

## **EXHIBIT 1**

### **LEGAL DESCRIPTION**

**May 9, 2022**

#### **EXHIBIT "A"**

A PART OF THE JOSEPH PEAVETT GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE LINE DIVIDING RANGE 28 EAST FROM RANGE 29 EAST (FORMERLY THE CENTERLINE OF SAN PABLO ROAD) WITH THE MOST NORTHERLY LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY; THENCE N.00°30'40"E., ALONG SAID COUNTY LINE, A DISTANCE OF 638.62 FEET TO THE POINT OF BEGINNING; THENCE N.00°28'37"W., A DISTANCE OF 481.64 FEET; THENCE S.89°30'40"W., A DISTANCE OF 256.16 FEET; THENCE N.13°18'41"E., A DISTANCE OF 334.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 278.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.15°45'09"W. AND A CHORD DISTANCE OF 267.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.44°48'58"W., A DISTANCE OF 211.91 FEET; THENCE N.88°59'17"E., A DISTANCE OF 520.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.45°44'40"E. AND A CHORD DISTANCE OF 85.25 FEET TO A POINT OF TANGENCY; THENCE S.00°28'37"E. A DISTANCE OF 333.11 FEET; THENCE S.00°03'36"E., A DISTANCE OF 687.02 FEET; THENCE S.00°28'37"E. A DISTANCE OF 140.00 FEET TO A POINT ON THE AFOREMENTIONED COUNTY LINE; THENCE S.89°30'40"W., ALONG SAID COUNTY LINE, A DISTANCE OF 181.38 FEET TO THE POINT OF BEGINNING.

A PART OF THE JOSEPH PEAVETT GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE LINE DIVIDING RANGE 28 EAST FROM RANGE 29 EAST (FORMERLY THE CENTERLINE OF SAN PABLO ROAD) WITH THE MOST NORTHERLY LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY; THENCE N.89°30'40"E., ALONG SAID COUNTY LINE, A DISTANCE OF 80.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SAN PABLO ROAD (AS NOW ESTABLISHED AS A 200 FOOT RIGHT-OF-WAY), THE SAME BEING 80 FEET EASTERLY OF AND PARALLEL WITH THE AFOREMENTIONED RANGE LINE; THENCE N.00°34'03"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 333.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 879.99 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4298, PAGE 1059 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N.88°59'17"E., A DISTANCE OF 165.50 FEET; THENCE S.44°48'58"E., A DISTANCE OF 211.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A

DISTANCE OF 278.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.15°45'09"E. AND A CHORD DISTANCE OF 267.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.13°18'41"W. A DISTANCE OF 334.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 214.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.48°29'49"W. AND A CHORD DISTANCE OF 201.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.83°40'57"W. A DISTANCE OF 151.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF TRACT NINE AS RECORDED IN OFFICIAL RECORDS VOLUME 7689, PAGE 976 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE JOSEPH PEAVETT GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE LINE DIVIDING RANGE 28 EAST FROM RANGE 29 EAST (FORMERLY THE CENTERLINE OF SAN PABLO ROAD) WITH THE MOST NORTHERLY LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY; THENCE NORTH 89°18'36" EAST, ALONG SAID COUNTY LINE, 80.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SAN PABLO ROAD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THE SAME BEING 80 FEET EASTERLY OF AND PARALLEL WITH THE AFOREMENTIONED RANGE LINE; THENCE NORTH 00°46'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, 977.421 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°46'07" WEST, ALONG SAID RIGHT OF WAY LINE, 236.47 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4298, PAGE 1059 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°47'13" EAST, 497.46 FEET; THENCE SOUTH 01°12'47" EAST, 52.78 FEET; THENCE SOUTH 88°47'13" WEST, 31.88 FEET; THENCE SOUTH 01°12'47" EAST, 195.69 FEET; THENCE SOUTH 88°47'13" WEST, 242.72 FEET; THENCE NORTH 01°12'47" WEST, 12.00 FEET; THENCE SOUTH 88°47'13" WEST, 224.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.64 ACRES MORE OR LESS.