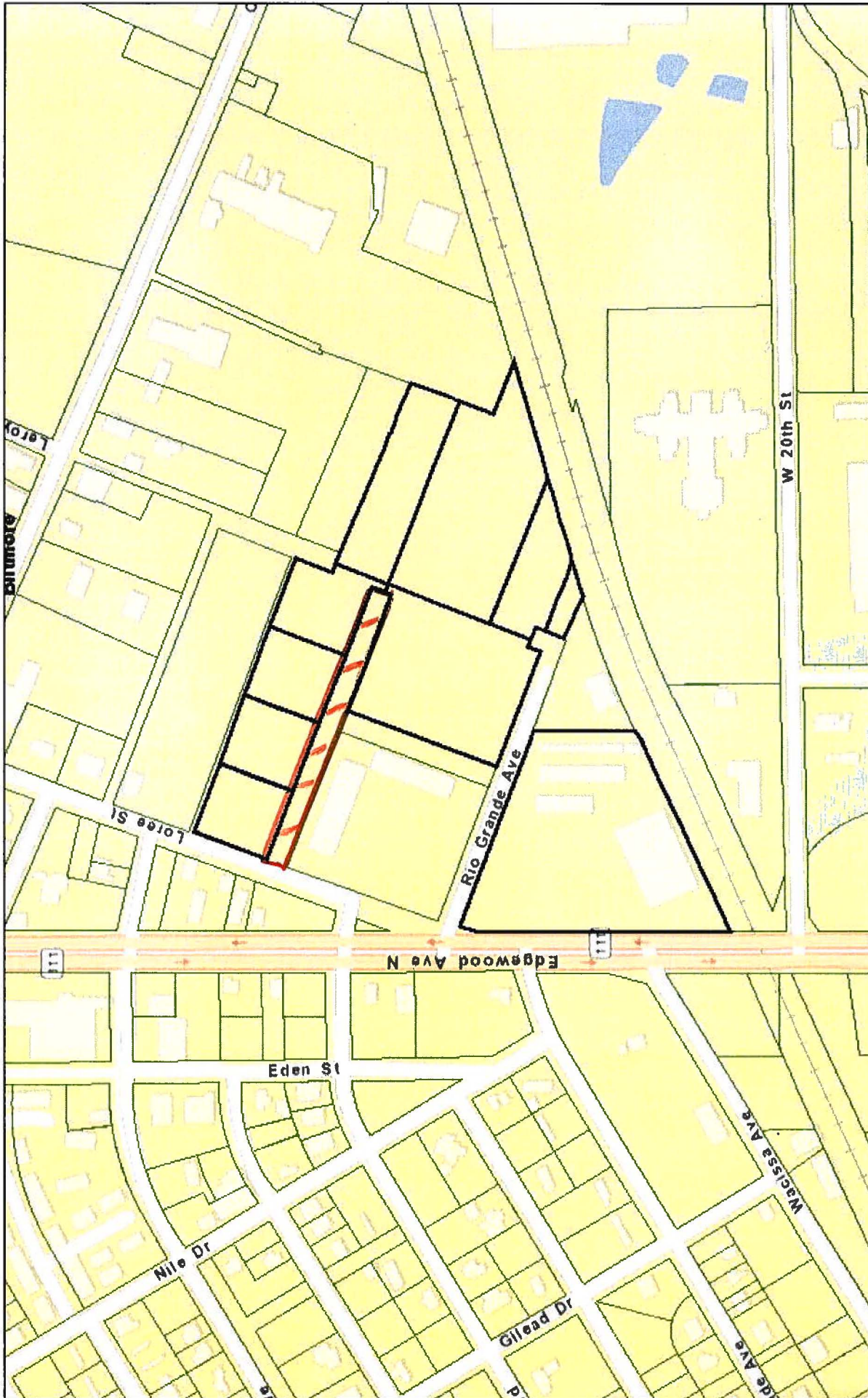
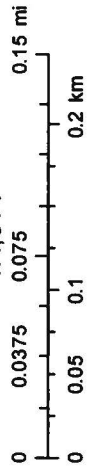


Duval Map



1:4,514



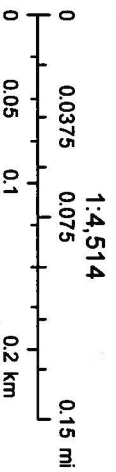
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

