

## LEGAL DESCRIPTION

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows: Commence at the intersection of the South line of the Northeast 1/4 of the Northwest 1/4 of Section 11 with the East Right of Way line of Hood Road South (a 125 'Right of Way) said point also being on the North line of Parkside Lakes Phase One according to Plat thereof recorded in Plat Book 66, pages 104 through 107 of the public records of Duval County, Florida; thence North 0° 40' West along the Easterly right of way line of said Hood Road South, a distance of 235.18 feet to the most Northwestly comer of the lands described in Official Records Book 11500, page 1604 of the public records of Duval County, Florida; Thence, along said Easterly right of way line, North 00° 40' 00" West, a distance of 145.00 feet to the POINT OF BEGINNING of the lands to be described herein; North 89° 53' 18" East a distance of 400.00' more or less to the Westerly line of Parkside Lakes Phase Two according to Plat thereof recorded in Plat Book 68, pages 1 through 4 of the public records of Duval County, Florida; thence North 0° 40' West along the Westerly line of said Parkside Lakes Phase Two a distance of 93.22' more or less to the Southeast comer of the lands described in Official Records Book 4239, page 1133 of the public records of Duval County, Florida; thence South 89° 52' 30" West along the Southerly line of the last mentioned lands a distance of 400' to the Easterly Right of Way line of said Hood Road South; thence South 0° 40' East along said Easterly Right of Way line of Hood Road South a distance of 93.22' to the Northwest comer of the lands described in Official Records Book 19320, page 1569 of the public records of Duval County, Florida, also being the POINT OF BEGINNING.

May 13, 2025