

EXHIBIT 1

Legal Description

(SURVEYOR'S DESCRIPTION)

A PORTION OF THE SEYMOUR PICKETT DONATION, SECTIONS 52 AND 53, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18279, PAGE 1874 AND A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18870, PAGE 1789, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE NORTHWEST CORNER OF LOT 130, ACCORDING TO THE PLAT OF OLD KINGS PLANTATION, UNIT TWO, AS RECORDED IN PLAT BOOK 63, PAGES 94 THROUGH 102, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 57°58'20" EAST, ALONG THE NORTHWEST LINE OF LAST SAID LANDS, A DISTANCE OF 15.16 FEET TO THE SOUTH CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18279, PAGE 1874 AND THE **POINT OF BEGINNING**; THENCE NORTH 29°56'43" WEST, ALONG THE SOUTHWEST LINE THEREOF AND ALONG THE SOUTHWEST LINE OF THE SAID LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 18870, PAGE 1789 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 809.38 FEET TO THE SOUTH CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10514, PAGE 1150 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 60°20'17" EAST, ALONG THE SOUTHEAST LINE THEREOF, AND ALONG THE SOUTHEAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14068, PAGE 707 AND THE SOUTHEAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6043, PAGE 1895, ALL RECORDED IN THE SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1137.62 FEET TO THE EAST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE SOUTHWEST RIGHT OF WAY LINE OF JACKS ROAD, BEING A 50 FOOT RIGHT OF WAY; THENCE SOUTH 30°26'09" EAST, ALONG LAST SAID SOUTHWEST RIGHT OF WAY LINE, A DISTANCE OF 98.28 FEET TO THE SOUTHEAST TERMINUS OF SAID JACKS ROAD; THENCE NORTH 55°44'29" EAST, ALONG SAID TERMINUS LINE, A DISTANCE OF 49.90 FEET; THENCE NORTH 30°28'33" WEST, DEPARTING SAID TERMINUS LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID JACKS ROAD, A DISTANCE OF 346.13 FEET TO THE SOUTH CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 17141, PAGE 1666 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 57°11'44" EAST, ALONG THE SOUTHEAST LINE THEREOF, A DISTANCE OF 250.00 FEET TO THE EAST CORNER THEREOF, SAID CORNER LYING ON THE SOUTHWEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12239, PAGE 2080 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 29°03'31" EAST, ALONG LAST SAID SOUTHWEST LINE A DISTANCE OF 86.52 FEET TO THE SOUTH CORNER THEREOF; THENCE SOUTH 29°59'30" EAST, ALONG THE SOUTHWEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7510, PAGE 1397, AND ALONG THE SOUTHWEST TERMINUS OF WALTER ROAD, BEING A 50 FOOT RIGHT OF WAY, AND ALONG THE SOUTHWEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8156, PAGE 2232, ALL OF THE SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 950.82 FEET TO THE SOUTH CORNER OF LAST SAID LANDS, ALSO BEING THE EAST CORNER OF THE SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18870, PAGE 1789 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE NORTHWEST LINE OF THE AFOREMENTIONED PLAT OF OLD KINGS PLANTATION, UNIT TWO; THENCE SOUTH 58°50'13" WEST, ALONG LAST SAID NORTHWEST LINE, ALSO BEING THE SOUTHEAST LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18870, PAGE 1789 AND OFFICIAL RECORDS BOOK 18279, PAGE 1874, ALL OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 1434.44 FEET, TO THE **POINT OF BEGINNING**.

October 8, 2019