

EXHIBIT 1

LEGAL DESCRIPTION

February 11, 2025

PART OF NORMANDY ACRES, UNIT# 2 (UNRECORDED) BEING PART. OF THE WEST 1/2 OF THE NORTHEAST 1/4 6F SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 114 OF SAID SECTION 20 AND THE SOUTHEASTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTH 56 DEGREES 30 MINUTES 30 SECONDS EAST, 1060.0 FEET TO A POINT; THENCE SOUTH 0 DEGREES 12 MINUTES 50 SECONDS WEST, 930.0 FEET TO A POINT; THENCE NORTH 73 DEGREES 17 MINUTES 30 SECONDS EAST, 255.3 FEET MORE OR LESS TO THE WATERS OF YELLOW WATER BRANCH AND THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 17 MINUTES 30 SECONDS WEST, 255.3 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 0 DEGREES 12 MINUTES 50 SECONDS EAST, 930.0 FEET TO THE SAID SOUTHEASTERLY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 56 DEGREES 30 MINUTES 30 SECONDS WEST, 493.94 FEET ALONG THE SAID SOUTHEASTERLY LINE OF NORMANDY BOULEVARD TO A POINT; THENCE SOUTH 0 DEGREES 12 MINUTES 50 SECONDS WEST, 1628.95 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 114 OF SECTION 20; THENCE NORTH 88 DEGREES.31 MINUTES EAST, 455.0 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION 20 TO THE WATERS OF SAID YELLOW WATER BRANCH; THENCE UP SAID BRANCH, FOLLOWING THE MEANDERINGS THEREOF, 1070.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.