

Exhibit "A"

LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THE SOUTHERLY SIXTY (60) FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS PURPOSES.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS  
BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

File Number: 26195

Legal Description with Non Homestead  
Closer's Choice

January 20, 2023

Exhibit 1  
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## EXHIBIT "A"

### PARCEL "B"

A PART OF THE NORTH ONE HALF OF TRACT 16, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5 ,PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, THENCE, N 00° 12' 46" E FOR A DISTANCE OF 331.70 FEET; THENCE, N 00° 12' 46" E FOR A DISTANCE OF 331.70 FEET; THENCE S 89° 58' 13" W FOR A DISTANCE OF 372.89 FEET TO THE POINT OF BEGINNING; THENCE, S 00° 00' 12" E FOR A DISTANCE OF 159.92 FEET; THENCE, N 89° 58' 20" W FOR A DISTANCE OF 291.48 FEET; THENCE N 00° 09' 23" E A DISTANCE OF 159.43 FEET; THENCE, N 89° 55' 47" E FOR A DISTANCE OF 291.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 60 FEET

SAID PARCEL CONTAINS 1.05 ACRES MORE OR LESS.