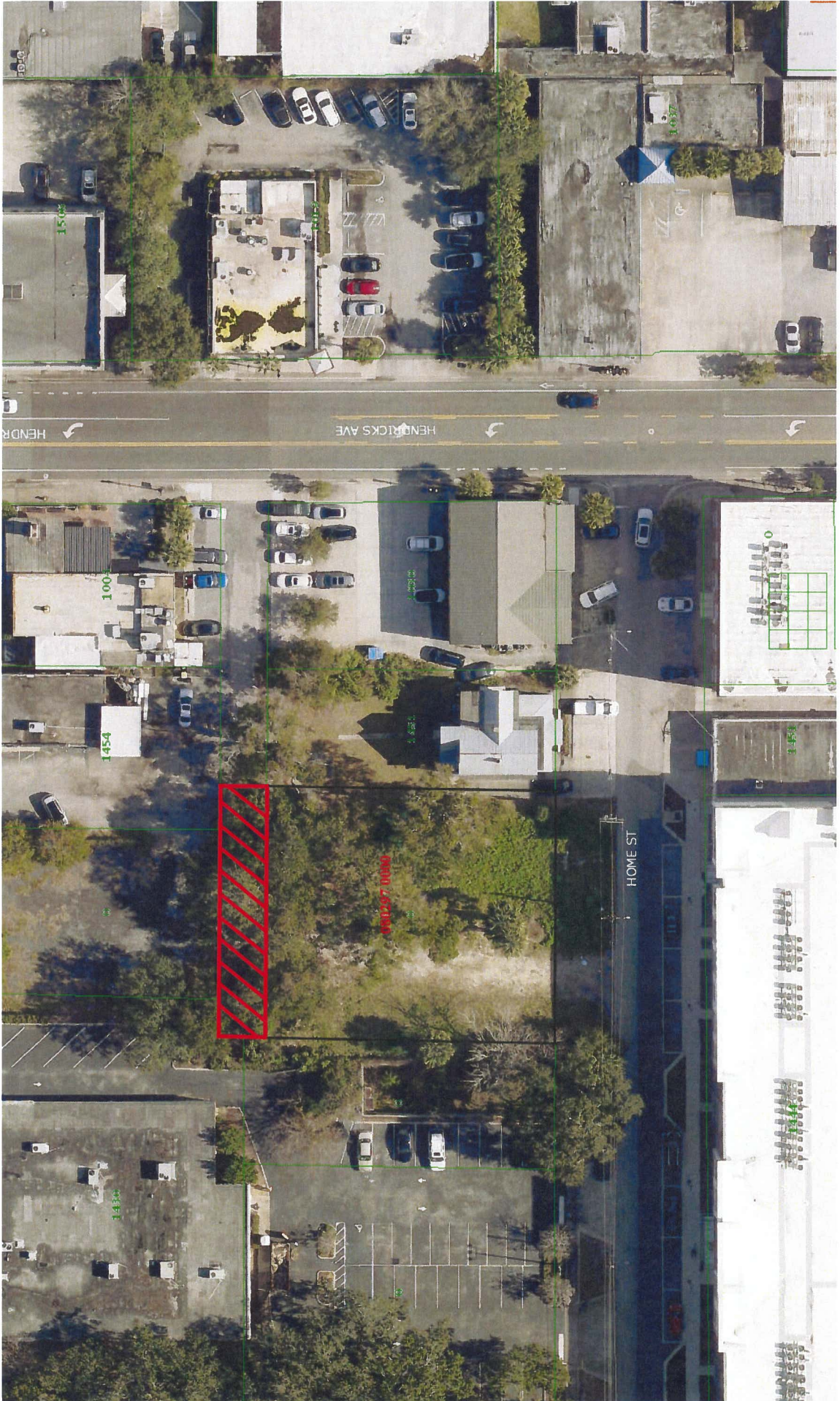


Hendricks Ave. Alley Closure
RE 080297-0000
Location Map



Hendricks Ave. Alley Closure
RE 080297-0000
Aerial Map



SKETCH AND DESCRIPTION OF

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.

