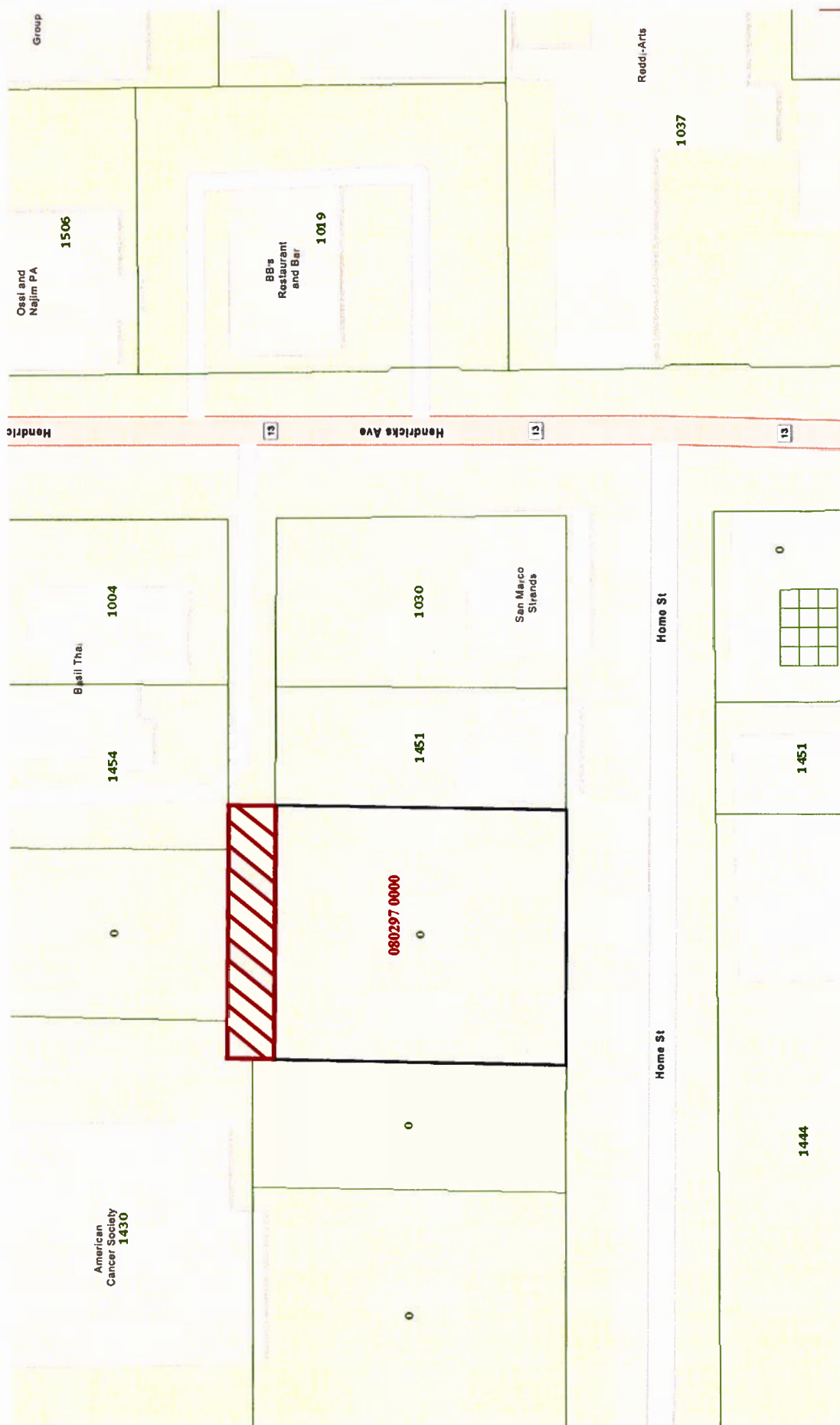


Hendricks Ave. Alley Closure RE 080297-0000 Location Map



Hendricks Ave. Alley Closure
RE 080297-0000
Aerial Map



LEGAL DESCRIPTION

December 20, 2023

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,172 SQUARE FEET (0.05 ACRES), MORE OR LESS.



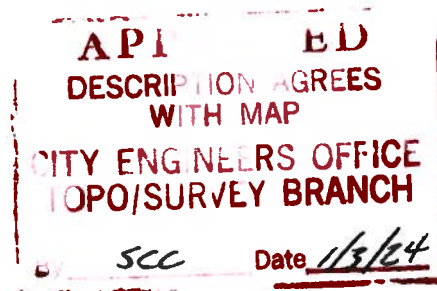
SKETCH AND DESCRIPTION OF

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CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

JOB No. 22-058
FILE No. A-443
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 10/06/2022

