

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**September 19, 2022**

BEING A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 01° 15' 23" EAST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MERRILL ROAD; THENCE NORTH 89° 31' 52" EAST, ALONG SOUTH RIGHT OF WAY LINE, A DISTANCE OF 67.09 FEET; THENCE NORTH 00° 21' 43" WEST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 89° 31' 52" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 4.24 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89° 29' 23" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 312.46 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MERRILL ROAD WHICH POINT IS THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 14631, PAGE 1528, SAID POINT BEING THE POINT OF BEGINNING:

CONTINUING SOUTH 89° 29' 23" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 67.88 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 89° 31' 52" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 484.66 FEET; THENCE SOUTH 00° 28' 08" EAST DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 108.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.81 FEET TO A POINT ON SAID CURVE AND SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23° 29' 57" EAST, A DISTANCE OF 84.50 FEET; THENCE SOUTH 00° 54' 30" EAST ALONG THE WESTERLY PLAT LINE OF THE LAKESIDE AT MERRILL PLAT RECORDED IN PLAT BOOK 67 PAGE 187, A DISTANCE OF 350.78 FEET; THENCE NORTH 89° 05' 30" EAST, A DISTANCE OF 22.97 FEET ALONG THE PLAT LINE OF THE LAKESIDE AT MERRILL PLAT RECORDED IN PLAT BOOK 67 PAGE 187; THENCE SOUTH 00° 54' 30" EAST ALONG THE WESTERLY PLAT LINE OF THE LAKESIDE AT MERRILL PLAT RECORDED IN PLAT BOOK 67 PAGE 187, A DISTANCE OF 269.96 FEET; THENCE SOUTH 89° 08' 28" WEST A DISTANCE OF 976.20 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 12; THENCE NORTH 01° 15' 23" WEST ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 281.75 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 14631, PAGE 1528; THENCE NORTH 88° 45' 05" EAST ALONG THE SOUTH LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 14631 PAGE 1528, A DISTANCE OF 383.77 FEET; THENCE NORTH 01° 15' 15" WEST ALONG THE EAST LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 14631 PAGE 1528, A DISTANCE OF 449.11 FEET TO THE POINT OF BEGINNING.