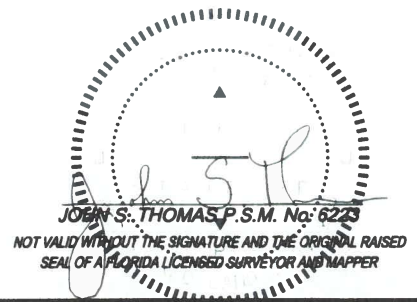
APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 3/9/23

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER

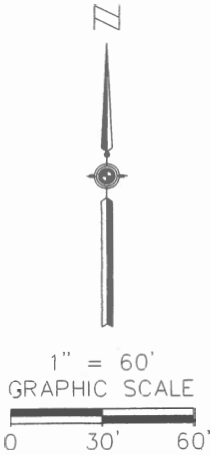


JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:	
---	-----------	-------	-----	--

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

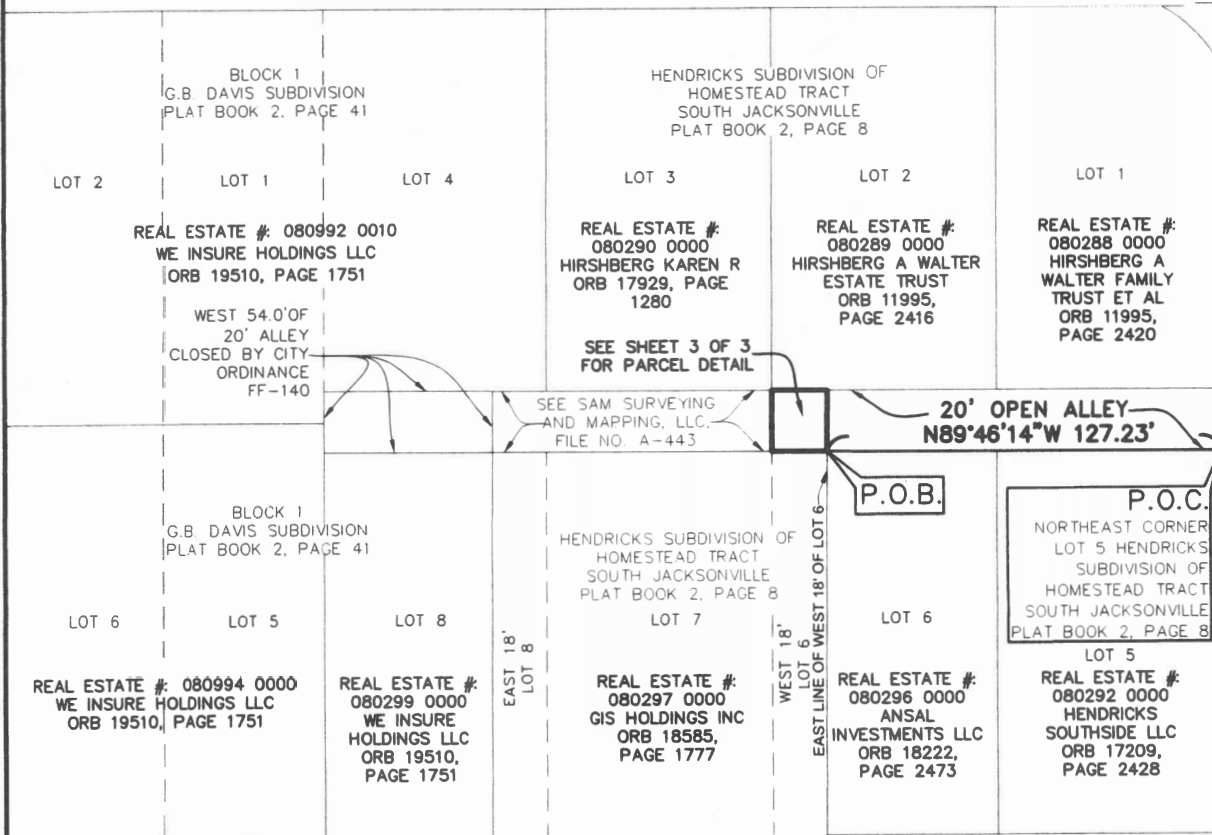
SKETCH AND DESCRIPTION



REAL ESTATE #: 080326 5000
