

Legal Description
April 25, 2024

EXHIBIT "A"

A PORTION OF TRACT 10, BLOCK 1, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF "THE SPRINGS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 43, 43A AND 43B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°38'27" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF CRYSTAL ROAD, BEING A 60 FOOT WIDE RIGHT OF WAY, 1339.71 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 0°21'21" WEST ALONG SAID WEST LINE, 353.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°21'21" WEST ALONG SAID WEST LINE, 120.00 FEET; THENCE NORTH 89°55'55" EAST, DEPARTING SAID WEST LINE, 385.00 FEET; THENCE SOUTH 0°21'21" EAST, PARALLEL TO SAID WEST LINE, 120.00 FEET; THENCE SOUTH 89°55'55" WEST, 385.00 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAIN 1.06 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY PORTION LYING WITHIN ANY EXISTING ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS.