

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2023, by Bird Dog, LLC., whose address is 3948 3rd Street South, Suite 116, Jacksonville Beach, Florida 32250 ("Grantor") in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 ("City").

IN CONSIDERATION for the closure and/or abandonment of City right-of way or easement areas pursuant to **CITY ORDINANCE 2023-_____**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 019495-9100** in Council District 8 and as established in the Plat of Dahls Addition to Garden City as recorded in Plat Book 6, Page 16.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property"); including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit "A"**. The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

GRANTOR:

(Sign)

By: _____
Name:
Title:

(Print)

(Sign)

(Print)

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by _____.

{NOTARY SEAL}

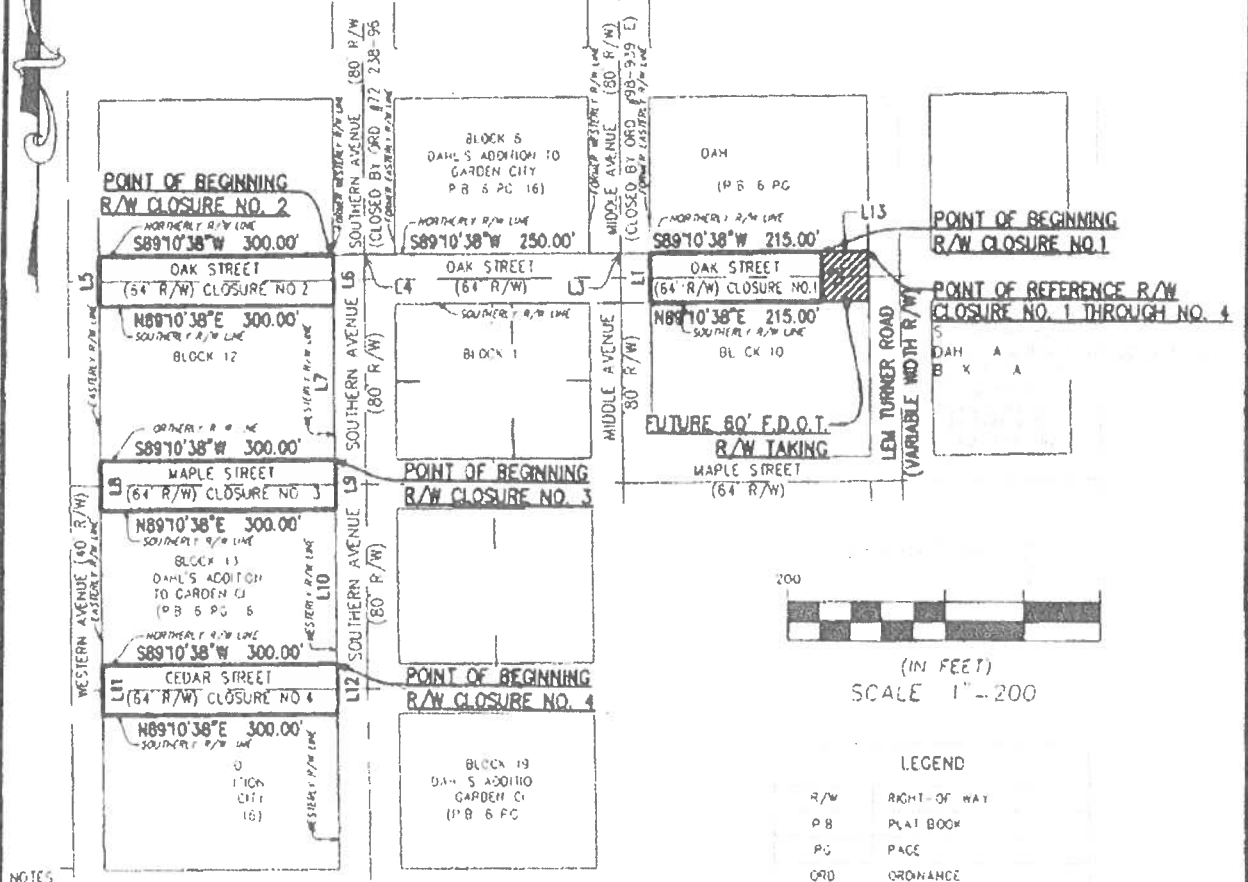
[Signature of Notary Public-State of Florida]
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

