

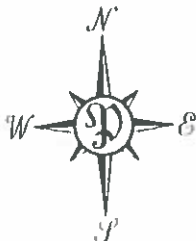
MAP SHOWING SKETCH & DESCRIPTION OF

A PORTION OF 7TH STREET EAST (A 50-FOOT RIGHT-OF-WAY) (FORMERLY KNOWN AS HOWARD STREET, NOT CURRENTLY OPEN TO TRAVEL), RE-PLAT OF GLEN MYRA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF BLOCK 16, OF SAID RE-PLAT OF GLEN MYRA; THENCE SOUTH 01°20'25" WEST, ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF LAMBERT STREET (A 50-FOOT RIGHT-OF-WAY) (FORMERLY KNOWN AS I. ST.), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 7TH STREET EAST, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17060, PAGE 952 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°44'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LINE, A DISTANCE OF 199.89 FEET; THENCE NORTH 01°20'48" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ON THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF JONES STREET (A 50-FOOT RIGHT-OF-WAY) (FORMERLY KNOWN AS J. ST.), A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 16; THENCE SOUTH 88°44'00" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 16 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 7TH STREET EAST, A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,994 SQUARE FEET, MORE OR LESS.

CERTIFIED TO: ROGERS TOWERS, P.A.

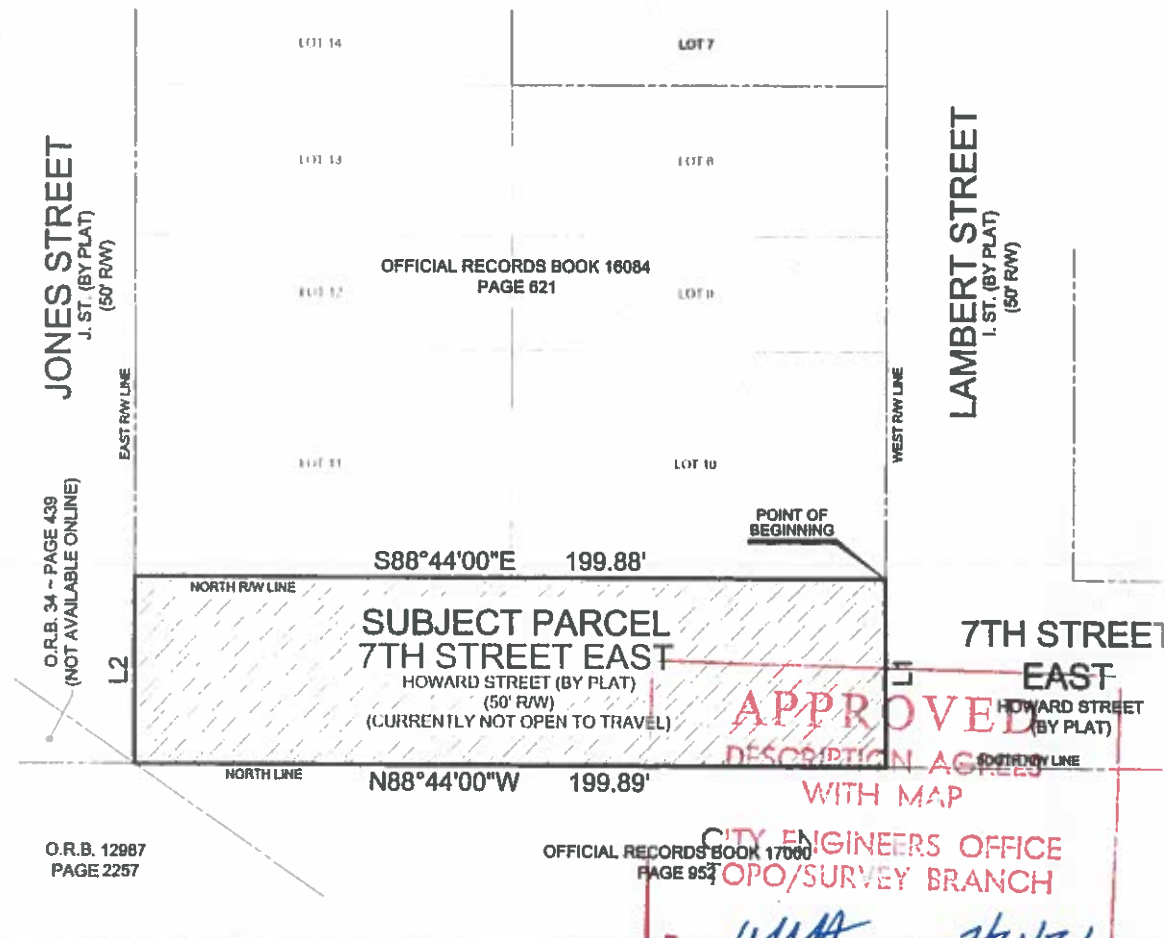


NOTE:

THIS SKETCH AND DESCRIPTION IS BASED ON:

- 1.) THE BEARING BASE OF 7TH STREET EAST, SHOWN ON THE BOUNDARY SURVEY BY BOATWRIGHT LAND SURVEYORS, INC., FILE: 2020-1512, DATED 12-04-2020.
- 2.) THE INTERIOR ANGLES OF BLOCK 16, RE-PLAT OF GLEN MYRA, SHOWN ON THE BOUNDARY SURVEY BY CHARLES BASSETT & ASSOCIATES, INC., FILE NO.: B-3689-R, DATED 05-10-2017.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S01°20'25"W
L2	50.00'	N01°20'48"E



O.R.B. 34 - PAGE 439
(NOT AVAILABLE ONLINE)

O.R.B. 12987
PAGE 2257

OFFICIAL RECORDS BOOK 17060
PAGE 952

APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
CIVIL/SURVEY BRANCH

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF 7TH STREET EAST AS N88°44'00"W
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

- LEGEND:**
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - B.R.L. BUILDING RESTRICTION LINE
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - R/W RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - OL ON LINE
 - MSAL ON LINE
 - P.F.E. FINISHED FLOOR ELEVATION

- RADIUS
- DELTA (CENTRAL ANGLE)
- ARC LENGTH
- CHORD
- CHORD BEARING
- LINE RADIAL TO CURVE
- AIR CONDITIONER
- CONCRETE
- FOUND
- IRON PIPE
- MEASURED
- BEARS
- CALCULATED
- PRICE

SCALE 1"=40'
04-01-2021
DATE OF DRAWING

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

Satellite Aerial



Street Map

