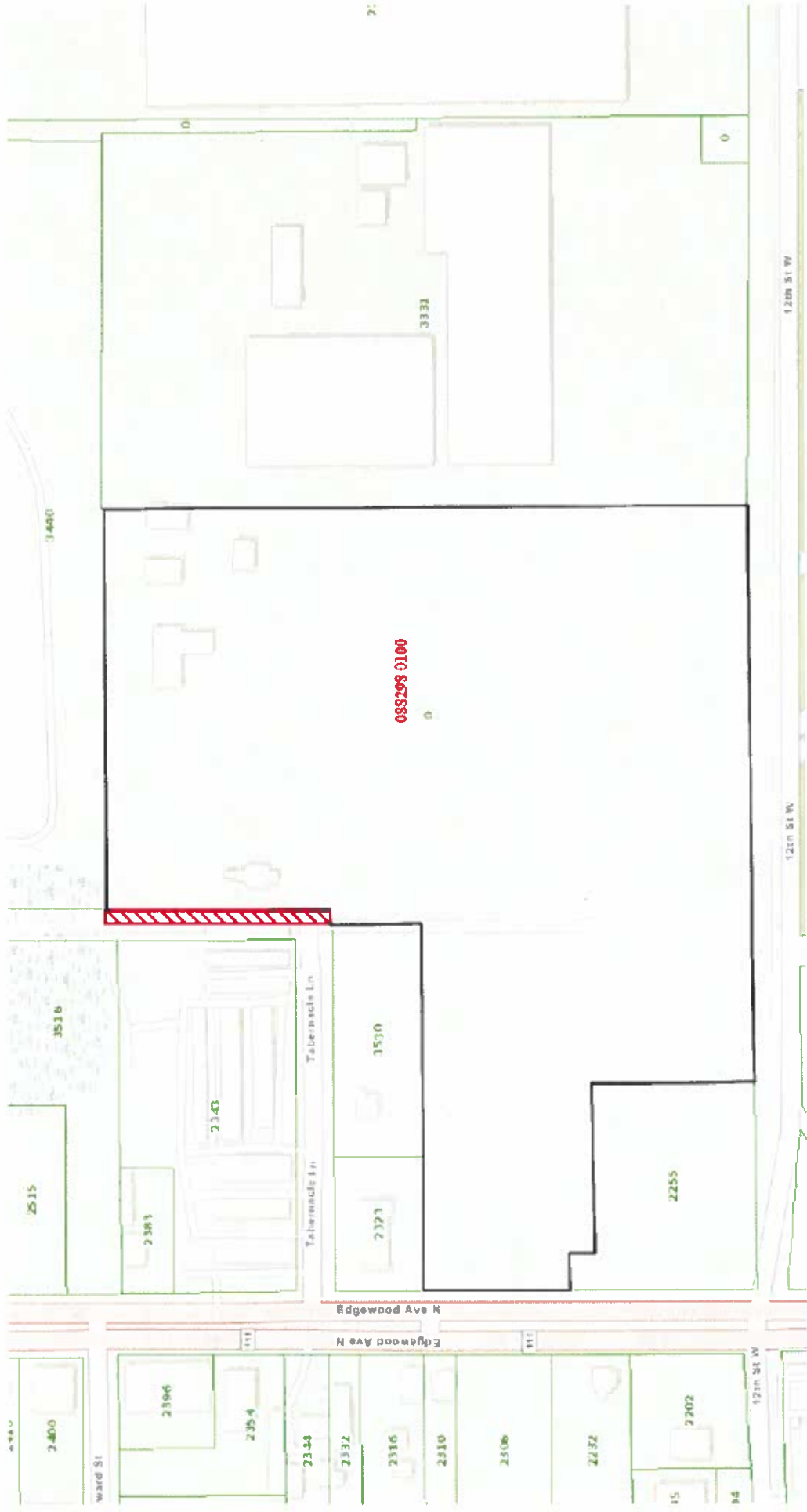


088298-0100
Stevens Ave ROW Closure
Location Map



**088298-0100
Stevens Ave ROW Closure
Aerial Map**





VISION • EXPERIENCE • RESULTS

www.etm-inc.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St Augustine Road • Jacksonville, Florida 32258

September 1, 2022

Work Order No. 22-178.01

File No. 1281-04.01A

Stevens Avenue Closure

The East one-half of Stevens Avenue, lying Westerly of and adjacent to Lots 30 and 31, as depicted on John M. Stevens Subdivision of part of the Chas. F. Sibbald Grant Sec 55 and Lot 4 Sec 5 T.2S.-R.26E, recorded in Plat Book 4, page 85, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of West 12th Street, a variable width right of way as presently established, with the Easterly right of way line of Edgewood Avenue North, a 100 foot right of way as presently established; thence South 88°35'46" East, along said Northerly right of way line, 630.18 feet to the Southwesterly corner of Lot 35 as depicted on said John M. Stevens Subdivision of Part of the Chas. F. Sibbald Grant Sec 55 and Lot 4 Sec 5 T.2S.-R.26E, said corner lying on the Easterly right of way line of Stevens Avenue, as closed per City of Jacksonville Ordinance 2022-263-E; thence North 01°53'03" East, along said Easterly right of way line, 660.39 feet to the Southwesterly corner of said Lot 31, and to the Point of Beginning.

