

LEGAL DESCRIPTION

March 30, 2026

A portion of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 8896, Page 811, of the current public records of said county, being more particularly described as follows:

For a point of reference, commence at the intersection of the Easterly right of way line of Philips Highway (U.S. Highway No. 1), a public 150 foot right of way as presently established, and the Southerly right of way line of Baymeadows Road, a public 100 foot right of way as presently established; thence North 89 degrees 44 minutes 01 seconds East, along said Southerly right of way line, 1848.50 feet to the Northeasterly corner of those lands described and recorded in Official Records Volume 7487, Page 313, of said current public records, and the Point of Beginning.

From said Point of Beginning, thence continue North 89 degrees 44 minutes 01 seconds East, along said Southerly right of way line, 519.00 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 17485, Page 2225, of said current public records; thence South 00 degrees 15 minutes 59 seconds East, departing said Southerly right of way line, along the Westerly line of last said lands and along the Westerly line of those lands described and recorded in Official Records Book 17160, Page 424, a distance of 328.97 feet; thence South 45 degrees 34 minutes 03 seconds West, along said Westerly line of Official Records Book 17160, Page 424, a distance of 102.81 feet; thence South 89 degrees 44 minutes 01 seconds West, departing said Westerly line 401.00 feet; thence North 00 degrees 15 minutes 59 seconds West, 26.00 feet; thence South 89 degrees 44 minutes 01 seconds West, 191.00 feet; thence North 00 degrees 15 minutes 59 seconds West, 147.60 feet; thence North 89 degrees 44 minutes 01 seconds East, 6.75 feet to a point lying on the Southerly prolongation of the Westerly line of said Official Records Volume 7487, Page 313; thence North 00 degrees 15 minutes 59 seconds West, along said Southerly prolongation, 65.00 feet to the Southwesterly corner of last said lands; thence North 89 degrees 44 minutes 01 seconds East, along the Southerly line of said lands, 140.00 feet to the Southeasterly corner thereof; thence North 00 degrees 15 minutes 59 seconds West, along the Easterly line of said lands, 162.00 feet to the Point of Beginning.