

LEGAL DESCRIPTION

A part of the North 1/2 of The Southeast 1/4 of Section 24, Township 1 South, Range 25 East, lying Westerly of Old Kings Road, more particularly described as follows: Begin at an iron on the West side of Old Kings Road (a 100.0 foot right of way), said iron being the Northeast corner of lands shown on survey attached to and made a part of Deed Book 1159, page 55, current public records of Duval County, Florida; thence Westerly along the North line of said attached survey, South 87 degrees 47 minutes 26 seconds West, 679.28 feet to the Northeasterly line of Interstate Highway No. 295 (State Road 9a, a 300.0 foot wide limited access right of way), thence along said Northeasterly line of Interstate Highway No. 295, South 15 degrees 43 minutes 56 seconds West, 499.86 feet to the North line of those lands described in Deed Book 1738, page 454 of said current public record, thence along said North line, North 87 degrees 47 minutes 26 seconds East 967.38 feet to the Southwesterly line of said Old Kings Road, thence along said Southwesterly line, North 17 degrees 57 minutes 34 seconds West, 494.10 feet to the Point of Beginning.

Parcel Identification Number: 003008-0000

April 7, 2026