

LEGAL DESCRIPTION

March 13, 2025

A portion of Sections 17 and 18, Township 3 South, Range 24 East, Duval County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 20361, page 1372, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 17; thence South $00^{\circ}42'17''$ West, along the Westerly line of said Section 17, a distance of 40.01 feet to its intersection with the Southerly right of way line of Wells Road, a public 80 foot right of way as monumented; thence South $89^{\circ}38'00''$ West, departing said Westerly line and along said Southerly right of way line as monumented, 330.01 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 9382, page 1204, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence South $00^{\circ}33'52''$ West, departing said Southerly right of way line of Wells Road as monumented and along the Westerly line of said Official Records Book 9382, page 1204, a distance of 1320.17 feet to the Southwesterly corner thereof; thence North $89^{\circ}38'30''$ East, along the Southerly line of said Official Records Book 9382, page 1204, a distance of 329.58 feet to the Southeasterly corner thereof, said corner lying on said Westerly line of Section 17; thence North $00^{\circ}35'10''$ East, along said Westerly line, 40.66 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15990, page 2046, of said current Public Records, said corner lying on the Southerly line of the Northwest one-quarter of the Northwest one-quarter of said Section 17; thence North $89^{\circ}26'49''$ East, departing said Westerly line and along said Southerly line, 665.06 feet to the Northeast corner of the West one-half of the Southwest one-quarter of the Northwest one-quarter of said Section 17; thence South $00^{\circ}38'16''$ West, departing said Southerly line and along the East line of said West one-half of the Southwest one-quarter of the Northwest one-quarter of Section 17, a distance of 589.07 feet; thence North $20^{\circ}42'08''$ West, departing said East line, 28.09 feet; thence South $05^{\circ}14'26''$ West, 135.47 feet; thence South $02^{\circ}20'25''$ West, 94.54 feet; thence South $49^{\circ}43'28''$ West, 73.16 feet; thence North $87^{\circ}14'29''$ West, 118.96 feet; thence North $70^{\circ}55'03''$ West, 82.68 feet; thence North $48^{\circ}02'36''$ West, 117.33 feet; thence North $12^{\circ}22'17''$ West, 37.12 feet; thence North $24^{\circ}11'53''$ East, 54.38 feet; thence North $60^{\circ}18'17''$ West, 28.96 feet; thence North $67^{\circ}41'23''$ West, 35.53 feet; thence North $18^{\circ}01'56''$ West, 80.67 feet; thence North $59^{\circ}22'55''$ West, 75.40 feet; thence North $38^{\circ}41'47''$ West, 38.79 feet; thence North $38^{\circ}04'55''$ West, 55.65 feet; thence North $22^{\circ}05'12''$ West, 61.12 feet; thence North $32^{\circ}46'36''$ West, 48.28 feet; thence North $68^{\circ}52'54''$ West, 55.30 feet; thence South $70^{\circ}34'16''$ West, 47.69 feet; thence South $60^{\circ}59'52''$ West, 45.72 feet; thence South $89^{\circ}32'03''$ West, 154.25 feet; thence North $56^{\circ}04'57''$ West, 101.51 feet; thence North $30^{\circ}19'13''$ West, 67.88 feet; thence North $39^{\circ}36'35''$ West, 47.73 feet; thence North $53^{\circ}13'03''$ West, 78.39 feet; thence North $78^{\circ}54'57''$ West, 115.64 feet; thence North $88^{\circ}20'16''$ West, 94.54

feet; thence South 83°48'47" West, 84.39 feet; thence South 23°55'37" West, 45.69 feet; thence South 79°20'46" West, 56.10 feet; thence North 62°06'14" West, 110.13 feet; thence North 77°58'35" West, 148.58 feet; thence North 67°37'04" West, 114.99 feet; thence North 62°12'12" West, 88.87 feet; thence North 47°10'10" West, 84.90 feet; thence North 61°59'19" West, 284.74 feet; thence North 43°28'38" West, 132.24 feet; thence North 40°34'38" West, 129.35 feet; thence North 35°51'41" West, 100.43 feet; thence North 41°29'54" West, 41.85 feet; thence North 22°41'51" East, 59.90 feet; thence North 44°04'16" East, 78.39 feet; thence North 32°12'38" East, 76.92 feet; thence North 60°37'16" East, 52.24 feet; thence North 23°31'22" East, 58.60 feet; thence North 65°44'15" East, 52.73 feet; thence North 17°05'58" East, 36.26 feet; thence North 32°57'30" East, 64.51 feet; thence North 68°16'45" East, 93.35 feet; thence North 45°04'01" East, 81.86 feet; thence North 01°58'36" East, 24.49 feet; thence North 38°09'26" East, 121.81 feet; thence North 46°39'15" East, 59.34 feet; thence North 15°10'21" East, 56.51 feet; thence North 11°42'51" East, 47.74 feet; thence North 36°17'48" East, 52.02 feet; thence North 52°57'46" East, 34.90 feet to a point lying on said Southerly right of way line of Wells Road as monumented; thence North 89°38'00" East, along said Southerly right of way line as monumented, 874.55 feet to the Point of Beginning.

Containing 49.87 acres, more or less.