

Legal

Exhibit 1

August 4, 2023

A PART OF LOT 12, OF A SUBDIVISION OF THE DOMINGO FERNANDEZ GRANT, SECTIONS 37, 38 AND 39, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 18, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 12, WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALTA ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 64°20' WEST ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 1,428.68 FEET, MORE OR LESS, TO THE POINT ON THE EASTERLY EDGE OF DUNN'S CREEK; THENCE NORTHERLY ALONG SAID EASTERLY EDGE OF DUNN'S CREEK AND FOLLOWING THE MEANDERINGS THEREOF A DISTANCE OF 264.0 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 64°20' EAST AND BEING A DISTANCE OF 252.5 FEET NORTHERLY WHEN MEASURED AT RIGHT ANGLES OF THE SAID SOUTHERLY LINE OF LOT 12; THENCE NORTH 64°20' EAST A DISTANCE OF 830.68 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 25°40' EAST A DISTANCE OF 227.5 FEET TO A POINT; THENCE NORTH 64°20' EAST A DISTANCE OF 496.79 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALTA ROAD; SAID POINT BEING IN A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,186.78 FEET; THENCE SOUTH 70°20'56" EAST A DISTANCE OF 35.29 FEET (CHORD BEARING AND DISTANCE) TO THE POINT OF BEGINNING.

SUBJECT TO:

AN INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 12 OF SUBDIVISION OF THE DOMINGO FERNANDEZ GRANT, SECTIONS 37, 38 AND 39, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 18, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 12, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALTA ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 64 DEGREES 20 MINUTES WEST ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 541.60 FEET; THENCE NORTH 25 DEGREES 40 MINUTES WEST, 126.29 FEET; THENCE NORTH 64 DEGREES 20 MINUTES EAST 20.00 FEET; THENCE SOUTH 25 DEGREES 40 MINUTES EAST 101.20 FEET; THENCE NORTH 64 DEGREES 20 MINUTES EAST A DISTANCE OF 496.79 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALTA ROAD; SAID POINT BEING IN A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,186.78 FEET; THENCE SOUTH 70 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 35.29 FEET (CHORD BEARING AND DISTANCE) TO THE POINT OF BEGINNING.