

EXHIBIT 1

LEGAL DESCRIPTION

August 18, 2023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE MOST WESTERLY CORNER OF OXFORD CHASE AS RECORDED IN PLAT BOOK 56, PAGE 45, 45A THROUGH 45G INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 18°48'47" EAST, ALONG THE WESTERLY LINE OF SAID OXFORD CHASE, 770.91 FEET TO THE SOUTHERLY LINE OF SAID OXFORD CHASE; THENCE NORTH 89°51'38" EAST, ALONG LAST SAID LINE, 67.15 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9604, PAGE 1044 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°08'34" EAST, ALONG LAST SAID LINE, 263.86 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9576, PAGE 1493 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°51'26" WEST, ALONG LAST SAID LINE, 1146.01 FEET TO THE WESTERLY LINE OF A 60.00 FOOT STORMWATER DRAINAGE EASEMENT DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 9576, PAGE 1493; THENCE NORTH 00°08'34" WEST, ALONG LAST SAID LINE, 168.56 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF GATE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY PER PLAT BOOK 56, PAGES 47, 47A THROUGH 47F, INCLUSIVE OF SAID PUBLIC RECORDS) AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCA VE NORTHWESTERLY, HA YING A RADIUS OF 1060.00 FEET, AN ARC DISTANCE OF 7.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°41'06" EAST, 7.10 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 2: NORTH 60°29'35" EAST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCA VE NORTHWESTERLY, HA YING A RADIUS OF 1060.00 FEET, AN ARC DISTANCE OF 52.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°03'50" EAST, 52.87 FEET; COURSE NO. 4: NORTH 69°37'08" EAST, 51.98 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HA YING A RADIUS OF 1072.00 FEET, AN ARC DISTANCE OF 296.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°59'43" EAST, 295.45 FEET; COURSE NO. 6: NORTH 24°10'17" EAST, 51.14 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 7: NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1060.00 FEET, AN ARC DISTANCE OF 16.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF

NORTH 35°57'10" EAST, 16.63 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE;
COURSE NO. 8: NORTH 35°30'12" EAST, 485.95 FEET; COURSE NO. 9: NORTH 48°59'57" EAST,
35.38 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A BENEFICIAL AND APPURTENANT INTEREST IN AND TO THE
PERPETUAL, NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE PURSUANT TO
SECTION 1, PARAGRAPH (D) OF THE SWEETWATER LAKE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR OPERATION AND MAINTENANCE OF SURFACE WATER OR
STORM WATER MANAGEMENT SYSTEM AS RECORDED IN OFFICIAL RECORDS BOOK
8955, PAGE 1, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS AMENDED.

PARCEL 3:

ALSO TOGETHER WITH A BENEFICIAL AND APPURTENANT INTEREST IN AND TO THE
PERPETUAL NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AND
RETENTION PURSUANT TO SECTION 1, PARAGRAPH (D) OF THE DECLARATION OF
COVENANTS AND RESTRICTIONS FOR LAKE VIRGINIA, AS RECORDED IN OFFICIAL
RECORDS BOOK 11139, PAGE 571, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

ALSO TOGETHER WITH A BENEFICIAL AND APPURTENANT INTEREST IN AND TO THE
PERPETUAL NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE FACILITIES, AS
REFERENCED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9576,
PAGE 1493 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.