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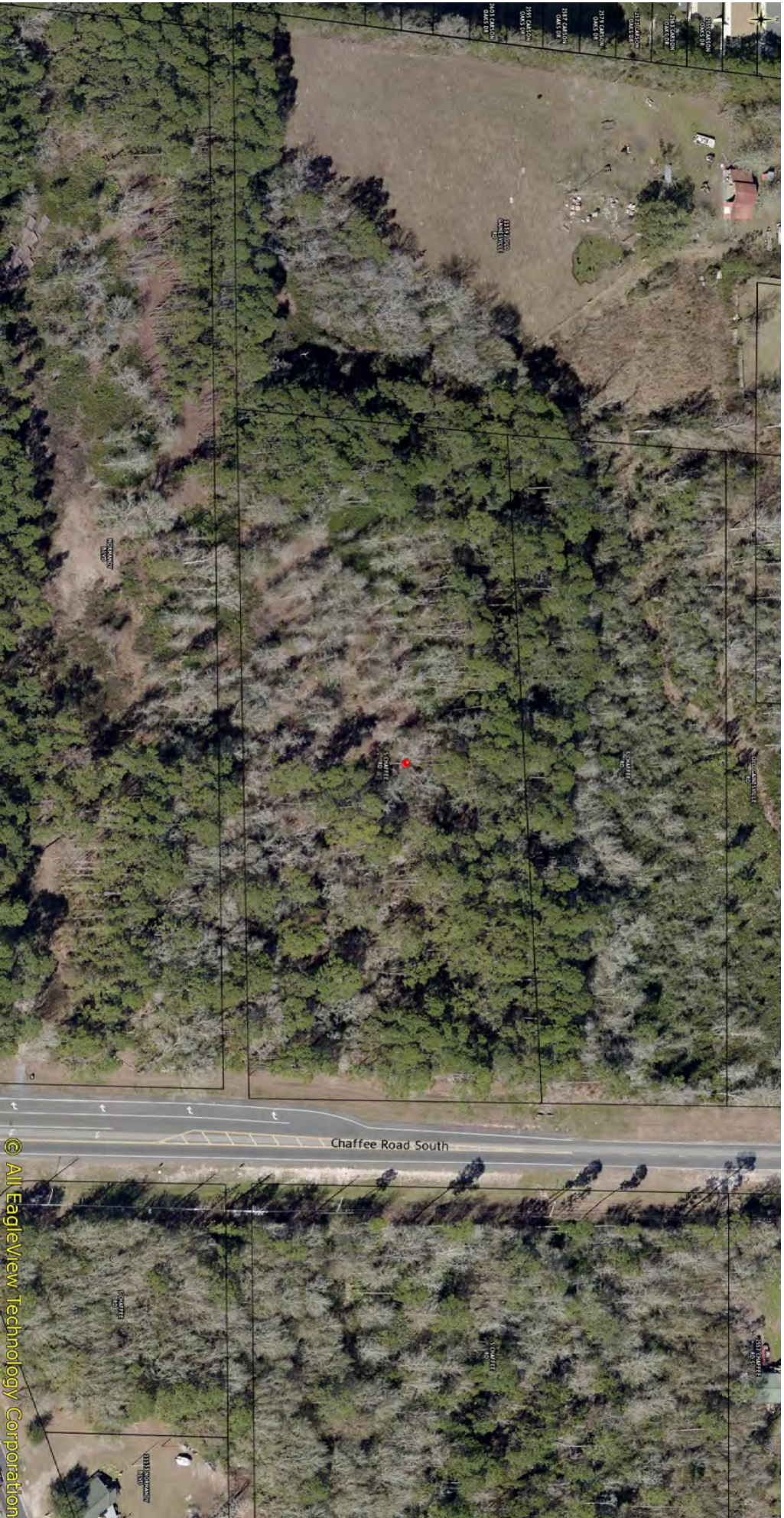
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Parcel 101.1



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Parcel 101.2 & 700.2



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PARCEL 101.1

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 4 & 5

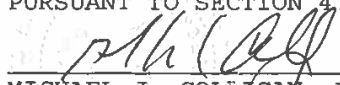
A PART OF TRACT 1, BLOCK 4 AND A PART OF THE 30 FOOT RIGHT OF WAY, CLOSED BY ORDINANCE 2021-589-E, LYING NORTH OF TRACT 1, BLOCK 4 AND SOUTH OF TRACT 16, BLOCK 1, ALL LYING IN JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

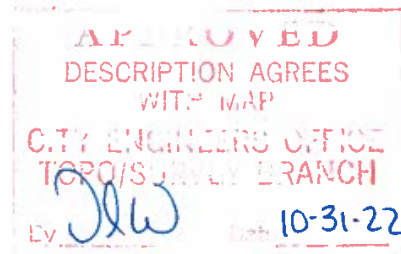
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°35'05" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 395.14 FEET; THENCE NORTH 89°24'55" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°44'22", AN ARC LENGTH OF 50.71 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°57'16" WEST, 49.75 FEET; THENCE NORTH 00°35'05" EAST, A DISTANCE OF 439.41 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST; THENCE NORTH 88°35'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 16.51 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°35'05" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 393.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7,009 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: OCTOBER 27, 2022
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 101.2

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 5

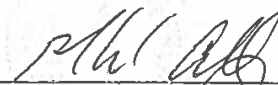
A PART OF TRACT 16, BLOCK 1 AND A PART OF THE 30 FOOT RIGHT OF WAY, CLOSED BY ORDINANCE 2021-589-E, LYING NORTH OF TRACT 1, BLOCK 4 AND SOUTH OF TRACT 16, BLOCK 1, ALL LYING IN JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

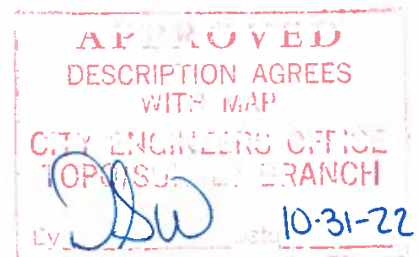
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°38'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 390.12 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: (1) SOUTH 00°38'00" WEST, 390.15 FEET; (2) SOUTH 00°35'05" WEST, 2.12 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST; THENCE SOUTH 88°35'23" WEST, ALONG LAST SAID LINE, A DISTANCE OF 16.51 FEET; THENCE NORTH 00°13'55" EAST, A DISTANCE OF 392.86 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141; THENCE ALONG LAST SAID LINE SOUTH 89°22'00" EAST, A DISTANCE OF 19.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7,017 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: OCTOBER 27, 2022
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 700.2

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 5

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 16, BLOCK 1 AND A PART OF THE 30 FOOT RIGHT OF WAY, CLOSED BY ORDINANCE 2021-589-E, LYING NORTH OF TRACT 1, BLOCK 4 AND SOUTH OF TRACT 16, BLOCK 1, ALL LYING IN JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

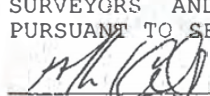
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°38'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 390.12 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 89°22'00" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141, A DISTANCE OF 19.25 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°13'55" WEST, A DISTANCE OF 392.86 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST; THENCE SOUTH 88°35'23" WEST, ALONG LAST SAID LINE, A DISTANCE OF 18.51 FEET; THENCE NORTH 00°35'05" EAST, A DISTANCE OF 0.59 FEET; THENCE NORTH 00°13'55" EAST, A DISTANCE OF 392.93 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 2141; THENCE ALONG LAST SAID LINE SOUTH 89°22'00" EAST, A DISTANCE OF 18.50 FEET TO THE **POINT OF BEGINNING**.

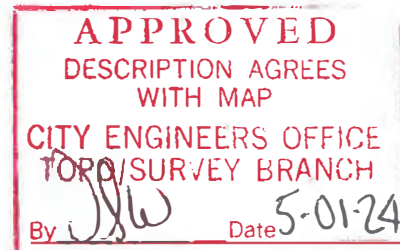
CONTAINING: 7,274 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL

SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Aerial view



01/16/2023

PARCEL 103.1

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NOS. 5 & 6


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°38'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,288.25 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 630.37 FEET; THENCE SOUTH 88°40'46" WEST, A DISTANCE OF 53.52 FEET; THENCE NORTH 00°06'25" WEST, A DISTANCE OF 117.30 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 503.62 FEET TO SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD, AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,814.79 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 79°02'28" EAST, 56.15 FEET; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08'34", AN ARC DISTANCE OF 56.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.788 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:36 pm, Aug 18, 2021

PARCEL 701.1

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 5 & 6

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°38'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,288.25 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 630.37 FEET; THENCE SOUTH 88°40'46" WEST, A DISTANCE OF 53.52 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°40'46" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°06'25" WEST, A DISTANCE OF 117.44 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 502.57 FEET TO SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD, AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,814.79 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 78°25'04" EAST, 5.12 FEET; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°06'15", AN ARC DISTANCE OF 5.12 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 503.62 FEET; THENCE SOUTH 00°06'25" EAST, A DISTANCE OF 117.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,102 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL

SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Aerial View



01/16/2023

PARCEL 103.2

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 5


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

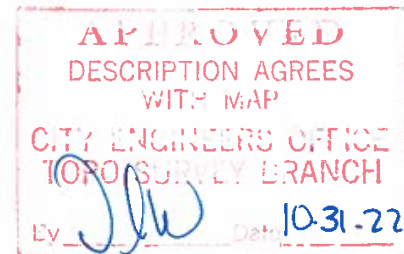
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°38'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 390.12 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE **POINT OF BEGINNING**; THENCE NORTH 89°22'00" WEST ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, A DISTANCE OF 50.05 FEET; THENCE NORTH 00°06'25" WEST, A DISTANCE OF 265.96 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109; THENCE NORTH 88°40'46" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.52 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 267.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 13,815 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLEMAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: OCTOBER 27, 2022
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 701.2

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 5

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

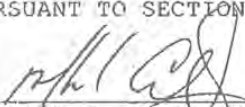
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°38'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 390.12 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 89°22'00" WEST ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109, A DISTANCE OF 50.05 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°22'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°06'25" WEST, A DISTANCE OF 265.79 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11525, PAGE 2109; THENCE NORTH 88°40'46" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°06'25" EAST, A DISTANCE OF 265.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,329 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,

PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Aerial View



01/16/2023

PARCEL 105

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15095, PAGE 2127, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15095, PAGE 2127, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 91.80 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.79 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 79°27'51" WEST, 54.02 FEET; THENCE ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°03'43", AN ARC LENGTH OF 54.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 100.65 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15095, PAGE 2127; THENCE NORTH 88°53'29" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 5,095 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

PARCEL 702

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15095, PAGE 2127, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

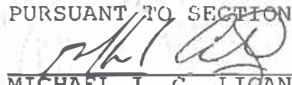
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15095, PAGE 2127, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 91.80 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.79 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 79°27'51" WEST, 54.02 FEET; THENCE ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°03'43", AN ARC LENGTH OF 54.02 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.79 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 78°52'59" WEST, 5.11 FEET, AND TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°06'01", AN ARC LENGTH OF 5.11 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 101.54 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15095, PAGE 2127; THENCE NORTH 88°53'29" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 100.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 505 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,

PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. C. LIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



2410 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002053-0000
PARCEL 106 & 703 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-106 = 8,762 SQUARE FEET/ 0.201 AC P-703 = 827 SQUARE FEET/ 0.019 AC



PARCEL 106

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°53'29" WEST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.32 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649; THENCE NORTH 88°53'01" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 165.33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,762 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

PARCEL 703

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°53'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 53.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.32 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649; THENCE NORTH 88°53'01" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 827 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:47 pm, Aug 18, 2021

2485 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002052-0200
PARCEL 107 & 704 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-107 = 4,240 SQUARE FEET/ 0.097 AC P-704 = 400 SQUARE FEET/ 0.009 AC



Exhibit "A" - Page 1

PARCEL 107

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 6

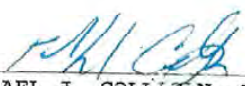
A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 992.52 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°53'01" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163, A DISTANCE OF 53.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 80.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163; THENCE NORTH 88°53'01" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,240 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

Exhibit "A" - Page 2

PARCEL 704

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 992.52 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°53'01" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163, A DISTANCE OF 53.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'01" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 80.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14384, PAGE 163; THENCE NORTH 88°53'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 400 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE. AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:47 pm, Aug 18, 2021

2450 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002052-0100
PARCEL 108 & 705 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-108 = 4,530 SQUARE FEET/ 0.104 AC P-705 = 427 SQUARE FEET/ 0.010 AC



Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 108

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 827.06 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 85.46 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482; THENCE SOUTH 88°53'01" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 53.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 85.47 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482; THENCE NORTH 88°53'37" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4,530 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 705

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 827.06 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 85.46 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482; THENCE SOUTH 88°53'01" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 53.02 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°53'01" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 85.47 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 2482; THENCE NORTH 88°53'37" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 85.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 427 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:47 pm, Aug 18, 2021

An aerial photograph showing a flooded residential area. The image is oriented horizontally. A road, labeled 'Chaffee Road South', runs horizontally across the middle. Above the road, there are several large, irregularly shaped plots of land, mostly covered in dense green trees. Some plots are labeled 'SALT LAKE COUNTY'. Below the road, there are more plots, some with buildings and others with trees. A 'Garage Entrance' is labeled on one of the plots. The water is a light brown color, indicating flooding. The overall scene depicts a flooded neighborhood with property boundaries clearly marked.

PARCEL 109

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 827.06 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°53'37" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 53.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.24 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137 AND THE NORTH LINE OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°51'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 63.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE THE FOLLOWING 3 COURSES AND DISTANCES: (1) SOUTH 00°38'00" WEST, 3.00 FEET; (2) NORTH 89°22'00" WEST, 10.00 FEET; (3) SOUTH 00°38'00" WEST, 162.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,787 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

PARCEL 706

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

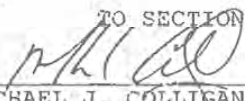
A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 827.06 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°53'37" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 53.02 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°53'37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.24 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 137 AND THE NORTH LINE OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°51'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 165.24 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 826 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT 472.027, FLORIDA STATUTES.

TO SECTION

MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



2296 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002041-0500
PARCEL 112 & 709 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-112 = 8,709 SQUARE FEET/ 0.200 AC P-709 = 726 SQUARE FEET/ 0.017 AC



PARCEL 112

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 93.49 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}48'10''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 145.18 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475; THENCE NORTH $88^{\circ}52'34''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}41'21''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 145.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,709 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:38 pm, Aug 18, 2021

PARCEL 709

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7

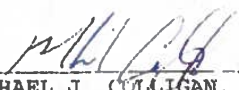
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 93.49 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°48'10" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 145.19 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475; THENCE NORTH 88°52'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 145.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 726 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. CULLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:48 pm, Aug 18, 2021

Parcel 114 & 711



PARCEL 114

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13128, PAGE 303, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 344.44 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13128, PAGE 303, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°52'34" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 105.91 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13128, PAGE 303; THENCE NORTH 88°53'09" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 105.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,354 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:38 pm, Aug 18, 2021

PARCEL 711

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13128, PAGE 303, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 344.44 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13128, PAGE 303, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH $88^{\circ}52'34''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $88^{\circ}52'34''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 105.91 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13128, PAGE 303; THENCE NORTH $88^{\circ}53'09''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH $00^{\circ}41'21''$ WEST, A DISTANCE OF 105.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 530 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



2232 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002041-0100
PARCEL 116 & 713 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-116 = 6,355 SQUARE FEET/ 0.146 AC P-713 = 530 SQUARE FEET/ 0.012 AC



Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 116

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 7

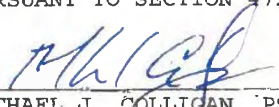
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 662.14 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH $00^{\circ}41'21''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 105.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200; THENCE SOUTH $88^{\circ}53'43''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 105.92 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200 AND THE NORTH LINE OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH $88^{\circ}54'43''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 60.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,355 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:39 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 713

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 662.14 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 105.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200; THENCE SOUTH 88°53'43" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°53'43" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 105.92 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12233, PAGE 2200 AND THE NORTH LINE OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°54'43" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 105.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 530 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:48 pm, Aug 18, 2021

2210 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002040-0800
PARCEL 117 & 714 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-117 = 6,683 SQUARE FEET/ 0.153 AC P-714 = 557 SQUARE FEET/ 0.013 AC



Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 117

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 7 & 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 662.14 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735, BEING ON THE SOUTH LINE OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 88°54'43" WEST, ALONG LAST SAID LINE, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 111.37 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735; THENCE NORTH 88°52'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.41 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,683 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:39 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 714

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7 & 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 662.14 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735, BEING ON THE SOUTH LINE OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°54'43" WEST, ALONG SAID SOUTH LINE OF TRACT 15 AND THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735, A DISTANCE OF 60.03 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°54'43" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 111.36 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8332, PAGE 735; THENCE NORTH 88°52'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 111.37 FEET TO THE POINT OF BEGINNING.

CONTAINING: 557 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:49 pm, Aug 18, 2021

2190 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002040-0700
PARCEL 118 & 715 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-118 = 6,630 SQUARE FEET/ 0.152 AC P-715 = 3,647 SQUARE FEET/ 0.084 AC



Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 118

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 884.05 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59; THENCE NORTH 88°52'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,630 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 715

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 884.05 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°52'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 33.02 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8336, PAGE 59; THENCE NORTH 88°52'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 33.02 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 110.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,647 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:49 pm, Aug 18, 2021

2172 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002040-0600
PARCEL 119 & 716 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-119 = 6,630 SQUARE FEET/ 0.152 AC P-716 = 553 SQUARE FEET/ 0.013 AC



Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 119

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8342, PAGE 592, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 884.05 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8342, PAGE 592, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8342, PAGE 592; THENCE NORTH 88°52'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,630 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 716

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8

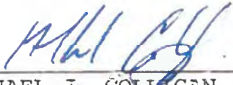
A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8342, PAGE 592, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 884.05 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8342, PAGE 592, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°52'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8342, PAGE 592; THENCE NORTH 88°52'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 553 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:49 pm, Aug 18, 2021

Parcel 120 & 717



PARCEL 120

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18760, PAGE 2311, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 994.55 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18760, PAGE 2311, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°52'20" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18760, PAGE 2311; THENCE NORTH 88°52'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,630 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

PARCEL 717

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

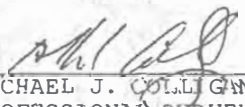
A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18760, PAGE 2311, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 994.55 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18760, PAGE 2311, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH $88^{\circ}52'20''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $88^{\circ}52'20''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18760, PAGE 2311; THENCE NORTH $88^{\circ}52'20''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH $00^{\circ}41'21''$ WEST, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 553 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 121 & 718



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PARCEL 121

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,215.55 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865; THENCE SOUTH 88°52'20" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865; THENCE NORTH 88°52'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,630 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

PARCEL 718

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

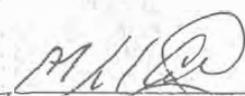
A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,215.55 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865; THENCE SOUTH 88°52'20" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°52'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8416, PAGE 865; THENCE NORTH 88°52'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 553 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
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PARCEL 122.1 & 719.1



1/14/2023

PARCEL 122.1

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8

A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,215.55 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°52'21" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326 AND TO THE SOUTH LINE OF SAM CARUSO WAY (A VARIABLE WIDTH PRIVATE RIGHT OF WAY), AND THE NORTH LINE OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°52'21" EAST, ALONG LAST SAID LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,630 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

PARCEL 719.1

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,215.55 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°52'21" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°52'21" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 110.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18194, PAGE 2326 AND TO THE SOUTH LINE OF SAM CARUSO WAY (A VARIABLE WIDTH PRIVATE RIGHT OF WAY), AND THE NORTH LINE OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°52'21" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 110.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 553 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



[illegible]


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 829, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 211.63 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 829, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, ALSO BEING THE SOUTH LINE OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°26'53" WEST, ALONG LAST SAID LINE, A DISTANCE OF 48.83 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.13 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 829; THENCE NORTH 88°23'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 46.58 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 101.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4,818 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

PARCEL 719.2

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 13

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

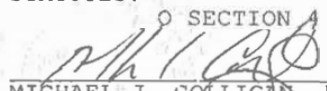
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 829, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 211.63 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 829, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, ALSO BEING THE SOUTH LINE OF TRACT 15, BLOCK 4, SAID JACKSONVILLE HEIGHTS; THENCE SOUTH 88°26'53" WEST, ALONG LAST SAID LINE, A DISTANCE OF 48.83 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°26'53" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.12 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 829; THENCE NORTH 88°23'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 101.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 506 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SECTION 4

MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 122.3 & 719.3



PARCEL 122.3

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NO. 13


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15226, PAGE 1586, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH $89^{\circ}34'50''$ WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE SOUTH $00^{\circ}25'10''$ WEST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 9.78 FEET; THENCE NORTH $89^{\circ}34'50''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15226, PAGE 1586, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH $00^{\circ}25'10''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 100.78 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15226, PAGE 1586; THENCE SOUTH $88^{\circ}23'13''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 46.58 FEET; THENCE NORTH $01^{\circ}41'34''$ EAST, A DISTANCE OF 92.33 FEET; THENCE NORTH $00^{\circ}25'10''$ EAST, A DISTANCE OF 8.51 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15226, PAGE 1586; THENCE NORTH $88^{\circ}21'15''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 44.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4,579 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:40 pm, Aug 18, 2021

PARCEL 719.3

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 13

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

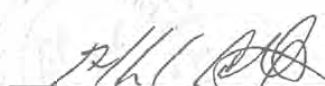
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15226, PAGE 1586, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 9.78 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15226, PAGE 1586; THENCE SOUTH 88°21'15" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 44.53 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 8.51 FEET; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 92.33 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE SOUTH 88°23'13" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 92.57 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 8.28 FEET TO THE NORTH LINE OF LAST SAID LANDS; THENCE NORTH 88°21'15" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 504 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 719.4



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PARCEL 719.4

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 14

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

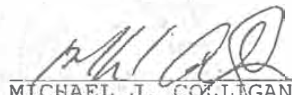
A PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST DUVAL COUNTY, FLORIDA, BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16894, PAGE 2303, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°25'10" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AND SAID BASELINE OF SURVEY, A DISTANCE OF 15.01 FEET; THENCE NORTH 89°28'45" EAST, A DISTANCE OF 50.01 FEET TO THE INTERSECTION OF THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD WITH THE SOUTH LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16894, PAGE 2303, OF SAID CURRENT PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°25'10" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 23.25 FEET; THENCE SOUTH 89°34'50" EAST, 5.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 23.32 FEET TO THE SOUTH LINE OF SAID 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS; THENCE SOUTH 89°28'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING: 116 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 123

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8

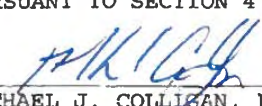
A PART OF SAM CARUSO WAY (HAVING A VARIABLE WIDTH PRIVATE RIGHT OF WAY), LYING IN TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12405, PAGE 820, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 417, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,326.05 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE SOUTH LINE OF SAM CARUSO WAY (A VARIABLE WIDTH PRIVATE RIGHT OF WAY), AND BEING THE SOUTH LINE OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE SOUTH LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12405, PAGE 820, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°52'21" WEST, ALONG THE LAST SAID LINE, A DISTANCE OF 120.06 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 187.13 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 417, AND BEING ON THE NORTH LINE OF SAID SAM CARUSO WAY, AND A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81°51'44" EAST, 10.91 FEET; THENCE ALONG THE LAST SAID LINE THE FOLLOWING 5 COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°29'58", AN ARC LENGTH OF 10.91 FEET TO THE POINT OF TANGENCY; (2) NORTH 80°36'47" EAST, 31.28 FEET; (3) NORTH 75°03'50" EAST, 57.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40°35'52" EAST, 28.30 FEET; (4) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°56'37", AN ARC LENGTH OF 30.08 FEET TO THE POINT OF TANGENCY; (5) NORTH 06°07'58" EAST, 54.45 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 281.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.553 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

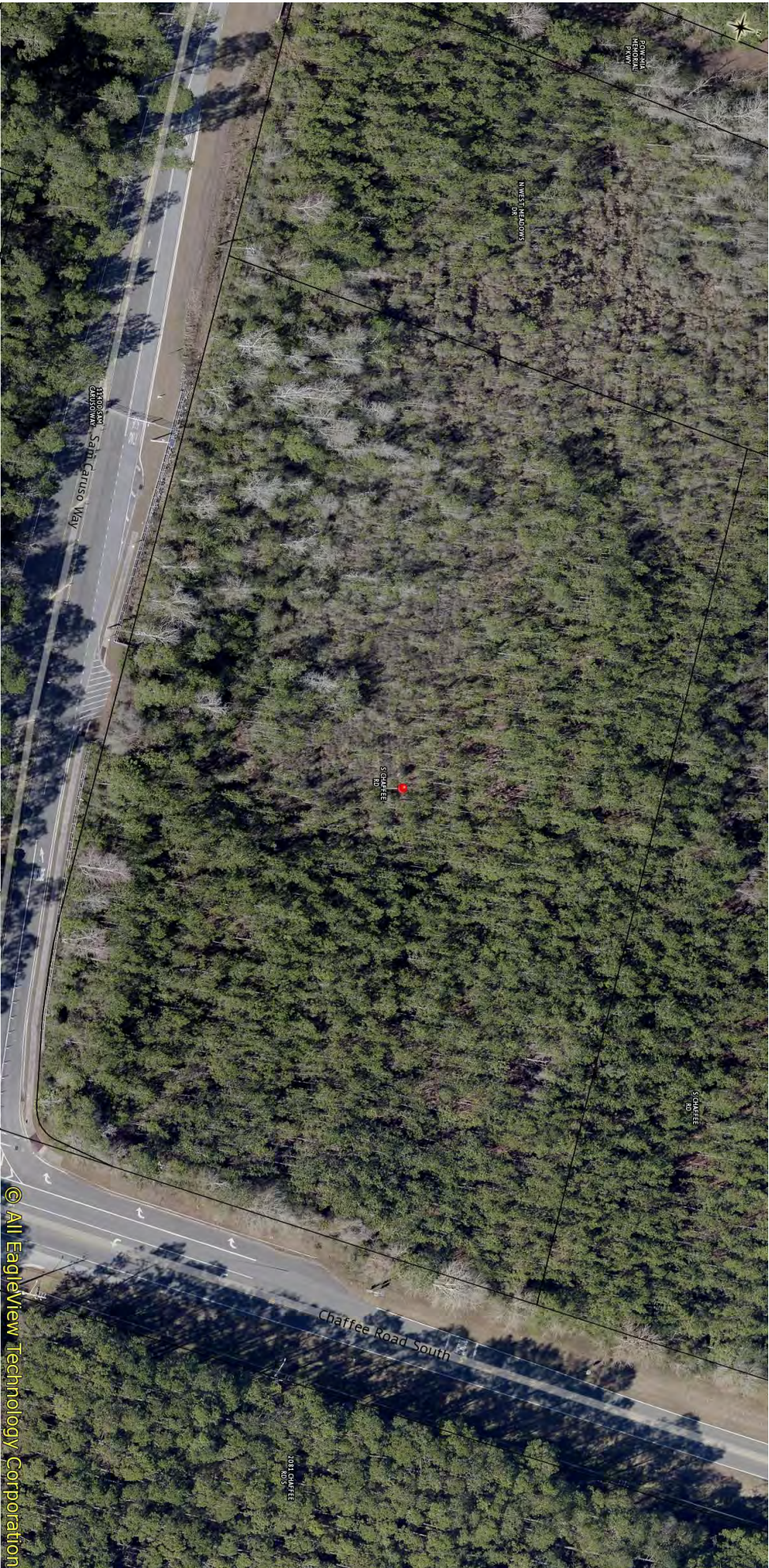
I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

