

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**March 20, 2023**

PT FARM 11 RECD O/R BK 6161-1836 BLK 26, ORTEGA FARMS, SEC 42-3S-26E (P-BK 3-79) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTH½ OF LOT 11, BLOCK 26, ORTEGA FARMS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3 PAGE 79, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID LOT 11, WITH THE NORTHERLY RIGHT OF WAY LINE OF TIMUQUANA ROAD (80 FOOT RIGHT OF WAY); RUN THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID TIMUQUANA ROAD 100 FEET; RUN THENCE NORTHERLY PARALLEL TO THE WESTERLY BOUNDARY OF SAID LOT 11, 231.75 FEET TO AN IRON FOR THE POINT OF BEGINNING; CONTINUE THENCE NORTHERLY PARALLEL TO SAID WESTERLY BOUNDARY 297.75 FEET TO AN IRON; RUN THENCE EASTERLY PARALLEL TO TIMUQUANA ROAD 187.80 FEET TO AN IRON; RUN THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 11, 295.0 FEET TO A POINT; RUN THENCE WESTERLY IN A STRAIGHT LINE TO A POINT IN A LINE WHICH RUNS PARALLEL TO TIMUQUANA ROAD AND IS 76.0 FEET EAST OF THE POINT OF BEGINNING (SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL OF LAND HERETOFORE CONVEYED TO AND OWNED BY LEROY H. NAIL AND BERNICE W. NAIL, HIS WIFE); RUN THENCE WEST ALONG THE LINE PARALLEL TO TIMUQUANA ROAD 76.0 FEET TO THE POINT OF BEGINNING.

R.E. NUMBER 103110-0000

PART OF FARM 9, BLOCK 26, ORTEGA FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID FARM 9 WITH THE NORTH LINE OF TIMUQUANA ROAD (A 104.0 FOOT RIGHT-OF-WAY); THENCE NORTH 00°22'05" EAST, 298.63 FEET, ALONG THE WEST LINE OF SAID FARM 9; THENCE NORTH 89°48'20" EAST, 98.03 FEET; THENCE NORTH 00°57'41" WEST, 135.0 FEET; THENCE SOUTH 89°48'20" WEST, 94.9 FEET, TO THE WEST LINE OF SAID FARM 9; THENCE NORTH 00°22'05" EAST, 79.92 FEET, ALONG THE WEST LINE OF SAID FARM 9; THENCE NORTH 89°48'20" EAST, 225.75 FEET; THENCE SOUTH 00°22'05" WEST, 299.9 FEET; THENCE SOUTH 89°48'20" WEST 195.75 FEET; THENCE SOUTH 00°22'05" WEST, 213.6 FEET, TO THE NORTH LINE OF SAID TIMUQUANA ROAD; THENCE SOUTH 89°42'37" WEST, 30.0 FEET, ALONG THE NORTH LINE OF SAID TIMUQUANA ROAD, TO THE POINT OF BEGINNING.

AND

A PART OF FARM 9, BLOCK 26, ORTEGA FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID FARM 9 WITH THE NORTH LINE OF TIMIQUANA ROAD (A 104.0 FOOT RIGHT-OF-WAY); THENCE NORTH 00°22'05" EAST, 298.63 FEET, ALONG THE WEST LINE OF SAID FARM 9; THENCE NORTH 89°48'20" EAST, 30.0 FEET; THENCE SOUTH 00°22'05" WEST, 298.58 FEET, TO THE NORTH LINE OF SAID TIMIQUANA ROAD; THENCE SOUTH 89°42'37" WEST, 30.0 FEET, ALONG THE NORTH LINE OF SAID TIMIQUANA ROAD, TO THE POINT OF BEGINNING.

PARCEL ID #103099-0000

A PART OF THE SOUTH HALF (S 1/2) OF LOT 11, BLOCK 26, ORTEGA FARMS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, AT AN IRON; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT (TJMUQUANA RD) FORMERLY 104<sup>th</sup> ST., 183 FT. TO AN IRON; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT, 138.5 FT. TO AN IRON; THENCE WESTERLY, PARALLEL TO TIMUQUANA RD., 19.3 FT. TO AN IRON; THENCE NORTHERLY PARALLEL TO EAST LINE OF SAID LOT, 101 FT. TO AN IRON; THENCE WESTERLY PARALLEL TO SAID ROAD, 1.5 FT. TO A POST; THENCE NORTHERLY PARALLEL TO SAID EAST LINE, 300 FT. TO AN IRON; THENCE EASTERLY, PARALLEL TO SAID ROAD, 203.8 FT. TO AN IRON ON THE EAST LINE OF LOT 11; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 11, 539.5 FT. TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE SOUTHERLY 22 FT. OF THE ABOVE DESCRIBED NOW LYING IN THE PRESENT RIGHT OF WAY LINE OF TIMUQUANA ROAD.

SUBJECT TO RESTRICTIONS CONTAINED IN DEED AND RECORDED MARCH 10, 1924, AT DEED BOOK 252, PAGE 482, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENTS.

RE# 103111-0000

TOGETHER WITH:

Part of Farm 9, Block 26, as shown on plat of Ortega Farms, as recorded in Plat book 3, page 79 of the current public records of Duval County, Florida, and being more particularly described as follows: FOR a point of reference, commence at the intersection of the Easterly right-of-way of Seaboard Avenue, a 60 foot right-of-way and the Northerly Right-of-Way of Timuquana Road (104th Street) as now established; run thence North 89 degrees 48 minutes 20 seconds East along said Northerly Right-of-Way line a distance of 979.24 feet more or less to the West line of Farm 9 and the Point of Beginning.

From point thus described run North 00 degrees 22 minutes 00 seconds East, 225.0 feet, thence North 89 degrees 48 minutes 20 seconds East, 225.75 feet; thence South 00 degrees 22 minutes 05 seconds West 225.0 feet to the aforementioned Northerly Right-of-Way line of Timuquana Road; thence South 89 degrees 48 minutes 20 seconds West along said Northerly right of way a distance of 225.74 feet to the Pont of Beginning.

LESS and EXCEPT any portion lying within State and County Roads.

PARCEL2

The East One Hundred (100) feet of the South Five Hundred Thirty-Six (536) feet of Lot Nine (9), Block Twenty-six (26), ORTEGA FARMS, according to the plat recorded in Plat Book 3, page 79, of the Current Public Records of Duval County, Florida.

LESS and EXCEPT any portion lying within State and County Roads.

ALSO LESS and EXCEPT any lands as described in Official Records Book 4142, Page 975.