EXHIBIT "A"

SKETCH AND DESCRIPTION FOR RIGHT-OF-WAY CLOSURES NO. 1 THROUGH NO. 4

SHEET 1 OF 5
SEE SHEETS 2 THROUGH 4 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)



NOTES

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY
2. BEARINGS AND STATE PLANE COORDINATES SHOWN ARE BASED ON NORTH AMERICAN DATUM 1983 90 FLORIDA EAST ZONE (0901)
3. THIS IS AN ABOVE SURFACE SURVEY ONLY NO UNDERGROUND INFORMATION LOCATE OR SHOWN
4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD
7. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 17, Florida Administrative Code (Pursuant to Section 472.027 Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: APRIL 14, 2023
Survey Scale: 1"=200'
Field Bk/ Pg: NA
Crew Chief: NA

Drafted By: RLH
Reviewed By: TWS
Project No: 22-268

Professional Surveyor and Mapper No. 5513, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

Proudly Surveying in Jacksonville and Northeast Florida since 1952

\\Subdivisions\Dual County\Durban Creek\22 268 Subdivision\dwg\SKETCH LEGAL_WESTERN WAY ROAD_CLOSURE.dwg

SKETCH AND DESCRIPTION FOR RIGHT-OF-WAY CLOSURES NO. 1 THROUGH NO. 4

SHEET 2 OF 5
SEE SHEET 1 FOR SKETCH AND NOTES
(NOT VALID WITHOUT ALL SHEETS)

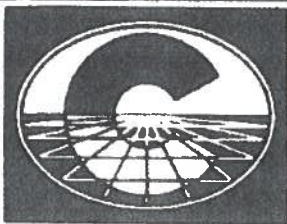
CLOSURE NO. 1

A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 16, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7, OF SAID DAHL'S ADDITION TO GARDEN CITY, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET, A 64 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED. THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID BLOCK 7 OF SAID DAHL'S ADDITION TO GARDEN CITY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE, A DISTANCE OF 215.00 FEET, THENCE SOUTH 00° 49' 22" EAST TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE NORTHERLY LINE OF BLOCK 10 OF SAID DAHL'S ADDITION TO GARDEN CITY, A DISTANCE OF 64.00 FEET, THENCE NORTH 89° 10' 38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY LINE, A DISTANCE OF 215.00 FEET, THENCE NORTH 00° 49' 22" WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

LAND THIS DESCRIBED CONTAINS 0.12 ACRES MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 7/16/23



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Maldo Avenue Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

Proudly Surveying in Jacksonville and Northeast Florida since 1952.

LINE TABLE		
LINE #	LENGTH	DIRECTION
11	64.00	S00°49'22"E
12	64.00	N00°49'22"W
13	64.00	S00°49'22"E

SKETCH AND DESCRIPTION FOR RIGHT-OF-WAY CLOSURES NO. 1 THROUGH NO. 4

SHEET 3 OF 3
SEE SHEET 1 FOR SKETCH AND NOTES
(NOT VALID WITHOUT ALL SHEETS)

CLOSURE NO. 2

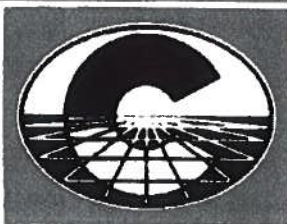
A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7 OF SAID DAHL'S ADDITION TO GARDEN CITY, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET, A 64 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED. THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID BLOCK 7 OF SAID DAHL'S ADDITION TO GARDEN CITY A DISTANCE OF 175.00 FEET TO A POINT ON THE SOUTH LINE OF A PORTION OF MIDDLE AVENUE, A 60 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 98-914-E. THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST OAK STREET AND THE SOUTHERLY LINE OF BLOCK 6 OF SAID DAHL'S ADDITION TO GARDEN CITY. THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE AND NORTHERLY LINE, A DISTANCE OF 250.00 FEET, TO A POINT ON THE SOUTH LINE OF A PORTION OF SOUTHERN AVENUE, AN 80.00 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 72-215-86. THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, THE DESCRIBED CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHERLY LINE OF BLOCK 5 OF SAID DAHL'S ADDITION TO GARDEN CITY. THENCE SOUTH 89° 10' 38" WEST, A DISTANCE OF 100.00 FEET TO A POINT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE, A 40.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED. THENCE SOUTH 00° 40' 22" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 84.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE NORTHERLY LINE OF BLOCK 12 OF SAID DAHL'S ADDITION TO GARDEN CITY. THENCE NORTH 89° 10' 38" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 80.00 FEET. THENCE NORTH 00° 44' 32" WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.14 ACRES MORE OR LESS

