


## REAL ESTATE CERTIFICATE

Comes now, Renee Hunter, as Chief, Real Estate Division of Public Works, for the City of Jacksonville, in compliance with Rule 3.102(g)(1), Council Rules, who certifies the following:

1. As a condition precedent to seeking legislation declaring city real estate “surplus,” **Section 122.422** of the City of Jacksonville Ordinance Code requires the Real Estate Officer to investigate whether or not there is a “need” for the subject real property by the City or any Independent Agency or, if deemed appropriate by the Division, any other governmental agency or any unit of government.
2. The Public Works Real Estate Division is conducting an investigation of “need” as required by the afore-referenced Section 122.422.
3. The Real Estate Division anticipates that there will not be a need for the subject real property by the City or any Independent Agency. In the event a need is determined, this certificate will be withdrawn. In the event no need is determined, this certificate stands as filed that the City has no need to retain the below parcels.
4. Parcel 1A, RE# 111074-0000 (apx. 1 acre portion) with an appraisal value of \$3,000.00  
Parcel 1B, RE# 111074-0000 (apx. 1.61 acre portion) with an appraisal value of \$4,900.00  
Parcel 2, RE# 131412-0000 with an appraisal value of \$8,800.00  
Parcel 3, RE# 132997-0000 with an appraisal value of \$1,600.00

Respectfully submitted this 19th day of April, 2022.



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Renee Hunter  
Chief, Real Estate Division | Public Works  
City of Jacksonville



**MAP SHOWING A BOUNDARY SURVEY OF:**

A PORTION OF LAND KNOWN AS MAY MANN JENNINGS PARK, LYING IN THE CHARLES F. SIBBALD GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SAID SECTION 46, BEING BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF WINOMA DRIVE (A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); BEING BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF EVERGREEN AVENUE (A 50 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); BEING BOUNDED ON THE SOUTH BY THE NORTHERLY MEAN HIGH WATERLINE OF LONG BRANCH CREEK, HAVING AN ELEVATION OF 0.96 FEET; AND BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 66 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED).

CONTAINING 70,000 SQUARE FEET, OR 1.61 ACRES MORE OR LESS.

CERTIFIED TO:

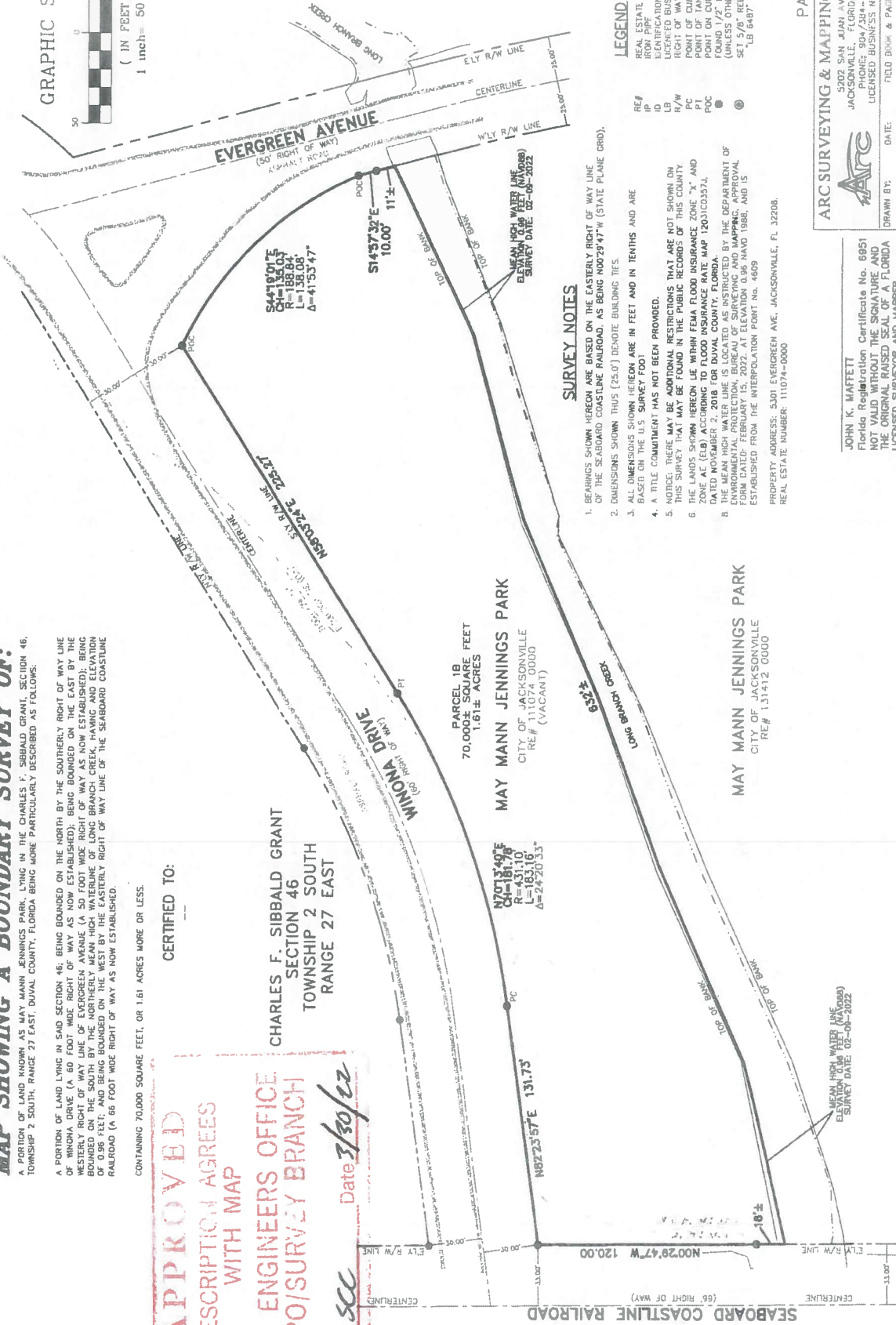
**APPROVED**  
DESCRIPTION AGREES  
WITH MAP  
**CITY ENGINEERS OFFICE**  
**TOPO/SURVEY BRANCH**  
BY *SCC* Date *3/30/22*

