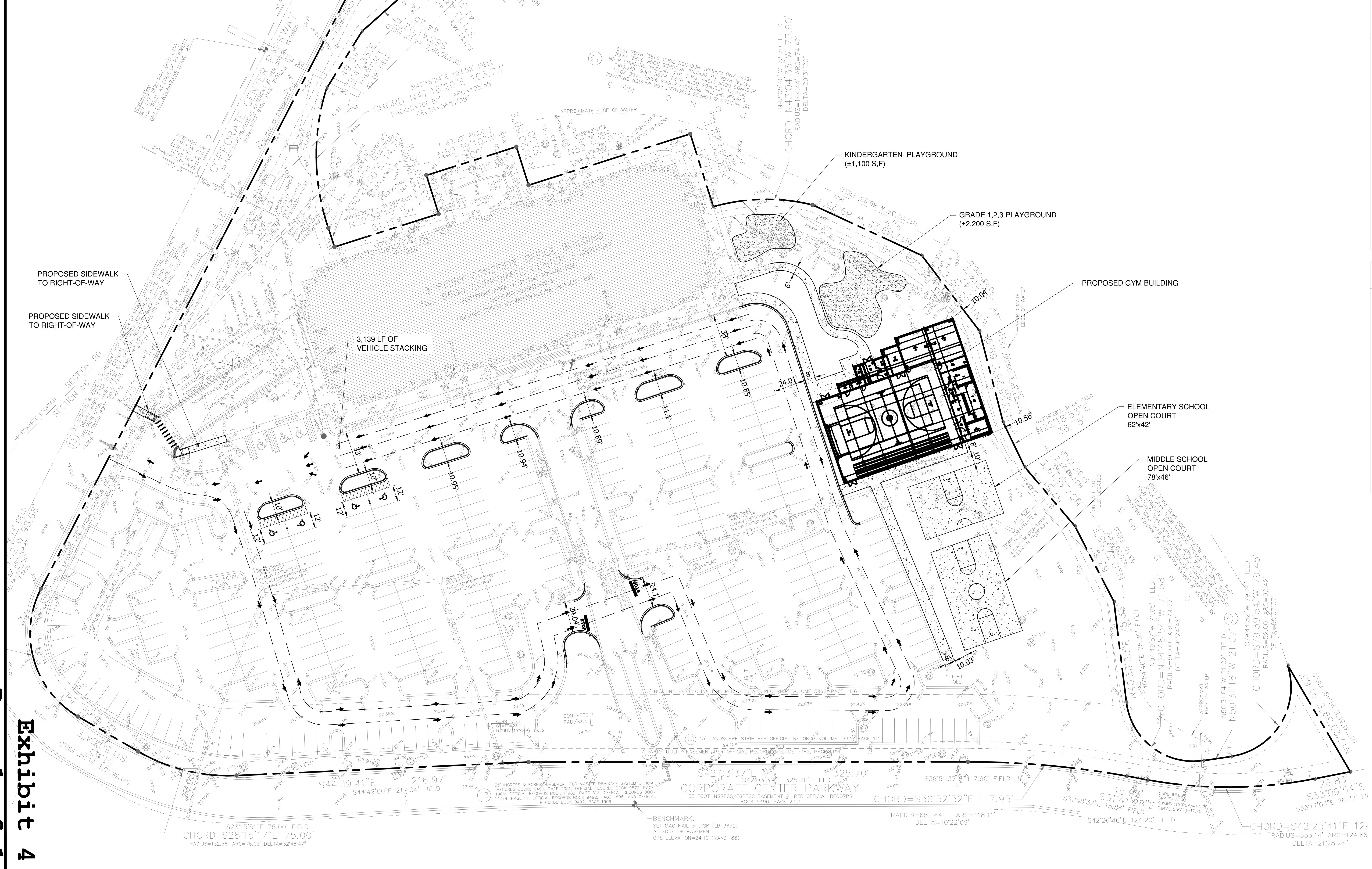
LEGAL DESCRIPTION

A PART OF THE FRANCIS RICHARD GRANT, SECTIONS 50 AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SOUTHPOINT PARKWAY, A 70 FOOT RIGHT OF WAY AS ESTABLISHED BY OFFICIAL RECORDS VOLUME 6170, PAGE 1255 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SALISBURY ROAD (AVENUE), A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 14°39'10" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 467.57 FEET; THENCE SOUTH 75°20'50" WEST, DEPARTING SAID RIGHT OF WAY LINE, 755.70 FEET; THENCE SOUTH 14°39'10" EAST, 95.53 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.62 FEET AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°18'44", AN ARC DISTANCE OF 90.94 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°31'01" WEST, 86.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 67°51'43", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°09'16" WEST, 22.33 FEET; THENCE SOUTH 75°16'57" WEST, 494.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 71.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°07'51", AN ARC DISTANCE OF 108.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°43'02" WEST, 98.68 FEET; THENCE SOUTH 11°50'54" EAST, 51.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS 132.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°48'47", AN ARC DISTANCE OF 76.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°15'17" EAST, 75.00 FEET; THENCE SOUTH 44°39'41" EAST, 216.97 FEET; THENCE SOUTH 42°03'37" EAST, 325.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 652.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°22'09" AN ARC DISTANCE OF 118.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°52'32" EAST, 117.95 FEET; THENCE SOUTH 31°41'28" EAST, 15.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 333.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°28'26", AN ARC DISTANCE OF 124.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°25'41" EAST, 124.13 FEET; THENCE SOUTH 53°09'54" EAST, 26.83 FEET; THENCE NORTH 17°29'39" EAST, 91.63 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°37'37", AN ARC DISTANCE OF 90.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°39'54" WEST, 79.45 FEET; THENCE NORTH 50°31'18" WEST, 21.07 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°24'48", AN ARC DISTANCE OF 79.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°48'54" WEST, 71.58 FEET; THENCE NORTH 40°53'30" EAST, 75.33 FEET; THENCE NORTH 20°37'58" EAST, 63.12 FEET; THENCE NORTH 07°38'19" EAST, 57.51 FEET; THENCE NORTH 22°18'53" EAST, 36.75 FEET; THENCE NORTH 33°28'25" EAST, 69.98 FEET; THENCE NORTH 10°35'05" EAST, 70.47 FEET; THENCE NORTH 17°09'25" WEST, 89.25 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 144.