

This instrument prepared by:
Charles (Trey) F. Mills, III
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter “Declaration”) is made by the City of Jacksonville, a consolidated political subdivision and municipal corporation existing under the laws of Florida (hereinafter “GRANTOR”) and the Florida Department of Environmental Protection (hereinafter “DEP”). This Declaration, made pursuant to either Chapter 376 or 403, Florida Statutes (F.S.), is neither extinguished nor affected by the Marketable Record Title Act in accordance with section 712.03, F.S.

RECITALS

A. GRANTOR is the fee simple owner of that certain real property situated in the County of Duval, State of Florida, more particularly described in Exhibit “A” attached hereto and made a part hereof (hereinafter the “Property”).

B. The DEP Facility or ERIC Identification Number for the Property is ERIC_14817. The facility name at the time of this Declaration is Bishopgate Brownfield Site. This Declaration addresses the discharge that was reported to the DEP on December 7, 2020.

C. The discharge of arsenic and dieldrin on the Property is documented in the following reports that are incorporated by reference:

1. Groundwater Site Assessment Report dated December 7, 2020, submitted by Wood Environment & Infrastructure Solutions, Inc. (“Wood”);

2. Site Assessment Report Addendum dated August 5, 2021, submitted by Wood;
3. Second Site Assessment Report Addendum dated January 17, 2023, submitted by Terracon Consultants, Inc. (“Terracon”); and
4. Groundwater Monitoring Report dated February 12, 2024, submitted by Terracon.

D. The reports noted in Recital C set forth the nature and extent of the contamination that is located on the Property. These reports confirm that contaminated groundwater, as defined by Chapter 62-780, Florida Administrative Code (F.A.C.), exists on the Property. Also, these reports document that the groundwater contamination extends beyond the Property boundaries to adjacent property located at 500 and 555 Bishop Gate Lane, Jacksonville, Florida 32204.

E. It is GRANTOR’s and DEP’s intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. DEP has agreed to issue a Conditional Site Rehabilitation Completion Order (hereinafter “Order”) upon recordation of this Declaration and upon establishment of institutional controls on the adjacent property located at 500 and 555 Bishop Gate Lane, Jacksonville, Florida 32204 (Parcel ID Nos. 090148-0100 and 090143-0000) that together compose the contaminated site. DEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of arsenic and dieldrin increase above the levels in the Order, or if a subsequent discharge occurs at the Property, DEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable DEP rules. The Order can be obtained by contacting the appropriate DEP district office or Tallahassee program area.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Property that an Order be obtained and that the Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce DEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes on the Property the following restrictions and requirements:
 - a. Groundwater Use. There are restrictions on use of the groundwater under the Property. Any monitoring wells installed on the Property shall be pre-approved in writing by DEP’s Division of Waste Management (DWM) in addition to any authorizations required by the Division of Water Resource Management (DWRM) and the Water Management District (WMD).

For any other groundwater wells to be installed on the Property, a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure there will be no exposure to contaminated groundwater must be

submitted to the DEP's DWM. The plan must include the well location, drilling method, casing depth, total depth, proposed maximum daily flow rate and volume, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the proposed groundwater extraction will not cause the spread or migration of contaminated groundwater and that receptors will not be exposed as a result of contaminant migration. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media encountered during installation. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. A revised exhibit must be amended to the Declaration and recorded when any groundwater well is altered, modified, expanded, or constructed. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the installation of groundwater wells at the Property must be provided along with the plan submitted to DEP's DWM. DEP will rely on this Declaration and certified plan to construct new or modify existing groundwater wells to ensure that there is no exposure to contaminated groundwater entering into new or expanded groundwater wells resulting in risk to human health, public safety or the environment due to the contaminated site. Construction of groundwater wells on the Property could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct groundwater wells on the Property, GRANTOR shall submit the certified plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the proper abandonment of the wells and the resumption of site rehabilitation activities if any such groundwater wells are constructed or commenced without submittal of a certified plan.

- b. Dewatering. For any dewatering activities on the Property, a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated must be submitted to DEP's DWM. The plan must include the location(s) of the dewatering activity and the effluent disposal area(s) relative to known areas of groundwater contamination, proposed flow rates, duration, volume, estimated drawdown, (based upon design calculations), a technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment and handling of any contaminated groundwater that may be encountered during dewatering. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to DEP's DWM. DEP will rely on this Declaration, Rule 62-621.300, F.A.C., and the guidance incorporated therein, and the signed and sealed dewatering plan

as the institutional controls to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. For this reason, if GRANTOR seeks to conduct dewatering on the Property, GRANTOR shall submit the signed and sealed plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. The dewatering plan must ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without submittal of a signed and sealed plan.

