

Legal Description

Exhibit 1

A PART OF THE JOS. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 507, PAGE 4 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST OR MOST WESTERLY CORNER OF LANDS OF EDWIN G. JONES AS DESCRIBED BY PARCEL 4 OF DEED RECORDED IN DEED BOOK 786, PAGE 273; THENCE NORTH $17^{\circ}09'53''$ EAST, 305.19 FEET, THENCE SOUTH $72^{\circ}50'07''$ EAST, 62.37 FEET; THENCE NORTH $25^{\circ}44'03''$ EAST, 304.75 FEET; THENCE SOUTH $56^{\circ}46'36''$ EAST, 296.66 FEET TO A POINT ON CONRAD W. ACOSTA'S NORTHWESTERLY LINE AS DESCRIBED IN DEED BOOK 1406, PAGE 332; THENCE SOUTH 54° WEST, 240.30 FEET TO THE MOST WESTERLY CORNER OF CONRAD W. ACOSTA'S LAND; THENCE SOUTH 54° WEST ALONG EDWIN G. JONES NORTHWESTERLY LINE, 415 FEET MORE OR LESS TO THE POINT OF BEGINNING.

April 2, 2025