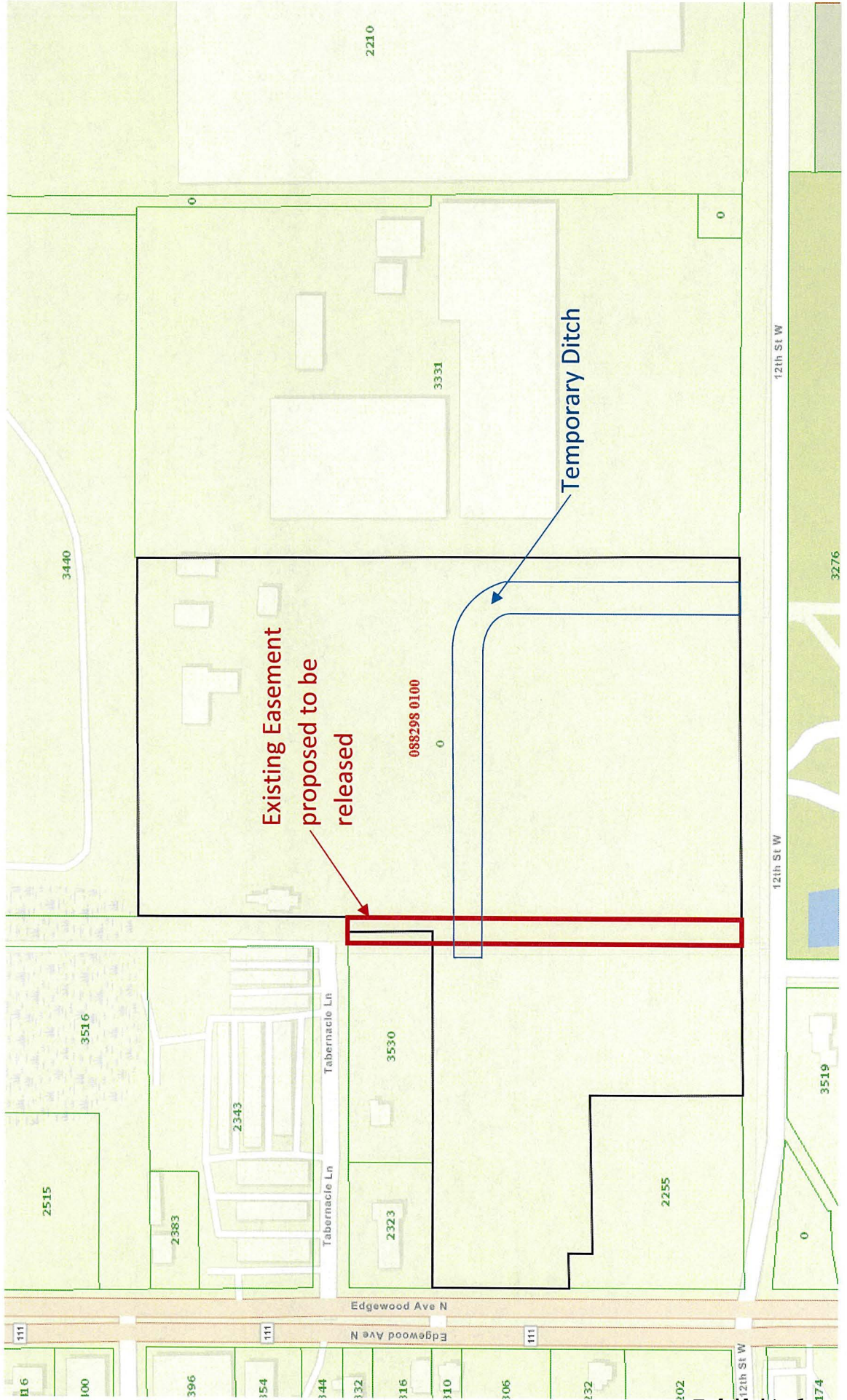
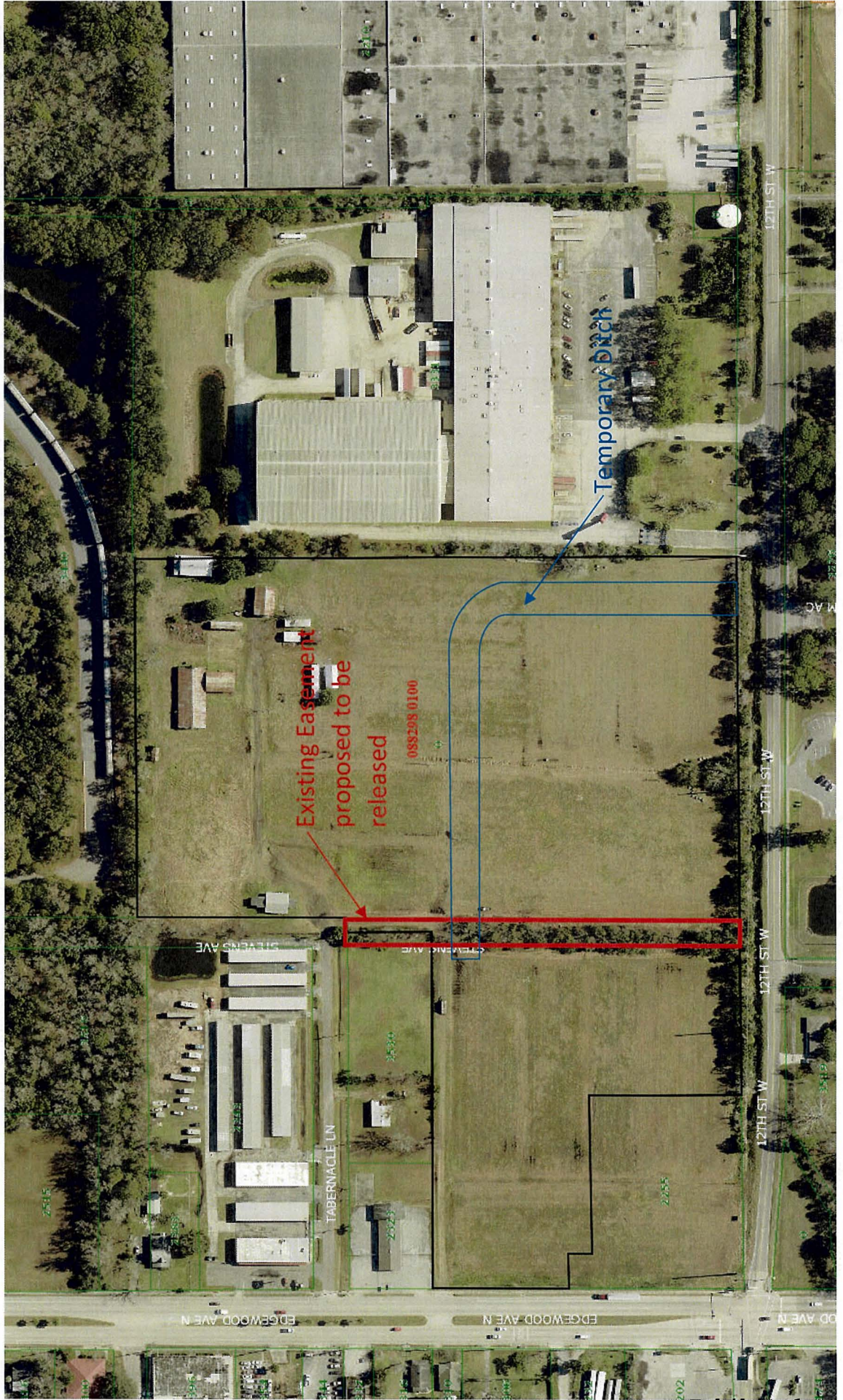


