

EXHIBIT 1

LEGAL DESCRIPTION

September 16, 2024

PART OF LOT SEVEN (7), ENGELHARDTS' GREENFIELD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20. PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PART OF LOT 7, ENGELHARDT'S GREENFIELD SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 7, ENGELHARDT'S "GREENFIELD" AS RECORDED IN PLAT BOOK 20. PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SAID POINT BEING SITUATE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GIRVIN ROAD (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) THENCE NORTH 47°04'30" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GIRVIN ROAD, 100 FEET; THENCE NORTH 65°06' 13" EAST 251.56 FEET THENCE NORTH 61°49' EAST, 185 FEET, MORE OR LESS, TO THE WESTERLY BANK OF GREENFIELD CREEK; THENCE SOUTHERLY ALONG SAID WESTERLY BANK OF GREENFIELD CREEK AND FOLLOWING THE MEANDERINGS THEREOF, 95 FEET, MORE OR LESS, TO A POINT WHICH BEARS 63°08'30" WEST, 369 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PORTION BEING DESCRIBED IN OFFICIAL RECORDS BOOK 10006. PAGE 793 AND OFFICIAL RECORDS BOOK 15431. PAGE 196 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

LOT 5, ENGELHARDT'S "GREENFIELD", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 20. PAGE 3, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

LOT 6, ENGELHARDT' S GREENFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20. PAGE 3 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF THE AFOREMENTIONED LOT 6 CONVEYED TO THE JACKSONVILLE TRANSPORTATION AUTHORITY IN INSTRUMENT RECORDED IN OFFICIAL RECORDS VOLUME 10239, PAGE 2254 SAID PUBLIC RECORDS.