

EXHIBIT 1

Legal Description

West Ortega Landing PUD

June 10, 2022

A PARCEL OF LAND BEING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD (AN 80 FOOT RIGHT OF WAY) AND 26.74 FEET NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF 111TH. STREET (A 66 FOOT RIGHT OF WAY), SAID POINT OF COMMENCEMENT BEING THE P.C. OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE OF WESCONNETT MANOR, AS RECORDED IN PLAT BOOK 27, PAGE 57 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 84 DEGREES 03 MINUTES 30 SECONDS WEST, 80.0 FEET TO THE P.C. OF A CURVE SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD; THENCE SOUTH 5 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD 329.96 FEET TO A POINT OF CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 5795.49 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 272.13 FEET TO THE POINT OF BEGINNING SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 11 MINUTES 10 SECONDS WEST, 272.10 FEET; THENCE CONTINUE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 121.74 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 07 MINUTES 59 SECONDS WEST, 121.73 FEET; THENCE SOUTH 09 DEGREES 44 MINUTES 09 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD 284.34 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5736, PAGE 1138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 47 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY BOUNDARYS OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5736, PAGE 1138, OFFICIAL RECORDS VOLUME 6662, PAGE 0941 AND OFFICIAL RECORDS VOLUME 6047, PAGE 1452 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 385.77 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 21 (BLANDING BOULEVARD); THENCE NORTH 17 DEGREES 25 MINUTES 16 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 21 (BLANDING BOULEVARD) 358.78 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 22 SECONDS EAST, 564.41 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 4.05 ACRES MORE OR LESS.