EXHIBIT 1

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PLAT NO. 1

SUBDIVISION "A"

ATLANTIC BEACH

DUVAL CO., FLORIDA

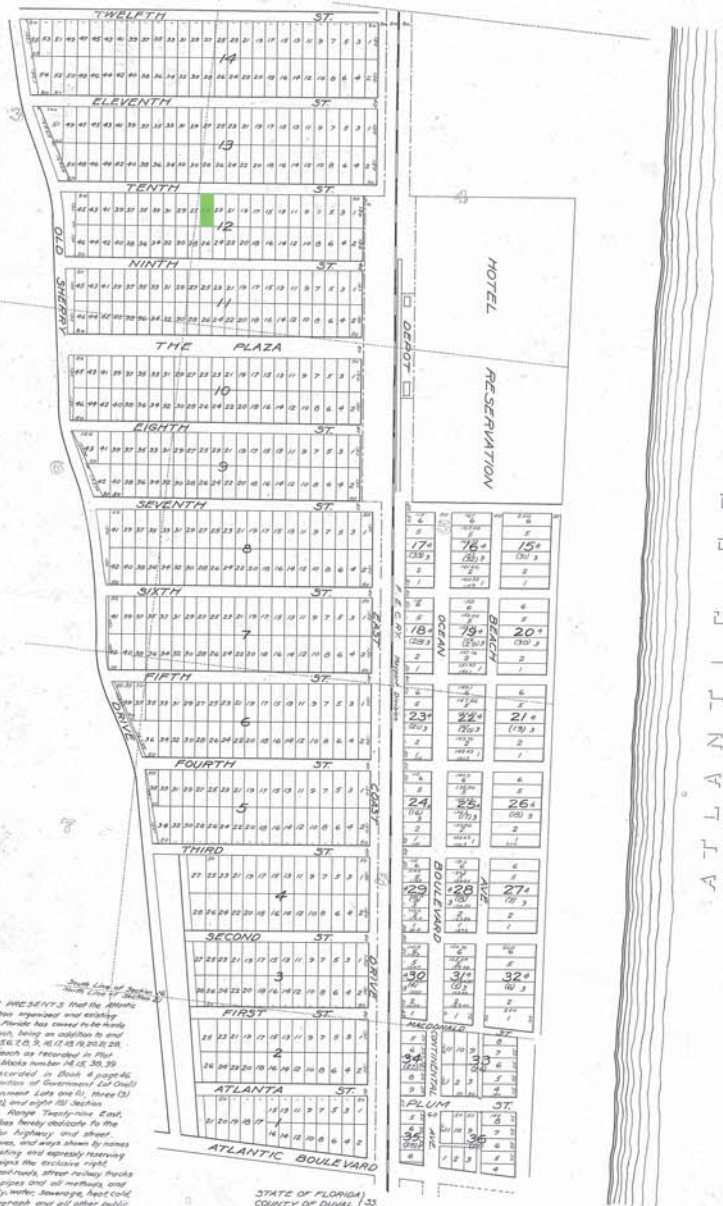
THE PROPERTY OF

ATLANTIC BEACH CORPORATION

Being a replat of Blocks 14, 15, 38, 39, 40, 41, 64, and 65 of Neptune Recorded in Book 4 page 46 and Blocks 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, and 33 Atlantic Beach recorded Book 5 page 64 and Government Lot 1 Sec 21 and Lots 1, 3, 4, 5, 6, 7, and 8 Sec 16 Township 2 South Range 29 East. Scale 1in = 200ft.

May 30, 1913.

ELLIS, CURTIS & KOOKER
Civil Engineers and Surveyors
Jacksonville, Florida.



Filed and recorded in the Public Records of Duval County, Florida this 5th day of June, A.D. 1913 in plat book number 5 page 69
Record Verified
Clerk
by
Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS that the Atlantic Beach Corporation, a corporation organized and existing under the laws of the State of Florida has caused to be made this map or plat of Atlantic Beach, being an addition to and a re-plat of blocks number 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, and 33 of Atlantic Beach as recorded in Plat Book 5 page 64 and a replat of blocks number 14, 15, 38, 39, 40, 41, 64 and 65 of Neptune recorded in Book 4 page 46 and being a subdivision of a portion of Government Lot One (1) Section Twenty-one and Government Lots one (1), three (3), four (4), five (5), six (6), seven (7), and eight (8) Section sixteen, Township Two South Range Twenty-nine East, Duval County, Florida; and does hereby dedicate to the perpetual use of the public for highway and street purposes all the streets, avenues, and ways shown by names and numbers on said map excepting and expressly reserving unto itself, its successors and assigns the exclusive right, privilege, and franchise to lay rail-roads, street railway tracks water and sewerage lines and pipes and all methods and means of transmitting electricity, water, sewerage, heat, cold, light, gas, power, telephone, telegraph and all other public utilities in, to under, above, and upon the streets, avenues and ways and every part thereof, and any and all of them, and the right to establish street grades, sidewalk and curb lines and street paving grades and to grant easements for the installation and maintenance of telephone systems along the center lines of blocks and side lines of lots and also expressly reserving unto itself, its successors, and assigns all seabeach, riparian, and littoral rights and titles and all and singular all rights and easements appertaining and appurtenant to public and private piers, pavilions, esplanades, and all commercial and recreative concessions, and public utilities of each and every sort, manner and description each and every the foregoing is and are expressly reserved by the Atlantic Beach Corporation unto itself, its successors and assigns and is and shall not be deemed to be a public dedication except upon the conditions herein imposed and the non-use of any or all of the above exceptions and reservations shall not be construed to be a waiver thereof. Also hereby reserving to itself, its successors, and assigns the reversion and reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF the Atlantic Beach Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal to be affixed this 31st day of May A.D. 1913.

Signed, sealed, and delivered in the presence of
[signature]
[signature]

ATLANTIC BEACH CORPORATION
by Ernest Randall Brackett
President
Attest Stuart S. Taylor
Asst. Sec.

STATE OF FLORIDA }
COUNTY OF DUVAL } ss.

On this day before me, a duly authorized and commissioned Notary Public in and for the State of Florida at large, personally appeared Ernest Randall Brackett and Stuart S. Taylor respectively President and Assistant Secretary of the Atlantic Beach Corporation each to me personally know and known to me to be such President and Assistant Secretary respectively, who being by me duly severly sworn each for himself disposes and says that he was and is the particular officer herein above specified; that he knows the corporate seal of said corporation; that the seal affixed to the foregoing instrument is such corporate seal; and that it was affixed and his name signed thereto under due authority from said corporation and said officers as aforesaid further acknowledge to me that they executed said instrument as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation for the uses and purposes therein expressed.

Witness my hand and official seal this 31st day of May A.D. 1913.

[signature]
Notary Public State of Florida at large
My commission expires January 8, 1916

This is to certify that the above plat indicates and is made in accordance with an actual survey of the lands described in the above caption, as made by us.
Ellis, Curtis & Kooker

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