**Stevens Ave
Easement Closure
RE 088298-0100
Location Map**



Stevens Ave
Easement Closure
RE 088298-0100
Aerial Map





VISION • EXPERIENCE • RESULTS

www.elmnc.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

September 23, 2022

Work Order No. 22-178.03

File No. 1281-04.03B

Easement Release

A portion of 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, 580.17 feet to the Southeasterly corner of Lot 36 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 Westerly right of way line of Stevens Avenue, as closed per City of Jacksonville Ordinance 2022-263-E and the Point of Beginning.

From said Point of Beginning, thence North 01°53'03" East, departing said Northerly right of way line of West 12th Street, and along said Westerly right of way line of Stevens Avenue, 509.00 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 18122, page 2014 of said current Public Records; thence North 89°53'54" East, along the Easterly prolongation of the Southerly line of last said lands, 25.02 feet to the centerline of said Stevens Avenue; thence South 01°04'03" West, along said centerline, 5.50 feet; thence South 88°55'57" East, departing said centerline, 24.92 feet to a point lying on the Easterly right of way line of said Stevens Avenue; thence South 01°53'03" West, along said Easterly right of way line, 504.30 feet to a point lying on said Northerly right of way line of West 12th Street; thence North 88°35'46" West, along said Northerly right of way line, 50.00 feet to the Point of Beginning.

