

Exhibit 1 – Legal Description
October 5, 2023

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PART OF LOTS 5 AND 6, AS SHOWN ON THE PLAT OF ESTATE OF HENRY F. MASTERS, AS RECORDED IN PLAT BOOK 13, PAGE 85 OF THE CURRENT PUBLIC RECORDS OF DWAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 4 OF SAID PLAT OF THE ESTATE OF HENRY F. MASTERS, SAID POINT BEING SITUATE IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD (A 66-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 65°30' WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, 1133.49 FEET TO A POINT SITUATE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 25°04' WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 619.26 FEET FOR A POINT OF BEGINNING; THENCE NORTH 66°42' EAST, 167.50 FEET; THENCE NORTH 30°20' EAST, 319.76 FEET; THENCE NORTH 55°11'46" WEST, 141.76 FEET; THENCE NORTH 48°34' WEST, 169.35 FEET; THENCE NORTH 60°05'12" WEST, 188 FEET. MORE OR LESS TO THE WATERS OF THE RIBAUT RIVER (FORMERLY SIX MILE CREEK); THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE WATERS OF THE RIBAUT RIVER AND FOLLOWING THE MEANDERINGS THEREOF, 315 FEET MORE OR LESS TO A POINT SITUATE IN SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, WHICH LIES NORTH 26° 04' WEST, 347 FEET, MORE OR LESS FROM THE POINT OF BEGINNING; THENCE SOUTH 25°04' EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 347 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 3.8 ACRES, MORE OR LESS.

LESS AND EXCEPT 20' BUFFER ALONG THE CREEK