BRE ESA P PORTFOLIO LLC
ORB 13968, PAGE 1483

RIVERPLACE BOULEVARD
(80 FOOT WIDE RIGHT OF WAY)
OFFICIAL RECORD 17288, PAGES 614

PRUDENTIAL DRIVE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED




S00°15'26"W 125.63' (BR)

HENDRICKS AVENUE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

WESTERLY RIGHT OF WAY LINE

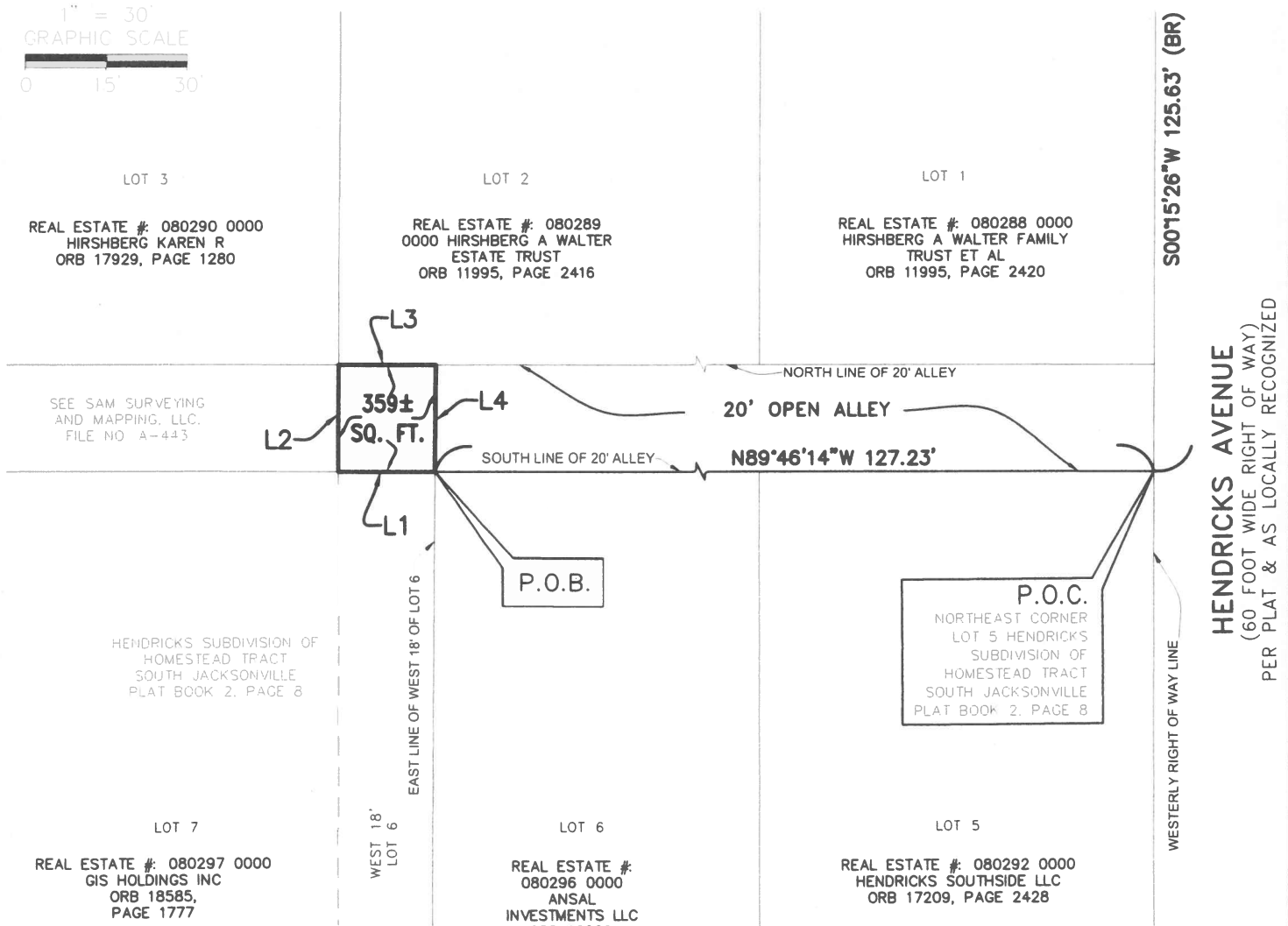
HOME STREET
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

