

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2024, by Karen Hirshberg, whose address is **1994 River Rd.**, Jacksonville, Florida 32207 ("Grantor") in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 ("City").

IN CONSIDERATION for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE 2024-____**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 080290-0000** in Council District 5 and established in the Hendricks Subdivision of Homestead Tract South Jacksonville Plat and recorded in the Official Public Records of Duval County, Florida at **Plat Book 2 Page 8**.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property"); including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit "A"**. The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

(Sign) _____

(Print) _____

(Sign) _____

(Print) _____

GRANTOR:

By: _____

Name:

Title:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____.

{NOTARY SEAL}

[Signature of Notary Public-State of Florida]

[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT "A"

LEGAL DESCRIPTION

December 20, 2023

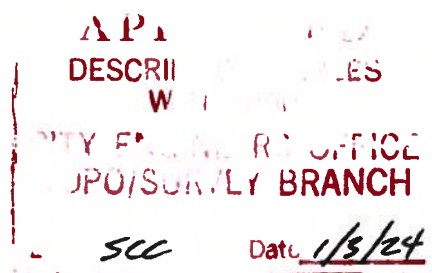
A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



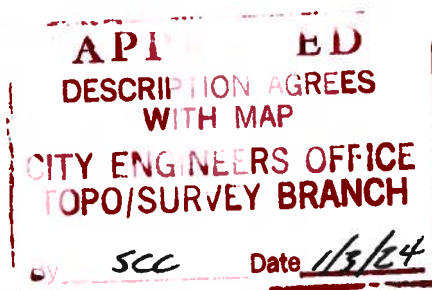
SKETCH AND DESCRIPTION OF

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.

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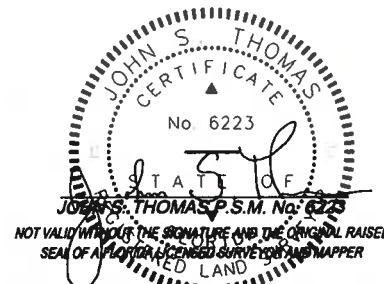
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



