

EXHIBIT 1
Legal Description

September 3, 2021

PARCEL 1: FEE SIMPLE PARCEL

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16870, PAGE 1044, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF OXFORD CHASE, AS RECORDED IN PLAT BOOK 56, PAGES 45, 45A THROUGH 45G, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GATE PARKWAY, A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON THE PLAT OF GATE PARKWAY EXTENSION-PHASE 2, RECORDED IN PLAT BOOK 56, PAGES 47, 47A THROUGH 47F, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 48°59' 57" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 16.06 FEET; THENCE NORTH 35°30'12" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 52.02 FEET; THENCE NORTH 54°29'48" WEST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 132.00 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1060.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'15" AN ARC LENGTH OF 127.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°56'49" EAST, 127.34 FEET; COURSE 2, THENCE NORTH 30°09'39" EAST, 51.14 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1072.00 FEET; COURSE 3, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'52", AN ARC LENGTH OF 100.06 FEET TO THE SOUTHEASTERLY MOST CORNER OF PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16644, PAGE 747, OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°44'13" EAST, 100.02 FEET.

FROM SAID POINT OF BEGINNING, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING 2 COURSES: COURSE 1, THENCE NORTH 39°35'23" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, 28.09 FEET; COURSE 2, THENCE DUE NORTH, 768.79 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDSCAPE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17605, PAGE 453; AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF EASEMENT

RECORDED IN OFFICIAL RECORDS BOOK 17780, PAGE 2269 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 77°34'45" EAST, DEPARTING SAID EASTERLY LINE, ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE, 147.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDSCAPE EASEMENT; THENCE NORTH 12°25'15" WEST, ALONG THE EASTERLY LINE OF SAID LANDSCAPE EASEMENT AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17886, PAGE 9S2, OF SAID CURRENT PUBLIC RECORDS, 26.99 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF LAKE VIRGINIA 30' DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12595, PAGE 635, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 77°34'57" EAST, DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY LINE, 42.13 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF STORMWATER MANAGEMENT FACILITY NO. 5 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13868, PAGE 782, OF SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY DEPARTING SAID SOUTHERLY LINE OF LAKE VIRGINIA 30' DRAINAGE EASEMENT AND ALONG SAID SOUTHERLY LINE OF STORMWATER MANAGEMENT FACILITY NO. 5 THE FOLLOWING 2 COURSES: COURSE 1, THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 95.80 FEET, THROUGH A CENTRAL ANGLE OF 81°24'04", AN ARC LENGTH OF 136.10 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°02'12" EAST, 124.94 FEET; COURSE 2, THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 989.20 FEET, THROUGH A CENTRAL ANGLE OF 33°31'30", AN ARC LENGTH OF 578.80 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17698, PAGE 2060, OF SAID CURRENT PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°01'31" EAST, 570.58 FEET; THENCE SOUTH 00°01'47" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE OF LAST SAID LANDS, 704.21 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE SOUTHWESTERLY ALONG THE NORTHERLY AND NORTHWESTERLY RIGHT OF WAY LINES OF SAID GATE PARKWAY THE FOLLOWING 6 COURSES: COURSE 1, THENCE NORTH 89°59'48" WEST, 48.87 FEET; COURSE 2, THENCE SOUTH 76°30'27" WEST, 51.42 FEET; COURSE 3, THENCE NORTH 89°59'48" WEST, 59.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1060.00 FEET; COURSE 4, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°22'42", AN ARC LENGTH OF 488.01 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°48'51" WEST, 483.71 FEET; COURSE 5, THENCE SOUTH 75°36'30" WEST, 51.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1072.00 FEET; COURSE 6, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°29'43", AN ARC LENGTH OF 196.37 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°39'31" WEST, 196.09 FEET.

TOGETHER WITH:

PARCEL 2: EASEMENT PARCEL A

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AND RETENTION, AS AND TO EXTENT THAT SUCH EASEMENT IS GRANTED TO OWNER OF THE ABOVE DESCRIBED LANDS IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKE VIRGINIA RECORDED IN OFFICIAL RECORDS BOOK 11112, PAGE 250 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 571, AND AMENDED IN OFFICIAL RECORDS BOOK 11683, PAGE 1771, ALL OF SAID RECORDS.

AND TOGETHER WITH

PARCEL 3: EASEMENT PARCEL B

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, GRANTED FOR THE BENEFIT OF THE FIRST ABOVE DESCRIBED LANDS, IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 17700, PAGE 750, OVER THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16870, PAGE 1044, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF OXFORD CHASE, AS RECORDED IN PLAT BOOK 56, PAGES 45, 45A THROUGH 45G, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GATE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON THE PLAT OF GATE PARKWAY EXTENSION - PHASE 2, RECORDED IN PLAT BOOK 56, PAGES 47, 47A THROUGH 47F, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 48°59'57" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 16.06 FEET; THENCE NORTH 35°30'12" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 52.02 FEET; THENCE NORTH 54°29'48" WEST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 132 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY THE FOLLOWING 8 COURSES: COURSE 1, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1060.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'15", AN ARC LENGTH OF 127.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°56'49" EAST, 127.34 FEET; COURSE 2, THENCE NORTH 30°09'39" EAST, 51.14 FEET

TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1072.00 FEET; COURSE 3, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°50'35", AN ARC LENGTH OF 296.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°59'05" EAST, 295.48 FEET; COURSE 4, THENCE NORTH 75°36'30" EAST, 51.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1060.00 FEET; COURSE 5, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°22'42", AN ARC LENGTH OF 488.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°48'51" EAST, 483.71 FEET; COURSE 6, THENCE SOUTH 89°59'48" EAST, 59.47 FEET; COURSE 7, THENCE NORTH 76°30'27" EAST, 51.42 FEET; COURSE 8, THENCE SOUTH 89°59'48" EAST, 48.87 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 00°01'47" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 409.27 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 51.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 130°12'19", AN ARC LENGTH OF 117.03 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°59'37" EAST, 93.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 45°05'14", AN ARC LENGTH OF 18.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°33'55" WEST, 18.02 FEET; THENCE SOUTH 00°01'18" WEST, 304.83 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF GATE PARKWAY; THENCE NORTH 89°59'48" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 23.13 FEET TO THE POINT OF BEGINNING.