

Exhibit 1  
Page 1 of 3



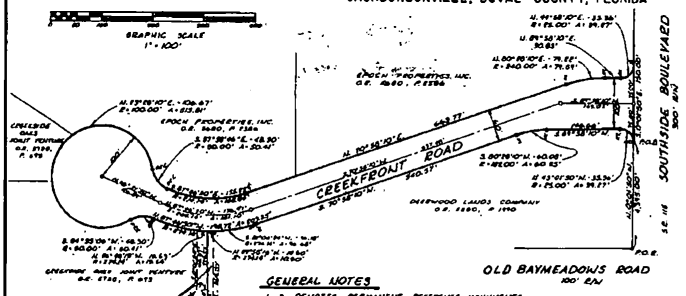
# CREEKFRONT ROAD

A PORTION OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 27 EAST  
JACKSONSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 24

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.F.F.



APPROVED  
DATE: August 31, 1924  
BY: *[Signature]*  
CITY ENGINEER  
*[Signature]*  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, CO.  
*[Signature]*  
ASSISTANT ENGINEER

GENERAL NOTES  
1. X DENOTES PERMANENT REFERENCE MONUMENTS.  
2. O DENOTES PERMANENT CONTROL POINTS.  
3. BEARINGS SHOWN HEREON PROJECTED FROM SOUTHWEST BOULEVARD T.S. 1153 P.C.E. DAT.

**CAPTION:**  
A tract of land in Section 24, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida. Said tract being more particularly described as follows:  
For point of reference, commence at the point of intersection of the northerly right of way line of Baymeadows Road (a 100-foot right of way, as now established) with the westerly right of way line of Southside Boulevard (State Road No. 115, a 100-foot right of way, as now established), and run N-8°01'50"W, along said westerly right of way line, a distance of 4,191.80 feet to a point of curvature for point of beginning.  
From the point of beginning thus described, run a distance of 39.17 feet, along the arc of a curve, concave Southeastward, and having a radius of 25.00 feet, a chord distance of 35.50 feet to the point of tangency of said curve, the bearing of the aforementioned chord being N-45°01'50"W; run thence S-89°58'10"W, a distance of 145.00 feet to a point of curvature; run thence a distance of 80.15 feet, along the arc of a curve, concave Southeastward, and having a radius of 100.00 feet, a chord distance of 80.08 feet to the point of tangency of said curve, the bearing of the aforementioned chord being S-87°39'10"W; run thence S-70°58'10"W, a distance of 145.55 feet to a point of curvature; run thence a distance of 102.31 feet, along the arc of a curve, concave Northward, and having a radius of 174.14 feet, a chord distance of 199.72 feet to a point of reverse curvature, the bearing of the aforementioned chord being N-87°39'10"W; run thence a distance of 102.31 feet, along the arc of a curve, concave Northward, and having a radius of 100.00 feet, a chord distance of 104.87 feet to a point of reverse curvature, the bearing of the aforementioned chord being N-12°18'10"W; run thence a distance of 58.41 feet, along the arc of a curve, concave Northward, and having a radius of 50.00 feet, a chord distance of 46.10 feet to a point of reverse curvature, the bearing of the aforementioned chord being S-77°42'10"W; run thence a distance of 151.41 feet, along the arc of a curve, concave Northward, and having a radius of 100.00 feet, a chord distance of 154.87 feet to a point of reverse curvature, the bearing of the aforementioned chord being S-77°42'10"W; run thence a distance of 158.23 feet, along the arc of a curve, concave Northward, and having a radius of 50.00 feet, a chord distance of 18.20 feet to a point of reverse curvature, the bearing of the aforementioned chord being S-17°18'10"W; run thence a distance of 158.23 feet, along the arc of a curve, concave Northward, and having a radius of 114.14 feet, a chord distance of 155.23 feet to the point of tangency of said curve, the bearing of the aforementioned chord being S-87°42'10"W; run thence N-70°58'10"W, a distance of 145.17 feet to a point of curvature; run thence a distance of 39.17 feet, along the arc of a curve, concave Southeastward, and having a radius of 100.00 feet, a chord distance of 79.11 feet to a point of tangency, the bearing of the aforementioned chord being N-87°39'10"W; run thence N-89°58'10"E, a distance of 30.33 feet to a point of curvature; run thence a distance of 30.33 feet, along the arc of a curve, concave Northward, and having a radius of 15.00 feet, a chord distance of 35.30 feet to the point of tangency of said curve with the westerly right of way line of aforementioned Southside Boulevard, the bearing of the aforementioned chord being N-87°39'10"W; run thence S-0°01'39"W, along said westerly right of way line, a distance of 150.00 feet to the point of beginning. The land thus described contains 2.1422 acres, more or less.

**ADOPTION AND DEDICATION:**  
This is to certify that Deerwood Lands Company, a corporation organized and existing under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereto to be known as "Creekfront Road", and has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby signed as a true and correct plat of said lands and that "Creekfront Road" is hereby and irrevocably dedicated to the City of Jacksonville and its successors.

Signed, sealed and delivered DEERWOOD LANDS COMPANY  
in the presence of:  
*[Signature]* BY: *[Signature]*  
*[Signature]* ATTEST:

STATE OF FLORIDA, COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 30th day of August, 1924, by J. C. Lutz, Vice President, and STEPHEN DEERWOOD LANDS COMPANY.  
*[Signature]* My Commission expires: Oct 13, 1927  
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit 1  
Page 3 of 3