

OFFICIAL RECORDS 14972, PAGE 1823 PARCEL 1:  
PART OF TRACT 3 , BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST,  
JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5,  
PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 3 AND THE SOUTH  
LINE OF WAGENHALS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 00°-06'-50" WEST  
804.80 FEET ALONG THE WEST LINE OF SAID TRACT 3 TO THE POINT OF BEGINNING; THENCE  
CONTINUE SOUTH 00°-06'-50" WEST 129.98 FEET ALONG THE WEST LINE OF SAID TRACT 3  
THENCE NORTH 89°-11'-10" EAST 335.18 TO THE EAST LINE OF SAID TRACT 3; THENCE  
NORTH 00°-06'-30" EAST 129.98 FEET ALONG THE EAST LINE OF SAID TRACT 3; THENCE  
SOUTH 89°-11'-10" WEST 335.16 FEET TO THE POINT OF BEGINNING SUBJECT TO A 30  
FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 30 FEET THEREOF.

CONTAINING 43,585 SQUARE FEET AND/OR 1.0 ACRE.