

EXHIBIT 1

LEGAL DESCRIPTION

September 10, 2023

LOT 16 OF NORMANDY ACRES, UNIT 7, AND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWEST LINE OF NORMANDY BOULEVARD, THENCE NORTH 0 DEGREES 27 MINUTES WEST ALONG SAID WESTERLY LINE OF YELLOW WATER ROAD, 654.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59 DEGREES 42 MINUTES WEST 629.27 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES EAST 155.0 FEET; THENCE SOUTH 55 DEGREES 01 MINUTE 10 SECONDS EAST 663.89 FEET; THENCE NORTH 0 DEGREES 27 MINUTES WEST, 218.0 FEET TO THE POINT OF BEGINNING

AND

LOT 15 OF NORMANDY ACRES, UNIT 7, BEING A PART OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTH 0 DEGREES 27 MINUTES WEST, ALONG SAID WESTERLY LINE OF YELLOW WATER ROAD, 436.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 55 DEGREES 01 MINUTES 10 SECONDS WEST, 663.89 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES EAST, 155.0 FEET; THENCE SOUTH 50 DEGREES 49 MINUTES 40 SECONDS EAST, 702.10 FEET; THENCE NORTH 0 DEGREES 27 MINUTES WEST, 218.0 FEET TO THE POINT OF BEGINNING.

AND

LOT 14 OF NORMANDY ACRES, UNIT 7, (UNRECORDED) BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTH 0 DEGREES 27 MINUTES WEST 218.0 FEET; THENCE NORTH 50 DEGREES 49 MINUTES 40 SECONDS WEST, 702.10 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES EAST, 155.0 FEET; THENCE SOUTH 47 DEGREES 05 MINUTES 10 SECONDS EAST, 743.86 FEET TO THE POINT OF BEGINNING.

AND

LOT 13 OF NORMANDY ACRES, UNIT 7, (UNRECORDED) BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTH 47 DEGREES 05 MINUTES 10 SECONDS WEST 743.86 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES EAST, 220.0 FEET; THENCE SOUTH 42 DEGREES 31 MINUTES 30 SECONDS EAST, 530.84 FEET; THENCE NORTH 60 DEGREES 23 MINUTES EAST, 211.95 ALONG SAID

NORTHWESTERLY LINE OF NORMANDY BOULEVARD TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION LANDS:

PARTS OF LOTS 13 AND 14, NORMANDY ACRES, UNIT 7 (UNRECORDED), BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTH 0 °27' WEST, 200.0 FEET ALONG THE WESTERLY LINE OF SAID YELLOW WATER ROAD; THENCE SOUTH 65° 14' 10" WEST, 200.0 FEET; THENCE SOUTH 0 ° 09' 37" EAST, 220.0 FEET TO THE NORTHWESTERLY LINE OF SAID NORMANDY BOULEVARD; THENCE NORTH 60° 23' EAST, 210.0 FEET ALONG THE NORTHWESTERLY LINE OF SAID NORMANDY BOULEVARD TO THE POINT OF BEGINNING.

PART 2

FURTHER ANY PART DESCRIBED IN OFFICIAL RECORDS BOOK 18506, PAGE 729, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.