

LEGAL DESCRIPTION  
DECEMBER 1, 2025

PARCEL A:

A PART OF FARM 27 AS SHOWN ON UNRECORDED PLAT OF DINSMORE FARMS IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DINSMORE FARMS AND THE EASTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 66 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 221.73 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, 626.22 FEET TO A POINT IN THE WEST LINE OF SAID FARM 27 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, 200.0 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 35 SECONDS WEST, 110.61 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 54 SECONDS WEST, 200.0 FEET TO A POINT IN THE WEST LINE OF SAID FARM 27; THENCE SOUTH 00 DEGREES 26 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE, 110.67 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PART OF FARM 27 AS SHOWN ON UNRECORDED PLAT OF DINSMORE FARM IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF FARM 38 SAID DINSMORE FARMS AND THE EASTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 66 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 332.58 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 54 SECONDS EAST, 626.09 FEET TO A POINT IN THE WEST LINE OF SAID FARM 27 FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 54 SECONDS EAST, 200.0 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 35 SECONDS WEST, 110.61 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, 200.0 FEET TO A POINT IN THE WEST LINE OF SAID FARM 27; THENCE SOUTH 00 DEGREES 26 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE, 110.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "F" OF BARRINGTON COVE PHASE THREE, AS RECORDED IN PLAT BOOK 77, PAGES 86 THROUGH 92 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TIMBER COVE COURT, AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 10 SECOND EAST, 6.20 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 51 SECONDS WEST 30.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 14 SECONDS WEST, 17.34 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 32.75 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 06 MINUTES 22 SECONDS EAST, 32.03 FEET TO THE POINT OF BEGINNING.