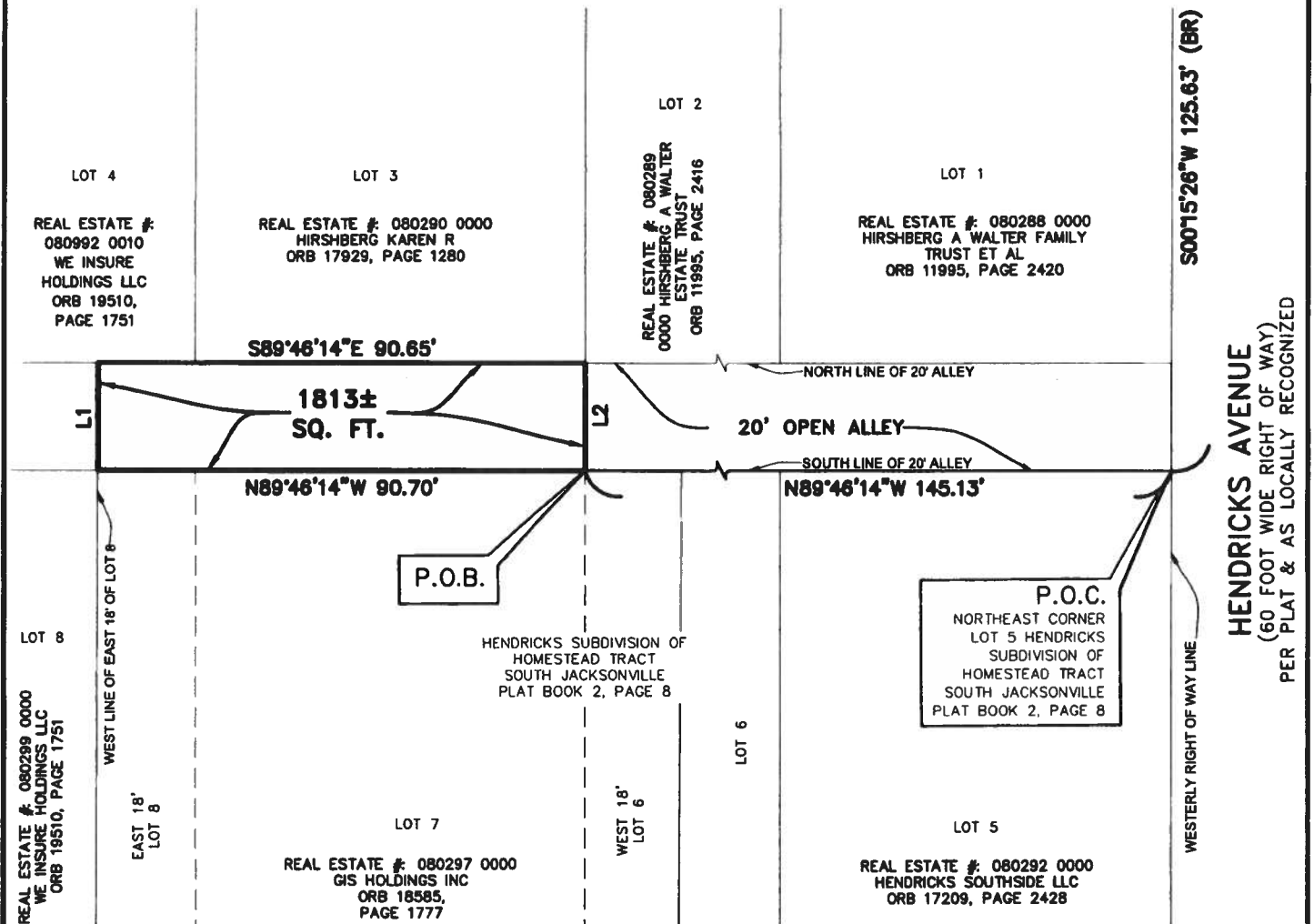
REVISION:	DATE:	BY:

CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 1 OF 3



1" = 30'
GRAPHIC SCALE
0 15' 30'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°20'33"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S00°12'03"W	20.00'

JOB No. 22-058
FILE No. A-443
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

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SHEET 3 OF 3

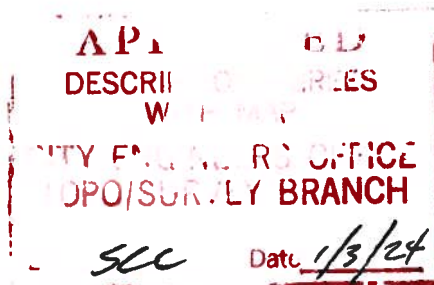
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CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'28" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
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5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER



JOB No. 22-058
FILE No. A-483
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM

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SHEET 1 OF 3

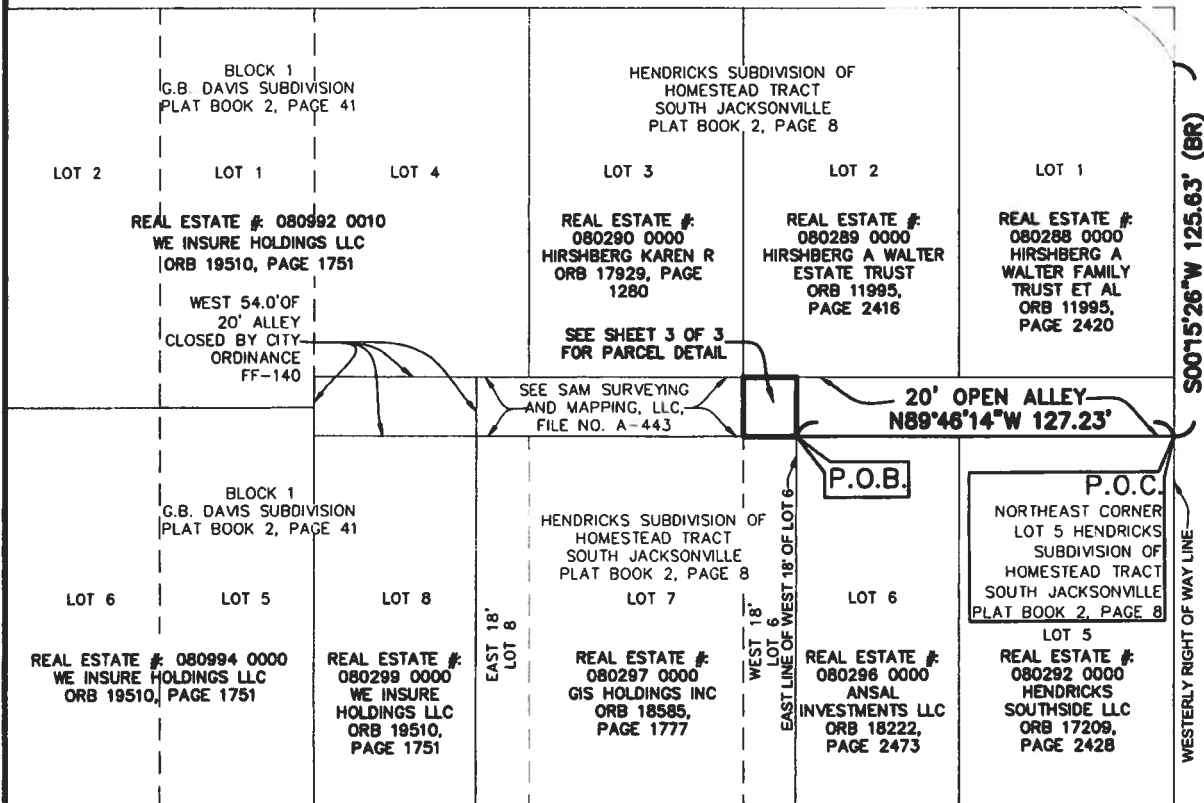


SKETCH AND DESCRIPTION

REAL ESTATE #: 080328 5000
BRE ESA P PORTFOLIO LLC
ORB 13968, PAGE 1483

RIVERPLACE BOULEVARD
(80 FOOT WIDE RIGHT OF WAY)
OFFICIAL RECORD 17288, PAGES 614

PRUDENTIAL DRIVE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED



JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:
CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg			

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SHEET 2 OF 3



1" = 30'
GRAPHIC SCALE
0 15' 30'

LOT 3

REAL ESTATE #: 080290 0000
HIRSHBERG KAREN R
ORB 17929, PAGE 1280

LOT 2

REAL ESTATE #: 080289
0000 HIRSHBERG A WALTER
ESTATE TRUST
ORB 11995, PAGE 2416

LOT 1

REAL ESTATE #: 080288 0000
HIRSHBERG A WALTER FAMILY
TRUST ET AL
ORB 11995, PAGE 2420

SEE SAM SURVEYING
AND MAPPING, LLC,
FILE NO. A-443

L3
359±
SQ. FT.
L4
L2
L1

SOUTH LINE OF 20' ALLEY

NORTH LINE OF 20' ALLEY

20' OPEN ALLEY

N89°46'14"W 127.23'

P.O.B.

HENDRICKS SUBDIVISION OF
HOMESTEAD TRACT
SOUTH JACKSONVILLE
PLAT BOOK 2, PAGE 8

P.O.C.
NORTHEAST CORNER
LOT 5 HENDRICKS
SUBDIVISION OF
HOMESTEAD TRACT
SOUTH JACKSONVILLE
PLAT BOOK 2, PAGE 8

EAST LINE OF WEST 18' OF LOT 6

WEST 18'
LOT 6

LOT 7

REAL ESTATE #: 080297 0000
GIS HOLDINGS INC
ORB 18585,
PAGE 1777

LOT 6

REAL ESTATE #: 080298 0000
ANSAL
INVESTMENTS LLC

LOT 5

REAL ESTATE #: 080292 0000
HENDRICKS SOUTHSIDE LLC
ORB 17209, PAGE 2428

S00°15'26"W 125.63' (BR)

HENDRICKS AVENUE
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

WESTERLY RIGHT OF WAY LINE

LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE

LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058
FILE No. A-483
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 02/28/2023

REVISION:

DATE:

BY:

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SHEET 3 OF 3