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 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

Sheet 2 of 3



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
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JACKSONVILLE, FLORIDA 32207
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CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&DDWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SKETCH AND DESCRIPTION OF

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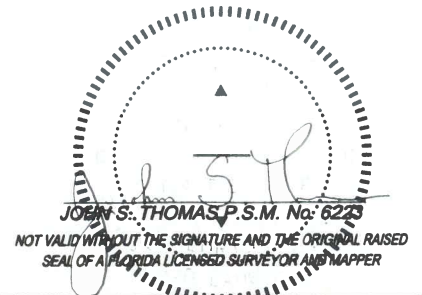
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'28" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/08/2022	REVISION:	DATE:	BY:
CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg			

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 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

Exhibit 1 OF 3

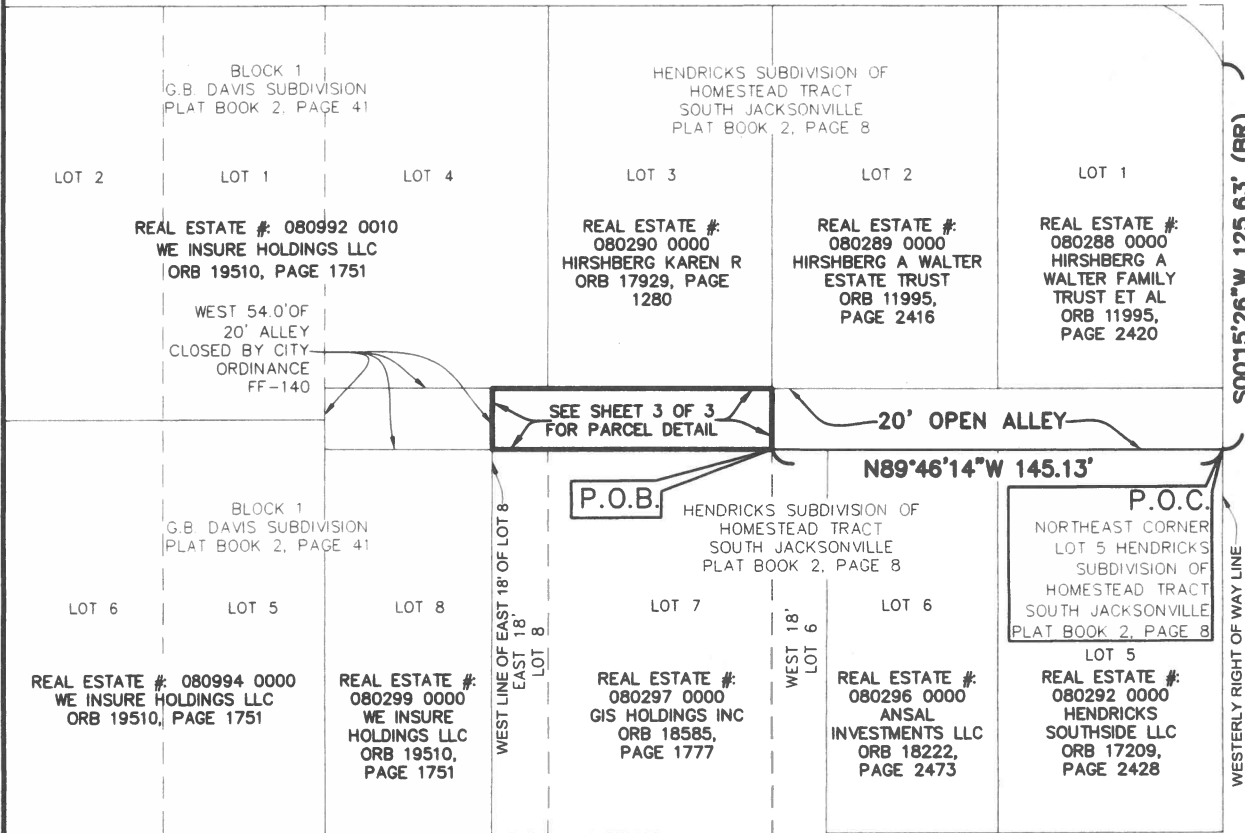
SKETCH AND DESCRIPTION



REAL ESTATE #: 080326 5000
BRE ESA P PORTFOLIO LLC
ORB 13968, PAGE 1483

RIVERPLACE BOULEVARD
(80 FOOT WIDE RIGHT OF WAY)
OFFICIAL RECORD 17288, PAGES 614

PRUDENTIAL DRIVE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED




S00°15'26"W 125.63' (BR)

HENDRICKS AVENUE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

HOME STREET
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/06/2022	REVISION:	DATE:	BY:

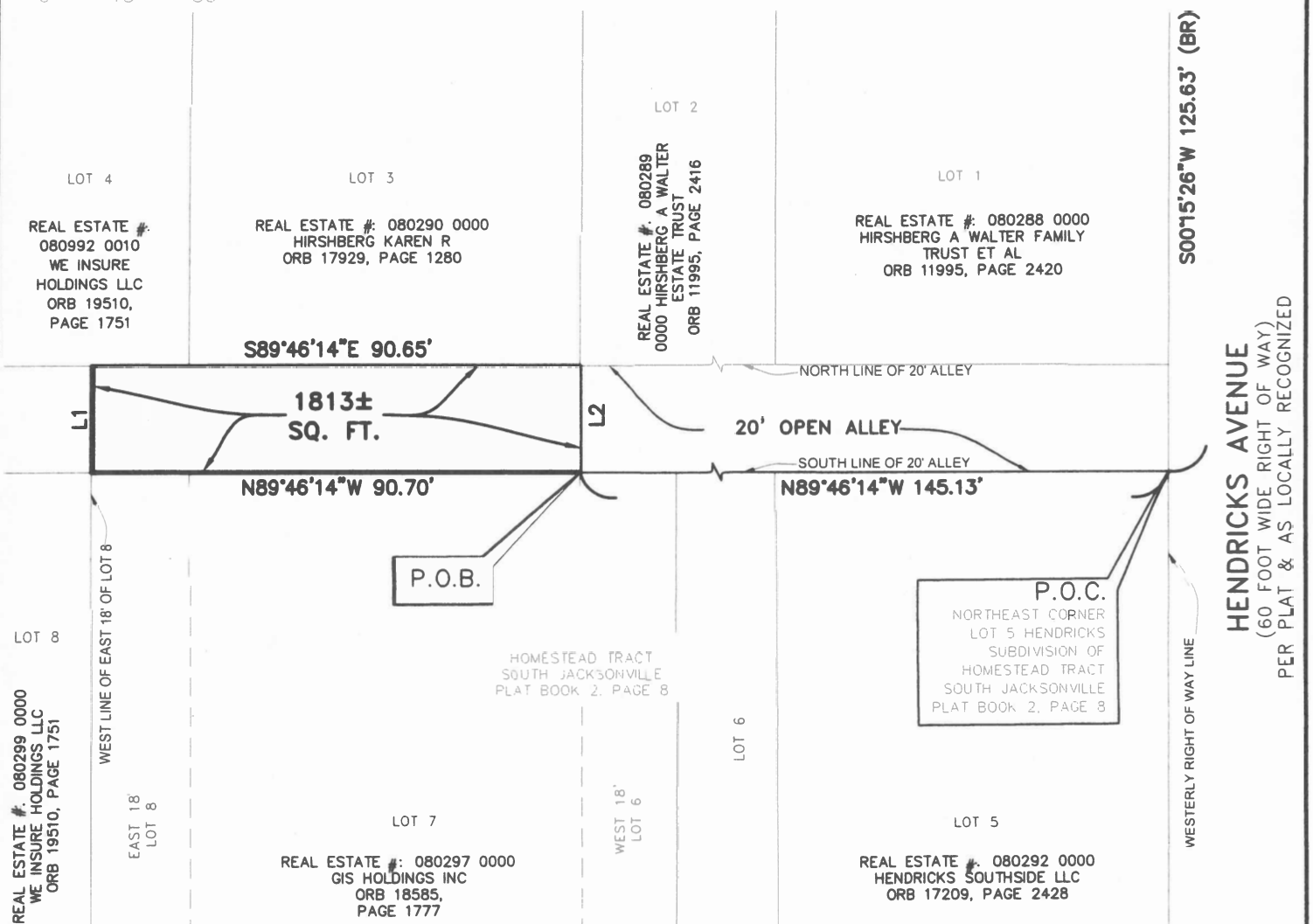
SURVEYING AND MAPPING, LLC
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Sheet 2 of 3

