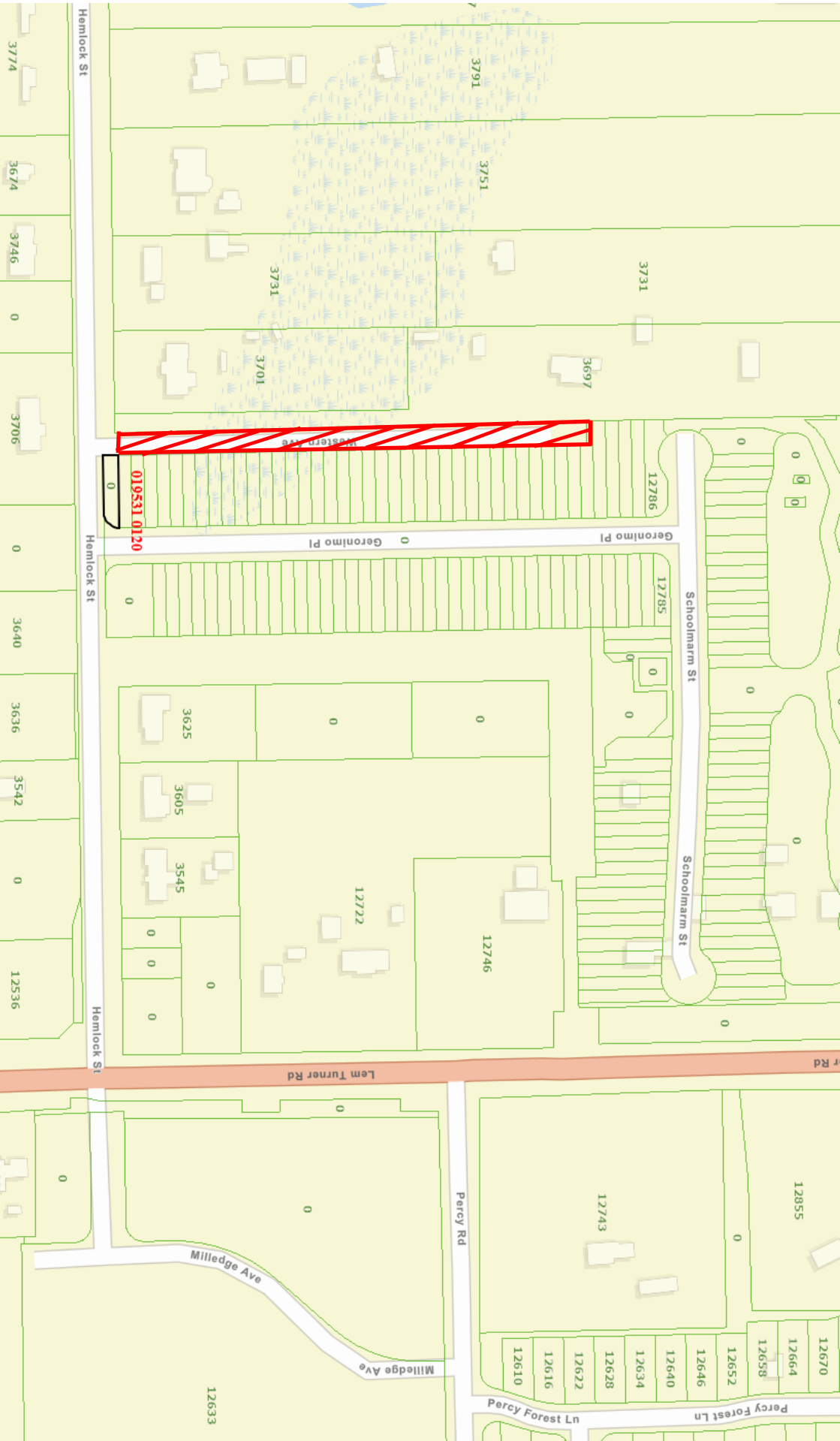


EXHIBIT 1

Western Ave Right of way Closure
RE 019531-0120
Location Map



Western Ave Right of way Closure
RE 019531-0120
Aerial Map

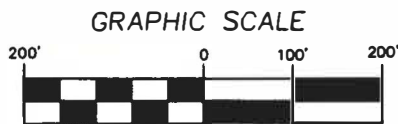


MAP & DESCRIPTION OF WESTERN AVENUE RIGHT-OF-WAY CLOSURE

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 BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF HANSEN CREEK - PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 115 THROUGH 120 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF HEMLOCK STREET, A VARIABLE WIDTH RIGHT-OF-WAY, SOUTH 89° 10' 38" WEST, A DISTANCE OF 40.00 FEET TO THE WESTERLY LINE OF WESTERN AVENUE, A 40 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE AND THE EASTERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 15183, PAGE 254 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, NORTH 00° 49' 22" WEST, A DISTANCE OF 792.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID HANSEN CREEK - PHASE 1; THENCE NORTH 89° 10' 38" EAST WITH BOUNDARY OF SAID HANSEN CREEK - PHASE 1 AND THE CURRENT NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00° 49' 22" EAST WITH THE WESTERLY BOUNDARY OF SAID HANSEN CREEK - PHASE 1, A DISTANCE OF 792.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.73 ACRES, MORE OR LESS.



(IN FEET)
SCALE: 1"=200'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40 00'	S89°10'38"W
L2	40 00'	N89°10'38"E

NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND DESCRIPTION IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TRIP SURVEY BRANCH

By SCC Date 6/3/25

0.73 ACRES

NORTHERLY R/W LINE
HEMLOCK STREET
(60' R/W)

NORTHERLY R/W LINE
HEMLOCK STREET
(VARIABLE WIDTH R/W)

POINT OF BEGINNING
SW CORNER OF HANSEN CREEK
- PHASE 1
PLAT BOOK 83, PAGE 115-120

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).

Date of Survey: OCTOBER 21, 2024 Drafted By: DNS
Survey Scale: 1"=200' Reviewed By: TWS

Digitally Signed by Timothy W. Schram

DN: C=US, O=Unaffiliated, dnQualifier=A01410C0000018F96B 39BEC000A8ACE CN=Timothy W. Schram

Reason: I hereby certify the herein Map & Description - Professional Surveyor & Mapper Certification and have placed my electronic seal and signature in accordance with the regulatory requirements of FL Administrative Code Section 5J-17.062.

Location: The seal appearing on this document was authorized by Timothy W. Schram, P. S. M. 5533 on Date: 2025.05.30 10:38 40-04'00' Foxit PDF Editor Version: 11.2.3

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL OR AN ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062



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

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Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -