

This Instrument Prepared By:  
M. Sue Jones  
Action No. 41409  
Bureau of Public Land Administration  
3900 Commonwealth Boulevard  
Mail Station No. 125  
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA

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SOVEREIGNTY SUBMERGED LANDS FEE WAIVED LEASE

BOT FILE NO. 160354632  
PA NO. 16-0368670-001-EI and 16-0368670-002-EM

THIS LEASE is hereby issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Lessor.

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to City of Jacksonville, Florida, hereinafter referred to as the Lessee, the sovereignty submerged lands as defined in 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Unsectionalized,  
Township 02 South, Range 26 East, in St. Johns River,  
Duval County, Florida, containing 8,710 square feet, more or less,  
as is more particularly described and shown on Attachment A,  
dated November 12, 2019.

TO HAVE THE USE OF the hereinabove described premises for a period of 10 years from December 13, 2019, the effective date of this lease. The terms and conditions on and for which this lease is granted are as follows:

1. USE OF PROPERTY: The Lessee is hereby authorized to construct and operate a 6-slip public docking facility to be used exclusively for public mooring of recreational vessels and a water-taxi loading and unloading area adjacent to the terminus of Jackson Street right-of-way, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and without liveaboards as defined in paragraph 27, as shown and conditioned in Attachment A, and the State of Florida Department of Environmental Protection Consolidated Environmental Resource Permit No. 16-0368670-001-EI, dated November 1, 2018, and Modified Permit No. 16-0368670-002-EM, dated January 30, 2019, incorporated herein and made a part of this lease by reference. The construction of the structures described in Attachment A shall be completed within the initial term hereof or within the first 5 years of the initial term if the initial term is for a period greater than 5 years. The failure to complete the construction of all authorized structures within this time period shall constitute a material breach of the lease causing the lease to automatically terminate upon the expiration of the initial term or 5 years, whichever is sooner, without any right of renewal. All of the foregoing subject to the remaining conditions of this lease.

[02-29]

2. AGREEMENT TO EXTENT OF USE: This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein and as conditioned by the permits referenced in paragraph 1 of this lease. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the type of use of the riparian uplands or as permitted by the Lessee's interest in the riparian upland property that is more particularly described in Attachment B without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease. If at any time during the lease term this lease no longer satisfies the requirements of subparagraph 18-21.011(1)(b)7., Florida Administrative Code, for a fee waived lease, the Lessee shall be required to pay an annual lease fee in accordance with Rule 18-21.011, Florida Administrative Code, and if applicable, remove any structures which may no longer qualify for authorization under this lease.

3. SUBMITTING ANNUAL CERTIFIED FINANCIAL RECORDS: Within 30 days after each anniversary of the effective date of this lease, the Lessee shall submit annual certified financial records of income and expenses to the State of Florida Department of Environmental Protection, Division of State Lands, Bureau of Public Land Administration, 3900 Commonwealth Blvd, MS 130, Tallahassee, FL 32399. "Income" is defined in subsection 18-21.003(31), Florida Administrative Code. The submitted financial records shall be certified by a certified public accountant.

4. EXAMINATION OF LESSEE'S RECORDS: The Lessor is hereby specifically authorized and empowered to examine, for the term of this lease including any renewals, plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

5. MAINTENANCE OF LESSEE'S RECORDS: The Lessee shall maintain separate accounting records for: (i) gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the term of this lease and any renewals plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

6. PROPERTY RIGHTS: The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

7. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease, the Lessee shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code, in the riparian upland property that is more particularly described in Attachment B and by reference made a part hereof together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to effect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

8. ASSIGNMENT OF LEASE: This lease shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

9. LIABILITY/INVESTIGATION OF ALL CLAIMS: The Lessee shall investigate all claims of every nature at its expense. Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

10. NOTICES/COMPLIANCE/TERMINATION: The Lessee binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Lessee, its successors and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein set forth, and the Lessee fails or refuses to comply with any of said provisions or conditions within twenty (20) days of receipt of the Lessor's notice to correct, this lease may be terminated by the Lessor upon thirty (30) days written notice to the Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All notices required to be given to the Lessee by this lease or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

City of Jacksonville  
214 N. Hogan Street, 4<sup>th</sup> Floor  
Jacksonville, Florida 32202

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

11. TAXES AND ASSESSMENTS: The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

12. NUISANCES OR ILLEGAL OPERATIONS: The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

13. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. No dock or pier shall be constructed in any manner that would cause harm to wildlife. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

14. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease or upon lands adjacent to and used as an adjunct of the leased area.

15. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

16. PERMISSION GRANTED: Upon expiration or cancellation of this lease all permission granted hereunder shall cease and terminate.

17. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the Lessee's interest in the riparian upland property more particularly described in Attachment B, which shall run with the title to the Lessee's interest in said riparian upland property and shall be binding upon the Lessee and the Lessee's successors in title or successors in interest.

18. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 10 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

19. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 18 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the Lessee's interest in the riparian upland property that is more particularly described in Attachment B. This lien on the Lessee's interest in the riparian upland property shall be enforceable in summary proceedings as provided by law.

20. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease agreement and shall be grounds for immediate termination of this lease agreement at the option of the Lessor.

21. AMENDMENTS/MODIFICATIONS: This lease is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the facility.

22. ADVERTISEMENT/SIGNS NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty, submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this agreement.

23. **USACE AUTHORIZATION:** Prior to commencement of construction and/or activities authorized herein, the Lessee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Lessor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

24. **COMPLIANCE WITH FLORIDA LAWS:** On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

25. **LIVEBOARDS:** The term "liveboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveboards are authorized by paragraph one (1) of this lease, in no event shall such "liveboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

26. **GAMBLING VESSELS:** During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

30. **SPECIAL LEASE CONDITION:**

A. Within 30 days after the completion of construction of the docking facility, Lessee shall install and display permanent manatee educational signs that provide information on the mannerisms of manatees and the potential threat to this endangered species from boat operation. Lessee shall maintain these signs during the term of this lease and all subsequent renewal terms and shall be required to replace the signs in the event they become faded, damaged or outdated. Lessee shall ensure that the view of the signs is not obstructed by vegetation or structures. The number, type, and procedure for installation of these signs shall be in accordance with the handout, "Manatee Educational Signs," which can be obtained from the Florida Fish and Wildlife Conservation Commission, Imperiled Species Management Section, 620 S. Meridian Street – 6A, Tallahassee, Florida 32399-1600 (Phone 850/922-4330).

B. The terms and conditions herein, including those related to assessment of lease fees, may be reviewed at any time during the term of this lease as deemed necessary by the Lessor or its designated agent, and such terms and conditions may be modified or additional conditions may be imposed as deemed necessary by the Lessor. For the purpose of this provision, the terms and conditions of this lease may be modified (which may include the addition of new terms and conditions) for, but not limited to, the following reasons:

- a. to conform to the adoption or revision of Florida Statutes (F.S.), rules, and standards that require the modification of the lease for compliance;
- b. to ensure compliance with the U.S. Endangered Species Act of 1973, 16 U.S.C., § 1531, et seq., and the Florida Endangered and Threatened Species Act of 1977, Section 372.072, F.S.;
- c. to conform to adoption or revision of rules regarding the assessment of lease fees;
- d. to conform to any modification to the terms and conditions of all applicable permits from the State of Florida Department of Environmental Protection, the applicable water management district and/or the U.S. Army Corps of Engineers, and all other required approvals; and,
- e. to remove any structure declared to be a public nuisance.

The Lessor shall allow the Lessee a reasonable time for compliance with the amended or new terms and conditions.

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this instrument on the day and year first above written.

WITNESSES:

BOARD OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE STATE  
OF FLORIDA

\_\_\_\_\_  
Original Signature

(SEAL)

\_\_\_\_\_  
Print/Type Name of Witness

BY: \_\_\_\_\_  
Brad Richardson, Chief, Bureau of Public Land Administration,  
Division of State Lands, State of Florida Department of  
Environmental Protection, as agent for and on behalf of the Board  
of Trustees of the Internal Improvement Trust Fund of the  
State of Florida.

