

MAP SHOWING A BOUNDARY SURVEY OF:

A PORTION OF LAND LYING IN THE CHARLES F. SIBBALD GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT AN INTERSECTION WHERE EVERGREEN AVENUE VARIES IN WIDTH (HAVING A 50 FOOT WIDE RIGHT OF WAY RUNNING NORTH AND SOUTH, AND HAVING A 70 FOOT WIDE RIGHT OF WAY RUNNING SOUTHWEST TO NORTHEAST, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 222.15 FEET, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 38.95 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°53'34" EAST, 38.90 FEET; THENCE NORTHEASTERLY, ALONG THE CENTERLINE OF SAID EVERGREEN AVENUE, A DISTANCE OF 135.313' EAST, 18.90 FEET; THENCE NORTHEASTERLY, ALONG THE CENTERLINE OF SAID EVERGREEN AVENUE, A DISTANCE OF 150.00' EAST, 99 FEET; MORE OR LESS, TO A POINT ON THE NORTHEASTERLY MEAN HIGH WATER LINE OF BRANCH CREEK, HAVING AN ELEVATION OF 0.96 FEET; THENCE SOUTHWESTERLY ALONG SAID MEAN HIGH WATERLINE, 2.050 FEET, MORE OR LESS, TO AN A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID EVERGREEN AVENUE, THENCE NORTH 14°57'32" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 182 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

