

LEGAL DESCRIPTION
March 18, 2026

BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, COUNTY ROAD NO. 548 (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER CITY OF JACKSONVILLE, RIGHT-OF-WAY MAP, FILE NO. C-195, DATED 1-22-02); THENCE SOUTH 02°13'50" WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, A DISTANCE OF 347.73 FEET TO THE SOUTHERLY BOUNDARY OF PARCEL 117 DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10637, PAGE 1727, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 88°50'10" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 435.46 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL 117; THENCE NORTH 01°00'50" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 302.83 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD; THENCE SOUTH 84°36'55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 291.60 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 88°04'10" EAST, A DISTANCE OF 468.03 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE DUVAL CONNECTION RAILROAD COMPANY RAILROAD RIGHT-OF-WAY (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°01'03" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 368.65 FEET; THENCE NORTH 89°59'14" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 751.48 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.70 FEET; THENCE SOUTH 88°37'28" WEST, A DISTANCE OF 439.44 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 02°13'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 72.36 FEET TO THE POINT OF BEGINNING.