\_\_\_\_\_  
Original Signature

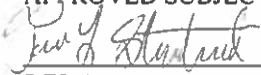
"LESSOR"

\_\_\_\_\_  
Print/Type Name of Witness

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of  
Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State  
of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

  
DEP Attorney

2/21/2020

Date

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Printed, Typed or Stamped Name

My Commission Expires:

\_\_\_\_\_  
Commission/Serial No. \_\_\_\_\_

WITNESSES:

City of Jacksonville, Florida (SEAL)

\_\_\_\_\_  
Original Signature

BY: \_\_\_\_\_

Original Signature of Executing Authority

\_\_\_\_\_  
Typed/Printed Name of Witness

Lenny Curry

\_\_\_\_\_  
Typed/Printed Name of Executing Authority

\_\_\_\_\_  
Original Signature

Mayor

\_\_\_\_\_  
Title of Executing Authority

\_\_\_\_\_  
Typed/Printed Name of Witness

“LESSEE”

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_ physical presence or \_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Lenny Curry as Mayor, for and on behalf of City of Jacksonville, Florida. He is personally known to me or who has produced \_\_\_\_\_, as identification.

My Commission Expires:

\_\_\_\_\_  
Signature of Notary Public

Notary Public, State of \_\_\_\_\_

\_\_\_\_\_  
Commission/Serial No. \_\_\_\_\_

\_\_\_\_\_  
Printed, Typed or Stamped Name

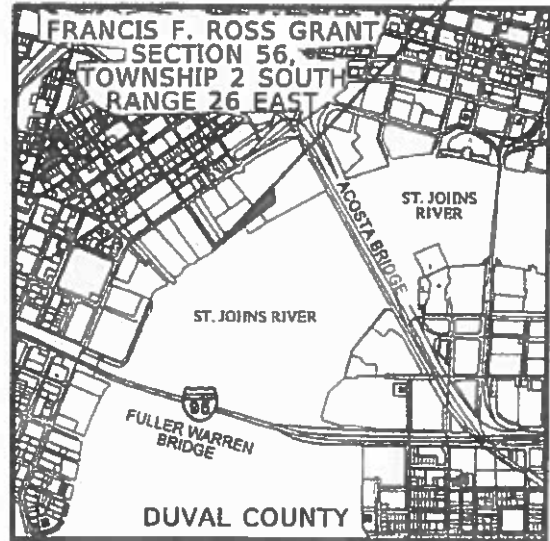
# SPECIFIC PURPOSE SURVEY TOWNSHIP 2 SOUTH, RANGE 26 EAST DUVAL COUNTY, FLORIDA

For The Board of Trustees of the Internal Improvement  
Trust Fund of the State of Florida.

**GENERAL NOTES:**

- 1) This sketch is based on the Florida State Plane Coordinate System, East Zone, N.A.D. 1983 (Adjustment of 1990) and are displayed in English units, deriving a bearing of South 35°36'41" East along the Southwesterly Existing Right Of Way line of Jackson Street.
- 2) Improvements not located except as shown hereon.
- 3) This sketch is a field survey.
- 4) The sole purpose of this sketch is to graphically illustrate the Perpetual Lease parcel, as directed by the Florida Department of Environmental Protection.
- 5) Attention is directed to the fact that these maps may have been reduced in size by reproduction. This must be considered when scaling data.
- 6) The Mean High Water Line was determined to be 0.56 feet NAVD 1988, on the St. Johns River at this Location by the Florida Department Of Environmental Protection with notification by Letter received on 08-23-18.
- 7) Topographic Quad: Jacksonville No. 5114
- 8) Reference Bench Mark: TBM1: P.K. Nail & Disk "CLARY ASSOC ELEV" Elevation= 4.70' (NAVD 88).
- 9) Certified to The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.
- 10) The depiction of the Channel of the St. Johns River is for Graphical Purposes only, and is not to be construed as a Surveyed line or location by this firm.
- 11) Cross Reference Boundary Surveys by Clary & Associates: File No's. SB-3288, and SB-1428.

**PROJECT  
LOCATION**



N.T.S.

