

LEGAL DESCRIPTION 06/14/2021

Exhibit 1

A PORTION OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARY, DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF THE SAID JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD; THENCE 55 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 759.38 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 285.12 FEET TO THE MOST EASTERLY CORNER OF LANDS, DESCRIBED IN OFFICIAL RECORDS VOLUME 1884, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 34 DEGREES 25 MINUTES 40 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1884, PAGE 72, A DISTANCE OF 415.08 FEET TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3290, PAGE 794;

THENCE SOUTH 55 DEGREES 34 MINUTES 20 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS VOLUME 3290, PAGE 794, A DISTANCE OF 232.02 FEET;

THENCE SOUTH 34 DEGREES 9 MINUTES 10 SECONDS EAST, A DISTANCE OF 175.71 FEET;
THENCE SOUTH 55 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 52.93 FEET;
THENCE SOUTH 34 DEGREES 40 SECONDS EAST, A DISTANCE OF 240.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PART OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID CUMBERLAND GRANT, THE SAME BEING SITUATED IN THE CENTERLINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY);

THENCE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG THE CENTERLINE OF SAID MARBON ROAD, 1096.5 FEET;

THENCE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, 30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID MARBON ROAD AND THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670, OF THE PUBLIC RECORDS OF SAID COUNTY, FOR THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 34 DEGREES 35 MINUTES 40 SECONDS WEST, ALONG THE WESTENLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 985, PAGE 670, 906 FEET TO THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3448, PAGE 466;

THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY, 45 FEET TO THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3633, PAGE 457; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID LANDS SO DESCRIBED IN OFFICIAL RECORDS VOLUME 3728, PAGE 1068 AND OFFICIAL RECORDS VOLUME 1884, PAGE 72, 906 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD; THENCE NORTH 55 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 47 FEET TO THE POINT OF BEGINNING.

AS PER DECLARATION OF EASEMENT DATED 1/17/79 IN OFFICIAL RECORDS VOLUME 4798, PAGE 932 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.