APPROVED By SCC Date 7/26/21
By Danny Wheeler at 2:41 pm, Aug 18, 2021

Aerial View



PARCEL 124.1

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8 & 9

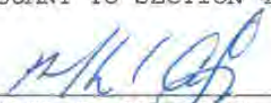
A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12551, PAGE 211, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,986.51 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12551, PAGE 211 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 378.67 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 417 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND BEING THE NORTH LINE SAM CARUSO WAY (HAVING A VARIABLE WIDTH PRIVATE RIGHT OF WAY); THENCE ALONG THE LAST SAID LINE THE FOLLOWING 3 COURSES AND DISTANCES: (1) SOUTH 06°07'58" WEST, 54.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 40°35'52" WEST, 28.30 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°56'37", AN ARC LENGTH OF 30.08 FEET TO THE POINT OF TANGENCY; (3) SOUTH 75°03'50" WEST, 43.28 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 413.96 FEET; THENCE SOUTH 89°18'39" EAST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 51.01 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12551, PAGE 211; THENCE NORTH 89°27'38" EAST, ALONG THE LAST SAID LINE, A DISTANCE OF 59.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.667 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:41 pm, Aug 18, 2021

PARCEL 722.1

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

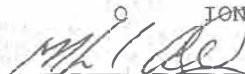
A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12551, PAGE 211, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,986.51 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12551, PAGE 211 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH $00^{\circ}41'21''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 378.67 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 417 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND BEING THE NORTH LINE SAM CARUSO WAY (HAVING A VARIABLE WIDTH PRIVATE RIGHT OF WAY); THENCE ALONG THE LAST SAID LINE THE FOLLOWING 3 COURSES AND DISTANCES: (1) SOUTH $06^{\circ}07'58''$ WEST, 54.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $40^{\circ}35'52''$ WEST, 28.30 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $68^{\circ}56'37''$, AN ARC LENGTH OF 30.08 FEET TO THE POINT OF TANGENCY; (3) SOUTH $75^{\circ}03'50''$ WEST, 43.28 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES AND DISTANCES: (1) SOUTH $75^{\circ}03'50''$ WEST, 13.94 FEET; (2) SOUTH $80^{\circ}36'47''$ WEST, 31.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $81^{\circ}48'51''$ WEST, 10.49 FEET; (3) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}24'12''$, AN ARC LENGTH OF 10.49 FEET; THENCE NORTH $08^{\circ}08'35''$ WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH $81^{\circ}51'25''$ EAST, A DISTANCE OF 53.35 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 396.43 FEET; THENCE SOUTH $89^{\circ}18'39''$ EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH $00^{\circ}41'21''$ WEST, A DISTANCE OF 413.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,110 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 722.2

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 8 & 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12551, PAGE 211, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,986.51 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12551, PAGE 211 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°27'38" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 59.01 FEET, TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 51.01 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 50.91 FEET; THENCE NORTH 89°27'38" EAST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 255 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Aerial View



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PARCEL 124.2

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12650, PAGE 259, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,986.51 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12650, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 89°27'38" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12650, PAGE 259, A DISTANCE OF 59.01 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 651.93 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF WEST MEADOWS DRIVE (A 30 FOOT RIGHT OF WAY AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS); THENCE NORTH 88°47'00" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 59.03 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 652.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.883 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:41 pm, Aug 18, 2021

PARCEL 722.3

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12650, PAGE 259, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,986.51 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12650, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°27'38" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12650, PAGE 259, A DISTANCE OF 59.01 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°27'38" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 651.87 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF WEST MEADOWS DRIVE (A 30 FOOT RIGHT OF WAY AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS); THENCE NORTH 88°47'00" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 651.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,260 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 125 & 723



PARCEL 125

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18782, PAGE 1589, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,556.30 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18782, PAGE 1589, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY OF LINE OF CHAFFEE ROAD, A DISTANCE OF 85.30 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF WEST MEADOWS DRIVE (A 30 FOOT RIGHT OF WAY AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS); THENCE SOUTH 88°47'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 85.45 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18782, PAGE 1589; THENCE NORTH 88°55'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 5,037 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:41 pm, Aug 18, 2021

PARCEL 723

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

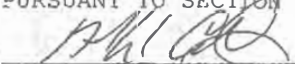
A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18782, PAGE 1589, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,556.30 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18782, PAGE 1589, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY FLORIDA; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY OF LINE OF CHAFFEE ROAD, A DISTANCE OF 85.30 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF WEST MEADOWS DRIVE (A 30 FOOT RIGHT OF WAY AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS); THENCE SOUTH 88°47'00" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°47'00" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 85.46 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18782, PAGE 1589; THENCE NORTH 88°55'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 85.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 427 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2022
NOT VALID UNLESS SIGNED AND SEALED



Parcel 126 & 724



01/14/2023

PARCEL 126

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17542, PAGE 1063, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,556.30 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17542, PAGE 1063, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°55'43" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.03 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17542, PAGE 1063; THENCE NORTH 88°54'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

PARCEL 724

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

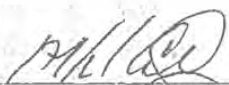
A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17542, PAGE 1063, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,556.30 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17542, PAGE 1063, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°55'43" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°55'43" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17542, PAGE 1063; THENCE NORTH 88°54'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 558 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. O'CONNELL, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Aerial View



© All EagleView Technology Corporation

PARCEL 127

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 9


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,333.20 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875; THENCE SOUTH 88°54'13" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.03 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875; THENCE NORTH 88°52'44" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

PARCEL 725

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

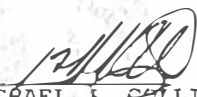
A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,333.20 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875; THENCE SOUTH 88°54'13" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°54'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1875; THENCE NORTH 88°52'44" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 558 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. CALLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcels 128 & 726 - Aerial View



PARCEL 128

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18022, PAGE 114, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,333.20 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18022, PAGE 114, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°52'44" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.03 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18022, PAGE 114; THENCE NORTH 88°51'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

PARCEL 726

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18022, PAGE 114, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,333.20 FEET; THENCE NORTH $89^{\circ}08'23''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18022, PAGE 114, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH $88^{\circ}52'44''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.03 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $88^{\circ}52'44''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH $00^{\circ}51'37''$ EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18022, PAGE 114; THENCE NORTH $88^{\circ}51'14''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH $00^{\circ}51'37''$ WEST, A DISTANCE OF 111.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 558 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



1860 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002029-0000
PARCEL 129 & 727 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-129 = 6,581 SQUARE FEET/ 0.151 AC P-727 = 558 SQUARE FEET/ 0.013 AC



Exhibit "A" - Page 1

PARCEL 129

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18882, PAGE 1657, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,221.65 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18882, PAGE 1657, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°51'14" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18882, PAGE 1657; THENCE NORTH 88°49'45" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

PARCEL 727

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

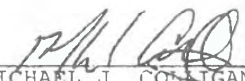
A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18882, PAGE 1657, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,221.65 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18882, PAGE 1657, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°51'14" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°51'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 9.42 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18882, PAGE 1657; THENCE NORTH 88°49'45" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 9.42 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,049 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



1850 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002029-0010
PARCEL 130 & 728 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-130 = 6,581 SQUARE FEET/ 0.151 AC P-728 = 3,792 SQUARE FEET/ 0.087 AC



PARCEL 130

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,110.10 FEET; THENCE NORTH $89^{\circ}08'23''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}49'45''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH $00^{\circ}51'37''$ EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND THE NORTH LINE OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH $88^{\circ}48'15''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

PARCEL 728

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,110.10 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°49'45" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 34.02 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.51 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND THE NORTH LINE OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 88°48'15" EAST, ALONG LAST SAID LINE, A DISTANCE OF 34.02 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,792 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:51 pm, Aug 18, 2021

1820 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002028-0000
PARCEL 132 & 730 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-118 = 6,581 SQUARE FEET/ 0.151 AC P-715 = 3,792 SQUARE FEET/ 0.087 AC



Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 132

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8230, PAGE 199, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,887.00 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8230, PAGE 199, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°46'46" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8230, PAGE 199; THENCE NORTH 88°45'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 730

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8230, PAGE 199, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,887.00 FEET; THENCE NORTH $89^{\circ}08'23''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8230, PAGE 199, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH $88^{\circ}46'46''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $88^{\circ}46'46''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 34.02 FEET; THENCE NORTH $00^{\circ}51'37''$ EAST, A DISTANCE OF 111.51 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8230, PAGE 199; THENCE NORTH $88^{\circ}45'18''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 34.02 FEET; THENCE SOUTH $00^{\circ}51'37''$ WEST, A DISTANCE OF 111.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,792 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:51 pm, Aug 18, 2021

Parcel 133 & 731



PARCEL 731

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 10

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,663.90 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340; THENCE SOUTH 88°45'18" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°45'18" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340; THENCE NORTH 88°43'49" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 558 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael Colligan

2024.09.12 10:04:52 -04'00'

MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: SEPTEMBER 11, 2024
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 133

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,663.90 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340; THENCE SOUTH 88°45'18" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2340; THENCE NORTH 88°43'49" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Parcel 134 & 732




A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1907, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,663.90 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1907, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°43'49" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1907; THENCE NORTH 88°42'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 732

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 10

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1907, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,663.90 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1907, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°43'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°43'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8177, PAGE 1907; THENCE NORTH 88°42'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 558 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 135 & 733



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PARCEL 135

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359; THENCE SOUTH 88°42'20" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359; THENCE NORTH 88°40'51" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 733

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 10

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

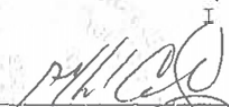
A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH $89^{\circ}08'23''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359; THENCE SOUTH $88^{\circ}42'20''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $88^{\circ}42'20''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH $00^{\circ}51'37''$ EAST, A DISTANCE OF 111.52 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17301, PAGE 1359; THENCE NORTH $88^{\circ}40'51''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH $00^{\circ}51'37''$ WEST, A DISTANCE OF 111.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 558 SQUARE FEET, MORE OR LESS.

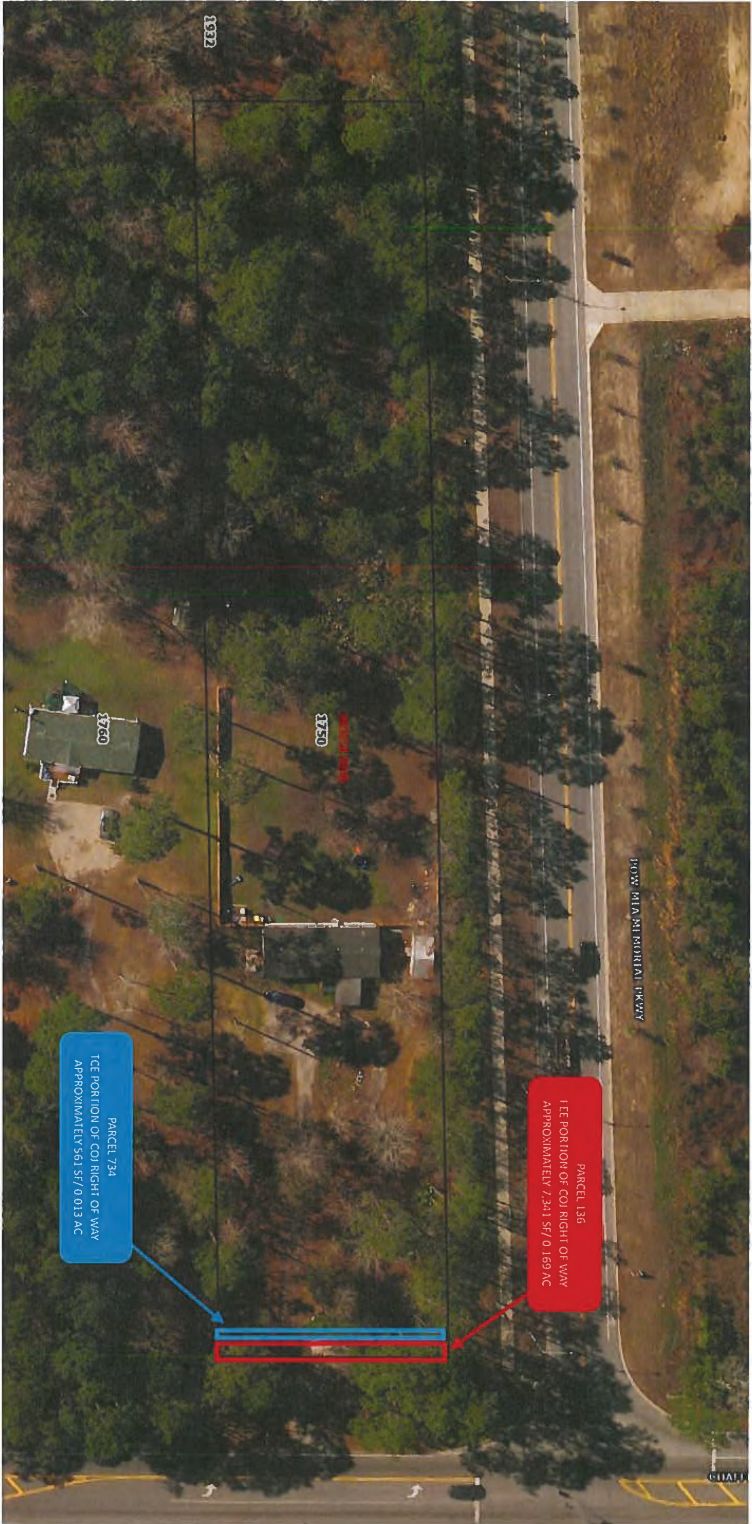
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECT ON 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



1750 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002028-0020
PARCEL 136 & 734 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-136 = 7,341 SQUARE FEET/ 0.169 AC P-734 = 561 SQUARE FEET/ 0.013 AC



PARCEL 136

FEE SIMPLE

PROJECT NO. 2011-206
SHEET NO. 10

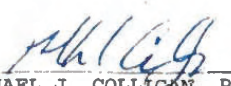
A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°40'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 16.53 FEET; THENCE NORTH 08°46'20" WEST, A DISTANCE OF 95.73 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°39'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 75.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,341 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 734

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°40'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°40'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 16.30 FEET; THENCE NORTH 08°46'20" WEST, A DISTANCE OF 95.96 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°39'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.04 FEET; THENCE SOUTH 08°46'20" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 16.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 561 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:52 pm, Aug 18, 2021

0 CHAFFEE ROAD SOUTH	CHAFFEE ROAD WIDENING	RE#002022-0050
PARCEL 137 & 735 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-137 = 39,465 SF/0.906 AC P-735 = 2,467 SF/0.06 AC



PARCEL 137

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 10 & 12


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.21 FEET; THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 50.04 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170.00 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 80.06 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 493.44 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170; THENCE NORTH 88°42'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 80.06 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 493.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.906 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 735

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 10 & 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

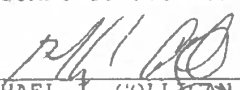
COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.21 FEET; THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 50.04 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170.00 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 80.06 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 493.45 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170; THENCE NORTH 88°42'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 493.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,467 SQUARE FEET, MORE OR LESS.

THIS TEMPORARY CONSTRUCTION EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE COMPLETION OF THE PROJECT BUT NOT LATER THAN DECEMBER 31, 2027.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 138 & 736



PARCEL 138

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 12

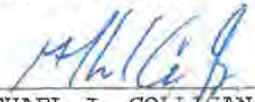
A PART OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5634, PAGE 923, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 665.75 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5634, PAGE 923, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, THE **POINT OF BEGINNING**; THENCE SOUTH 88°42'29" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5634, PAGE 923, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 324.54 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5634, PAGE 923; THENCE NORTH 88°40'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 324.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 19,149 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 736

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5634, PAGE 923, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 665.75 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5634, PAGE 923, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°42'29" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°42'29" WEST, ALONG LAST SAID LINE, 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 324.54 FEET TO THE NORTH LINE OF LAST SAID LANDS; THENCE NORTH 88°40'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 324.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,623 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 139 & 737



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PARCEL 139

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NO. 12


A PART OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12988, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 341.17 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12998, PAGE 1, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, THE **POINT OF BEGINNING**; THENCE SOUTH 88°40'16" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12998, PAGE 1, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 324.17 FEET TO THE SOUTHERLY LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, SAID DUVAL COUNTY; THENCE NORTH 88°37'53" EAST, ALONG LAST SAID LINE, A DISTANCE OF 59.04 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 324.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 19,127 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 737

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

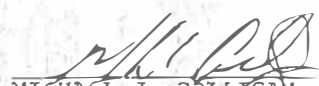
A PART OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12988, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 341.17 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12998, PAGE 1, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°40'16" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°40'16" WEST, ALONG LAST SAID LINE, A DISTANCE OF 32.02 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 77.79 FEET; THENCE SOUTH 89°22'00" EAST, A DISTANCE OF 27.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 247.30 FEET TO THE SOUTHERLY LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, SAID DUVAL COUNTY; THENCE NORTH 88°37'53" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 324.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,709 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 140 & 738



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PARCEL 140

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NO. 12


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8261, PAGE 2089, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 99.15 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8261, PAGE 2089, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 85.71 FEET TO THE NORTHERLY LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°37'53" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 58.80 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 85.76 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8261, PAGE 2089; THENCE NORTH 88°36'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 56.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4,954 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 738

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

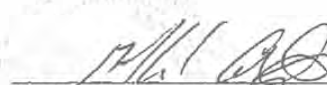
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8261, PAGE 2089, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 99.15 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8261, PAGE 2089, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°36'16" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 56.89 FEET, TO THE **POINT OF BEGINNING**; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 85.76 FEET, TO THE NORTHERLY LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°37'53" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 85.76 FEET, TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8261, PAGE 2089; THENCE NORTH 88°36'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 429 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

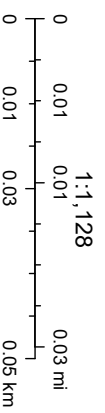

MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 141 & 739



March 28, 2023



PARCEL 141

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 12


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14809, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 99.15 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14809, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°36'16" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14809, PAGE 443, A DISTANCE OF 56.89 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14809, PAGE 443; THENCE NORTH 88°32'41" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 56.64 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 101.06 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 5,631 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 739

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14809, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 99.15 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14809, PAGE 443; THENCE SOUTH 88°36'16" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 56.89 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°36'16" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.09 FEET TO THE NORTH LINE OF LAST SAID LANDS; THENCE NORTH 88°32'41" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 101.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 505 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 142 & 740



01/14/2023

PARCEL 142

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 12


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18211, PAGE 2294, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 200.21 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18211, PAGE 2294, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°32'41" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18211, PAGE 2294, A DISTANCE OF 54.64 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 100.67 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18211, PAGE 2294; THENCE NORTH 88°31'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 52.41 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 100.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 5,381 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 740

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

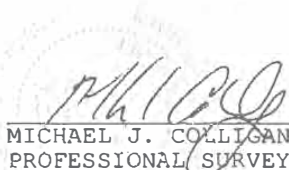
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18211, PAGE 2294, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 200.21 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18211, PAGE 2294; THENCE SOUTH 88°32'41" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 54.64 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°32'41" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 100.67 FEET TO THE NORTH LINE OF LAST SAID LANDS; THENCE NORTH 88°31'50" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.01 FEET; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 100.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 503 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



1550 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#001908-0000
PARCEL 144/742 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-144 = 5,044 SQUARE FEET (0.116 AC)/ P-742 = 506 SQUARE FEET (0.012 AC)



PARCEL 144

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NOS. 12 & 13

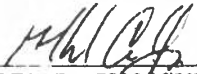
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°30'22" WEST, ALONG SAID SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, A DISTANCE OF 51.07 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.83 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 101.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,044 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 742

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 12 & 13


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°30'22" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 51.07 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°30'22" WEST, ALONG LAST SAID LINE A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF LAST SAID LANDS, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, SAID JACKSONVILLE HEIGHTS; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 101.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 506 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:53 pm, Aug 18, 2021

Parcel 145 & 743



PARCEL 145

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NO. 13


A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18246, PAGE 1591, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 9.78 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18246, PAGE 1591, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°21'15" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 44.53 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 209.06 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18246, PAGE 1591; THENCE NORTH 88°19'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 44.53 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 209.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 9,304 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 743

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 13

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 15, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18246, PAGE 1591, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 9.78 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18246, PAGE 1591; THENCE SOUTH 88°21'15" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 44.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°21'15" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 209.06 FEET TO THE NORTH LINE OF LAST SAID LANDS; THENCE NORTH 88°19'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 209.06 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,045 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL

SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



1522 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#001906-0000
PARCEL 745 AERIAL MAP	FEE SIMPLE	P-745 = 141 SQUARE FOOT/ 0.003 AC

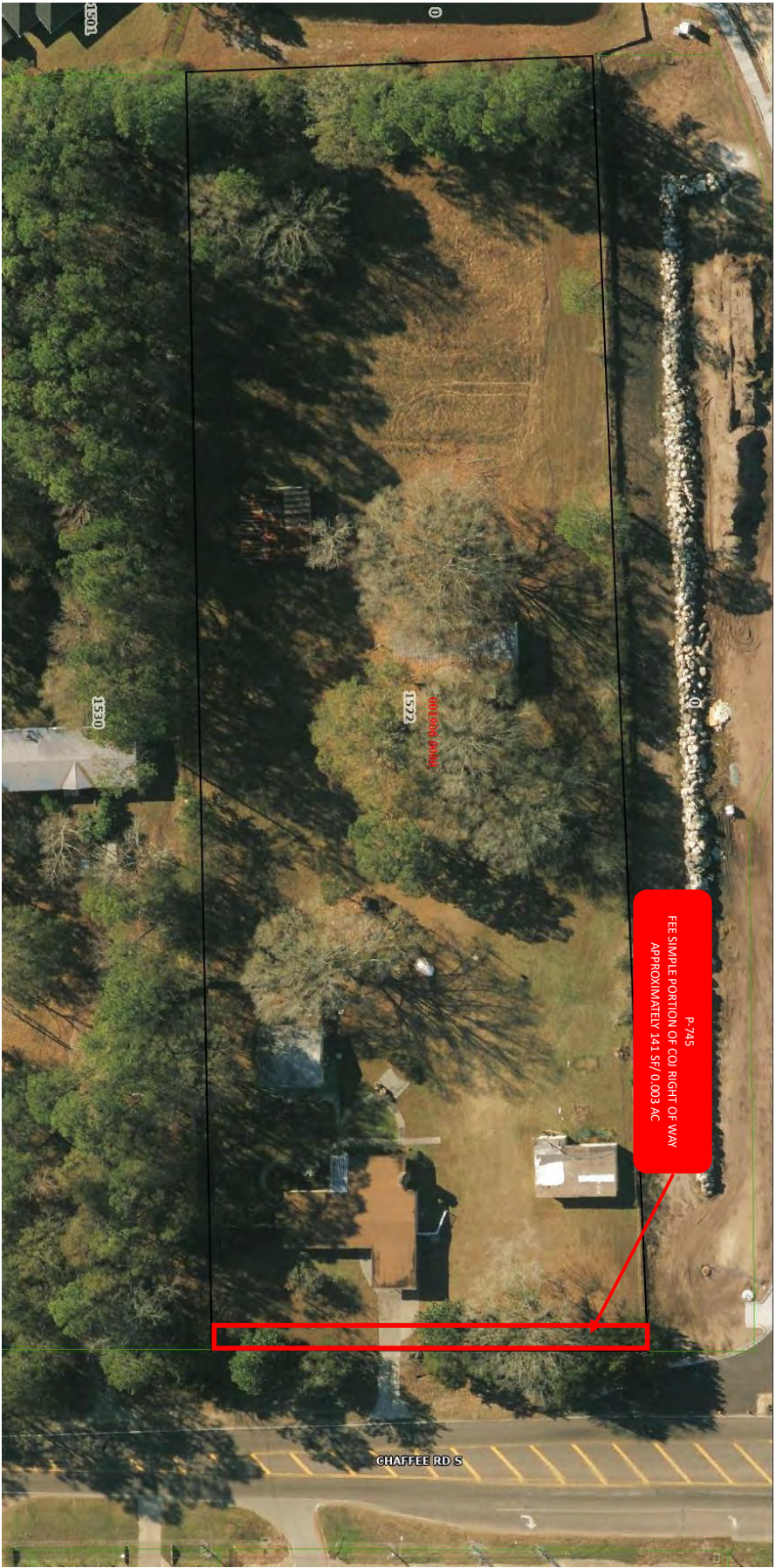


Exhibit A

PARCEL 745

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 10

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

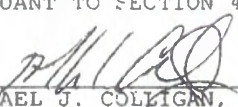
A PART OF TRACT 9, BLOCK 2, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16143, PAGE 1042, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,886.24 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, ALSO BEING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16143, PAGE 1042, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'37" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 28.13 FEET; THENCE SOUTH 89°08'23" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 28.22 FEET, TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16143, PAGE 1042; THENCE SOUTH 89°50'46" WEST, ALONG SAID NORTH LINE, 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 141 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 748



PARCEL 748

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 13

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

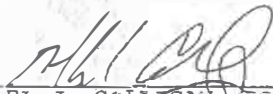
A PART OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14239, PAGE 96, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AND SAID BASELINE OF SURVEY, A DISTANCE OF 673.33 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, AND THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE NORTH 89°17'58" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 10.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 100.14 FEET; THENCE NORTH 89°26'24" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 140.52 FEET TO THE NORTH LINE OF SAID PARCEL "C", AND TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF FALKLAND DRIVE (A VARIABLE WIDTH RIGHT OF WAY AS PER SAID EDINBURGH VILLAGE); THENCE NORTH 89°35'44" WEST, A DISTANCE OF 8.00 FEET, TO SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG LAST SAID LINE, A DISTANCE OF 240.86 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING: 2,127 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, FSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 749



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01/14/2023

PARCEL 749

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 13

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF PARCEL "A", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12313, PAGE 216, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AND SAID BASELINE OF SURVEY, A DISTANCE OF 979.80 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE WESTERLY LINE OF SAID PARCEL "A", EDINBURGH VILLAGE, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°25'10" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 119.96 FEET; THENCE NORTH 84°44'41" EAST, A DISTANCE OF 5.03 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 119.47 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 599 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



This aerial map displays a residential neighborhood in Charlotte, NC. The central focus is a large, undeveloped lot at 1338 Chaffee Rd, marked with a red pin. The lot is situated between Panther Creek Parkway to the west and Chaffee Road South to the east. To the north of the lot is a cluster of houses along Limerick Dr, with addresses ranging from 1100 to 1119. To the south of the lot, Chaffee Road South runs horizontally, with several other lots and houses visible, including 1330 Chaffee Rd and 1332 Chaffee Rd. The map also shows a large pond to the west of the lot and a parking lot with several cars to the south. A compass rose is located in the top right corner of the map.

