

LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

A PART OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIFTEEN (15), TOWNSHIP ONE (1) SOUTH, RANGE TWENTY-FIVE (25) EAST, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE NORTH LINE OF GARDEN STREET AT A POINT TWENTY (20) FEET EAST FROM THE INTERSECTION OF NORTH LINE OF GARDEN STREET AND THE WEST LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF SECTION FIFTEEN (15), AS AFORESAID, THENCE EASTERLY ALONG THE NORTH LINE OF GARDEN STREET, FIVE HUNDRED (500) FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF SAID SECTION A DISTANCE OF FOUR HUNDRED TWENTY-FIVE (425) FEET; THENCE WEST PARALLEL AND TO THE NORTH LINE OF GARDEN STREET A DISTANCE OF FIVE HUNDRED (500) FEET TO A POINT TWENTY (20) FEET FROM SAID QUARTER SECTION LINE; THENCE SOUTH PARALLEL TO AND TWENTY (20) FEET FROM SAID QUARTER SECTION LINE A DISTANCE OF FOUR HUNDRED TWENTY-FIVE (425) FEET TO GARDEN STREET AND THE POINT OF BEGINNING.

AND

A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POST ON THE NORTH LINE OF GARDEN STREET 520 FEET EAST OF THE INTERSECTION OF THE NORTH LINE OF GARDEN STREET AND WALKER ROAD; THENCE RUNNING EAST ALONG THE NORTH LINE OF GARDEN STREET A DISTANCE OF 80 FEET; THENCE RUNNING NORTH AND PARALLEL WITH WALKER ROAD A DISTANCE OF 425 FEET; THENCE RUNNING WEST AND PARALLEL WITH GARDEN STREET A DISTANCE OF 80 FEET; THENCE RUNNING SOUTH A DISTANCE OF 425 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13383, PAGE 1592 AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13164, PAGE 1223.

October 16, 2024

Exhibit 1

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