August 8, 2019

Duval Map



August 8, 2019



**PRELIMINARY -
NOT FOR
CONSTRUCTION**

ROADWAY ALIGNED

LOREE STREET

LOREE STREET

LEROY STREET

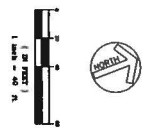
SITE AREAS	ACRES
CROSS SITE AREA	11.28
NET SITE AREA (EXCLUDES BUFFERS, WETLANDS/STW)	6.36
NO GRASS AVE. IMPROVEMENT AREA	7.58
LOREZ ST./POTOMAC AVE. PROPERTY AREA	3.78
E.A. EMUL AREA (POTOMAC AVE. PROPERTY)	0.29
WILLIAM AREA (LOREZ/POTOMAC)	2.84
VIA LANDSCAPE AREA (PRIVATE)	0.83
SPERMIOUS AREA	1.87
POND AREAS	7.88
	2.05

PARKING PROVIDED:
- 297' 00"
TRUCK SPACES (11' x 80') 187
TRUCK AND TRUCKER SPACES (11' x 80') 23
VEHICLE SPACES (8' x 18') 88

BY ALL INCLUSIVE
UTILITY EASEMENT
BY BUFFER

PROPOSED SAFE-1
WET DETENTION
POND (0.89 AC TOB)

PROPOSED SAFE-2
WET DETENTION
POND (0.8 AC TOB)



MATCHLINE

MATCHLINE

DATE: 05/07/18
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET: 4 OF 10

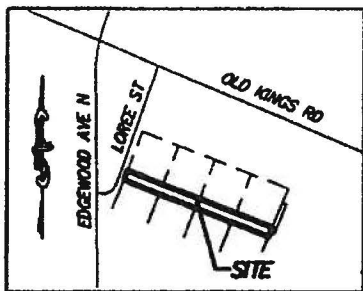
TRI STAR TRUCKING
SITE PLAN
Deval County Florida

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AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
578 RICHARD STREET SUITE 4 | JACKSONVILLE, FLORIDA 32206
PH: (904) 753-2222 | FX: (904) 753-2226
www.ava-engineers.com



EXHIBIT "A"



VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION:

A PORTION OF POTOMAC AVENUE, A PLATTED 50.00 FOOT RIGHT OF WAY, BILTMORE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 74, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN SECTION 55, TOWNSHIP 2 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 14 OF SAID BILTMORE GARDENS; THENCE RUN SOUTH 69°24'52" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID POTOMAC AVENUE, AS SHOWN ON SAID PLAT OF BILTMORE GARDENS, A DISTANCE OF 690.45 FEET TO THE SOUTHEAST CORNER OF TRACT 3 OF SAID BILTMORE GARDENS; THENCE RUN SOUTH 20°33'20" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF TRACT 2 OF SAID BILTMORE GARDENS AND THE SOUTH RIGHT OF WAY LINE OF SAID POTOMAC AVENUE; THENCE RUN NORTH 69°24'52" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 690.58 FEET TO THE NORTHWEST CORNER OF TRACT 15 OF SAID BILTMORE GARDENS AND THE EAST RIGHT OF WAY LINE OF LOREE STREET (LEHIGH AVE. BY SAID PLAT), A 60.00 FOOT PLATTED RIGHT OF WAY, AS SHOWN ON SAID PLAT OF BILTMORE GARDENS; THENCE RUN NORTH 20°42'19" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,526 SQUARE FEET (0.793 ACRES) MORE OR LESS.

SKETCH NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK. AS A REFERENCE FOR THIS SKETCH, THE NORTH RIGHT OF WAY LINE OF POTOMAC AVENUE HAS A BEARING OF SOUTH 69°24'52" EAST.
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3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. ADDITIONS OR DELETIONS TO THIS SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Kurt Stafflinger

Digitally signed by Kurt Stafflinger
CN=C=US, E=kstafflinger@dewberry.com,
OU=Jacksonville, OU=Jacksonville, CN=Kurt
Stafflinger
Date: 2019.03.08 08:35:06-0000

KURT STAFFLINGER DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5496
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

Handwritten initials and date: DSU 3-14-19

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
RIGHT OF WAY VACATION
OF POTOMAC AVENUE

SECTION 55, TOWNSHIP 02 SOUTH, RANGE 26 EAST

DUVAL COUNTY

FLORIDA



7220 FINANCIAL WAY SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: 904.423.4935
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

TRI-STAR SEMI TRUCK AND
TRAILER SERVICES, LLC

DATE: 02/11/19
REV DATE:

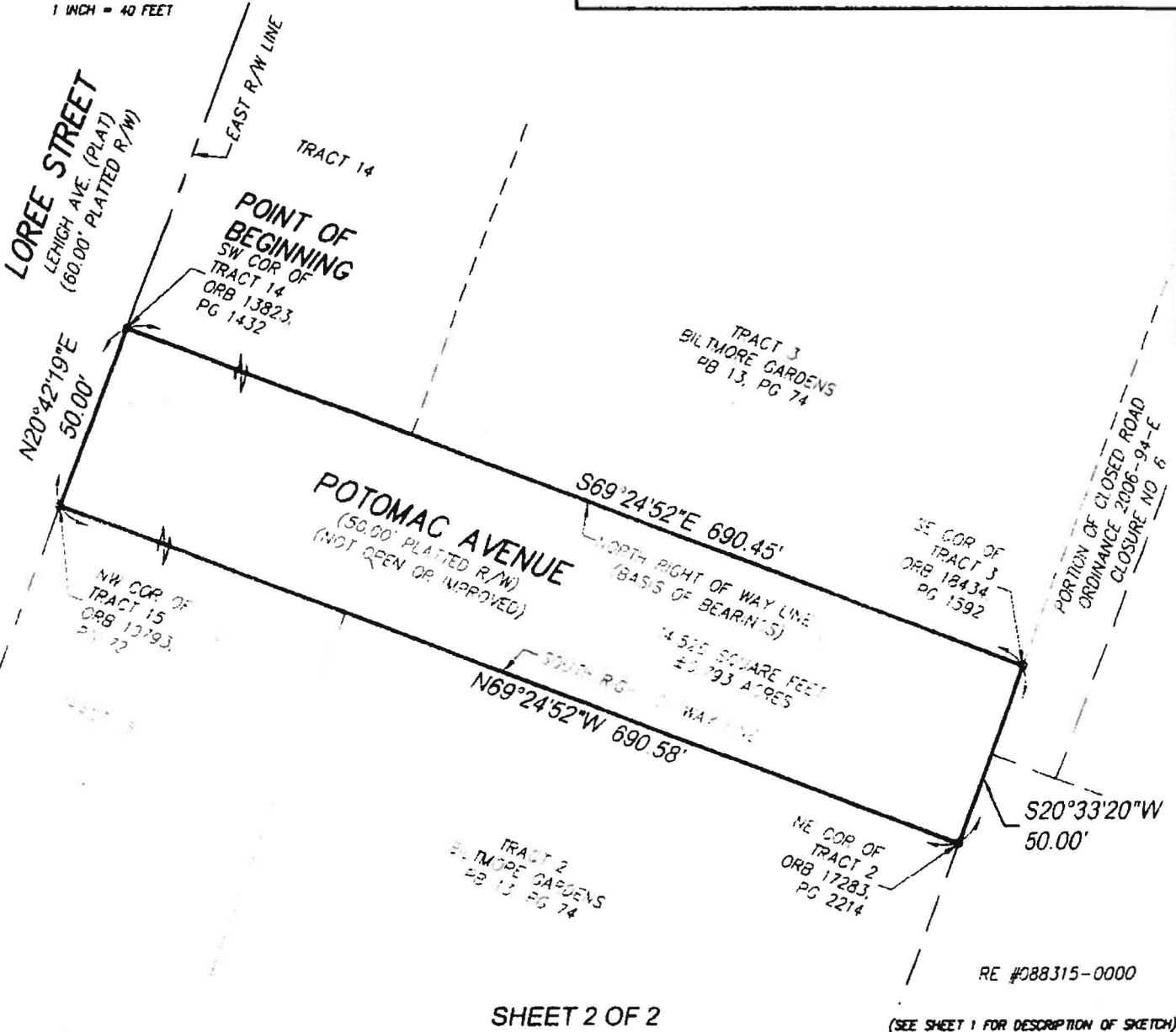
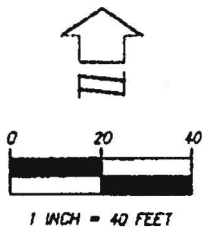
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CHECKED BY: KS

