

March 22, 2019

**EXHIBIT 1**

**Legal Description**

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A PART OF THE JOHN HOUSTON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 42 WITH THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 80° 45' 00" EAST ALONG SAID NORTH LINE OF SECTION 42, 1400.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80° 45' 00" EAST ALONG SAID NORTH LINE OF SECTION 42, 193.60 FEET; THENCE SOUTH 09° 15' 00" EAST, 450.00 FEET; THENCE SOUTH 80° 45' 00" WEST, 193.60 FEET; THENCE NORTH 09° 15' 00" WEST, 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.0 ACRES, MORE OR LESS.

TOGETHER WITH A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: PART OF THE JOHN HOUSTON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 42, WITH THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 27° 05' 40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 472.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 27° 05' 40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 83.03 FEET; THENCE NORTH 80° 45' 00" EAST, 2747.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68° 09' 33" EAST, 25.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 211.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21° 50' 27" EAST, 85.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80° 45' 00" WEST, 2833.16 FEET TO THE POINT OF BEGINNING.