CHARLES F. SIBBALD GRANT  
SECTION 46  
TOWNSHIP 2 SOUTH  
RANGE 27 EAST

PARCEL 1B  
70,000± SQUARE FEET  
1.61± ACRES

MAY MANN JENNINGS PARK  
CITY OF JACKSONVILLE  
RE# 111074 0000  
(VACANT)

MAY MANN JENNINGS PARK  
CITY OF JACKSONVILLE  
RE# 1.31412 0000



**SURVEY NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AS BEING N0029'47"W (STATE PLANE GRID).
  2. DIMENSIONS SHOWN THUS [25.0'] DENOTE BUILDING TIES BASED ON THE U.S. SURVEY FOOT.
  3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
  4. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
  5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  6. THE LANDS SHOWN HEREON LIE WITHIN FEMA FLOOD INSURANCE ZONE "X" AND ZONE AE (EL) ACCORDING TO FLOOD INSURANCE RATE MAP 12031C0357A, DATED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
  7. THIS SURVEY WAS PERFORMED BY THE REGISTRAR OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, APPROVAL FORM DATED: FEBRUARY 15, 2022. AT ELEVATION 0.96 NAVD 1986, AND 15 ESTABLISHED FROM THE INTERPOLATION POINT NO. 4609.
- PROPERTY ADDRESS: 5301 EVERGREEN AVE, JACKSONVILLE, FL 32208.  
REAL ESTATE NUMBER: 111074-0000

**LEGEND**

- REF/ID: REAL ESTATE NUMBER
- LB: LICENSED BUSINESS
- N/W: RIGHT OF WAY
- PC: POINT OF CURVATURE
- POC: POINT ON CURVE
- FOUND 1/2" P. "NO ID" (UNLESS OTHERWISE NOTED)
- SET 2/8" BEAR
- LB 6487

ARC SURVEYING & MAPPING, INC.  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
PHONE: 904.241.3377  
LICENSED BUSINESS NO. 5487



JOHN K. MAFFETT  
Florida Registration Certificate No. 6951  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A. FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 02-18-22  
FIELD BOOK & PAIR: ---  
JOB NO: 21-2668



**MAP SHOWING A BOUNDARY SURVEY OF:**

A PORTION OF THOSE LANDS BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8414, PAGE 1446, OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, LYING IN THE CHARLES F. SIBBALD GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 13 TO 20, BLOCK 1, NORTH SPRINGFIELD TERRACE, AS RECORDED IN PLAT BOOK 3, PAGE 88 OF SAID CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

CONTAINING 27,199 SQUARE FEET, OR 0.62 ACRES MORE OR LESS.

CERTIFIED TO:

**DESCRIPTION AGREES WITH MAP**

**CITY ENGINEERS OFFICE TOPO/SURVEY BRANCH**

By *SCC* Date *3/30/20*

**SURVEY NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AS BEING N00°29'47"W (STATE PLANE GRID).
  2. DIMENSIONS SHOWN THUS [25.0'] DENOTE BUILDING TIES.
  3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
  4. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
  5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  6. THE LANDS SHOWN HEREON LIE WITHIN FEMA FLOOD INSURANCE ZONE "X" AND ZONE AE (ELB) ACCORDING TO FLOOD INSURANCE RATE MAP 12031C03574, DATED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
- PROPERTY ADDRESS: 0 32ND STREET EAST, JACKSONVILLE, FL 32208  
REAL ESTATE NUMBER: 132997 0000

