

EXHIBIT 1
LEGAL DESCRIPTION
APRIL 17, 2025

PARCEL "B", ACREAGE REPLAT OF NORMANDY MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B, AND 90C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SAID PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3036, PAGE 826 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 295 (STATE ROAD NO. 9 (A 300 FOOT LIMITED ACCESS RIGHT OF WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 72001-2406); AND ALSO BEING THE MOST WESTERLY CORNER OF PARCEL "B", ACREAGE REPLAT OF NORMANDY MANOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B AND 90C OF SAID PUBLIC RECORDS; THENCE NORTHERLY, ALONG THE SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL "B", THE FOLLOWING FOUR (4) COURSES: COURSE 1 - NORTH 04°06'53" EAST, A DISTANCE OF 149.72 FEET; COURSE 2 - NORTH 07°44'07" EAST A DISTANCE OF 451.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3729.72 FEET; COURSE 3 – NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 316.70 FEET; MAKING A CENTRAL ANGLE OF 04°51'54"; AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°32'54" EAST, 316.60 FEET; COURSE 4 - NORTH 13°18'09" EAST, A DISTANCE OF 47.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 89°03'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 429.44 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°02'10" EAST, A DISTANCE OF 1336.55 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 35; THENCE NORTH 89°46'31" EAST, ALONG SAID NORTH LINE OF SECTION 35, A DISTANCE OF 257.98 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 00°18'20" EAST, A DISTANCE OF 210.47 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WESTERLY AND NORTHERLY ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3036, PAGE 826 AND ALONG THE SOUTH LINE OF SAID PARCEL "B", THE FOLLOWING 6 (SIX) COURSES: COURSE 1 - SOUTH 89°03'10" WEST, A DISTANCE OF 169.17 FEET; COURSE 2 - NORTH 00°01'50" WEST, A DISTANCE OF 7.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET; COURSE 3 - THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.60 FEET, MAKING A CENTRAL ANGLE OF 90°55'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°29'20" WEST, 42.76 FEET; COURSE 4 - SOUTH 89°03'10" WEST, A DISTANCE OF 229.53 FEET; COURSE 5 - NORTH 00°01'50" WEST, A DISTANCE OF 560.01 FEET; COURSE 6 - SOUTH 89°03'10" WEST, A DISTANCE OF 400.44 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14.55 ACRES MORE OR LESS.