


SURVEYOR'S CERTIFICATE

William J. Melrose, a registered land surveyor, License No. 5843, in and for the State of Florida and legally doing business in Duval County, does hereby certify to the City of Jacksonville:

- (1) The accompanying sketch and legal description comply with the Standards of Practice for Professional Surveyors and Mappers in the State of Florida, pursuant to Chapter 5J-17.051 and 5J-17.052, F.A.C.
- (2) The vacation of the platted but unopened rights of way from the Plats of German Town and Jacksonville Heights, recorded in Plat Book 5, Page 31 and Plat Book 5, Page 93 of the current public records of Duval County, Florida (the "Plats"), and shown on the accompanying sketch and legal description, will not eliminate any existing access created by the Plats.

Date: November 5, 2024

Melrose Surveying and Mapping, Inc.
11437 Central Parkway, Suite 107
Jacksonville, FL 32224


By: WILLIAM J. MELROSE
Registration #: 5843



TRACTS 11 AND 12, BLOCK 3, EXCEPT THE NORTH 210 FEET LYING WEST OF THE EAST 35 FEET THEREOF, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES

- ### LEGEND

- | | |
|------------|--------------|
| DATE | 10-23-24 |
| SCALE | 1"=200' |
| JOB No. | 24-14643 |
| F.B. | - |
| page | - |
| Comp. File | 24-14643.dwg |
| Drawn by | WJM |

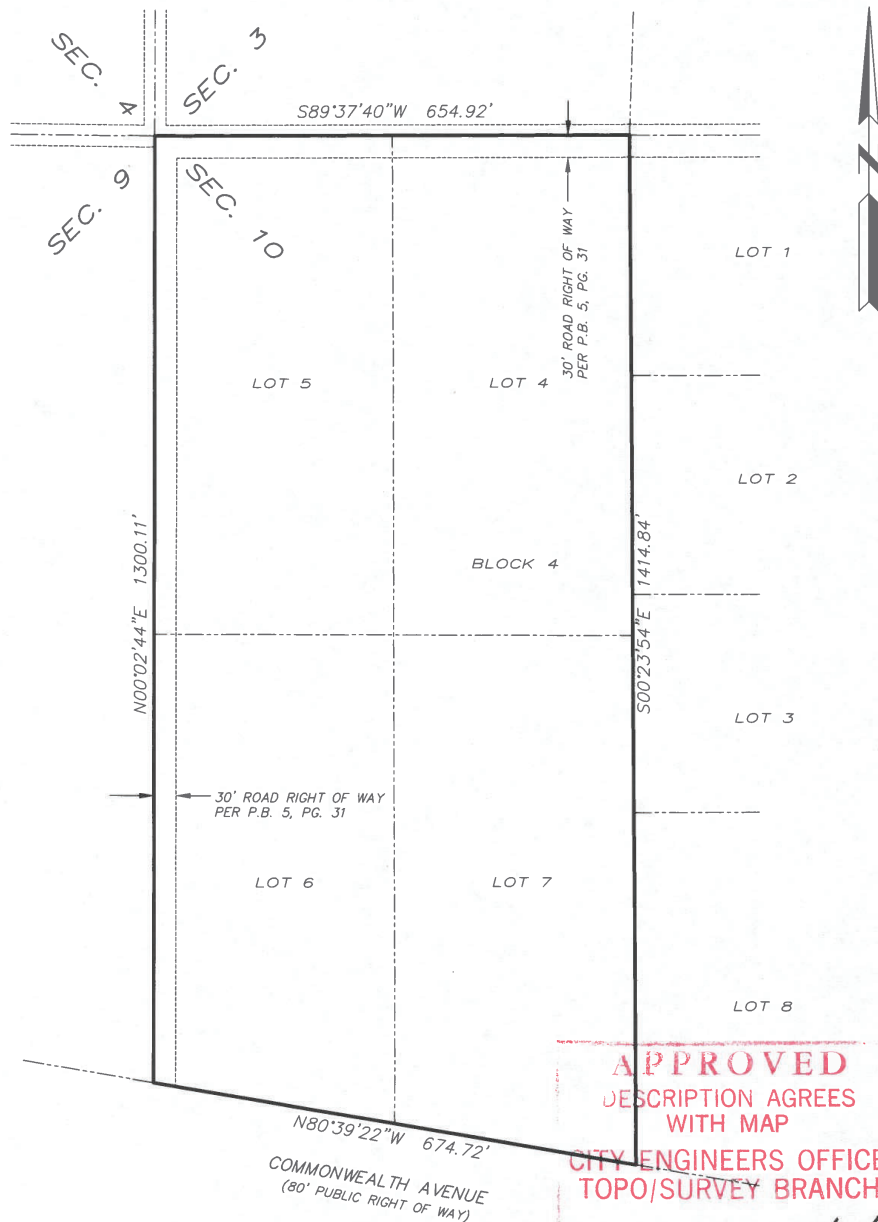
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107, B.No. 8295
JACKSONVILLE, FLORIDA 32224 Tel. (904) 721-1226