PARCEL 147

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NOS. 13 & 14


A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 650.75 FEET; THENCE SOUTH 88°40'18" WEST, A DISTANCE OF 50.02 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE NORTHERLY EXISTING RIGHT OF WAY LINE OF PANTHER CREEK PARKWAY (A VARIABLE WIDTH RIGHT OF WAY AS PER PANTHER CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 56, PAGES 15, 15A, THROUGH 15G, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY), AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°40'18" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND SAID NORTHERLY EXISTING RIGHT OF WAY, A DISTANCE OF 40.02 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 59.18 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 133.30 FEET; THENCE NORTH 89°26'24" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 315.61 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901, OF THE SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°41'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 45.02 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 508.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 20,177 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLICAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:45 pm, Aug 18, 2021

PARCEL 751.1

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 13

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

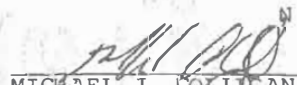
A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 650.75 FEET; THENCE SOUTH 88°40'18" WEST, A DISTANCE OF 50.02 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE NORTHERLY EXISTING RIGHT OF WAY LINE OF PANTHER CREEK PARKWAY (A VARIABLE WIDTH RIGHT OF WAY AS PER PANTHER CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 56, PAGES 15, 15A, THROUGH 15G, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY); THENCE CONTINUE SOUTH 88°40'18" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 40.02 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 59.18 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 80.77 FEET, TO THE **POINT OF BEGINNING**; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 10.19 FEET; THENCE NORTH 00°34'42" EAST, A DISTANCE OF 52.56 FEET; THENCE SOUTH 89°26'24" EAST, 10.05 FEET; THENCE SOUTH 00°25'10" WEST, 52.53 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING: 532 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2023
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 751.2

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 13 & 14

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

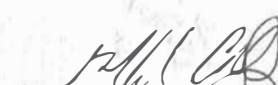
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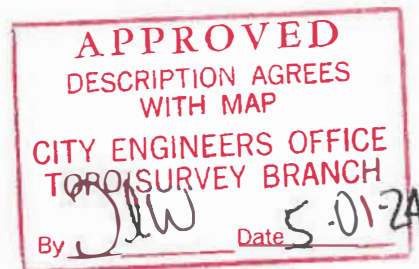
COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 650.75 FEET; THENCE SOUTH 88°40'18" WEST, A DISTANCE OF 50.02 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE NORTHERLY EXISTING RIGHT OF WAY LINE OF PANTHER CREEK PARKWAY (A VARIABLE WIDTH RIGHT OF WAY AS PER PANTHER CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 56, PAGES 15, 15A, THROUGH 15G, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY); THENCE SOUTH 88°40'18" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND SAID NORTHERLY EXISTING RIGHT OF WAY, A DISTANCE OF 40.02 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 59.18 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 133.30 FEET; THENCE NORTH 89°26'24" WEST, A DISTANCE OF 18.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°26'24" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 315.45 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16527, PAGE 901; THENCE NORTH 88°41'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 315.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,578 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Subject Photographs



Aerial View

PARCEL 148

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 14

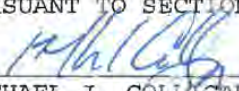
A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1157.50 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°41'33" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149, A DISTANCE OF 45.02 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 150.07 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149, ALSO BEING THE NORTH LINE OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°41'33" EAST, ALONG LAST SAID LINE, A DISTANCE OF 45.02 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 150.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,753 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:45 pm, Aug 18, 2021

PARCEL 752

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 14

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

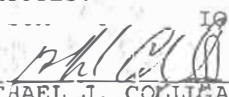
A PART OF TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1157.50 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°41'33" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 45.02 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°41'33" WEST, ALONG LAST SAID LINE, 5.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 150.07 FEET TO THE NORTH LINE OF LAST SAID, ALSO BEING THE NORTH LINE OF TRACT 2, BLOCK 4, SAID JACKSONVILLE HEIGHTS; THENCE NORTH 88°41'33" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 150.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 750 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 150.2 & 754.2



PARCEL 150.1

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NO. 14


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1332.68 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°41'21" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, A DISTANCE OF 25.01 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 80.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247; THENCE NORTH 88°41'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,000 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:45 pm, Aug 18, 2021

PARCEL 150.2

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 14


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8515, PAGE 211, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH $89^{\circ}34'50''$ WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH $00^{\circ}25'10''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1715.81 FEET; THENCE NORTH $89^{\circ}34'50''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8515, PAGE 211, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH $00^{\circ}25'10''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 303.12 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8515, PAGE 211; THENCE SOUTH $88^{\circ}41'21''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.01 FEET; THENCE NORTH $00^{\circ}25'10''$ EAST, A DISTANCE OF 132.26 FEET; THENCE NORTH $89^{\circ}34'50''$ WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH $00^{\circ}25'10''$ EAST, A DISTANCE OF 170.37 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8515, PAGE 211; THENCE NORTH $88^{\circ}43'00''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 42.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,479 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:45 pm, Aug 18, 2021

PARCEL 754.1

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 14

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1332.68 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°41'21" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, 25.01 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH CONTINUE 88°41'21" WEST, ALONG LAST SAID LINE, A DISTANCE OF 20.01 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 39.77 FEET; THENCE NORTH 37°44'35" EAST, A DISTANCE OF 11.62 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 12.31 FEET; THENCE NORTH 00°54'16" WEST, A DISTANCE OF 31.56 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247; THENCE NORTH 88°41'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1.38 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 974 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. CORRIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



PARCEL 754.2

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 14

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8515, PAGE 211, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS **COMMENCE** RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1715.81 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8515, PAGE 211, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 303.12 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 88°41'21" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°41'21" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1.38 FEET; THENCE NORTH 00°54'16" WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 01°14'02" WEST, A DISTANCE OF 23.08 FEET; THENCE NORTH 00°54'43" WEST, A DISTANCE OF 75.26 FEET; THENCE SOUTH 89°34'50" EAST, A DISTANCE OF 4.58 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 132.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 396 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 151 & 755



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01/14/2023

PARCEL 151

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NO. 14


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6482, PAGE 592, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1715.81 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6482, PAGE 592, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°43'00" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6482, PAGE 592, A DISTANCE OF 42.02 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 234.98 FEET TO THE SOUTH LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°42'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 42.02 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 234.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 9,869 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:45 pm, Aug 18, 2021

PARCEL 755

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 14

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:


A PART OF TRACT 1, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6482, PAGE 592, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 & 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1715.81 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6482, PAGE 592; THENCE SOUTH 88°43'00" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 42.02 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°43'00" WEST, ALONG LAST SAID LINE, 5.00 FEET; THENCE NORTH 00°25'10" EAST, A DISTANCE OF 234.98 FEET TO THE NORTH LINE OF LAST SAID LANDS, ALSO BEING THE SOUTH LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°42'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 234.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,175 SQUARE FEET, MORE OR LESS.

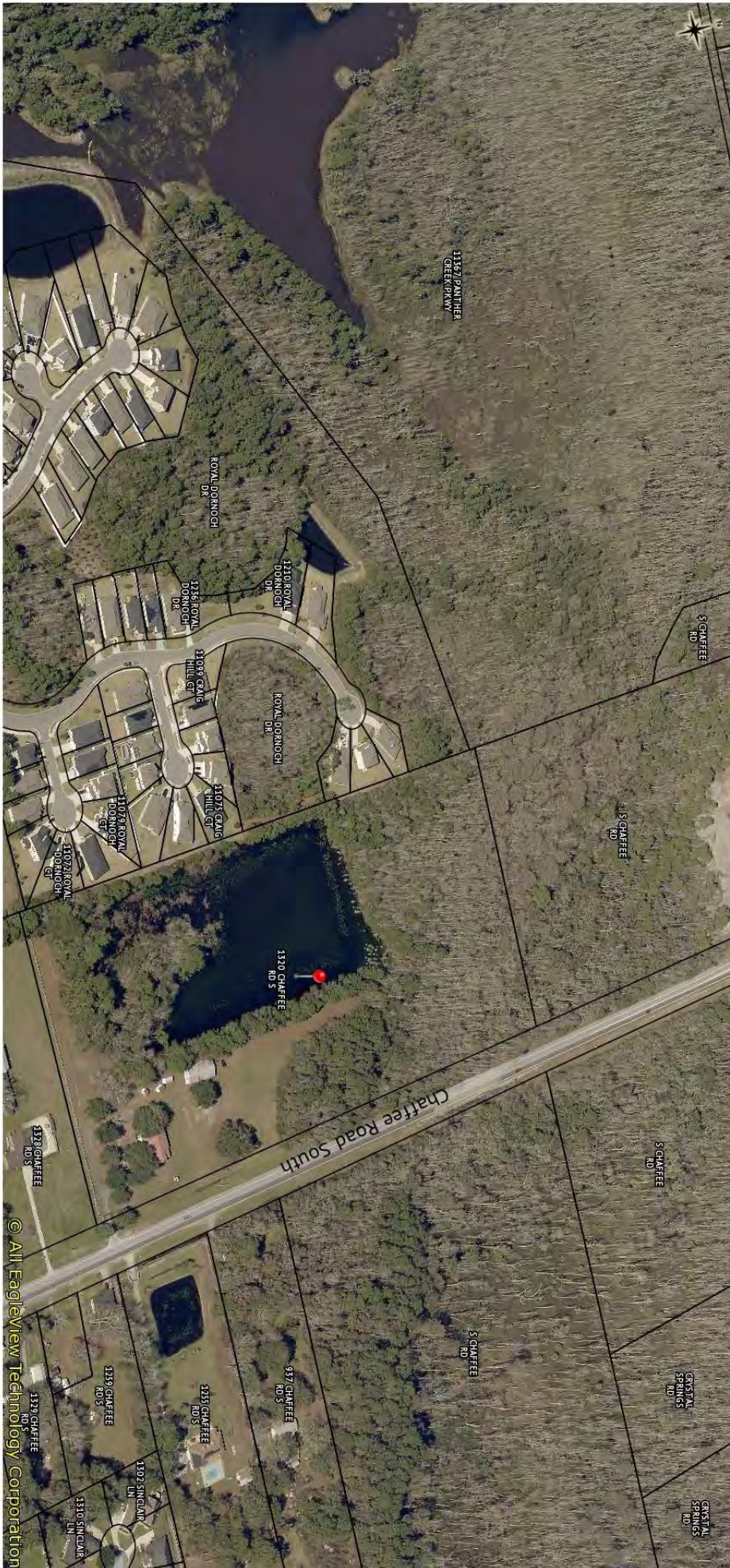
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 152.1, 152.2, 756, & 802



PARCEL 152.1

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NOS. 14 & 15


A PART OF TRACTS 15 AND 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°30'26" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 365.56 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°30'26" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 352.13 FEET TO THE NORTH LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°42'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 42.02 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 71.53 FEET; NORTH 01°18'34" EAST, A DISTANCE OF 749.48 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 10.49 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 295.30 FEET TO THE SOUTHERLY SAFE UPLAND ELEVATION LINE OF MCGIRTS CREEK; THENCE ALONG SAID SOUTHERLY SAFE UPLAND ELEVATION LINE, THE FOLLOWING 2 COURSES AND DISTANCES: (1) SOUTH 40°56'50" EAST, 28.88 FEET; (2) SOUTH 52°28'18" EAST, 28.66 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, THE FOLLOWING 6 COURSES AND DISTANCES: (1) SOUTH 00°30'26" WEST, 73.80 FEET; (2) NORTH 89°29'34" WEST, 15.00 FEET; (3) SOUTH 00°30'26" WEST, 352.87 FEET; (4) SOUTH 89°29'34" EAST, 5.00 FEET; (5) SOUTH 00°30'26" WEST, 197.20 FEET; (6) SOUTH 05°12'12" EAST, 100.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.786 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:46 pm, Aug 18, 2021


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°30'26" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,333.41 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°30'26" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY OF CHAFFEE ROAD, A DISTANCE OF 207.74 FEET TO THE NORTHERLY SAFE UPLAND ELEVATION LINE OF MCGIRTS CREEK; THENCE ALONG SAID NORTHERLY SAFE UPLAND ELEVATION LINE, THE FOLLOWING 3 COURSES AND DISTANCES: (1) NORTH 54°56'20" WEST, 6.20 FEET; (2) NORTH 38°09'40" WEST, 39.07 FEET; (3) NORTH 31°34'54" WEST, A DISTANCE OF 23.50 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 152.50 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18036, PAGE 440, ALSO BEING THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°43'28" EAST, ALONG LAST SAID LINE, A DISTANCE OF 42.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7,681 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:46 pm, Aug 18, 2021

PARCEL 756

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 14 & 15


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°30'26" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 365.56 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 00°30'26" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 352.13 FEET TO THE NORTH LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°42'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 42.02 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°42'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 71.72 FEET; THENCE NORTH 01°18'34" EAST, A DISTANCE OF 425.58 FEET; THENCE SOUTH 88°41'23" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°18'34" WEST, A DISTANCE OF 425.55 FEET; THENCE SOUTH 00°30'26" WEST, A DISTANCE OF 71.53 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING: 2,486 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:56 pm, Aug 18, 2021

PARCEL 802

PERPETUAL EASEMENT

PROJECT NO: 2020-338
SHEET NOS. 3, 14 & 15

A PERPETUAL EASEMENT FOR THE PURPOSES OF ACCESSING, CONSTRUCTING, MAINTAINING, REPLACING, AND IMPROVING STORMWATER MANAGEMENT FACILITIES IN, OVER, UNDER, UPON AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

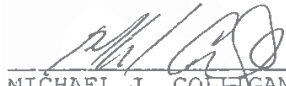
A PART OF TRACTS 15 AND 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°30'26" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°42'03" WEST, A DISTANCE OF 50.02 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD AND THE NORTH LINE OF A 30 FOOT RIGHT OF WAY, AS PER JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°42'03" WEST, ALONG SAID NORTH LINE OF A 30 FOOT RIGHT OF WAY, A DISTANCE OF 42.02 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 71.53 FEET; THENCE NORTH 01°18'34" EAST, A DISTANCE OF 425.55 FEET, TO THE **POINT OF BEGINNING**; THENCE NORTH 88°41'23" WEST, A DISTANCE OF 207.51 FEET; THENCE SOUTH 01°18'34" WEST, A DISTANCE OF 400.02 FEET; THENCE NORTH 88°41'26" WEST, A DISTANCE OF 364.31 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18306, PAGE 440, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°32'01" EAST, ALONG SAID WEST LINE, A DISTANCE OF 811.12 FEET; THENCE SOUTH 88°41'26" EAST, A DISTANCE OF 375.29 FEET; THENCE SOUTH 01°18'34" WEST, A DISTANCE OF 361.03 FEET; THENCE SOUTH 88°41'23" EAST, A DISTANCE OF 207.51 FEET; THENCE SOUTH 01°18'34" WEST, A DISTANCE OF 50.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING: 7.124 ACRES, MORE OR LESS.

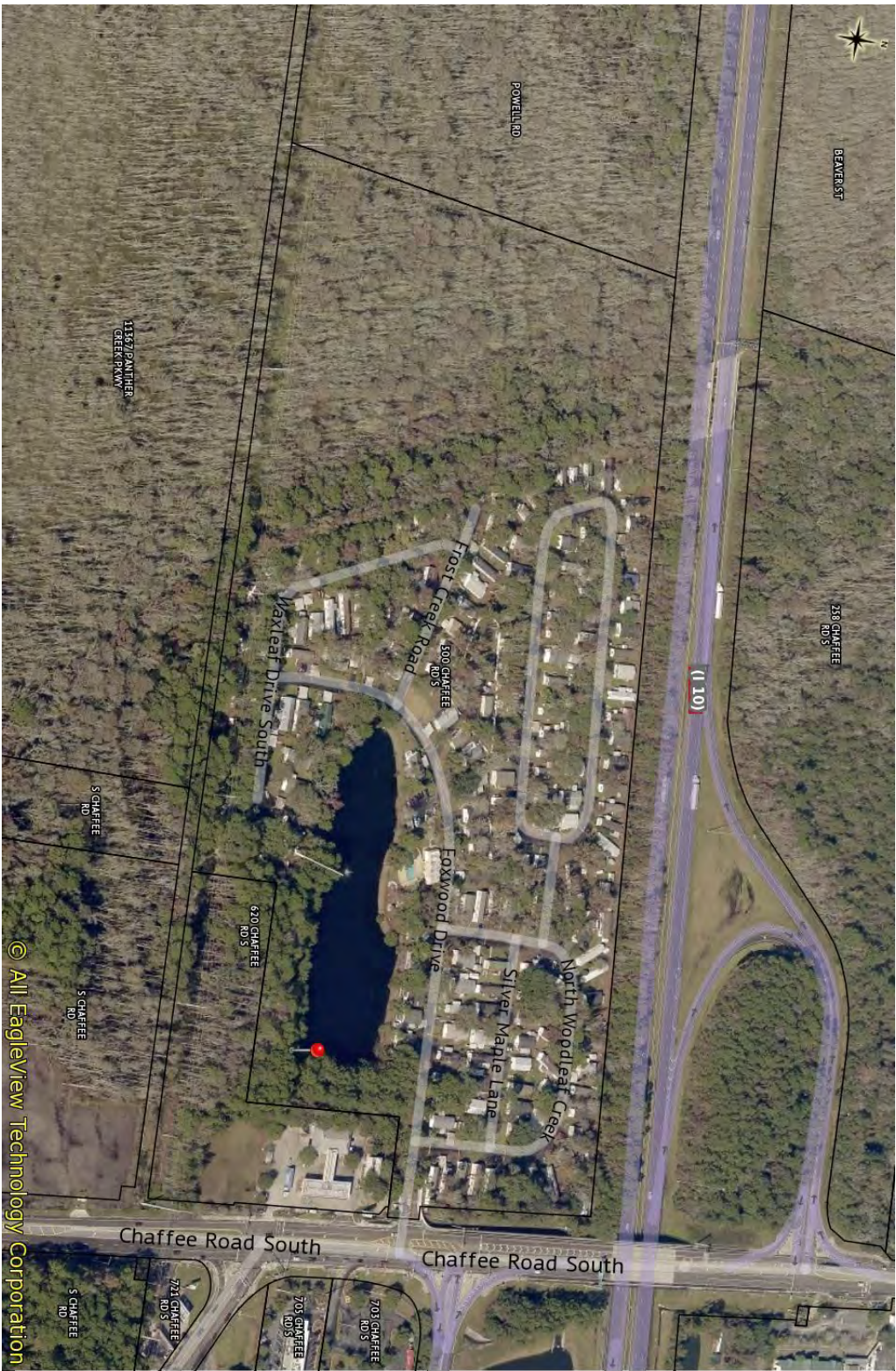
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 153 & 757



PARCEL 153

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NOS. 15 & 16


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12387, PAGE 2491, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°30'26" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,333.41 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12387, PAGE 2491, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE SOUTH LINE OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°43'28" WEST, ALONG LAST SAID LINE, A DISTANCE OF 42.02 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 38.94 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 44.00 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 47.00 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 48.91 FEET; THENCE NORTH 44°29'34" WEST, A DISTANCE OF 59.52 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 89°29'34" EAST, A DISTANCE OF 177.00 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°30'26" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 421.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1.479 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:46 pm, Aug 18, 2021

PARCEL 757

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 16 & 17

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

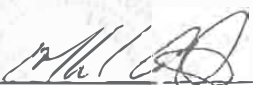
A PART OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12387, PAGE 2491, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°30'26" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 51.69 FEET; THENCE NORTH 89°35'18" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°30'26" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 859.85 FEET; THENCE NORTH 89°29'34" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 430.95 FEET; THENCE SOUTH 89°29'34" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 428.86 FEET; THENCE SOUTH 89°35'18" EAST, A DISTANCE OF 0.09 FEET, TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE CONTINUE SOUTH 89°35'18" EAST, ALONG LAST SAID LINE, A DISTANCE OF 24.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.543 ACRES, MORE OR LESS.

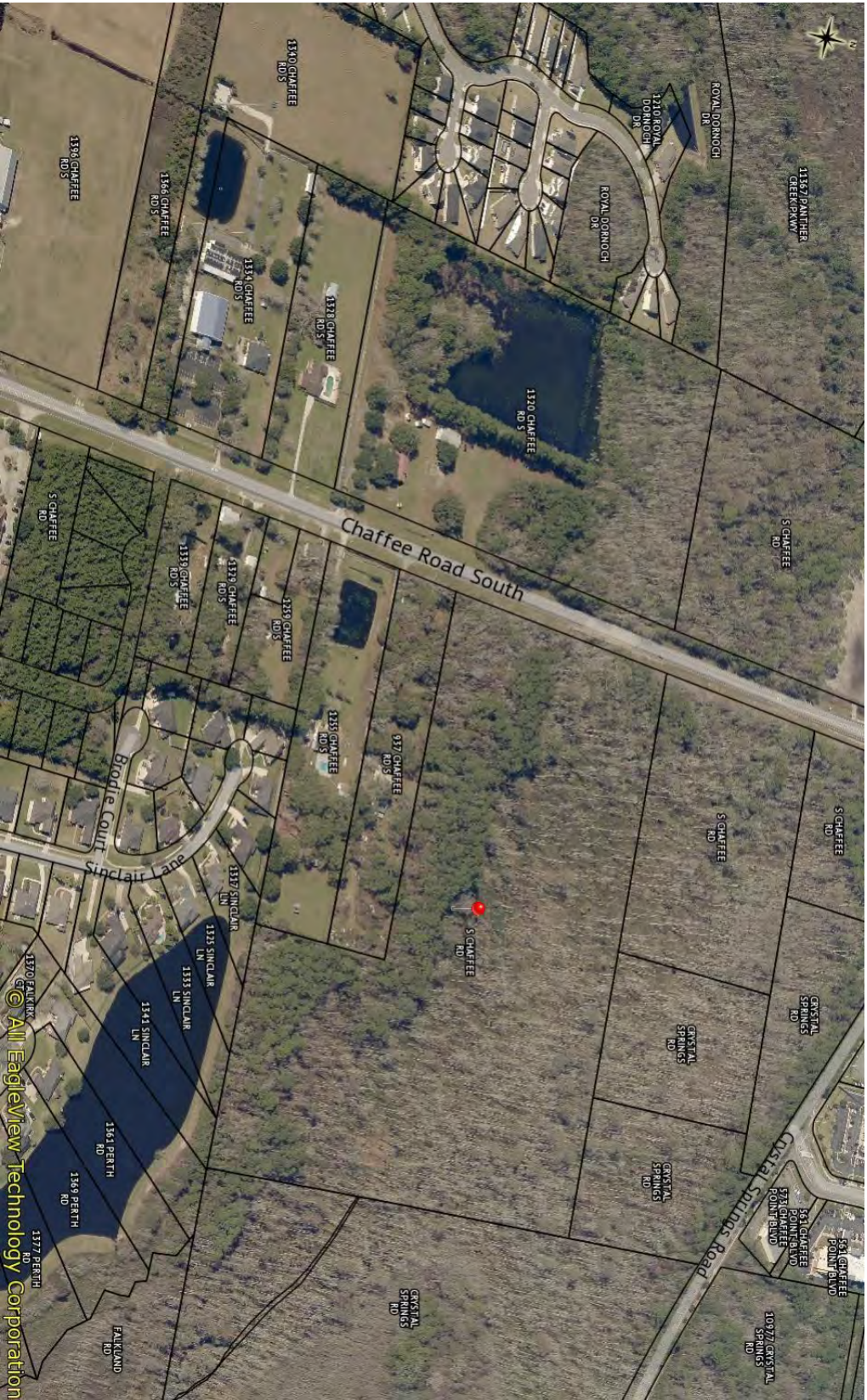
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLATITAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Parcel 154.1 & 154.2



01/02/2020

PARCEL 154.1

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 15

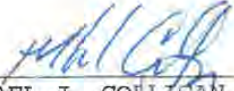
A PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9185, PAGE 1515, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°30'26" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, AND SAID BASELINE OF SURVEY, A DISTANCE OF 459.89 FEET; THENCE SOUTH 89°29'34" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9185, PAGE 1515, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE NORTH 00°30'26" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 524.97 FEET TO THE SOUTHERLY SAFE UPLAND ELEVATION LINE OF MCGIRTS CREEK; THENCE ALONG SAID SOUTHERLY SAFE UPLAND ELEVATION LINE, THE FOLLOWING 5 COURSES AND DISTANCES: (1) SOUTH 67°40'13" EAST, 0.74 FEET; (2) SOUTH 77°02'57" EAST, 6.20 FEET; (3) SOUTH 12°25'58" WEST, 17.88 FEET; (4) SOUTH 66°52'40" EAST, 18.72 FEET; (5) SOUTH 37°56'58" EAST, A DISTANCE OF 23.59 FEET; THENCE SOUTH 00°30'26" WEST, A DISTANCE OF 479.56 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9185, PAGE 1515; THENCE SOUTH 89°28'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 35.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 17,482 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:46 pm, Aug 18, 2021

