

# The Utsey Road Parcel

## MAP SHOWING A TOPOGRAPHIC SURVEY OF

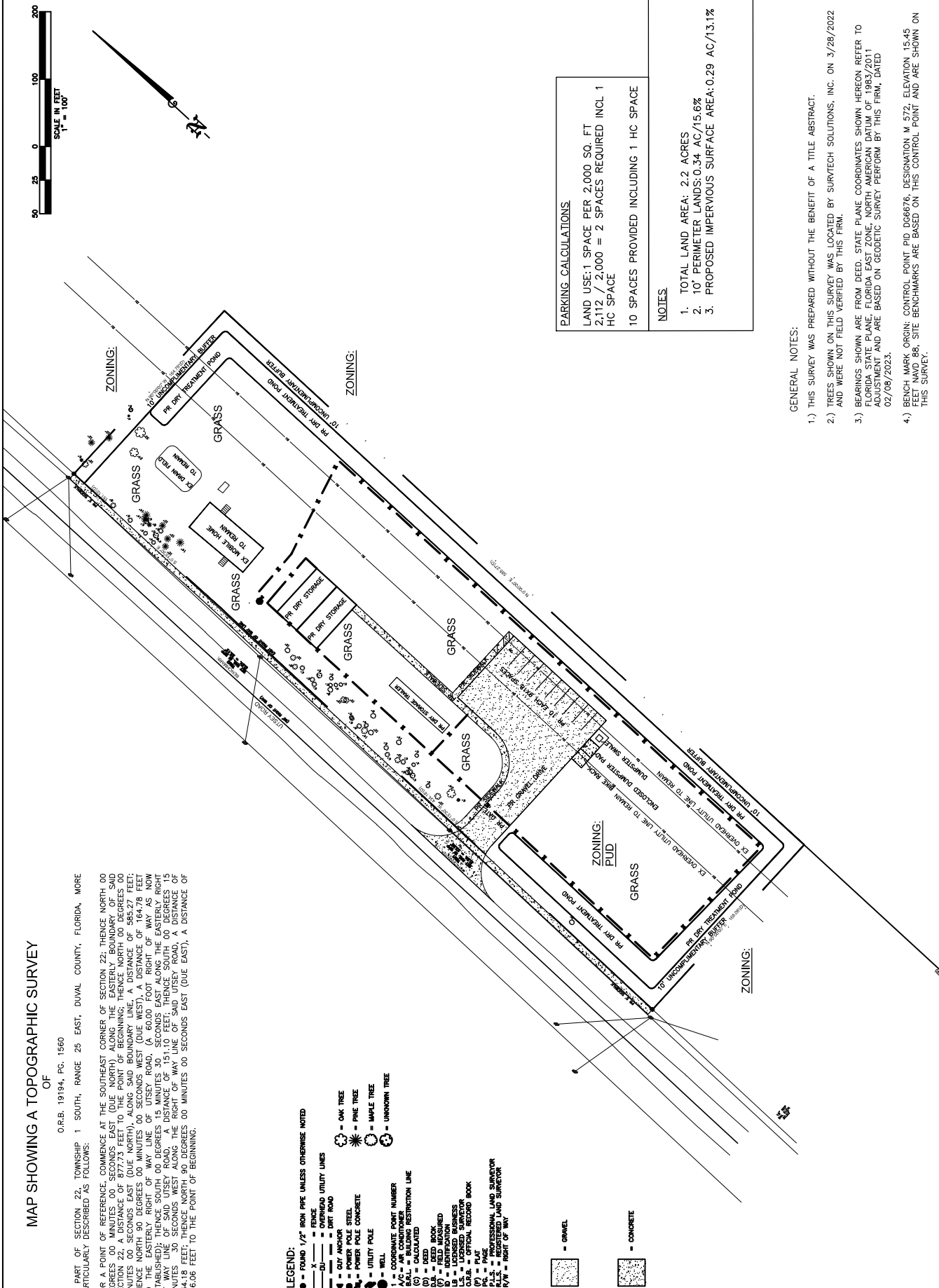
O.R.B. 19194, PG. 1560

A PART OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 87.77 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE NORTH), ALONG SAID BOUNDARY LINE, A DISTANCE OF 585.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (DUE WEST), A DISTANCE OF 164.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF UTSEY ROAD, (A 60.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF UTSEY ROAD, A DISTANCE OF 30 SECONDS WEST ALONG THE RIGHT OF WAY LINE OF SAID UTSEY ROAD, A DISTANCE OF 434.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (DUE EAST), A DISTANCE OF 166.06 FEET TO THE POINT OF BEGINNING.

- LEGEND:**
- = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
  - = OVERHEAD UTILITY LINES
  - = DIRT ROAD
  - = DIRT ANCHOR
  - = POWER POLE STEEL
  - = POWER POLE CONCRETE
  - = UTILITY POLE
  - = WELL
  - = COORDINATE POINT NUMBER
  - = CALCULATED
  - = BOUNDARY RESTRICTION LINE
  - = FIELD MEASURED
  - = LICENSED BUSINESS
  - = LICENSED SURVEYOR
  - = LICENSED SURVEYOR
  - = PLAT
  - = PAGE
  - = REGISTERED LAND SURVEYOR
  - = REGISTERED LAND SURVEYOR
  - = RIGHT OF WAY

- = GRASS
- = CONCRETE
- = GRASS
- = CONCRETE



**PARKING CALCULATIONS**  
 LAND USE: 1 SPACE PER 2,000 SQ. FT.  
 2,112 / 2,000 = 2 SPACES REQUIRED INCL 1 HC SPACE  
 10 SPACES PROVIDED INCLUDING 1 HC SPACE