- c. Stormwater Features. Currently there are no stormwater swales, stormwater detention or retention facilities, or ditches on the Property. If stormwater features must be constructed, modified, altered or expanded, a plan signed and sealed by a Florida-registered professional engineer, or a Florida-registered professional geologist must be submitted to DEP's DWM in addition to any authorizations required by the DWRM and the WMD. The plan must include the feature location, construction and design specifications relative to known areas of soil and groundwater contamination, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the new stormwater facilities will not cause the migration of contamination. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media that may be encountered during construction. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to DEP's DWM. A revised exhibit must be amended to the Declaration and recorded when any stormwater feature is altered, modified, expanded, or constructed DEP will rely on this Declaration and certified plan to construct new or modify existing stormwater features to ensure that there is no exposure to contaminated groundwater entering into new or expanded stormwater features resulting in risk to human health, public safety or the environment due to the contaminated site. Construction of stormwater swales, stormwater detention or retention features, or ditches on the Property could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct stormwater features on the Property, GRANTOR shall submit the certified plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the

resumption of site rehabilitation activities if any such stormwater features are constructed or commenced without submittal of a certified plan.

3. All references to “GRANTOR” and “DEP” shall also mean and refer to their respective legal representatives, successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, DEP is hereby granted a right of entry upon, over and through, and access to the Property at reasonable times and with reasonable notice to GRANTOR. Access to the Property is provided via the immediately adjacent public rights-of-way of Bishop Gate Lane and Lomax Street.

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and DEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. DEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of DEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of DEP’s rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and DEP as provided in paragraph 7 below. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by this Declaration. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify DEP in writing within three (3) calendar days.

6. In order to provide notice and preserve these restrictions, GRANTOR shall record this Declaration in the official records of the county where the Property is located. The GRANTOR shall also make specific reference to this Declaration in the legal description of the Property in any subsequent lease or deed of conveyance by specifically referencing the official records book and page of record or instrument number of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Property, GRANTOR agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Declaration.

7. This Declaration is binding until a release is executed by the DEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from DEP to remove or amend any requirement herein, cleanup target levels established pursuant to Florida Statutes and DEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendment, including new or revised exhibits, must be executed by both GRANTOR and DEP and be recorded by GRANTOR as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Property in fee simple and has good right to create, establish, and impose this Declaration on the use of the Property.

The remainder of this page is intentionally left blank

IN WITNESS WHEREOF, the City of Jacksonville has executed this instrument, this _____ day of _____, 2026.

GRANTOR
City of Jacksonville

James R. McCain, Jr.
Corporation Secretary

Donna Deegan, Mayor
117 West Duval Street
Jacksonville, FL 32202

Signed, sealed and delivered in the presence of:

Witness: _____ Date: _____

Print Name: _____

Mailing Address: _____

Witness: _____ Date: _____

Print Name: _____

Mailing Address: _____

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by {{either _____ [if individual capacity] [OR] by _____ as _____ for the City of Jacksonville.

Personally Known _____ OR Produced Identification _____.
Type of Identification Produced _____.

Signature of Notary Public

Print Name of Notary Public

Commission No. _____

Commission Expires _____

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel _____.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this _____ day of _____, 2026.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

GREGORY STRONG
Director of District Management
Department of Environmental Protection
Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, FL 32256-7590

Signed, sealed and delivered in the presence of:

Witness: _____ Date: _____
Print Name: _____
Mailing Address: _____

Witness: _____ Date: _____
Print Name: _____
Mailing Address: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by Gregory Strong as representative for the Florida Department of Environmental Protection.

Personally Known _____ OR Produced Identification _____.
Type of Identification Produced _____.