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



2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071

www.SAM.biz

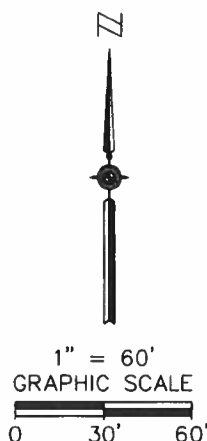
(904) 886-7174 FAX

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

SHEET 1 OF 3

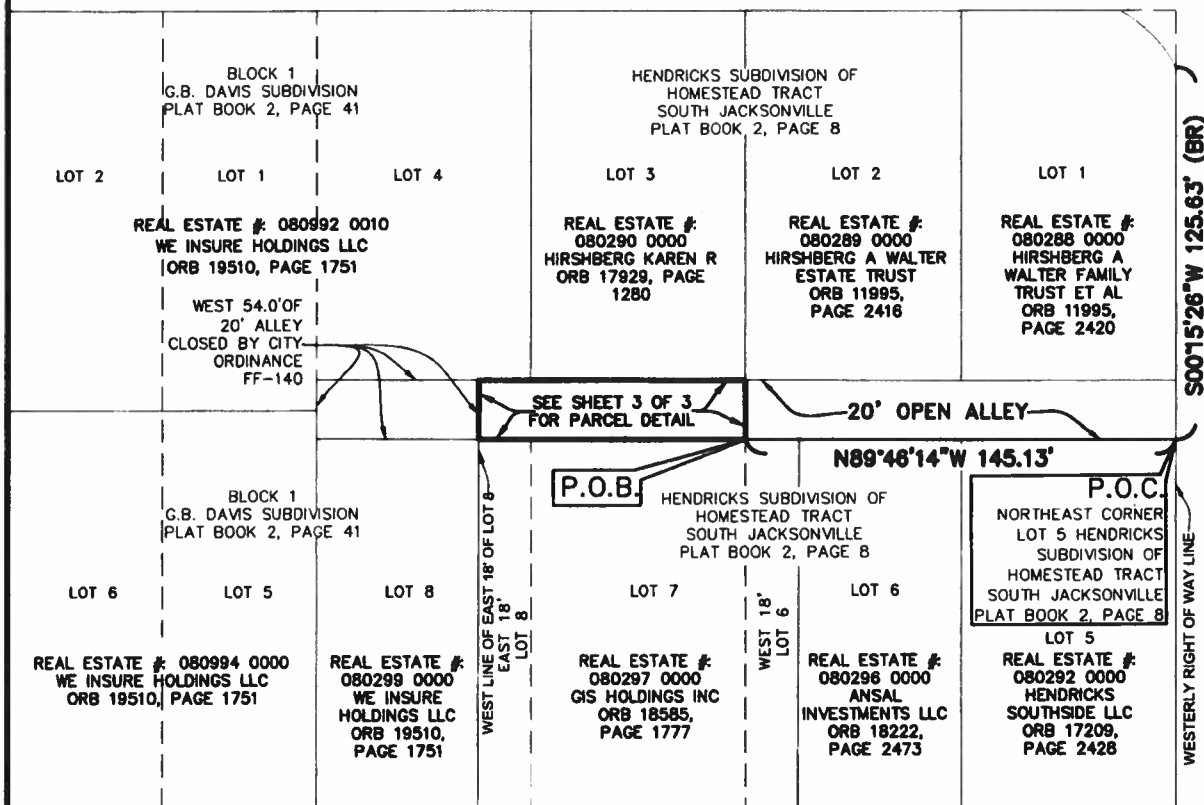