PARCEL 154.2

FEE SIMPLE

PROJECT NO: 2020-338

SHEET NO. 15


A PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9185, PAGE 1515, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°30'26" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1332.89 FEET; THENCE SOUTH 89°29'34" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9185, PAGE 1515, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE NORTH 89°18'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.01 FEET; THENCE SOUTH 00°30'26" WEST, A DISTANCE OF 341.28 FEET TO THE NORTHERLY SAFE UPLAND ELEVATION LINE OF MCGIRTS CREEK; THENCE ALONG SAID NORTHERLY SAFE UPLAND ELEVATION LINE, THE FOLLOWING 2 COURSES AND DISTANCES: (1) NORTH 22°41'43" WEST, 29.22 FEET; (2) NORTH 44°02'43" WEST, 33.48 FEET TO SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE NORTH 00°30'26" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 289.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,866 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:46 pm, Aug 18, 2021

MAP BOOK ____ PAGE ____

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BEARINGS ARE BASED UPON FLORIDA STATE PLANE COORDINATES
EAST ZONE, NAD 1983

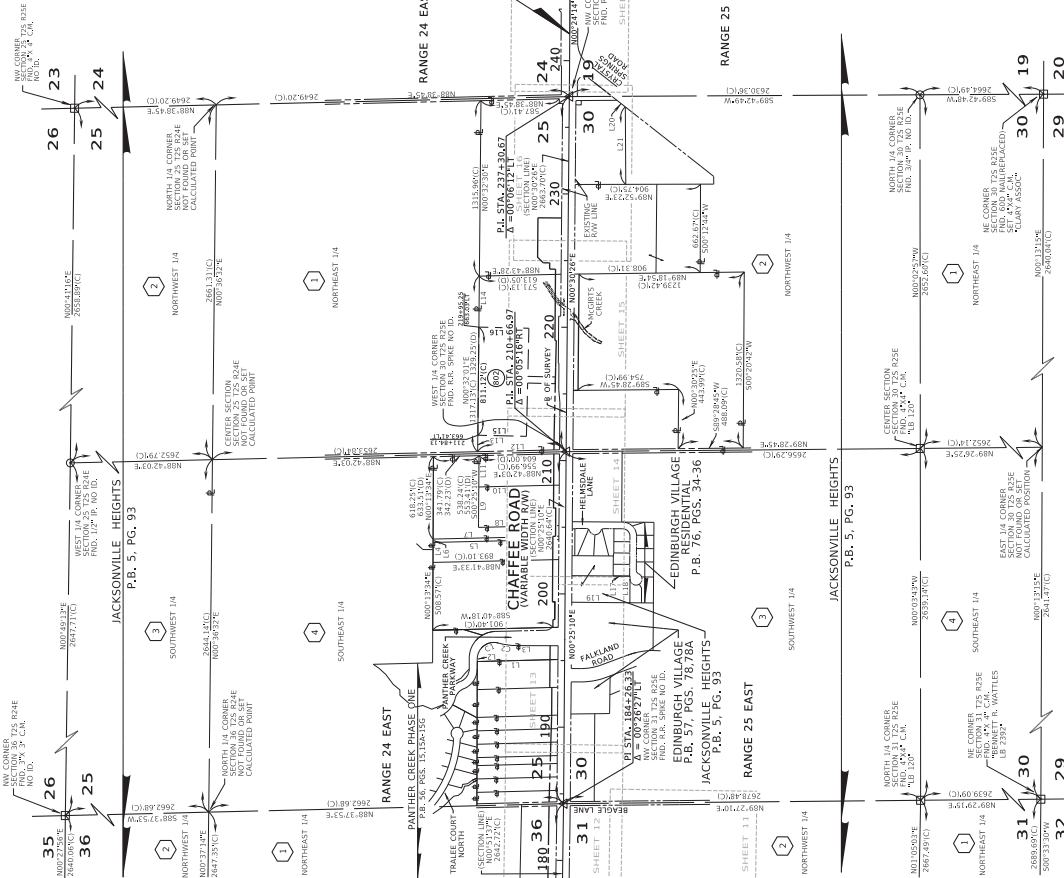
CHAFFEE ROAD				
BEARING	DISTANCE	NORTHING	EASTING	
N00°35'00"E	1.37637'	2357133.3683	3088236.2634	
N00°38'00"E	2.63977'	2356689.3160	3088346.3470	
N00°41'12"E	2.66048'	2343328.8590	3088275.5250	
N00°43'12"E	2.64232'	2343966.5380	3088307.6140	
N00°29'00"E	2.64054'	2346638.9600	3088342.2890	
N00°39'00"E	2.06370'	2349279.5392	3088366.6201	
N00°24'14"E	460.33'	2371043.1240	3088392.3007	
		2372412.4473	3088395.5591	END PROJECT

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

CHAFFEE ROAD

11207 E. WILSON AVENUE, SUITE 100 BOCA RATON, FL 33433 (561) 995-1100 WWW.BRISQ.COM	CAUSE No. 2010-4/10294 SCALE: N.T.S. DRAWING No. RWCOVER01	PROJECT No. 2010 230 FILE No. T35 790 SHEET 1 OF 21
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Page 162 of 838



LINE DATA			
LINE	BEARING	LENGTH	
L1	S88°13'27"W	335.842' (C)	
L2	S107°49'30"E	442.393' (C)	
L3	S189°42'30"E	842.393' (C)	
L4	N00°13'14"E	134.051' (C)	
L5	S88°14'13"E	189.051' (C)	
L6	N00°13'54"E	134.051' (C)	
L7	S88°14'13"E	189.051' (C)	
L8	S88°14'13"E	189.051' (C)	
L9	N00°23'10"E	230.000' (C)	
L10	S88°43'50"E	361.843' (C)	
L11	N00°25'10"E	250.000' (C)	
L12	S88°43'50"E	361.843' (C)	
L13	N00°25'10"E	250.000' (C)	
L14	N00°23'10"E	230.000' (C)	
L15	N00°23'10"E	230.000' (C)	
L16	N88°41'26"W	382.393' (C)	
L17	S88°41'26"W	382.393' (C)	
L18	N00°23'10"E	230.000' (C)	
L19	S88°41'26"W	382.393' (C)	
L20	N88°41'26"W	382.393' (C)	
L21	N00°23'10"E	230.000' (C)	
L22	S88°41'26"W	382.393' (C)	

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD BEARING
C1	105°45'00"••	125.00' (P)	230.72' (C) 230.71' (P)	199.33' (P) 153°01'00"••E

KEY SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

CITY OF JACKSONVILLE

THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

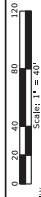
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

CHAFFEE ROAD

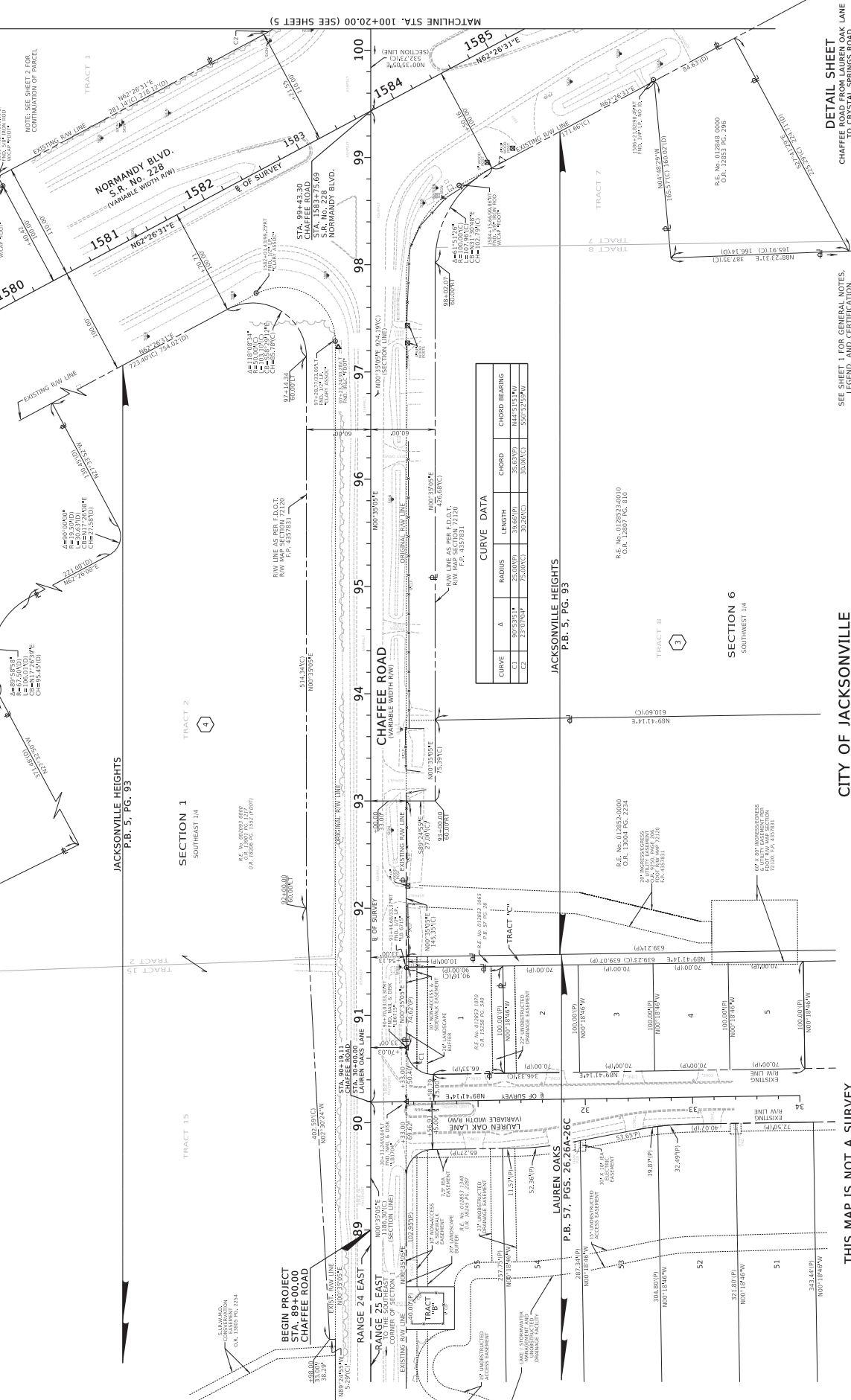
FIELD BOOK NUMBERS: CHURCH FELLOWSHIP BLDG., LOT 86, 3733 1800 CINCINNATI BLVD. 14555 WILLOW VALLEY, FL 32257	CANCE No. 2010-041029L	DRAWING No. RWKEYM03	FILE No. T2S-780	SHEET 3 OF 21
SCALE: 1" = 400'		PROJECT No. 2020-338		

TOWNSHIP 3 SOUTH, RANGE 24 EAST
TOWNSHIP 3 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

MAP BOOK PAGE



NOTES: SEE SHEET 4 FOR
CONTINUATION OF PARCEL



CURVE DATA				
CURVE	A	RADIUS	LENGTH	CHORD BEARING
C1	68.532+1	25.000(C)	25.000(C)	N45.535°E
C2	27.0742+1	75.000(C)	30.265(C)	S50.325°W

JACKSONVILLE HEIGHTS
P.B. 5, PG. 93

SECTION 6
SOUTHWEST 1/4

CITY OF JACKSONVILLE

DETAIL SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

PROJECT NO. 2005-138
DRAWING NO. RWDET042
SHEET 4 OF 23

CHAFFEE ROAD

DATE	BY
06/04/21	JACKSONVILLE
07/12/21	JACKSONVILLE
08/02/21	JACKSONVILLE
09/02/21	JACKSONVILLE
10/02/21	JACKSONVILLE
11/02/21	JACKSONVILLE
12/02/21	JACKSONVILLE

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

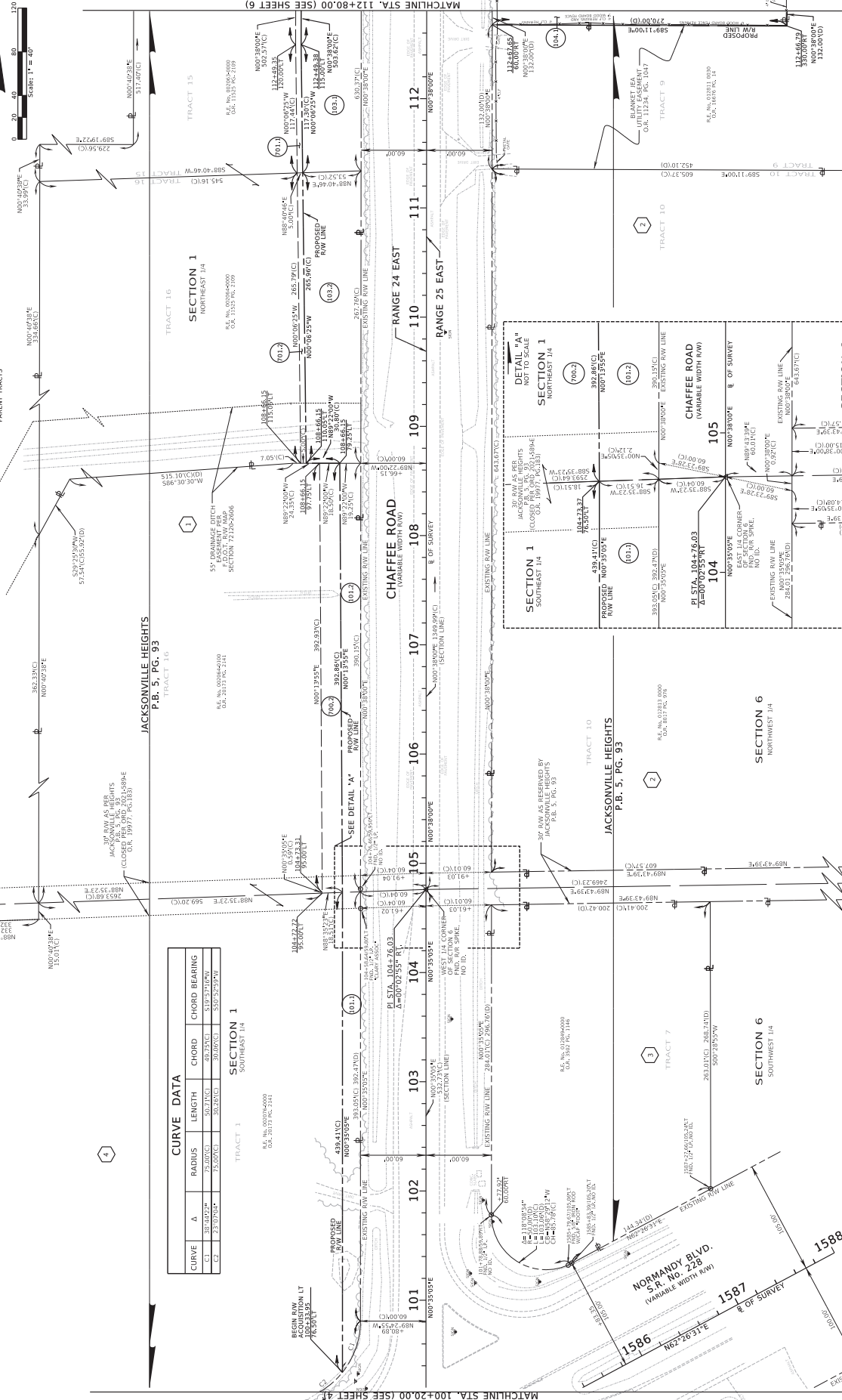
RIGHT OF WAY MAP

THIS MAP IS NOT A SURVEY

TOWNSHIP 3 SOUTH, RANGE 25 EAST
TOWNSHIP 3 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

CENTER OF SECTION 1
CALCULATED POINT
NOT FID. OR SET

NOTE: SEE SHEET 2 FOR
PARENT TRACTS



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD BEARING
C1	107.52°	25.00' (C)	30.75' (C)	30.75°
C2	107.52°	25.00' (C)	30.75' (C)	30.75°
C3	107.52°	25.00' (C)	30.75' (C)	30.75°

SECTION 1
SOUTHWEST 1/4
TRACT 1

R.E. No. 00034-0000
O.A. 2013 PG. 2141

R.E. No. 00034-0000
O.A. 2013 PG. 2141

R.E. No. 00034-0000
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O.A. 2013 PG. 2141

R.E. No. 00034-0000
O.A. 2013 PG. 2141

DETAIL SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRISTAL SPRINGS ROAD
LEGEND AND CERTIFICATION

PROJECT No. 2503-038
FILE No. 725-780
SHEET 5 OF 21

CHAFFEE ROAD

DATE
BY
CHECKED
DATE

DATE
BY
CHECKED
DATE

CITY OF JACKSONVILLE

THIS MAP IS NOT A SURVEY

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

RIGHT OF WAY MAP

TOWNSHIP 3 SOUTH, RANGE 24 EAST
TOWNSHIP 3 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

NOTE: SEE KEY SHEET 2
FOR PARENT TRACT

CURVE DATA			
CURVE	Δ	RADIUS	CHORD BEARING
C1	01°08'27"	2014.27(C)	58.15(C)
C2	00°02'15"	2014.79(C)	51.25(C)
C3	01°08'27"	2014.79(C)	54.07(C)
C4	00°02'15"	2014.27(C)	51.17(C)

SECTION 1
NORTHEAST 1/4
JACKSONVILLE HEIGHTS
P.B. 5, PG. 93

CURVE SCL1
PT STA. 109+55.71
R=2864.79'
I=107.80'
PC STA. 25+00.00
PT STA. 32+07.80

NOTE: SEE KEY SHEET 2
FOR PARENT TRACT

LINE DATA			
LINE	BEARING	LENGTH	
L1	N88°57'41"E	5.00(C)	
L2	N88°57'41"E	5.00(C)	
L3	N88°57'41"E	5.00(C)	
L4	N88°57'41"E	5.00(C)	
L5	N88°57'41"E	5.00(C)	
L6	N88°57'41"E	5.00(C)	

SECTION 1
NORTHEAST 1/4
JACKSONVILLE HEIGHTS
P.B. 5, PG. 93

BLANKET EASEMENT
O.A. 11224, PG. 1090

BLANKET EASEMENT
O.A. 11224, PG. 1090

MATCHLINE STA. 112+80.00 (SEE SHEET 5)

MATCHLINE STA. 125+40.00 (SEE SHEET 7)

THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

CITY OF JACKSONVILLE

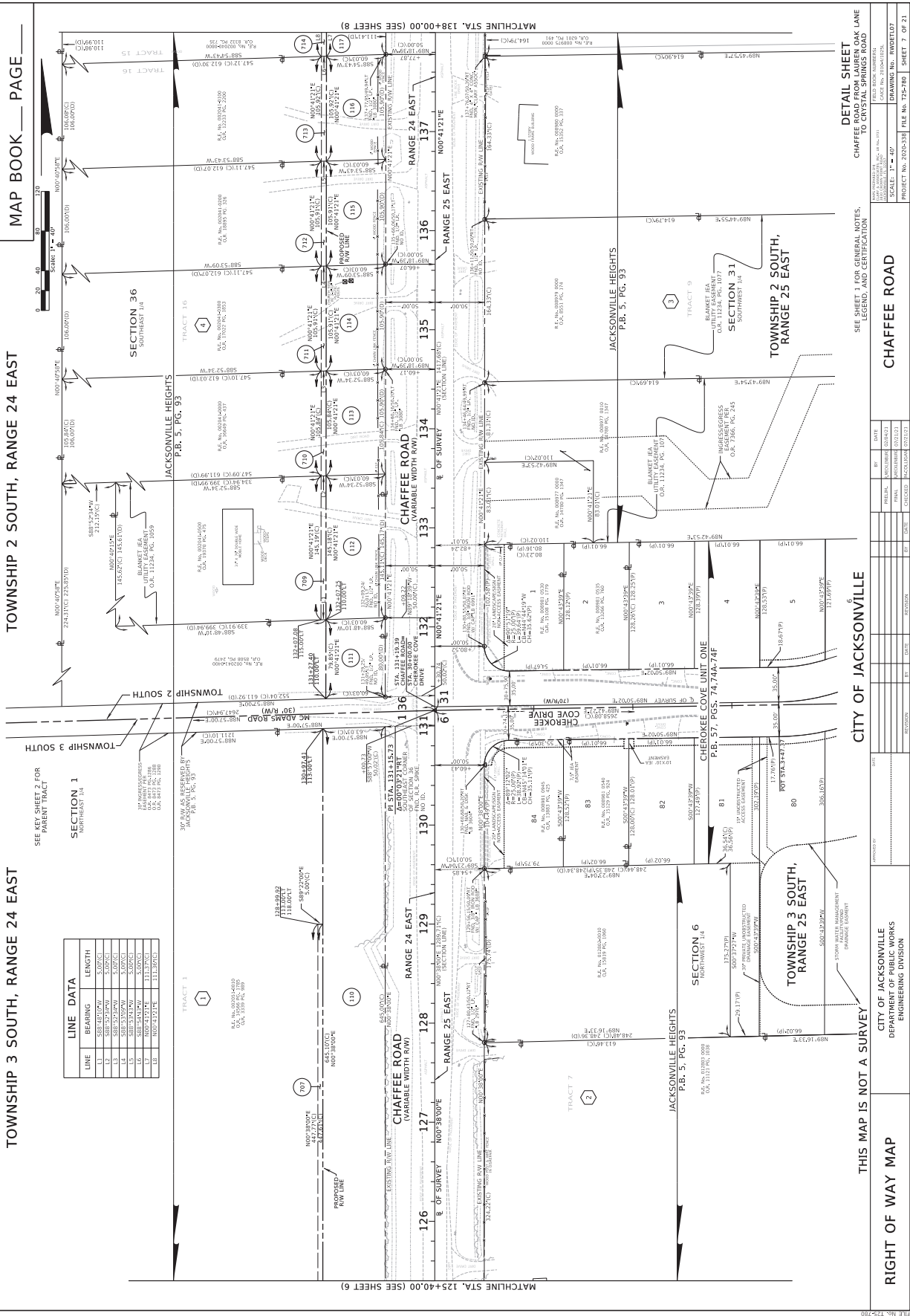
SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

DETAIL SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

CHAFFEE ROAD

PROJECT No. 2020-038
FILE No. 725-780
SHEET 6 OF 21

0405/20160203/11	NO. 18 WA. 3750	FIELD BOOK NUMBERS:
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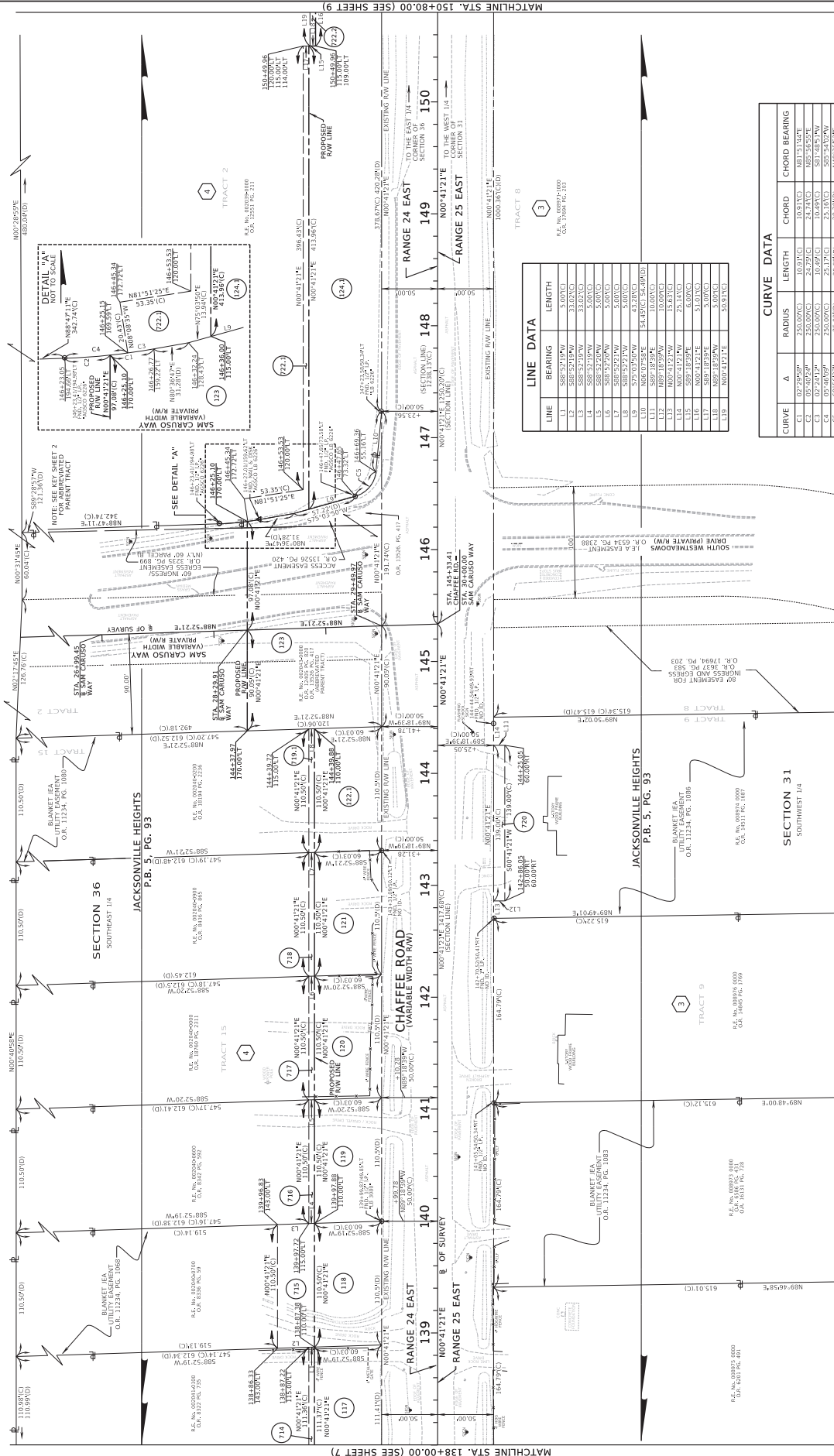


TOWNSHIP 2 SOUTH, RANGE 24 EAST
TOWNSHIP 2 SOUTH, RANGE 25 EAST
DUAL COUNTY, FLORIDA

MAP BOOK PAGE



NOTE: SEE KEY SHEET 2
FOR ABBREVIATED
PARENT TRACT



MATCHLINE STA. 150+80.00 (SEE SHEET 9)