BY: WILLIAM J. MELROSE
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

Exhibit 1
Page 2 of 6

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

LOTS 4, 5, 6 AND 7 INCLUSIVE, BLOCK 4, GERMANTOWN, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 31, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPT ANY PART THEREOF LYING WITHIN COMMONWEALTH AVENUE.



APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 1/24/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

- Bearings are based on FLORIDA STATE PLANE GRID (NAD 83)
- This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE 10-23-24
SCALE 1"=200'
JOB No. 24-14643
F.B. -
page -
Comp. File 24-14643.dwg
Drawn by WJM

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

MELROSE SURVEYING AND MAPPING, INC.

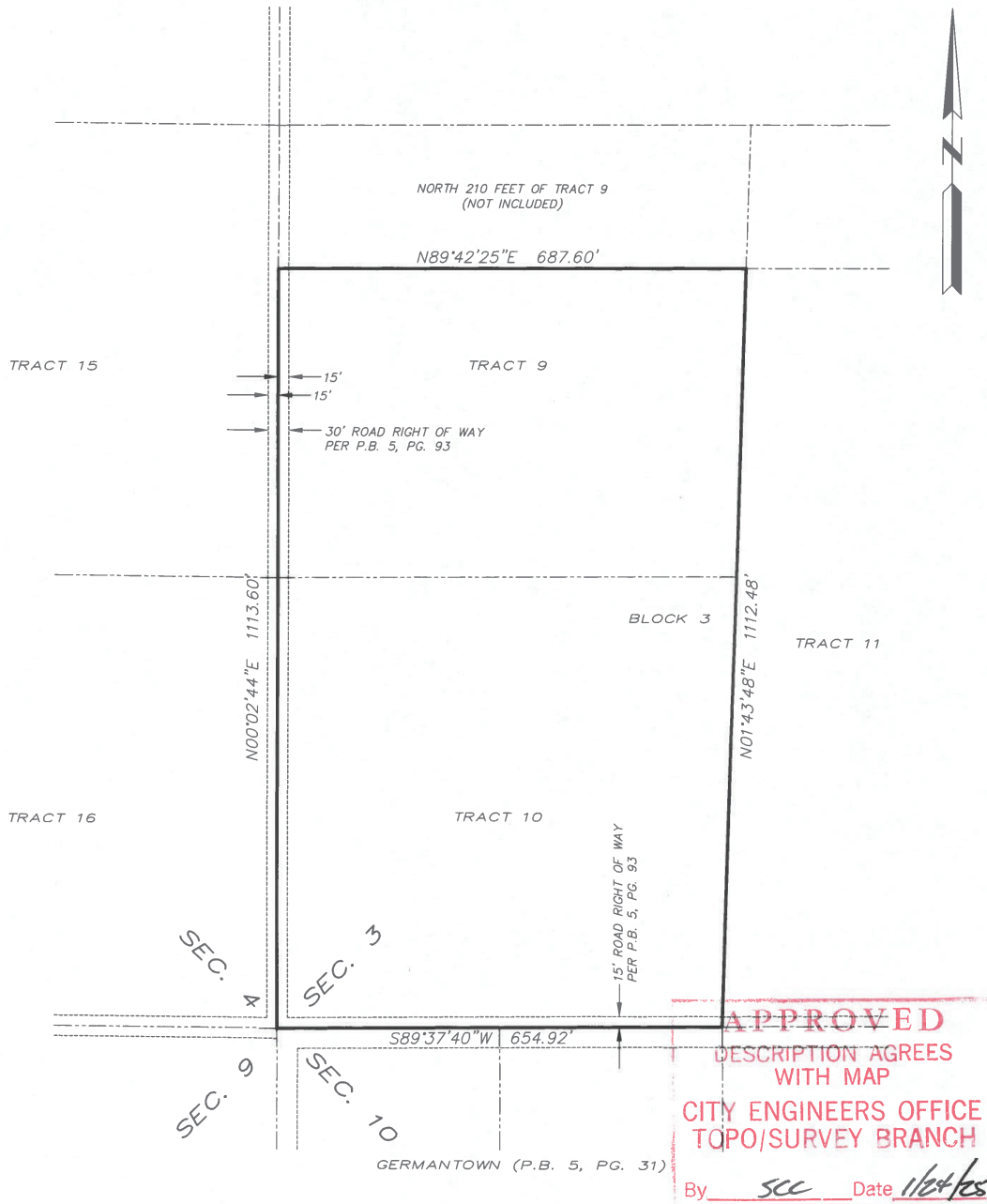
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107, L.B. No. 8295
JACKSONVILLE, FLORIDA 32224 TEL (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, INC. CHAPTER 55-17, (formerly CHAPTER 61C17-18), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

