

Legal Description
Exhibit 1
May 22, 2024

32-35-27E 7.210
SE1/4 OF NW1/4
PT RECD O/R BK 12828-22

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 174.0' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 34°08'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 13, A DISTANCE OF 424.02 FEET; THENCE SOUTH 55°51'10" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 34°08'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 154.00 FEET; THENCE SOUTH 55°30'25" EAST, 210.00 FEET; THENCE NORTH 34°08'50" EAST, 138.00 FEET; THENCE SOUTH 55°30'25" EAST, 536.69 FEET TO THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE SOUTH 00°14'19" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 148.44 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE SOUTH 89°07'30" WEST, ALONG THE SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 1026.35 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 7.24 ACRES MORE OR LESS.