

## LEGAL DESCRIPTION

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### LOT 2

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF RANCH ROAD (A 60 FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY OF DUVAL PLACE (A 60 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL PLACE SOUTH 62°08'20" WEST, A DISTANCE OF 259.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, SOUTH 62°08'20" WEST, A DISTANCE OF 48.00 FEET; THENCE NORTH 06° 16'03" WEST, A DISTANCE OF 62.50 FEET; THENCE NORTH 27°51'40" WEST, A DISTANCE OF 111.89 FEET; THENCE SOUTH 62°08'20" WEST, A DISTANCE OF 71.41 FEET; THENCE NORTH 27°51'40" WEST, A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 21173 PAGE 1175; THENCE ALONG SAID LINE NORTH 62°08'20" EAST, A DISTANCE OF 96.41 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAID LANDS SOUTH 27°51'41" EAST, A DISTANCE OF 290.00 FEET BACK TO THE POINT OF BEGINNING.

August 18, 2025