

EXHIBIT 1

A part of Tracts 14 and 16, Block 1, Section 8, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, page 93, current public records, Duval County, Florida, being more particularly described as follows: Commence at the intersection of the West right of way line of Monroe Smith Road and the North right of way line of Noroad Street, a/k/a Norode; thence South 88 degrees 40 minutes 40 seconds West along the North right of way line of Noroad Street, a/k/a Norode, a distance of 516.46 feet to point of beginning; thence North 4 degrees 06 minutes West a distance of 618.5 feet to a point in the North line of said Tract 16; thence South 88 degrees 29 minutes West along said North line a distance of 40 feet to the Northwest corner of said Tract 16; thence North 1 degree 51 minutes 25 seconds East along the East line of Tract 14, a distance of 648.6 feet to the Northeast corner of said Tract 14; thence South 88 degrees 21 minutes West along the North line of Tract 14, a distance of 327.72 feet to the Northwest corner of said Tract 14; thence South 1 degree 44 minutes West along the West line of said Tract 14, a distance of 631 feet more or less to a point that lies 634 feet North of Noroad Street a/k/a Norode, as measured along the West line of said Tract; thence South 88 degrees 16 minutes East a distance of 295.8 feet; thence South 5 degrees 02 minutes 40 seconds East a distance of 618.04 feet to a point in the North right of way line of Noroad Street a/k/a Norode; said point lies 44 feet East of the East line of Tract 14; thence North 88 degrees 40 minutes 40 seconds East along said right of way line a distance of 60 feet to the point of beginning.

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Submitted: 01/28/2019