(VICINITY MAP)

**PROJECT LEGEND**

- EXISTING R/W LINE
- EDGE OF PAVEMENT
- ☒ = POST
- ☛ = STREET LIGHT
- ⚡ = ELECTRIC OUTLET
- ⊗ = MANHOLE/STORMWATER
- ☛ = FLOOD LIGHT
- ⊙ = IRON PIPE
- △ = P.K. NAIL & DISK
- ☒ = ELECTRIC JUNCTION BOX

- CONC. = CONCRETE
- E = EASTING/EAST
- ELEV. = ELEVATION
- EXIST. = EXISTING
- FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P. = FINANCIAL PROJECT
- L = LENGTH
- I.P. = IRON PIPE
- ID. = IDENTIFICATION
- N.T.S. = NOT TO SCALE
- No. = NUMBER
- N = NORTHING/NORTH
- N.A.D. = NORTH AMERICAN DATUM

- NAVD = NORTH AMERICAN VERTICAL DATUM
- PG. = PAGE
- P.K. = PARKER KALON
- R/W = RIGHT OF WAY
- RCP = REINFORCED CONCRETE PIPE
- S = SOUTH
- STA. = STATION
- S.R. = STATE ROAD
- T.I.I.T.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- W = WEST
- W/ = WITH
- ± = PLUS OR MINUS

Attachment A  
Page 8 of 13 Pages  
SSLN NO. 160354632

PROJECT NO: 2019-385

		<b>FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION</b>	
		<b>SKETCH &amp; LEGAL DESCRIPTION</b>	
		<b>JACKSON STREET</b>	<b>DUVAL COUNTY</b>
		BY	DATE
REV. TITLE	JLS	11-17-19	DRAWN J.SHEPARD 06/19/19
REVISION	BY	DATE	CHECKED M.COLLAGAN 06/19/19
		PREPARED BY: CLARY & ASSOCIATES, INC. I.B. 3731 3830 CROWN POINT ROAD, JACKSONVILLE, FL 32257	
		DATA SOURCE: E.F.B. NO: N/A	
		F.P. NO. N/A	
		SECTION N/A	
		SHEET 1 OF 5	



**SUBMERGED LAND LEASE**

A PART OF THE SOVEREIGN LANDS OF THE STATE OF FLORIDA, LYING BELOW THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER, IN THE FRANCIS J. ROSS GRANT, SECTION 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF RIVERSIDE AVENUE, (STATE ROAD NO. 15, A VARIABLE WIDTH RIGHT OF WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 72050-2456), AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF JACKSON STREET (A 53 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 35°36'41" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF JACKSON STREET, A DISTANCE OF 694.17 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER, AND TO THE POINT OF BEGINNING; THENCE ALONG SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER, THE FOLLOWING 18 COURSES AND DISTANCES: 1) NORTH 04°34'54" EAST, 3.94 FEET; 2) NORTH 04°17'22" WEST, 4.75 FEET; 3) NORTH 26°17'56" WEST, 3.81 FEET; 4) NORTH 31°46'40" WEST, 2.06 FEET; 5) NORTH 05°34'35" EAST, 3.24 FEET; 6) NORTH 23°14'38" WEST, 2.66 FEET; 7) NORTH 30°51'22" WEST, 4.87 FEET; 8) NORTH 11°56'55" WEST, 2.90 FEET; 9) NORTH 02°36'54" WEST, 1.47 FEET; 10) NORTH 08°55'50" WEST, 4.13 FEET; 11) NORTH 29°16'48" EAST, 1.97 FEET; 12) NORTH 58°00'47" EAST, 1.83 FEET; 13) NORTH 38°48'19" EAST, 7.65 FEET; 14) NORTH 43°01'22" EAST, 4.42 FEET; 15) NORTH 47°28'44" EAST, 5.87 FEET; 16) NORTH 58°20'51" EAST, 11.28 FEET; 17) NORTH 50°30'41" EAST, 2.66 FEET; 18) NORTH 42°35'57" EAST, 5.40 FEET; THENCE SOUTH 35°36'41" EAST, 170.76 FEET; THENCE SOUTH 54°23'19" WEST, 53.00 FEET; THENCE NORTH 35°36'41" WEST, 135.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,710 SQUARE FEET, MORE OR LESS.

