

**Exhibit 1**  
**Legal Description**

LOT 8 AND PART OF LOT 7, HAMPTON VILLAGE, AS RECORDED IN PLAT BOOK 59, PAGES 150-154 OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

BEGIN AT THE SOUTHWEST MOST CORNER OF SAID LOT 8, BEING THE POINT OF BEGINNING;

THENCE NORTH  $01^{\circ}14'19''$  WEST, ALONG THE WEST LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 281.85 FEET TO A POINT; THENCE NORTH  $88^{\circ}45'41''$  EAST, A DISTANCE OF 304.18 FEET TO THE EAST LINE OF SAID LOTS 7 AND 8; THENCE SOUTH  $01^{\circ}14'19''$  EAST, ALONG THE EAST LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 289.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET, MAKING A CENTRAL ANGLE OF  $90^{\circ}00'00''$  AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH  $43^{\circ}45'41''$  WEST, 35.35 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH  $88^{\circ}45'41''$  WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 254.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ARC LENGTH OF 39.27 FEET, MAKING A CENTRAL ANGLE OF  $90^{\circ}00'00''$  AND HAVING A CHORD BEARING AND DISTANCE OF NORTH  $46^{\circ}14'19''$  WEST, 35.35 FEET TO THE POINT OF BEGINNING.

10/1/21