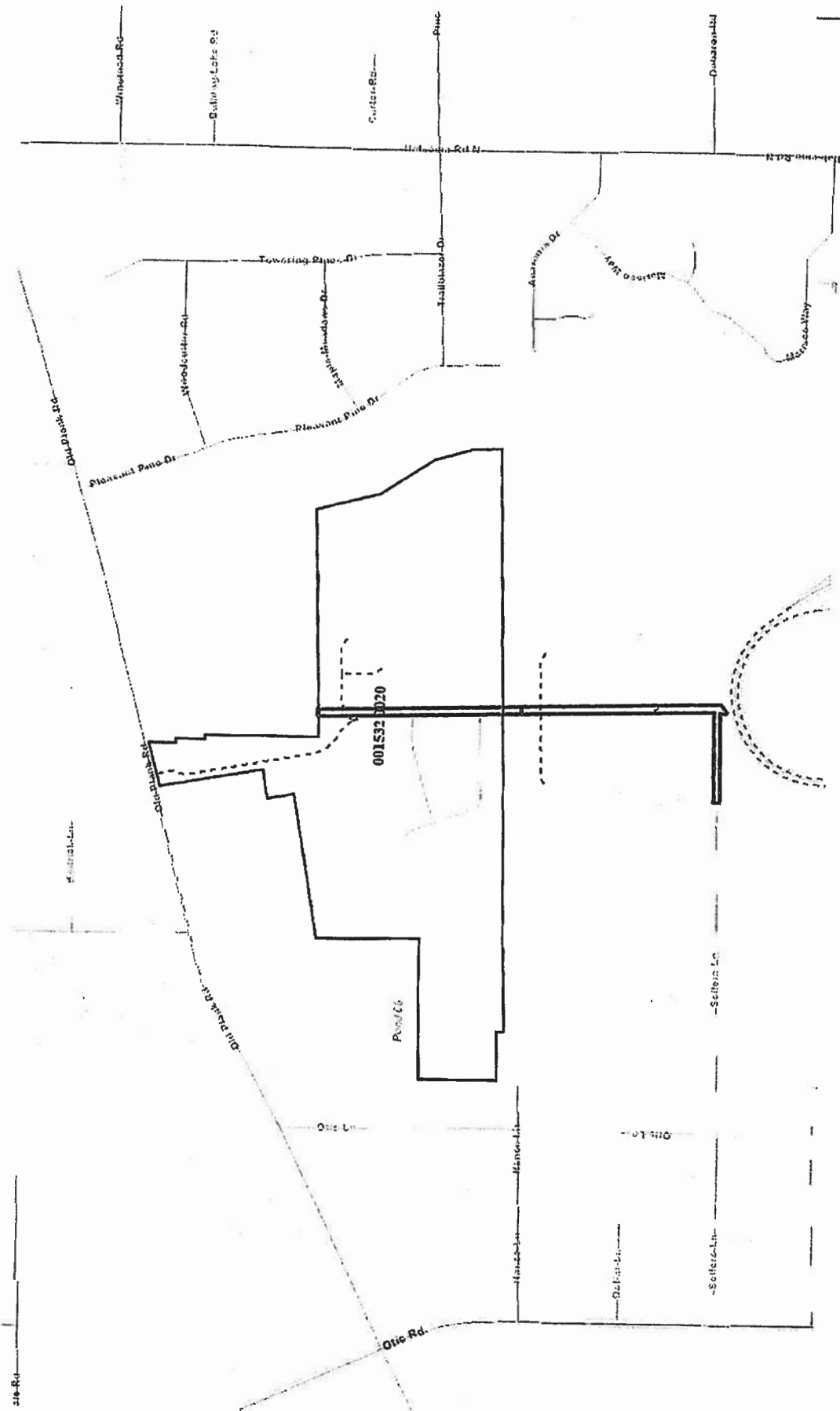


**Garden St Closure
RE 001532-0020
Location Map**



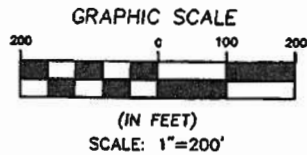
Garden St Closure
RE 001532-0020
Aerial Map



MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "A"



CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

THIS IS NOT A SURVEY

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

By SCC Date 3/6/22

N. LINE OF THE SE. 1/4 OF THE SE. 1/4, SECTION 15
15' WIDE UNNAMED PLATTED ROAD
(NOT OPEN)
DISCLAIMED BY ORDINANCE 91 197-82

