

December 18, 2025

Legal Description

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO-WIT:

PART OF LOT 29, A.H. DIVEN'S SUBDIVISION, AS RECORDED IN DEED BOOK "A.H.", PAGE 709 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF UNIVERSITY BOULEVARD (AN 89.5 FOOT RIGHT-OF-WAY) WITH THE NORTHERLY LINE OF BEACH BOULEVARD; THENCE NORTH 71 DEGREES 13 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY LINE OF BEACH BOULEVARD, 451.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71 DEGREES 14 MINUTES 53 SECONDS WEST, 150 FEET; THENCE NORTH 18 DEGREES 45 MINUTES 07 SECONDS EAST, 137.8 FEET TO THE NORTHERLY LINE OF SAID LOT 29; THENCE SOUTH 85 DEGREES 27 MINUTES 53 SECONDS EAST, ALONG SAID NORTHERLY LINE OF LOT 29, 156.52 FEET TO THE WESTERLY LINE OF A FLORIDA STATE ROAD DEPARTMENT DRAINAGE EASEMENT; THENCE SOUTH 2 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID WESTERLY LINE OF THE EASEMENT, 12.64 FEET; THENCE SOUTH 20 DEGREES 36 MINUTES 30 SECONDS WEST, 164.17 FEET TO THE POINT OF BEGINNING.