

Legal Description

RE: 137122-0010

August 19, 2025

Part of Spring Glen Farms, as recorded in Plat Book 7, page 7 of the public records of Duval County, Florida, being more particularly described as follows: Commence at the intersection of the Southerly line of Kennerly Road (a 60 foot right of way) with the Westerly line of University Boulevard (an 80 foot right of way); thence South One (1) degree Six (06) minutes Twenty (20) seconds West along a chord of a curve in said Westerly line of University Boulevard Two Hundred Three and Seventy-eight Hundredths (203.78) feet; thence South Zero (0) degrees Fifty-Two (52) minutes Forty (40) seconds East, along said Westerly line of University Boulevard, One Hundred Eighty-five and Fifty-four Hundredths (185.54) feet to the Point of Beginning. From the Point of Beginning thus described continue South Zero (0) degrees Fifty-two (52) minutes Forty (40) seconds East along said Westerly right of way line of University Boulevard, One Hundred Twenty-three and Thirty-six Hundredths (123.36) feet to a point; run thence North Eighty-five (85) degrees Nineteen (19) minutes Forty (40) seconds West parallel to the North line of Farm Twenty-four (24) said Spring Glen Farms, Two Hundred Forty-two and Twenty-four Hundredths (242.24) feet to a point on the East line of Santa Monica, Unit Six, as recorded in Plat Book 31, pages 96 and 96A, of said public records; run thence North Zero (0) degrees Thirty-two (32) minutes Ten (10) seconds West along said Easterly line of Santa Monica, Unit 06, and the Northerly prolongation of said East line, a distance of One Hundred Twenty-five (125.0) feet to an iron pipe set at the Northwest corner of lands described in the Official Records of said County in Volume 3435, page 669; run thence South Eighty-five (85) degrees Nineteen (19) minutes Forty (40) seconds East along a portion of the North line of last mentioned lands, Two Hundred Twenty-eight and Twenty-five Hundredths (228.25) feet to a point; run thence South Zero (0) degrees Fifty-two (52) minutes Forty (40) seconds East, Two and Ninety-five Hundredths (2.95) feet to a point; run thence North Eighty-nine (89) degrees Seven (07) minutes Twenty (20) seconds East, Thirteen (13.0) feet to the Point of Beginning.

Parcel 2: A part of Farm 24, Spring Glen Farms, as recorded in Plat Book 7, page 7 of the current public records of Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection of the Southerly right-of-way line of Kennerly Road, (a 60' right-of-way) with the Westerly right-of-way line of University Boulevard (an 80' right-of-way); from the Point of Reference thus described run thence South 01 ° 06' 20" West, along a chord of a curve in said Westerly right-of-way line of University Boulevard, a distance of 203. 78 feet; thence South 00° 52' 40" East, along said Westerly right-of-way line of University Boulevard, a distance of 308.90 feet to the

Point of Beginning, from the Point of Beginning thus described, continue South 00° 52' 40" East along said Westerly right-of-way line of University Boulevard, a distance of 15.07 feet; thence North 85° 19' 40" West, a distance of 242.33 feet to a point on the East line of Santa Monica Unit Six, as recorded in Plat Book 31, pages 96 and 96A of said Public Records; thence North 00° 32' 10" West, along said Easterly line of Santa Monica Unit Six, a distance of 15.06 feet; thence South 85° 19' 40" East, parallel to the North line of said Farm 24, a distance of 242.24 feet to the Point of Beginning.