

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**February 25, 2025**

TRACT A:

Parcel 1:

Beginning 152 feet South from the center of canal that runs East and West on South side of city limits of the Town of Baldwin, Florida; running thence South along West side of right of way of State Road 13, 152 feet; thence West 680 feet; thence North 152 feet; thence East 680 feet, to the Point of Beginning. The above piece of parcel of land hereby conveyed more particularly described as part of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida, less and except any part lying in State Road.

Parcel 2:

Beginning in the center of canal that runs East and West on the South side of city limits of the Town of Baldwin, Florida, and 206 feet West of right of way of State Road No. 13, running thence South 152 feet; thence West 200 feet; thence North 152 feet; thence East 200 feet to the Point of Beginning.

The above piece of parcel of land hereby conveyed, more particularly described as part of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida.

Parcel 3:

Beginning where the center of the canal runs East and West and forms the South city limits of the Town of Baldwin, Florida intersects the West right of way line of State Road No. 13, running thence South 152 feet; thence West 206 feet; thence North 152 feet; thence East 206 feet to the Point of Beginning.

The above piece of parcel of lands hereby conveyed, more particularly described as part of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida, less and except any part lying in State Road.

Parcel 4:

All that certain land situate in Duval County, Florida, being more particularly described as follows: starting where the center line of the canal that forms the South city limits of the Town of Baldwin, Florida, intersects the West boundary of State Road No. 13, US 301, as it existed prior to widening of US 301 (the old right of way was 60 feet wide), continue West along said center line of said canal a distance of 406 feet to the Point of Beginning; thence continue Westerly along the center line of said canal a distance of 272 feet; thence South a distance of 152 feet; thence East , a distance of 272 feet; thence North a distance of 152 feet to the Point of Beginning, all lying and being in the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida. Less and except from Parcels 1, 2, 3 and 4 above, the parcels of land described in Order of Taking recorded in Official Records Book 1867, Page 283, Order of Taking recorded in Official Records Book 1868, Page 483 and Stipulated Order of Taking recorded in Official Records Book 17550, Page 259, all of the Public Records of Duval County, Florida.

TRACT B: (Mosley)

Beginning 304 feet South from center of canal that runs East and West on South side of city limits of the Town of Baldwin, Florida, running thence South on the West side of right of way of State Road 13, 152 feet, thence West 400 feet, thence South 210 feet, thence West 280 feet, thence North 362 feet, thence East 680 feet to the Place of Beginning. Being more particularly described as part of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida. Less and except that part conveyed to the State of Florida by Special Warranty Deed recorded in Official Records [Book 726, Page 301](#), of the Public Records of Duval County, Florida.

And

A part of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida, more particularly described as follows: Beginning in the center of a drainage canal; running South 1°00'40" East 451 feet to a stake; thence along said line 209 feet to a stake; thence South 87°40' West 418 feet to a stake; thence North 1°00'40" West 209 feet; thence North 87°40' East 418 feet to a Point of Beginning, except a strip of land 30 feet wide along the East side which is reserved for a public highway. Less and except that part conveyed to the State of Florida, by Special Warranty Deed recorded in Official Records [Book 726, Page 297](#), of the Public Records of Duval County, Florida.

Less and except those parcels taken by Order of Taking recorded April 26, 1963 in Official Records [Book 1867, Page 283](#), of the Public Records of Duval County, Florida.

Less and except that portion described by the certain right-of-way conveyance made to the State of Florida Department of Transportation by virtue of Warranty Deed recorded May 6, 2015 in Official Records [Book 17156, Page 1845](#), of the Public Records of Duval County, Florida.

Less and except any portion lying within any road right-of-way.