SKETCH AND DESCRIPTION

REAL ESTATE #: 080326 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



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
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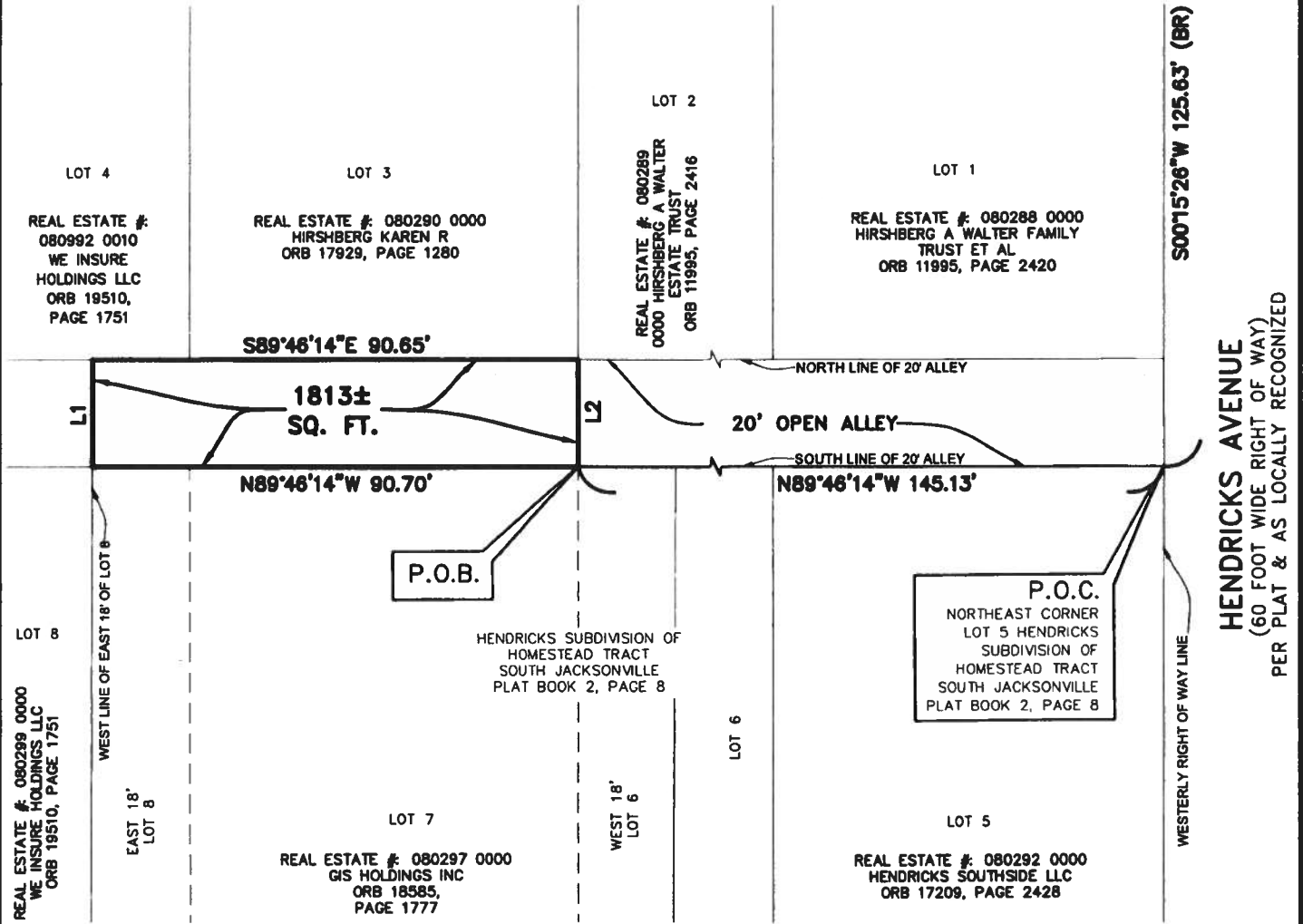
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SHEET 2 OF 3