Signature of Notary Public

Print Name of Notary Public
Commission No. _____
Commission Expires: _____

Exhibit "A"

Legal Description of Property

BISHOP GATE LANE PROPERTY (NEXT FOUR PAGES)

MAP SHOWING A SPECIFIC PURPOSE SURVEY

RIVERSIDE

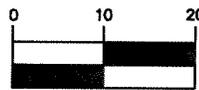
BLOCK 5
D.B. Q, PG. 31

PARCEL 1
O.R.B. 18667, PG. 29

LOT 2
LOT 3



GRAPHIC SCALE



(IN FEET)
1" = 20'

Point of Beginning

N: 2174468.72
E: 442580.91

SHEET 1
SHEET 2

ASPHALT
N22°26'57"E 40.00'

N: 2174431.75
E: 442565.64

SHEET 2
SHEET 3

5 STORY BRICK AND FRAME
O.R.B. 18030, P. 543

S67°33'03"W
182.47'

BISHOP GATE LANE
(40' R/W)

MATCH LINE

CONC WALK
12" PALM
18" PALM
16" PALM
14" PALM
13" PALM

MATCH LINE

ASPHALT

N67°33'03"W
193.96'

5 STORY BRICK AND FRAME
S'LY R/W LINE

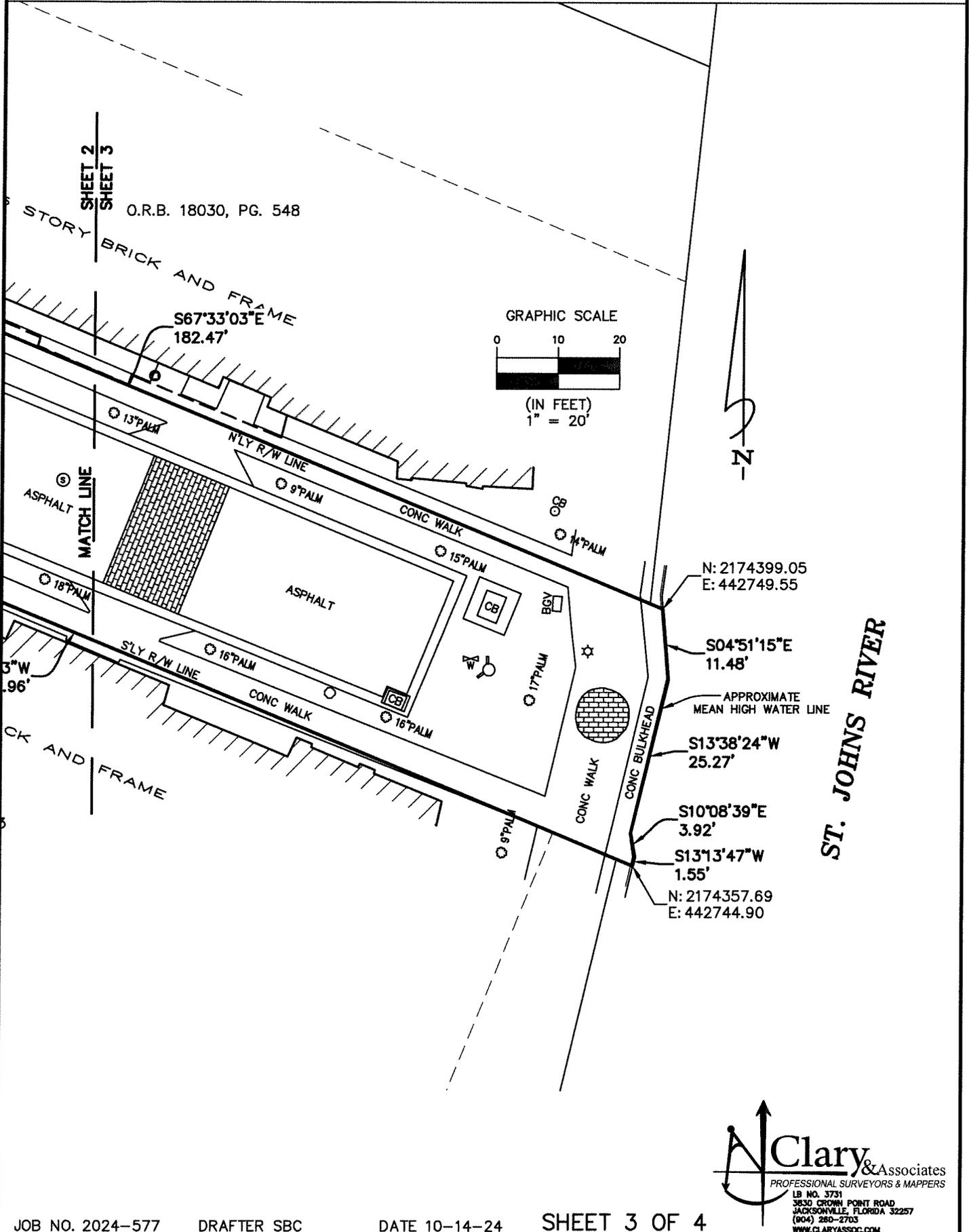
HEDRICKS SUBDIVISION

BLOCK 5
P.B. 1, PG. 114

O.R.B. 18030, PG. 543

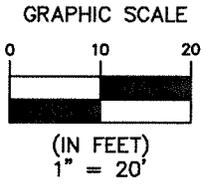


MAP SHOWING A SPECIFIC PURPOSE SURVEY



SHEET 2
SHEET 3

O.R.B. 18030, PG. 548



N: 2174399.05
E: 442749.55

S04°51'15"E
11.48'

APPROXIMATE
MEAN HIGH WATER LINE

S13°38'24"W
25.27'

S10°08'39"E
3.92'

S13°13'47"W
1.55'

N: 2174357.69
E: 442744.90

ST. JOHNS RIVER

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JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

MAP SHOWING A SPECIFIC PURPOSE SURVEY

A PORTION OF SECTION 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RIVERSIDE AVENUE (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT OF WAY LINE OF BISHOP GATE LANE (A 40 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 67°33'03" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 320.60 