**LEGEND**

- RE# REAL ESTATE NUMBER
- IP IRON PIPERATION
- LB LICENSED BUSINESS
- (A) ACTUAL DISTANCE
- (C) CALCULATED DISTANCE
- (P) PLAT DISTANCE
- R/W RIGHT OF WAY
- PT POINT OF TANGENCY
- POC POINT OF CURVE
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- NO 1/2" IS "NO 10"
- (UNLESS OTHERWISE NOTED)
- SET 5/8" REDAR
- LB 64877

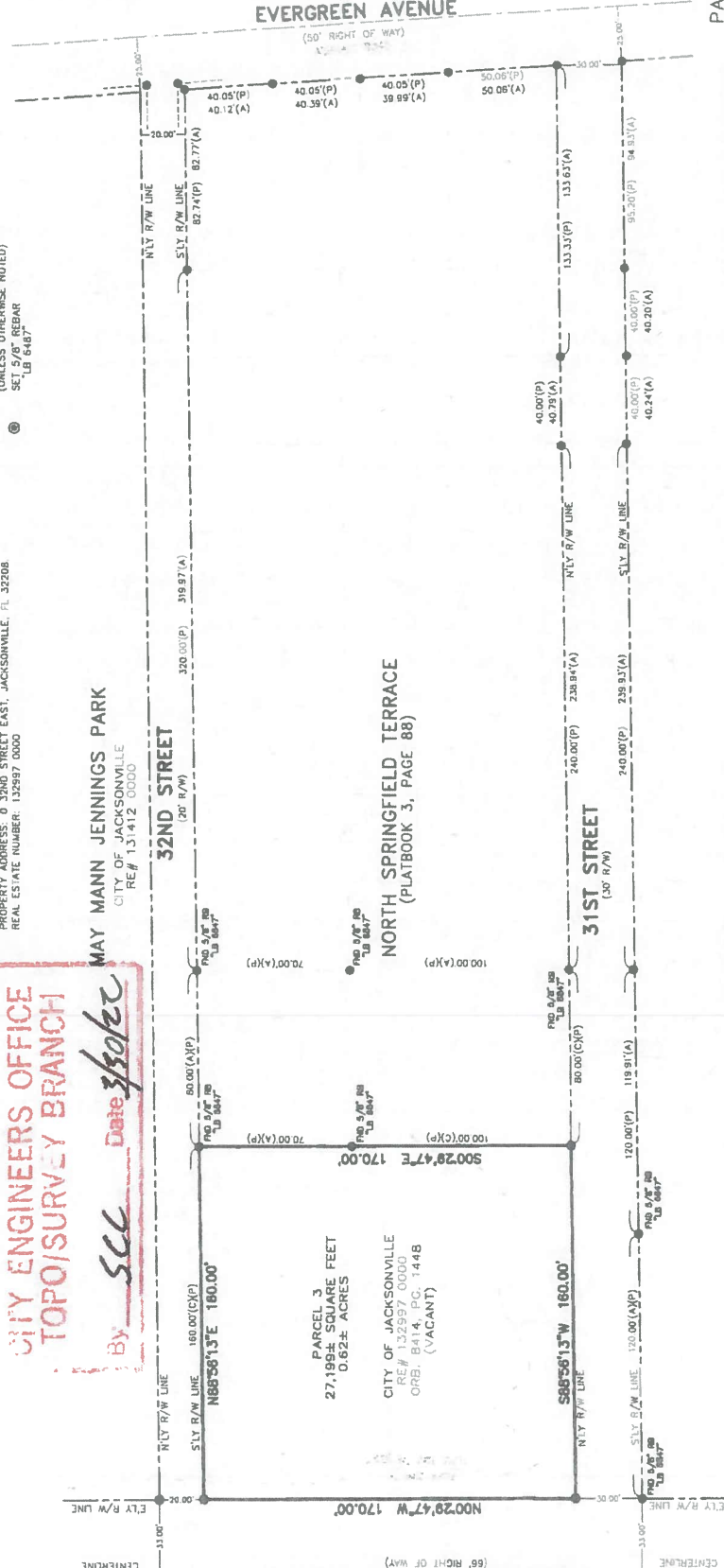
**GRAPHIC SCALE**



**MAY MANN JENNINGS PARK**  
CITY OF JACKSONVILLE  
RE # 131412 0000

**NORTH SPRINGFIELD TERRACE**  
(PLATBOOK 3, PAGE 88)

SEABOARD COASTLINE RAILROAD (66' RIGHT OF WAY)



**CHARLES F. SIBBALD GRANT**  
SECTION 46  
TOWNSHIP 2 SOUTH  
RANGE 27 EAST

**ARC SURVEYING & MAPPING, INC.**  
202 N. JACKSONVILLE  
JACKSONVILLE, FL 32216  
PHONE: 904/384-8377  
LICENSED BUSINESS NO. 6487

**JOHN K. MATTETT**  
Florida Registration Certificate No. 6951  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

**ARC**  
DRAWN BY: JMM  
DATE: 02-16-22  
FIELD BOOK & PAGE: 21-266  
21-265D