

EXHIBIT 1

LEGAL DESCRIPTION

OCTOBER 27, 2021

That portion of Tract 11, Block 3, Section 8, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93, of the Current Public Records of Duval County, Florida lying Southerly of a D.O.T. drainage easement, Project No. 722 3511 (A 65 foot easement as now established) and less and except any portion of said Tract 11 now lying within the right-of-way of 103rd Street and all being more particularly described as follows:

Begin at the intersection of the Northerly right-of-way of 103rd Street (a 100 foot right-of-way as now established) with the Westerly line of said Tract 11; thence North 01 degrees 07 minutes 59 seconds East, departing said Northerly right-of-way line and along said Westerly line of Tract 11, a distance of 473.42 feet to a point situate in the Southeasterly line of said 65 foot D.O.T. drainage easement; thence North 73 degrees 03 minutes 46 seconds East, departing said Westerly line of Tract 11 and along said Southeasterly line of 65 foot drainage easement, a distance of 308.24 feet; thence continue along said Southeasterly line, North 52 degrees 09 minutes 46 seconds East, a distance of 47.85 feet to a point situate on the line dividing Tract 11 and Tract 12; thence South 01 degrees 08 minutes 05 seconds West, departing said Southeasterly line and along said dividing line a distance of 581.51 feet to a point situate in said Northerly right-of-way line of 103rd Street; thence South 88 degrees 04 minutes 42 seconds West along said Northerly right-of-way line, a distance of 330.69 feet of the POINT OF BEGINNING.