

# LEGAL DESCRIPTION

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## Parcel 1

Part of Lot 1, COMMISSIONERS PLAT OF THE BROWARD ESTATE in the Southwest 1/4 of Section 14 of THE BROWARD GRANT, Section 46, Township 1 South, Range 27 East, according to the plat thereof recorded in Chancery Order Book 115, page 286, of the current public records of Duval County, Florida, more particularly described as follows:

Begin at the intersection of the Easterly right of way line of Main Street (U.S. Highway 17), as now established, said right of way being North 89°56'50" East, 49.05 feet as measured along the South line of Baisden Road, (from the former right of way line of U.S. Highway 17) with the Southerly right of way line of Baisden Road (a 60.0 foot right of way); thence North 89°56'50" East, 106.36 feet along the South line of said Baisden Road; thence South 16°24'30" West, 150.0 feet; thence South 89°56'50" West, 106.36 feet to the Easterly right of way line of said Main Street; thence North 16°24'30" East, 150.0 feet along the Easterly line of said Main Street to the Point of Beginning.

## Parcel 2

Part of Lots 1 and 2, COMMISSIONER'S PLAT OF BROWARD ESTATES in Southwest Quarter of Section 14, a subdivision of JOHN BROWARD GRANT, Section 46, Township 1 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Begin at intersection of Northerly line of Baisden Road and the old Easterly right of way line of Main Street (State Road No. 3, U.S. Road No. 17); said right of way being 100 feet; thence run Easterly along the Northerly line of Baisden Road 74.77 feet to the Point of Beginning; thence run North 89°13'13" East along the Northerly line of Baisden Road, 125.23 feet; thence North 16°06'13" East, 156.75 feet; thence North 80°27'25" West, 140.21 feet; thence South 16°03'43" West along new Easterly right of way line of Main Street (State Road No. 3, U.S. No. 17), 161.75 feet; thence Southeasterly, 23.80 feet to the Point of Beginning.

December 17, 2025