

LEGAL DESCRIPTION

PARCEL "1":

PART OF THE MONCRIEF SPRINGS TRACT AND PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF MONCRIEF ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EASTERLY LINE OF GLENVALE ROAD (A 50.0 FOOT RIGHT-OF-WAY): THENCE SOUTH $55^{\circ}22'18''$ EAST, 148.16 FEET, ALONG THE SOUTHWEST LINE OF SAID MONCRIEF ROAD, TO AN ANGLE POINT; THENCE CONTINUE ALONG THE SOUTHWEST LINE OF SAID MONCRIEF ROAD, SOUTH $49^{\circ}48'59''$ EAST, 358 FEET, MORE OR LESS, ALONG THE SOUTHWESTERLY LINE OF SAID MONCRIEF ROAD, TO THE WATERS OF MONCRIEF CREEK; THENCE SOUTHWESTERLY ALONG THE WATERS OF SAID MONCRIEF CREEK AND FOLLOWING ITS MEANDERINGS THEREOF, TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID GLENVALE ROAD; THENCE NORTH $03^{\circ}55'58''$ WEST, 728 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF SAID GLENVALE ROAD, TO THE POINT OF BEGINNING.

CONTAINING 147,384 SQUARE FEET AND/OR 3.4 ACRES, MORE OR LESS.

October 28, 2025