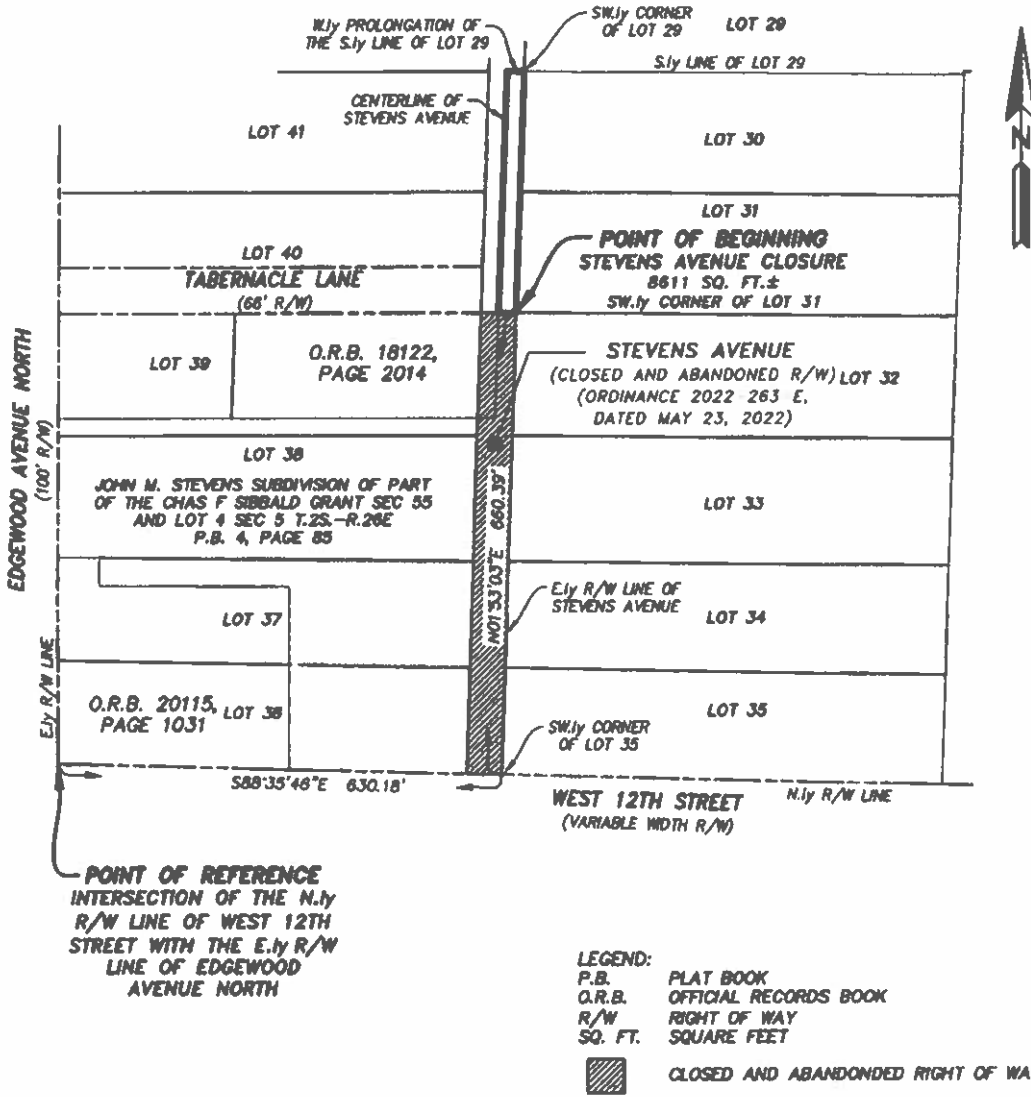
From said Point of Beginning, thence South 89°53'54" West, departing said Easterly right of way line of Stevens Avenue, 25.02 feet to the centerline of said Stevens Avenue; thence North 01°53'03" East, along said centerline, 344.57 feet to its intersection with the Westerly prolongation of the Southerly line of Lot 29 as depicted on said John M. Stevens Subdivision of Part of the Chas. F. Sibbald Grant Sec 55 and Lot 4 Sec 5 T.2S.-R.26E; thence South 89°28'55" East, along said Westerly prolongation, 25.01 feet to the Southwesterly corner of said Lot 29, said corner lying on said Easterly right of way line of Stevens Avenue; thence South 01°53'03" West, along said Easterly right of way line, 344.30 feet to the Point of Beginning.

Containing 8611 square feet, more or less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 10/17/22

SKETCH TO ACCOMPANY DESCRIPTION OF

THE EAST ONE-HALF OF STEVENS AVENUE, LYING WESTERLY OF AND ADJACENT TO LOTS 30 AND 31, AS DEPICTED ON JOHN M. STEVENS SUBDIVISION OF PART OF THE CHAS. F. SIBBALD GRANT SEC 55 AND LOT 4 SEC 5 T.2S.-R.26E, RECORDED IN PLAT BOOK 4, PAGE 85, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 2

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 12TH STREET AS BEING SOUTH 88°35'46" EAST.