Drawn by: S:\Utilities\Planning\Tractor Trucking\DWG-Cad\DWG (R)-POT.dwg FR-POT Feb 11, 2019 11:25am by: rmorelhamo

EXHIBIT "A"

LEGEND:

	LINE BREAK
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
SEC	SECTION
O	CHANGE IN DIRECTION



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

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SECTION 55, TOWNSHIP 02 SOUTH, RANGE 26 EAST

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DATE: 02/11/19
REV DATE:
SCALE: 1" = 40'

PROJ: 50109270
DRAWN BY: RDM
CHECKED BY: KS

Drawing name: S:\Marketplace\History Tracking\UWC-CMAA\IR-PAT Job 11, 2019 11.21am, J. Hawthorne

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2019, by **TRI-STAR SEMI TRUCK & TRAILER SERVICES, LLC**, whose address is 2727 Edgewood Avenue North, Jacksonville, FL 32254 in favor of the **CITY OF JACKSONVILLE**, a Municipal Corporation, whose mailing address is 117 Duval Street West, Jacksonville, FL 32202 (City).

IN CONSIDERATION for the closure and abandonment of certain rights-of-way, by **CITY ORDINANCE** _____, a copy of which is attached hereto and incorporated by reference, located in Council District 10 and established by plat recorded in Plat Book 13, Page 74 of the Official Public Records of Duval County, Florida.

TRI-STAR SEMI TRUCK & TRAILER SERVICES, LLC, the Applicant and Grantor, its successors and assigns, will hold harmless, indemnify, and 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 areas, more particularly described in **Exhibit "A,"** attached hereto, 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, JEA or other utility companies of their reserved easement rights under the provisions of the reserved easement. 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 Applicant, its successors and assigns, for any repairs to or replacement of the improvements. Applicant, its successors and assigns, indemnify, defend, and hold City, JEA or other utility companies 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, use, existences, or removal of any improvements placed within the easement area by Applicant, its successors and assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

**GRANTOR:
TRI-STAR SEMI TRUCK & TRAILER
SERVICES, LLC**

(Sign) _____
(Print) _____

(Sign) _____
(Print) _____
Its Managing Member

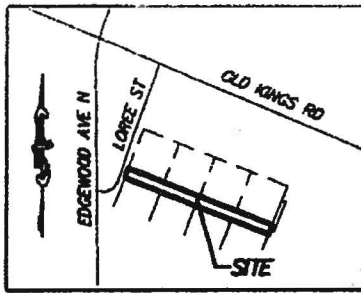
(Sign) _____
(Print) _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing was acknowledged before me this _____ day of _____, 20__ by _____, Managing Member, on behalf of **TRI-STAR SEMI TRUCK & TRAILER SERVICES, LLC**. Such person is personally known to me or produced _____ as identification.

**NOTARY PUBLIC
State of Florida**

EXHIBIT "A"



VICINITY MAP
(NOT TO SCALE)

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Digitally signed by Kurt Stafflinger
CN=C=US, E=kstafflinger@dewberry.com,
O=Dewberry, OU=Jacksonville, CN=Kurt
Stafflinger
Date: 2019.03.08 08:06:35-0500

Kurt Stafflinger

KURT STAFFLINGER DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5496
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

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SKETCH OF DESCRIPTION
-OF-
RIGHT OF WAY VACATION
OF POTOMAC AVENUE

SECTION 55, TOWNSHIP 02 SOUTH, RANGE 26 EAST

DUVAL COUNTY

FLORIDA



7220 FINANCIAL WAY SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: 904.423.4935
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

TRI-STAR SEMI TRUCK AND
TRAILER SERVICES, LLC

DATE: 02/11/19
REV DATE:

