

LEGAL DESCRIPTION

March 24, 2026

(PARCEL 2):

AS PART OF THE JOHN HOUSTON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY), AS NOW ESTABLISHED, AND THE SOUTHERLY LINE OF SAID JOHN HOUSTON GRANT, SECTION 42; THENCE SOUTH 80°45'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 1863.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42; THENCE NORTH 09°15'00" WEST, ALONG THE WEST LINE OF SAID SECTION 42, A DISTANCE OF 1694.40 FEET; THENCE NORTH 80°45'00" EAST, ALONG A LINE PARALLEL TO AND 15.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 936.00 FEET; THENCE NORTH 80°46'01" EAST, A DISTANCE OF 694.39 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID YELLOW BLUFF ROAD; THENCE SOUTH 27°05'49" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 226.59 FEET; THENCE SOUTH 80°44'52" WEST, A DISTANCE OF 249.86 FEET; THENCE SOUTH 09°17'07" EAST, A DISTANCE OF 539.62 FEET; THENCE SOUTH 80°41'31" WEST, A DISTANCE OF 257.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°13'24" WEST, A DISTANCE OF 384.69 FEET; THENCE SOUTH 80°41'09" WEST, A DISTANCE OF 257.22 FEET; THENCE SOUTH 09°13'13" EAST, A DISTANCE OF 384.63 FEET; THENCE NORTH 80°42'03" EAST, A DISTANCE OF 257.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.27 ACRES MORE OR LESS.

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

30' ACCESS EASEMENT:

A PART OF THE JOHN HOUSTON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY), AS NOW ESTABLISHED, AND THE SOUTHERLY LINE OF SAID JOHN HOUSTON GRANT, SECTION 42; THENCE SOUTH

80°45'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 1863.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42; THENCE NORTH 09°15'00" WEST, ALONG THE WEST LINE OF SAID SECTION 42, A DISTANCE OF 1694.40 FEET; THENCE NORTH 80°45'00" EAST, ALONG A LINE PARALLEL TO AND 15.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 936.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°46'01" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 09°12'59" EAST, A DISTANCE OF 371.34 FEET; THENCE SOUTH 80°41'09" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 09°12'59" WEST, A DISTANCE OF 371.38 FEET TO THE POINT OF BEGINNING.

SAID ACCESS EASEMENT CONTAINS 11141 SQUARE FEET, 0.26 ACRES MORE OR LESS.