

Legal Description

September 8, 2025

A PORTION OF LOTS 9 AND 10, SAN JOSE FARMS, RECORDED IN PLAT BOOK 17, PAGE 63, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89 DEGREES 44 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD, 219.34 FEET TO THE EASTERLY LINE OF SAID LOT 10; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, ALONG LAST SAID LINE, 300.00 FEET TO THE NORTHERLY TERMINUS OF FLEETWOOD ROAD (A 60 FOOT WIDE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 913, PAGE 92 OF SAID CURRENT PUBLIC RECORDS); THENCE SOUTH 89 DEGREES 44 MINUTES 20 SECONDS WEST, ALONG LAST SAID LINE, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID FLEETWOOD ROAD; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, ALONG LAST SAID LINE, 175.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AS RECORDED IN DEED BOOK 1761, PAGE 36 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG LAST SAID LINE, 160.04 FEET TO THE WESTERLY LINE OF SAID LOT 9; THENCE NORTH 00 DEGREES 13 MINUTES 32 SECONDS WEST, ALONG LAST SAID LINE, 470.35 FEET TO THE POINT OF BEGINNING.