

LEGAL DESCRIPTION

EXHIBIT "1"

7/10/2017

A PORTION OF LOT 1, BLOCK 27 TOGETHER WITH ALL OF LOTS 2, 3, 4, 5, 6, AND 7, BLOCK 27, TOGETHER WITH A PORTION OF 10' ALLEY, AS SHOWN ON THE PLAT OF FIRST ADDITION TO NEW RIVERSIDE, RECORDED IN PLAT BOOK 6, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF RUBEL STREET (A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°12'53" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF RUBEL STREET, A DISTANCE OF 129.92 FEET; THENCE SOUTH 89°53'54" WEST, A DISTANCE OF 360.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF WILLOWBRANCH AVENUE (A 60' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 00°14'31" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 105.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°50'59" EAST, 35.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE NORTH 89°56'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.1± ACRES, MORE OR LESS.