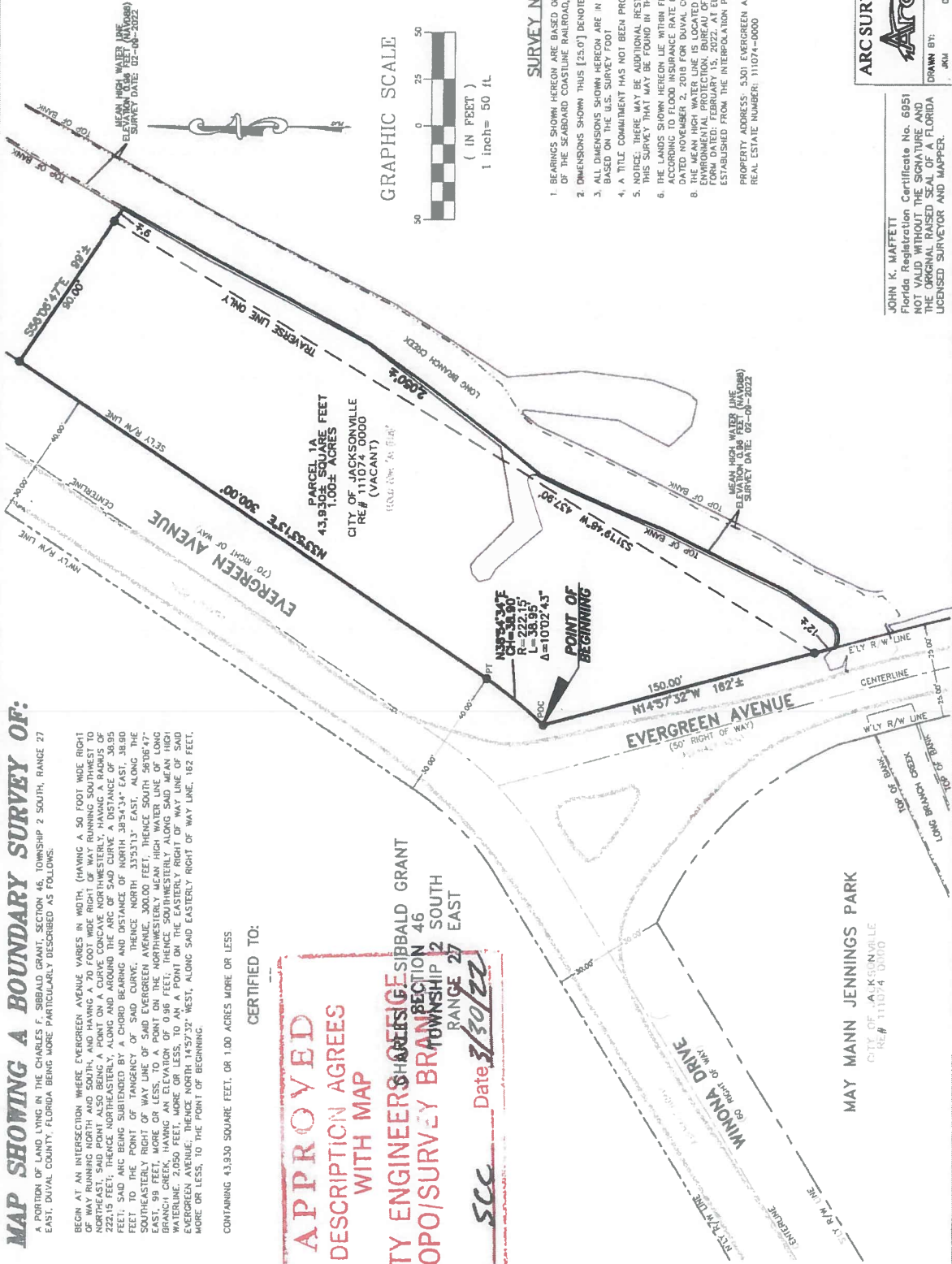
CONTAINING 43,930 SQUARE FEET, OR 1.00 ACRES MORE OR LESS

CERTIFIED TO:

APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEER'S OFFICE SIBBALD GRANT
TOPO/SURVEY BRANCH SECTION 46
RANGE 27 EAST

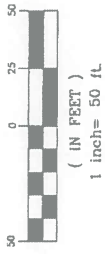
By **SCC** Date **3/30/22**



LEGEND

- REF REAL ESTATE NUMBER
- ID IDENTIFICATION
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- FOC POINT ON CURVE
- MONUMENT (STAKE OR BENCH MARK)
- SET 5/8\"/>

GRAPHIC SCALE



SURVEY NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AS BEING N00°29'47\"/>

ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
PHONE: 904/264-8377
LICENSED BUSINESS NO. 6487

PARCEL 1A

DATE: 02-18-22
DRAWN BY: JKM
FIELD BOOK & PAGE: 21-288

JOHN K. MAFFETT
Florida Registration
Certificate No. 6851
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

MAY MANN JENNINGS PARK
CITY OF JACKSONVILLE
RE# 111074 0000

MAP SHOWING A BOUNDARY SURVEY OF:

A PORTION OF LAND KNOWN AS MAY MANN JENNINGS PARK, LYING IN THE CHARLES F. SIBBALD GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SAID SECTION 46, BEING BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF WINONA DRIVE (A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), BEING BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF EVERGREEN AVENUE (A 50 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); BEING BOUNDED ON THE SOUTH BY THE NORTHERLY MEAN HIGH WATERLINE OF LONG BRANCH CREEK, HAVING AN ELEVATION OF 36 FEET, BEING BOUNDED ON THE WEST BY THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 66 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED).

CONTAINING 70,000 SQUARE FEET, OR 1.61 ACRES MORE OR LESS.

