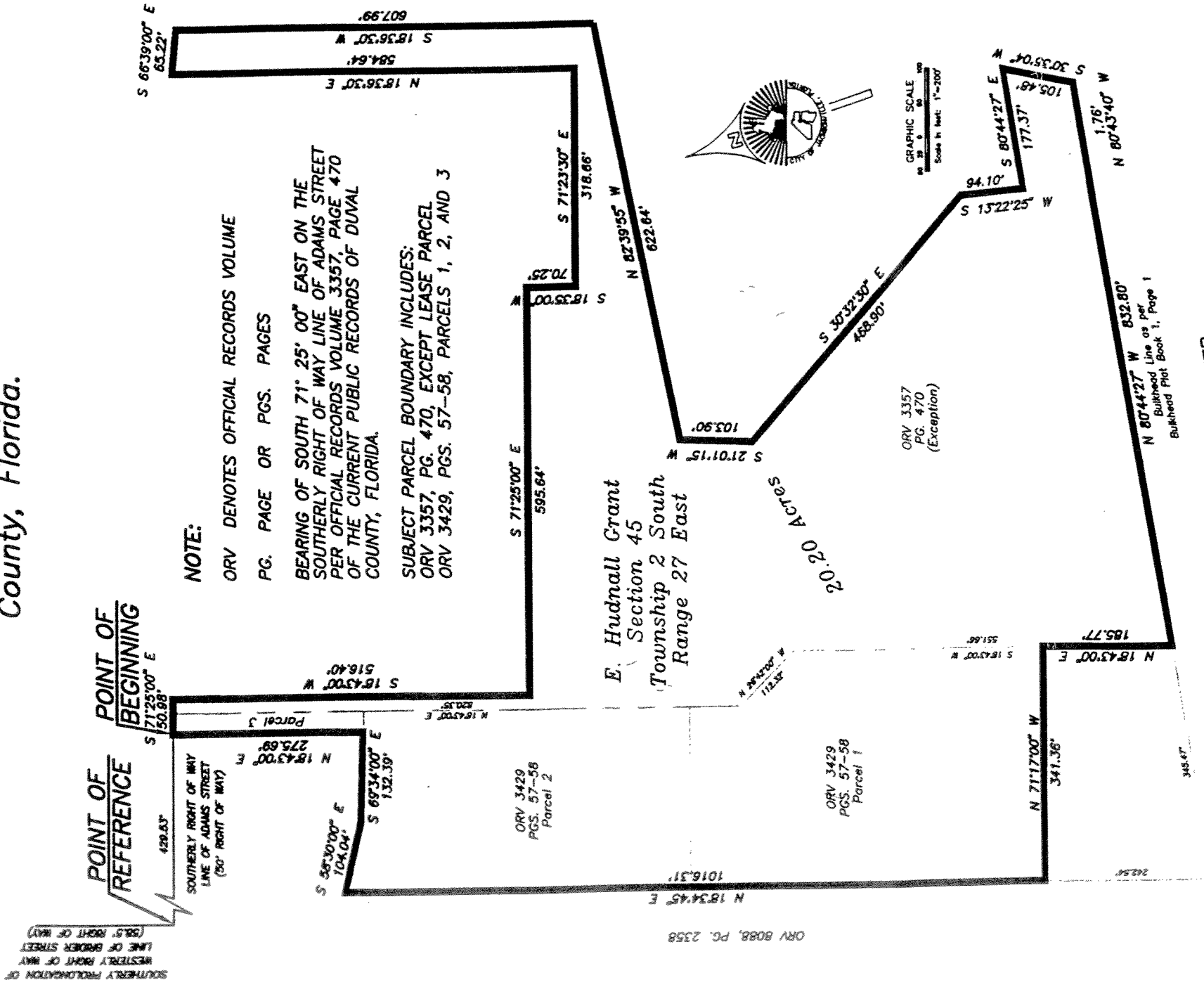


**SKETCH TO SHOW**  
a part of the E. Hudnall Grant, Section 45,  
Township 2 South, Range 27 East, Duval  
County, Florida.



POINT OF REFERENCE  
POINT OF BEGINNING

SOUTHERLY PROLONGATION OF  
WESTERLY RIGHT OF WAY  
LINE OF BROTHER STREET  
(98.5' RIGHT OF WAY)

SOUTHERLY RIGHT OF WAY  
LINE OF ADAMS STREET  
(50' RIGHT OF WAY)

NOTE:

ORV DENOTES OFFICIAL RECORDS VOLUME

PG. PAGE OR PGS. PAGES

BEARING OF SOUTH 71° 25' 00" EAST ON THE  
SOUTHERLY RIGHT OF WAY LINE OF ADAMS STREET  
PER OFFICIAL RECORDS VOLUME 3357, PAGE 470  
OF THE CURRENT PUBLIC RECORDS OF DUVAL  
COUNTY, FLORIDA.

