

LEGAL DESCRIPTION

December 26, 2025

RE: 002955-0100

PARCEL A:

A part of the Southeast $\frac{1}{4}$ of Section 22, Township 1 South, Range 25 East, more particularly described as follow:

COMMENCE at the Southeast corner of Section 22; thence S $89^{\circ}50'40''$ West 230 feet to a point on the Westerly Right of Way line of Utsey Road; thence N $00^{\circ}15'30''$ E 877.29 feet along the said Westerly Right of Way line of Utsey Road to a point; thence West 1093.94 feet to a point; thence North 326 feet to the POINT OF BEGINNING; thence continue North 396 feet to a point; thence East 660 feet to a point; thence South 396 feet to a point; thence West 660 feet, more or less, to the POINT OF BEGINNING.

PARCEL B:

A perpetual easement to serve Parcel A; for ingress, egress, and utilities over the following land:

A part of the Southeast $\frac{1}{4}$ of Section 22, Township 1 South, Range 25 East, more particularly described as follows: COMMENCE at the Southeast corner of Section 22; thence S $82^{\circ}50'40''$ W 230 feet to a point on the Westerly Right of Way line of Utsey Road; thence N $00^{\circ}15'30''$ E 877.29 feet to the POINT OF BEGINNING; thence West 493.83 feet; thence North 396.00 to the South line of Parcel A; thence East 60 feet along the Southerly line of Parcel A; thence South 336 feet; thence East 433.83 feet to the Westerly Right of Way line of Utsey Road; thence S $00^{\circ}15'30''$ W 60 feet to the POINT OF BEGINNING.

RE: 002938 0030

A part of the Southeast $\frac{1}{4}$ 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 $89^{\circ}41'47''$ 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.