

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**January 11, 2022**

**Parcel north of creek to IL (a portion of RE# 168152 0220)**

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, A DISTANCE OF 658.43 FEET; THENCE NORTH 80°07'26" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF DAVIS CREEK FOREST INC, AS RECORDED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,527.11 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE THE FOLLOWING (19) COURSES: COURSE NO. 1: THENCE NORTH 80° 07' 26" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 21.32 FEET; COURSE NO. 2: THENCE NORTH 13° 23' 30" EAST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 47.24 FEET; COURSE NO. 3: THENCE NORTH 12° 41' 01" EAST, A DISTANCE OF 43.71 FEET; COURSE NO. 4: THENCE NORTH 2° 28' 17" WEST, A DISTANCE OF 104.78 FEET; COURSE NO. 5: THENCE NORTH 27° 00' 26" EAST, A DISTANCE OF 46.75 FEET; COURSE NO. 6: THENCE NORTH 72° 05' 08" EAST, A DISTANCE OF 41.84 FEET; COURSE NO. 7: THENCE SOUTH 88° 58' 46" EAST, A DISTANCE OF 483.67 FEET; COURSE NO. 8: THENCE NORTH 78° 14' 04" EAST, A DISTANCE OF 28.63 FEET; COURSE NO. 9: THENCE NORTH 58° 23' 49" EAST, A DISTANCE OF 16.98 FEET; COURSE NO. 10: THENCE NORTH 54° 08' 16" EAST, A DISTANCE OF 27.08 FEET; COURSE NO. 11: THENCE NORTH 34° 16' 58" EAST, A DISTANCE OF 33.13 FEET; COURSE NO. 12: THENCE NORTH 27° 59' 39" EAST, A DISTANCE OF 49.08 FEET; COURSE NO. 13: THENCE NORTH 16° 51' 38" EAST, A DISTANCE OF 46.38 FEET; COURSE NO. 14: THENCE NORTH 9° 54' 05" EAST, A DISTANCE OF 93.95 FEET; COURSE NO. 15: THENCE NORTH 19° 39' 21" EAST, A DISTANCE OF 89.14 FEET; COURSE NO. 16: THENCE NORTH 20° 32' 34" EAST, A DISTANCE OF 63.04 FEET; COURSE NO. 17: THENCE NORTH 22° 52' 45" EAST, A DISTANCE OF 29.75 FEET; COURSE NO. 18: THENCE NORTH 18° 59' 29" EAST, A DISTANCE OF 47.02 FEET; COURSE NO. 19: THENCE NORTH 33° 02' 23" EAST, A DISTANCE OF 31.31 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5781, PAGE 1155 OF THE CURRENT PUBLIC

RECORDS OF SAID COUNTY; THENCE NORTH 1° 54' 13" WEST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 390.03 FEET; THENCE SOUTH 88° 58' 03" WEST, DEPARTING LAST SAID WESTERLY LINE, A DISTANCE OF 1100.86 FEET; THENCE THE FOLLOWING TWENTY-SIX (26) COURSES; COURSE NO. 1: THENCE SOUTH 01°27'17" EAST, 51.02 FEET TO A POINT OF CURVATURE; COURSE NO. 2: THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 140.00 FEET, AN ARC DISTANCE OF 111.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°19'28" WEST, 108.54 FEET TO A POINT OF TANGENCY; COURSE NO. 3: THENCE SOUTH 44°08'38" WEST, 380.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1975.66 FEET; COURSE NO. 4: THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 09' 24" AN ARC LENGTH OF 488.15 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51° 13' 20" WEST, 486.91 FEET; COURSE NO. 5: THENCE NORTH 66° 46' 55" EAST, A DISTANCE OF 105.56 FEET; COURSE NO. 6: THENCE NORTH 64° 05' 53" EAST, A DISTANCE OF 171.00 FEET; COURSE NO. 7: THENCE NORTH 75° 52' 37" EAST, A DISTANCE OF 8.60 FEET; COURSE NO. 8: THENCE NORTH 66° 50' 53" EAST, A DISTANCE OF 223.74 FEET; COURSE NO. 9: THENCE NORTH 66° 46' 00" EAST, A DISTANCE OF 12.47 FEET; COURSE NO. 10: THENCE NORTH 74° 37' 35" EAST, A DISTANCE OF 63.72 FEET; COURSE NO. 11: THENCE NORTH 81° 20' 07" EAST, A DISTANCE OF 88.99 FEET; COURSE NO. 12: THENCE NORTH 83° 12' 31" EAST, A DISTANCE OF 62.24 FEET; COURSE NO. 13: THENCE NORTH 83° 38' 52" EAST, A DISTANCE OF 54.36 FEET; COURSE NO. 14: THENCE SOUTH 89° 59' 58" EAST, A DISTANCE OF 34.59 FEET; COURSE NO. 15: THENCE SOUTH 84° 58' 12" EAST, A DISTANCE OF 7.63 FEET; COURSE NO. 16: THENCE SOUTH 85° 02' 02" EAST, A DISTANCE OF 26.86 FEET; COURSE NO. 17: THENCE SOUTH 86° 18' 04" EAST, A DISTANCE OF 45.14 FEET; COURSE NO. 18: THENCE SOUTH 85° 58' 40" EAST, A DISTANCE OF 289.65 FEET; COURSE NO. 19: THENCE NORTH 86° 38' 27" EAST, A DISTANCE OF 98.76 FEET; COURSE NO. 20: THENCE SOUTH 88° 58' 46" EAST, A DISTANCE OF 63.72 FEET; COURSE NO. 21: THENCE SOUTH 10° 28' 54" EAST, A DISTANCE OF 71.16 FEET; COURSE NO. 22: THENCE SOUTH 12° 06' 27" EAST, A DISTANCE OF 64.87 FEET; COURSE NO. 23: THENCE SOUTH 05° 14' 01" EAST, A DISTANCE OF 37.27 FEET; COURSE NO. 24: THENCE SOUTH 17° 38' 02" WEST, A DISTANCE OF 23.05 FEET; COURSE NO. 25: THENCE SOUTH 55° 56' 23" WEST, A DISTANCE OF 36.97 FEET; COURSE NO. 26: THENCE SOUTH 21° 29' 05" EAST, A DISTANCE OF 43.17 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 27.91 ACRES, MORE OR LESS.