

LEGAL DESCRIPTION

EXHIBIT 1

7/10/26

PART OF THE SOUTH HALF OF THE NORTHEAST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST HALF OF SAID SECTION 20; THENCE SOUTH 1°46'46" WEST, 625.37 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE NORTH 89°31'22" EAST, 1,156.72 FEET, THENCE NORTH 0°37'06" EAST, 312.50 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 89°31'22" EAST, 209.13 FEET, THENCE NORTH 0°37'06" EAST, 312.50 FEET TO THE NORTH LINE OF THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST HALF OF SAID SECTION 20; THENCE SOUTH 89°31'22" WEST, 209.13 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST HALF OF SAID SECTION 20; THENCE SOUTH 0°37'06" WEST 312.50 FEET TO THE POINT OF BEGINNING

LANDS THUS DESCRIBED CONTAIN 1.5 ACRES MORE OR LESS

TOGETHER WITH A 10 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 10 FEET OF LAND DESCRIBED IN THE OFFICIAL RECORDS BOOK 6314, PAGE 1711, OF PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 25 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6314, PAGE 1711, OF PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.