

EXHIBIT 1

Legal Description 11/9/21

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 1 North, Range 27 East, lying South of New Berlin Road, as now established, and West of Moose Road, as now established; EXCEPTING therefrom, that part thereof as conveyed to Duval County, by Deed Book 850, Page 82, current public records of Duval County, Florida; and also EXCEPTING therefrom, the Southerly 225 feet thereof, as set forth in Deed of Harold E. McKendree and Norma J. McKendree, his wife by Warranty Deed from Potere, Inc., a corporation, dated November 7, 1967, filed November 30, 1967, recorded in

O.R. Book 2803, Page 410, current public records of Duval County, Florida. and

That portion, commencing at the Southwest corner of said Northwest 1/4 of the Southwest 1/4 of Section 35; thence North 88°30'00" East, along said South line of said Northwest 1/4 of the Southwest 1/4, a distance of 1320.00 feet to the East line of said Northwest 1/4 of the Southwest 1/4 for a Point of Beginning; thence South 88°30'00" West, along the South line of said Northwest 1/4 of the Southwest

1/4, a distance of 295.36 feet; thence North 1°44'20" West, 214.50 feet; thence South 88°58'28" West, 77.00 feet; thence North 1°36'10" West, 10.00 feet; thence North 85°06'06" West, 32.20 feet; thence North 1°07'50" East, 157.16 feet; thence North 87°49'40" East, 398.08 feet to said East line of the Northwest 1/4 of the Southwest 1/4; thence South 1°30'00" East, along said East line of the Northwest 1/4 of the Southwest 1/4, a distance of 390.39 feet to the Point of Beginning.