Containing 0.58 acres, more or less.

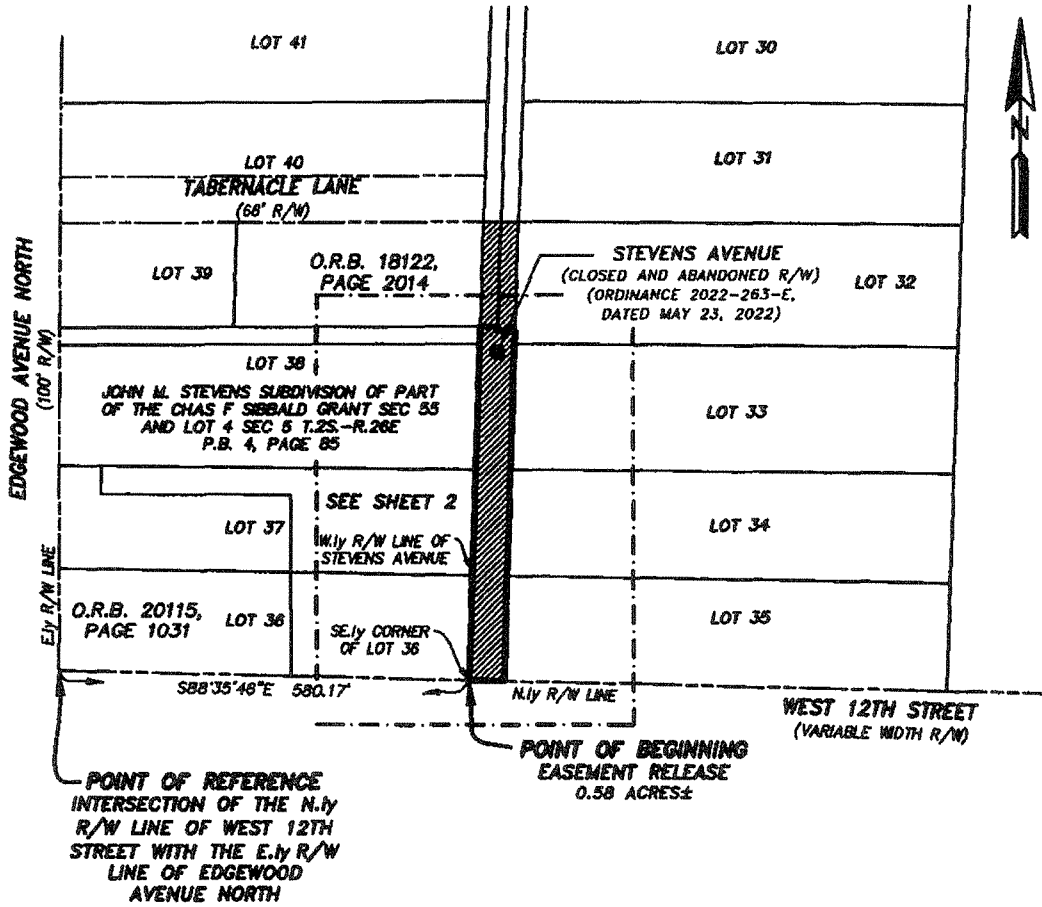
APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 10/18/22

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF 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.

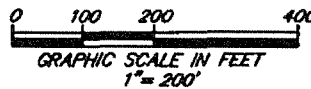


- LEGEND:**
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 SQ. FT. SQUARE FEET
 CLOSED AND ABANDONED RIGHT OF WAY

SHEET 1 OF 2

GENERAL NOTES:

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



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14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 842-8550 Fax: (904) 842-4165
 Certificate of Authorization No.: LB 3624