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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SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
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SHEET 3 OF 3

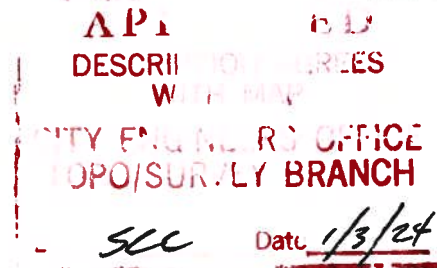
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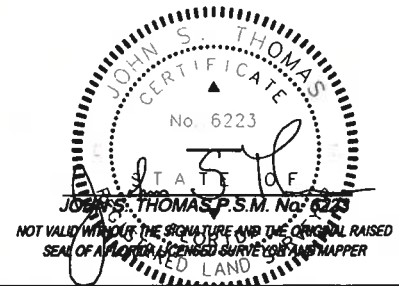
CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



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

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

SHEET 1 OF 3

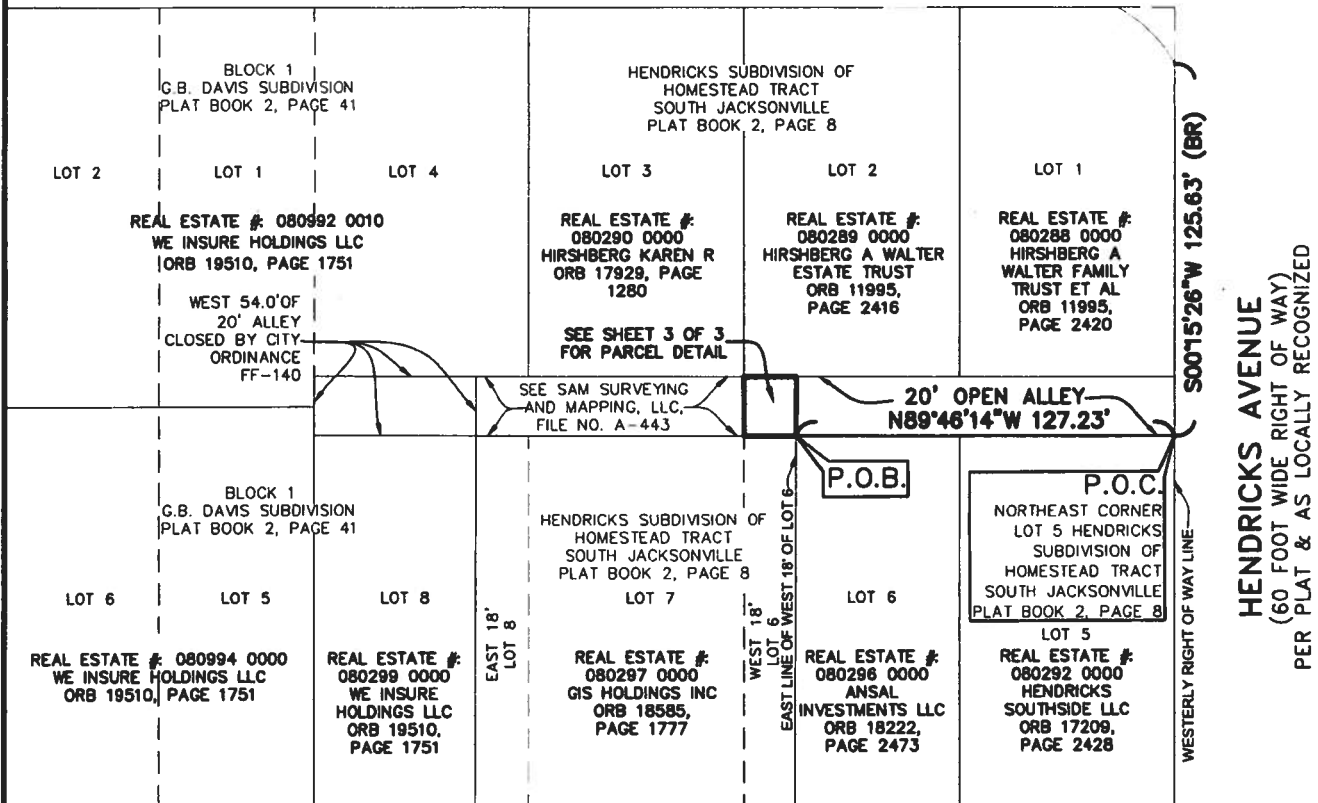


SKETCH AND DESCRIPTION

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



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:

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



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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

SHEET 2 OF 3



1" = 30'
GRAPH C 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
L2
359±
SQ. FT.
L4
L1

P.O.B.

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

NORTH LINE OF 20' ALLEY

20' OPEN ALLEY

SOUTH LINE OF 20' ALLEY

N89°46'14"W 127.23'

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
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AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SHEET 3 OF 3

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2024, by G.I.S. Holdings Inc., whose address is **570 Jacksonville Dr.**, Jacksonville Beach, Florida 32250 ("Grantor") in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 ("City").

IN CONSIDERATION for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE 2024-____**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 080297-0000** in Council District 5 and established in the Hendricks Subdivision of Homestead Tract South Jacksonville Plat and recorded in the Official Public Records of Duval County, Florida at **Plat Book 2 Page 8**.

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Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

(Sign) _____

(Print) _____

(Sign) _____

(Print) _____

GRANTOR:

By: _____

Name:

Title:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____.

{NOTARY SEAL}

[Signature of Notary Public-State of Florida]

[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT "A"

LEGAL DESCRIPTION

December 20, 2023

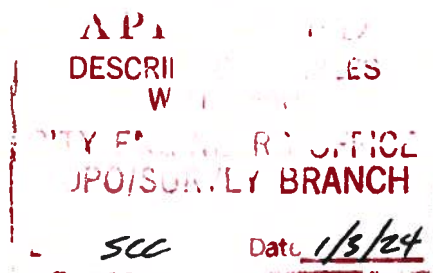
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COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF 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.



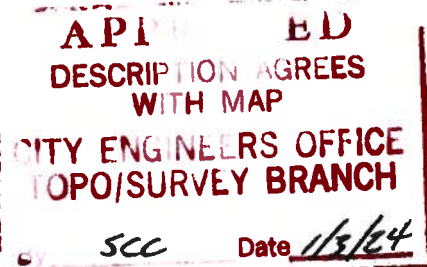
SKETCH AND DESCRIPTION OF

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.

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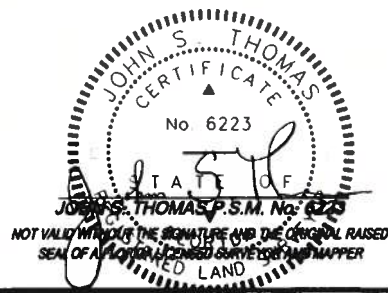
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



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°15'28" 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.
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 10/08/2022

REVISION:	DATE:	BY:

CAD FILE: P122 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D DWG22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

