

## LEGAL DESCRIPTION

September 16, 2025

BEING THOSE LANDS KNOWN AS TRACT 1, NORMANDY ACRES, UNIT 5, BEING PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AS DRESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTH 0 DEGREES 27 MINUTES WEST, 370.38 FEET ALONG EAST LINE OF YELLOW WATER ROAD; THENCE NORTH 89 DEGREES 33 MINUTES EAST, 550.68 FEET; THENCE SOUTH 7 DEGREES 18 MINUTES 10 SECONDS WEST, 68.85 FEET; THENCE SOUTH 60 DEGREES 23 MINUTES WEST 620.0 FEET ALONG THE NORTHERLY LINE OF NORMANDY BOULEVARD TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF TRACT 1, NORMANDY ACRES, UNIT 5, AN UNRECORDED SUBDIVISION BEING A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PROJECTED INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW WATER ROAD, (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 59 DEGREES, 52 MINUTES, 47 SECONDS EAST ON AND ALONG A PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 85.11 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 59 DEGREES, 52 MINUTES 47 SECONDS EAST ON AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 30 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 205.36 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 47 SECONDS WEST AND PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 70.65 FEET TO A POINT OF THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID SURVE AN ARC DISTANCE OF 103.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AFOREMENTIONED ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 33 MINUTES 13 SECONDS EAST 86.22 FEET; SAID POINT OF TANGENCY ALSO BEING THE POINT OF BEGINNING.