

Legal Description Dated 2/12/24

THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 20076, PAGE 579 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 7, BLOCK 1, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 7, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY OF JONES ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND ALSO BEING THE NORTHWEST CORNER OF PARCEL B AND PARCEL 1 AS DESCRIBED IN LAST SAID OFFICIAL RECORDS BOOK AND PAGE; THENCE S00°06'06"W, ALONG LAST SAID RIGHT OF WAY, A DISTANCE OF 210.09 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN LAST SAID OFFICIAL RECORDS BOOK AND PAGE; THENCE N88°27'44"E, ALONG THE SOUTH LINE OF SAID PARCEL A, ALSO BEING A LINE 210.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 7, A DISTANCE OF 247.78 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN LAST SAID OFFICIAL RECORDS BOOK AND PAGE; THENCE S00°06'06"W, ALONG LAST SAID EASTERLY LINE, SAID LINE ALSO BEING 247.68 FEET EAST OF A PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 378.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BEAVER STREET (A.K.A. US 90, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE S83°56'23"W, ALONG LAST SAID LINE, A DISTANCE OF 122.45 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10821, PAGE 1037 AS RECORDED IN SAID CURRENT PUBLIC RECORDS; THENCE N00°06'06"E, ALONG LAST SAID LINE, SAID LINE ALSO BEING 125.94 FEET EAST OF A PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 193.31 FEET TO THE NORTH LINE OF LAST SAID OFFICIAL RECORDS BOOK AND PAGE; THENCE S83°58'40"W, ALONG LAST SAID NORTH LINE, A DISTANCE OF 126.66 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE N00°06'06"E, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 205.07 TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.7 ACRES, MORE OR LESS.