

Legal Description

January 25, 2024

Parcel "A"

Part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 2 South, Range 24 East, Duval County, Florida and being a portion of lands described and recorded in Official Records Book 19185, Page 1040 of said county being more particularly described as follows:

Commence at the intersection of the West right of way line of Otis Road (an 80 foot right of way as now established) and the Northerly right of way line of U.S. Highway No. 90 (a 66 foot right of way as now established); thence North 00 degrees 35 minutes 56 seconds East, along the aforesaid West right of way line, a distance of 250.94 feet to the Point of Beginning; thence North 89 degrees 24 minutes 04 seconds West, a distance of 433.11 feet to a point at the Northeast corner of Parcel #3 as described and recorded in said Official Records Book 19185, Page 1040 of said county; thence South 84 degrees 53 minutes 01 seconds West, along the North line of Parcel #1 and #3 as described and recorded in said Official Records Book 19185, Page 1040, a distance of 339.70 feet to the Northwest corner of said Parcel #1; thence North 00 degrees 35 minutes 24 seconds East, a distance of 101.86 feet to a point at the Northeast corner of lands described and recorded in Official Records Book 20364, Page 969 of said county; thence North 89 degrees 24 minutes 29 seconds West along the North line of last said lands, a distance of 303.56 feet to a point situate along the East line of lands described and recorded in Official Records Book 20348, Page 2131 of said county; thence North 00 degrees 34 minutes 20 seconds East along the East line thereof, a distance of 77.11 feet to the Northeast corner thereof; thence North 89 degrees 37 minutes 19 seconds West along the North Line of last said lands, a distance of 249.09 feet to a point situate along the East line of lands described and recorded in Official Records Book 18869, Page 577 of said county; thence North 00 degrees 39 minutes 15 seconds East along last said line and along the East line of lands described and recorded in Official Records Book 10069, Page 1257, a distance of 305.72 feet to a point, said point situated on the North line of the Southwest 1/4 of said Section 22 and the South line of a 15 foot unnamed road per Plat of Jacksonville Farms as recorded in Plat Book 3, Page 41 of said Duval County, Florida; thence North 89 degrees 10 minutes 14 seconds East, along last said line, a distance of 1,323.94 feet to a point on the aforesaid West right of way line of Otis Road; thence South 00 degrees 35 minutes 56 seconds West, along said West right of way line, a distance of 482.86 feet to the Point of Beginning.

Containing 13.00 Acres or 566,377.85 Square Feet more or less.

Parcel "B"

Part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 2 South, Range 24 East, Duval County, Florida and being a portion of lands described and recorded in Official Records Book 19185, Page 1040 of said county being more particularly described as follows:

Beginning at the intersection of the West right of way line of Otis Road (an 80 foot right of way as now established) and the Northerly right of way line of U.S. Highway No. 90 (a 66 foot right of way as now established); thence South 83 degrees 42 minutes 59 seconds West, along said Northerly right of way line of U.S. Highway No. 90, a distance of 424.82 feet to a point at the Southeast corner of Parcel #3 as

described and recorded in said Official Records Book 19185, Page 1040 of said county; thence North 01 degrees 33 minutes 18 seconds West, along East line of said Parcel #3, a distance of 302.06 feet to the Northeast corner of last said lands; thence South 89 degrees 24 minutes 04 seconds East, a distance of 433.11 feet to a point on the aforesaid West right of way line of Otis Road; thence South 00 degrees 35 minutes 56 seconds West, along said West right of way line, a distance of 250.94 feet to the Point of Beginning.

Containing 2.72 Acres or 118,284 Square Feet more or less.