ETM

Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



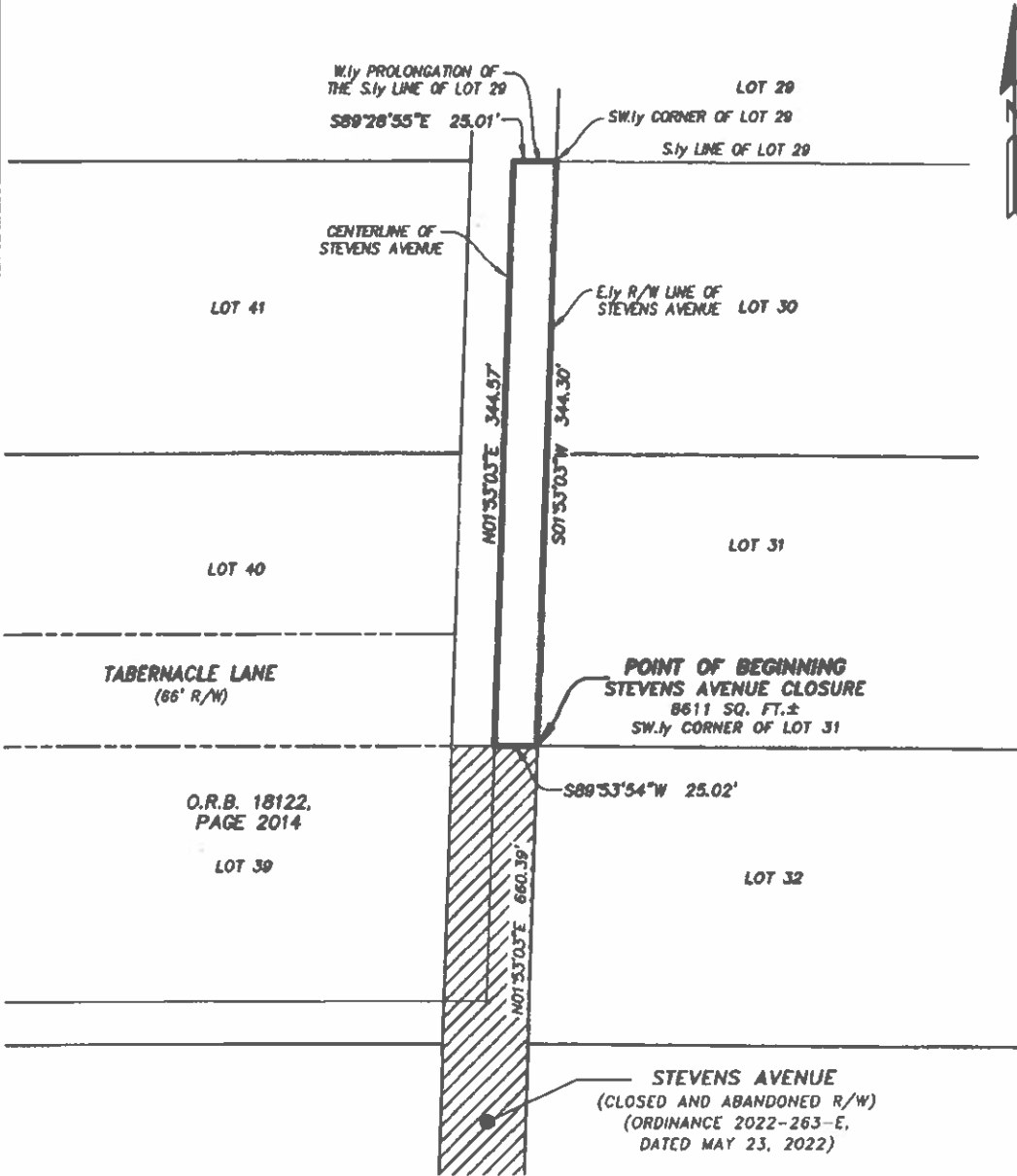
Digital Signature
by Bob L.
Pittman, P S M


SCALE: 1"=200'

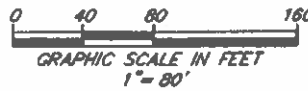
DATE: SEPTEMBER 1, 2022

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4627

THE EAST ONE-HALF OF STEVENS AVENUE, LYING WESTERLY OF AND ADJACENT TO LOTS 30 AND 31, AS DEPICTED ON JOHN M. STEVENS SUBDIVISION OF PART OF THE CHAS. F. SIBBALD GRANT SEC 55 AND LOT 4 SEC 5 T.2S.-R.26E, RECORDED IN PLAT BOOK 4, PAGE 85, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - SQ. FT. SQUARE FEET
 -  CLOSED AND ABANDONED RIGHT OF WAY



SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14778 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32238 (904) 642-6350
CERTIFICATE OF AUTHORIZATION NO. LB 3684