

Exhibit 1
Legal Description
September 13, 2022

ALL OF TRACT 9, TOGETHER WITH A PORTION OF TRACT 11, BLOCK 3, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING NORTH OF D.O.T. DRAINAGE EASEMENT, PROJECT NO. 72220-3511 (A 65 FOOT EASEMENT AS NOW ESTABLISHED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID TRACT 11 WITH THE NORTHERLY LINE OF 103RD STREET (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN NORTH 01°07'59" EAST, ALONG SAID WESTERLY LINE, 541.29 FEET TO A POINT ON THE NORTHERLY LINE OF SAID DRAINAGE EASEMENT, SAID POINT BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 01°07'59" EAST, ALONG THE WESTERLY LINE, 715.57 FEET TO THE NORTHERLY LINE OF SAID TRACT 11; THENCE NORTH 88°21'59" EAST, ALONG SAID NORTHERLY LINE, 330.59 FEET TO THE EASTERLY LINE OF SAID TRACT 11; THENCE SOUTH 01°08'05" WEST, ALONG SAID EASTERLY LINE, 590.60 FEET TO THE NORTHERLY LINE OF SAID DRAINAGE EASEMENT; THENCE SOUTH 52°09'46" WEST, ALONG SAID NORTHERLY LINE, 88.46 FEET; THENCE SOUTH 73°03'46" WEST, 274.97 FEET TO THE POINT OF BEGINNING.