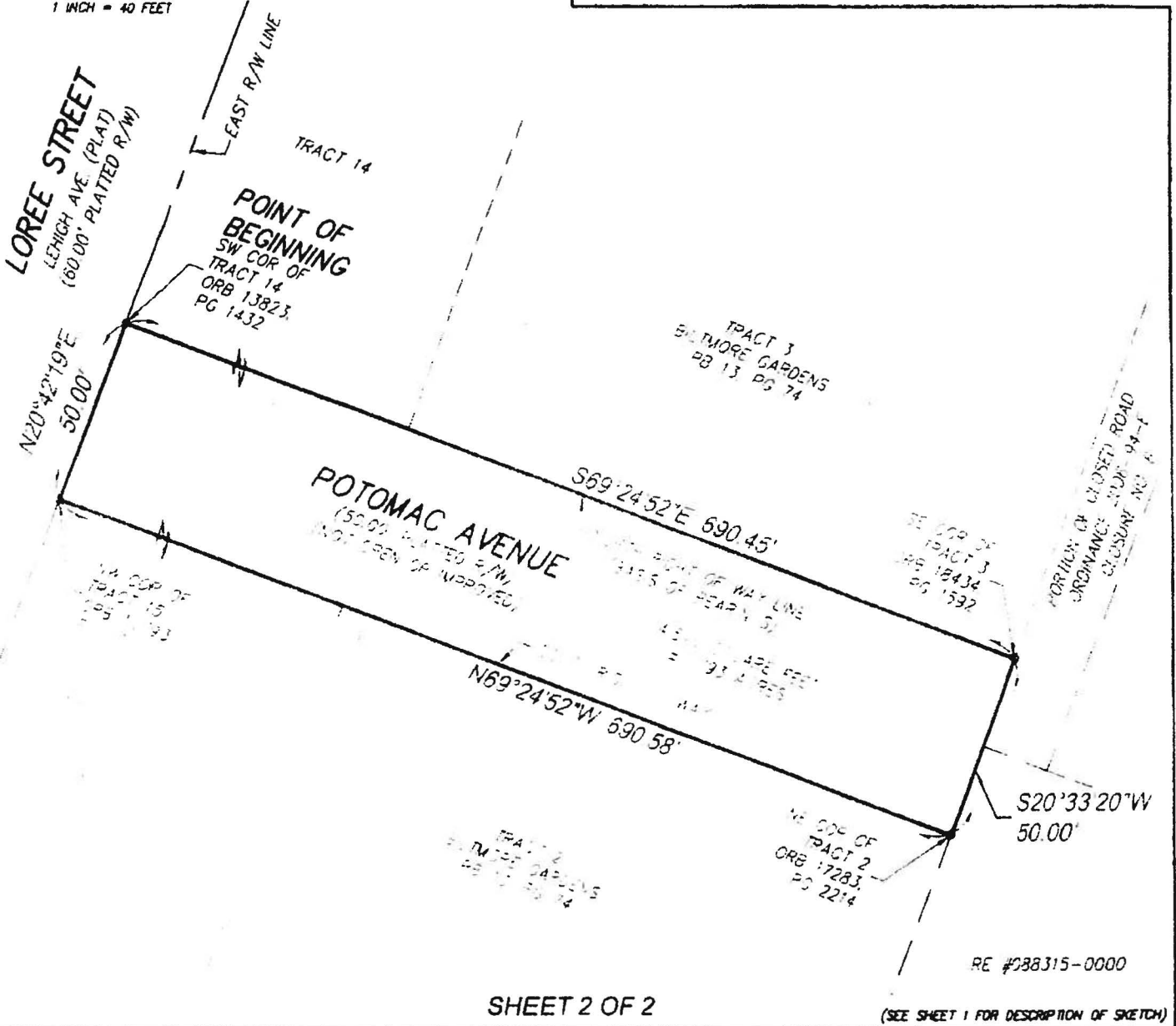
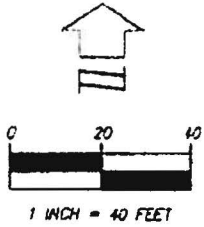
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CHECKED BY: KS

Drawing name: S:\Marketing\Planning\Interior\Trucking\DWG-Cad\DWG\19-001.dwg IR-PVJ Feb 11, 2019 11:22am by: rick@dwg.com

EXHIBIT "A"

LEGEND:

- LINE BREAK
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- SEC SECTION
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SHEET 2 OF 2

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