

LEGAL DESCRIPTION

February 23, 2026

That certain tract of parcel of land being a portion of Tract 3, Block 2, Section 18, Township 3 south, range 26 east, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, being more particularly described as beginning at the intersection of the easterly line of said Tract 3 with the present southerly right-of-way line of 103rd Street (a 104 foot right-of-way), then south 2°54'48" east, along the easterly line of said Tract 3, 100 feet; thence north 89°17'38" west, and parallel to the southerly right-of-way line of said 103rd Street, 80 feet; thence north 2°54'48" west, and parallel to the easterly line of said Tract 3, 100 feet to the southerly right-of-way line of said 103rd Street; thence south 89°17'38" east, along said right-of-way line, 80 feet to the point of beginning.