

**March 25, 2026**

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**Acree PUD Legal Description**

**R.E. 002569 0020**

A portion Block 1, North Dinsmore Farms, recorded in Plat Book 4, page 59, of the current Public Records of Duval County, Florida, also being a portion of Section 39 of the Levi Sparkman Grant, Township 1 North, Range 25 East, said county, being a portion of Parcel 1, as described and recorded in Official Records Book 20441, page 1080, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 33; thence South 00°25'57" East, along the Easterly line of said Section 33, a distance of 378.77 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 13758, page 2294, of said current Public Records, said corner lying on the Southerly right of way line of Acree Road, an 80 foot right of way as presently established; thence South 76°24'10" East, departing said Easterly line and along said Southerly right of way line, 3566.06 feet to a point lying on the Westerly line of Farm 23, said Block 1, and the Point of Beginning.

From said Point of Beginning, thence continue South 76°24'10" East, along said Southerly right of way line, 1193.19 feet to its intersection with the Westerly right of way line of Old Kings Road, a 100 foot right of way as presently established; thence South 01°27'50" East, departing said Southerly right of way line and along said Westerly right of way line, 580.48 feet; thence South 15°09'00" East, continuing along said Westerly right of way line, 90.19 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 10228, page 1768, of said current Public Records; thence Westerly along said Northerly line the following 3 courses: Course 1, thence South 66°28'47" West, departing said Westerly right of way line, 710.47 feet; Course 2, thence North 25°05'59" West, 798.00 feet; Course 3, thence South 89°24'01" West, 203.45 feet to a point lying on the Westerly line of Farm 22, said Block 1; thence North 00°32'01" West, departing said Northerly line, and along the Westerly line of Farms 22 and 23, said Block 1, a distance of 510.89 feet to the Point of Beginning.

Containing 21.05 acres, more or less.

**R.E. 002558 0300**

A portion Block 1, North Dinsmore Farms, recorded in Plat Book 4, page 59, of the current Public Records of Duval County, Florida, also being a portion of Section 34 and Section 39 of the Levi Sparkman Grant, Township 1 North, Range 25 East, said county, being all of Parcel 2, as described and recorded in Official Records Book 20441, page 1080, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 33, of said Township and Range; thence North 89°25'51" East, along the Northerly line of said Section 34, a distance of 3901.74 feet to its intersection with the Southwesterly right of way line of CSX Transportation Railroad, a 200 foot right of way as presently established; thence South 26°09'46" East, departing said Northerly line and along said Southwesterly right of way line, 402.11 feet to the Point of Beginning.

From said Point of Beginning, thence South 26°09'47" East, along said Southwesterly right of way line, 1214.04 feet to its intersection with the Northerly right of way line of Acree Road, an 80' right of way as presently established; thence North 76°24'12" West, departing said Southwesterly right of way line and along said Northerly right of way line, 542.08 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15876, page 194, of said current Public Records; thence North 00°30'05" West, departing said Northerly right of way line and along the Easterly line of last said lands, 962.26 feet to the Point of Beginning.

Containing 5.81 acres, more or less.

**R.E. 002507 0005**

A portion of Sections 26, 34, 35 and Section 39 of the Levi Sparkman Grant, Township 1 North, Range 25 East, Duval County, Florida, being all of Parcel 3, as described and recorded in Official Records Book 20441, page 1080, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 33, of said Township and Range; thence North 89°25'51" East, along the Northerly line said Section 34, a distance of 4688.56 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 9773, page 2008, of said current Public Records and the Point of Beginning.

From said Point of Beginning, thence continue North 89°25'51" East, along said Northerly line, 340.72 feet to the Southeasterly corner of those lands described and recorded in said Official Records Book 9773, page 2008; thence North 00°40'50" West, along the Easterly line of last said lands, 299.61 feet to the Southwesterly corner of Parcel 4, as described and recorded in Official Records Book 20336, page 535, of said current Public Records; thence North 89°58'09" East, departing said Easterly line and along the Southerly line of said Parcel 4, a distance of 1472.52 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 20368, page 1263, of said current Public Records; thence South 01°29'45" East, departing said Southerly line and along the Westerly line of last said lands, 2394.75 feet to the Southwesterly corner thereof; thence along the Southerly line of last said lands the following 3 courses: Course 1, thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1125.00 feet, through a central angle of 52°27'52", an arc length of 1030.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°06'41" East, 994.52 feet; Course 2, thence North 68°39'23" East, 102.76 feet to the point of curvature of a curve concave Northwesterly having a radius of 35.00 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of 89°59'42", an arc length of 54.97 feet to a point lying on the Southwesterly right of way line of New Kings Road, a 150 foot right of way as presently established, said arc being subtended by a chord bearing and distance of North 23°39'32" East, 49.50 feet; thence South 21°20'19" East, departing said Southerly line, along said Southwesterly right of way line, and along a non-tangent line, 220.01 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 15644, page 431, of said current Public Records; thence Northwesterly, departing said Southwesterly right of way line, along said Northerly line, and along the arc of a non-tangent curve concave

Southwesterly having a radius of 35.01 feet, through a central angle of  $90^{\circ}00'18''$ , an arc length of 55.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $66^{\circ}20'28''$  West, 49.51 feet; thence South  $68^{\circ}39'23''$  West, continuing along said Northerly line, 102.73 feet to the point of curvature of a curve concave Northerly having a radius of 1275.00 feet; thence Westerly continuing along said Northerly line, along its Westerly prolongation and along the arc of said curve, through a central angle of  $48^{\circ}14'47''$ , an arc length of 1073.62 feet to a point lying on the Northerly prolongation of the Westerly line of last said lands, said arc being subtended by a chord bearing and distance of North  $87^{\circ}13'13''$  West, 1042.18 feet; thence South  $01^{\circ}30'41''$  East, along said Northerly prolongation, along said Westerly line and along a non-tangent line, 366.52 feet to the Southwesterly corner thereof, said corner lying on the boundary line of said Parcel 3; thence South  $01^{\circ}41'47''$  East, departing said Westerly line and along said boundary line, 1030.15 feet; thence South  $89^{\circ}04'38''$  West, continuing along said boundary line, 684.49 feet to a point lying on the Northeasterly right of way line of CSX Transportation Railroad, a 150 foot right of way as presently established in this location; thence Northwesterly along said Northeasterly right of way line the following 3 courses: Course 1, thence North  $26^{\circ}06'33''$  West, 1911.28 feet; Course 2, thence North  $64^{\circ}34'42''$  East, 50.07 feet; Course 3, thence North  $26^{\circ}13'03''$  West, 925.05 feet to its intersection with the Easterly right of way line of Old Kings Road, a 100 foot right of way as presently established; thence North  $01^{\circ}26'55''$  West, departing said Northeasterly right of way line and along said Easterly right of way line, 1103.93 feet to the Point of Beginning.

Containing 134.60 acres, more or less.