

# LEGAL DESCRIPTION

Parcels 003587 0000, 003587 0050, 003588 0000, 003589 0000, 003590 0000

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

All of Lots 16, 17, and 18 UNION HEIGHTS, according to plat thereof recorded in Plat Book 6, Page 51 of the current records of Duval County, Florida.

Parcel 029973 0000

Part of the Sibbald Grant in Section Thirty-nine (39), Township One (1) South, Range Twenty-six (26) East: Beginning at the junction of the South line of Lot Seventeen (17) of UNION HEIGHTS SUBDIVISION according to the plat thereof recorded in Plat Book 6, Page 51, of the current public records of DUVAL County, Florida, and the Northeast line of the G.S. & F.R.R. right of way; thence in a Southeasterly direction a distance of Three Hundred Eighty (380) feet thence in a Easterly direction a distance of One Hundred (100) feet; thence Northerly to the Southwest corner of Lot Eighteen (18) of said Union Heights Subdivision; thence in a Westerly direction Three Hundred Seven (307) feet to Point of Beginning.

Parcel 030092 0000

A part of the Charles F Sibbald Grant, in section 39 Township 1 South Range 26 East, Duval County, Florida more particularly described as follows: Commencing at the southeast corner of lot 18 Union Heights Subdivision as recorded in Plat Book 6 Page 51 of the current public records for the point of beginning; thence Westerly along the south line of said PB 6 PG 51 330 feet or more or less to the southwest corner of said lot 18; thence southeasterly 254.86 feet; thence north 70 feet; thence east 315.29 feet (bearing according to DE 583 PG 498) thence northerly 140 feet to the point of beginning.

May 21, 2026