

LEGAL DESCRIPTION

December 26, 2025

RE: 002938 0030

A part of the Southeast 1/4 of Section 22, Township 1 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 22; thence South 89°41'47" West along the South line of said Section 22, a distance of 230.00 feet to a point on the Westerly Right of Way line of Utsey Road (a 60 foot Right of Way as now established); thence departing said South line, run North 00°19'14" East along said Westerly Right of Way line, a distance of 877.79 feet; thence departing said Westerly Right of Way line, run North 89°47'51" West, a distance of 397.61 feet to the POINT OF BEGINNING; thence run South 00°19'04" West, a distance of 219.20 feet; thence run North 89°48'35" West, a distance of 694.29 feet; thence run North 00°11'45" West, a distance of 219.35 feet; thence run South 89°47'51" East, a distance of 696.25 feet to the POINT OF BEGINNING.

Containing 152,452 square feet, 3.50 acres, more or less.