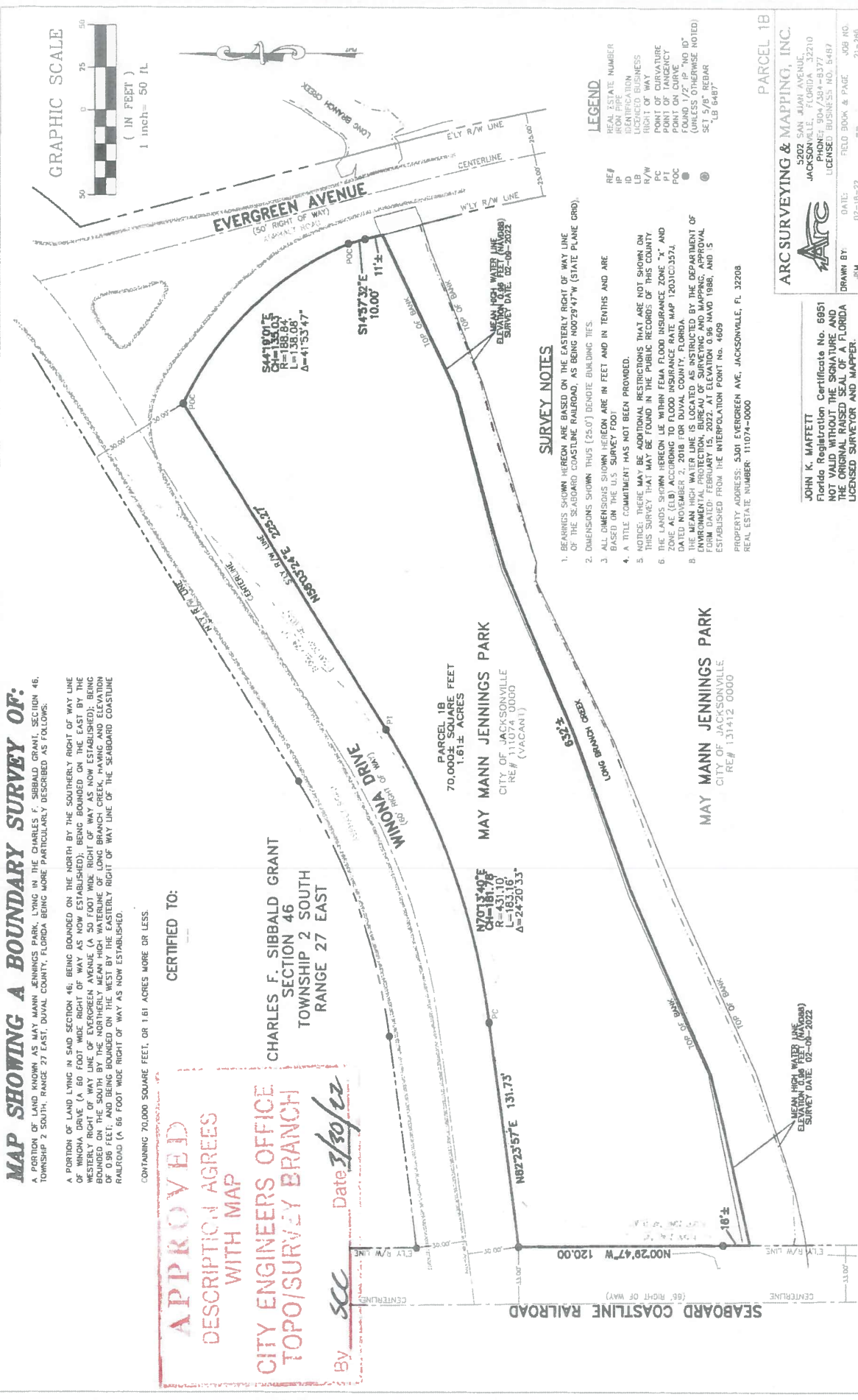
CERTIFIED TO:

APPROVED
 DESCRIPTION AGREES
 WITH MAP
 CITY ENGINEERS OFFICE
 TOPO/SURVEY BRANCH
 By *SCC* Date *3/30/22*

CHARLES F. SIBBALD GRANT
 SECTION 46
 TOWNSHIP 2 SOUTH
 RANGE 27 EAST

PARCEL 1B
 70,000± SQUARE FEET
 1.61± ACRES
 MAY MANN JENNINGS PARK
 CITY OF JACKSONVILLE
 RE# 111074 0000
 (VACANT)

MAY MANN JENNINGS PARK
 CITY OF JACKSONVILLE
 RE# 131412 0000



SURVEY NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AS BEING 000°29'47"W (STATE PLANE GRID).
2. DIMENSIONS SHOWN THUS (25.0') DENOTE BUILDING TIES.
3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON SURVEY TIES.
4. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY MAP AND THE BUYER SHOULD INQUIRE OF THE COUNTY RECORDS OFFICE FOR MORE INFORMATION.
6. THE LANDS SHOWN HEREON ARE WITHIN FEMA FLOOD INSURANCE ZONE "X" AND ZONE AE (ELB) ACCORDING TO FLOOD INSURANCE RATE MAP 12031C03524 DATED NOVEMBER 2, 2018 BY DUVAL COUNTY, FLORIDA.
7. THE MEAN HIGH WATER LINE IS LOCATED AS INSTRUCTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, APPROVAL OF MEAN HIGH WATER LINE SURVEY, ELEVATION 36.00 FEET (MAY 1986), AND 5' ESTABLISHED FROM THE INTERSECTION POINT NO. 4699.

