

EXHIBIT 1

LEGAL DESCRIPTION

September 18, 2024

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18743, PAGE 1354 OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, LYING IN THE F. RICHARD MILL GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE** COMMENCE AT THE SOUTHEAST CORNER OF PALM SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 47 OF THE CURRENT PUBLIC RECORDS, SAID DUVAL COUNTY, THENCE SOUTH 81°52'58" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (ST. ROAD NO. 90) A DISTANCE OF 254.62 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 23,018.30 FEET; THENCE EASTERLY AND ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 377.76 FEET, HAVING A CENTRAL ANGLE OF 00°56'25", BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°21'11" EAST, 377.76 FEET TO A POINT ON SAID CURVE, AND THE EASTERLY LINE OF A 30 FOOT EXCEPTION AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6209, PAGE 1834, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 25°24'02" EAST, ALONG SAID EASTERLY LINE, 214.55 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 25°24'02" EAST, ALONG LAST SAID LINE, 76 FEET MORE OR LESS TO THE WATERS EDGE OF BIG POTTSBURG CREEK; THENCE SOUTHEASTERLY, MEANDERING ALONG SAID WATERS EDGE, 20 FEET MORE OR LESS; THENCE NORTH 83°05'57" WEST, DEPARTING SAID WATERS EDGE, 98 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,956 SQUARE FEET (0.09 ACRES), MORE OR LESS.