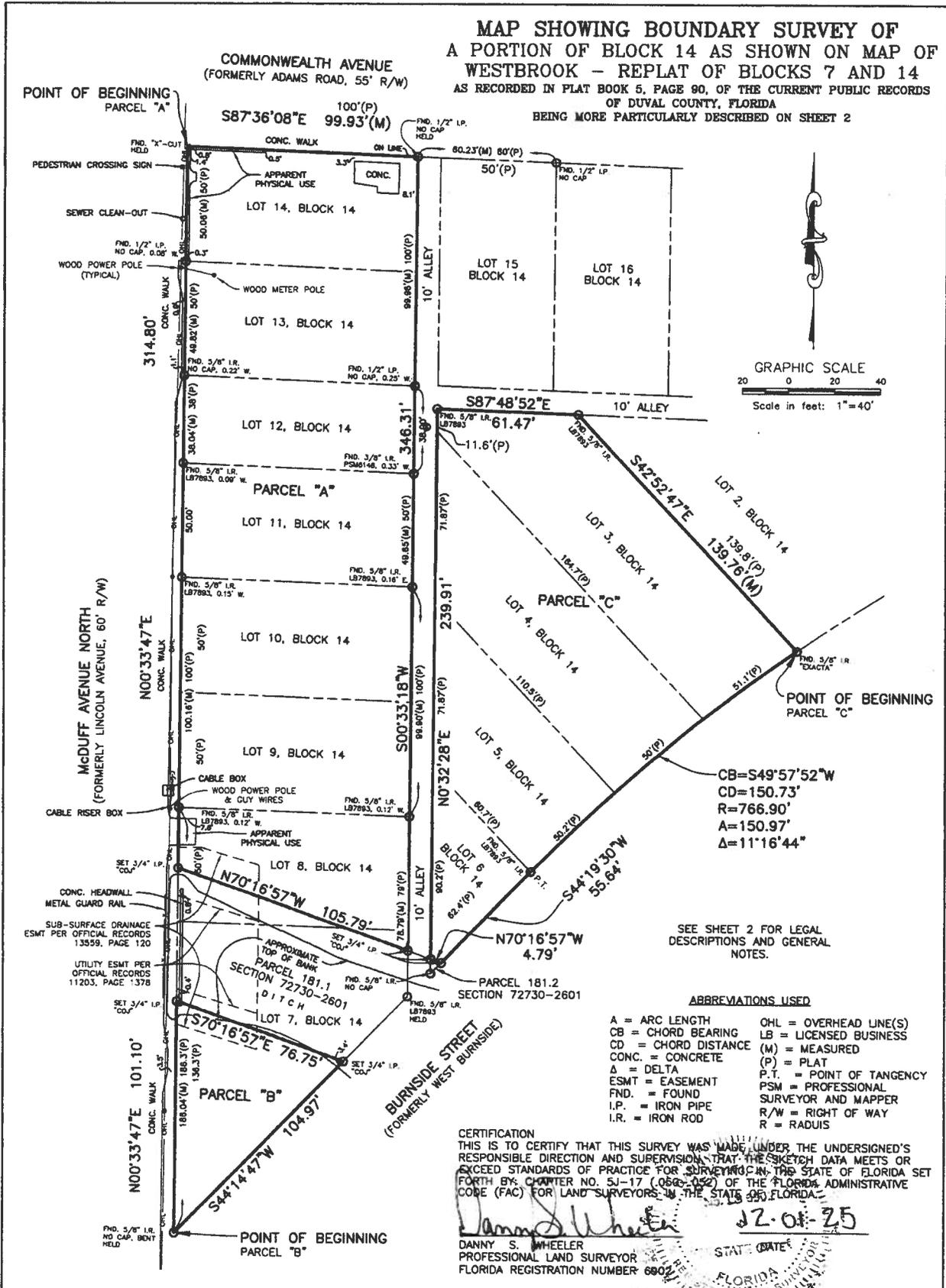


**MAP SHOWING BOUNDARY SURVEY OF
A PORTION OF BLOCK 14 AS SHOWN ON MAP OF
WESTBROOK - REPLAT OF BLOCKS 7 AND 14
AS RECORDED IN PLAT BOOK 5, PAGE 90, OF THE CURRENT PUBLIC RECORDS
OF DUVAL COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED ON SHEET 2**



REVISIONS

| SURVEY DATA: | |
|---------------------------|----------------|
| DATA DISK. | DATE 12/1/2025 |
| SURVEY BOOK S-851:103-106 | SCALE 1"=40' |
| DRAWN BY SCC | PROJECT NO. |
| LAST DATE IN FIELD | 11/27/2025 |

Jacksonville
Where Florida Begins.