MATCHLINE STA. 138+00.00 (SEE SHEET 7)

LINE DATA		CURVE DATA	
LINE	BEARING	RADIUS	CHORD BEARING
L1	S88°32'14"W	5.00(C)	
L2	S88°32'14"W	5.00(C)	
L3	S88°32'14"W	5.00(C)	
L4	S88°32'14"W	5.00(C)	
L5	S88°32'14"W	5.00(C)	
L6	S88°32'14"W	5.00(C)	
L7	S88°32'14"W	5.00(C)	
L8	S88°32'14"W	5.00(C)	
L9	S75°07'54"W	54.28(C)	
L10	N00°07'54"E	54.28(C)	
L11	N00°07'54"E	54.28(C)	
L12	N00°18'59"W	10.00(C)	
L13	N00°18'59"W	10.00(C)	
L14	N00°18'59"W	10.00(C)	
L15	N00°18'59"W	10.00(C)	
L16	N00°18'59"W	10.00(C)	
L17	S89°18'24"E	3.00(C)	
L18	N00°41'21"E	50.00(C)	
L19	N00°41'21"E	50.00(C)	

CURVE DATA		CHORD BEARING	
CURVE	Δ	LENGTH	CHORD BEARING
C1	02°29'03"	250.00(C)	N81°31'42"E
C2	05°40'27"	250.00(C)	N80°58'55"E
C3	02°29'03"	250.00(C)	S81°48'51"W
C4	02°29'03"	250.00(C)	S81°48'51"W
C5	08°54'37"	25.00(C)	N40°13'52"E

NOTE: SEE KEY SHEET 2
FOR PARENT TRACT

DETAIL SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

CITY OF JACKSONVILLE

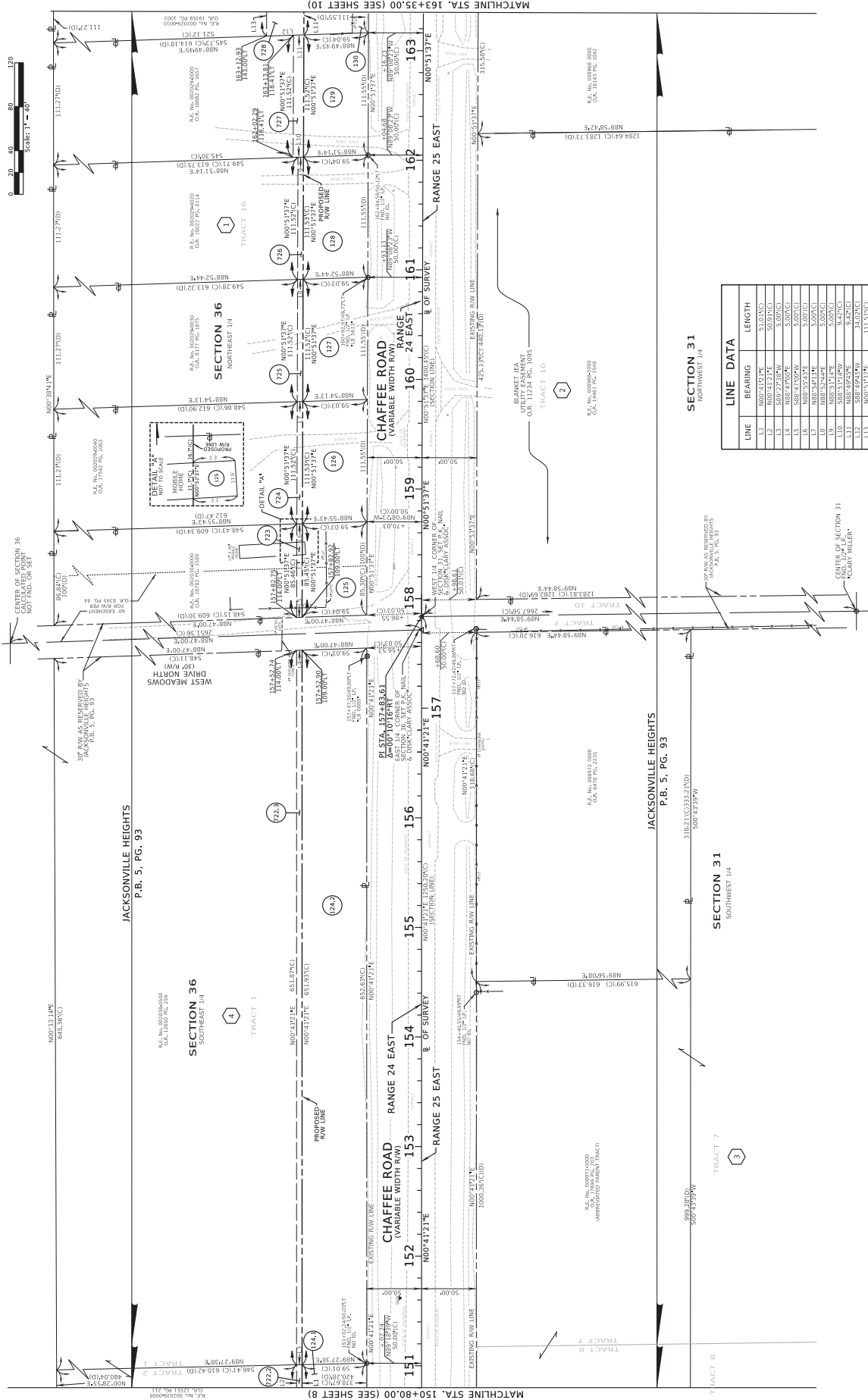
THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

DATE	BY	DATE	BY	DATE	BY	DATE	BY
07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21
PREPARED BY	APPROVED BY	DATE	BY	DATE	BY	DATE	BY
07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21
FINAL	FINAL	FINAL	FINAL	FINAL	FINAL	FINAL	FINAL
07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21
CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED
07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21	07/12/21
PROJECT NO. 2020-038	FILE NO. 735-780	SHEET 8 OF 21					
DRAWING NO. SWEETLOR							
SCALE: 1" = 40'							
FIELD BOOK NUMBERS							
15 N. 701							

TOWNSHIP 2 SOUTH, RANGE 24 EAST
TOWNSHIP 2 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

MAP BOOK PAGE



DETAIL SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRISTAL SPRINGS ROAD

SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

CITY OF JACKSONVILLE

RIGHT OF WAY MAP

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

THIS MAP IS NOT A SURVEY

CHAFFEE ROAD

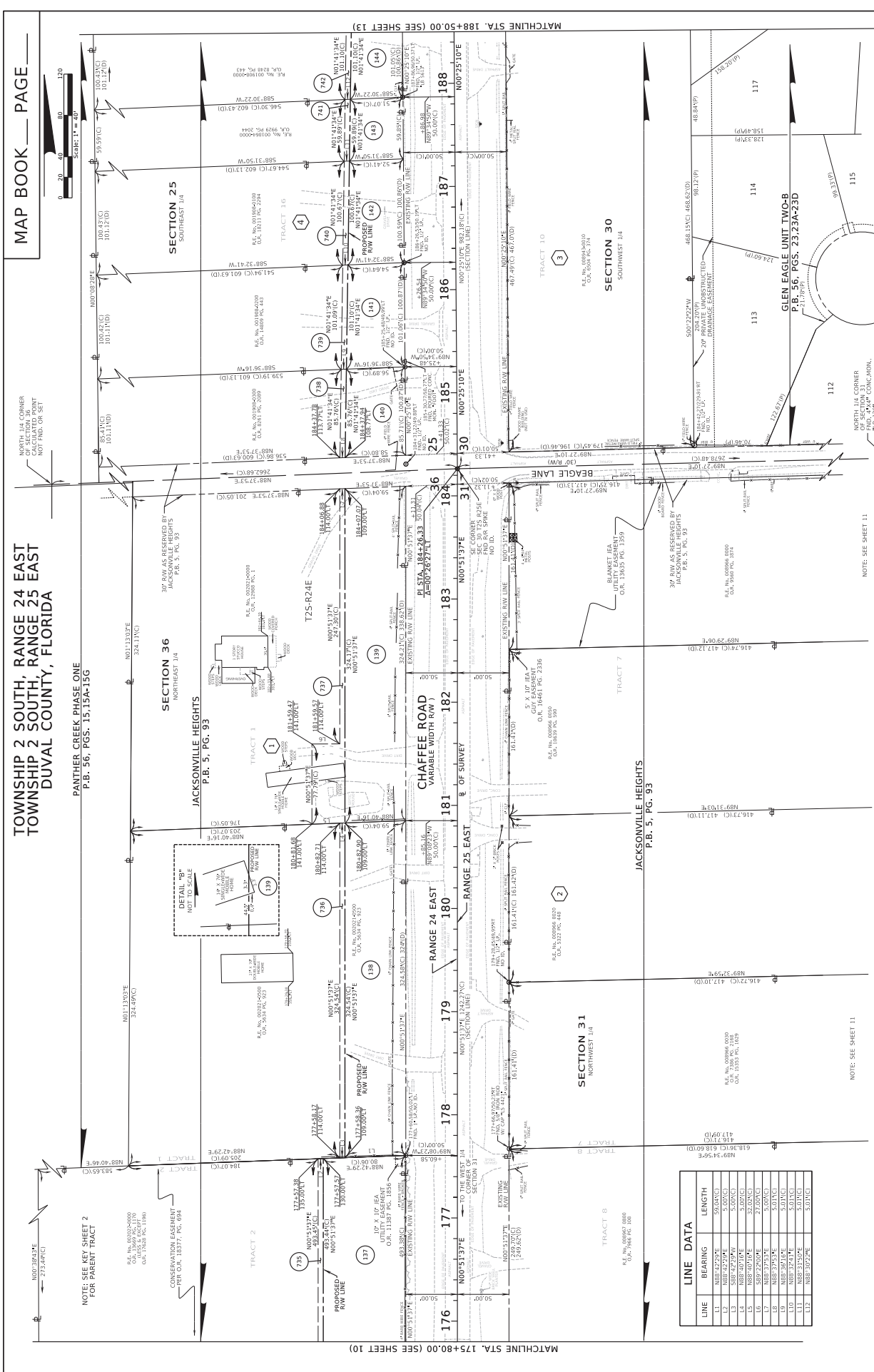
PROJECT No. 200-0338 FILE No. 725-780 SHEET 9 OF 21

DATE: 07/12/11
BY: [Signature]
CHECKED: [Signature]
REVISION: [Signature]

DATE: 07/12/11
BY: [Signature]
CHECKED: [Signature]
REVISION: [Signature]

TOWNSHIP 2 SOUTH, RANGE 24 EAST
TOWNSHIP 2 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

PANTHER CREEK PHASE ONE
P.B. 56, PGS. 15, 15A-15G



LINE DATA		
LINE	BEARING	LENGTH
L1	N88°42'29"E	50.00(C)
L2	N88°42'29"E	5.00(C)
L3	S88°42'29"W	5.00(C)
L4	N88°40'19"E	32.00(C)
L5	S88°40'19"E	32.00(C)
L6	S88°40'19"E	27.00(C)
L7	N88°37'35"E	5.00(C)
L8	N88°37'35"E	5.00(C)
L9	N88°37'35"E	5.00(C)
L10	N88°37'35"E	5.00(C)
L11	N88°37'35"E	5.00(C)
L12	N88°37'35"E	5.00(C)

THIS MAP IS NOT A SURVEY

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

RIGHT OF WAY MAP

CHAFFEE ROAD

DETAIL SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

PROJECT NO. 250-0338
FILE NO. 725-780
DRAWING NO. 50WET12
SHEET 12 OF 21

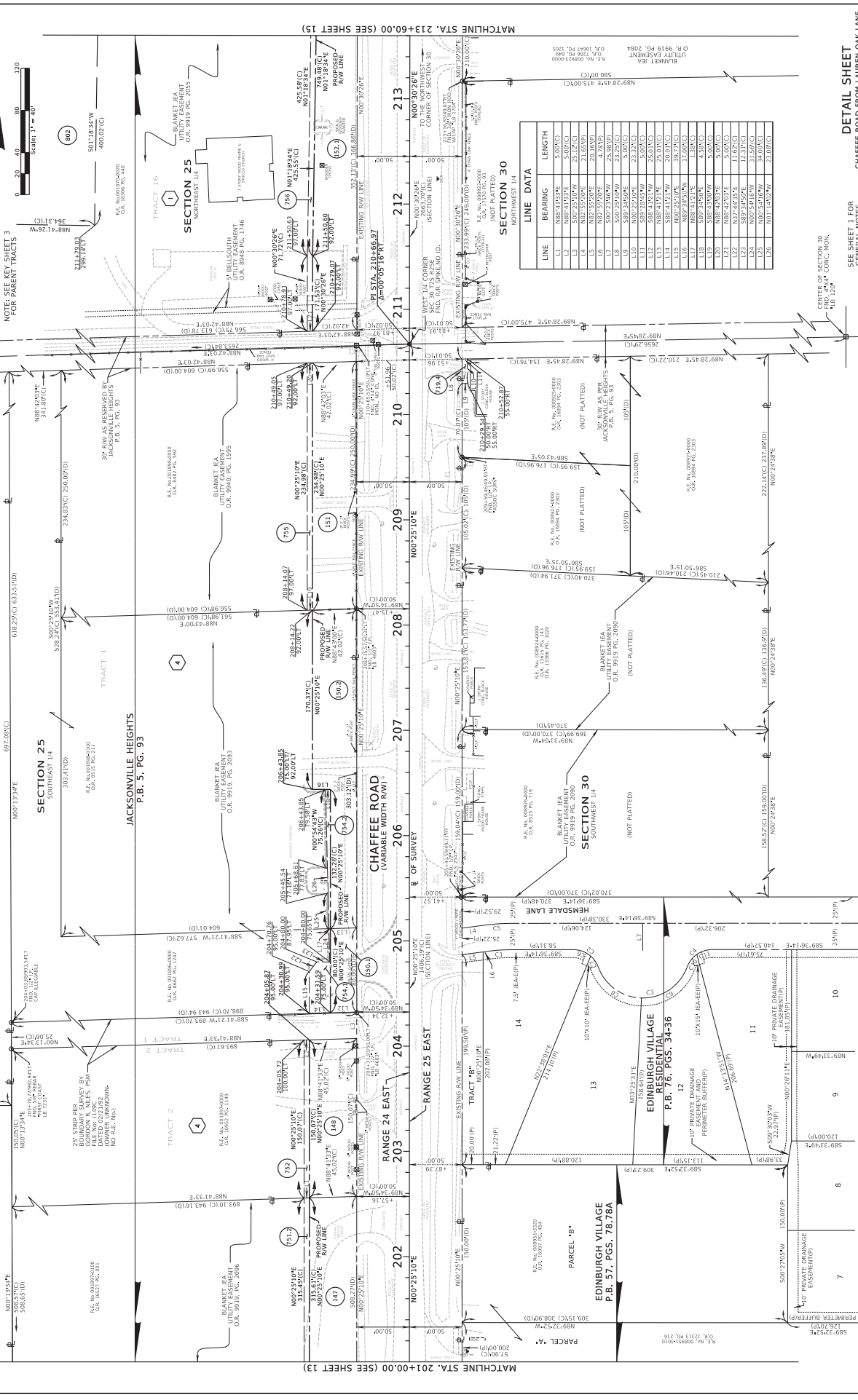
TOWNSHIP 2 SOUTH, RANGE 24 EAST
TOWNSHIP 2 SOUTH, RANGE 25 EAST
DUAL COUNTY, FLORIDA

PANTHER CREEK PHASE TWO-A
P.B. 65, PGS. 11-16

EDINBURGH VILLAGE
P.B. 57, PGS. 78-78A

EDINBURGH VILLAGE
P.B. 76, PGS. 34-36

EDINBURGH VILLAGE
P.B. 76, PGS. 34-36



LINE DATA		
LINE	BEARING	LENGTH
1	N89°41'39"E	5.00(C)
2	N88°41'33"E	5.00(C)
3	N00°25'10"W	25.12(C)
4	N88°45'50"E	20.00(P)
5	N82°55'00"E	4.78(P)
6	N02°25'10"E	25.12(C)
7	N00°25'10"E	25.12(C)
8	N89°41'39"E	5.00(C)
9	N89°41'39"E	5.00(C)
10	N00°25'10"E	25.12(C)
11	N89°41'39"E	5.00(C)
12	N89°41'39"E	5.00(C)
13	N89°41'39"E	5.00(C)
14	N89°41'39"E	5.00(C)
15	N89°41'39"E	5.00(C)
16	N89°41'39"E	5.00(C)
17	N89°41'39"E	5.00(C)
18	N89°41'39"E	5.00(C)
19	N89°41'39"E	5.00(C)
20	N89°41'39"E	5.00(C)
21	N89°41'39"E	5.00(C)
22	N89°41'39"E	5.00(C)
23	N89°41'39"E	5.00(C)
24	N89°41'39"E	5.00(C)
25	N89°41'39"E	5.00(C)
26	N89°41'39"E	5.00(C)
27	N89°41'39"E	5.00(C)
28	N89°41'39"E	5.00(C)
29	N89°41'39"E	5.00(C)
30	N89°41'39"E	5.00(C)
31	N89°41'39"E	5.00(C)
32	N89°41'39"E	5.00(C)
33	N89°41'39"E	5.00(C)
34	N89°41'39"E	5.00(C)
35	N89°41'39"E	5.00(C)
36	N89°41'39"E	5.00(C)
37	N89°41'39"E	5.00(C)
38	N89°41'39"E	5.00(C)
39	N89°41'39"E	5.00(C)
40	N89°41'39"E	5.00(C)
41	N89°41'39"E	5.00(C)
42	N89°41'39"E	5.00(C)
43	N89°41'39"E	5.00(C)
44	N89°41'39"E	5.00(C)
45	N89°41'39"E	5.00(C)
46	N89°41'39"E	5.00(C)
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71	N89°41'39"E	5.00(C)
72	N89°41'39"E	5.00(C)
73	N89°41'39"E	5.00(C)
74	N89°41'39"E	5.00(C)
75	N89°41'39"E	5.00(C)
76	N89°41'39"E	5.00(C)
77	N89°41'39"E	5.00(C)
78	N89°41'39"E	5.00(C)
79	N89°41'39"E	5.00(C)
80	N89°41'39"E	5.00(C)
81	N89°41'39"E	5.00(C)
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84	N89°41'39"E	5.00(C)
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87	N89°41'39"E	5.00(C)
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91	N89°41'39"E	5.00(C)
92	N89°41'39"E	5.00(C)
93	N89°41'39"E	5.00(C)
94	N89°41'39"E	5.00(C)
95	N89°41'39"E	5.00(C)
96	N89°41'39"E	5.00(C)
97	N89°41'39"E	5.00(C)
98	N89°41'39"E	5.00(C)
99	N89°41'39"E	5.00(C)
100	N89°41'39"E	5.00(C)

DETAIL SHEET
CHAFFEE ROAD
TO CRISTAL SPRINGS ROAD

SEE SHEET 1 FOR
GENERAL NOTES
LEGEND, AND CERTIFICATION

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

DATE: 07/12/21
BY: [Signature]
CHECKED: [Signature]
REVISION: [Signature]

DATE: 07/12/21
BY: [Signature]
CHECKED: [Signature]
REVISION: [Signature]

DATE: 07/12/21
BY: [Signature]
CHECKED: [Signature]
REVISION: [Signature]

DATE: 07/12/21
BY: [Signature]
CHECKED: [Signature]
REVISION: [Signature]

PROJECT No. 2020-038
FILE No. 725-780
SHEET 14 OF 21

DRAWING No. SWD1214



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FILE NO. 125-780



LINE DATA		
LINE	BEARING	LENGTH
L1	N00°30'26"E	32.37'(D)
L2	N89°43'03"E	40.00'(D)
L3	S00°30'26"W	32.92'(C) 32.93'(D)

SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

CITY OF JACKSONVILLE

URVEY
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

RIGHT OF WAY MAP

CHAFFEE ROAD

MAPS PREPARED BY: CLAYTON A. ARONSON, INC., 18 NW 37TH AVE., SUITE 200, MIAMI, FL 33155 HOOVERVILLE, FL 32725	FIELD BOOK NUMBERS: CANCE No. 2010-04710254
SCALE: 1" = 40'	DRAWING NO. RWDETL17
PROJECT No. 2020-3336	FILE No. T25-780 SHEET 17 OF 21

	BY	DATE
JM.	RUECKENBURG	02/04/21
AL	RUECKENBURG	07/21/21
WED	M. COLLIGAN	07/21/21

					CHECK
				DATE	
					FIN
					PREF

[illegible]

DATE	
APPROVED BY	

75	80

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

RIGHT OF WAY MAP

FILE NO. T25.

CURVE DATA			
CURVE	Δ	LENGTH	RADIUS CHORD BEARING CHORD
C1	65.46314°	35.89'	65.50° 548.07' 156.00'
C2	39.4699°	35.55'	45.50° 580.53' 156.00'
C3	36.14204°	79.66'	125.00° 871.00' 144.00'
C4	23.15504°	30.15'	75.00° 564.30' 144.00'
C5	30.0000°	21.21'	87.50° 479.27' 144.00'
C6	30.0000°	21.21'	112.50° 479.27' 144.00'
C7	62.99214°	55.81'	138.00° 589.20' 156.00'
C8	12.72914°	28.34'	138.00° 682.50' 156.00'
C9	27.0112°	61.31'	130.00° 863.70' 156.00'
C10	27.71914°	21.12'	70.00° 552.00' 144.00'
C11	10.91214°	21.12'	70.00° 552.00' 144.00'
C12	10.91214°	51.12'	138.00° 879.27' 144.00'
C13	33.3114°	86.83'	138.00° 852.00' 156.00'
C14	32.3725°	85.41'	130.00° 829.10' 156.00'

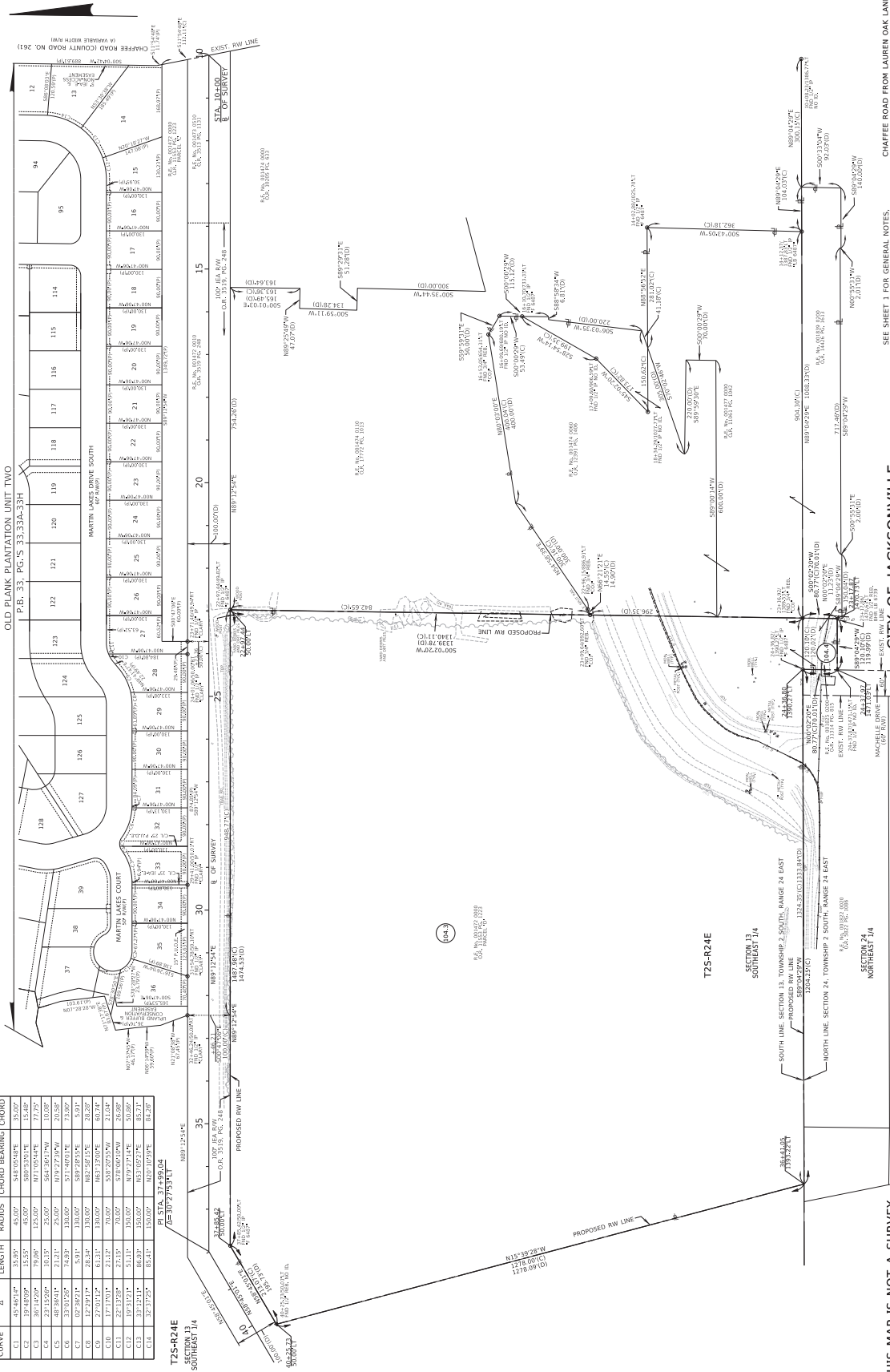
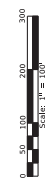
PI STA. 37+49.04
 TS-207+73.5 CT

