

EXHIBIT 1, Legal Description

Boundary of RE# 106929 0110 – Book 8064 pg. 384 – State of Florida, Duval county. Exhibit "A"

PART OF SECTION 33 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LINE OF SCARWIN LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF SHIMS ROAD (BOTH BEING 60 FOOT RIGHTS-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 28' 30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SHIMS ROAD 827.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 28' 30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 182.00 FEET; THENCE NORTH 89° 31' 30" EAST AND 569 FEET MORE OR LESS TO THE WATER OF CANEY BRANCH; THENCE NORTHERLY ALONG SAID WATERS OF CANEY BRANCH, 185 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE THAT BEARS 89° 31' 30" EAST, 532 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE 89° 31' 30" WEST 532 FEET MORE OF LESS TO THE POINT OF BEGINNING.

- Legal Description of east section of proposed RE# 106929 0110 divide.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LINE OF SCARWIN LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF SHIMS ROAD (BOTH BEING 60 FOOT RIGHTS-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 28' 30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SHIMS ROAD 1009.8; THENCE NORTH 89° 31' 30" EAST 240 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 31' 30" EAST, 317 FEET MORE OR LESS TO THE WATERS OF CANEY BRANCH; THENCE NORTHERLY ALONG SAID WATERS OF CANEY BRANCH, 185.00 MORE OR LESS; THENCE SOUTH 89° 31' 30" WEST, 284 FEET MORE OR LESS; THENCE SOUTH 00° 28' 30" EAST, TO THE POINT OF BEGINNING

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESSES MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF SAID SCARWIN LANE AND SHIMS ROAD THENCE SOUTH 00° 28' 30" EAST, 827 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 28' 30" WEST, 30.00 FEET; THENCE SOUTH 89° 31' 30" WEST, 240 FEET TO THE POINT OF BEGINNING.

- Legal Description of west section of proposed RE# 106929 0110 divide.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LINE OF SCARWIN LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF SHIMS ROAD (BOTH BEING 60 FOOT RIGHTS-OF-WAY); THENCE SOUTH 00° 28' 30" EAST ALONG SAID RIGHT-OF-WAY LINE OF SHIMS ROAD. 827.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 28' 30" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, 182.00 FEET; THENCE NORTH 89° 31' 30" EAST, 240 FEET; THENCE NORTH 00° WEST, 182.00 FEET; THENCE SOUTH 89° 31' 30" WEST, 240.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESSES PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF SAID SCARWIN LANE AND SAID SHIMS ROAD, THENCE SOUTH 00° 28' 30" EAST, 827.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 28' 30" EAST, 30.00 FEET; THENCE NORTH 89° 31' 30" EAST, 240.00 FEET; THENCE NORTH 00° 28' 30" WEST, 30.00 FEET; THENCE SOUTH 89° 31' 30" WEST, 240 FEET TO POINT OF BEGINNING.