- LEGEND**
- REAL ESTATE NUMBER
 - IRON PIPE
 - UTILITIES
 - UNIDENTIFIED BOUNDARIES
 - RIGHT OF WAY
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - MEAN HIGH WATER LINE (MAY 1986)
 - SET 5/6" REBAR
 - 1" B 6487"

PARCEL 1B

ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVENUE,
 JACKSONVILLE, FLORIDA 32210
 PHONE: 904/384-8377
 LICENSED BUSINESS NO. 8467

DRAWN BY: *JJM* DATE: 02-18-22 FIELD BOOK & PAGE: 21-26A JOB NO. 21-166B

JOHN K. MAFFETT
 Florida Registration Certificate No. 6951
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

MAP SHOWING A BOUNDARY SURVEY OF:

A PORTION OF LAND KNOWN AS MAY MANN JENNINGS PARK, LYING IN THE CHARLES F. SIBBALD GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SAID SECTION 46, BEING BOUNDED ON THE NORTH BY THE SOUTHERLY MEAN HIGH WATERLINE OF LONG BRANCH CREEK, HAVING AN ELEVATION OF 0.96 FEET, BEING BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF EVERGREEN AVENUE (A 50 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); BEING BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF 32ND STREET (A 20 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); AND BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 66 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED).

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

APPROVED
DESCRIPTION AGREED TO
WITH MAP

By *SCC* Date *3/10/22*

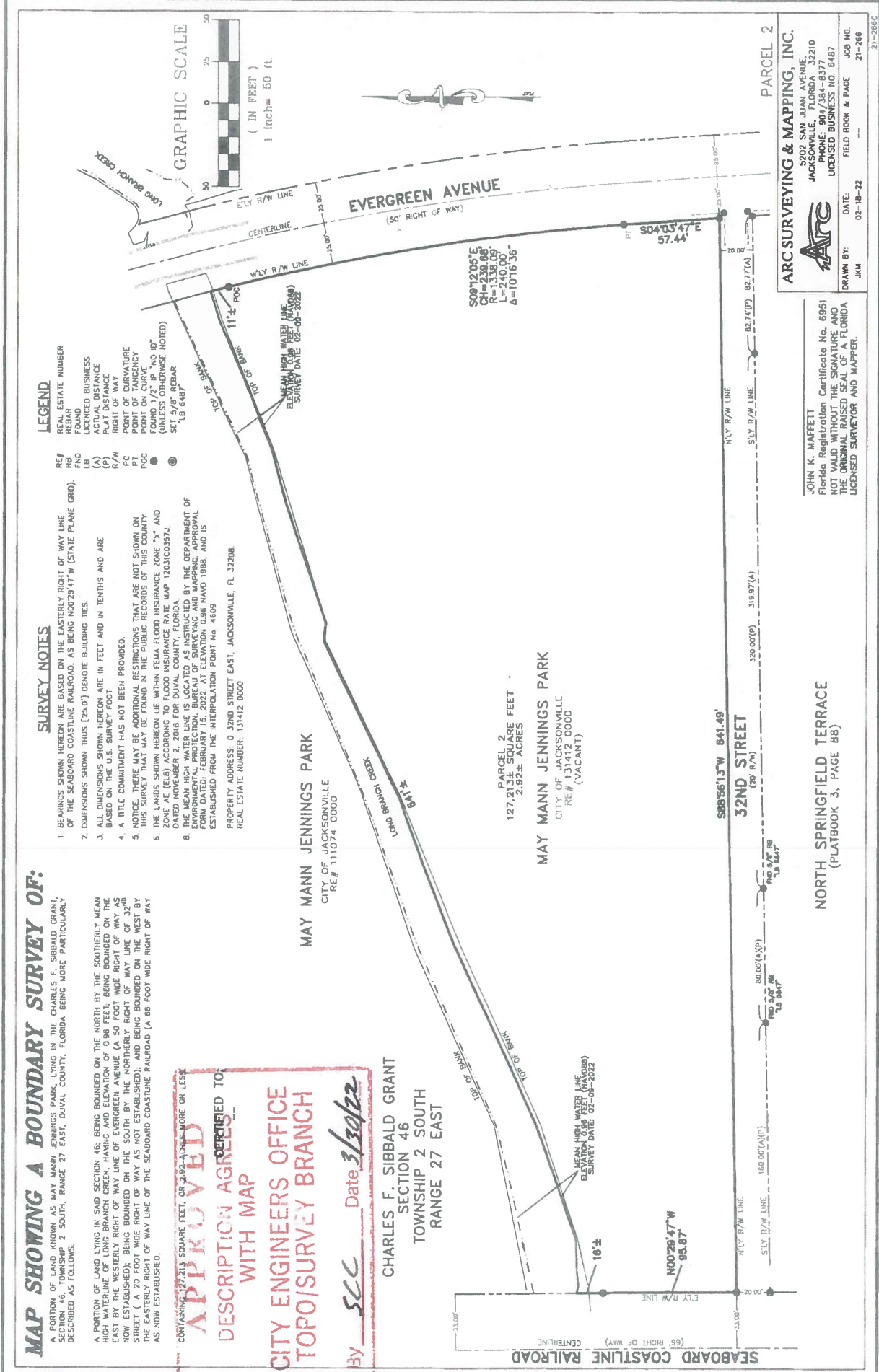
CHARLES F. SIBBALD GRANT
SECTION 46
TOWNSHIP 2 SOUTH
RANGE 27 EAST

SURVEY NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AS BEING N00°28'47"W (STATE PLANE GRID).
 2. DIMENSIONS SHOWN THUS [25.0'] DENOTE BUILDING TIES.
 3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
 4. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY ZONE AE (EUB) ACCORDING TO FLOOD INSURANCE RATE MAP 12031C03574, DATED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
 6. THE MEAN HIGH WATER LINE IS LOCATED AS INSTRUCTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, APPROVAL NUMBER 1908 AND 1986, AND IS ESTABLISHED FROM THE INTERPOLATION POINT NO. 4609.
- PROPERTY ADDRESS: 0 32ND STREET EAST, JACKSONVILLE, FL 32208
