

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**October 31, 2024**

A PART OF THE WILLIAM LANE GRANT, SECTION 45, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF WESTVIEW CEMETERY ADDITION AS RECORDED IN PLAT BOOK 23, PAGE 48 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 57 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF PICKETTVILLE ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED), 173.26 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3314, PAGE 824 OF SAID PUBLIC RECORDS; THENCE NORTH 22 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS, 545.40 FEET; THENCE NORTH 14 DEGREES 37 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2632, PAGE 291 OF SAID PUBLIC RECORDS, 110.83 FEET; THENCE NORTH 08 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS, 124.90 FEET; THENCE NORTH 09 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE, 639 FEET MORE OR LESS TO THE WATER'S EDGE OF SIX MILE CREEK; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID WATER'S EDGE, TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF WESTVIEW CEMETERY AS RECORDED IN PLAT BOOK 14, PAGE 41 OF SAID PUBLIC RECORDS; THENCE SOUTH 06 DEGREES 49 MINUTES 00 SECONDS EAST ALONG LAST SAID LINE, 429 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID WESTVIEW CEMETERY; THENCE SOUTH 83 DEGREES 11 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID WESTVIEW CEMETERY, 520.50 FEET; THENCE SOUTH 06 DEGREES 49 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID WESTVIEW CEMETERY AND WESTVIEW CEMETERY ADDITION. 719.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS ARE INTENDED TO BE THE SAME LANDS AS DESCRIBED AND RECORDED IN THE FOLLOWING DEEDS: OFFICIAL RECORDS VOLUME 2632, PAGE 291, OFFICIAL RECORDS VOLUME 3232, PAGE 603, OFFICIAL RECORDS VOLUME 2842, PAGE 5, OFFICIAL RECORDS VOLUME 2907, PAGE 412, OFFICIAL RECORDS VOLUME 3314, PAGE 824, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.