

LEGAL DESCRIPTION

7/13/2026

Part of the Charles F. Sibbald Grant, Section 39, Township 1 South, Range 26 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For Point of Reference, commence at the intersection of the Northwesterly right-of-way line of Leonnie Road (a 50 foot right-of-way) with the Northeasterly right of way line of Moncrief Road (a 100 foot right-of-way) and run North 62°46' West, along said Northeasterly right-of-way line, a distance of 314.46 feet to a point for the Point of Beginning. From the Point of Beginning thus described, continue thence North 62°46' West along said Northeasterly right-of-way line of Moncrief Road, a distance of 75.00 feet to a point; run thence North 27°14' East, a distance of 200.00 feet to a point; run thence South 53°50' East, a distance of 75.92 feet to a point; run thence South 27°14' West, a distance of 188.21 feet to the Point of Beginning.