

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**November 21, 2022**

A PORTION OF THE PLAT OF WESTERN ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 22, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 9, 10, 11, AND 12, BLOCK 2, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT OF WESTERN ACRES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 12; THENCE SOUTH 00°44'43" WEST, 378.90 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°44'43" WEST, 483.21 FEET, TO A NORTH LINE OF THE PLAT OF L AND B SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 2, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°40'38" WEST, ALONG LAST SAID LINE AND THE WESTERLY PROLONGATION THEREOF, 342.67 FEET, TO THE WEST LINE OF AFORESAID TRACT 12; THENCE NORTH 00°39'38" EAST, ALONG LAST SAID LINE, A DISTANCE OF 195.24 FEET, TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386, OF SAID CURRENT OFFICIAL RECORDS; THENCE SOUTH 89°51'56" WEST, ALONG LAST SAID LINE, A DISTANCE OF 330.91 FEET; TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13973, PAGE 204, OF SAID CURRENT OFFICIAL RECORDS; THENCE SOUTH 00°37'20" WEST, ALONG LAST SAID LINE, A DISTANCE OF 309.93 FEET, TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5100, PAGE 333, OF SAID CURRENT OFFICIAL RECORDS; THENCE SOUTH 89°23'43" WEST, ALONG LAST SAID LINE, A DISTANCE OF 210.13 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°39'08" WEST, ALONG SAID LINE, A DISTANCE OF 314.82 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HERLONG ROAD (66' RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°24'14" WEST, ALONG LAST SAID LINE, A DISTANCE OF 50.01 FEET, TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8859, PAGE 51, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTHERLY, WESTERLY, AND SOUTHERLY ALONG LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00°38'15" EAST, 314.81 FEET; COURSE NO. 2: SOUTH 89°23'43" WEST, 190.04 FEET; COURSE NO. 3: SOUTH 00°34'04" WEST, 314.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HERLONG ROAD; THENCE SOUTH 89°24'14" WEST, ALONG LAST SAID LINE, A DISTANCE OF 212.21 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14421, PAGE 716, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTH 00°39'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 400.02 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS, THENCE SOUTH 89°06'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 135.35 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8669, PAGE 147, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTH 22°07'51" WEST, ALONG LAST SAID LINE, A DISTANCE OF 524.87 FEET; THENCE NORTH 88°36'02" EAST, 365.95 FEET; THENCE SOUTH 15°01'00" EAST, 39.98 FEET; THENCE NORTH 88°37'18" EAST, 50.00 FEET; THENCE NORTH 15°01'00" WEST, 40.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN

OFFICIAL RECORDS BOOK 17987, PAGE 568, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTH 88°36'02" EAST, ALONG LAST SAID LINE, A DISTANCE OF 504.15 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTH 17°01'26" WEST, ALONG LAST LINE, A DISTANCE OF 501.37 FEET, TO THE SOUTH RIGHT OF WAY LINE OF NORMANDY BOULEVARD, ALSO KNOWN AS STATE ROAD 228 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11,409.16 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 60.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°12'11" EAST, 60.01 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 17°01'26" EAST, ALONG LAST SAID LINE, 437.03 FEET; THENCE NORTH 88°50'11" EAST, 467.53 FEET; THENCE SOUTH 89°39'26" EAST, 36.81 FEET; THENCE SOUTH 36°59'31" EAST, 28.75 FEET; THENCE SOUTH 00°20'34" WEST, 49.28 FEET; THENCE SOUTH 89°39'26" EAST, 195.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 20.90 ACRES, MORE OR LESS.

**TOGETHER WITH:**

A PORTION OF TRACTS 9, 11 AND 12, BLOCK 2, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF WESTERN ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 22 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 12; THENCE SOUTH 00°44'43" WEST, ALONG THE EAST LINE OF SAID TRACT 12, A DISTANCE OF 378.90 FEET; THENCE NORTH 89°39'26" WEST, 195.62 FEET; THENCE NORTH 00°20'34" EAST, 49.28 FEET; THENCE NORTH 36°59'31" WEST, 28.75 FEET; THENCE NORTH 89°39'26" WEST, 36.81 FEET; THENCE SOUTH 88°50'11" WEST, 467.53 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 17°01'26" WEST, ALONG LAST SAID LINE, 311.87 FEET, TO THE SOUTH LINE OF AFORESAID PLAT OF WESTERN ACRES; THENCE NORTH 88°50'11" EAST, ALONG LAST SAID LINE, A DISTANCE OF 813.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5.62 ACRES, MORE OR LESS.