

Legal Description

Exhibit 1

March 8, 2022

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SHINDLER ROAD (HAVING A 66 FOOT RIGHT OF WAY) AND NORTHERLY LINE OF SAID SECTION 22 AND RUN SOUTH 00 DEGREES 13 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 689.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 83.33 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 52.22 FEET, THENCE NORTH 0 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 19.74 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS EAST A DISTANCE OF 67.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 19.10 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 89.91 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS WEST, A DISTANCE OF 18.50 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.46 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 226.53 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS WEST, 83.54 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, 91.88 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8561, PAGE 852 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00 DEGREES 14 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY BOUNDARIES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOKS 8561, PAGE 852, AND 9140, PAGE 548 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 163.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7600, PAGE 282 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, ALONG SAID SOUTHERLY BOUNDARY, 626.06 FEET TO THE POINT OF BEGINNING.