

# **EXHIBIT 1**

## **Legal Description**

**July 2, 2021**

---

A PORTION OF LOTS 3 AND 4, SUBDIVISION OF PART OF THE WILLIAM A. OGILVIE ESTATE IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 25 EAST, RECORDED IN PLAT BOOK 9, PAGE 10, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF LANNIE ROAD (A 66.00 FOOT RIGHT OF WAY) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD (A 120.000 FOOT RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 61°55'35"EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LANNIE ROAD 64.67 FEET; THENCE CONTINUE NORTH 61°55'35"EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 363.00 FEET; THENCE SOUTH 42°36'30"EAST, 372.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 42°36'30"EAST, 390.48 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9734, PAGE 1375, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°23'30"WEST, ALONG SAID NORTHWESTERLY BOUNDARY OF OFFICIAL RECORDS VOLUME 9734, PAGE 1375, 413.98 FEET TO ITS INTERSECTION WITH THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD; THENCE NORTH 42°36'30"WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 390.48 FEET; THENCE NORTH 47°23'30"EAST, 413.98 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 3.71 ACRES MORE OR LESS.