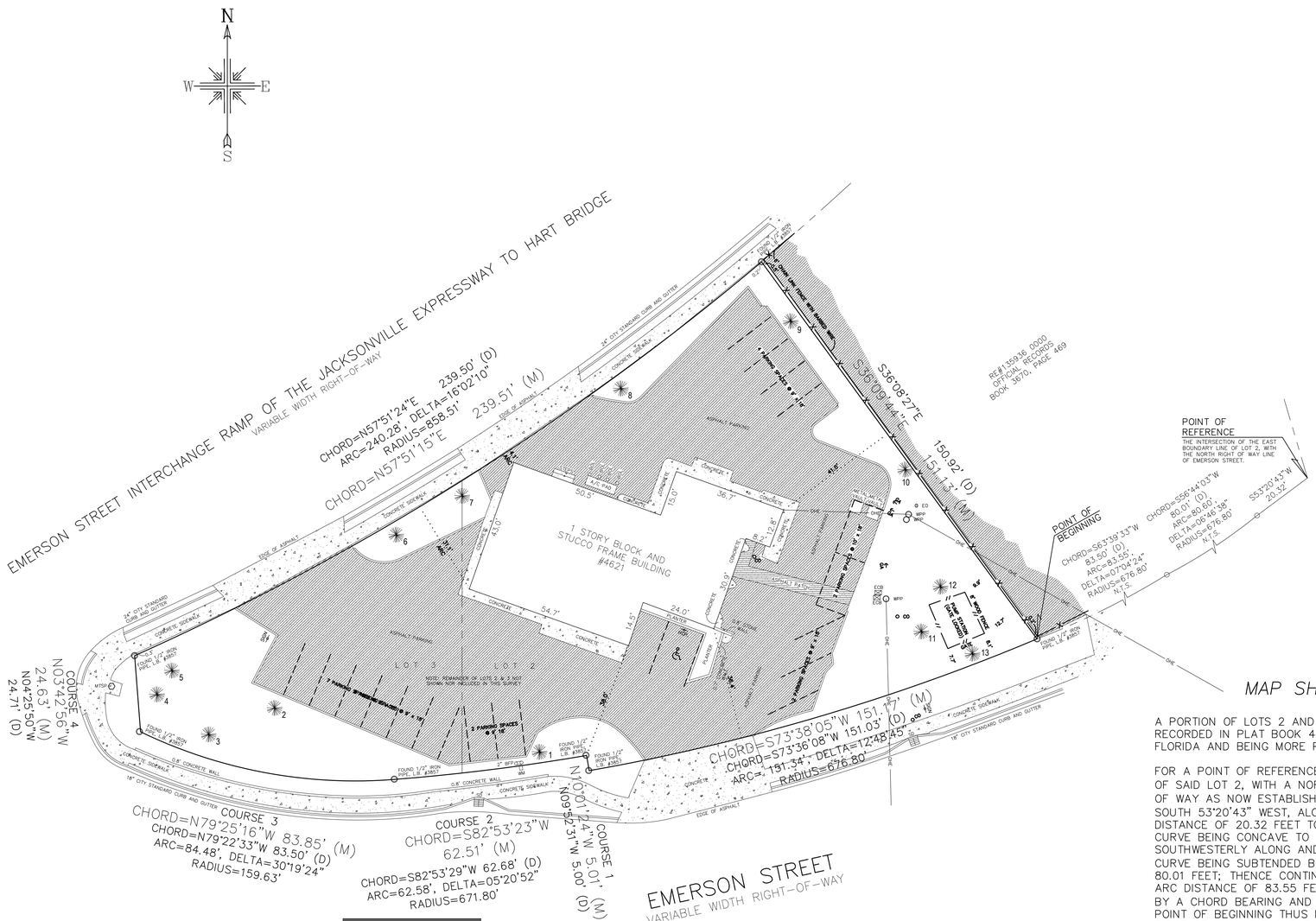


MAP SHOWING BOUNDARY SURVEY OF:

A PORTION OF LOTS 2 AND 3, BLOCK "C", AS SHOWN ON MAP OF HAGAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF SAID LOT 2, WITH A NORTH RIGHT OF WAY LINE OF EMERSON STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 53°20'43" WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE OF EMERSON STREET, A DISTANCE OF 20.32 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 676.80 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 80.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°44'03" WEST, 80.01 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE, AN ARC DISTANCE OF 83.55 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°39'33" WEST, 83.50 FEET; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTHWESTERLY ALONG AND AROUND SAID RIGHT OF WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 151.34 FEET TO THE SOUTHEAST CORNER OF ADDITIONAL RIGHT OF WAY FOR EMERSON STREET, RECORDED IN OFFICIAL RECORDS BOOK 8013, PAGE 778, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°36'08" WEST, 151.03 FEET; THENCE NORTHERLY, NORTHWESTERLY AND NORTHERLY ALONG THE NORTHERLY LINE OF SAID ADDITIONAL RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE NO. 1) NORTH 09°52'31" WEST, 5.00 FEET; COURSE NO. 2) SOUTHWESTERLY ALONG AND AROUND A CURVE WITH A RADIUS OF 671.80 FEET AND BEING CONCAVE TO THE NORTHWEST, AN ARC DISTANCE OF 62.58 FEET TO A POINT OF A COMPOUND CURVE, SAID CURVE HAVING A RADIUS OF 159.63 FEET AND BEING CONCAVE TO THE NORTHEAST; COURSE NO. 3) THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 84.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°22'33" WEST, 83.50 FEET; COURSE NO. 4) THENCE NORTH 04°25'50" WEST, A DISTANCE OF 24.71 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF EMERSON STREET INTERCHANGE RAMP OF THE JACKSONVILLE EXPRESSWAY, SAID POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 858.51 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 240.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°51'24" EAST, 239.50 FEET; THENCE SOUTH 36°08'27" EAST, DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 150.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING THE SAME AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6247, PAGE 2133, LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8013, PAGE 778, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND

SYMBOL	ABBREVIATION	DEFINITION
	BFP	BACK FLOW PREVENTER
	BOL	BOLLARD
–X–	C.L.	CHAIN LINK FENCE WITH BARBED WIRE
	CMP	CORRUGATED METAL PIPE
	CO	SANITARY CLEAN OUT
	ECB	ELECTRIC CONTROL BOX
	EO	ELECTRIC OUTLET
	ELEV.	ELEVATION
	F.F.E.	FINISHED FLOOR ELEVATION
	FH	FIRE HYDRANT
	GA	GUY ANCHOR
	HCP	HANDICAP PARKIING SIGN
	MP	METAL POST
	MTSP	METAL SIGN POST
–OHE–		OVERHEAD ELECTRIC LINE
	PVC	POLYVINYL CHLORIDE PIPE
	RCP	REINFORCED CONCRETE PIPE
	SANITARY MH	SANITARY MANHOLE
	S.D.	STORM DRAIN GRATE
	WPP	WOOD POWER POLE
	WM	WATER METER
	WV	WATER VALVE

CLIENT PROVIDED TREE SURVEY DATA		
TREE NUMBER	DIAMETER (IN)	TREE SPECIES
1	55	LAUREL OAK
2	14	LAUREL OAK
3	8	LAUREL OAK
4	51	LAUREL OAK
5	44	LAUREL OAK
6	42	LAUREL OAK
7	49	LAUREL OAK
8	48	LAUREL OAK
9	144	LAUREL OAK
10	82	LAUREL OAK
11	32	LAUREL OAK
12	43	LAUREL OAK
13	39	LAUREL OAK
14	38	LAUREL OAK
15	24	LAUREL OAK

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAP REVISED JUNE 3, 2013, COMMUNITY PANEL NO. 12031C 0386H.

BEARINGS BASED ON THE EAST LINE OF SUBJECT PROPERTY AS BEING S 36°08'27" E

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK C

— X — DENOTES 6' CHAIN LINK FENCE WITH BARBED WIRE UNLESS OTHERWISE NOTED

—// — DENOTES 8' WOOD FENCE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CRABTREE LAW, P.A.
JOSE MARCE–NETO

REVISED LEGAL DESCRIPTION – OCTOBER 22, 2018

SOLID ROCK
ENGINEERING CONSULTANTS, INC.
"CIVIL ENGINEERING FROM THE GROUND DOWN"
10365 SOUTH HOOD ROAD, SUITE 206, JACKSONVILLE, FLORIDA 32257
PH: (904) 425-6711 - FAX: (904) 425-6710
EMAIL: John@SolidRoadEngineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 9991

