

EXHIBIT 1

Legal Description

LEGAL DESCRIPTION

PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 47, HICKORY HILL UNIT THREE, AS RECORDED IN PLAT BOOK 55, PAGES 28-28H OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF MOOSE ROAD (A 60 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 89°31'10" EAST, ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 47; THENCE SOUTH 00°-28'50" EAST, ALONG THE WEST LINE OF LOTS 48, 103 AND 104 OF SAID HICKORY HILLS UNIT THREE, A DISTANCED OF 298.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 104, SAID POINT ALSO LYING ON THE NORTH LINE OF HICKORY HILL UNIT FOUR, AS RECORDED IN PLAT BOOK 56, PAGES 44-44E OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°24'50" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 200.00 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST RIGHT OF WAY LINE OF SAID MOOSE ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 10 OF SAID HICKORY HILL UNIT FOUR; THENCE NORTH 00°28'50" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 298.41 FEET OT THE POINT OF BEGINNING.

Parcel Identification Number: 106542-0000

April 1, 2021

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