**NOTES**  
 1. TOTAL LAND AREA: 2.2 ACRES  
 2. 10' PERIMETER LANDS: 0.34 AC/15.6%  
 3. PROPOSED IMPERVIOUS SURFACE AREA: 0.29 AC/13.1%

- GENERAL NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
  - TREES SHOWN ON THIS SURVEY WAS LOCATED BY SURVTECH SOLUTIONS, INC. ON 3/28/2022 AND WERE NOT FIELD VERIFIED BY THIS FIRM.
  - BEARINGS SHOWN ARE FROM DEED, STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT AND ARE BASED ON GEODETIC SURVEY PERFORM BY THIS FIRM, DATED 02/08/2023.
  - BENCH MARK ORIGIN: CONTROL POINT PID DC6876, DESIGNATION M.572, ELEVATION 15.45 FEET NAVD 86, SITE BENCHMARKS ARE BASED ON THIS CONTROL POINT AND ARE SHOWN ON THIS SURVEY.

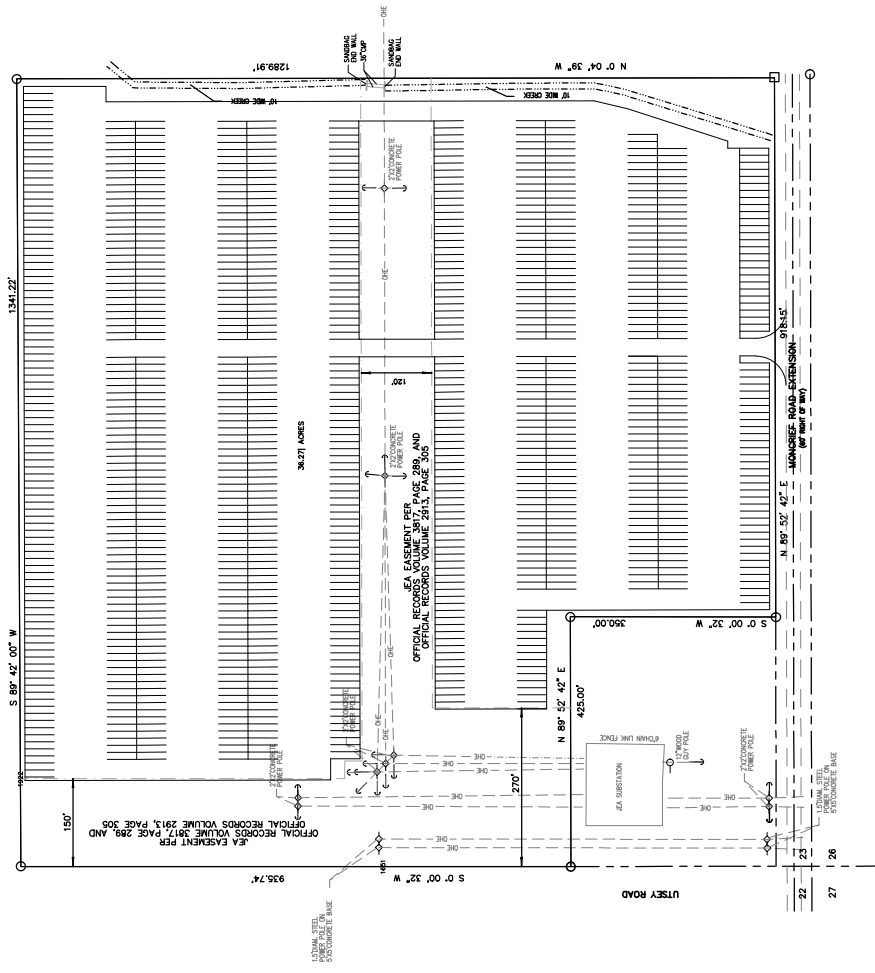
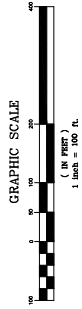
**SOLID ROCK**  
 ENGINEERING CONSULTANTS, INC.  
 CIVIL ENGINEERING FROM THE GROUND DOWN.  
 10865 SOUTH WOOD ROAD, SUITE 208, JACKSONVILLE, FLORIDA 32257  
 TEL: 904.444.1100 FAX: 904.444.1101  
 EMAIL: info@solidrock.com  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 12559

CONCEPTUAL SITE PLAN  
 RE #: 002942-0000  
 FOR  
 PRIVATE INDIVIDUAL

REV.	DATE	DESCRIPTION
1	02/21/23	DATE
2		SCALE: 1" = 100'
3		DRAWN BY: JAC
4		JOB NO. 2259
5		DATE: 02/21/23
6		SCALE: 1" = 100'
7		DRAWN BY: JAC
8		JOB NO. 2259
9		DATE: 02/21/23
10		SCALE: 1" = 100'

C-1  
 DRAWING NO.

# The Moncrief Road Parcel



**PATILLO**  
INDUSTRIAL REAL ESTATE

PROFESSIONAL SEAL  
STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12889  
JAMES R. PATILLO  
1424 VETERANS DRIVE SUITE 3, CONYERS, GEORGIA 30012

**HOUSTON ENGINEERING, INC.**  
CONSULTING & DESIGN ENGINEERS  
1424 VETERANS DRIVE SUITE 3, CONYERS, GEORGIA 30012

PROJECT NAME  
**MONCRIEF ROAD**  
PROPERTY  
JACKSONVILLE, FL

SHEET TITLE  
**SITE PLAN**

DATE  
**JOBNO**  
**ARCHITECT**  
SHEET NUMBER

**C-1**