TRACTS 9 AND 10, BLOCK 3, EXCEPT THE NORTH 210 FEET OF TRACT 9, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on FLORIDA STATE PLANE GRID (NAD 83)
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.O.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	Page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE 10-23-24
SCALE 1"=200'
JOB No. 24-14643
F.B. -
page -
Comp. File 24-14643.dwg
Drawn by WJM

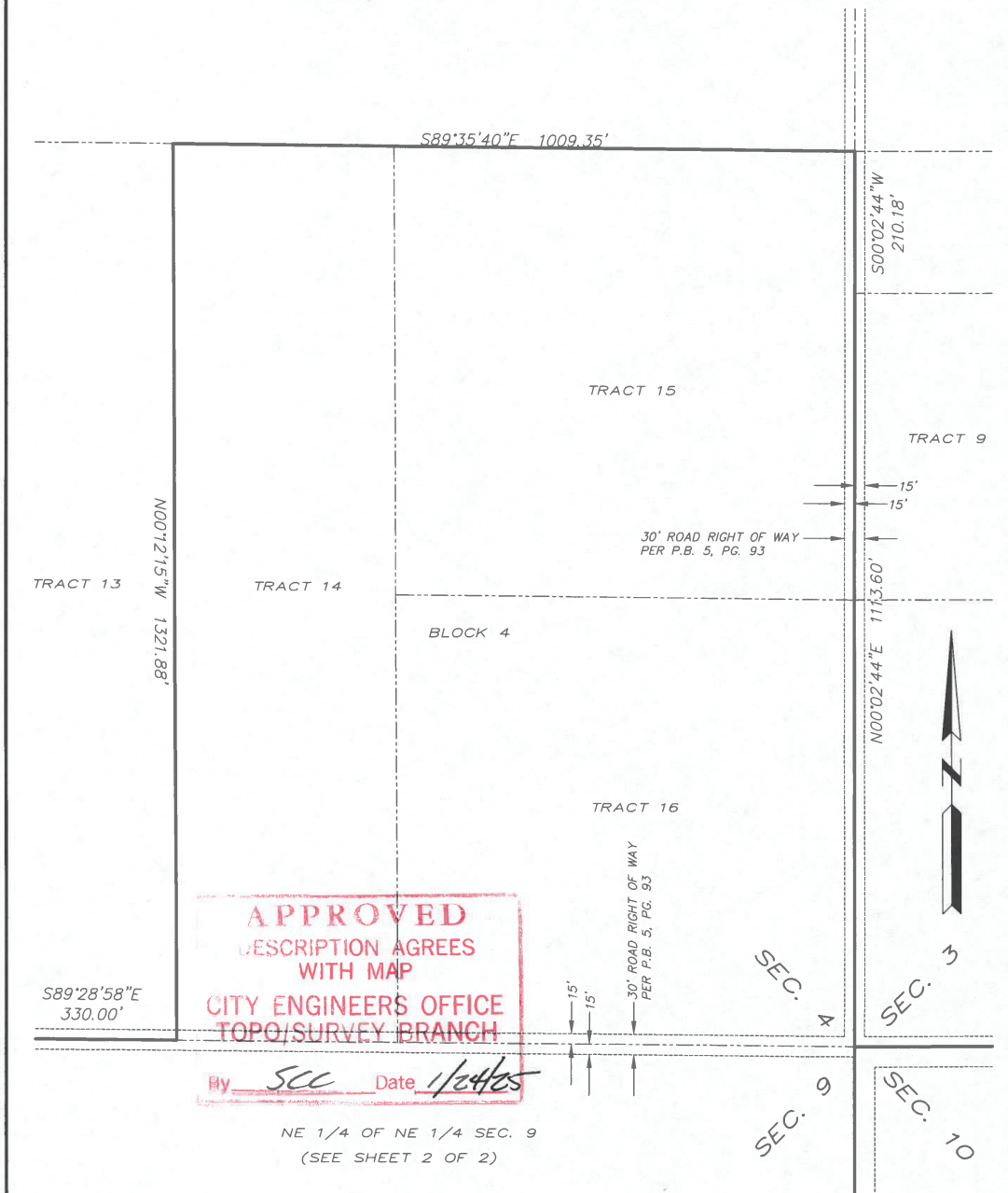
MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107, L.B. No. 8295
JACKSONVILLE, FLORIDA 32216 Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER SJ-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, SUBSISTANT TO SECTION 472.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT PART IN COMMONWEALTH AVENUE, COUNTY ROAD NO. 115, SECTION 9, TOGETHER WITH TRACTS 14, 15 AND 16, BLOCK 4, SECTION 4, ALL IN TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 1 OF 2

NOTES

1. Bearings are based on FLORIDA STATE PLANE GRID (NAD 83)
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	Page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- ✕-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE 10-23-24
SCALE 1"=200'
JOB No. 24-14643
F.B. -
page -
Comp. File 24-14643.dwg
Drawn by WJM

MELROSE SURVEYING AND MAPPING, INC.