**APPROVED**  
By Jorge G. Alarso at 1:58 pm, Dec 10, 2019

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 55, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



MICHAEL J. COLLIGAN, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788  
3890 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
DATE: OCTOBER 30, 2019  
NOT VALID UNLESS SIGNED AND SEALED

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
By *DSW* Date *11-7-20*

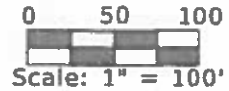
Attachment A  
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SSL NO. 160354632

PROJECT NO: 2019-385

SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

				<b>FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION</b>	
				<b>SKETCH &amp; LEGAL DESCRIPTION</b>	
		<b>JACKSON STREET</b>		<b>DUVAL COUNTY</b>	
		BY	DATE	PREPARED BY: CLARY & ASSOCIATES, INC., L.L.C. 3731 3890 CROWN POINT ROAD, JACKSONVILLE, FL 32257	DATA SOURCE: E.F.B. NO: N/A
REV. TITLE	JLS	10-30-19	DRAWN	J. SHEPARD	06/19/19
REVISION	BY	DATE	CHECKED	M. COLLIGAN	06/19/19
				F.P. NO. N/A	SECTION N/A
				SHEET 5 OF 5	

FRANCIS J. ROSS GRANT, SECTION 56, TOWNSHIP 2 SOUTH,  
RANGE 26 EAST, DUVAL COUNTY, FLORIDA



RIVERSIDE AVENUE  
S.P. No. 15  
(VARIABLE WIDTH R/W PER  
F.D.O.T. - R/W MAP SECTION  
72050-2546)

**POINT OF COMMENCEMENT**

PK NAIL AND  
DISK LB 1704  
N= 2177836.0914  
E= 444162.8165  
INTERSECTION OF THE  
SOUTHEASTERLY R/W  
LINE OF RIVERSIDE AVENUE  
& SOUTHWESTERLY R/W  
LINE OF JACKSON ST.

JACKSON STREET  
(53: R/W)  
S35°36'41"E 640.00'  
SOUTHWESTERLY R/W LINE

MEAN HIGH WATER  
LINE OF ST. JOHNS RIVER  
ELEV. 0.56' NAVD 1988

PK NAIL & CLARY  
DISK WITNESS  
S35°36'41"E  
54.17'±

ST. JOHNS RIVER

**POINT OF BEGINNING**  
N= 2177271.7423  
E= 444567.0205

ST. JOHNS RIVER

PK NAIL AND DISK  
CLARY WITNESS

Attachment A  
Page 10 of 13 Pages  
SSLL NO. 160354632

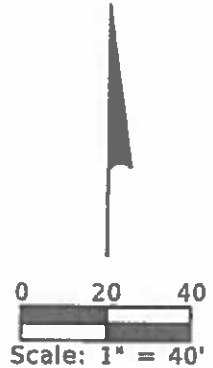
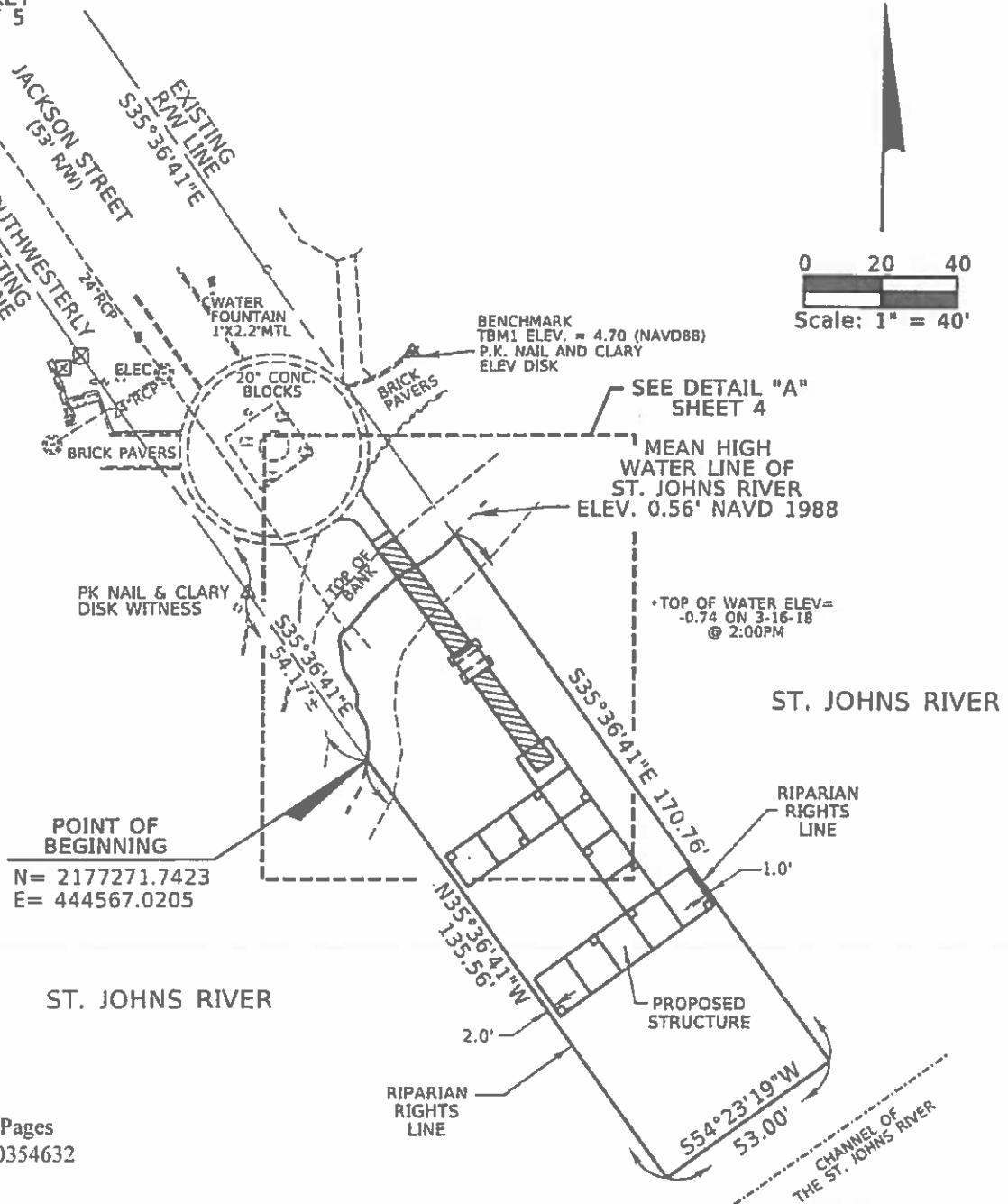
SEE SHEET 1 FOR GENERAL  
NOTES AND LEGEND  
PROJECT NO: 2019-385

