

## Legal Description

### PARCEL 1:

**A PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:**

**BEGIN AT AN IRON ON THE WEST LINE OF RICKER ROAD, THAT IS NORTH 0 DEGREES 16 MINUTES EAST, 15.0 FEET FROM THE NORTHEAST CORNER OF BLOCK 1, OAK HILL, UNIT 13, AS RECORDED IN PLAT BOOK 31, PAGE 9 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 16 MINUTES 106.0 FEET ALONG THE WEST LINE OF RICKER ROAD; THENCE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS WEST, 150.0 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES WEST, 106.0 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 15 SECONDS EAST, 150.0 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH AN EASEMENT FRONTING 15 FEET ON RICKER ROAD WITH A DEPTH OF 150 FEET, LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE NORTH LINE OF BLOCK 1, OAK HILL, UNIT 13, PLAT BOOK 31, PAGE 9 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR THE PURPOSE OF INGRESS AND EGRESS.**

### PARCEL 2:

**THE WEST 200 FEET OF THE EAST 215 FEET OF THE NORTH 150 FEET OF THE SOUTH 168 FEET OF LOT 16, BLOCK 2, JACKSONVILLE HEIGHTS, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

January 9, 2026