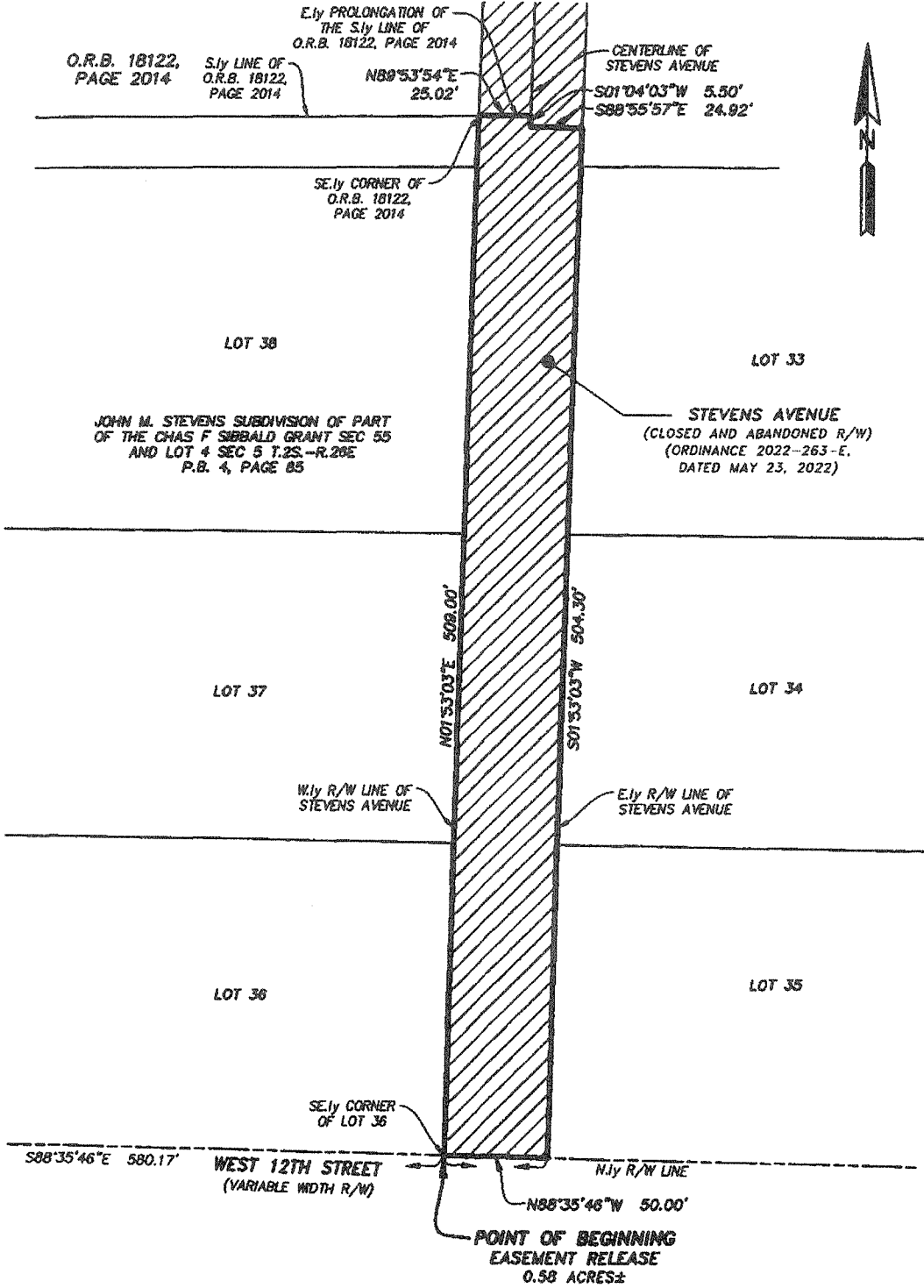
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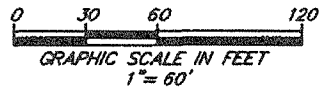
Digital Signature
 by: Bob L.
 Pittman, P.S.M.

BOB L. PITTMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE of FLORIDA PSM No. 4827

A PORTION OF 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.



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.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32238 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3824



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14775 Old St. Augustine Road • Jacksonville, Florida 32258

September 21, 2022

Work Order No. 22-178.03
File No. 1281-04.03A

Temporary Ditch Easement

A portion of 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, 1171.63 feet to the Point of Beginning.

