

LEGAL DESCRIPTION

Exhibit 1

August 6,2021

A PORTION OF LOTS 4 AND 5, AS SHOWN ON MAP OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16. PAGES 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT LYING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SCOTT MILL ROAD (AN 80 FOOT RIGHT OF WAY PER SAID PLAT OF SYLVAN BLUFF) AND ALSO BEING THE SOUTHEAST CORNER OF LOT 21, AS SHOWN ON MAP OF BLUFFS ON PLUMMERS COVE, AS RECORDED IN PLAT BOOK 68, PAGES 77 THROUGH 80 OF SAID PUBLIC RECORDS; THENCE SOUTH 41'52'55" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41'52'55" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 127.36 FEET; THENCE NORTH 46°24'58" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 762.39 FEET; THENCE NORTH 45°00'01" EAST, A DISTANCE OF 3.86 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 113.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°22'06" EAST, 90.78 FEET TO THE LINE DIVIDING SAID LOTS 4 AND 5; THENCE SOUTH 45°47'07* EAST, A DISTANCE OF 361.51 FEET TO

THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17195, PAGE 909; THENCE NORTH 44°12'53" EAST, A DISTANCE OF 45.31 FEET TO IT'S NORTHWEST CORNER; THENCE SOUTH 45°22'15" EAST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 411.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 2.03 ACRES, MORE OR LESS.

CERTIFIED TO: ANTOINE KASSIS; HAZAR DEMETREE; VYSTAR CREDIT UNION;

FIDELITY

NATIONAL TITLE INSURANCE COMPANY; GIBRALTAR TITLE SERVICES, LLC

SCALE: 1" = 40'

A PORTION OF LOT 4, AS SHOWN ON MAP OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT LYING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SCOTT MILL ROAD (AN 60 FOOT RIGHT OF WAY PER SAID PLAT OF SYLVAN BLUFF); THENCE NORTH

45°47'07* WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 774.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50 FEET, AN ARC DISTANCE OF 113.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°22'06" WEST, 90.78 FEET; THENCE SOUTH 45°00'01" WEST, A DISTANCE OF 3.86 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTH 48°24'58" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 729.73 FEET TO THE BULKHEAD LINE AS SHOWN ON SAID PLAT OF SYLVAN BLUFF; THENCE NORTH 72 58'14* EAST, ALONG SAID BULKHEAD LINE, A DISTANCE OF 115.60 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 45°47'07" EAST, ALONG SAID NORTHEASTERLY LINE OF LOT 4, A DISTANCE OF 658.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1.51 ACRES, MORE OR LESS. CERTIFIED TO:
ANTOINE KASSIS; HAZAR DEMETREE; VYSTAR CREDIT UNION; FIDELITY NATIONAL
TITLE INSURANCE COMPANY; GIBRALTAR TITLE SERVICES, LLC
SCALE: 1" = 40