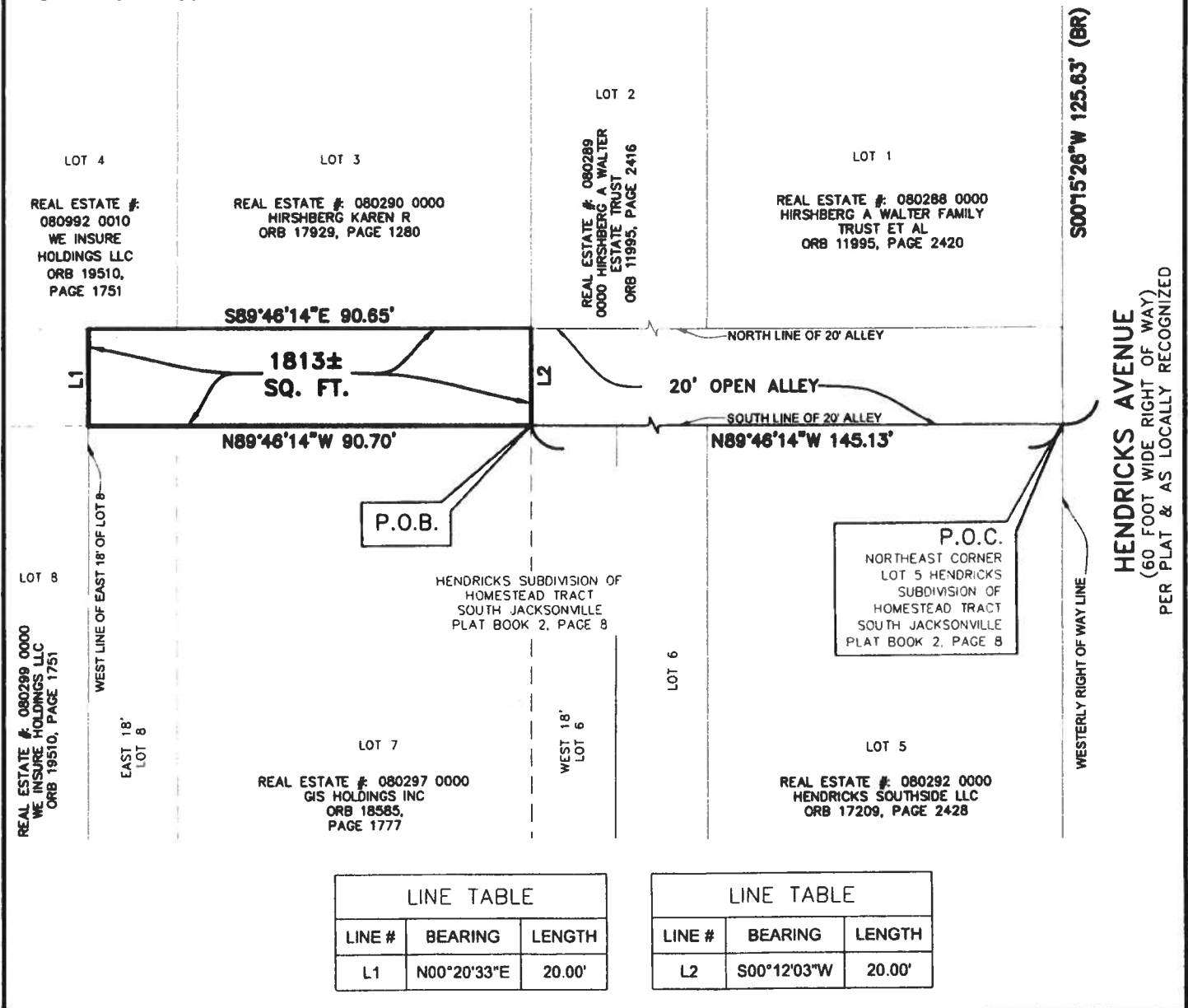
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

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2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174 FAX

SHEET 1 OF 3



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

[illegible]

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

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION No. LB 7908

SAW

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JACKSONVILLE, FLORIDA 32207
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SHEET 3 OF 3

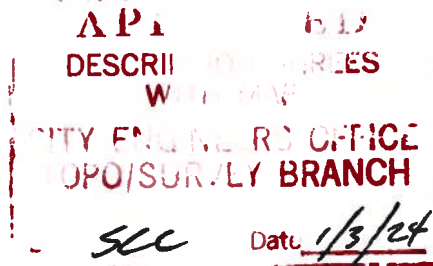
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CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



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°15'26" 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
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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:
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CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SURVEYING AND MAPPING, LLC

