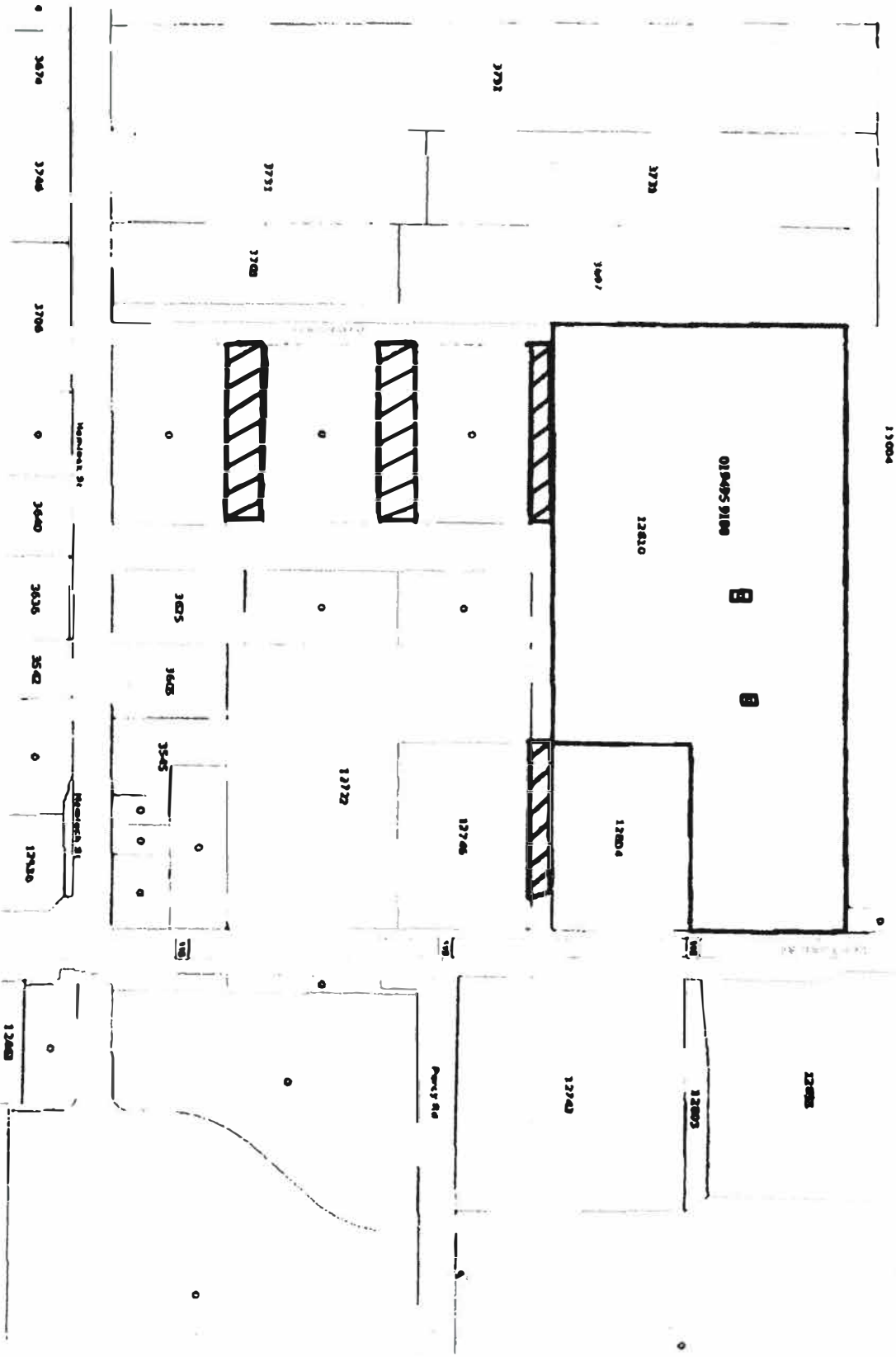


Future Durban Creek - Location  
 RE 019495 9100 for Location Purposes

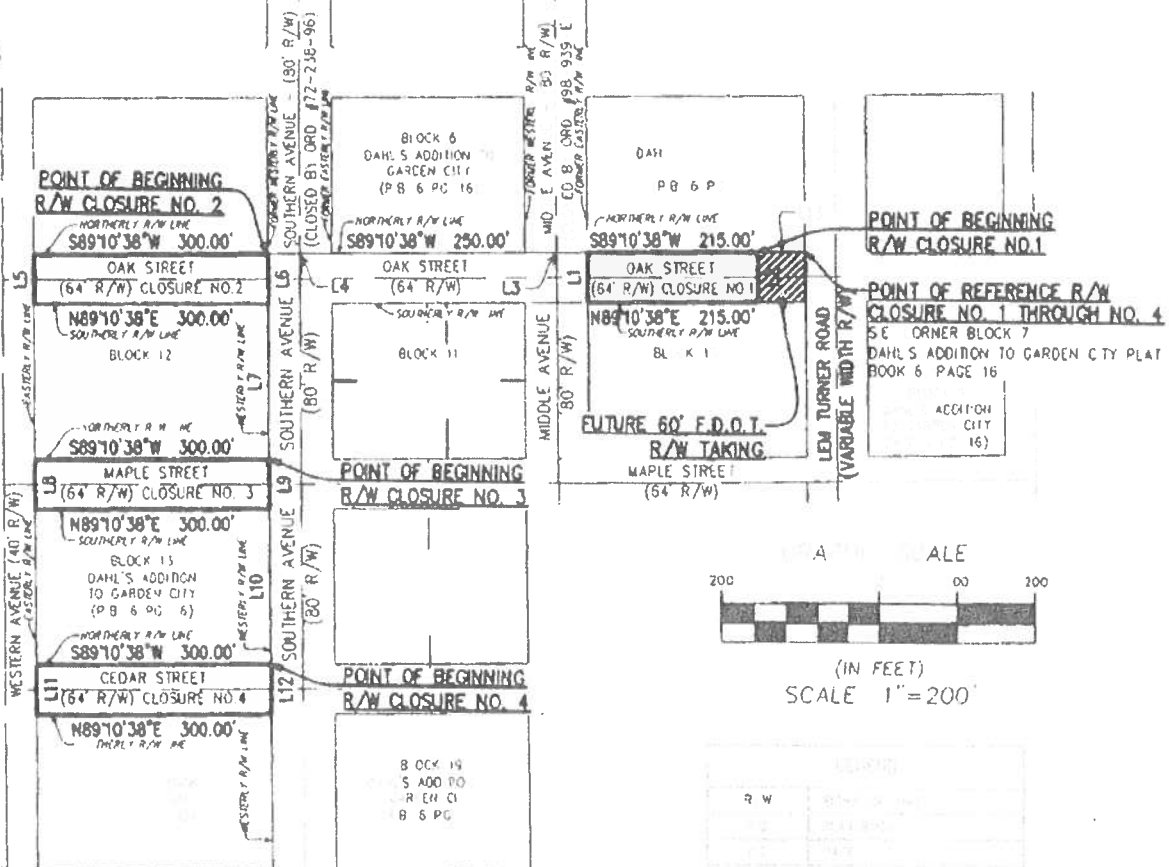


Future Durban Creek - Aerial  
RE 019495 9100 For Location Purposes



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

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



**NOTES**

- 1 NOT IN ENDED OR REPRESENTED TO BE A SURVEY
- 2 BEARINGS AND STATE PLANE COORDINATE SHOWN ARE BASED ON NORTH AMERICAN DATUM 1983 90 FLORIDA EAST ZONE
- 3 THIS IS AN ABOVE SURFACE SURVEY ONLY NO UNDERGROUND INFORMATION LOCATED OR SHOWN
- 4 UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISE OF A LICENSED SURVEYOR AND MAPPER THIS MAP OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSE ONLY
- 5 THIS SURVEY AND OR REPORT CERTIFIE ONLY THE LINES LISTED AND FOR THIS TRANSACTION ONLY
- 6 LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE 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 5317, 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 Drafted By: RLH  
 Survey Scale: 1"=200' Reviewed By: TWS  
 Field Bk/ Pg: NA Project No. 22-268  
 Crew Chief: NA

Professional Surveyor and Mapper No. 6533, 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\Duval 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 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 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 54.00 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 THUS DESCRIBED CONTAINS 0.32 ACRES MORE OR LESS

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

By SCC Date 7/15/13



Surveyed and Prepared By:  
**RICHARD P.**  
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	64.00	S00°49'22"E
L2	64.00	N00°49'22"W
L13	60.00	S89°10'38"W

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

SHEET 3 OF 5  
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 2 PAGE 18 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUNN 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 250.00 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; THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY 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 MIDDLE AVENUE AN 80 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO 98-939-E; 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 THUS DESCRIBED; THENCE SOUTH 89° 10' 38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHERLY LINE OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE SOUTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 300.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OAK STREET, A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 89° 10' 38" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 64.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE NORTHERLY LINE OF SAID DAHL'S ADDITION TO GARDEN CITY, THENCE NORTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 300.00 FEET THENCE NORTH 89° 10' 38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

