

## Legal Description

February 10, 2026

### Parcel 1

A part of Batten Island, lying in Township 1 South, Range 29 East, Duval County, Florida, more particularly described as follows: For a point of reference, commence at a point of reverse curve lying on the Northwesterly right-of-way line of Heckscher Drive (State Road No. 105), as now established, said point lying on centerline P.T. Station 790+57.26 said point of reverse curve lying on a curve being concave southeasterly having a radius of 1427.76 feet: thence Southwesterly along and with the arc of said curve and along said Northwesterly right-of-way line, a chord bearing of South 43°43'42" West and a chord distance of 6.06 feet; thence North 53°13'20" West, along the Southwesterly line of those lands as described in Deed Book 1077, Page 428 of said current public records, a distance of 105.42 feet to the Point of Beginning; thence South 36°46'40" West, a distance of 79.96 feet; thence South 53°13'20" East, parallel with, 20.00 feet perpendicular to and Northeasterly of the Northeasterly line of those lands as described in Official Records Volume 195, Page 340 of said current public records, a distance of 127.07 feet to the aforementioned Northwesterly right-of-way line of Heckscher Drive; thence Southwesterly and Northwesterly along said Northwesterly right-of-way line as established and described in Official Records Volume 2882, Page 1151 of said current public records the following two courses: South 32°23'70" West, a distance of 19.42 feet and North 53°28'40" West, a distance of 31.53 feet to a point lying on the aforementioned curve being concave Southeasterly having a radius of 1427.76 feet; thence Southwesterly along and with the arc of said curve and along said Northwesterly right-of-way line, a chord bearing 39°35'25" West and a chord distance of 0.50 feet; thence North 53°13'20" West, along the aforementioned Northwesterly line of the lands described in Official Records Volume 195, Page 340, a distance of 288 feet, more or less, to the mean high water line of Shad Creek; Thence Northeasterly, along the meanders of said mean high water line, a distance of 100 feet, more or less, to its intersection with a line which bears North 53°13'70" West from the Point of Beginning; thence South 53°13'20" East, along the aforementioned Southwesterly line of those lands as described in Deed Book 1007, Page 428, a distance of 185 feet, more or less, to the Point of Beginning.

### Parcel 2

That certain tract or parcel of land being a part of the Southwesterly 100 feet of the Northeasterly 300 feet of that certain tract of land on Batten Island, Section 30, Township 1 South, Range 29 East, Duval County, Florida as recorded in Official Records Volume 124, Page 356 of the current public records of said county, together with a part of said Section 30,

described in Official Records Volume 2882, Page 1151 of said current public records, being more particularly as commencing at the most Southerly corner of said lands described in Official Records Volume 2882, Page 1151; thence North 32°23'20" East, along the Southeasterly boundary of said lands described in Official Records Volume 2882, Page 1151, 19.42 feet to the point of beginning; thence continuing North 32°23'20" East, along said Southeasterly boundary, 80.58 feet to the Northeast corner of said lands described in Official Records Volume 2882, Page 1151; thence North 61°44'40" West, along the Northeasterly boundary of said lands described in Official Records Volume 2882, Page 1151, 15.0 feet to the most Northerly corner of said lands described in Official Records Volume 2882, Page 1151; thence along a curve to the right in the right-of-way line of Heckscher Drive (State Road No. 105), said curve having a radius of 1427.76 feet, a distance of 1.98 feet as measured along a chord bearing North 43°34'01" East, to a point in the Northeasterly boundary of said lands described in Official Records Volume 124, Page 356; thence North 53°13'20" West, along the Northeasterly boundary of said lands described in Official Records Volume 124, Page 256, 105.42 feet; thence south 36°46'40" West, 79.96 feet to a point 20 feet from the Southwesterly boundary of said lands described in Official Records Volume 124, Page 356, as measured at right angles thereto; thence South 53°13'20" East, parallel to the Southwesterly Boundary of said lands described in Official Records Volume 124, Page 356 98.12 feet to a point in the Northwesterly boundary of said lands described in Official Records Volume 2882, Page 1151; thence continue South 53°13'20" East, 28.95 feet to the Point of Beginning.

Together with a perpetual easement (for purposes set forth in that certain Warranty deed recorded in the Official Records Volume 4298, Page 664 and 665 of the public records of Duval County, Florida) over, across and within that certain parcel of land being more particularly described as:

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those lands as described in Official Records Volume 195, Page 340 of said current public records, a distance of 127.07 feet to the aforementioned Northwesterly right-of-way line of Heckscher Drive; thence Southwesterly and Northwesterly along said Northwesterly right-of-way line as established and described in Official Records Volume 2882, Page 1151 of said current public records the following two courses; South 32°23'70" West, a distance of 19.42 feet and North 53°28'40" West, a distance of 31.53 feet to a point lying on the aforementioned curve being concave Southeasterly having a radius of 1427.76 feet; thence Southwesterly along with the arc of said curve and along said Northwesterly right-of-way line, a chord being South 39°35'25" West and a chord distance of 0.50 feet; thence North 53°13'20" West, along the aforementioned Northwesterly line of lands described in Official Records Volume 195, Page 350, a distance of 288 feet, more or less, to the mean high water line of Shad Creek; thence Northeasterly, along the meanders of said mean high water line, a distance of 100 feet, more or less, to its intersection with a line which bears North 53°13'20" East, along the aforementioned Southwesterly line of those lands as described in Deed Book 1077, Page 428, a distance of 185 feet, more or less, to the Point of Beginning.