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°33'03" EAST, ALONG LAST SAID LINE, 182.47 FEET, TO THE EASTERLY FACE OF A CONCRETE BULKHEAD AT THE WESTERLY MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHERLY, ALONG THE LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 04°51'15" EAST, 11.48 FEET; COURSE NO. 2: SOUTH 13°38'24" WEST, 25.27 FEET; COURSE NO. 3: SOUTH 10°08'39" EAST, 3.92 FEET; COURSE NO. 4: SOUTH 13°13'47" WEST, 1.55 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BISHOP GATE LANE; THENCE NORTH 67°33'03" WEST, ALONG LAST SAID LINE, 193.96 FEET; THENCE NORTH 22°26'57" EAST, 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES, MORE OR LESS.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NW'LY R/W LINE OF BISHOP GATE LANE AS S67°33'03"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
2. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SPECIFIC PURPOSE SURVEY SHOWING TREES LOCATED IN ACCORDANCE WITH DUVAL COUNTY TREE ORDINANCE.
3. MEASUREMENTS ON TREES REFER TO DIAMETER DIMENSIONS AT BREAST HEIGHT LEVEL (DBH).
4. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
5. INTERIOR IMPROVEMENTS NOT LOCATED, EXCEPT AS SHOWN HEREON.
6. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
7. CROSS REFERENCE: BOUNDARY SURVEY BY GAI CONSULTANTS DATED: 10-06-2020.
8. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983/2011).
9. THE APPROXIMATE MEAN HIGH WATER LINE, AS SHOWN ON THIS MAP IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL PROTECTION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACTS AND RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY BOUNDARY OF JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE OR COURT OF LAW.