REAL ESTATE NUMBER: 131412 0000

LEGEND

- RE# REAL ESTATE NUMBER
- NB REBAR
- LB LICENSED BUSINESS
- (A) ACTUAL DISTANCE
- (P) POINT OF CURVATURE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- POC POINT OF CURVATURE
- (UNLESS OTHERWISE NOTED)
- SET 5/8" REBAR
- LB 6407



ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DATE: 02-18-22
JOB NO. 21-266
DRAWN BY: JKM
FIELD BOOK & PAGE

JOHN K. MAFFETT
Florida Registration Certificate No. 6951
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

MAP SHOWING A BOUNDARY SURVEY OF:

A PORTION OF THOSE LANDS BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8414, PAGE 144B, OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, LIND IN THE CHARLES F. SIBBALD GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 13 TO 20, BLOCK 1, NORTH SPRINGFIELD TERRACE, AS RECORDED IN PLAT BOOK 3, PAGE 88, OF SAID CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

CONTAINING 27,199 SQUARE FEET, OR 0.62 ACRES MORE OR LESS

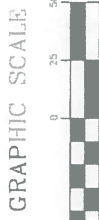
APPROVED
 CERTIFIED TO: **DESCRIPTION AGREES WITH MAP**
CITY ENGINEERS OFFICE TOPOISURVEY BRANCH
 By: *SCC* Date: *3/30/02*

SURVEY NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AS BEING 00°29'47"W (STATE PLANE GRID).
 2. DIMENSIONS SHOWN THUS [25.0'] DENOTE BUILDING HES.
 3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
 4. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THE LANDS SHOWN HEREON LIE WITHIN FEMA FLOOD INSURANCE ZONE "X" AND ZONE AE (EL) ACCORDING TO FLOOD INSURANCE RATE MAP 12031C0357L, DATED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
- PROPERTY ADDRESS: 0 32ND STREET EAST, JACKSONVILLE, FL 32208.
 REAL ESTATE NUMBER: 132997 0000

LEGEND

- | | |
|-----|--------------------------|
| RE# | REAL ESTATE NUMBER |
| P | POINT |
| ID | IDENTIFICATION |
| LB | LICENSED BUSINESS |
| (A) | ACTUAL DISTANCE |
| (C) | CALCULATED DISTANCE |
| (P) | PLAT DISTANCE |
| (P) | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| ORB | OFFICIAL RECORDS BOOK |
| PG | FOUND 1/2" IP "NO IP" |
| ● | (UNLESS OTHERWISE NOTED) |
| ○ | SET 5/8" REBAR |
| ○ | "LB 648" |



