

**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.



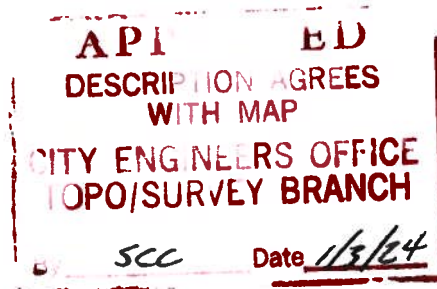
SKETCH AND DESCRIPTION OF

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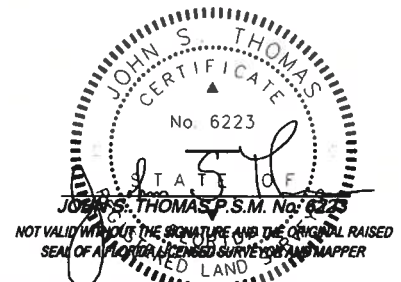
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



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



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&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg			

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

 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

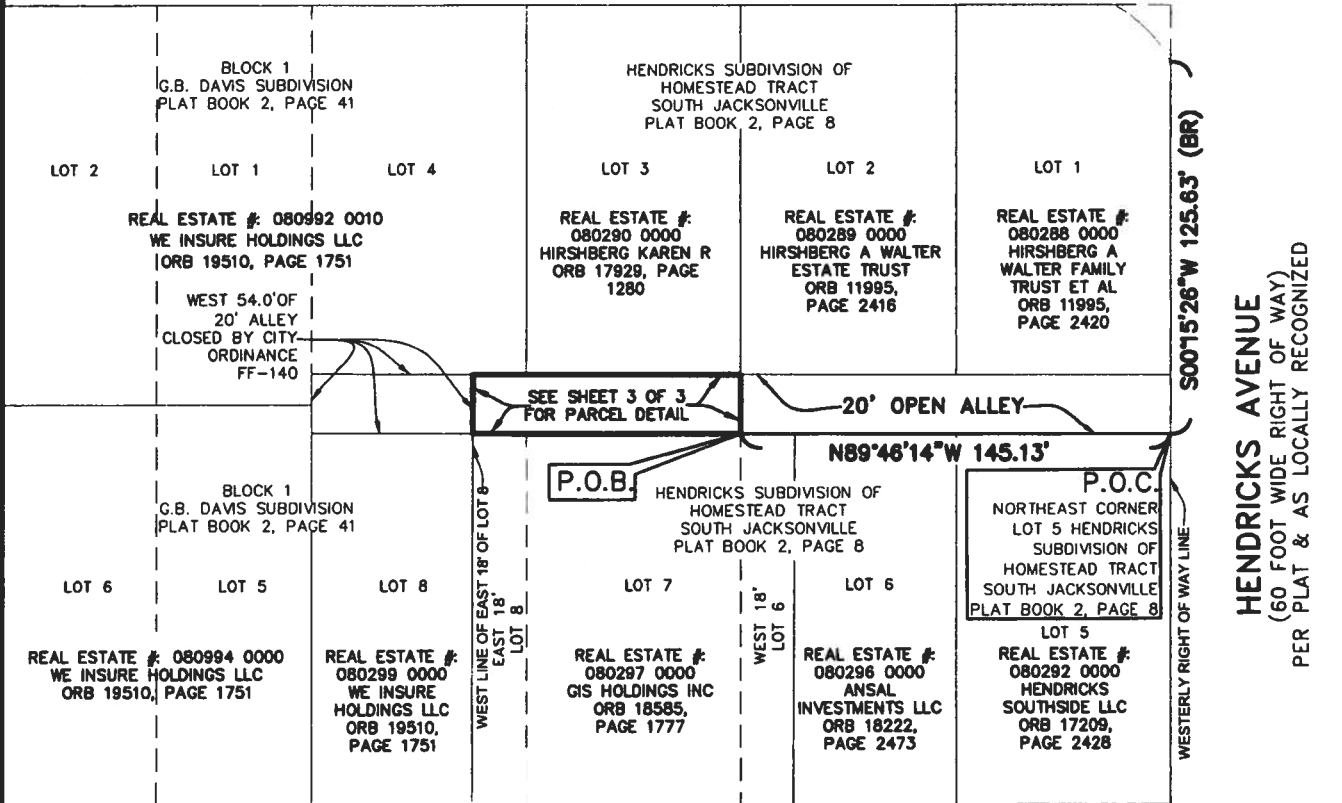
SKETCH AND DESCRIPTION



REAL ESTATE #: 080328 5000
BRE ESA P PORTFOLIO LLC
ORB 13868, 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