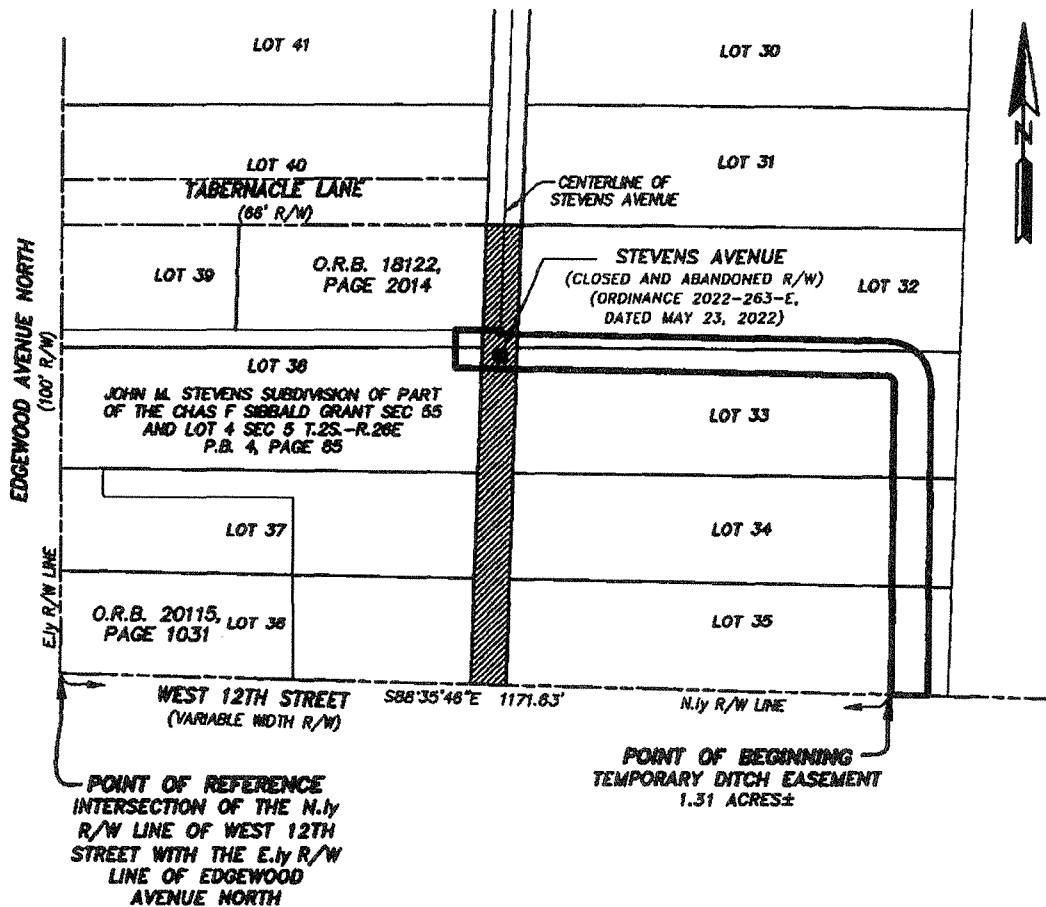
From said Point of Beginning, thence North 00°31'05" East, departing said Northerly right of way line, 451.65 feet; thence North 44°12'26" West, 8.24 feet; thence North 88°55'57" West, 611.84 feet; thence Due North, 54.21 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 18122, page 2014 of said current Public Records; thence North 89°53'54" East, along said Southerly line and its Easterly prolongation, 63.87 feet to the centerline of Stevens Avenue, as closed per City of Jacksonville Ordinance 2022-263-E; thence South 01°04'03" West, along said centerline, 5.50 feet; thence South 88°55'57" East, departing said centerline, 546.88 feet to the point of curvature of a curve concave Southwesterly having a radius of 60.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 89°27'02", an arc length of 93.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°12'26" East, 84.44 feet; thence South 00°31'05" West, 448.33 feet to a point lying on said Northerly right of way line of West 12th Street; thence North 88°35'46" West, along said Northerly right of way line, 52.01 feet to the Point of Beginning.


Containing 1.31 acres, more or less.

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

SKETCH TO ACCOMPANY DESCRIPTION OF

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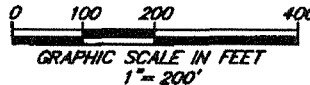


- LEGEND:**
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 SQ. FT. SQUARE FEET
 CLOSED AND ABANDONED RIGHT OF WAY

SHEET 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.



