

## **LEGAL DESCRIPTION**

**March 25, 2024**

The Easterly 26.0 feet of Lot 9, all of Lot 10 and the Westerly 25.35 feet of Lot 11, Block 7, San Marco, according to the plat thereof recorded in Plat Book 11, page 5 of the current public records of Duval County, Florida, together with that part of San Marco Boulevard, more particularly described as follows:

Begin at the Northeast corner of Lot 10, Block 7, Avondale Company's Replat of Lots 7 to 13, inclusive, Block 7 and all of Block 11, San Marco (Plat Book 11, Page 5) according to the plat records in Plat Book 15, Page 64 of the current public records of Duval County, Florida; thence Northwesterly along the Northeasterly line of said Lot 10 a distance of 50 feet to the Northwesterly corner of said Lot 10; thence Northeasterly, perpendicular to last mentioned line, a distance of 9 feet; thence Southeasterly, parallel to and distant 9 feet from said Northeasterly line of said lot 10, a distance of 50 feet; thence Southwesterly a distance of 9 feet to the point of beginning.