

Legal Description

Exhibit 1

February 3, 2025

TO CONSERVATION (CSV):

A portion of the lands described in Official Records Book 14527, Page 738, of the Public Records of Duval County, Florida, also being a portion of Tracts 13 and 14, Block 1, Sections 35 and 38, Township 3 South, Range 25 East, of Jacksonville Heights, according to the plat thereof, recorded in Plat Book 5, Page 93, of the public records of Duval County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Lot 61, of Amanda's Crossing, according to the plat thereof, recorded in Plat Book 42, Page 77, of the public records of Duval County, Florida; thence along the west right of way line of Rampart Road (66 foot right of way), South $00^{\circ}11'37''$ West, a distance of 989.03 feet to a point on the north line of the lands described in Official Records Book 674, Page 507, of the Public Records of Duval County, Florida; thence along said north line, South $89^{\circ}31'08''$ West, a distance of 788.51 feet to a point on the east line of a wetland line, as shown on the survey performed by CESO, Inc., project number 765351-01, dated November 26, 2024, and the POINT OF BEGINNING of the parcel herein described; thence the east line of said wetland line, South $09^{\circ}38'17''$ West, a distance of 32.83 feet; thence South $27^{\circ}48'58''$ East, a distance of 30.35 feet; thence South $27^{\circ}22'52''$ East, a distance of 39.20 feet; thence South $19^{\circ}12'03''$ East, a distance of 31.83 feet; thence South $11^{\circ}39'11''$ East, a distance of 41.13 feet; thence South $54^{\circ}51'28''$ East, a distance of 23.51 feet; thence South $35^{\circ}48'23''$ West, a distance of 26.36 feet; thence South $43^{\circ}58'06''$ West, a distance of 33.46 feet; thence South $75^{\circ}36'45''$ West, a distance of 28.22 feet; thence South $70^{\circ}31'44''$ West, a distance of 31.91 feet; thence South $12^{\circ}37'27''$ West, a distance of 26.20 feet; thence South $07^{\circ}11'03''$ West, a distance of 19.39 feet; thence South $02^{\circ}50'25''$ East, a distance of 23.88 feet; thence South $64^{\circ}39'54''$ West, a distance of 21.74 feet; thence South $49^{\circ}39'19''$ West, a distance of 33.81 feet to a point on the north right of way line of Argyle Forest Boulevard (variable width public right of way), formerly known as Kirwin Road, (66' right of way) as shown on Map by Charles Bassett & Associates, Inc., file number S-2639, dated January 28, 1980; thence along said north right of way line, North $89^{\circ}23'23''$ West, a distance of 394.02 feet to a point on the west line of Tract 13, Block 1, Sections 35 and 38, Township 3 South, Range 25 East, of Jacksonville Heights, according to the plat thereof, recorded in Plat Book 5, Page 93, of the public records of Duval County, Florida; thence along said west line, North $00^{\circ}16'18''$ East, a distance of 332.66 feet to a point on the north line of the aforementioned lands described in Official Records Book 674, Page 507; thence along said north line, North $89^{\circ}31'08''$ East, a distance of 476.21 feet to the POINT OF BEGINNING.

Subject to existing easements, rights of way and reservations of record.

Containing 3.724 acres, more or less.

TO COMMUNITY/GENERAL COMMERCIAL (CGC):

A portion of the lands described in Official Records Book 14527, Page 738, of the Public Records of Duval County, Florida, also being a portion of Tracts 14 and 16, Block 1, Sections 35 and 38, Township 3 South, Range 25 East, of Jacksonville Heights, according to the plat thereof, recorded in Plat Book 5, Page 93, of the public records of Duval County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Lot 61, of Amanda's Crossing, according to the plat thereof, recorded in Plat Book 42, Page 77, of the public records of Duval County, Florida; thence along the west right of way line of Rampart Road (66 foot right of way), South 00°11'37" West, a distance of 989.03 feet to a point on the north line of the lands described in Official Records Book 674, Page 507, of the Public Records of Duval County, Florida; thence along said north line, South 89°31'08" West, a distance of 420.11 feet to the northwest corner of the parcel described in Official Records Book 17375, Page 487, of the Public Records of Duval County, Florida, and the POINT OF BEGINNING of the parcel herein described; thence along the west line of said parcel describe in Official Records Book 17375, Page 487, South 00°14'22" West, a distance of 348.75 feet to a point on the north right of way line of Argyle Forest Boulevard (variable width public right of way), formerly known as Kirwin Road, (66' right of way) as shown on Map by Charles Bassett & Associates, Inc., file number S-2639, dated January 28, 1980; thence along said north right of way line, North 89°23'23" West, a distance of 450.73 feet to a point on the east line of a wetland line, as shown on the survey performed by CESO, Inc., project number 765351-01, dated November 26, 2024; thence along the east line of said wetland line, North 49°39'19" East, a distance of 33.81 feet; thence North 64°39'54" East, a distance of 21.74 feet; thence North 02°50'25" West, a distance of 23.88 feet; thence North 07°11'03" East, a distance of 19.39 feet; thence North 12°37'27" East, a distance of 26.20 feet; thence North 70°31'44" East, a distance of 31.91 feet; thence North 75°36'45" East, a distance of 28.22 feet; thence North 43°58'06" East, a distance of 33.46 feet; thence North 35°48'23" East, a distance of 26.36 feet; thence North 54°51'28" West, a distance of 23.51 feet; thence North 11°39'11" West, a distance of 41.13 feet; thence North 19°12'03" West, a distance of 31.83 feet; thence North 27°22'52" West, a distance of 39.20 feet; thence North 27°48'58" West, a distance of 30.35 feet; thence North 09°38'17" East, a distance of 32.83 feet to a point on the north line of the aforementioned lands described in Official Records Book 674, Page 507; thence along said north line, North 89°31'08" East, a distance of 368.40 feet to the POINT OF BEGINNING.

Subject to existing easements, rights of way and reservations of record.

Containing 2.882 acres, more or less.