

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**March 25, 2022**

PARCEL A: CHETS CREEK NORTHSIDE

A PART OF LOTS 18, 19 AND 20 RHODES FARMS, AS RECORDED IN PLAT BOOK 16, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FUTCH ROAD (AS CLOSED BY CITY ORDINANCE), TOGETHER WITH A PART OF STARRATT ROAD (AS CLOSED BY CITY ORDINANCE), TOGETHER WITH A FRACTIONAL PART OF THE NORTHEAST 1/4 OF SECTION 7 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE NORTH 86 DEGREES 52 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 56.91 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 276.04 FEET TO A POINT ON THE NORTHERLY RIGHT- OF-WAY LINE OF SAID FUTCH ROAD; THENCE NORTH 87 DEGREES 14 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.30 FEET; THENCE SOUTH 32 DEGREES 50 MINUTES 54 SECONDS WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FUTCH ROAD; THENCE SOUTH 09 DEGREES 19 MINUTES 32 SECONDS WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.26 FEET; THENCE SOUTH 74 DEGREES 06 MINUTES 16 SECONDS WEST, A DISTANCE OF 24.86 FEET; THENCE NORTH 16 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 74 DEGREES 06 MINUTES 16 SECONDS WEST, A DISTANCE OF 227.60 FEET; THENCE SOUTH 15 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF 283.34 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH), SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5687.08 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 344.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 79 DEGREES 58 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 344.90 FEET TO A POINT ON SAID CURVE; THENCE NORTH 02 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 289.44 FEET; THENCE NORTH 87 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 181.82 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 188.54 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 45 SECONDS WEST, A DISTANCE OF 304.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 02 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 255.97 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 308.56 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 42 SECONDS EAST, A DISTANCE OF 319.19 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 320.09 FEET; THENCE NORTH 70 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 234.16 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 255.25 FEET;

THENCE SOUTH 75 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 0.38 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 128.25 FEET TO THE POINT OF BEGINNING.