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

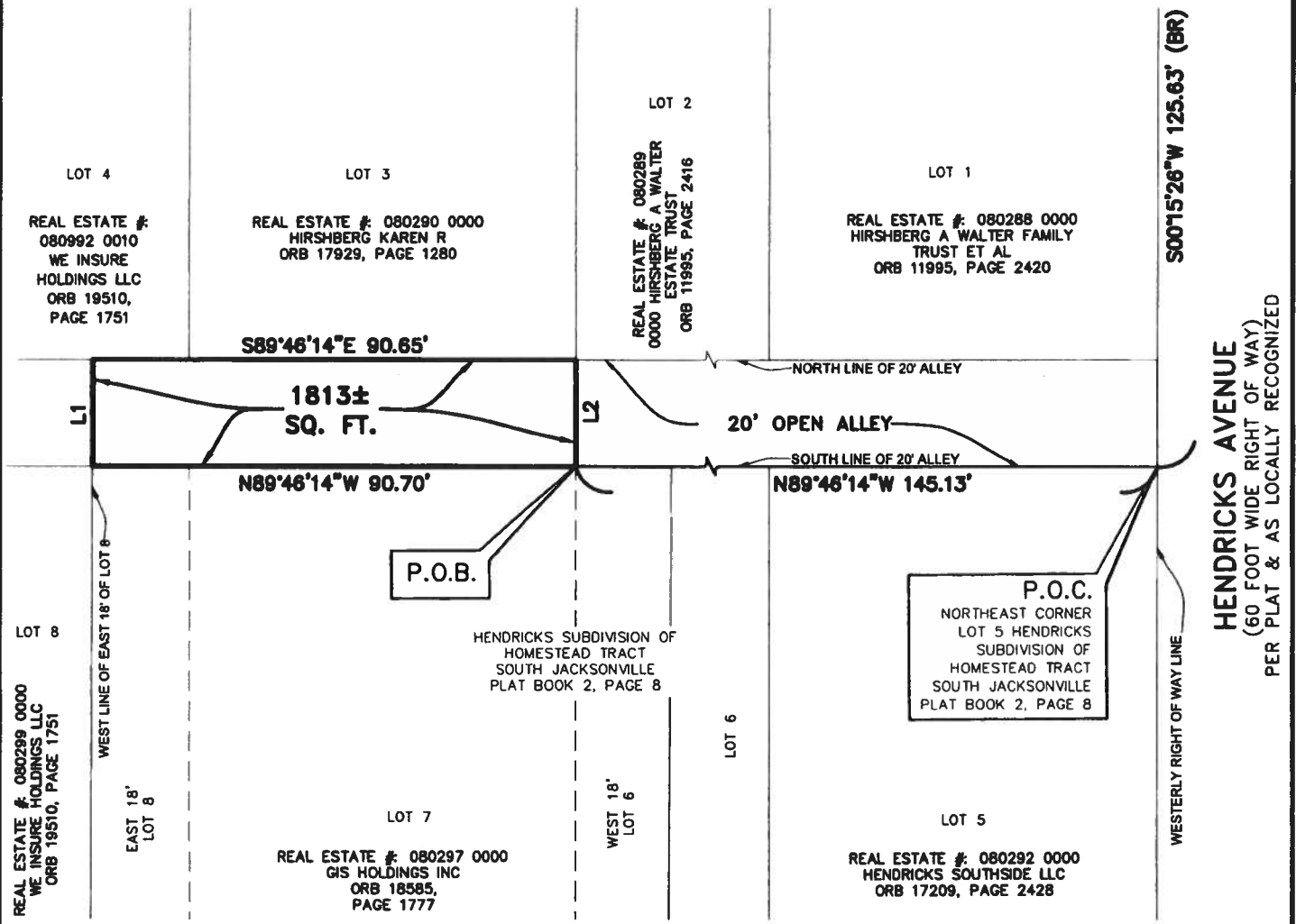
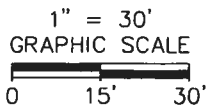
HOME STREET
(60 FOOT WIDE RIGHT OF WAY)
PER PLAT & AS LOCALLY RECOGNIZED