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

By SCC ate 7/24/23



Surveyed and Prepared By
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- Proudly Surveying in Jacksonville and Northeast Florida since 1952

LINE TABLE	
STATION	BEARING
1	89° 10' 38" W
2	89° 10' 38" W
3	89° 10' 38" W
4	89° 10' 38" W
5	89° 10' 38" W
6	89° 10' 38" W
7	89° 10' 38" W
8	89° 10' 38" W
9	89° 10' 38" W
10	89° 10' 38" W
11	89° 10' 38" W
12	89° 10' 38" W
13	89° 10' 38" W
14	89° 10' 38" W
15	89° 10' 38" W
16	89° 10' 38" W
17	89° 10' 38" W
18	89° 10' 38" W
19	89° 10' 38" W
20	89° 10' 38" W
21	89° 10' 38" W
22	89° 10' 38" W
23	89° 10' 38" W
24	89° 10' 38" W
25	89° 10' 38" W
26	89° 10' 38" W
27	89° 10' 38" W
28	89° 10' 38" W
29	89° 10' 38" W
30	89° 10' 38" W
31	89° 10' 38" W
32	89° 10' 38" W
33	89° 10' 38" W
34	89° 10' 38" W
35	89° 10' 38" W
36	89° 10' 38" W
37	89° 10' 38" W
38	89° 10' 38" W
39	89° 10' 38" W
40	89° 10' 38" W
41	89° 10' 38" W
42	89° 10' 38" W
43	89° 10' 38" W
44	89° 10' 38" W
45	89° 10' 38" W
46	89° 10' 38" W
47	89° 10' 38" W
48	89° 10' 38" W
49	89° 10' 38" W
50	89° 10' 38" W
51	89° 10' 38" W
52	89° 10' 38" W
53	89° 10' 38" W
54	89° 10' 38" W
55	89° 10' 38" W
56	89° 10' 38" W
57	89° 10' 38" W
58	89° 10' 38" W
59	89° 10' 38" W
60	89° 10' 38" W
61	89° 10' 38" W
62	89° 10' 38" W
63	89° 10' 38" W
64	89° 10' 38" W
65	89° 10' 38" W
66	89° 10' 38" W
67	89° 10' 38" W
68	89° 10' 38" W
69	89° 10' 38" W
70	89° 10' 38" W
71	89° 10' 38" W
72	89° 10' 38" W
73	89° 10' 38" W
74	89° 10' 38" W
75	89° 10' 38" W
76	89° 10' 38" W
77	89° 10' 38" W
78	89° 10' 38" W
79	89° 10' 38" W
80	89° 10' 38" W
81	89° 10' 38" W
82	89° 10' 38" W
83	89° 10' 38" W
84	89° 10' 38" W
85	89° 10' 38" W
86	89° 10' 38" W
87	89° 10' 38" W
88	89° 10' 38" W
89	89° 10' 38" W
90	89° 10' 38" W
91	89° 10' 38" W
92	89° 10' 38" W
93	89° 10' 38" W
94	89° 10' 38" W
95	89° 10' 38" W
96	89° 10' 38" W
97	89° 10' 38" W
98	89° 10' 38" W
99	89° 10' 38" W
100	89° 10' 38" W

SKETCH AND DESCRIPTION FOR RIGHT-OF-WAY CLOSURES NO. 1 THROUGH NO. 4

SHEET 4 OF 5
SEE SHEET 1 FOR SKETCH AND NOTES
(NOT VALID WITHOUT ALL SHEETS)

