

## LEGAL DESCRIPTION

October 17, 2025

### **Proposed Parcel 2:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST OF THE COUNTY OF DUVAL, STATE OF FL, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF VALENCIA DRIVE OR RIDGEWOOD AVENUE, 1113 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF ATLANTIC BOULEVARD; THENCE RUN NORTH 38°00'00" WEST, FOR 117.02 FEET; THENCE RUN NORTH 62°40'00" EAST, FOR 124.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 62°40'00" EAST, FOR 212.00 FEET; THENCE NORTH 19°00'00" WEST, FOR 115.05 FEET; THENCE SOUTH 62°40'00" WEST, FOR 212.00 FEET; THENCE SOUTH 62°40'00" EAST, FOR 115.05 FEET TO THE POINT OF BEGINNING. BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 374, PAGE 241 AND DEED BOOK 283, PAGE 475 ACCORDING TO SURVEY OF ELLIS CURTIS AND KOOKER, DATED MARCH 9TH, 1942. PARCEL ID NUMBER: 136308-0000

### **Proposed Parcel 3:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST OF THE COUNTY OF DUVAL, STATE OF FL, AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF VALENCIA DRIVE OR RIDGEWOOD AVENUE, 1113 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF ATLANTIC BOULEVARD; THENCE RUN NORTH 38°00'00" WEST, FOR 117.02 FEET; THENCE RUN NORTH 62°40'00" EAST, FOR 336.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 62°40'00" EAST, FOR 150.00 FEET; THENCE NORTH 19°00'00" WEST, FOR 115.05 FEET; THENCE SOUTH 62°40'00" WEST, FOR 150.00 FEET; THENCE SOUTH 62°40'00" EAST, FOR 115.05 FEET TO THE POINT OF BEGINNING. BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 374, PAGE 241 AND DEED BOOK 283, PAGE 475 ACCORDING TO SURVEY OF ELLIS CURTIS AND KOOKER, DATED MARCH 9TH, 1942. PARCEL ID NUMBER: 136308-0000

### **Easement:**

A 15 FOOT ACCESS EASEMENT ON THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST OF THE COUNTY OF DUVAL, STATE OF FL, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF VALENCIA DRIVE OR RIDGEWOOD AVENUE, 1113 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF ATLANTIC BOULEVARD; THENCE RUN NORTH 38°00'00" WEST, FOR 117.02 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH

62°40'00" EAST, FOR 336.91 FEET; THENCE NORTH 19°00'00" WEST, FOR 15.01 FEET; THENCE SOUTH 62°40'00" WEST, FOR 339.08 FEET; THENCE SOUTH 37°10'20" EAST, FOR 15.22 FEET TO THE POINT OF BEGINNING. BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 374, PAGE 241 AND DEED BOOK 283, PAGE 475 ACCORDING TO SURVEY OF ELLIS CURTIS AND KOOKER, DATED MARCH 9TH, 1942. PARCEL ID NUMBER: 136308-0000