N

1" = 30'
GRAPHIC SCALE



S89°46'14"E 90.65'

1813±
SQ. FT.

N89°46'14"W 90.70'

NORTH LINE OF 20' ALLEY

20' OPEN ALLEY

SOUTH LINE OF 20' ALLEY

N89°46'14"W 145.13'

P.O.B.

P.O.C.

NORTHEAST CORNER
LOT 5 HENDRICKS
SUBDIVISION OF
HOMESTEAD TRACT
SOUTH JACKSONVILLE
PLAT BOOK 2, PAGE 8

HOMESTEAD TRACT
SOUTH JACKSONVILLE
PLAT BOOK 2, PAGE 8

REAL ESTATE #: 080299 0000
WE INSURE HOLDINGS LLC
ORB 19510, PAGE 1751

REAL ESTATE #: 080992 0010
WE INSURE HOLDINGS LLC
ORB 19510, PAGE 1751

REAL ESTATE #: 080290 0000
HIRSHBERG KAREN R
ORB 17929, PAGE 1280

REAL ESTATE #: 080289
0000 HIRSHBERG A WALTER
ESTATE TRUST
ORB 11995, PAGE 2416

REAL ESTATE #: 080288 0000
HIRSHBERG A WALTER FAMILY
TRUST ET AL
ORB 11995, PAGE 2420

S00°15'26"W 125.63' (BR)

HENDRICKS AVENUE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

REAL ESTATE #: 080299 0000
WE INSURE HOLDINGS LLC
ORB 19510, PAGE 1751

REAL ESTATE #: 080297 0000
GIS HOLDINGS INC
ORB 18585,
PAGE 1777

REAL ESTATE #: 080292 0000
HENDRICKS SOUTHSIDE LLC
ORB 17209, PAGE 2428

LINE TABLE

LINE #	BEARING	LENGTH
L1	N00°20'33"E	20.00'

LINE TABLE

LINE #	BEARING	LENGTH
L2	S00°12'03"W	20.00'

JOB No. 22-058
FILE No. A-443
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 10/16/2022

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908



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