CLOSURE NO. 3

A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 8, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7 OF SAID DAHL'S ADDITION TO GARDEN CITY, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET, A 64 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE SOUTHERLY LINE OF SAID BLOCK 7 OF DAHL'S ADDITION TO GARDEN CITY THENCE SOUTH 89° 10' 38" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTH LINE OF A PORTION OF MIDDLE AVENUE A 60 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 98-939-E, A THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHERLY LINE OF BLOCK 6 OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH LINE OF A PORTION OF SOUTHERN AVENUE AN 80.00 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 72-238-86, THENCE SOUTH 95° 10' 45" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHERN AVENUE AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE EASTERLY LINE OF BLOCK 5 OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE SOUTH 00° 49' 22" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 264.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAPLE STREET A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE SOUTHERLY LINE OF BLOCK 12 OF SAID DAHL'S ADDITION TO GARDEN CITY AND THE POINT OF BEGINNING THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE AND SAID SOUTHERLY LINE OF BLOCK 12, A DISTANCE OF 64.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE AN 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE SOUTH 00° 49' 22" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 244.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAPLE STREET AND THE NORTHERLY LINE OF BLOCK 13 OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE NORTH 89° 10' 38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN AVENUE, THENCE NORTH 00° 49' 22" WEST A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.44 ACRES MORE OR LESS.

APPROVED
DESCRIPTION AGREES WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEYABLE BRANCH



Surveyed and Prepared By:
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Professional Surveyors and Mappers
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Phone: 904.396.2623 Website: clarsonfl.com

Proudly Surveying in Jacksonville and Northeast Florida since 1952.

By see

LINE #	LENGTH	DIRECTION
L4	80.00'	S89°10'38" W
L6	64.00'	N00°49'22" W
L7	200.00'	N 00° 49' 22" W
L8	64.00'	S 00° 49' 22" W
L9	64.00'	N 00° 49' 22" W
L13	64.00'	S 89° 10' 38" W

SKETCH AND DESCRIPTION FOR RIGHT-OF-WAY CLOSURES NO. 1 THROUGH NO. 4

SHEET 5 OF 5
SEE SHEET 1 FOR SKETCH AND NOTES
(NOT VALID WITHOUT ALL SHEETS)

CLOSURE NO. 4

A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6 PAGE 19 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEARS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7 OF SAID DAHL'S ADDITION TO GARDEN CITY, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET, A 64 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE SOUTHERLY LINE OF SAID BLOCK 7 OF SAID DAHL'S ADDITION TO GARDEN CITY; THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTH LINE OF A PORTION OF MIDDLE AVENUE A 80 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 98-939-E, A THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHERLY LINE OF BLOCK 6 OF DAHL'S ADDITION TO GARDEN CITY; THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH LINE OF A PORTION OF SOUTHERN AVENUE AN 80.00 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 72-238-96; THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 80.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHERN AVENUE AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE EASTERLY LINE OF BLOCK 5 OF SAID DAHL'S ADDITION TO GARDEN CITY; THENCE SOUTH 00° 49' 22" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 264.00 FEET, THENCE SOUTH 00° 49' 22" EAST, A DISTANCE OF 64.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN AVENUE AND THE EASTERLY LINE OF BLOCK 13 OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE SOUTH 00° 49' 22" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 200.00 FEET AND THE POINT OF BEGINNING; THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY LINE OF CEDAR STREET AN 64 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE SOUTHERLY LINE OF BLOCK 13 OF SAID DAHL'S ADDITION TO GARDEN CITY, A DISTANCE OF 200.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE, THENCE SOUTH 00° 49' 22" EAST, A DISTANCE OF 64.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CEDAR STREET AND THE NORTHERLY LINE OF BLOCK 10 OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE NORTH 89° 10' 38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY LINE OF BLOCK 10, A DISTANCE OF 190.00 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SOUTHERN AVENUE, THENCE NORTH 00° 49' 22" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.44 ACRES MORE OR LESS

DESCRIPTION AGREES

WITH TABLE		
LINE	LENGTH	BEARING
L4	80.00'	S89°10'38" W
L5	64.00'	N00°49'22" E
L7	200.00'	N00°49'22" W
L9	64.00'	N00°49'22" W
L10	200.00'	N00°49'22" W
L11	64.00'	S00°49'22" E
L12	64.00'	N00°49'22" W
L13	60.00'	S89°10'38" W

CITY ENGINEER'S OFFICE
TOPOGRAPHIC SURVEY DIVISION

by SPC 64.00' N00°49'22" E Jul 23



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S:\Subdivisions\Duval County\Durban Creek\22-268 Subdivision.dwg\SKETCH-LEGAL_WESTERN WAY ROAD CLOSURE.dwg