LEGEND

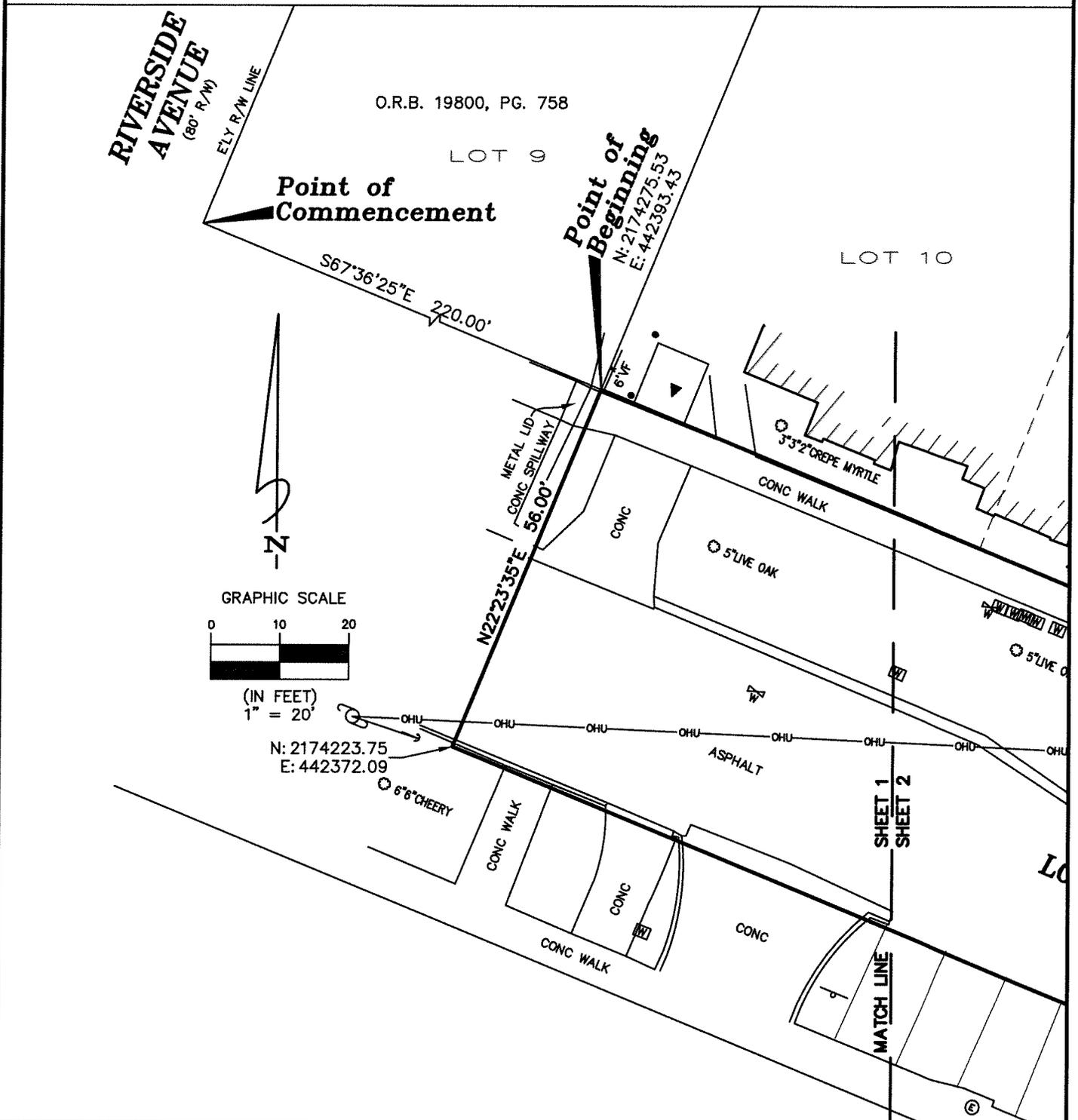
OHU	=	OVERHEAD UTILITIES
R/W	=	RIGHT OF WAY
BGV	=	BELOW GROUND VAULT
CONC	=	CONCRETE
CB	=	CATCH BASIN
CI	=	CURB INLET
— —	=	SIGN
⊠	=	WATER METER
→	=	GUY ANCHOR
⊕	=	UTILITY POLE
⊙	=	CLEAN-OUT
☆	=	LIGHT POLE
⊗	=	POST
⊛	=	TREE (SIZE & TYPE AS NOTED)
○	=	MONITOR WELL
⚡	=	FIRE HYDRANT
▼	=	TRANSFORMER
⊕	=	MANHOLE SANITARY
▣	=	BRICK PAVEMENT
⚓	=	WATER VALVE



TOGETHER WITH:

LOMAX STREET PROPERTY (NEXT FOUR PAGES)

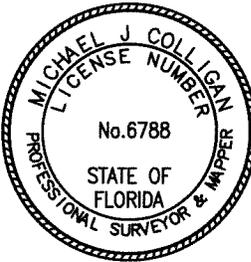
MAP SHOWING A SPECIFIC PURPOSE SURVEY



JOB NO. 2024-615
 DRAFTER SBC
 DATE 10-14-24
 SCALE 1"=20'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