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

SCALE: 1"=200'
 DATE: SEPTEMBER 21, 2022

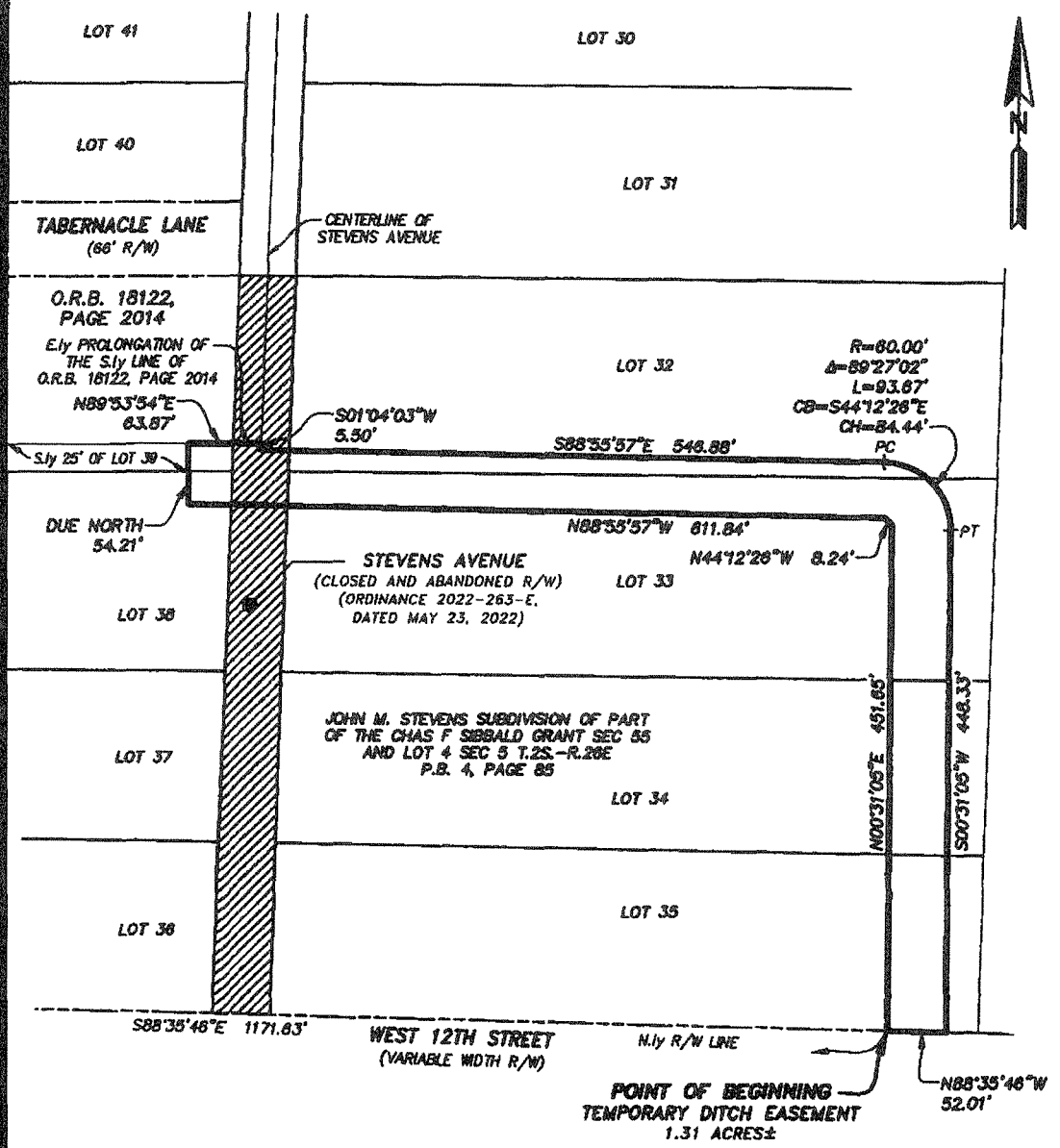
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Digital Signature
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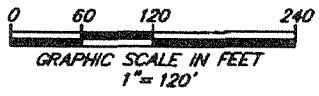
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A PORTION OF JOHN M. STEVENS SUBDIVISION OF PART OF THE CHAS. F. SIBBALD GRANT SEC 55 AND LOT 4 SEC 5 T.2S.-R.26E, RECORDED IN PLAT BOOK 4, PAGE 85, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



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SHEET 2 OF 2
 SEE SHEET 1 FOR GENERAL NOTES.

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