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

| | |
|--------------|---|
| SHEET NO. | 1 |
| OF | 2 |
| DRAWING NO. | |
| DRAWING FILE | |

MAP SHOWING BOUNDARY SURVEY OF

PARCEL "A"

ALL OF LOTS 9 THROUGH 14, BLOCK 14, TOGETHER WITH A PORTION OF LOTS 7 AND 8, BLOCK 14 AS SHOWN ON MAP OF WESTBROOK - REPLAT OF BLOCKS 7 AND 14 AS RECORDED IN PLAT BOOK 5, PAGE 90, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 14, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COMMONWEALTH AVENUE (FORMERLY ADAMS ROAD, A 55 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF McDUFF AVENUE NORTH (FORMERLY LINCOLN AVENUE, A 60 FOOT RIGHT OF WAY); THENCE SOUTH 87°36'08" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COMMONWEALTH AVENUE, A DISTANCE OF 99.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, BLOCK 14; THENCE SOUTH 00°33'18" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 7 THROUGH 14, BLOCK 14, A DISTANCE OF 346.31 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 7, SAID POINT ALSO LYING IN THE NORTHERLY RIGHT OF WAY LINE OF PARCEL 181.1, A LATERAL DITCH RIGHT OF WAY AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD NO. S-21B, SECTION 72730-2801, SAID PARCEL CONDEMNED IN JUDGEMENT DATED: NOVEMBER 19, 1988; THENCE NORTH 70°16'57" WEST, ALONG LAST SAID LINE, A DISTANCE OF 105.79 FEET TO A POINT IN SAID EASTERLY RIGHT OF WAY LINE OF McDUFF AVENUE NORTH; THENCE NORTH 00°33'47" EAST, ALONG LAST SAID LINE, A DISTANCE OF 314.80 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED LANDS CONTAIN 33,024 SQUARE FEET OR 0.76 ACRES, MORE OR LESS.

PARCEL "B"

A PORTION OF LOT 7, BLOCK 14 AS SHOWN ON MAP OF WESTBROOK - REPLAT OF BLOCKS 7 AND 14 AS RECORDED IN PLAT BOOK 5, PAGE 90, OF THE CURRENT 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 SAID LOT 7, BLOCK 14, SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF McDUFF AVENUE (FORMERLY LINCOLN AVENUE, A 60 FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF BURNSIDE STREET (FORMERLY WEST BURNSIDE); THENCE NORTH 00°33'47" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF McDUFF AVENUE, A DISTANCE OF 101.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PARCEL 181.1, A LATERAL DITCH RIGHT OF WAY AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD NO. S-21B, SECTION 72730-2801, SAID PARCEL CONDEMNED IN JUDGEMENT DATED: NOVEMBER 19, 1988; THENCE SOUTH 70°16'57" EAST, 78.75 FEET TO A POINT IN SAID NORTHWESTERLY RIGHT OF WAY LINE OF BURNSIDE STREET; THENCE SOUTH 44°14'47" WEST, ALONG LAST SAID LINE, A DISTANCE OF 104.97 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED LANDS CONTAIN 3,685 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

PARCEL "C"

ALL OF LOTS 3, 4 AND 5, BLOCK 14, TOGETHER WITH A PORTION OF LOT 6, BLOCK 14 AS SHOWN ON MAP OF WESTBROOK - REPLAT OF BLOCKS 7 AND 14 AS RECORDED IN PLAT BOOK 5, PAGE 90, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF BEGINNING, COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 3, BLOCK 14, SAID POINT LYING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF BURNSIDE STREET (FORMERLY WEST BURNSIDE); THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 766.90 FEET, AN ARC DISTANCE OF 150.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°57'52" WEST, 150.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°19'30" WEST, A DISTANCE OF 55.64 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF PARCEL 181.2, A LATERAL DITCH RIGHT OF WAY AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD NO. S-21B, SECTION 72730-2801, SAID PARCEL CONDEMNED IN JUDGEMENT DATED: NOVEMBER 19, 1988; THENCE NORTH 70°16'57" WEST, ALONG LAST SAID LINE, A DISTANCE OF 4.79 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 6, BLOCK 14; THENCE NORTH 00°32'28" EAST, ALONG THE WESTERLY LINE OF SAID LOTS 3 THROUGH 6, A DISTANCE OF 239.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 14; THENCE SOUTH 87°48'52" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 14, A DISTANCE OF 61.47 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 42°52'47" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 3, BLOCK 14, A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED LANDS CONTAIN 21,575 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

CERTIFIED TO: CITY OF JACKSONVILLE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATES, EAST ZONE AND REFERENCED TO THE EASTERLY R/W LINE OF McDUFF AVENUE AS NORTH 00°33'47" EAST.
2. THIS SURVEY 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.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS, STRUCTURES AND UTILITIES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS, STRUCTURES AND UTILITIES, IF ANY, ARE NOT LOCATED EXCEPT AS SHOWN.

REVISIONS

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|-------------------------------|----------------|--|----------------|
| SURVEY DATA: | | PROJECT PATH: G:\SHARED\Topo Field\field FY2026\McDuff Commonwealth Parcels | |
| DATA DISK. | DATE 12/1/2025 |  CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS 214 N. HOGAN STREET, ENGINEERING DIVISION 10th FLOOR, JACKSONVILLE, FL. 32202 (904)255-8756 | SHEET NO. 2 |
| SURVEY BOOK S-851:103-106 | SCALE 1"=40' | | OF 2 |
| DRAWN BY SCC | PROJECT NO. | | DRAWING NO. |
| LAST DATE IN FIELD 11/27/2025 | | | DRAWING FILE |

R-056010-0000; R-056009-0000; R-056008-0000; R-056007-0000 & R-056006-0000

R-056005-0000

R-056005-0000