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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CAD FILE: P:\22 SAM\22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg



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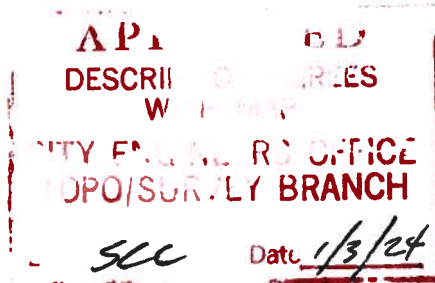
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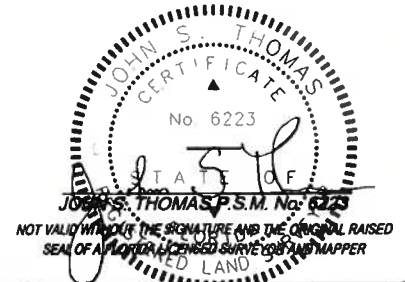
CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



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°15'26" WEST.
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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:
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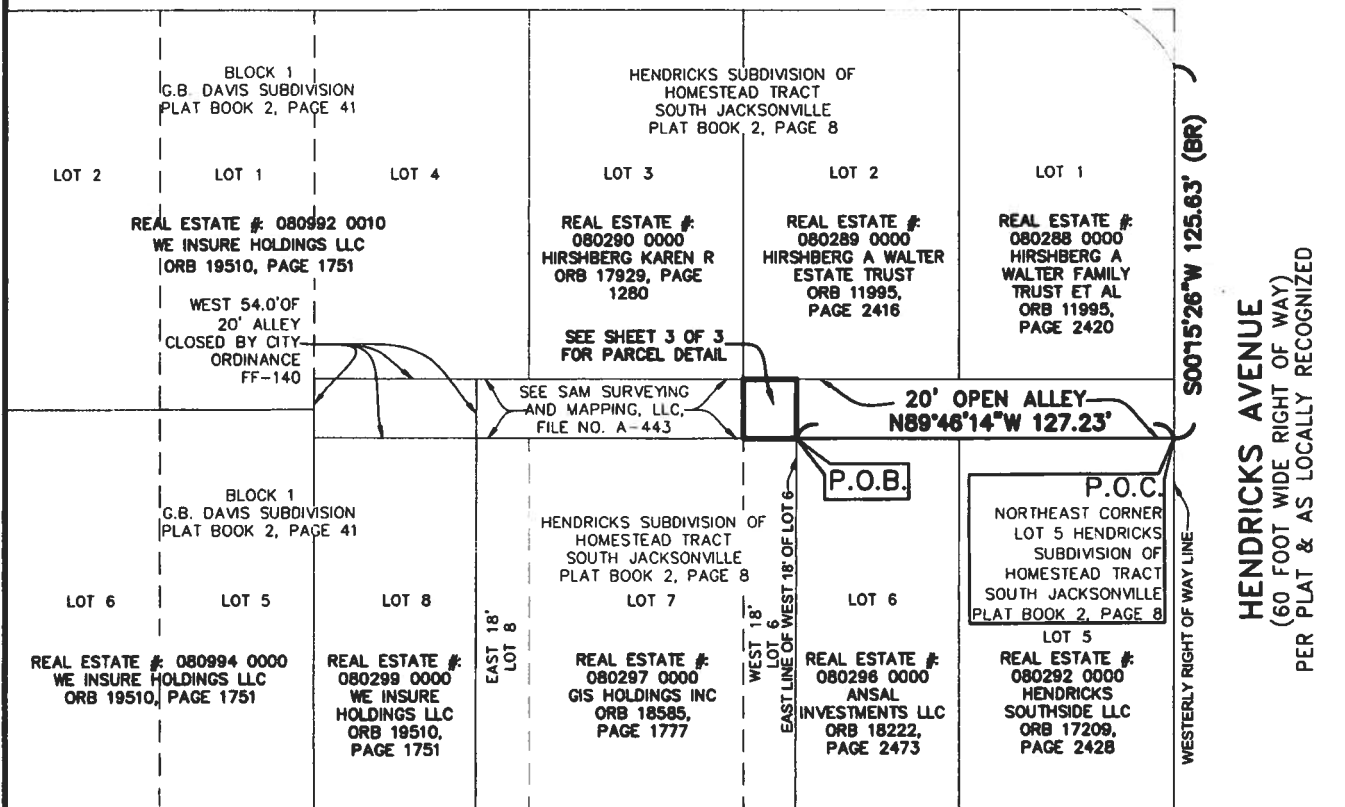
SKETCH AND DESCRIPTION