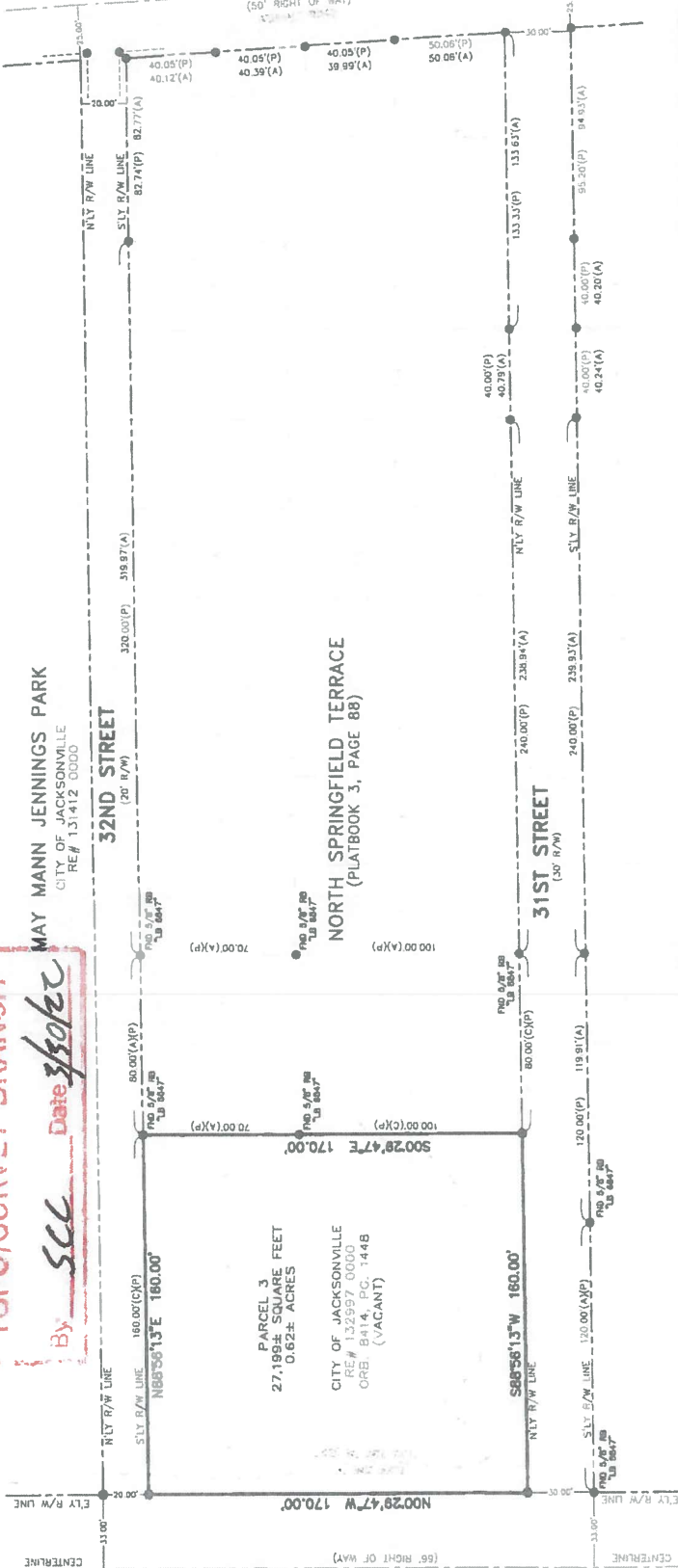
FOUND 1/2" IP "NO IP"
 (UNLESS OTHERWISE NOTED)
 SET 5/8" REBAR
 "LB 648"

MAY MANN JENNINGS PARK
 CITY OF JACKSONVILLE
 RE# 131412 0000

32ND STREET
 [20' R/W]

NORTH SPRINGFIELD TERRACE
 (PLATBOOK 3, PAGE 88)

