

## LEGAL DESCRIPTION

A PORTION OF TRACTS 7 & 8, BLOCK 3 AS SHOWN ON THE MAP OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (LB 1704) MARKING THE NORTHWEST CORNER OF LOT 1 OF THE LAUREN OAKS SUBDIVISION PER PLAT BOOK 57, PAGE 26A OF THE PLAT THEREOF IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST RECORDED IN THE PUBLIC RECORDS FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; THENCE N00°28'10"E ALONG THE EAST RIGHT OF WAY LINE OF CHAFFEE ROAD (COUNTY ROAD NO.115) (RIGHT OF WAY VARIES) 145.26 FEET; THENCE S89°31'50"E ALONG SAID RIGHT OF WAY LINE 27.00 FEET; THENCE N00°28'10"E ALONG SAID RIGHT OF WAY LINE 501.93 FEET TO AN IRON ROD (SSMC LB 2108) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS N31°24'06"E, 102.80 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 107.97 FEET TO AN IRON ROD (SSMC LB 2108) MARKING THE POINT OF TANGENCY AND THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTH RIGHT OF WAY LINE OF NORMANDY BOULEVARD (STATE ROAD NO.228) (205 FOOT RIGHT OF WAY); THENCE N62°20'10"E ALONG SAID SOUTH RIGHT OF WAY LINE 91.85 FEET TO AN IRON ROD (SSMC LB 2108) BEING THE POINT OF BEGINNING; THENCE CONTINUE N62°20'10"E ALONG SAID RIGHT OF WAY LINE 288.84 FEET TO A NAIL & DISK (SSMC LB 2108); THENCE DEPARTING SAID RIGHT OF WAY LINE S27°39'50"E, 260.49 FEET TO AN IRON ROD (SSMC LB 2108); THENCE S62°20'15"W, 288.84 FEET TO AN IRON ROD (SSMC LB 2108); THENCE N27°39'50"W, 260.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1.73 ACRES, MORE OR LESS.

December 29, 2025