T25-R24E
 SECTION 13
 SOUTHEAST 1/4

TOWNSHIP 2 SOUTH, RANGE 24 EAST
 DUVAL COUNTY, FLORIDA

OLD PLANK PLANTATION UNIT TWO
 P.B. 33, PG. 5 33.33A-33H
 MARTIN LAKES DRIVE SOUTH
 60' R/W

MAP BOOK PAGE



THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION

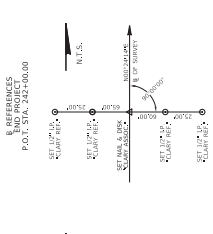
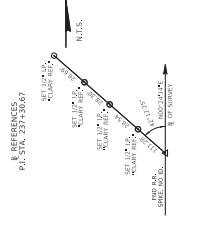
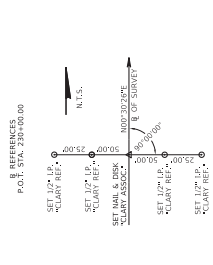
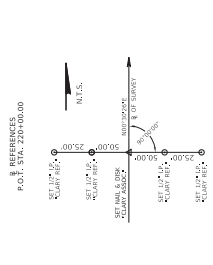
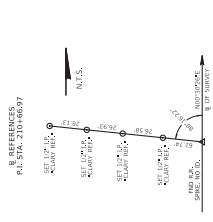
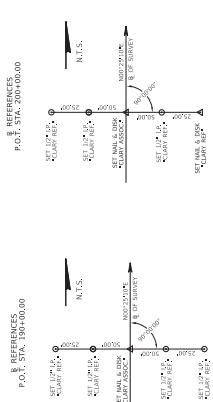
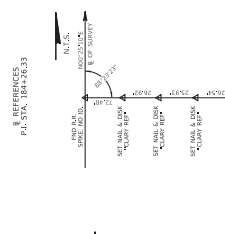
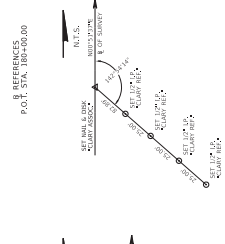
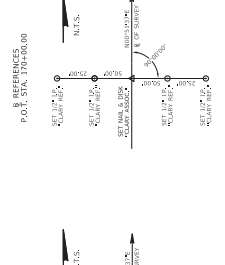
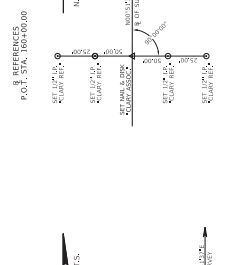
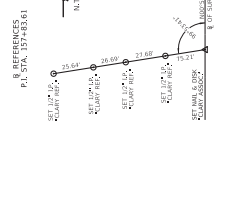
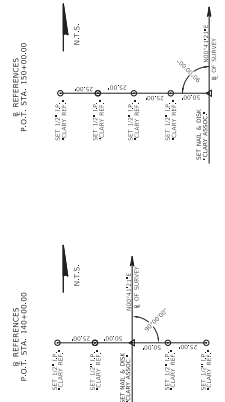
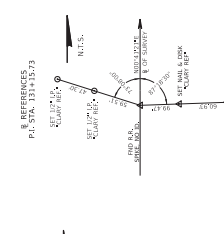
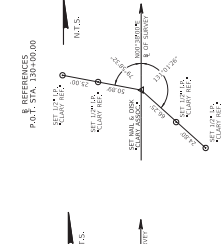
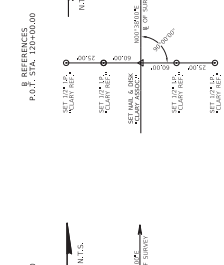
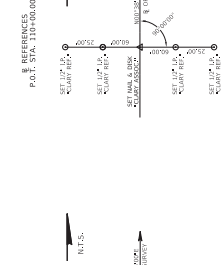
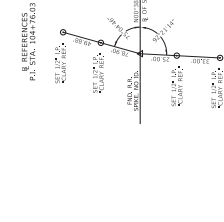
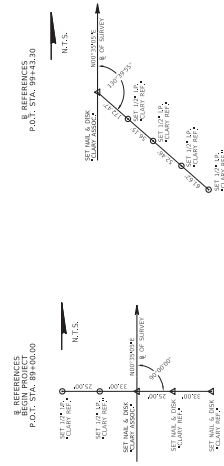
SEE SHEET 1 FOR GENERAL NOTES,
 LEGEND, AND CERTIFICATION

CHAFFEE ROAD FROM LAUREN OAK LANE
 TO CRYSTAL SPRINGS ROAD

PROJECT NO. 2006-338 FILE NO. 725-780 SHEET 18 OF 21

TOWNSHIP 2 & 3 SOUTH, RANGE 24 EAST
TOWNSHIP 2 & 3 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

MAP BOOK — PAGE —



THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

CITY OF JACKSONVILLE

SEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION.

REFERENCE SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

PROJECT NO. 2011-206	DRAWING NO. E006119	SHEET 19 OF 21
DATE: 03/01/11	SCALE: N.T.S.	
BY: J. W. BROWN	CHECKED: J. W. BROWN	
DATE: 03/01/11	DATE: 03/01/11	

TABLE OF OWNERSHIPS

PARCEL SHEET No.	RE: No.	NAME	AREA TAKEN	AREA REMAINING LEFT	RIGHT	COMMENTS	PARCEL SHEET No.	RE: No.	NAME	AREA TAKEN	AREA REMAINING LEFT	RIGHT	COMMENTS
100	002034-0000	RESERVED FOR FUTURE USE	7,009 SF	14,321 AC	0	O.R. 20173 PG. 2141	133	002034-0000	TONY & SAUNDRA BUTTRAM	6,581 SF	1,423 AC	0	O.R. 8239 PG. 2140
101	002034-0000	WPS-NORMANDY LLC	7,017 SF	5,166 AC	0	O.R. 20173 PG. 2141	134	002034-0000	CHRIS & TERRI NOWLIN	6,581 SF	1,424 AC	0	O.R. 8177 PG. 1907
101.2	002064-0100	NOT USED					135	002028-0030	DOUGLAS STEELE & CYNTHIA STEELE, ITWMS	6,481 SF	1,425 AC	0	O.R. 8448 PG. 1542
102							136	002028-0030	JANE A. SCULLY	7,341 SF	1,409 AC	0	O.R. 17391 PG. 1359
103.1	002064-0000	DONNIE R. BLIZZARD REVOCABLE TRUST	10,788 AC	4,442 AC	0	O.R. 11525 PG. 2109	137	002024-0050	CFT3, LLC	0,905 AC	4,628 AC	0	O.R. 1569 PG. 1170
103.2	002064-0000	DONNIE R. BLIZZARD REVOCABLE TRUST	13,815 SF	3,508 AC	0	O.R. 11525 PG. 2109	138	002024-0050	JAMES BRADY, JR.	10,149 SF	1,556 AC	0	O.R. 8524 PG. 933
104.1	002064-0000	CITY OF JACKSONVILLE	6,819 AC	0	0	O.R. 83049 PG. 13	139	002024-0050	W. BRYANT REVOCABLE TRUST	10,127 SF	1,540 AC	0	O.R. 12988 PG. 1
104.2	002064-0000	CITY OF JACKSONVILLE	2,212 AC	0	1,258 AC	O.R. 18268 PG. 75	140	002024-0050	AMIN & INTISAR BIAL	4,954 SF	1,066 AC	0	O.R. 8261 PG. 2089
104.3	002064-0000	CITY OF JACKSONVILLE	46,321 AC	0	0	O.R. 11553 PG. 1223	141	002024-0050	CAROL & ANTONIO MORALES	5,631 SF	1,261 AC	0	O.R. 14809 PG. 443
104.4	002064-0000	CITY OF JACKSONVILLE	9,695 SF	0	0	O.R. 11314 PG. 015	142	002024-0050	HECTOR GONZALEZ	5,381 SF	1,264 AC	0	O.R. 8271 PG. 2294
105	002053-1000	JAMIE BOYCE & DWAYNE JOHNSON	5,095 SF	1,111 AC	0	O.R. 15095 PG. 2127	143	002024-0050	WILLIAM BOYD & CHARLES BOYD III	3,095 SF	0,754 AC	0	O.R. 8932 PG. 2644
106	002053-0000	GARY & JANICE MINIX	8,162 SF	2,086 AC	0	O.R. 8258 PG. 649	144	002024-0050	WILEY & MERIE THOMPSON	5,044 SF	1,277 AC	0	O.R. 8248 PG. 443
107	002054-0000	JEREMY & MELISSA MINIX	4,240 SF	0,966 AC	0	O.R. 14384 PG. 163	145	002024-0050	RHONDA SUE THOMAS & LARRY E. THOMAS	9,304 SF	2,683 AC	0	O.R. 8246 PG. 1593
108	002054-0100	JANETTE KELLEY	4,520 SF	1,127 AC	0	O.R. 18096 PG. 432	146.1		NOT USED				
109	002054-0000	CAROL WHITE, LIFE ESTATE	8,187 SF	2,082 AC	0	O.R. 15403 PG. 2466	146.2		NOT USED				
110							147	002024-0100	JACKSONVILLE WORLD OF FAITH CHURCH, INC.	20,177 SF	10,530 AC	0	O.R. 8527 PG. 801
111	002051-0010	DIOCESE OF ST. AUGUSTINE	0,933 AC	24,135 AC	0	O.R. 14566 PG. 1785	148	002024-0000	THOMAS & DONNA FISHER	6,753 SF	3,694 AC	0	O.R. 15592 PG. 1140
112	002054-0000	EDDIE & DEBORAH FLATT	4,795 SF	1,712 AC	0	O.R. 8359 PG. 989	149		NOT USED				
113	002054-0000	NANCY BROOKS	8,709 SF	1,134 AC	0	O.R. 19370 PG. 475	150.1	002024-0000	CHAFFEE ROAD CHURCH OF CHRIST	2,000 SF	5,897 AC	0	O.R. 8662 PG. 1247
114	002054-0000	KENYON & DEBRA ATLEE	6,350 SF	1,341 AC	0	O.R. 16649 PG. 437	150.2	002024-0000	CHAFFEE ROAD CHURCH OF CHRIST	10,479 SF	3,964 AC	0	O.R. 8515 PG. 211
115	002041-0000	MOC TRUST	6,354 SF	1,342 AC	0	O.R. 17022 PG. 1853	151	002024-0000	KENNETH & MARGARET EDWARDS	9,869 SF	3,029 AC	0	O.R. 4482 PG. 592
116	002041-0000	RANDALL & ELIZABETH GRAYTT	6,354 SF	1,342 AC	0	O.R. 18895 PG. 326	152.1	002024-0000	FRANK WATERS, LLC	0,786 AC	17,350 AC	0	O.R. 13306 PG. 440
117	002041-0000	EDWARD & RHONDA STEVENS	6,483 SF	1,409 AC	0	O.R. 8332 PG. 735	152.2	002024-0000	FRANK WATERS, LLC	7,081 SF	17,330 AC	0	O.R. 13306 PG. 440
118	002041-0000	ALAN & MARTHA BEARD	6,810 SF	1,409 AC	0	O.R. 8338 PG. 19	153	002024-0000	FIRST COAST ENERGY, L.P.	1,479 AC	17,009 AC	0	O.R. 12837 PG. 2483
119	002041-0000	GERALD & SANDRA LEFFINGWELL	6,810 SF	1,409 AC	0	O.R. 8342 PG. 192	154.1	008921-1000	NEW LIFE CHRISTIAN FELLOWSHIP OF JACKSONVILLE	17,482 SF	0	29,880 AC	O.R. 8185 PG. 1515
120	002041-0000	ALBERTO VARGAS & VERNA L. LEBRON	6,810 SF	1,409 AC	0	O.R. 18760 PG. 2311	154.2	008921-1000	NEW LIFE CHRISTIAN FELLOWSHIP OF JACKSONVILLE	10,866 SF	0	29,880 AC	O.R. 8185 PG. 1515
121	002041-0000	BRENDA L. KOONS	6,830 SF	1,409 AC	0	O.R. 8416 PG. 805	700.1		NOT USED				
122.1	002041-0000	DOROTHY M. SMITH	6,830 SF	1,409 AC	0	O.R. 8393 PG. 26	700.2	002024-0100	WPS-NORMANDY LLC	7,274 SF	5,186 AC	0	O.R. 20173 PG. 2141
122.2	002041-0000	DOROTHY M. SMITH	4,810 SF	1,284 AC	0	O.R. 18194 PG. 2296	701.1	002024-0000	DONNIE & BLIZZARD REVOCABLE TRUST	3,105 SF	4,442 AC	0	O.R. 11574 PG. 1109
122.3	002041-0000	DOROTHY M. SMITH	4,570 SF	1,288 AC	0	O.R. 13240 PG. 1847	701.2	002024-0000	DONNIE & BLIZZARD REVOCABLE TRUST	1,320 SF	3,508 AC	0	O.R. 13253 PG. 2109
123	002041-0000	DIVAL COUNTY SCHOOL BOARD	0,553 AC	2,088 AC	0	O.R. 13526 PG. 417	702	002024-0000	JAMIE BOYCE & DWAYNE JOHNSON	505 SF	1,111 AC	0	O.R. 15095 PG. 2127
124.1	002038-0000	GREAT MEADOWS II, LLC	0,667 AC	5,977 AC	0	O.R. 12551 PG. 211	703	002024-0000	GARY & JANICE MINIX	827 SF	2,086 AC	0	O.R. 8258 PG. 649
124.2	002038-0000	GREAT MEADOWS II, LLC	0,803 AC	8,221 AC	0	O.R. 12650 PG. 259	704	002024-0000	JEREMY & MELISSA MINIX	400 SF	0,966 AC	0	O.R. 14384 PG. 163
125	002038-0000	CHRISTOPHER & COURTNEY BIBBY	5,037 SF	1,094 AC	0	O.R. 19518 PG. 091	705	002024-0000	JANETTE KELLEY	427 SF	1,122 AC	0	O.R. 18096 PG. 442
126	002038-0000	MARIA RIVERA	6,581 SF	1,415 AC	0	O.R. 17542 PG. 1003	706	002024-0000	CAROL WHITE, LIFE ESTATE	835 SF	2,082 AC	0	O.R. 15403 PG. 1336
127	002038-0000	EDDIE & DEBORAH CROLEY	6,581 SF	1,416 AC	0	O.R. 8177 PG. 1975	707	002024-0000	DIOCESE OF ST. AUGUSTINE	2238 SF	24,155 AC	0	O.R. 14566 PG. 1785
128	002038-0000	CARAVERA ENTERPRISES LLC	6,581 SF	1,417 AC	0	O.R. 18022 PG. 114	708		NOT USED				
129	002038-0000	BRYANT HOLDINGS OF FLORIDA, LLC	6,581 SF	1,418 AC	0	O.R. 18882 PG. 1657	709	002041-0000	NANCY BROOKS	726 SF	1,134 AC	0	O.R. 19370 PG. 475
130	002038-0000	SRI 1850, LLC	6,581 SF	1,419 AC	0	O.R. 19359 PG. 1003	710	002041-0000	KENYON & DEBRA ATLEE	529 SF	1,341 AC	0	O.R. 16649 PG. 437
131	002038-0000	CHARLES ROGERS	6,581 SF	1,420 AC	0	O.R. 13230 PG. 1847							
132	002038-0000	DAVID & GAY YOH	6,581 SF	1,422 AC	0	O.R. 8230 PG. 199							

THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

CITY OF JACKSONVILLE

SEE SHEET 1 FOR GENERAL NOTES, LEGEND, AND CERTIFICATION

TABULATION SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

PROJECT No. 2020-038
FILE No. 725-780
SHEET 20 OF 21

CHAFFEE ROAD

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CITY OF JACKSONVILLESEE SHEET 1 FOR GENERAL NOTES,
LEGEND, AND CERTIFICATION

TABULATION SHEET
CHAFFEE ROAD FROM LAUREN OAK LANE
TO CRYSTAL SPRINGS ROAD

MAPS PREPARED BY: CLARY & ASSOCIATES, INC., 18 MA, STST	FIELD BOOK NUMBERS:
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Chaffee Road Design Traffic Study

Prepared For:

Connelly & Wicker Inc.

Submitted to:

City of Jacksonville



Submitted by:

Peters and Yaffee, Inc.

July 5, 2016

PROFESSIONAL ENGINEER CERTIFICATE

I, Wayne T. Petrone, PE # 42860, certify that I currently hold an active license in the State of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification or report.

PROJECT: Chaffee Road Traffic Study

LOCATION: Duval County, Florida

CLIENT: Connelly & Wicker Inc.

I further certify that this plan, print, specification or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership or through a fictitious name, I certify that the company offering engineering services, Peters and Yaffee, Inc., 9822 Tapestry Park Circle, Suite 205, Jacksonville, Florida 32246, holds an active certificate of authorization # 28258 to provide the engineering service.



Name: Wayne T. Petrone, PE
PE No: 42860
Date: 7/5/16

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<u>Appendix C</u>	FDOT Axle Adjustment and Seasonal Factors
<u>Appendix D</u>	Three-Day ADT Counts
<u>Appendix E</u>	24-Hour Approach Counts
<u>Appendix F</u>	Turning Movement Counts
<u>Appendix G</u>	Traffic Signal Warrant Forms – Chaffee Road at McAdam Road/Cherokee Cove Drive
<u>Appendix H</u>	Traffic Signal Warrant Forms – Chaffee Road at Sam Caruso Way/Westmeadows Drive
<u>Appendix I</u>	Travel Demand Model Plots
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	Intersection Turn Volumes
<u>Appendix J</u>	Annual Growth Rate Calculations
<u>Appendix K</u>	FDOT's Driveway Information Guide
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Executive Summary

This design traffic study has been prepared for the City of Jacksonville for the proposed roadway improvements project on Chaffee Road in Duval County, Florida. This report details 20-year traffic volumes along the Chaffee Road corridor, signal warrant analyses, appropriate roadway laneage and typical section. A summary of the recommendations is provided below:

- A traffic signal is recommended at the intersection of Chaffee Road and Sam Caruso Way/Westmeadows Drive. Under signalization, this intersection will operate at LOS B or better during the AM and PM peak hours.
- Along Chaffee Road, it is recommended to modify the typical section from a two-lane undivided roadway to a four-lane divided roadway. As a four-lane facility, Chaffee Road will operate at LOS C.
- Provide an exclusive left-turn lane at the following locations:
 - Chaffee Road northbound and southbound at McAdam Road/Cherokee Cove Drive
 - Chaffee Road northbound and southbound at Sam Caruso Way/Westmeadows Drive
 - Chaffee Road northbound at New World Avenue
 - Chaffee Road northbound and southbound at Panther Creek Parkway/Falkland Road
 - Chaffee Road northbound and southbound at Crystal Springs Road
 - Chaffee Road northbound and southbound at all median openings
- Provide an exclusive right-turn lane at the following locations:
 - Chaffee Road northbound at McAdam Road/Cherokee Cove Drive
 - Chaffee Road northbound and southbound at Sam Caruso Way/Westmeadows Drive
 - Chaffee Road northbound and southbound at Panther Creek Parkway/Falkland Road
 - Chaffee Road northbound at Crystal Springs Road
- Provide exclusive minimum turn lane lengths as detailed below (includes total deceleration distance and storage distance):
 - Chaffee Road at McAdam Road/Cherokee Cove Drive
 - Northbound Left – 285'
 - Northbound Right – 285'
 - Southbound Left – 285'
 - Chaffee Road at Sam Caruso Way/Westmeadows Drive
 - Northbound Left – 350'
 - Northbound Right – 285'
 - Southbound Left – 285'
 - Southbound Right – 350'

- Chaffee Road at New World Avenue
 - Eastbound Left – 350'
 - Eastbound Right – 350'
 - Northbound Left – 350'

- Chaffee Road at Panther Creek Parkway/Falkland Road
 - Eastbound Left – 255'
 - Northbound Left – 285'
 - Northbound Right – 285'
 - Southbound Left – 385'
 - Southbound Right – 285'

- Chaffee Road at Crystal Springs Road
 - Westbound Left – Maximize (requires 915 feet)
 - Northbound Left – 285'
 - Southbound Left – Maximize (requires 1,110 feet)

- Chaffee Road at all other median openings
 - Northbound Left – 285'
 - Southbound Left – 285'

Results of this traffic study will enable the City of Jacksonville to make a well-informed decision on preferred typical sections to improve the Chaffee Road corridor and meet design traffic demand.

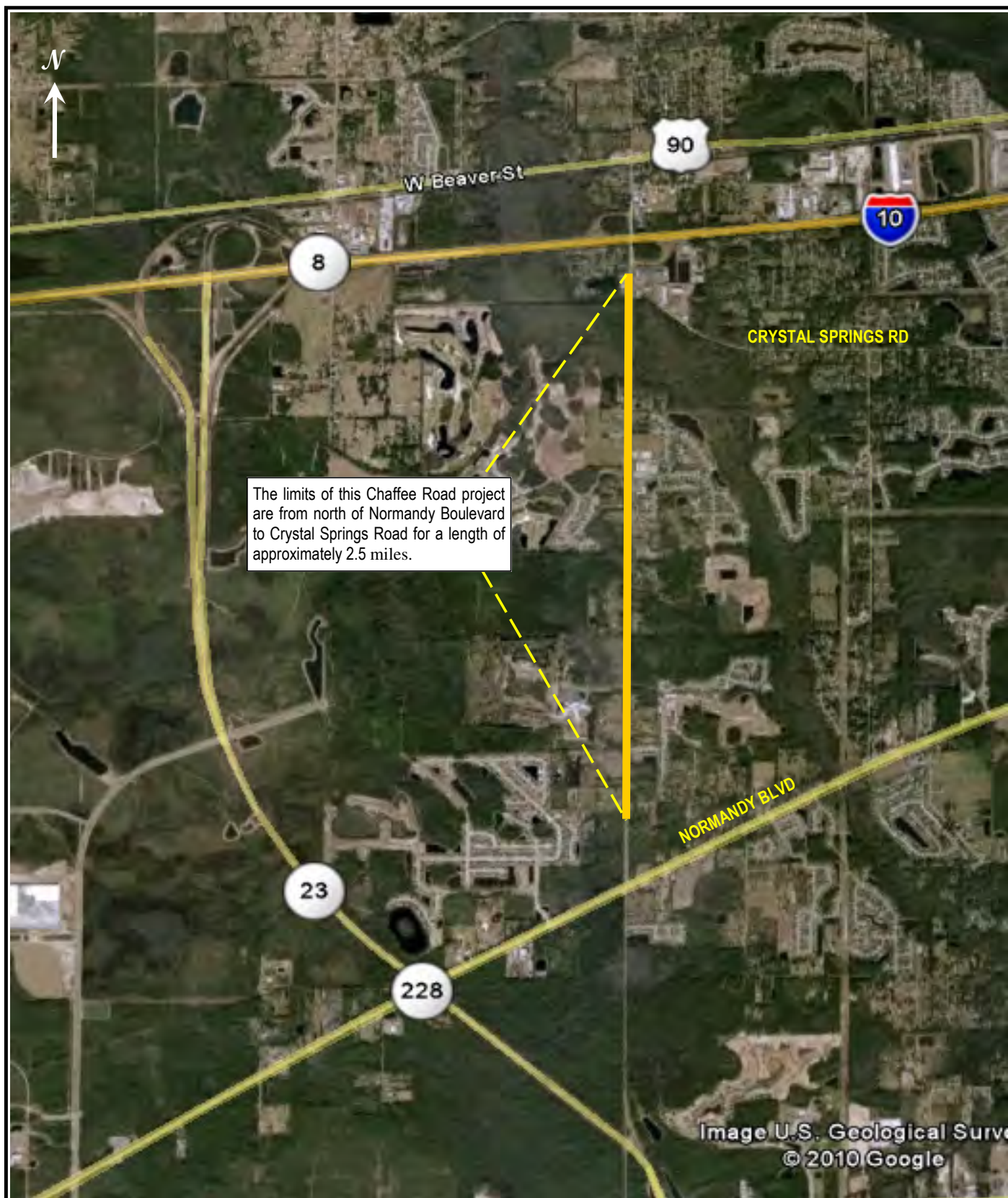
Introduction

Chaffee Road is currently a two-lane undivided collector facility that runs in a north/south alignment. The limits of the project are from north of Normandy Boulevard to Crystal Springs Road for a length of approximately 2.5 miles. The speed limit along Chaffee Road is posted at 45 mph from Normandy Boulevard to south of Crystal Springs Road. From south of Crystal Springs Road northward, the speed limit is posted at 40 mph. Land use along Chaffee Road consists of several residential developments, a few commercial developments and a few churches. In addition, Chaffee Trail Elementary School is located on Sam Caruso Way and the Jacksonville Public Library West Regional Branch is located on the east side of Chaffee Road north of Falkland Road.

Additionally, five intersections along Chaffee Road were analyzed as part of this study and are as follows:

1. McAdam Road/Cherokee Cove Drive
2. Sam Caruso Way/Westmeadows Drive
3. Falkland Road
4. Panther Creek Parkway
5. Crystal Springs Road

This report has been prepared for the City of Jacksonville as part of the Chaffee Road Preliminary Engineering Study focusing on determining the feasibility and ramifications of proposed roadway improvements. The project location map is shown in Figure 1.



Existing Roadway Conditions

Chaffee Road at McAdam Road/Cherokee Cove Drive

The Chaffee Road/McAdam Road/Cherokee Cove Drive intersection operates as a four-leg stop-controlled intersection. The eastbound approach of the intersection (McAdam Road) is an unpaved roadway. The intersection geometry is as follows:

- Eastbound (McAdam Road): One shared left/through/right lane.
- Westbound (Cherokee Cove Drive): One shared left/through lane and one right-turn lane.
- Northbound (Chaffee Road): One shared left/through lane and one right-turn lane.
- Southbound (Chaffee Road): One left-turn lane and one shared through/right lane.

Chaffee Road at Sam Caruso Way/Westmeadows Drive

The Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection operates as a four-leg stop-controlled intersection. The intersection geometry is as follows:

- Eastbound (Sam Caruso Way): One shared left/through lane and one channelized right-turn lane.
- Westbound (Westmeadows Drive): One shared left/through lane and one right-turn lane.
- Northbound (Chaffee Road): One left-turn lane, one through lane and one right-turn lane.
- Southbound (Chaffee Road): One left-turn lane, one through lane and one channelized right-turn lane.

Chaffee Road at Falkland Road

The Chaffee Road/Falkland Road intersection operates as a three-leg signalized intersection. The intersection geometry is as follows:

- Westbound (Falkland Road): One left-turn lane and one-right-turn lane.
- Northbound (Chaffee Road): One through lane and one right-turn lane.
- Southbound (Chaffee Road): One left-turn lane and one through lane.

