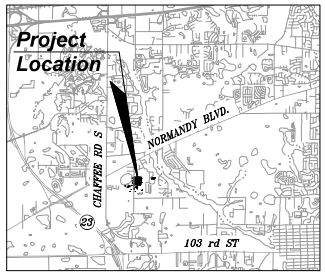


VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

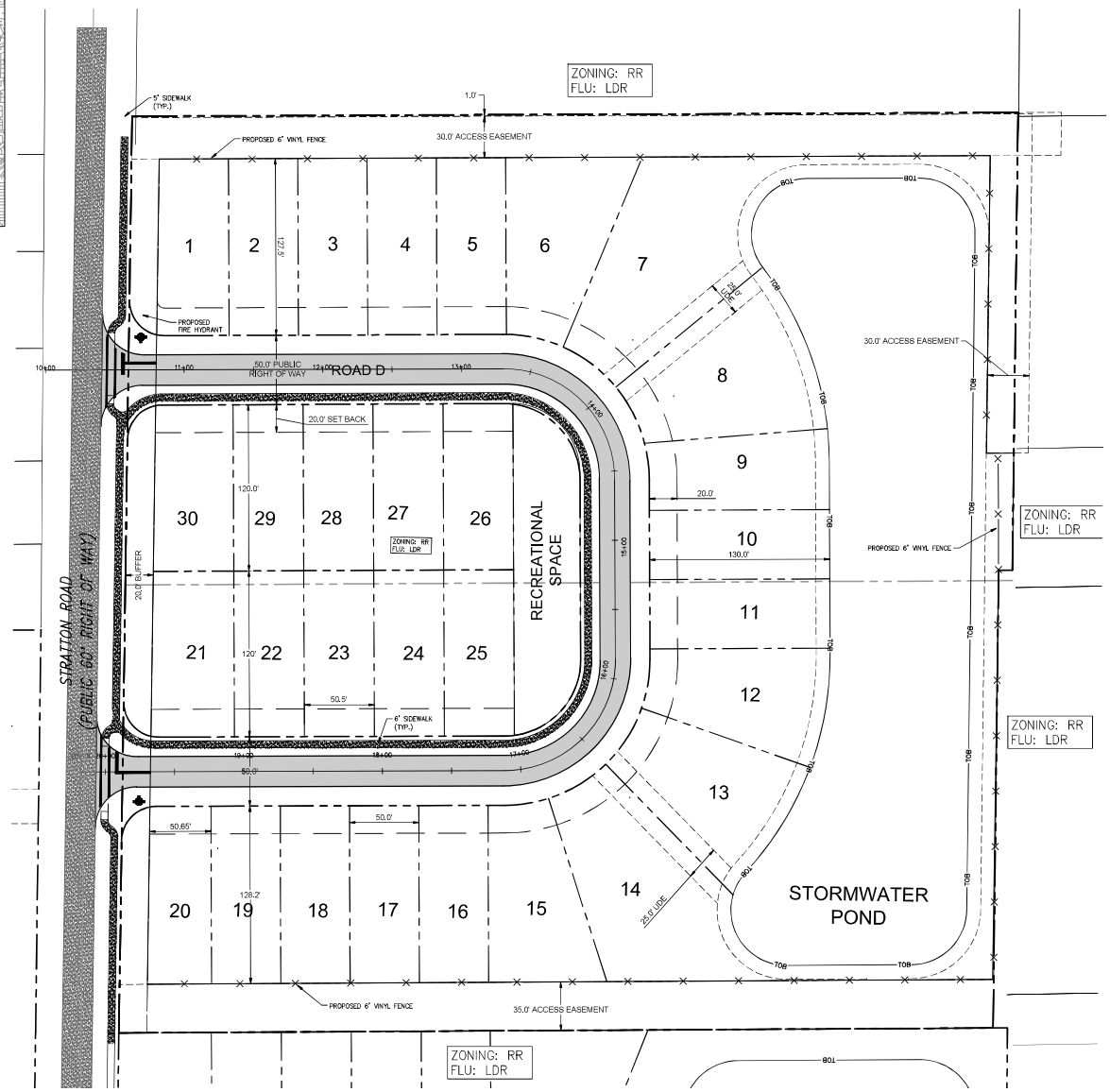
PARCEL 4
A PART OF TRACT 8 BLOCK 4 SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

