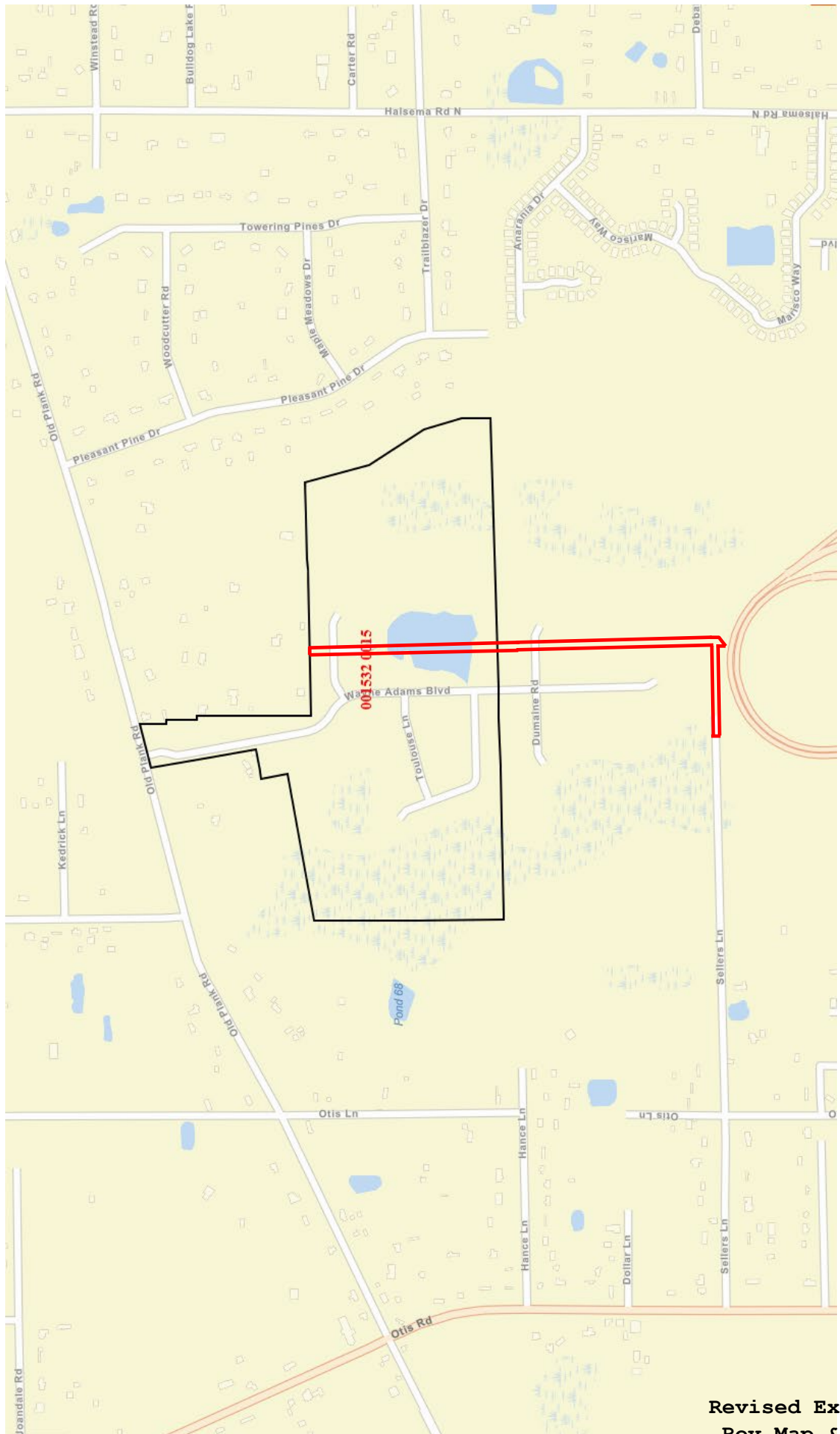


Garden St Closure  
RE 001532-0015  
Location Map





Garden St Closure  
RE 001532-0015  
Aerial Map

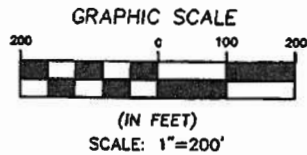




# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH,  
RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## EXHIBIT "A"



CERTIFIED TO:  
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

THIS IS NOT A SURVEY

APPROVED  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH

By SCC Date 3/6/22

N. LINE OF THE SE. 1/4 OF THE SE. 1/4, SECTION 15  
15' WIDE UNNAMED PLATTED ROAD  
(NOT OPEN)  
DISCLAIMED BY ORDINANCE 91 197-82

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 15, JACKSONVILLE FARMS  
(P.B. 3, PG. 41)

