

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**May 18, 2023**

A Part of Lot 4, Division 3, ANDREW DEWEES GRANT Section 37, Township 2 South, Range 29 East, Duval County, Florida, more particularly described as follows: For the Point of Beginning commence at the intersection of the Southerly right-of-way line of Old Mayport Road (currently Pioneer Drive) as now established as a 66.00 feet right-of-way with the Easterly right-of-way line of State. Road No. 560 (New Mayport Road) as now established as a 100.00 foot right-of-way; thence run South 9°41'35" West along said Easterly right-of-way line of State Road No. 560, a distance of 178.00 feet; thence run North 88°57'05" East, parallel to said Southerly right-of-way line of Old Mayport Road, a distance of 200.00 feet to the Point of Beginning; thence run 255.00 feet to the original natural center line of Sherman Creek thence run Northwesterly along the meander of said center line of Sherman Creek, a distance of 211 feet more or less to aforesaid Southerly right-of-way line of Old Mayport Road; thence-run South 88°57'05" West, along said Southerly right-of-way line of Old Mayport Road, a distance of 94 feet to a point in the Southerly right-of-way line of Old Mayport Road (currently Pioneer Drive) (also CCD-2 zoning line); thence Southerly and parallel to the Easterly right-of-way line of State Road No. 560 (New Mayport Road) a distance of 175.00 feet more or less to the Point of Beginning. Lands thus described contain approximately .7 acres.