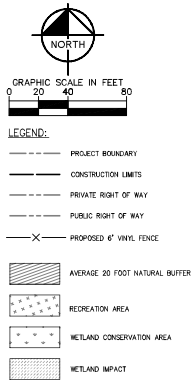
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 8 AND THE EASTERLY RIGHT OF WAY LINE OF STRATTON ROAD (A 60 FOOT RIGHT OF WAY): THENCE NORTH 88 DEGREES 11 MINUTES 40 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT 8, 639.45 FEET TO THE EASTERLY LINE OF SAID TRACT 8 ; THENCE SOUTH 00 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE, 330.38 THENCE SOUTH 88 DEGREES 09 MINUTES 20 SECONDS WEST, 640.04 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF SAID STRATTON ROAD; THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST 330.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5
A PART OF TRACT 8 BLOCK 4 SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STRATTON ROAD (60 FOOT R/W) AND THE SOUTHWESTERLY LINE OF SAID TRACT 8; THENCE NORTH 88 DEGREES 06 MINUTES 40 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 8 630.86 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 40 SECONDS WEST 330.34 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 20 SECONDS WEST, 630.16 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SAID STRATTON ROAD; THENCE SOUTH 00 DEGREES 44 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 330.82 FEET TO THE POINT OF BEGINNING.

RECREATION REQUIREMENTS	
REQUIRED 150 SF PER UNIT (150 x 30):	4,500 SF 0.10 Ac. MIN
PROVIDED:	10,469 SF 0.24 Ac.





SITE DATA TABLE	
RE# 012865 0100 ZONED: RR ACRE	
TOTAL SITE AREA	9.58 AC ± Ac.
WETLANDS PRESERVED	0.00 ± Ac.
WETLANDS IMPACTED	0.00 Ac.MAX.
DEVELOPABLE AREA	8.3± Ac.
TOTAL PROJECT AREA	9.5 ± Ac.
DEVELOPMENT SUMMARY:	
SINGLE FAMILY (MAX.)	30 LOTS
DEVELOPMENT CRITERIA:	
TOTAL RESIDENTIAL AREA	3.7 ± Ac.
70% MAXIMUM LOT COVERAGE	2.6 ± Ac.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	95'
MINIMUM LOT AREA	5,000 S.F.
SETBACKS:	
FRONT	20'
SIDE	5'
REAR	10'
MAXIMUM HEIGHT	35'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-»HORN AND ASSOCIATES, INC.
12740 GATEWAY OAKS LANE, SUITE 200
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY #696

LICENSED PROFESSIONAL
THOMAS INMAN, P.E.
FL LICENSE NUMBER
61713

PRINTED NAME AND DIGITALLY SIGNED AND SEALED BY THOMAS INMAN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT WERE NOT SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 045612002
DATE 11-30-2021
SCALE: AS SHOWN
DESIGNED BY: GJR
DRAWN BY: GJR
CHECKED BY: TI

PUD EXHIBIT E
STRATTON ROAD CHAU PARCEL
PREPARED FOR
Hart Resources LLC
JACKSONVILLE FL

SHEET NUMBER
EXHIBIT "E"

Plotted By:Rice, Greg Sheet Set:Starratt Duplexes Layout:PUD EXHIBIT PUD VERIFICATION PLAN November 30, 2021 08:04:08pm K:\JAX_Civil\045612002 - Stratton Road\Civil_PUD Verification\PSP-PUD SITE PLAN EXHIBIT Chau.dwg
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