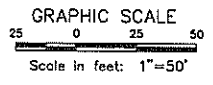
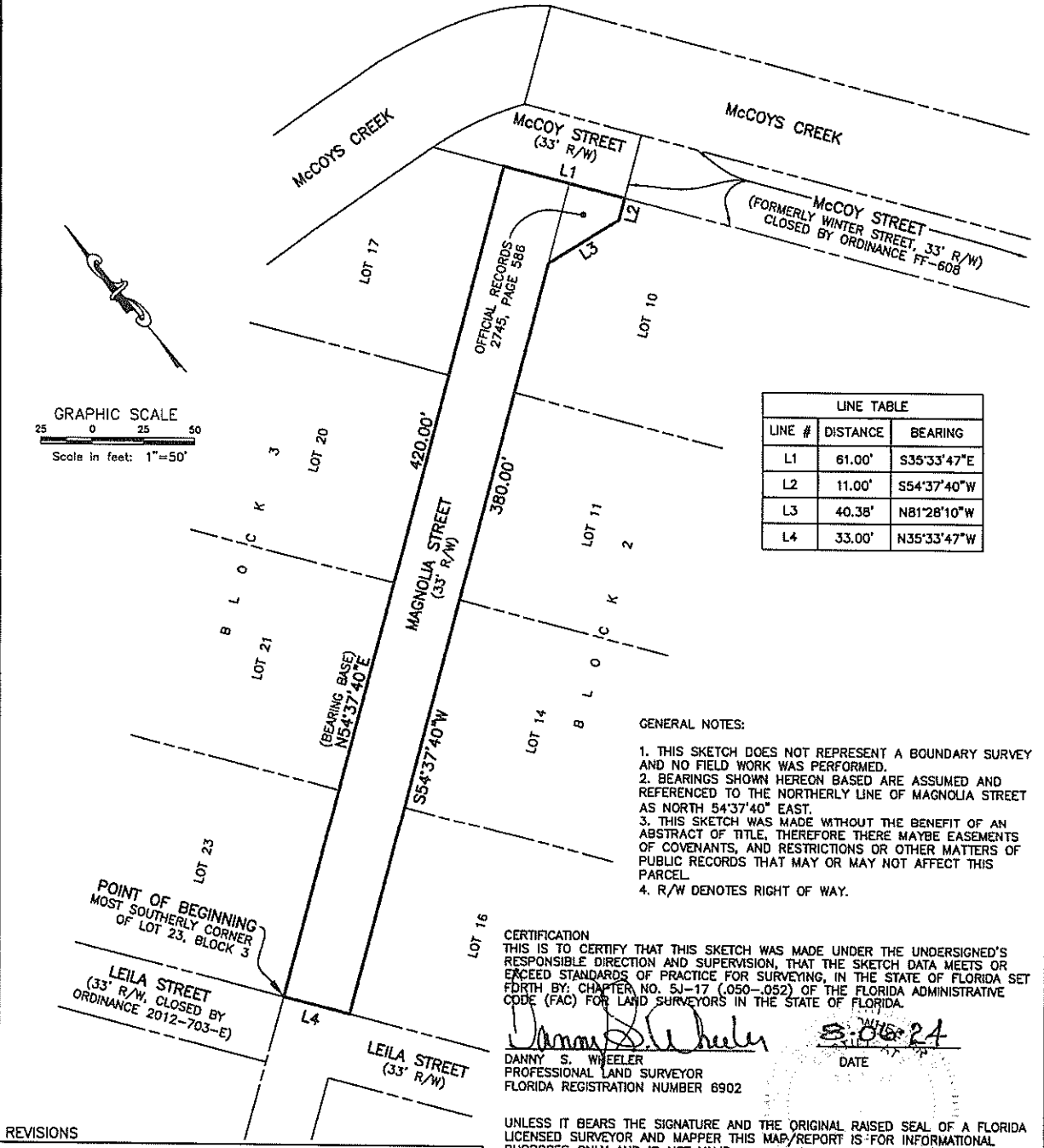


MAP SHOWING SKETCH AND DESCRIPTION OF

A PORTION OF MAGNOLIA STREET, AS SHOWN ON MAP OF BROOKLYN, AS RECORDED IN DEED BOOK "AJ", PAGES 722-724 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 23, BLOCK 3, OF SAID MAP OF BROOKLYN; THENCE NORTH 54°37'40" EAST, ALONG THE NORTHERLY LINE OF SAID MAGNOLIA STREET, A DISTANCE OF 420.00 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF McCOY STREET AS SHOWN ON SAID MAP OF BROOKLYN; THENCE SOUTH 35°33'47" EAST, ALONG LAST SAID LINE, A DISTANCE OF 61.00 FEET TO THE MOST EASTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2745, PAGE 586 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 64°37'40" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 11.00 FEET; THENCE NORTH 81°28'10" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 40.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID MAGNOLIA STREET; THENCE SOUTH 64°37'40" WEST, ALONG LAST SAID LINE, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED LANDS CONTAINS 14,574 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.



GENERAL NOTES:

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
2. BEARINGS SHOWN HEREON BASED ARE ASSUMED AND REFERENCED TO THE NORTHERLY LINE OF MAGNOLIA STREET AS NORTH 54°37'40" EAST.
3. THIS SKETCH WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAYBE EASEMENTS OF COVENANTS, AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORDS THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. R/W DENOTES RIGHT OF WAY.