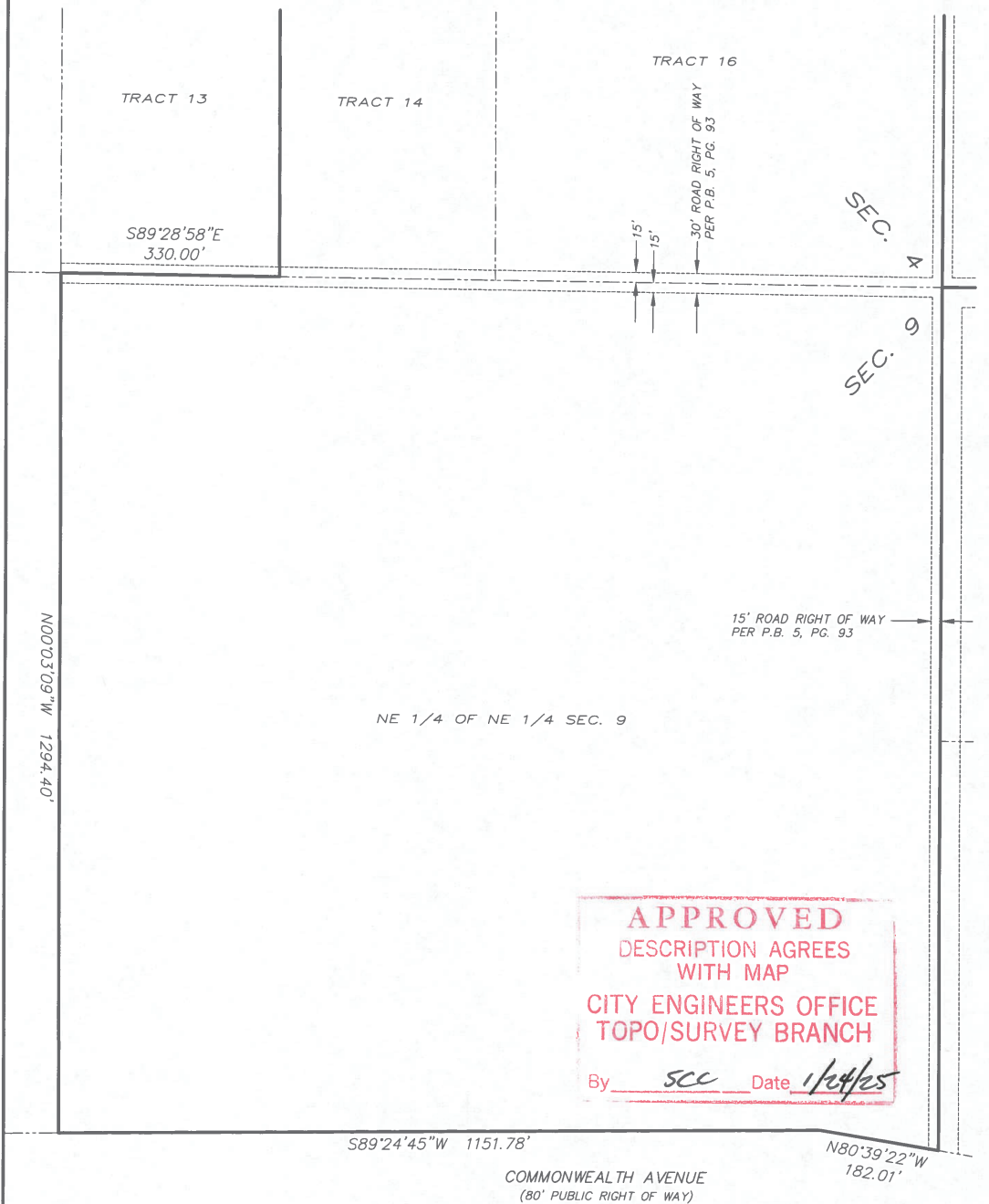
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107 JACKSONVILLE, FLORIDA 32225
B.No. 8295
(904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 53-17, (formerly CHAPTER 61C17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT PART IN COMMONWEALTH AVENUE, COUNTY ROAD NO. 115, SECTION 9, TOGETHER WITH TRACTS 14, 15 AND 16, BLOCK 4, SECTION 4, ALL IN TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 1/14/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 2 OF 2

NOTES

1. Bearings are based on FLORIDA STATE PLANE GRID (NAD 83).
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE 10-23-24
SCALE 1"=200'
JOB No. 24-14643
F.B. -
page -
Comp. File 24-14643.dwg
Drawn by WJM

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

MELROSE SURVEYING AND MAPPING, INC.

PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32211
Tel: (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (FORMERLY CHAPTER 61G17-8), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843