Chaffee Road at Panther Creek Parkway

The Chaffee Road/Panther Creek Parkway intersection operates as a three-leg stop-controlled intersection. The intersection geometry is as follows:

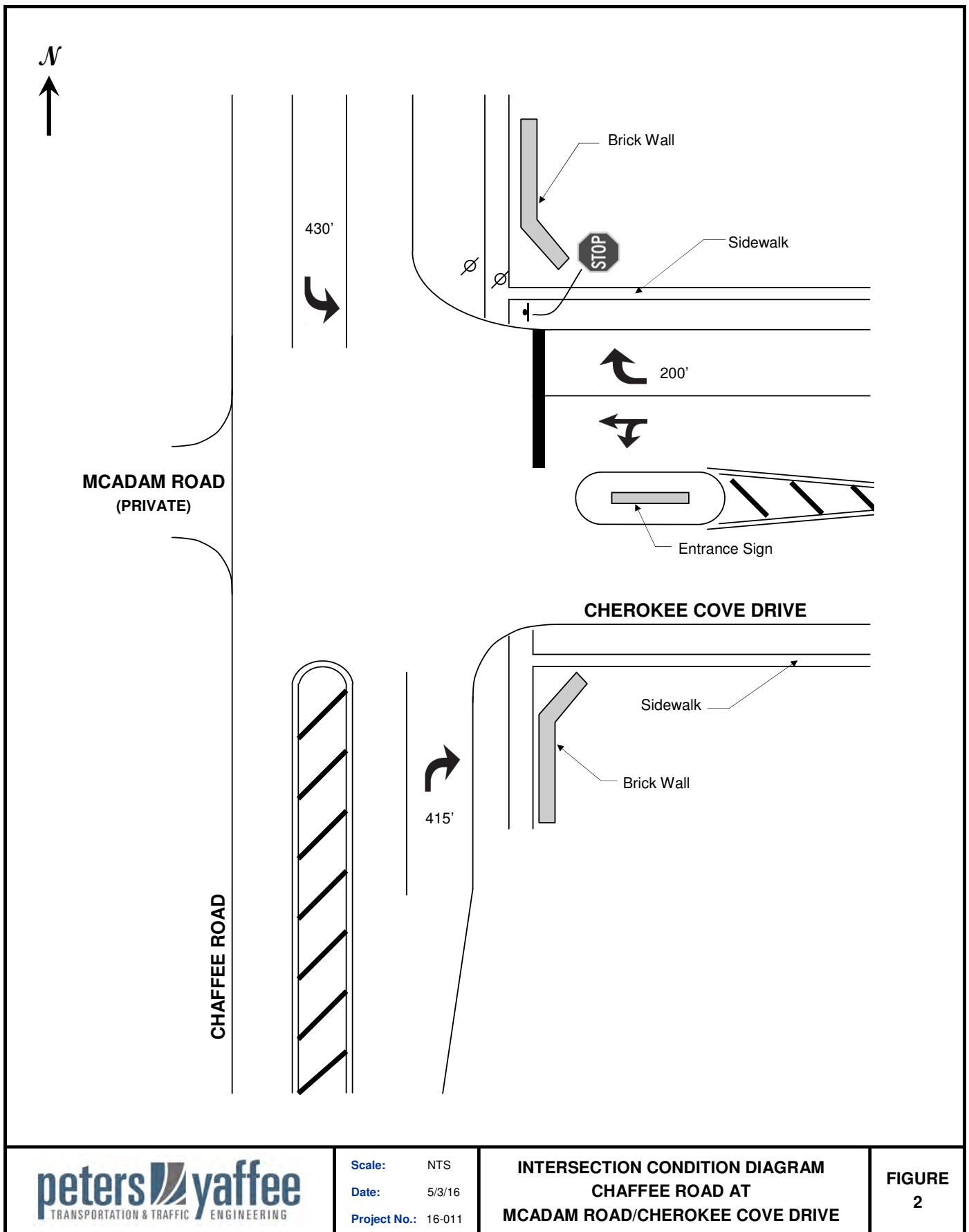
- Eastbound (Panther Creek Parkway): One left-turn lane and one-right-turn lane.
- Northbound (Chaffee Road): One left-turn lane and one through lane.
- Southbound (Chaffee Road): One through lane and one right-turn lane.

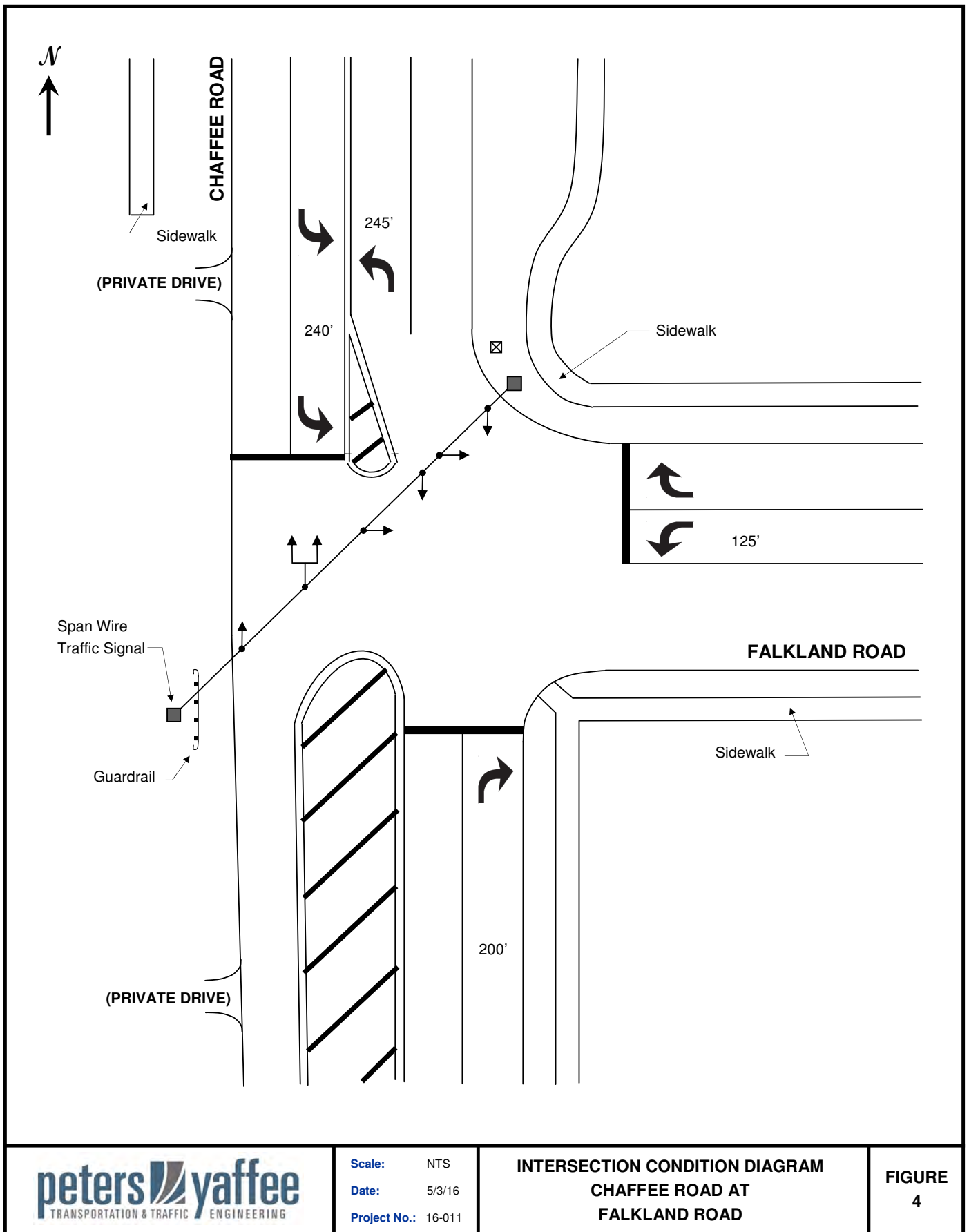
Chaffee Road at Crystal Springs Road

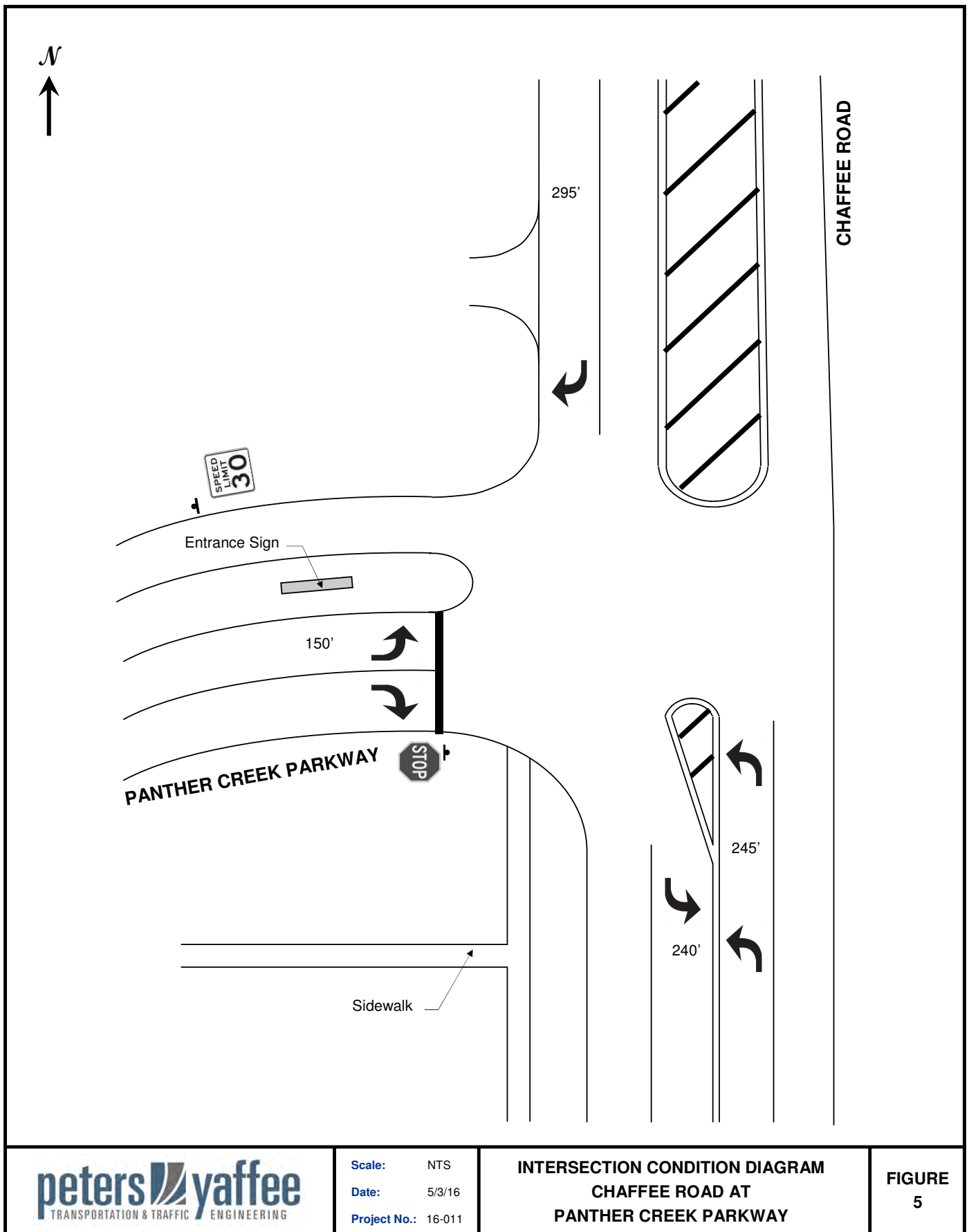
The Chaffee Road/Crystal Springs Road/Shell Drive intersection operates as a four-leg signalized intersection. The intersection geometry is as follows:

- Eastbound (Driveway): One left-turn lane and one shared through/right lane.
- Westbound (Crystal Springs Road): One left-turn lane, one through lane and one right-turn lane.
- Northbound (Chaffee Road): One left-turn lane, one through lane and one shared through/right channelized lane.
- Southbound (Chaffee Road): One left-turn lane and one shared through/right lane.

Condition diagrams are presented in Figures 2-6 for each of the study intersections. A detailed list of site specific conditions at each intersection can be found in the field observation reports shown in Appendix A.







Crash History

Crash data for a three-year period (May 2013 – April 2016) was collected along Chaffee Road from McAdam Road/Cherokee Cove Drive to Crystal Springs Road. The study area intersection crash data is summarized and depicted in Tables 1 and 2.

Crash Summary by Intersection and Year – Table 1

Intersection	2013	2014	2015	2016	Total
Chaffee Road & McAdam Road/Cherokee Cove Drive	1	0	0	0	1
Chaffee Road & Sam Caruso Way/Westmeadows Drive	0	0	1	0	1
Chaffee Road & Falkland Road	1	1	3	0	5
Chaffee Road & Panther Creek Parkway	2	0	2	0	4
Chaffee Road & Crystal Springs Road	15	19	21	4	59
Total	19	20	27	4	70

Source: Jacksonville Sheriff's Office.

Table 1 indicates the number of crashes that occurred at each intersection sorted by year. The data reveals that the average number of annual crashes is 24 during the three-year study period. The intersection of Chaffee Road and Crystal Springs Road had the most reported crashes.

Crash Summary by Type and Year – Table 2

Harmful Event Type	Manner of Collision	2013	2014	2015	2016	Total	% of Total
Collision with Motor Vehicle	Left-Turn	6	6	2	0	14	34%
Collision with Motor Vehicle	Sideswipe	0	1	1	0	2	5%
Collision with Motor Vehicle	Rear-End	4	5	9	0	18	44%
Collision with Fixed Object	Out-of-Control	1	0	0	0	1	2%
Collision with Animal	Angle	1	1	0	0	2	5%
Collision with Motor Vehicle	Angle	2	1	1	0	4	10%
Total		14	14	13	0	41	100%

Source: Jacksonville Sheriff's Office.

Due to missing reports, of the 70 crash-related calls shown in Table 1, only 41 traffic crash reports were provided by the Jacksonville Sheriff's Office. Table 2 indicates the harmful event type and manner of collision sorted by year as well as the frequency of the crash type. The data reveals that 44% of the crashes were rear-end collisions, 34% of the crashes were left-turn collisions, and 10% of the crashes were angle collisions along the study corridor during the three-year study period.

Detailed collision diagrams were prepared for each of the intersections within the study area where crashes occurred. Collision diagrams are shown in Appendix B.

Access Management

It is proposed that Chaffee Road be widened to a four-lane divided roadway with a speed limit of 45 mph and as such, it is critical that access management spacing requirements be implemented. The access requirements for the City of Jacksonville (COJ) should follow the 2030 Comprehensive Plan's Transportation Element. The access spacing for a minor arterial should be limited to eight openings per mile or one opening every 660 feet.

Planned Roadway Improvements

FDOT's Five Year Work Program was reviewed for planned roadway improvements in the immediate vicinity of the study corridor. The projects pertaining to the roadways in the vicinity that may have impacts to the study are listed below.

- CR 115 (Chaffee Road) at SR 228 (Normandy Boulevard) – Add Turn Lanes

The North Florida Transportation Planning Organization's (NFTPO's) List of Priority Projects (LOPP) for Fiscal Years 2015/2016 through 2019/2020 was reviewed for planned roadway improvements in the immediate vicinity of the study corridor. The projects pertaining to the roadways in the vicinity that may have impacts to the study are listed below.

- New World Avenue from SR 23 First Coast Expressway to Chaffee Road – New 2-Lane Road. Traffic at the Chaffee Road/New World Avenue intersection will be controlled with a traffic signal.

The NFTPO's 2035 LRTP Adopted Needs Plan Project List was also reviewed. The projects pertaining to the roadways in the vicinity that may have impacts to the study are listed below.

- Branan Field/Chaffee Road (SR 23) from Blanding Boulevard (SR 21) to 103rd Street (SR 134) – Convert to 4/6 Lane Expressway
- Branan Field/Chaffee Road (SR 23) from 103rd Street (SR 134) to New World Avenue – Widen to 4/6 Lane Expressway
- Branan Field/Chaffee Road (SR 23) from I-10 to Beaver Street (US 90) – New/Modified Interchanges
- I-10 from US 301 to Branan Field/Chaffee Road (SR 23) – Widen to 6 Lanes

As part of this project, Panther Creek Parkway will be realigned to intersect Chaffee Road opposite Falkland Road. This new intersection will be signalized.

Proposed Developments

The City of Jacksonville was contacted to determine if there are any proposed or approved developments in the vicinity of the study corridor. One such development was identified. The

Panther Creek subdivision is expanding by 19 single-family detached homes. As such, for the purpose of this analysis, development traffic was estimated and factored into the design traffic.

Traffic Data Collection

Three-day Average Daily Traffic (ADT) counts, 24-hour approach counts and turning movement counts were collected by All Traffic Data Services, Inc. during the week of April 25, 2016. FDOT axle adjustment and seasonal factors were applied to the traffic count data collected along the corridor. The FDOT axle adjustment and seasonal factors information can be found in Appendix C.

Three-Day ADT Counts

The three-day ADT counts were collected from Tuesday, April 26, 2016 to Thursday, April 28, 2016 using automatic traffic recorders at the following locations:

- Chaffee Road – between Normandy Boulevard and Cherokee Cove Drive
- Chaffee Road – between Panther Creek Parkway and Crystal Springs Road

A summary of the counts at the two locations is shown in Tables 3 and 4 with the raw data provided in Appendix D. The 2016 annual average daily traffic (AADT) on Chaffee Road between Normandy Boulevard and Cherokee Cove Drive is 10,400 vehicles. The 2016 AADT on Chaffee Road between Panther Creek Parkway and Crystal Springs Road is 12,900 vehicles.

Three-Day ADT Counts: Chaffee Road between Normandy Boulevard and Cherokee Cove Drive – Table 3

Time Period	Tuesday April 26, 2016		Wednesday April 27, 2016		Thursday April 28, 2016		Total Average Daily Traffic (veh.)	FDOT Axle Adjustment Factor	FDOT Weekly Seasonal Factor	Annual Average Daily Traffic (veh.)
	NB Volume (veh.)	SB Volume (veh.)	NB Volume (veh.)	SB Volume (veh.)	NB Volume (veh.)	SB Volume (veh.)				
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j) = (g)*(h)*(i)	
12:00 - 1:00 AM	44	54	39	38	34	54	88	0.99	0.97	84
1:00 - 2:00 AM	27	33	29	43	24	37	64	0.99	0.97	62
2:00 - 3:00 AM	23	19	25	22	17	29	45	0.99	0.97	43
3:00 - 4:00 AM	44	27	43	25	38	24	67	0.99	0.97	64
4:00 - 5:00 AM	75	24	90	31	77	28	108	0.99	0.97	104
5:00 - 6:00 AM	172	73	168	95	168	93	256	0.99	0.97	246
6:00 - 7:00 AM	309	240	313	206	328	217	538	0.99	0.97	516
7:00 - 8:00 AM	471	339	480	291	491	280	784	0.99	0.97	753
8:00 - 9:00 AM	347	314	351	353	376	330	690	0.99	0.97	663
9:00 - 10:00 AM	259	194	265	211	228	205	454	0.99	0.97	436
10:00 - 11:00 AM	210	208	186	225	219	182	410	0.99	0.97	394
11:00 - 12:00 PM	240	218	250	192	231	212	448	0.99	0.97	430
12:00 - 1:00 PM	243	272	284	241	260	239	513	0.99	0.97	493
1:00 - 2:00 PM	236	254	337	295	259	247	543	0.99	0.97	521
2:00 - 3:00 PM	342	338	310	361	368	333	684	0.99	0.97	657
3:00 - 4:00 PM	398	411	350	345	405	411	773	0.99	0.97	743
4:00 - 5:00 PM	398	423	404	376	400	430	810	0.99	0.97	778
5:00 - 6:00 PM	433	476	388	469	433	489	896	0.99	0.97	860
6:00 - 7:00 PM	389	406	356	359	385	424	773	0.99	0.97	742
7:00 - 8:00 PM	278	284	256	286	282	284	557	0.99	0.97	535
8:00 - 9:00 PM	322	246	309	255	282	217	544	0.99	0.97	522
9:00 - 10:00 PM	215	160	187	174	200	162	366	0.99	0.97	351
10:00 - 11:00 PM	141	118	125	93	165	129	257	0.99	0.97	247
11:00 - 12:00 AM	67	77	63	72	94	103	159	0.99	0.97	152
Daily Total	5,683	5,208	5,608	5,058	5,764	5,159	10,827	0.99	0.97	10,397

Sources: (a)-(f) Obtained from Appendix D.

(h) & (i) Obtained from Appendix C.

Three-Day ADT Counts: Chaffee Road between Panther Creek Parkway and Crystal Springs Road – Table 4

Time Period	Tuesday April 26, 2016		Wednesday April 27, 2016		Thursday April 28, 2016		Total Average Daily Traffic (veh.)	FDOT Axle Adjustment Factor	FDOT Weekly Seasonal Factor	Annual Average Daily Traffic (veh.)
	NB Volume (veh.)	SB Volume (veh.)	NB Volume (veh.)	SB Volume (veh.)	NB Volume (veh.)	SB Volume (veh.)				
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j) = (g)*(h)*(i)	
12:00 - 1:00 AM	41	69	35	50	37	66	99	0.99	0.97	95
1:00 - 2:00 AM	27	37	28	56	21	45	71	0.99	0.97	69
2:00 - 3:00 AM	26	32	20	34	15	39	55	0.99	0.97	53
3:00 - 4:00 AM	58	32	58	28	49	35	87	0.99	0.97	83
4:00 - 5:00 AM	96	24	110	30	101	25	129	0.99	0.97	124
5:00 - 6:00 AM	240	71	231	82	234	75	311	0.99	0.97	299
6:00 - 7:00 AM	543	227	571	220	565	220	782	0.99	0.97	751
7:00 - 8:00 AM	668	336	644	300	667	320	978	0.99	0.97	939
8:00 - 9:00 AM	465	322	479	329	497	339	810	0.99	0.97	778
9:00 - 10:00 AM	346	225	337	244	322	227	567	0.99	0.97	544
10:00 - 11:00 AM	257	244	275	214	284	235	503	0.99	0.97	483
11:00 - 12:00 PM	304	279	300	240	285	242	550	0.99	0.97	528
12:00 - 1:00 PM	306	325	349	324	307	310	640	0.99	0.97	615
1:00 - 2:00 PM	284	320	347	372	325	289	646	0.99	0.97	620
2:00 - 3:00 PM	398	423	385	379	412	392	796	0.99	0.97	765
3:00 - 4:00 PM	464	541	400	492	490	537	975	0.99	0.97	936
4:00 - 5:00 PM	458	574	450	552	463	551	1,016	0.99	0.97	976
5:00 - 6:00 PM	488	694	442	676	501	658	1,153	0.99	0.97	1,107
6:00 - 7:00 PM	406	568	428	506	408	536	951	0.99	0.97	913
7:00 - 8:00 PM	308	354	305	381	323	417	696	0.99	0.97	668
8:00 - 9:00 PM	346	353	313	394	280	281	656	0.99	0.97	630
9:00 - 10:00 PM	195	239	164	249	187	238	424	0.99	0.97	407
10:00 - 11:00 PM	133	155	140	142	155	189	305	0.99	0.97	293
11:00 - 12:00 AM	64	100	69	106	100	142	194	0.99	0.97	186
Daily Total	6,921	6,544	6,880	6,400	7,028	6,408	13,394	0.99	0.97	12,862

Sources: (a)-(f) Obtained from Appendix D.

(h) & (i) Obtained from Appendix C.

24-Hour Approach Counts

24-hour approach counts were collected on Thursday, April 28, 2016 using automatic traffic recorders at all approaches to the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection.

For the purpose of this analysis, the FDOT seasonal factor was not used to determine the adjusted eastbound approach volumes. Chaffee Trail Elementary School is the only development adjacent to Sam Caruso Way and as such, it is unnecessary to seasonally normalize school-related traffic. A summary of the counts for each of the four approaches of the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection is shown in Table 5 with the raw data provided in Appendix E.

24-Hour Approach Counts: Chaffee Road at Sam Caruso Way/Westmeadows Drive – Table 5

Time Period	Thursday April 28, 2016				FDOT Axle Adjustment Factor	FDOT Weekly Seasonal Factor	Adjusted Approach Volumes			
	NB Volume (veh.)	SB Volume (veh.)	EB Volume (veh.)	WB Volume (veh.)			NB Volume (veh.)	SB Volume (veh.)	EB Volume (veh.)	WB Volume (veh.)
	(a)	(b)	(c)	(d)	(e)	(f)	(g) = (a)*(e)*(f)	(h) = (b)*(e)*(f)	(i) = (c)*(e)	(j) = (d)*(e)*(f)
12:00 - 1:00 AM	34	62	0	8	0.99	0.97	33	60	0	8
1:00 - 2:00 AM	23	40	0	2	0.99	0.97	22	38	0	2
2:00 - 3:00 AM	16	34	0	1	0.99	0.97	15	33	0	1
3:00 - 4:00 AM	41	27	0	7	0.99	0.97	39	26	0	7
4:00 - 5:00 AM	82	25	0	6	0.99	0.97	79	24	0	6
5:00 - 6:00 AM	185	71	3	26	0.99	0.97	178	68	3	25
6:00 - 7:00 AM	392	207	10	62	0.99	0.97	376	199	10	60
7:00 - 8:00 AM	568	310	75	64	0.99	0.97	545	298	74	61
8:00 - 9:00 AM	441	343	267	45	0.99	0.97	423	329	264	43
9:00 - 10:00 AM	241	192	27	28	0.99	0.97	231	184	27	27
10:00 - 11:00 AM	236	187	6	26	0.99	0.97	227	180	6	25
11:00 - 12:00 PM	230	227	21	25	0.99	0.97	221	218	21	24
12:00 - 1:00 PM	262	239	15	28	0.99	0.97	252	230	15	27
1:00 - 2:00 PM	270	254	31	32	0.99	0.97	259	244	31	31
2:00 - 3:00 PM	377	340	135	45	0.99	0.97	362	327	134	43
3:00 - 4:00 PM	408	442	138	47	0.99	0.97	392	424	137	45
4:00 - 5:00 PM	401	444	74	31	0.99	0.97	385	426	73	30
5:00 - 6:00 PM	440	531	62	38	0.99	0.97	423	510	61	36
6:00 - 7:00 PM	365	456	12	35	0.99	0.97	351	438	12	34
7:00 - 8:00 PM	283	317	0	40	0.99	0.97	272	304	0	38
8:00 - 9:00 PM	264	242	4	28	0.99	0.97	254	232	4	27
9:00 - 10:00 PM	189	190	0	15	0.99	0.97	181	182	0	14
10:00 - 11:00 PM	150	151	0	11	0.99	0.97	144	145	0	11
11:00 - 12:00 AM	90	119	0	9	0.99	0.97	86	114	0	9
Daily Total	5,988	5,450	880	659	0.99	0.97	5,750	5,234	871	633

Sources: (a)-(d) Obtained from Appendix E.
(e) & (f) Obtained from Appendix C.