CERTIFICATION
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHAPTER NO. 5J-17 (.050-.052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler 8/26/24
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902
 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISIONS

--	--

SURVEY DATA:

DATA DISK.	DATE 8/2/2024
SURVEY BOOK	SCALE 1"=50'
DRAWN BY SCC	PROJECT NO.
LAST DATE IN FIELD	N/A

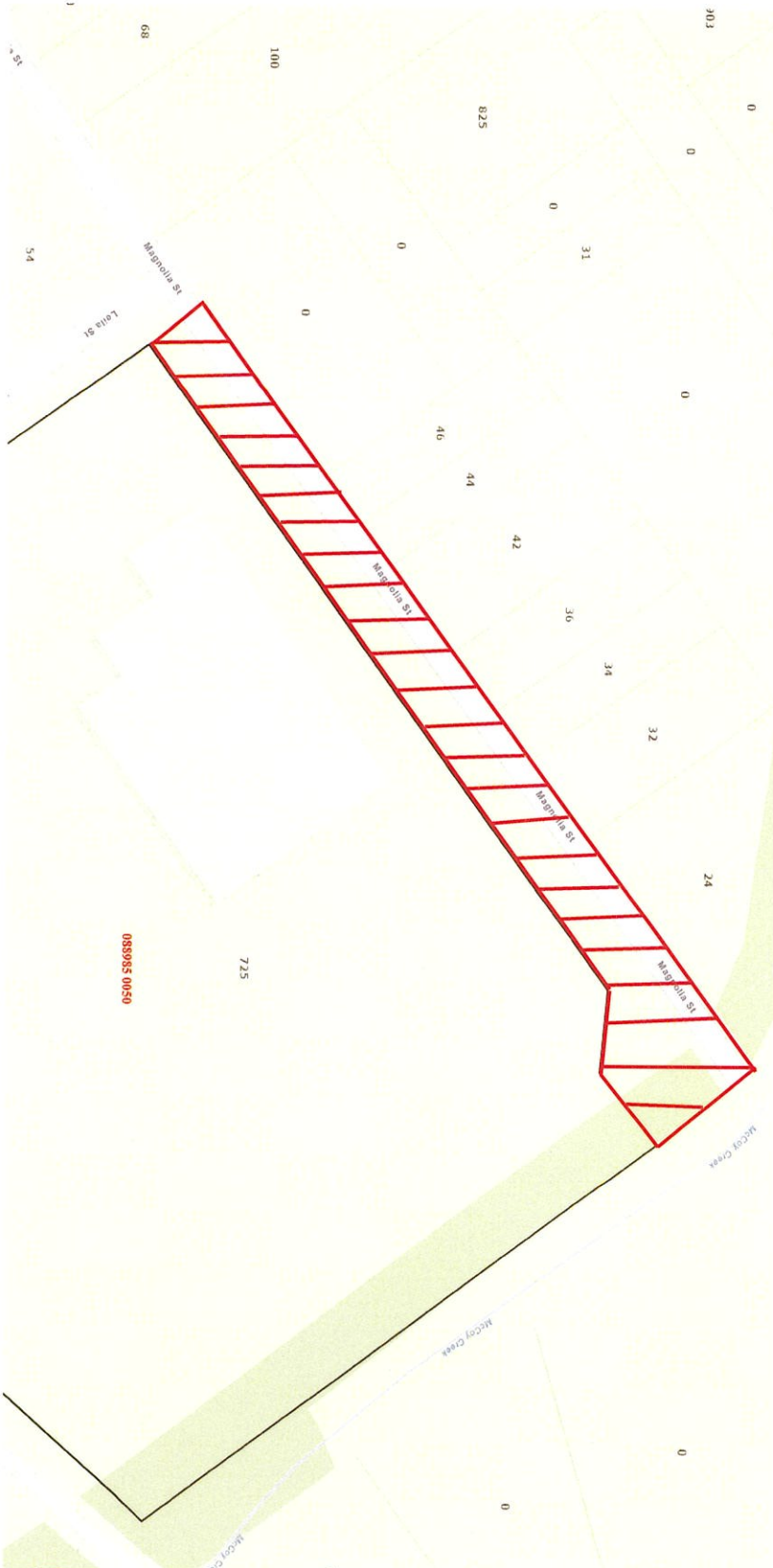
Jacksonville CITY OF JACKSONVILLE
 Where Florida Begins. DEPARTMENT OF PUBLIC WORKS
 214 N. HOGAN STREET, ENGINEERING DIVISION 10th FLOOR,
 JACKSONVILLE, FL 32202 (904)255-8756

SHEET NO.	1
OF	1
DRAWING NO.	
DRAWING FILE	

Magnolia Street

RE# 0088985-0050; 089007-0000; 089005-0000; 089004-0000; 089003-0000; 0888999-0000; 089001-0000; 089002-0000 & 088997-0000 (for location purposes)

Location Map



Magnolia Street

RE# 0088985-0050; 089007-0000; 089005-0000; 089004-0000; 089003-0000; 088999-0000; 089001-0000; 089002-0000 & 088997-0000 (for location purposes)

Aerial Map

