

LEGAL DESCRIPTION 11/19/19

EXHIBIT 1

DESCRIPTION FROM SURVEY OF 22 ACRES:

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, RUN THENCE S. 88° 29' 30" W, . ALONG THE SOUTHERLY BOUNDARY THEREOF A DISTANCE OF 637.30 FT., THENCE N. 1° 30' 30" W. A DISTANCE OF 522.67 FT, TO A POINT ON THE SOUTHERLY LINE OF A 20 FOOT EASEMENT FOR INGRESS AND EGRESS, THENCE N. 70° 02' 41" W. ALONG SAID SOUTHERLY LINE A DISTANCE OF 338.05 FT., TO AN INTERSECTION WITH THE PROLONGATION OF THE EASTERLY LINE OF A SECOND 20 FOOT EASEMENT FOR INGRESS AND EGRESS, THENCE RUN N. 8° 02' 10" E. ALONG SAID EASTERLY EASEMENT .LINE A DISTANCE OF 503.09 FT. TO AN ANGLE POINT IN SAID EASEMENT LINE AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, RUN THENCE S. 81° . 57' 50" E. ALONG THE SOUTHERLY LINE OF SAID 20 FOOT EASEMENT FOR A DISTANCE OF 417.0 FT., THENCE N. 8° 02' 10" E, A DISTANCE OF 1457.78 FT., THENCE N. 89° 59 ' 50" W. A DISTANCE OF 684.72 FEET TO A POINT ON THE WESTERLY LINE OF A 20 FOOT EASEMENT FOR INGRESS AND EGRESS, THENCE S. 8° 02' 10" W. ALONG SAID WESTERLY LINE A DISTANCE OF 1362.09 FT., THENCE S. 81° 57' 50" E. A DISTANCE OF 261.0 FT. TO THE POINT OF BEGINNING. CONTAINING 21.94 ACRES, MORE OR LESS, AND BEING SUBJECT TO A 20 FOOT EASEMENT ALONG THE WESTERLY BOUNDARY AND THE EASTERLY 437.0 FT. OF THE SOUTHERLY BOUNDARY THEREOF AS

INDICATED ON THE SURVEY FOR THE BLYLER ESTATE DATED 06/20/81
AND REVISED 03/25/86.

DESCRIPTION FROM SURVEY OF 2 ACRES:

A PART OF NORTHEAST QUARTER OF SECTION 26 AND THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 18453, PAGE 2401 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 08°02'10" EAST,
ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 290.40
FEET: THENCE SOUTH 81°57'50" EAST, DEPARTING SAID EAST LINE, A
DISTANCE OF 300.00 FEET: THENCE SOUTH 08°02'10" WEST, A DISTANCE
OF 290.40 FEET, THENCE NORTH 81°57'50" WEST, A DISTANCE OF 300.00
FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG
THE SOUTHERLY BOUNDARY THEREOF AS SHOWN ON THE SURVEY FOR
THE BLYLER ESTATE DATED 06-20-1981 AND REVISED 03-25-1986.
DESCRIBED PARCEL CONTAINING 2.00 ACRES, MORE OR LESS.

BOTH PARCELS HAVE BEEN JOINED UNDER REAL ESTATE NUMBER:
002483-0550