

Legal Description
Exhibit 1
June 30, 2021

apart of the George Hartley Grant, section 41, township 4 south, range 27 east, Duval County, Florida, more particularly described as follows:

commence at a 1 inch iron pipe at the intersection of the line between the Fred Hartley Grant, section 42 and the George Hartley Grant, section 41 both in township 4 south, range 27 east and the northerly line of clearwater lane (a 60 foot right of way as now established by the city of Jacksonville Department of Public Works):

thence south 86°46'40" west, 262.3 feet (south 86°52'20" west, 262.05 feet as field measured) to a 4"x4" concrete monument, the following line to be the basis of bearing for this description, with a value of south 84°07'16" west, thence follow said bearing along the northerly line of clearwater lane for a distance of 189.82 feet (189.87 feet as field measured) to a 1 inch iron pipe in the northerly line of clearwater lane, being in a curve concave to the southeast and having a radius of 300.81 feet. thence along said curve and the northerly of said clearwater lane accord bearing and distance of south 74°33'11" west, 100.00 feet to a set 1/2" iron pipe and cap #L.B 8409, thence north 40°49'48" west, 227.52 feet to a set 1/2" iron pipe and cap #L.B 8409; thence north 41°49'48" west, 233.13 feet (north 41°51'52" west, 232.70 feet as field measure) to a 4"x4" concrete monument and point of beginning; thence north 41°49'48" west, 181.30 feet (north 42°03'07", 179.90 feet as field measured) to a 1 inch iron pipe; thence north 48°12'58" east, 122.621 feet (north 47°50'06" east, 122.45 feet as field measured) to a one inch iron pipe; thence 48°12'48" east, 169.73 feet (north 48°30'15" east, 169.51 feet as field measured) to a 4"x4" concrete monument; thence south 07°44'44" east, 258.45 feet (south 07°52'59" east, 257.51 feet as field measured) to a set 1/2" iron pipe and cap #L.B 8409; thence south 28°46'44" east, 34.95 feet to the center line of a 8 foot more or less wide creek; thence follow the following 6 courses and distances along the center line of said creek: south 45°41'31" west, 21.22 feet; south 43°45'48" west, 21.90 feet; south 47°46'20" west, 27.55 feet; south 48°10'24" west, 35.32 feet; south 36°36'18" west, 20.88 feet; south 03°44'59" west, 18.40° to a point, said point bears south 41°49'48" east, (south 41°51'52" east as field measured), 87.98 feet from the point of beginning; thence north 41°49'48" west (north 41°51'52" west as field measured), 87.89 feet to the point of beginning.

Legal Description: Parcel "B"

Apart of the George Hartley Grant, section 41, township 4 south range 27 east, Duval County, Florida, more particularly described as follows:

commence at the intersection of the line between the Fred Hartley Grant, section 42 and the George Hartley Grant section 41 both in township 4 south range 27 east and the northerly line of Clearwater lane (a 60 foot right, of way as now established by the city of Jacksonville Department of Public Works): thence south 86°46'40" west 262.3 feet (south 86°52'20" west, 262.05 feet as field measured) to 4"x4" concrete monument, the following line to be the basis of bearing for this description, with a value of south 84°07'16" west, thence follow said bearing along the northerly line of Clearwater lane for a distance of 189.82 feet (189.87 feet as field measured) to a 1 inch iron pipe and a point of beginning in the northerly line of Clearwater Lane being in a curve concave to the southeast and having a radius of 300.81 feet thence along said curve in the northerly line of said Clearwater Lane accord bearing and distance of south 74°33'11" west 100.00 feet to a set 1/2" iron pipe and cap #L.B 8409, thence north 40°49'48" west, 227.52 feet to a set 1/2" iron pipe and cap #L.B 8409, thence north 41°49'48" west (north 41°51'52" west as field measured) 144.81, feet to the center line of a 8 foot more or less wide creek:

thence follow

the following 6 courses and distances along the center line of said creek: north 03°44'59" east 18.40 feet; north 36°36'18" east 20.88 feet; north 48°10'24" east 35.32 feet; north 47°46'20" east 27.55 feet; north 43°45'48" east 21.90 feet; north 45°41'31" east 21.22 feet; to a point; thence south 28°46'44" east 175.41; feet to a set 1/2" iron pipe and cap #8409; thence south 38°43'44" east, 266.9 feet; (266.09 feet as field measured) to the point of beginning.