KEY SHE

			<b>FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION</b>			
			<b>SKETCH &amp; LEGAL DESCRIPTION</b>			
			<b>JACKSON STREET</b>		<b>DUVAL COUN</b>	
			BY	DATE	PREPARED BY CLARY & ASSOCIATES, INC. L.D. 3731 3830 CROWN POINT ROAD, JACKSONVILLE, FL 32257	DATA SOURCE: E.F.B. NO: N/A
			DRAWN	J SHEPARD	06/19/19	
			CHECKED	M. COLLIGAN	06/19/19	
REVISION	BY	DATE	F.P. NO. N/A		SECTION N/A	SHEET 2 OF

FRANCIS J. ROSS GRANT, SECTION 56, TOWNSHIP 2 SOUTH,  
RANGE 26 EAST, DUVAL COUNTY, FLORIDA

NOTE: SEE KEY SHEET 2 OF 5



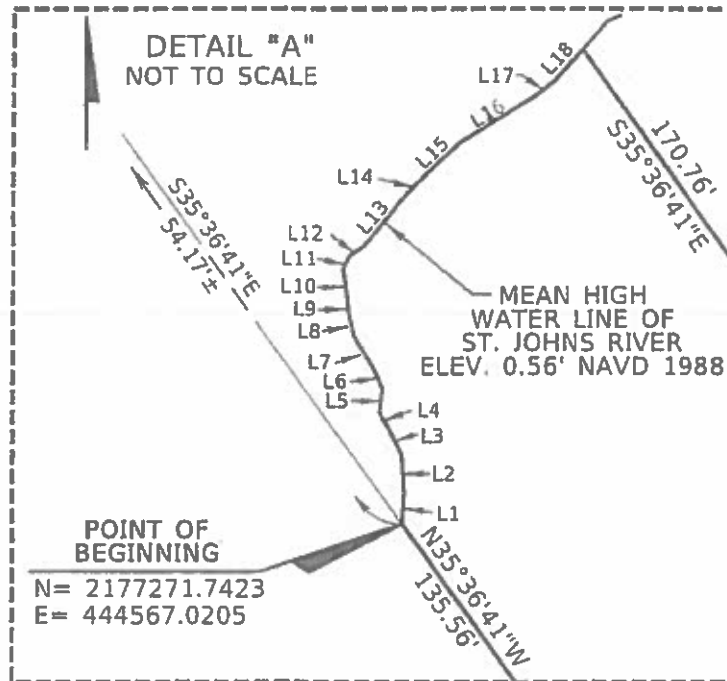
Attachment A  
Page 11 of 13 Pages  
SSL NO. 160354632

