NORTH 46°18'30" EAST, 70.77 FEET; THENCE NORTH 39°58'00" EAST, 56.64 FEET; THENCE NORTH 07°00'22" EAST, 64.92 FEET; THENCE NORTH 40°27'01" EAST, 54.53 FEET; THENCE NORTH 08°17'20" EAST, 80.92 FEET; THENCE NORTH 12°44'17" EAST, 63.48 FEET; THENCE NORTH 24°44'09" EAST, 41.66 FEET; THENCE NORTH 05°55'30" EAST, 75.60 FEET; THENCE NORTH 22°00'21" EAST, 160.43 FEET; THENCE NORTH 58°54'22" EAST, 68.52 FEET; THENCE NORTH 17°42'26" EAST, 50.40 FEET; THENCE NORTH 29°15'45" EAST, 76.89 FEET; THENCE NORTH 15°55'38" EAST, 32.50 FEET; THENCE NORTH 07°01'28" EAST, 119.23 FEET; THENCE NORTH 09°35'39" WEST, 91.81 FEET; THENCE NORTH 61°37'15" EAST, 91.97 FEET; THENCE NORTH 24°48'01" EAST, 101.18 FEET; THENCE NORTH 13°46'07" WEST, 18.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.40 ACRES MORE OR LESS.

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