

LEGAL DESCRIPTION
EXHIBIT 1
November 8, 2022

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY FLORIDA, AND BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18413, PAGE 574 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE NORTH 89°07'39" EAST ALONG THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 501.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°07'39" EAST ALONG THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 199.00 FEET; THENCE SOUTH 00°52'21" EAST, A DISTANCE OF 591.83 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 102 (A 300 FOOT RIGHT OF WAY); THENCE NORTH 79°17'20" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 191.36 FEET; THENCE NORTH 00°52'21" WEST, A DISTANCE OF 416.23 FEET; THENCE SOUTH 89°07' 39" WEST, A DISTANCE OF 11.54 FEET; THENCE NORTH 00-52'21" WEST, A DISTANCE OF 137.18 FEET TO THE POINT OF BEGINNING.