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SHEET 1 OF 3

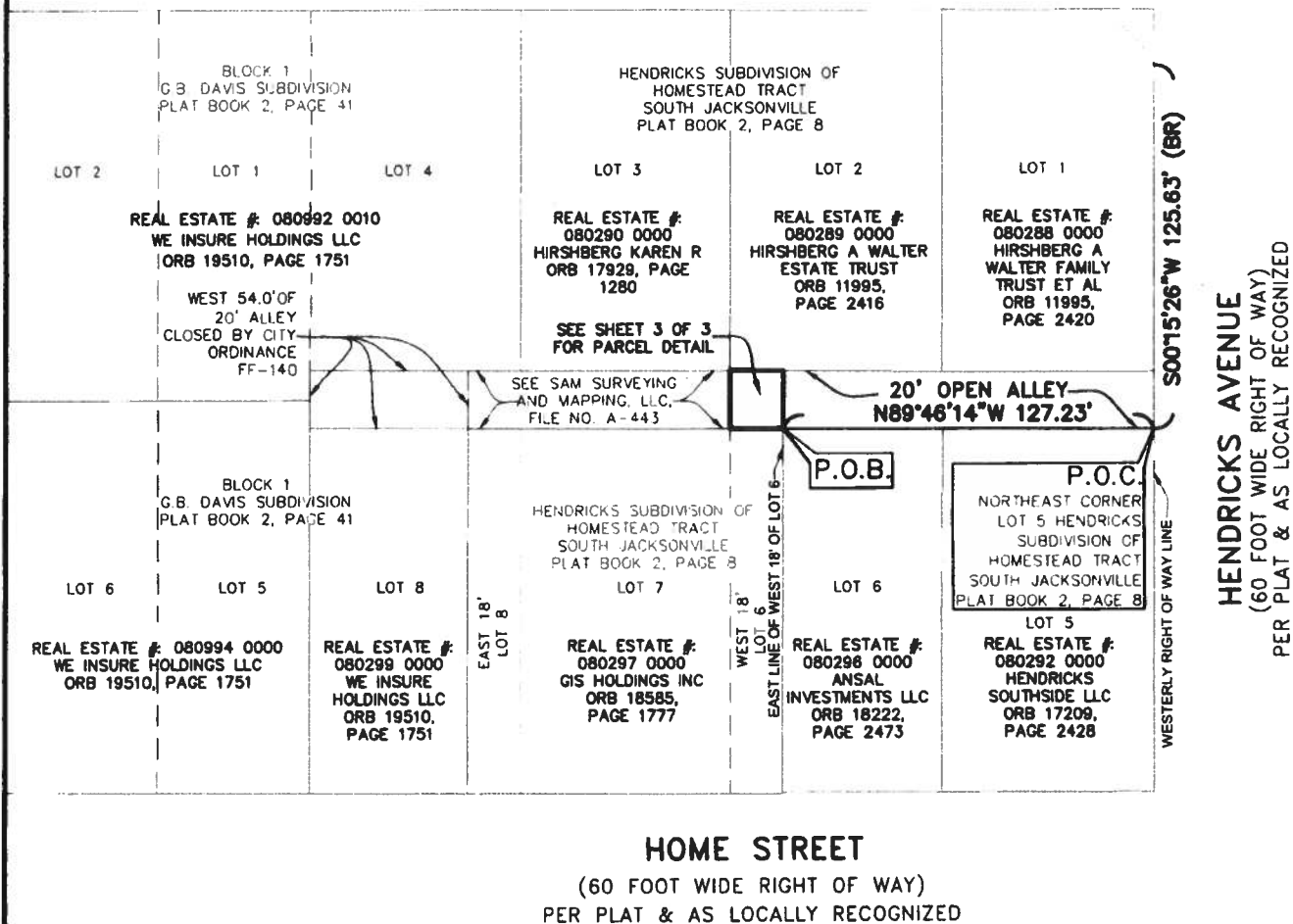


SKETCH AND DESCRIPTION

REAL ESTATE #: 080326 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	REVISION:	DATE:	BY:
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			
CAD FILE: P:\22 SAM\22-058 102207 0887 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'
GRAPH C 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

LOT 7

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

WEST 18'
LOT 6

EAST LINE OF WEST 18' OF LOT 6

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)

WESTERLY RIGHT OF WAY LINE

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

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