±0.46 ACRES

### LEGAL DESCRIPTION:

A PORTION OF THE UNNAMED PLATTED RIGHT OF WAYS LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AS DEPICTED ON THE PLAT OF JACKSONVILLE FARMS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°05'11" WEST, ALONG THE SOUTH LINE OF SECTION 15, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 00°03'46" EAST, ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID TRACT 8, THE EAST LINE OF TRACT 1 AND ALONG A NORTHERLY PROLONGATION OF SAID TRACT 1, ALL OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, A DISTANCE OF 1333.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 88°59'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO SAID EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°03'46" WEST, ALONG THE EAST LINE OF SAID SECTION 15, 1,333.35 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.46 ACRES OR 20,000.01 SQUARE FEET, MORE OR LESS.



SOUTH LINE OF SECTION 15

NORTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 22, JACKSONVILLE FARMS  
(P.B. 3, PG. 41)

NORTH LINE OF  
JACKSONVILLE ELECTRIC  
AUTHORITY RIGHT OF WAY

POINT OF BEGINNING  
CORNER COMMON TO SECTIONS  
14, 15, 22 AND 23

### NOTES:

- 1 THIS IS A SKETCH AND LEGAL DESCRIPTION NOT A SURVEY.
2. BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

## EXHIBIT "A"



Digitally signed by Timothy W Schram  
DN: cn=Timothy W Schram, o=Florida  
00152854, cn=Timothy W Schram  
Reason: I hereby certify the Sketch and  
Description of Garden Street Road Closure  
and have placed my electronic seal and  
signature in accordance with the regulatory  
requirements of FL Administrative Code  
Section 54-17.062  
Location: The seal appearing on this  
document was authorized by Timothy W  
Schram, P.S.M. #533 on  
Date: 2022.03.01 07:55:56-0500  
Post PDF 6.0.0m Version: 11.0.1



Prepared By:  
**RICHARD P.**  
**CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021 Drafted By: C.J.B.  
Survey Scale: 1"=200' Reviewed By: T.W.S.  
Field Bk/Pg: N/A Project No. 21-080  
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida  
**TIMOTHY W. SCHRAM, SR.**  
SKETCH & DESCRIPTION NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

S:\2021\21-080 Baldwin Point\dwg\SKETCH-LEGAL-VACATE ROW-1.dwg

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 23 ALL IN TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## EXHIBIT "B" LEGAL DESCRIPTION:

**CERTIFIED TO:**  
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

**POINT OF BEGINNING**  
CORNER COMMON TO SECTIONS  
14, 15, 22 AND 23

STLY. LINE OF SECTION 15  
WLY. LINE OF SECTION 22  
SOUTH LINE OF SECTION 15 & SOUTH LINE  
OF JACKSONVILLE ELECTRIC AUTHORITY (R/W)  
DESCRIPTION AGREES  
WITH MAP

CITY ENGINEERS  
TOPO/SURVEY

By SEC Date 3/1/22

±0.88 ACRES

THIS IS NOT A SURVEY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N89°04'05"E
L2	53.63'	S00°31'48"W
L3	42.10'	S45°38'53"W
L4	67.38'	N00°31'48"E
L5	31.94'	N21°01'11"W

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 22, JACKSONVILLE FARMS  
(P.B. 3, PG. 41)

30' WIDE UNNAMED  
PLATTED ROAD  
(NOT OPEN)

NE. 1/4 OF NE. 1/4 N89°04'05"E 555.89'  
SE. 1/4 OF NE. 1/4 S89°04'05"W 543.95'

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 22, JACKSONVILLE FARMS  
(P.B. 3, PG. 41)

NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 23, JACKSONVILLE FARMS  
(P.B. 3, PG. 41)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=200'

NW. 1/4 OF NW. 1/4

SW. 1/4 OF NW. 1/4

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 23, JACKSONVILLE FARMS  
(P.B. 3, PG. 41)

## EXHIBIT "B"

### NOTES:

- THIS IS A SKETCH AND LEGAL DESCRIPTION. NOT A SURVEY.
- BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

MAP REVISED 02-28-2022 TO MAKE CORRECTIONS AND ADDRESS THE CLIENT'S COMMENTS.



Prepared By:  
**RICHARD P.**  
**CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers  
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- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 51-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021 Drawn By: C.J.B.  
Survey Scale: 1"=200' Reviewed By: T.W.S.  
Field Bk/Pg: N/A Project No. 21-080  
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida  
**TIMOTHY W. SCHRAM, SR.**  
CITY & COUNTY OF JACKSONVILLE, FLORIDA

Revised Exhibit 1

Rev Map & Sketch

June 17, 2025 - TEU

Page 4 of 4