AND THIS DESCRIBED CONTAINS 0.4 ACRES MORE OR LESS

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP

CITY ENGINEERS OFFICE  
TOPOGRAPHY BRANCH

By \_\_\_\_\_ Date 1/1/11



Surveyed and Prepared By  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
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# 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

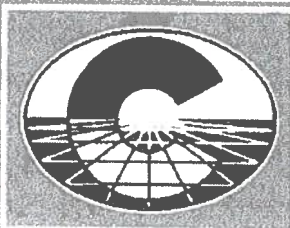
A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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 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 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 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. 72-238-96; 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 TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAPLE STREET A 80 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 300.00' 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 64.00 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:  
**RICHARD P.**  
**CLARSON AND ASSOCIATES, INC.**  
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By SEP

LINE #	LENGTH	DIRECTION
L4	80 00'	S89°10'38" W
L5	64 00'	N00°49'22" W
L7	200 00'	N00°49'22" W
L8	64 00'	S00°49'22" E
L9	84 00'	N00°49'22" W
L13	80 00'	S89°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 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 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 CEGAR 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 300.00 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 CEGAR STREET AND THE NORTHERLY LINE OF BLOCK 20 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 20, A DISTANCE OF 300.00 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 64.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.44 ACRES MORE OR LESS

DESCRIPTION AGREES

WING TABLE		
LINE #	LENGTH	BEARING
L4	80.00'	S89°10'38"W
L5	64.00'	N00°49'22"W
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 OF JACKSONVILLE  
TOPOGRAPHIC SURVEY  
BY SPC

DATE: 2/23



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1843 Naldu Avenue, Jacksonville, FL 32267  
Phone: 904.396.2673 Website: clarsonfi.com

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S:\Subdivisions\Duval County\Durbin Cities\22-745 (Subdivision)\Jing\SKETCH-LEGAL-WESTERN WAY ROAD CLOSURE.dwg