

LEGAL DESCRIPTION

“EXHIBIT 1”

OCTOBER 15, 2024

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, LYING NORTH OF 103RD STREET.

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 25 EAST; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, 40.00 FEET TO AN IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF 103RD STREET; THENCE SOUTH 89 DEGREES 07 MINUTES 20 SECONDS EAST AND WITH THE SAID NORTH RIGHT OF WAY LINE OF 103RD STREET, 673.60 FEET TO AN IRON PIPE WHICH IS THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31 MINUTES 00 SECONDS WEST, 350.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 07 MINUTES 20 SECONDS EAST, 120.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 31 MINUTES 00 SECONDS EAST, 350.00 FEET TO AN IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF 103RD STREET; THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS WEST ALONG THE SAID NORTH RIGHT OF WAY LINE OF 103RD STREET, 120.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING IN STATE OR COUNTY ROADS.