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 15, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

±0.46 ACRES

LEGAL DESCRIPTION:

A PORTION OF THE UNNAMED PLATTED RIGHT OF WAYS LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AS DEPICTED ON THE PLAT OF JACKSONVILLE FARMS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°05'11" WEST, ALONG THE SOUTH LINE OF SECTION 15, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 00°03'46" EAST, ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID TRACT 8, THE EAST LINE OF TRACT 1 AND ALONG A NORTHERLY PROLONGATION OF SAID TRACT 1, ALL OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, A DISTANCE OF 1333.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 88°59'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO SAID EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°03'46" WEST, ALONG THE EAST LINE OF SAID SECTION 15, 1,333.35 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.46 ACRES OR 20,000.01 SQUARE FEET, MORE OR LESS.



SOUTH LINE OF SECTION 15

NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTH LINE OF
JACKSONVILLE ELECTRIC
AUTHORITY RIGHT OF WAY

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

NOTES:

- 1 THIS IS A SKETCH AND LEGAL DESCRIPTION NOT A SURVEY.
- 2 BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. 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.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

EXHIBIT "A"



Digitally signed by Timothy W Schram
DN: cn=Timothy W Schram, o=Florida
00152854, c=US, email=timothy.w.schram@fla.gov
Reason: I hereby certify this Sketch and
Description of Boundary Point Road Closure
and have placed my electronic seal and
signature in accordance with the regulatory
requirements of FL Administrative Code
Section 54-17.062
Location: The seal appearing on this
document was authorized by Timothy W
Schram, P.S.M. #5333 on
Date: 2022.03.01 07:55:56-0500
Post PDF 6.0.0m Version: 11.0.1



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

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5-17, 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: NOVEMBER 18, 2021 Drafted By: G.J.B.
Survey Scale: 1"=200' Reviewed By: T.W.S.
Field Bk/Pg: N/A Project No. 21-080
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SKETCH & DESCRIPTION NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 23 ALL IN TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "B" LEGAL DESCRIPTION:

CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

STLY. LINE OF SECTION 15
WLY. LINE OF SECTION 22
SOUTH LINE OF SECTION 15 & SOUTH LINE
OF JACKSONVILLE ELECTRIC AUTHORITY (R/W)

DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS
TOPO/SURVEY

By SEC Date 3/1/22
±0.88 ACRES

THIS IS NOT A SURVEY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N89°04'05"E
L2	53.63'	S00°31'48"W
L3	42.10'	S45°38'53"W
L4	67.38'	N00°31'48"E
L5	31.94'	N21°01'11"W

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

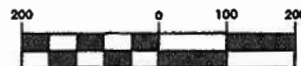
30' WIDE UNNAMED
PLATTED ROAD
(NOT OPEN)

NE. 1/4 OF NE. 1/4 N89°04'05"E 555.89'
SE. 1/4 OF NE. 1/4 S89°04'05"W 543.95'

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=200'

NW. 1/4 OF NW. 1/4

SW. 1/4 OF NW. 1/4

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

EXHIBIT "B"

NOTES:

- THIS IS A SKETCH AND LEGAL DESCRIPTION. NOT A SURVEY.
- BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
- 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.
- THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

MAP REVISED 02-28-2022 TO MAKE CORRECTIONS AND ADDRESS THE CLIENT'S COMMENTS.



Prepared By:
RICHARD P.
CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
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Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -



Originally signed by Timothy W Schram
Dir. C-4US, On Florida,
0100000000117271831
110015834, CNA Timothy W Schram
Reason: I hereby certify this Sketch
and Description of Garden Street Road
Closure and have placed my electronic
seal and signature in accordance with
the regulatory requirements of F.S.
Administrative Code Section 55-17.002
Location. The seal appearing on this
document was authorized by Timothy
W. Schram, P.S.M. 8533 on
Date: 2022-03-01 07:56:31 EDT
Font PDF Editor Version: 11.0.1

I hereby certify that this sketch, performed under my responsible direction
meets the standards of practice for Land Surveyors in accordance with
Chapter 51-17, 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: NOVEMBER 18, 2021 Drawn By: C.J.B.
Survey Scale: 1"=200' Reviewed By: T.W.S.
Field Bk/Pg: N/A Project No. 21-080
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
CITY OF JACKSONVILLE, FLORIDA