

## Legal Description

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### PARCELS ONE (1) AND TWO (2)

LYING PARTLY IN SECTION 24 OF THE JOSEPH FENWICK GRANT AND PARTLY IN SECTION 48, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEGINNING AT AN IRON STAKE IN THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 588 (BROWARD ROAD), SAID POINT BEING DISTANT TWO HUNDRED SIXTEEN AND ONE TENTH (216.1) FEET NORTHWESTERLY FROM WHERE SAID RIGHT OF WAY LINE INTERSECTS THE WESTERLY LINE OF SAID SECTION 48, AND RUNNING NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, FOUR HUNDRED FORTY (440.0) FEET TO AN IRON STAKE; RUN THENCE IN A NORTHEASTERLY DIRECTION, AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE, FIVE HUNDRED NINETY-FOUR (594) FEET TO AN IRON STAKE; RUN THENCE IN A NORTHWESTERLY DIRECTION, PARALLEL WITH SAID LAST MENTIONED RIGHT OF WAY LINE, FOUR-HUNDRED FORTY (440.0) FEET TO A POINT; RUN THENCE IN A SOUTHWESTERLY DIRECTION, AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE, FIVE HUNDRED NINETY-FOUR (594.0) FEET TO A POINT IN SAID RIGHT OF WAY LINE; RUN THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID RIGHT OF WAY LINE, ONE HUNDRED (100) FEET, MORE OR LESS, TO THE CENTER OF MERRITT'S CREEK; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID CREEK, FOUR HUNDRED (400) FEET MORE OR LESS, TO THE WATERS OF TROUT RIVER; RUN THENCE IN A WESTERLY DIRECTION, ALONG SAID WATERS, SIX HUNDRED (600) FEET, MORE OR LESS TO THE SOUTHEASTERLY DIRECTION, ALONG SAID LAST MENTIONED RIGHT OF WAY LINE, THREE THOUSAND ONE HUNDRED (3,100) FEET, MORE OR LESS TO A POINT IN THE WESTERLY BOUNDARY OF LOT 15, CALLAHAN'S SUBDIVISION, AS SAID SUBDIVISION IS RECORDED IN PLAT BOOK 6, PAGE 69, OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY BOUNDARY OF LOTS 15 AND 16; OF CALLAHAN'S SUBDIVISION, FIVE HUNDRED FORTY (540) FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID SUBDIVISION; RUN THENCE IN AN EASTERLY DIRECTION, ALONG THE SOUTHERLY BOUNDARY OF SAID CALLAHAN'S SUBDIVISION, TWO HUNDRED (200) FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LANDS CONVEYED TO FRED W. DARBY BY DEED RECORDED IN DEED BOOK 567, PAGE 285, OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY BOUNDARY OF SAID DARBY LANDS, FIVE HUNDRED THIRTY (530.0) FEET TO THE SOUTHWESTERLY CORNER OF SAME; RUN THEN IN NORTHEASTERLY DIRECTION, ALONG THE SOUTHERLY BOUNDARY OF SAID DARBY LANDS, ONE THOUSAND ONE HUNDRED SIXTY AND FIVE TENTHS (1,160.5) FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD; RUN THENCE IN A SOUTHERLY DIRECTION, ALONG SAID RAILROAD RIGHT OF WAY LINE, ONE THOUSAND NINE HUNDRED THIRTY (1,930) FEET, MORE OR LESS, TO WHERE SAID LINE INTERSECTS THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWARD ROAD, RUN THENCE IN A SOUTHWESTERLY DIRECTION, ALONG SAID LAST MENTIONED RIGHT OF WAY LINE, ONE THOUSAND TWENTY AND SEVENTEEN HUNDREDTHS (1,020.17) FEET TO AN IRON STAKE; RUN THENCE IN A NORTHWESTERLY DIRECTION, AT RIGHT ANGLES TO SAID LAST MENTIONED RIGHT OF WAY LINE, FIVE HUNDRED THIRTY-EIGHT (538.0) FEET TO A POINT; RUN THENCE IN A SOUTHWESTERLY DIRECTION, FIVE HUNDRED THIRTY-EIGHT (538.0) FEET TO AN IRON STAKE SET IN THE NORTHEASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, SAID STAKE BEING DISTANT ONE THOUSAND, THREE-HUNDRED TWENTY (1,320.0) FEET SOUTHEASTERLY FROM THE POINT OF BEGINNING; RUN THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID RIGHT OF WAY LINE, FOUR HUNDRED FORTY (440.0) FEET TO AN IRON STAKE; RUN THENCE IN A NORTHEASTERLY DIRECTION, AT RIGHT ANGLES OF SAID LAST MENTIONED RIGHT OF WAY LINE, FIVE

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Exhibit 1

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HUNDRED NINETY-FOUR (594.0) FEET TO AN IRON STAKE; RUN THENCE IN A NORTHWESTERLY DIRECTION PARALLEL WITH SAID LAST MENTIONED RIGHT OF WAY LINE, EIGHT HUNDRED EIGHTY (880.0) FEET TO AN IRON STAKE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, AT RIGHT ANGLES TO SAID LAST MENTIONED RIGHT OF WAY LINE, FIVE HUNDRED NINETY-FOUR (594.0) FEET TO THE POINT OF BEGINNING.