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°31'20", AN ARC DISTANCE OF 74.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°04'35" WEST, 73.60 FEET; THENCE NORTH 30°20'50" EAST, 56.71 FEET; THENCE NORTH 59°39'10" WEST, 125.77 FEET; THENCE NORTH 30°20'50" EAST, 30.00 FEET; THENCE NORTH 59°39'10" WEST, 70.00 FEET; THENCE SOUTH 30°20'50" WEST, 30.00 FEET; THENCE NORTH 59°39'10" WEST, 81.11 FEET; THENCE NORTH 30°20'50" EAST, 14.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 166.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°12'38", AN ARC DISTANCE OF 105.48 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°16'20" EAST, 103.73 FEET; THENCE NORTH 79°47'33" EAST, 49.51 FEET; THENCE SOUTH 83°41'02" EAST, 44.25 FEET; THENCE SOUTH 71°12'43" EAST, 41.31 FEET; THENCE NORTH 86°11'38" EAST, 32.69 FEET; THENCE NORTH 14°28'54" WEST, 5.97 FEET TO THE POINT OF BEGINNING.



SCALE IN FEET: 20 0 10 20

DATA SUMMARY

PARCEL ID #:	152570-1200
PROJECT LOCATION:	6600 CORPORATE CENTER PKWY. JACKSONVILLE, FL 32216
BUILDING SETBACKS:	FRONT: 50' REAR: 10' SIDE: 10' SIDE STREET: 50'
LANDSCAPE BUFFERS:	NORTH: 5' SOUTH: 15' EAST: 5' WEST: 15'
FLOOD ZONE:	'X' UNSHADED, PER FEMA MAP 12031C0388 H, DATED 06/03/2013
WATER/SEWER PROVIDED BY:	JEA

PARKING TABLE:

PARKING REQUIRED PER COJ 656.604:
KINDERGARTEN, ELEMENTARY & JUNIOR HIGH SCHOOL:
TWO SPACES FOR EACH CLASSROOM, OFFICE ROOM, & KITCHEN

GYM BUILDING: (2 CLASSROOMS + 1 OFFICE) x 2 = 6 SPACES
EXISTING BUILDING: (XX CLASSROOMS + X KITCHEN + XX OFFICES) x 2 = XXX

TOTAL REQUIRED SPACES: XX SPACES

PARKING PROVIDED:	
REGULAR SPACES:	301 (9x18)
ADA SPACES:	8 (12x18)
PARALLEL SPACES:	0 (8X16)
TOTAL PARKING PROVIDED:	309 SPACES
BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	2
LOADING SPACES REQUIRED:	1
LOADING SPACES PROVIDED:	1

LEGEND

- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- (5) # OF PARKING STALLS
- CT CURB TRANSITION
- RAMP DOWN: SIDEWALK RAMP (SLIP RESISTANT) (ADA COMPLIANT)

Exhibit4

January 22, 2025

Page 1 of 1

GBA
Goodson Bergen and Associates
CONSULTING ENGINEERS
Engineering License Number: CA32987
11555 CENTRAL PARKWAY, SUITE 103
JACKSONVILLE, FLORIDA 32224
Phone: (904) 519-7770
Fax: (904) 519-7776

PREPARED FOR:

ACOSTA CHARTER SCHOOL

ACOSTA CHARTER SCHOOL

DATE : 01/22/25
PROJECT NO. : TBD
DESIGNED BY : J. BERGEN (P.E.)
DRAWN BY : SCOTT MISHOE
SCALE : 1"=40'

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

CONCEPT PLAN-1

CP-1

SHEET