

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**April 7, 2022**

Lot 10, Nicholas Court, according to plat thereof as recorded in Plat Book 22, page 55, of the current public records of Duval County, Florida, together with a portion of Section 52, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: Beginning at the most Easterly corner of Lot 8, Nicholas Court, as recorded in Plat Book 22, page 55 of the public records of Duval County, Florida; thence N 50° 30' 00" E for a distance of 205.19 feet; thence S 40° 30' 00" E for a distance of 393.60 feet; thence S 50° 30' 00" W for a distance of 483.50 feet; thence N 40° 30' 0" W for a distance of 393.60 feet (the last 54.12 feet of the last described course being common with the boundary of Lot 10 of said Plat Book 22, page 55); thence N 50° 30' 00" E for a distance of 278.31 feet to the Point of Beginning (the last described course being common with the boundary of Lot 10, Lot 9 and Lot 8 of said Plat Book 22, page 55), being the same property as described in Deed recorded in Deed Book 8, page 520, public records of Duval County, Florida.

TOGETHER WITH THE FOLLOWING EASEMENT:

**Parcel 1**

A part of the Richard Mill Grant, Section 52, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows: Commencing at the most Northerly corner of Nicholas Court as recorded in Plat Book 22, page 55, of the current public records of said County; thence North 39 degs. 35 mins. 40 sec. West, 30.0 feet to the point of beginning, said point being in the present right-of-way line of Carmichael Avenue; thence North 50 degs. 11 mins. 20 sec. East and along said right-of-way line, 20.0 feet; thence South 39 degs. 35 mins. 40 sec. East, 643.37 feet to a point in the Northwesterly line of that certain ten foot easement as shown on said plat of Nicholas Court; thence South 50 degs. 23 mins. 20 sec. West, and a long said easement line, 20.0 feet to a point in the Northeasterly line of said plat of Nicholas Court; thence North 39 degs. 35 mins. 40 sec. West and along said plat line, 643.3 feet to the point of beginning.

**Parcel 2**

A part of the Richard mill Grant, Section 52, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows: Commencing at the most Northerly corner of Nicholas Court as recorded in Plat Book 22, page 55, of the current public records of said County; thence North 39 degs. 35 mins. 40 sec. West, 30.0 feet to the point of beginning, said point being in the present right-of-way line of Carmichael Avenue; thence North 50 degs. 11 mins. 20 sec. East and along said right-of-way line, 20.0 feet; thence South 39 degs. 35 mins. 40 sec. East, 623.37 feet to the point of beginning; thence North 50 degs. 23 mins. 20 sec. East, 200.0 feet; thence South 39 degs. 35 mins. 40 sec. East, 50.0 feet; thence South 50 degs. 23 mins. 20 sec. West, 20.0 feet; thence North 39 degs. 35 mins. 40 sec. West, 30.0 feet to a point in the Northwesterly line of that certain ten foot easement as shown on said plat of Nicholas Court; thence South 50 degs. 23 mins. 20 sec. West and along said easement line, 180.0 feet; thence North 39 degs. 35 mins. 40 sec. West, and along the Northeasterly line of said plat, 20.0 feet to the point of beginning.