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



HOME STREET
(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:

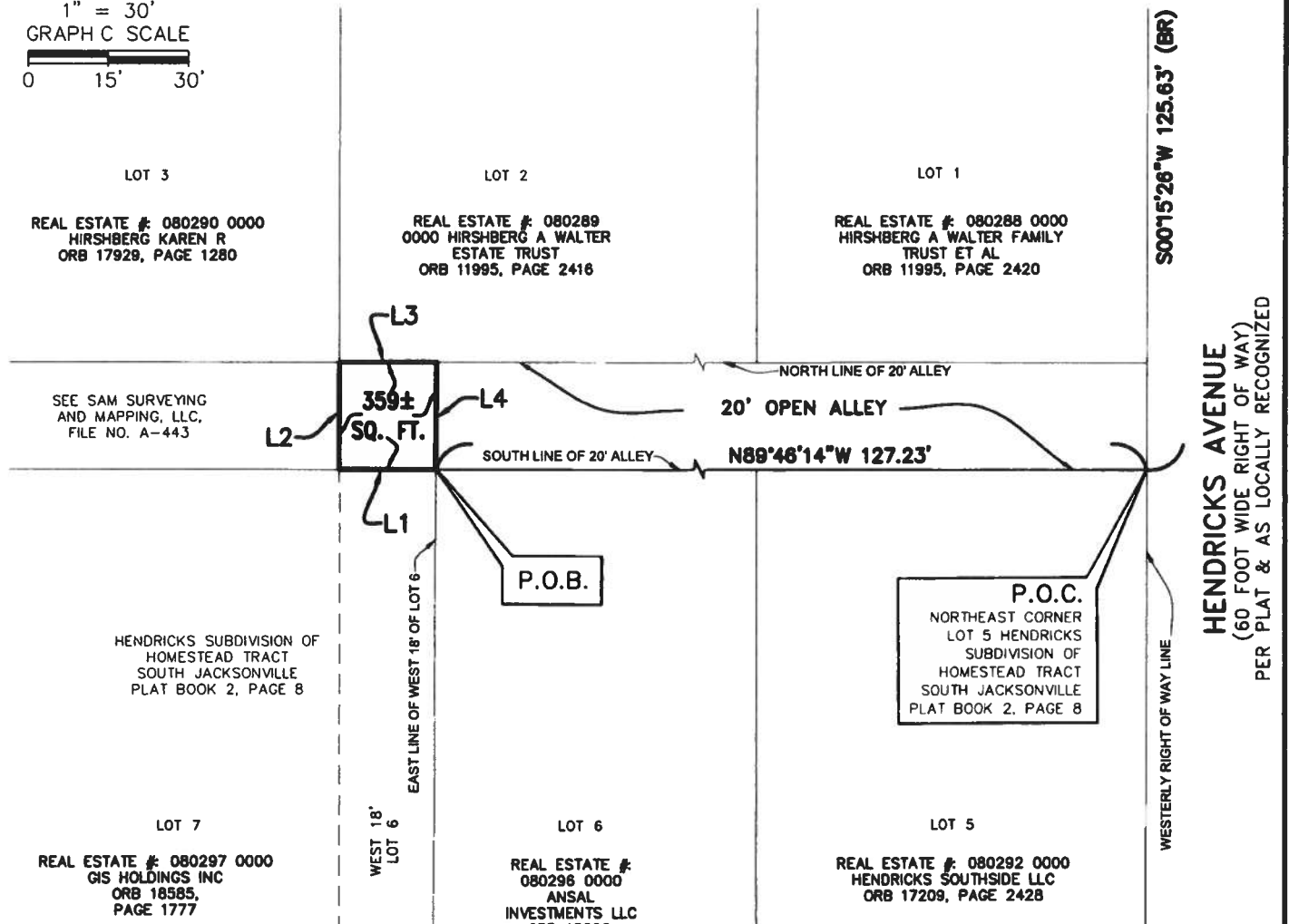
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1" = 30'
GRAPHIC SCALE
0 15' 30'



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