

LEGAL DESCRIPTION

April 16, 2025

A PART OF LOT 1, PABLO DIVISION OF THE DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, BLOCK B, OAK HARBOR UNIT NO. 2, RECORDED IN PLAT BOOK 31, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 87°13'40" WEST, ALONG THE SOUTH LINE OF BLOCK B OF OAK HARBOR UNIT NO. 2, A DISTANCE OF 356.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°43'40" EAST, A DISTANCE OF 205.19 FEET; THENCE NORTH 87°13'40" WEST, A DISTANCE OF 193.02 FEET; THENCE NORTH 02°43'40" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 87°16'20" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 26, BLOCK B OF OAK HARBOR UNIT NO. 2; THENCE NORTH 02°43'40" WEST, ALONG THE EAST

LINE OF SAID LOT 26, BLOCK B, A DISTANCE OF 85.00 FEET TO THE SOUTHEAST CORNER OF LOT 25, BLOCK B OF OAK HARBOR UNIT NO. 2; THENCE SOUTH 87°13'40" EAST, ALONG THE SOUTH LINE OF SAID BLOCK B, A DISTANCE OF 243.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO BUT NOT INCLUDED IN SUBJECT PARCEL 60' EASEMENT FOR INGRESS AND EGRESS

A PART OF LOT 1, PABLO DIVISION OF THE DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, BLOCK B, OAK HARBOR UNIT NO. 2, RECORDED IN PLAT BOOK 31, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 02°43'40" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF PANUCO AVENUE (PANUCO STREET BY PLAT) (A 60 FOOT RIGHT-OF-WAY AS NOW

ESTABLISHED), A DISTANCE OF 60.27 FEET; THENCE NORTH 87°13'40" WEST, A DISTANCE OF 356.86 FEET; THENCE NORTH 02°43'40" WEST, A DISTANCE OF 60.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID BLOCK B OF OAK HARBOR UNIT NO. 2; THENCE SOUTH 87°13'40" EAST, ALONG SAID SOUTH LINE OF BLOCK B, A DISTANCE OF 356.95 FEET TO THE POINT OF BEGINNING.