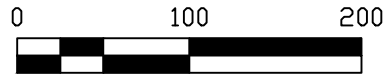
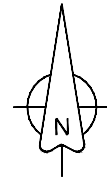


MAP SHOWING REZONING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE  
SCALE: 1" = 100'

BROWARD ROAD  
(COUNTY ROAD No. 588)  
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED)

458'±

APPROXIMATE "MEAN HIGH WATER LINE" OF THE TIDAL SALT MARSH OF THE TROUT RIVER (TAKEN FROM COJ GIS PAGE)

LAND USE : LDR  
ZONING: RLD-60

WETLAND JURISDICTIONAL AREA

S 51°47'26" W 347.11'

WETLAND JURISDICTIONAL LINE AS FLAGGED BY ROGER GALLOP

LAND USE : CGC  
ZONING: PUD

PARCEL "M"  
"M. L. BROWARD ESTATE"  
(Deed Book 823, page 433)

Section 13  
Section 14

LAND USE : CGC  
ZONING: CCG-1  
CORPORATE WARRANTY DEED  
FLORIDA PETRO, INC. to  
SHREE JALARAM, INC.  
O.R. BOOK 8763, PG. 262

POINT OF BEGINNING

POINT OF REFERENCE  
NORTHEAST CORNER OF  
GOVERNMENT LOT 8

15' FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO MITIGATION PARCEL (O.R. BOOK 11479, PG. 1007, EXHIBIT "B")

LAND USE : MDR  
ZONING: RMD-A

PARCEL "L"  
"M. L. BROWARD ESTATE"  
(Deed Book 823, page 433)

RE # 022158 0500  
THE RESERVE AT HERON COVE  
O.R. BOOK 11479, PG. 1007  
PARCEL "B"  
(BROWARD ROAD MITIGATION SITE)

WETLAND JURISDICTIONAL AREA

APPROXIMATE EDGE OF MARSH

EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007

JOB No. 51154  
MAP DATE: NOVEMBER 02, 2020  
CAD FILE NAME: 51154 REZONING MAP.Dwg

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MAP SHOWING REZONING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901( FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.
- 2) THIS REZONING SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS REZONING SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS REZONING SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS REZONING SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS REZONING SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.
- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
- 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS
- 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
- 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.
- 9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR REZONING SKETCH

LINE	BEARING	DISTANCE
L1	S 89°31'00" W	200.35'
L2	S 48°23'44" E	278.01'
L3	S 67°44'54" E	184.45'
L4	N 31°17'23" E	88.83'
L5	N 60°32'52" E	131.95'
L6	S 89°22'59" W	170.60'
L7	N 32°36'42" W	68.98'
L8	N 57°37'02" E	148.07'
L9	N 48°45'00" W	88.42'
L11	S 36°14'12" E	78.08'
L12	S 00°29'00" E	59.64'
L13	N 89°31'00" E	61.55'

CURVE TABLE FOR REZONING SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1202.51'	6°13'40"	130.70'	N 24°29'39" W	130.64'
C2	1202.51'	13°34'12"	284.81'	N 41°57'54" W	284.14'
C3	100.00'	44°37'39"	77.89	S 13°55'22" E	75.94'

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**MAP SHOWING REZONING SKETCH OF  
REZONING SKETCH**

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 200.35 FEET, TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007, ET SEQ, PARCEL "B", (BROWARD ROAD MITIGATION SITE) OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA:

COURSE No. 1: RUN THENCE, SOUTH 48°23'44" EAST, A DISTANCE OF 278.01 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 67°44'54" EAST, A DISTANCE OF 184.45 FEET, TO A POINT; RUN THENCE, NORTH 31°17'23" EAST, A DISTANCE OF 88.83 FEET, TO A POINT; RUN THENCE, NORTH 60°32'52" EAST, A DISTANCE OF 131.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "BROWARD ROAD", (COUNTY ROAD No. 588, A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), SAID POINT ALSO BEING ON THE ARC OF A CURVE BEING CONCAVE NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,202.51 FEET, THROUGH A CENTRAL ANGLE OF 06°13'40" TO THE LEFT, AN ARC DISTANCE OF 130.70 FEET, TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8763, PAGE 262 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°29'39" WEST, 130.64 FEET; RUN THENCE, ALONG THE SOUTHERLY, WESTERLY AND THEN NORTHERLY BOUNDARY LINES OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8763, PAGE 262 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°22'59" WEST, A DISTANCE OF 170.60 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 32°36'42" WEST, A DISTANCE OF 68.98 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 57°37'02" EAST, A DISTANCE OF 148.07 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, SAID POINT LYING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT -OF-WAY LINE OF "BROWARD ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

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## MAP SHOWING REZONING SKETCH OF

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,202.51 FEET, THROUGH A CENTRAL ANGLE OF 13°34'12" TO THE LEFT, AN ARC DISTANCE OF 284.81 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°57'54" WEST, 284.14 FEET;

COURSE No. 2: RUN THENCE, NORTH 48°45'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 88.42 FEET, TO A POINT; RUN THENCE, SOUTH 51°47'26" WEST, A DISTANCE OF 347.11 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°37'39" TO THE LEFT, AN ARC DISTANCE OF 77.89 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'22" EAST, 75.94 FEET; RUN THENCE, SOUTH 36°14'12" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 78.08 FEET, TO A POINT; RUN THENCE, SOUTH 00°29'00" EAST, A DISTANCE OF 59.64 FEET, TO A POINT ON THE DIVIDING LINE BETWEEN LOT "L" AND LOT "M", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 89°31'00" EAST, ALONG THE AFORESAID DIVIDING LINE, A DISTANCE OF 61.55 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 219,662 SQUARE FEET, OR 5.04 ACRES, MORE OR LESS, IN AREA.

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