LEGAL DESCRIPTION

March 31, 2024

A portion of Section 24, Township 1 North, Range 26 East, and a portion of Section 19, Township 1 North, Range 27 East, Duval County, Florida, being the same lands described as Parcel 1 and recorded in Official Records Book 16897, page 920, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Easterly right of way line of Ranch Road, an 80 foot right of way as presently established, with the Southerly right of way line of Owens Road, a variable width right of way as presently established; thence Easterly along said Southerly right of way line the following 4 courses: Course 1, thence North 88°06'18" East, 2079.08 feet; Course 2, thence South 02°10'49" East, 17 feet; Course 3, thence North 87° 57'02" East, 150.00 feet; Course 4, thence South 89°40'13" East, 668.18 feet to its intersection with the Westerly right of way line of Interstate No. 95, a variable width limited access right of way as presently established; thence Southerly along said Westerly limited access right of way line and along the arc of a non-tangent curve concave Easterly having a radius of 11609.16 feet, through a central angle of 05°07'52", an arc length of 1039.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°17'27′West, 1039.31 feet; thence South 10°28'46" West, continuing along said Westerly limited access right of way line and along a non-tangent line, 7.99 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 13191, page 1218, of said current Public Records; thence North 88°36'25" West, departing said Westerly limited access right of way line and along the Northerly line of last said lands, 2659.63 feet to a point lying on said Easterly right of way line of Ranch Road; thence North 00°09'46" East, along said Easterly right of way line, 901.39 feet to the Point of Beginning.

Containing 61.97 acres, more or less.

Exhibit 1
Page 1 of 1