EVERGREEN AVENUE
 (50' RIGHT OF WAY)



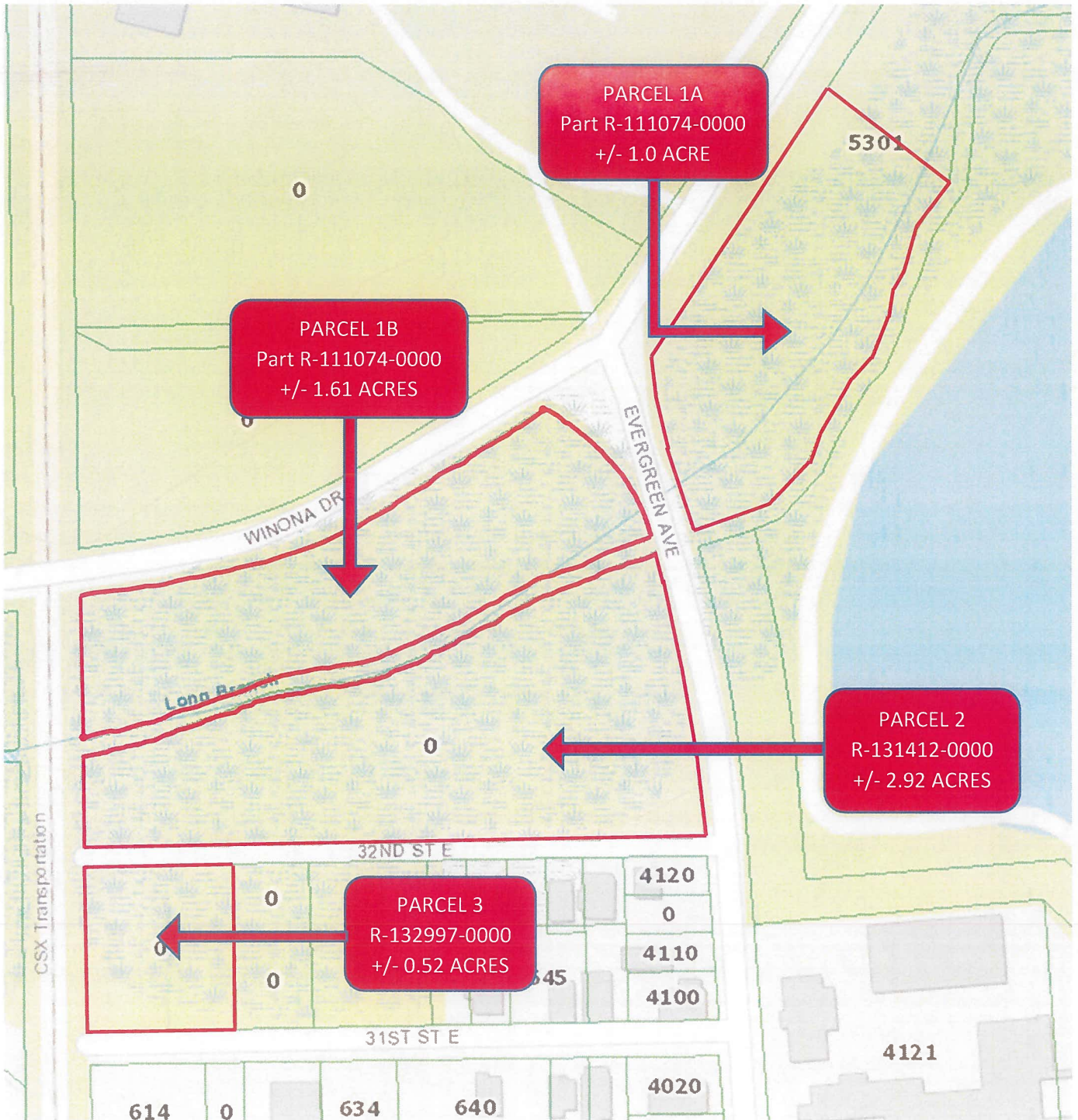
ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVENUE
 JACKSONVILLE, FLORIDA 32210
 PHONE: 904/344-0377
 LICENSED BUSINESS NO. 6487