EXISTING CONDITIONS
OUTDOOR DISPLAY
FOR
NEW VIEW GRANITE

REV.	DATE	REVISIONS

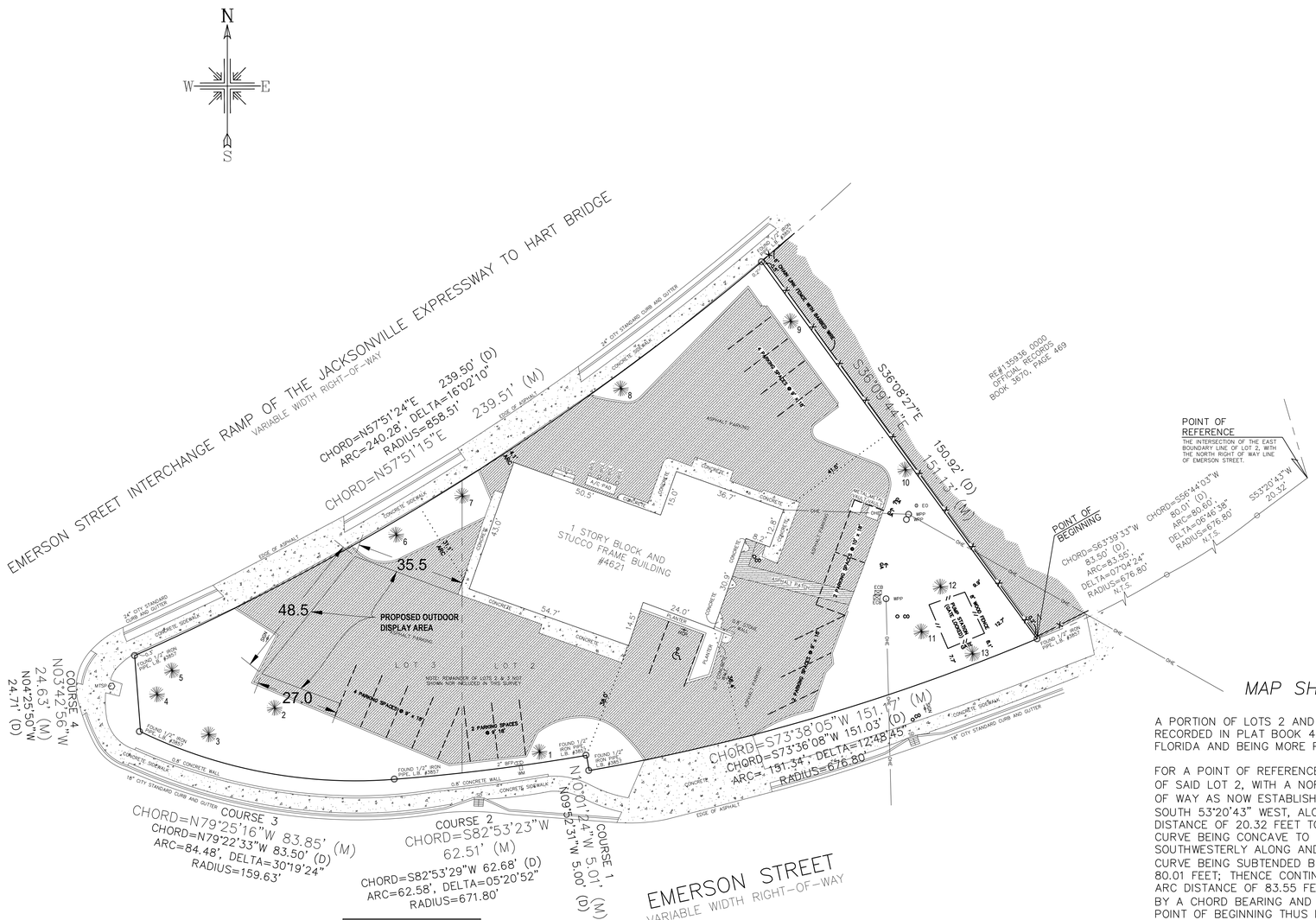
CITY ■ COUN ☐ WMD ☐ FDEP ☐ JEA ☐ TOWN ☐ FDOT ☐ COUNTY ☐ S.R. ☐

JOB NO. 9203
DRAWN BY: JNP
DATE: 07/22/2019
SCALE: 1"=20'

James K. Johns
P.E. # 39398

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAMES K. JOHNS, PE. DATE PRINTED: 07/22/19. A SIGNATURE AND SEAL MUST BE ADDED TO THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

C-1
DRAWING NO.



SITE DATA SUMMARY

TOTAL ANTICIPATED NUMBER OF PHASES:	1 PHASE	
BUILDING SIZE:	3,600 S.F.	14.1%
PAVEMENT/SIDEWALKS:	14,258 S.F.	55.9%
OPEN SPACE/LANDSCAPED AREAS:	7,662 S.F.	30.0%
TOTAL SITE AREA:	25,520 S.F.	100%
EXISTING ZONING:	CCG-1	
PROPOSED ZONING:	PUD	

PARKING REQUIRED (PER SEC. 656.604(f)(1):
3 SPACES FOR EACH 1,000 SF GROSS FLOOR AREA
MAX. NUMBER OF SPACES ALLOWED: 6 SPACES FOR EACH 1,000 SF GROSS FLOOR AREA
MINIMUM REQUIRED SPACES = 3,600 SF FLOOR AREA X 3/1,000 = 11 SPACES
MAXIMUM ALLOWABLE SPACES = 3,600 SF X 6/1,000 = 22 SPACES
REQUIRED HANDICAP SPACES (1-25 TOTAL SPACES) = 1 SPACE

TOTAL SPACES PROVIDED: 16 SPACES INCLUDING 1 HANDICAP SPACE

PERCENT BUILDING COVERAGE TO LOT AREA: 14.1%

CCG-1 BUILDING SETBACKS

FRONT YARD	NONE
SIDE YARD	NONE
REAR YARD	10 FEET

LEGEND

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CERTIFIED TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CRABTREE LAW, P.A.
JOSE MARCE-NETO

REVISED LEGAL DESCRIPTION – OCTOBER 22, 2018

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PROPOSED SITE MODIFICATION
OUTDOOR DISPLAY
FOR
NEW VIEW GRANITE

REVISIONS

REV.	DATE

CITY ■ COUNTY ☐ | WMD ☐ FDEP ☐ | JEA ☐ TOWN ☐ | FDOT ☐ COUNTY ☐ | S.R. ☐

JOB NO. 9203
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James K. Johns
P.E. # 89398

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C-2
DRAWING NO.