

LEGAL DESCRIPTION

October 9, 2025

A PART OF THE WILLIAM CRAIG GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3090, PAGE 1112 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY (U.S. HIGHWAY NO. 1, A 125 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5,792.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 76.60 FEET, MAKING A CENTRAL ANGLE OF 00°45'28" AND HAVING A CHORD BEARING OF NORTH 31°11'39" WEST, AND A CHORD DISTANCE OF 76.60 FEET, TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6793, PAGE 780 OF SAID PUBLIC RECORDS; THENCE SOUTH 59°04'53" WEST, ALONG THE SOUTHEAST LINE OF THOSE LAST SAID LANDS, A DISTANCE OF 405.24 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 30°54'01" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 353.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 30°54'01" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 599.88 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8033, PAGE 1607 OF SAID PUBLIC RECORDS; THENCE NORTH 59° 05' 59" EAST, ALONG THE SOUTHEAST LINE OF THOSE LAST SAID LANDS, A DISTANCE OF 254.80 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT ALSO LYING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6793, PAGE 780; THENCE SOUTH 38° 35' 05" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 61.28 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12629, PAGE 186 OF SAID PUBLIC RECORDS; THENCE SOUTH 24° 51'31" EAST ALONG THE WEST LINE OF LAST SAID LANDS A DISTANCE OF 150.03 FEET TO THE SOUTH WEST CORNER OF SAID LANDS; THENCE NORTH 66°16'42" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS A DISTANCE OF 215.00 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5,779.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT

OF WAY LINE, A DISTANCE OF 177.02 FEET, MAKING A CENTRAL ANGLE OF $1^{\circ}45'17''$, HAVING A CHORD BEARING OF SOUTH $24^{\circ}41'13''$ EAST AND A CHORD DISTANCE OF 177.01 FEET; THENCE SOUTH $64^{\circ}20'53''$ WEST RADially TO LAST SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 12.50 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5,792.15 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 210.66 FEET, MAKING A CENTRAL ANGLE OF $02^{\circ}05'02''$, HAVING A CHORD BEARING OF SOUTH $26^{\circ}41'39''$ EAST AND A CHORD DISTANCE OF 210.64 FEET; THENCE SOUTH $67^{\circ}14'22''$ WEST LEAVING SAID RIGHT OF WAY, A DISTANCE OF 127.61 FEET; THENCE SOUTH $59^{\circ}51'08''$ WEST A DISTANCE OF 287.43 FEET TO THE POINT OF BEGINNING.