SEE SHEET 1 FOR GENERAL NOTES AND LEGEND  
SEE SHEET 4 FOR LINE TABLE

PROJECT NO: 2019-385

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION						
SKETCH & LEGAL DESCRIPTION						
JACKSON STREET				DUVAL COUNTY		
			BY	DATE	PREPARED BY: CLARY & ASSOCIATES, INC. L.D. 3731 3830 CROWN POINT ROAD, JACKSONVILLE FL 32257	DATA SOURCE: E.F.B. NO: N/A
			DRAWN	I.SHEPARD	06/19/19	
REVISION	BY	DATE	CHECKED	M.COLLAGAN	06/19/19	F.P. NO. N/A SECTION N/A SHEET 3 OF 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°34'54"E	3.94'
L2	N04°17'22"W	4.75'
L3	N26°17'56"W	3.81'
L4	N31°46'40"W	2.06'
L5	N05°34'35"E	3.24'
L6	N23°14'38"W	2.66'
L7	N30°51'22"W	4.87'
L8	N11°56'55"W	2.90'
L9	N02°36'54"W	1.47'
L10	N08°55'50"W	4.13'
L11	N29°16'48"E	1.97'
L12	N58°00'47"E	1.83'
L13	N38°48'19"E	7.65'
L14	N43°01'22"E	4.42'
L15	N47°28'44"E	5.87'
L16	N58°20'51"E	11.28'
L17	N50°30'41"E	2.66'
L18	N42°35'57"E	5.40'



Attachment A  
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SSLL NO. 160354632

PROJECT NO: 2019-385

SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

			FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
			SKETCH & LEGAL DESCRIPTION		
			JACKSON STREET		DUVAL COUNTY
			BY	DATE	PREPARED BY: CLARY & ASSOCIATES, INC. L.B. 3731 3830 CROWN POINT ROAD, JACKSONVILLE, FL 32257
					DATA SOURCE: E.F.B. NO: N/A
REVISION	BY	DATE	DRAWN	J. SHEPARD	06/19/19
			CHECKED	M. COLLIGAN	06/19/19
			F.P. NO. N/A		SECTION N/A
			SHEET 4 OF 5		

1748/573 Deed BOOK 4/6/55

Special Warranty Deed

GRANTOR: Florida National Bank

GRANTEE: City of Jacksonville

A pt. of Blk. 15, or "G", of Brooklyn, according to the Miles Price Map of said Brooklyn, as recorded in DB "P", Pg. 37 of the former public records of Duval County, Florida, more particularly described as follows: Commence at the most S'ly corner of Riverside Ave. and Jackson St. that is the corner formed by the intersection of the SW'ly line of Jackson St. with the SE'ly line of Riverside Ave.; for the point of beginning; thence SW'ly along the SE'ly line of Riverside Ave. a distance of 10 ft; thence SE'ly and parallel with Jackson St. to the bulkhead line as established by the Corps of Engineers, U.S. Army; thence NE'ly along said bulkhead line to its intersection with the SW'ly

line of Jackson St., as extended, a distance of 10 ft., more or less; thence NW'ly along the said SW'ly line of Jackson St. to the point of beginning.

ED No. 33352

1748/570 Deed BOOK 4/6/55

Special Warranty Deed

GRANTOR: Florida National Bank

GRANTEE: City of Jacksonville

The SW'ly 10 Ft. for the full depth of Block "A", Brooklyn, according to the Miles Price Map of said Brooklyn, as recorded in DB "P", Pg. 379, of the Former Public Records of Duval County, Fla., more particularly described as follows: Beginning at the most W'ly corner of said Blk. "A"; thence NE'ly along Riverside Ave., formerly Commercial St., a distance of 10 ft; thence SE'ly and parallel with Jackson St. to the bulkhead line as established by the Corps of Engineers, U.S. Army; thence SW'ly along said bulkhead line to the intersection with the NE'ly line of Jackson St. as extended, a distance of 10 ft., more or less; thence W'ly along said line of Jackson St. to the

POB.