

## **Legal Description**

**January 20, 2026**

A portion of Tract 1, of the Acreage Replat of Part of Dixie Farms as recorded in Plat Book 14, page 100 of the current public records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning commence at the intersection of the westerly right-of-way line of Powers Avenue (an 80 foot right-of-way as now established) with the northerly right-of-way line of Toledo Road (a 60 foot right-of-way as now established); thence South 58°32'30" West along said northerly right-of-way line, a distance of 164.55 feet to a point on said northerly right-of-way line; thence North 30°32'26" West, a distance of 89.05 feet; thence North 32°06'08" West, a distance of 68.20 feet: thence North 57°53'52" East, a distance of 163.90 feet to the aforementioned westerly right-of-way line of Powers Avenue; thence South 31°27'30" East along said westerly right-of-way line, a distance of 159.07 feet to the Point of Beginning.