

May 3, 2021

SURVEYOR'S DESCRIPTION:

WRIGHT PARCEL

A portion of Section 39 of the Charles Seton Grant, a portion of Section 40 of the Seton or Gibson Grant, and a portion of Section 41 of the William Gibson Grant, Township 1 North, Range 26 East, Duval County, Florida, being all of Lot 12, as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, together with all of the 193.5 Acre Walter S. Ogilvie Estate Tract, and a portion of Lot 10, both as depicted on Subdivision of Part of the William A. Ogilvie Estate, recorded in Plat Book 9, page 10, all of the current Public Records of said county, also being a portion of Parcel 3, as described and recorded in Official Records Book 18378, page 899, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Lot 3, said Subdivision of Part of the David O. Ogilvie Estate, said corner lying on the Southerly line of said Lot 12; thence North $89^{\circ}05'59''$ West, along said Southerly line, 5785.98 feet to the Southwesterly corner thereof; thence North $01^{\circ}19'13''$ East, along the Westerly line of said Lot 12, a distance of 981.44 feet to the Southeasterly corner of said Lot 10; thence South $77^{\circ}30'15''$ West, departing said Westerly line and along the Southerly line of said Lot 10, a distance of 80.24 feet; thence North $13^{\circ}54'25''$ West, departing said Southerly line, 383.94 feet; thence South $60^{\circ}05'11''$ West, 304.89 feet to a point on a non-tangent curve concave Northerly having a radius of 650.00 feet; thence Westerly along the arc of said curve, through a central angle of $24^{\circ}16'21''$, an arc length of 275.36 feet to point on said curve lying on the Westerly line of said Parcel 3, said arc being subtended by a chord bearing and distance of South $73^{\circ}37'50''$ West, 273.31 feet; thence North $13^{\circ}38'55''$ West, along said Westerly line (said line also being the Easterly right of way line of Parete Road South, a 60 foot right of way as described and recorded in Official Records Volume 4015, page 781, and the Easterly line of those lands described and recorded in Official Records Book 18914, page 1143, both of said current Public Records), a distance of 429.36 feet to the Northeasterly corner of said Official Records Book 18914, page 1143, said corner lying on the Southerly line of those lands described and recorded in Official Records Book 17970, page 1311, of said current Public Records; thence North $77^{\circ}08'10''$ East, along said Southerly line, 661.77 feet to the Southeasterly corner thereof, said corner lying on the Easterly line of said Lot 10; thence North $12^{\circ}32'37''$ West, along said Easterly line, 1710.64 feet to the Northeasterly corner thereof, said corner lying on the Northerly line of said 193.5 Acre Walter S. Ogilvie Estate Tract; thence North $80^{\circ}39'57''$ East, along said Northerly line, 3698.19 feet to the Northeasterly corner thereof, said corner lying on the Westerly line of Lot 15, said Subdivision of Part of the David O. Ogilvie Estate; thence South $12^{\circ}10'27''$ East, along said Westerly line, 576.00 feet to the Southwesterly corner of said Lot 15; thence North $89^{\circ}27'59''$ East, along the Southerly lines of Lot 15 and Lot 4, said Subdivision of Part of the David O. Ogilvie Estate, 2504.29 feet to the Northwesterly corner of said Lot 3; thence South $00^{\circ}12'22''$ East, departing said Southerly line of Lot 4 and along the Westerly line of said Lot 3, a distance of 3492.83 feet to the Point of Beginning.

Containing 497.52 acres, more or less.

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EXHIBIT 1