JOHN K. MAFFETT
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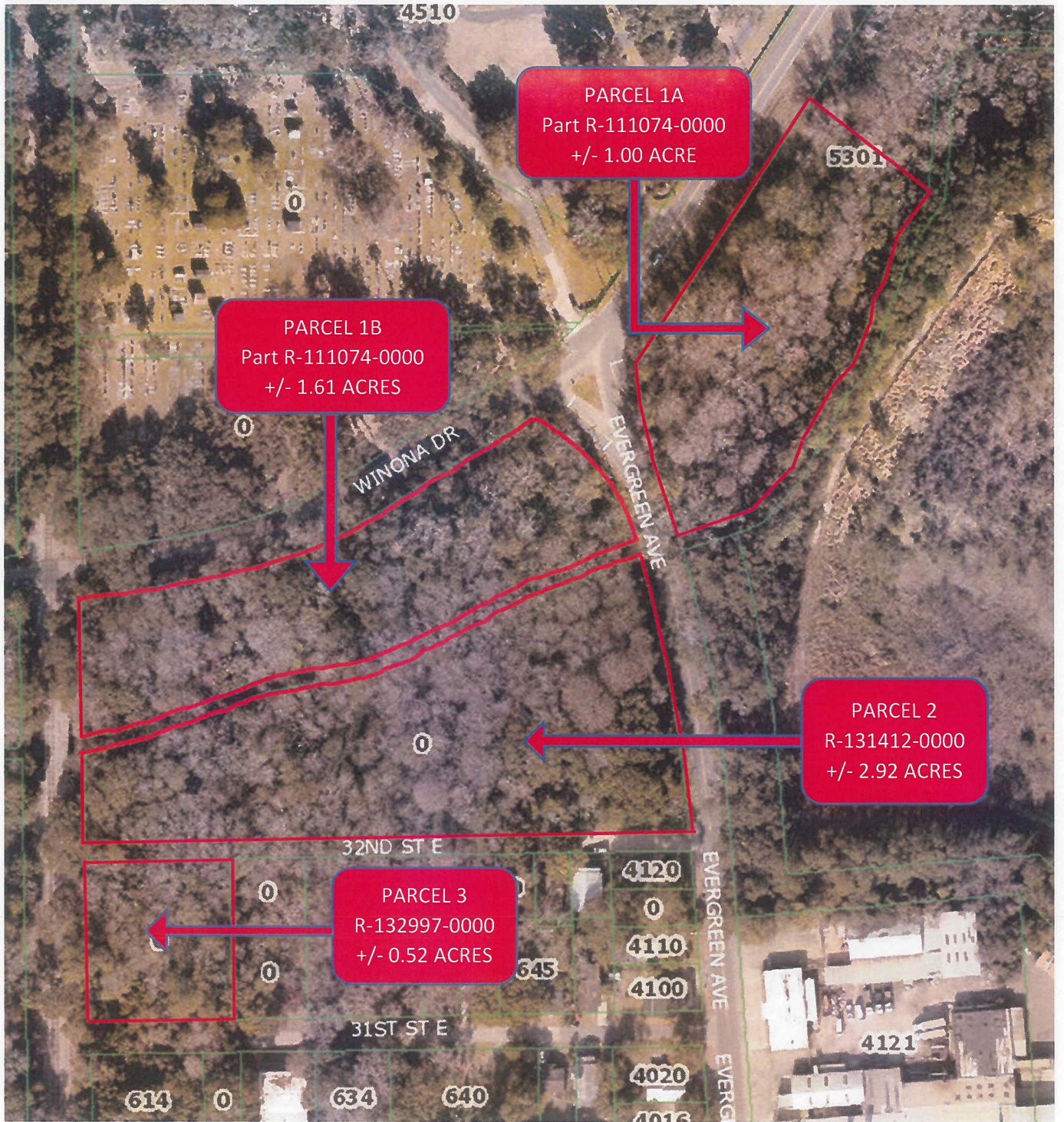
CHARLES F. SIBBALD GRANT
 SECTION 46
 TOWNSHIP 2 SOUTH
 RANGE 27 EAST

PARCEL 3

DRAWN BY: JKM DATE: 02-16-22
 FIELD BOOK & PAGE: ---
 JOB NO.: 21-265



Approximate map depiction of Parcels 1-3



Approximate depiction aerial of Parcels 1-3