

Legal Description
Exhibit 1
November 24, 2021

THE WESTERLY½ (ONE HALF) OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 0815, PAGE 106 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

PART OF THE LANDS IN OFFICIAL RECORDS VOLUME (ORV) 4032, PAGE 174 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE CHARLES SETON GRANT SECTION 48, TOWNSHIP 2 NORTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE LANDS DESCRIBED IN DEED BOOK 279, PAGE 113, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN N36°13'28", A DISTANCE OF 2312.20 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS RECORDED IN SAID ORV9815 PAGE 0186, SAID PUBLIC RECORDS; THENCE CONTINUE N36°13'28"E, ALONG THE WESTERLY LINE OF SAID 9815 PAGE 0186 LANDS, A DISTANCE OF 598.80 FEET TO THE NORTHWESTERLY CORNER OF SAID ORV 9815 PAGE 0186; THENCE DEPARTING SAID WESTERLY LINE, RUN S53°46'32" E, ALONG THE NORTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 246.545 TO THE NORTHEASTERLY CORNER OF THE WEST 1/2 (ONE HALF) OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID NORTHERLY LINE, RUN S36°13'28"W, ALONG THE EASTERLY LINE OF THE WEST ½ (ONE HALF) OF SAID ORV 9815 PAGE 0186 A DISTANCE OF 598.80 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST ½ (ONE HALF) OF SAID 9815 PAGE 0186 LANDS AND A POINT ON THE NORTHERLY LINE OF THOSE LANDS RECORDED IN ORV 3274 PAGE 0007 OF SAID PUBLIC RECORDS; THENCE RUN N53°46'32"W ALONG THE SOUTHERLY LINE OF SAID ORV 9185 PAGE 0186 LANDS AND THE NORTHERLY LINE OF SAID ORV 3274, PAGE 0007 LANDS, A DISTANCE OF 246.545 FEET TO THE POINT OF BEGINNING CONTAINING 3.389 ACRES, MORE OR LESS

TOGETHER WITH AN INGRESS/EGRESS EASEMENT 60 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTH EAST CORNER OF THOSE LANDS DESCRIBED IN ORV 7722, PAGE 1176 OF THE CURRENT PUBLIC RECORDS OF DUVAL, COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF THE SAID SECTION 48 AND RUN S25°W ALONG THE SAID EAST LINE OF SAID SECTION 48, A DISTANCE OF 30.585 FEET TO THE BEGINNING OF THE CENTERLINE OF SAID 60 FOOT WIDE INGRESS/EGRESS EASEMENT, 30 FEET ON EACH SIDE OF THE CENTER LINE HEREIN DESCRIBED; THENCE RUN N53°46'20"W, PARALELL TO AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID ORV 7722, PAGE 1176 LANDS BY PERPENDICULAR MEASUREMENT, A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT 30 FEET EAST OF THE EAST LINE OF THOSE DESCRIBED

Legal Description
Exhibit 1
November 24, 2021

IN ORV 8253, PAGE 1578 SAID PUBLIC RECORDS BY PERPENDICULAR MEASUREMENT; THENCE S36'13'28"W, PARALELL TO AND 30 FEET EAST OF THE EAST LINE OF SAID ORV 8253,PAGE 1578 LANDS; A DISTANCE OF 637.5 FEET, MORE OR LESS TO A POINT 30 FETT NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, SAID POINT ALSO BEING 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN SAID ORV 8253, PAGE 1578 EXTENDED SOUTHEASTERLY, SAID POINT BEING REFERENCE POINT "A"; THENCE N53'46'32"W, PARALELL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, AND OF THOSE LANDS RECORDED IN SAID ORV 8253, PAGE 1578 EXTENDED SOUTHEASTERLY, A DISTANCE OF 438.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST½ (ONE HALF} OF SAID ORV 9815, PAGE 0186 LANDS AND IS TERMINUS #1 OF SAID INGRESS/EGRESS EASEMENT; RETURN TO REFERENCE POINT "A", THENCE RUN S53'46'32"E, PARALELL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT)THE SAID SOUTH LINE OF THOSE LANDS IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN ORV 1639, PAGE 1594, SAID PUBLIC RECORDS, A DISTANCE OF 601 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 48 AND TERMINUS #2 OF THE HERIN DESCRIBED 60 FOOT WIDE INGRESS/EGRESS EASEMENT