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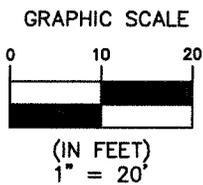
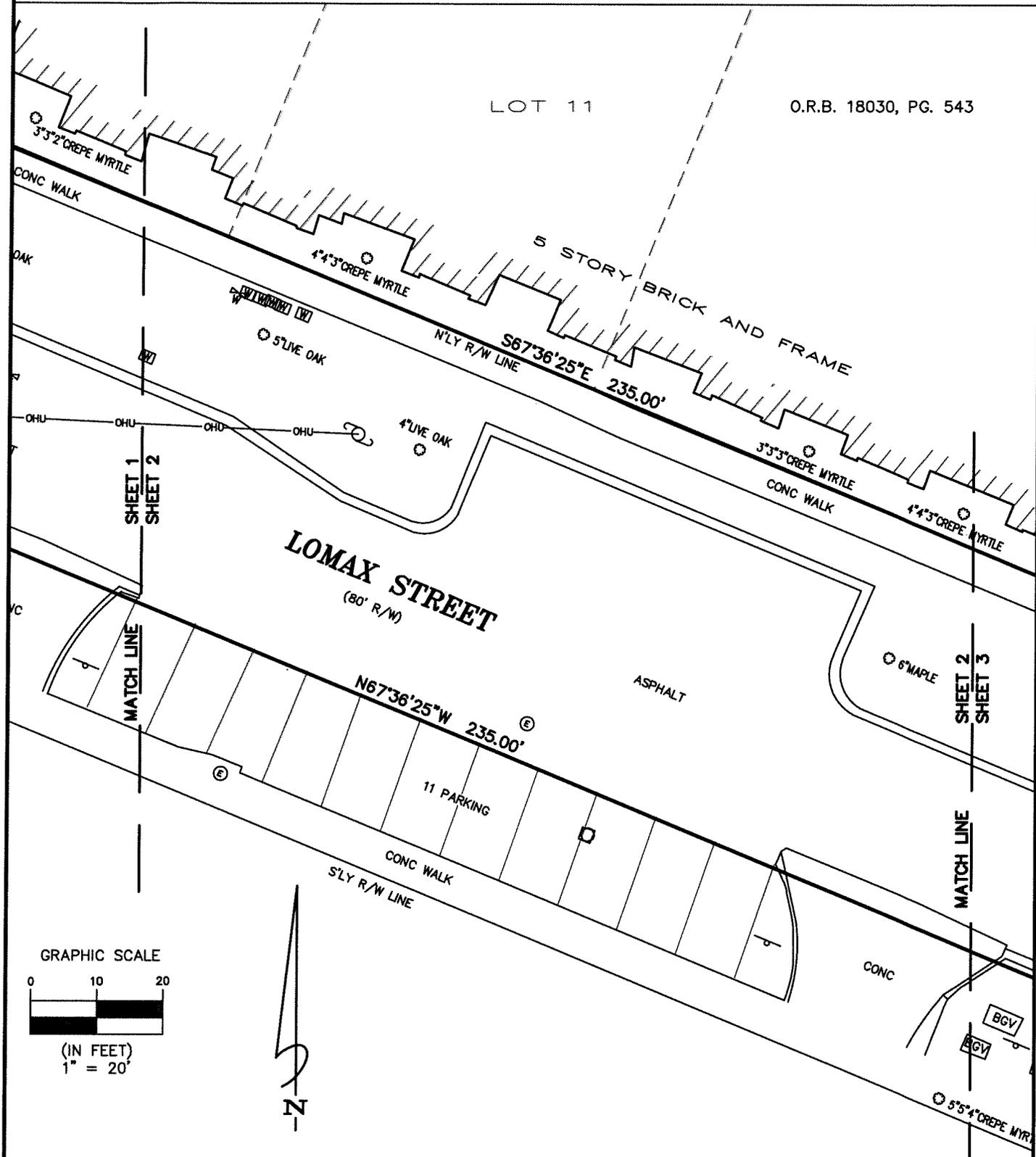
SHEET 1 OF 4

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING A SPECIFIC PURPOSE SURVEY

LOT 11

O.R.B. 18030, PG. 543



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CONTAINING 0.30 ACRES, MORE OR LESS.

GENERAL NOTES:

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LEGEND

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CI	=	CURB INLET
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	=	WATER METER
	=	GUY ANCHOR
	=	UTILITY POLE
	=	CLEAN-OUT
	=	LIGHT POLE
	=	POST
	=	TREE (SIZE & TYPE AS NOTED)
	=	MONITOR WELL
	=	MANHOLE ELECTRIC
	=	TRANSFORMER
	=	MAN HOLE SANITARY
	=	WATER VALVE COVER