SUBJECT PARCEL BOUNDARY INCLUDES:  
ORV 3357, PG. 470, EXCEPT LEASE PARCEL  
ORV 3429, PGS. 57-58, PARCELS 1, 2, AND 3

E. Hudnall Grant  
Section 45  
Township 2 South  
Range 27 East

2.020 ACRES

ORV 3357  
PG. 470  
(Exception)

ORV 3429  
PGS. 57-58  
Parcel 1

ORV 3429  
PGS. 57-58  
Parcel 2

ORV 8088, PG. 2358

GRAPHIC SCALE  
Scale in Feet: 1"=200'

N 80°44'27" W 852.80'  
Bulkhead Line as per  
Bulkhead Plat Book 1, Page 1

ST. JOHNS RIVER

**THIS IS NOT A SURVEY.**

CERTIFICATION:  
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S  
RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA COMPLIES  
WITH ALL OF THE REQUIREMENTS FOR MINIMUM TECHNICAL STANDARDS FOR LAND  
SURVEYORS IN THE STATE OF FLORIDA (CHAPTER NO. 61G17-6, F.A.C.).

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL  
PURPOSES ONLY AND IS NOT VALID.

CITY OF JACKSONVILLE,  
FLORIDA

ENGINEERING DIVISION  
DEPARTMENT OF PUBLIC WORKS

*Glenn E. McGregor* 4-15-98

GLENN E. MCGREGOR, P.L.S. FLORIDA REGISTRATION NUMBER 4252  
ROOM 908, 220 E. BAY STREET, 32202  
(904)-630-1374

DATE: APRIL 15, 1998

SCALE: 1" = 200'

FILE NO.: Mastro

JOB NO.: 98/150

LEGEND

- CONCRETE MONUMENT
- X-X FENCE
- O NAIL
- O IRON PIPE
- X CROSS CUT

SHEET NO. 1 OF 2

### LEGAL DESCRIPTION

A PART OF THE E. HUDNALL GRANT, SECTION 45, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF BRIDIER STREET (A 58.5 FOOT WIDE RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF ADAMS STREET (A 50 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 71° 25' 00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 429.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 71° 25' 00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.98 FEET; THENCE SOUTH 18° 43' 00" WEST, A DISTANCE OF 516.40 FEET; THENCE SOUTH 71° 25' 00" EAST, A DISTANCE OF 595.64 FEET; THENCE SOUTH 18° 35' 00" WEST, A DISTANCE OF 70.25 FEET; THENCE SOUTH 71° 23' 30" EAST, A DISTANCE OF 318.66 FEET; THENCE NORTH 18° 36' 30" EAST, A DISTANCE OF 584.64 FEET; THENCE SOUTH 66° 39' 00" EAST, A DISTANCE OF 65.22 FEET; THENCE SOUTH 18° 36' 30" WEST, A DISTANCE OF 607.99 FEET; THENCE NORTH 82° 39' 55" WEST, A DISTANCE OF 622.64 FEET; THENCE SOUTH 21° 01' 15" WEST, A DISTANCE OF 103.90 FEET; THENCE SOUTH 30° 32' 30" EAST, A DISTANCE OF 468.90 FEET; THENCE SOUTH 13° 22' 25" WEST, A DISTANCE OF 94.10 FEET; THENCE SOUTH 80° 44' 27" EAST, A DISTANCE OF 177.37 FEET; THENCE SOUTH 30° 35' 04" WEST, A DISTANCE OF 105.48 FEET TO THE BULKHEAD LINE ESTABLISHED IN BULKHEAD PLAT BOOK 1, PAGE 1 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWO COURSES ALONG SAID BULKHEAD LINE: COURSE ONE ~ NORTH 80° 43' 40" WEST, A DISTANCE OF 1.76 FEET; COURSE TWO ~ NORTH 80° 44' 27" WEST, A DISTANCE OF 832.80 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3357, PAGE 470 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 18° 43' 00" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 185.77 FEET; THENCE NORTH 71° 17' 00" WEST, A DISTANCE OF 341.36 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8088, PAGE 2358 OF SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 18° 34' 45" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1,016.31 FEET; THENCE SOUTH 58° 30' 00" EAST, A DISTANCE OF 104.04 FEET; THENCE SOUTH 69° 34' 00" EAST, A DISTANCE OF 132.39 FEET; THENCE NORTH 18° 43' 00" EAST, A DISTANCE OF 275.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 20.20 ACRES, MORE OR LESS.

CERTIFICATION:  
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA COMPLIES WITH ALL OF THE REQUIREMENTS FOR MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA (CHAPTER NO. 61G17-6, F.A.C.).

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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#### LEGEND

- CONCRETE MONUMENT
- X—X FENCE
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- IRON PIPE
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SHEET NO. 2 OF 2