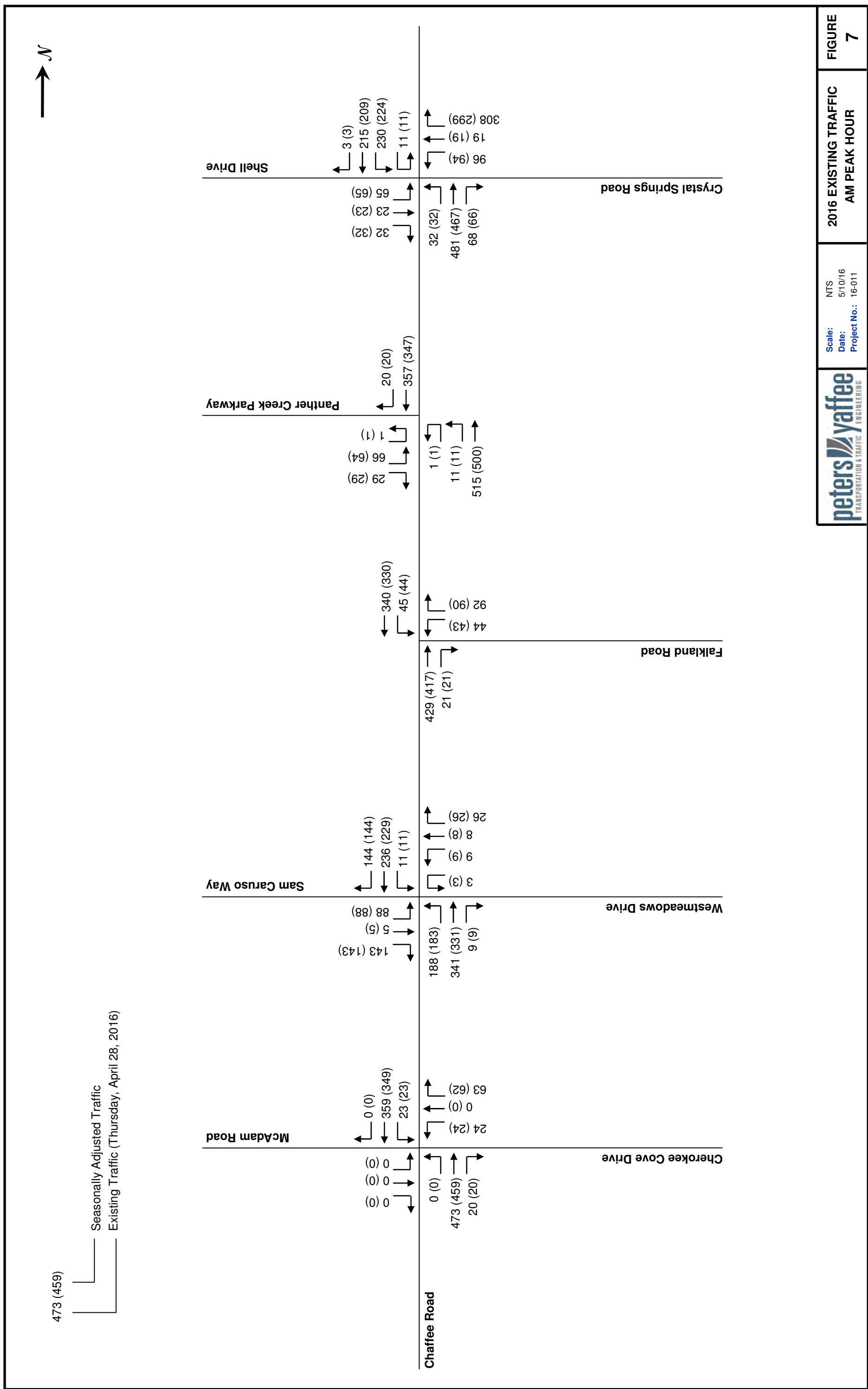
Turning Movement Counts

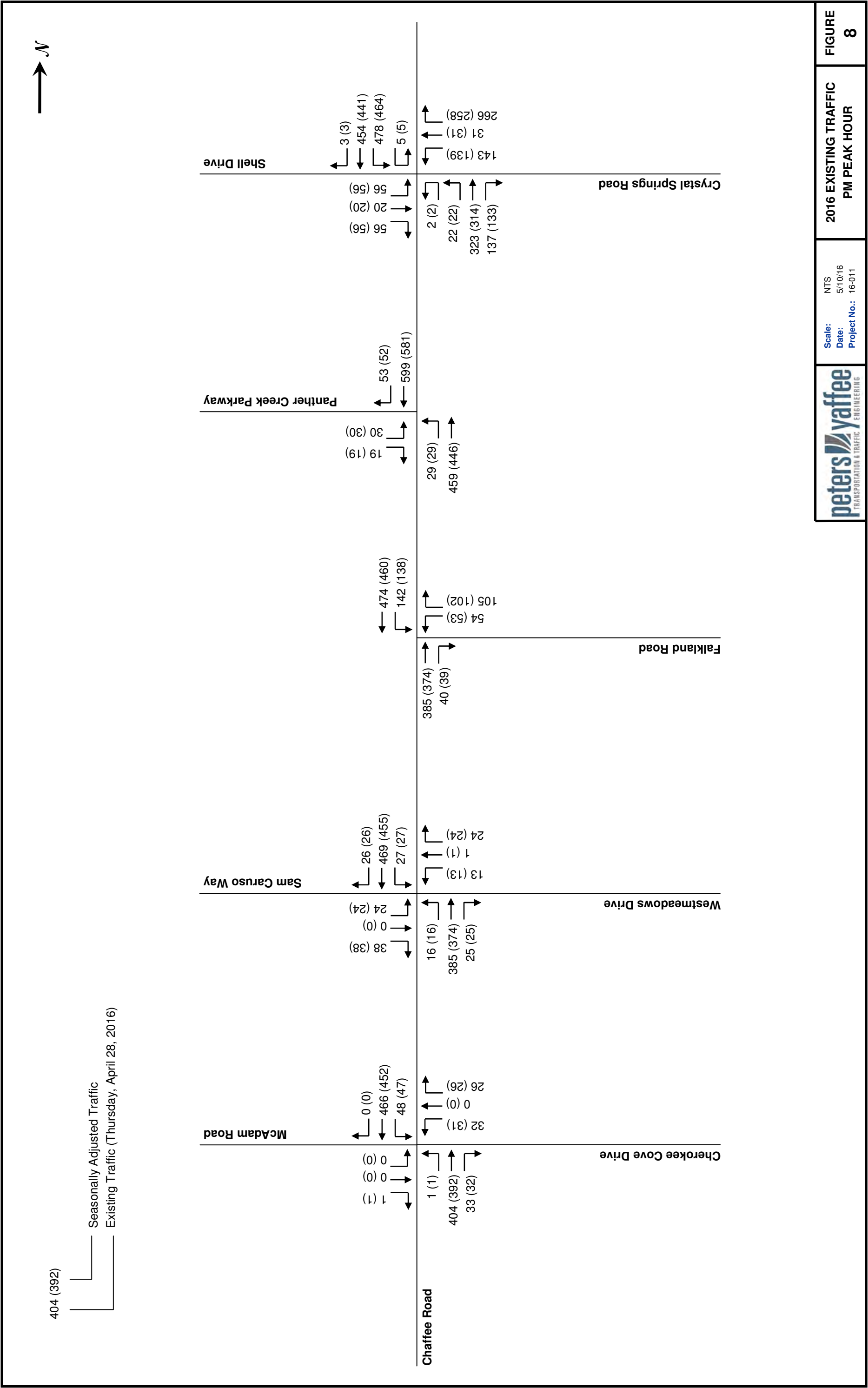
Turning movement counts were collected at the five study intersections on April 28, 2016 during the morning and afternoon peak periods. The morning counts were collected from 7:00 AM to 9:00 AM and the afternoon counts were collected from 4:00 PM to 6:00 PM. In addition, turning movement counts were also conducted from 2:30 PM to 4:00 PM at the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection since school dismissal occurs at 3:00 PM. The existing peak hour volumes were determined and the counts were summarized for each intersection. The 2016 existing year AM and PM peak hours for the five intersections are shown in Table 6 with the turning movement peak hour volumes depicted in Figures 7 and 8. The raw turning movement count data can be found in Appendix F.

AM and PM Peak Hours – Table 6

Intersection	AM Peak Hour	PM Peak Hour
Chaffee Road at McAdam Road/Cherokee Cove Drive	7:30 - 8:30 AM	5:00 - 6:00 PM
Chaffee Road at Sam Caruso Way/Westmeadows Drive	7:30 - 8:30 AM	5:00 - 6:00 PM
Chaffee Road at Falkland Road	7:30 - 8:30 AM	5:00 - 6:00 PM
Chaffee Road at Panther Creek Parkway	7:30 - 8:30 AM	5:00 - 6:00 PM
Chaffee Road at Crystal Springs Road	7:15 - 8:15 AM	5:00 - 6:00 PM

Source: Appendix F.





Signal Warrant Analyses – 2016 Existing Conditions

Traffic signal warrant analyses were conducted for the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection and the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection. Year 2016 data were compared to the guidelines set forth in the ***Manual on Uniform Traffic Control Devices (MUTCD)***. The MUTCD describes nine warrants to be considered as justifying criteria necessary to be satisfied before a traffic signal installation should be approved. The nine warrants are listed in Table 7.

Signal Warrant Types – Table 7

MUTCD Signal Warrants	
Warrant 1	Eight-Hour Vehicular Volume
Warrant 2	Four-Hour Vehicular Volume
Warrant 3	Peak Hour
Warrant 4	Pedestrian Volume
Warrant 5	School Crossing
Warrant 6	Coordinated Signal System
Warrant 7	Crash Experience
Warrant 8	Roadway Network
Warrant 9	Intersection Near a Grade Crossing

Source: *MUTCD*, 2009 Edition, Federal Highway Administration, 2009.

The installation of a traffic signal must improve the overall safety and/or operation of the intersection. Satisfying one or more warrants alone does not in itself provide justification to consider a traffic signal. A thorough analysis that includes crash history, field conditions such as sight distances and speed limits and good engineering judgment must all be considered before the installation of a traffic signal is proposed.

Intersection Warrant Analysis – Chaffee Road at McAdam Road/Cherokee Cove Drive

Based on the existing intersection geometry and 2016 peak period four-hour traffic volumes, a traffic signal warrant analysis for the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection was analyzed using the MUTCD traffic signal warrants.

Warrant 1

Warrant 1 (Eight-Hour Vehicular Volume) is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic signal or where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. Warrant 1 has two conditions

but is intended to be treated as a single warrant. If either Condition A or B is satisfied, then the criteria for Warrant 1 is satisfied.

To meet the requirements for Warrant 1A (Minimum Vehicular Volume), the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volumes. Any 8 hours of an average day are needed to satisfy this warrant. At a minimum, there needs to be at least 350 vehicles per hour on Chaffee Road and 105 vehicles per hour on McAdam Road/Cherokee Cove Drive. At the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, there are no hours that meet this requirement. Therefore, Warrant 1A is not satisfied.

To meet the requirements for Warrant 1B (Interruption of Continuous Traffic), the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volumes. At least 8 hours are needed to satisfy this warrant. At a minimum, there needs to be at least 525 vehicles per hour on Chaffee Road and 53 vehicles per hour on McAdam Road/Cherokee Cove Drive. At the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, there is one hour that meets this requirement. Therefore, Warrant 1B is not satisfied.

Since the AM and PM peak period (4 hours) traffic does not completely meet Warrant 1A nor 1B, it is reasonable to assume that Warrant 1 is not satisfied.

(Warrant 1 – Not Satisfied)

Warrant 2

Warrant 2 (Four-Hour Vehicular Volume) is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic signal. To meet the requirements for Warrant 2, the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volumes. Any 4 hours are needed to satisfy this warrant. At a minimum, the four highest hour volume points must lie above the curve on Figure 4C-2 of the MUTCD. At the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, there is one hour that meets this requirement. Therefore, Warrant 2 is not satisfied.

(Warrant 2 – Not Satisfied)

Warrant 3

Warrant 3 (Peak Hour) is intended to be applied where traffic conditions are such that for a minimum of 1 hour of an average day, the minor street traffic suffers undue delay when entering the major street. This warrant is usually applied only in the vicinity of facilities that attract or discharge large numbers of vehicles over a short time, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time. Warrant 3 has two conditions but is intended to be treated as a single warrant. If either Condition A or B is satisfied, then the criteria for Warrant 3 is satisfied.

To meet Warrant 3A, all of the following three conditions must be met for the same hour:

- The total stopped time delay experienced by the traffic on the minor-street approach controlled by a STOP sign equals or exceeds 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach.

- The volume on the same minor street approach equals or exceeds 100 vehicles per hour for a one-lane approach or 150 vehicles per hour for a two-lane approach.
- The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

To meet Warrant 3B, the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volume. Any 1 hour is needed to satisfy this warrant. At a minimum, the highest hour volume point must lie above the curve on Figure 4C-4 of the MUTCD.

At the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, two of the three conditions on Warrant 3A are not met. For Warrant 3B, there is not one hour that meets this requirement. Therefore, Warrant 3 is not satisfied.

(Warrant 3 – Not Satisfied)

Warrant 4

Warrant 4 (Pedestrian Volume) is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street. There were no pedestrians observed crossing Chaffee Road. Therefore, Warrant 4 is not satisfied.

(Warrant 4 – Not Satisfied)

Warrant 5

Warrant 5 (School Crossing) is intended for application where the fact that school children cross the major street is the principal reason to install a traffic signal. The warrant is not applicable.

(Warrant 5 – Not Applicable)

Warrant 6

Warrant 6 (Coordinated Signal System) is applicable in situations where a coordinated signal system necessitates the installation of a traffic signal to maintain proper platooning of vehicles. The warrant is not applicable.

(Warrant 6 – Not Applicable)

Warrant 7

Warrant 7 (Crash Experience) is intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic signal. For Warrant 7, the MUTCD states that to meet the warrant, there must be a history of crashes at the subject intersection amounting to at least 5 crashes of types susceptible to correction by a traffic control signal having occurred within a 12-month period, with each crash involving personal injury or property damage above the reporting thresholds. An adequate trial of alternatives must also have been attempted, along with increased enforcement. In addition to meeting these criteria, a certain amount of vehicular and pedestrian volumes must be present for 8 hours of the day.

Crash data was obtained from COJ for a three-year period between May 2013 and April 2016. Based on the information received, only one crash was reported within the vicinity. Since there has only been one crash in the last three years, Warrant 7 is not satisfied.

(Warrant 7 – Not Satisfied)

Warrant 8

Warrant 8 (Roadway Network) is applicable in situations where a traffic signal is justified to encourage concentration and organization of traffic on a roadway network. The warrant is not applicable.

(Warrant 8 – Not Applicable)

Warrant 9

Warrant 9 (Intersection Near a Grade Crossing) is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the intersection of a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic signal. The warrant is not applicable.

(Warrant 9 – Not Applicable)

Signal Warrant Summary – Chaffee Road at McAdam Road/Cherokee Cove Drive

Based on the results of the traffic signal warrant analysis, a traffic signal is not warranted at this intersection. Year 2016 traffic volumes at the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection do not meet any of the MUTCD traffic signal warrants. The completed Traffic Signal Warrant Forms are provided in Appendix G.

Intersection Warrant Analysis – Chaffee Road at Sam Caruso Way/Westmeadows Drive

Based on the existing intersection geometry and 2016 traffic volumes, a traffic signal warrant analysis for the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection was analyzed using the MUTCD traffic signal warrants.

Warrant 1

Warrant 1 (Eight-Hour Vehicular Volume) is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic signal or where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. Warrant 1 has two conditions but is intended to be treated as a single warrant. If either Condition A or B is satisfied, then the criteria for Warrant 1 is satisfied.

To meet the requirements for Warrant 1A (Minimum Vehicular Volume), the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volumes. Any 8 hours of an average day are needed to satisfy this warrant. At a minimum, there needs to be at least 350 vehicles per hour on Chaffee Road and 105 vehicles per hour on Sam Caruso Way/Westmeadows Drive. At the Chaffee Road/Sam Caruso

Way/Westmeadows Drive intersection, there are three hours that meet this requirement. Therefore, Warrant 1A is not satisfied.

To meet the requirements for Warrant 1B (Interruption of Continuous Traffic), the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volumes. At least 8 hours are needed to satisfy this warrant. At a minimum, there needs to be at least 525 vehicles per hour on Chaffee Road and 53 vehicles per hour on Sam Caruso Way/Westmeadows Drive. At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, there are seven hours that meet this requirement. Therefore, Warrant 1B is not satisfied.

Since neither Warrant 1A nor 1B were satisfied, Warrant 1 is not satisfied.

(Warrant 1 – Not Satisfied)

Warrant 2

Warrant 2 (Four-Hour Vehicular Volume) is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic signal. To meet the requirements for Warrant 2, the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volumes. Any 4 hours are needed to satisfy this warrant. At a minimum, the four highest hour volume points must lie above the curve on Figure 4C-2 of the MUTCD. At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, all four hours meet this requirement. Therefore, Warrant 2 is satisfied.

(Warrant 2 – Satisfied)

Warrant 3

Warrant 3 (Peak Hour) is intended to be applied where traffic conditions are such that for a minimum of 1 hour of an average day, the minor street traffic suffers undue delay when entering the major street. This warrant is usually applied only in the vicinity of facilities that attract or discharge large numbers of vehicles over a short time, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time. Warrant 3 has two conditions but is intended to be treated as a single warrant. If either Condition A or B is satisfied, then the criteria for Warrant 3 is satisfied.

To meet Warrant 3A, all of the following three conditions must be met for the same hour:

- The total stopped time delay experienced by the traffic on the minor-street approach controlled by a STOP sign equals or exceeds 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach.
- The volume on the same minor street approach equals or exceeds 100 vehicles per hour for a one-lane approach or 150 vehicles per hour for a two-lane approach.
- The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

To meet Warrant 3B, the total number of vehicles per hour on the major street and the higher-volume minor street approaches should meet the required minimum volume. Any 1 hour is needed to satisfy this warrant. At a minimum, the highest hour volume point must lie above the curve on Figure 4C-4 of the MUTCD.

At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, one of the three conditions on Warrant 3A is not met. For Warrant 3B, there is one hour that meets this requirement. Therefore, Warrant 3 is satisfied.

(Warrant 3 – Satisfied)

Warrant 4

Warrant 4 (Pedestrian Volume) is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street. Warrant 4 has two conditions but is intended to be treated as a single warrant. If either Condition A or B is satisfied, then the criteria for Warrant 4 is satisfied.

To meet Warrant 4A, the total number of vehicles per hour on the major street and the corresponding pedestrians crossing the major street should meet the required minimum volume. Any 4 hours are needed to satisfy this warrant. At a minimum, the highest four-hour volume points must lie above the curve on Figure 4C-6 of the MUTCD. At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, there are no hours that will meet this requirement. Therefore, Warrant 4A is not satisfied.

To meet Warrant 4B, the total number of vehicles per hour on the major street and the corresponding pedestrians crossing the major street should meet the required minimum volume. Any 1 hour is needed to satisfy this warrant. At a minimum, the highest hour volume point must lie above the curve on Figure 4C-8 of the MUTCD. At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, there are no hours that will meet this requirement. Therefore, Warrant 4B is not satisfied.

Since neither Warrant 4A nor 4B were satisfied, Warrant 4 is not satisfied.

(Warrant 4 – Not Satisfied)

Warrant 5

Warrant 5 (School Crossing) is intended for application where the fact that school children cross the major street is the principal reason to install a traffic signal. For the purposes of this warrant, the term “school children” includes elementary through high school students. To meet Warrant 5, the MUTCD states that there must be an engineering study in which the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of school children at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the school children are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 school children during the highest crossing hour. Also, if the nearest traffic signal along the major street is located more than 300 feet away or the nearest signal is within 300 feet but the proposed traffic signal will not restrict

the progressive movement of traffic, then the warrant is satisfied. In addition, according to the MUTCD, before a decision is made to install a traffic control signal, consideration shall be given to the implementation of other remedial measures such as warning signs and flashers, school speed zones, school crossing guards or a grade-separated crossing.

At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, there are a minimum of 20 school children crossing Chaffee Road during the highest crossing hour. There were 17 adequate gaps observed in a 75-minute period on the Chaffee Road traffic stream and the nearest traffic signal along Chaffee Road is located more than 300 feet away from the intersection. In addition, warning signs and flashers, a school speed zone and a school crossing guard presently exist. Therefore, Warrant 5 is satisfied.

(Warrant 5 – Satisfied)

Warrant 6

Warrant 6 (Coordinated Signal System) is applicable in situations where a coordinated signal system necessitates the installation of a traffic signal to maintain proper platooning of vehicles. The warrant is not applicable.

(Warrant 6 – Not Applicable)

Warrant 7

Warrant 7 (Crash Experience) is intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic signal. For Warrant 7, the MUTCD states that to meet the warrant, there must be a history of crashes at the subject intersection amounting to at least 5 crashes of types susceptible to correction by a traffic control signal having occurred within a 12-month period, with each crash involving personal injury or property damage above the reporting thresholds. An adequate trial of alternatives must also have been attempted, along with increased enforcement. In addition to meeting these criteria, a certain amount of vehicular and pedestrian volumes must be present for 8 hours of the day.

Crash data was obtained from COJ for a three-year period between May 2013 and April 2016. Based on the information received, only one crash was reported. Since there has only been one crash in the last three years, Warrant 7 is not satisfied.

(Warrant 7 – Not Satisfied)

Warrant 8

Warrant 8 (Roadway Network) is applicable in situations where a traffic signal is justified to encourage concentration and organization of traffic on a roadway network. The warrant is not applicable.

(Warrant 8 – Not Applicable)

Warrant 9

Warrant 9 (Intersection Near a Grade Crossing) is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the

intersection of a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic signal. The warrant is not applicable.

(Warrant 9 – Not Applicable)

Signal Warrant Summary – Chaffee Road at Sam Caruso Way/Westmeadows Drive

Field observations revealed the following:

- Several motorists did not obey the operational school zone signs and traveled through the school zone at the posted speed limit rather than at the reduced speed of 15 mph.
- During the AM and PM school peak hours, exiting school traffic on Sam Caruso Way would back up from Chaffee Road past the school gate, a distance of 470 feet. When this would occur, the school crossing guards would stop traffic on Chaffee Road and allow the school traffic to exit Sam Caruso Way.
- During the AM school peak hour, approximately 50 to 55 students randomly crossed Chaffee Road between 7:30 AM and 8:30 AM.
- During the PM school peak hour, (2:30 PM to 3:30 PM), the majority of the students arrived at the same time and the crossing guard would stop traffic for approximately 75 to 90 seconds to allow a group of approximately 50 to 55 students (both on foot and bicycles) to cross Chaffee Road.

Based on the results of the traffic signal warrant analysis and field observations, a traffic signal is warranted at this intersection. Year 2016 traffic volumes at the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection meet Warrants 2, 3 and 5 of the MUTCD traffic signal warrants. In addition, Warrant 1B (Interruption of Continuous Traffic) meets seven of the eight hours of the stipulated criteria. The completed Traffic Signal Warrant Forms are provided in Appendix H.

Traffic Signal Recommendation

At the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, none of the MUTCD traffic signal warrants were satisfied. As such, a traffic signal is not recommended to be installed.

At the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, Warrants 2, 3 and 5 of the MUTCD traffic signal warrants were satisfied. In addition, the stipulated criteria for Warrant 1B (Interruption of Continuous Traffic) met seven of the eight hours. As such, a traffic signal is recommended to be installed.

Design Traffic Projections

For the purpose of this study, the design year for the Chaffee Road project is year 2040. The Northeast Regional Planning Model Activity Based (NERPM-AB) travel demand forecasting model (provided by the North Florida Transportation Planning Organization – NFTPOT), which was prepared as part of the TPO's 2040 Long Range Transportation Plan update, was used to develop the year 2040 traffic volumes. The base year 2010 and the horizon year 2040 cost feasible model

sets were used to develop the year 2010 and year 2040 traffic volumes. Utilizing these volumes, annual traffic growth rates were determined and then applied to the 2016 existing traffic volumes to calculate the 2040 traffic volumes. The 2010 cost feasible model set matches the existing road network in the vicinity of Chaffee Road. The 2040 cost feasible model set includes the extension of New World Avenue from Cecil Commerce Center Parkway to Chaffee Road, the realignment of Panther Creek Parkway to intersect Chaffee Road opposite Falkland Road and the First Coast Outer Beltway which matches the proposed road network. The resulting base year 2010 and the horizon year 2040 travel demand model plots are contained in Appendix I.

The travel demand model generated ADT volumes on Chaffee Road and intersection turning movement volumes at the following locations:

- Chaffee Road at Crystal Springs Road
- Chaffee Road at Panther Creek Parkway/Falkland Road
- Chaffee Road at New World Avenue

Intersection turning movement volumes are provided for the following four time periods and a summation of these volumes provides the AADT.

- AM Peak (6:00 AM – 9:00 AM)
- Midday Off-Peak (9:00 AM – 3:30 PM)
- PM Peak (3:30 PM – 6:30 PM)
- Evening Off-Peak (6:30 PM – 6:00 AM)

The base year 2010 and horizon year 2040 ADT's along Chaffee Road between I-10 and Normandy Boulevard and the turning movement volumes at the three intersections are also provided in Appendix I in Table I-1, Figure I-1 and Figure I-2.

Using the 2010 and 2040 ADT volumes, an annual traffic growth rate was determined for Chaffee Road between Crystal Springs Road and Normandy Boulevard. Traffic on Chaffee Road between Crystal Springs Road and Normandy Boulevard is expected to grow at an annual rate of 4.19%. The calculation that produces the annual traffic growth rate is provided in Appendix I in Table I-1.

Using the 2010 and 2040 AM and PM peak period intersection turning movement volumes, an annual traffic growth rate was determined for each turning movement. The calculations that produce the annual traffic growth rates are provided in Appendix J in Table J-1 and Table J-2.

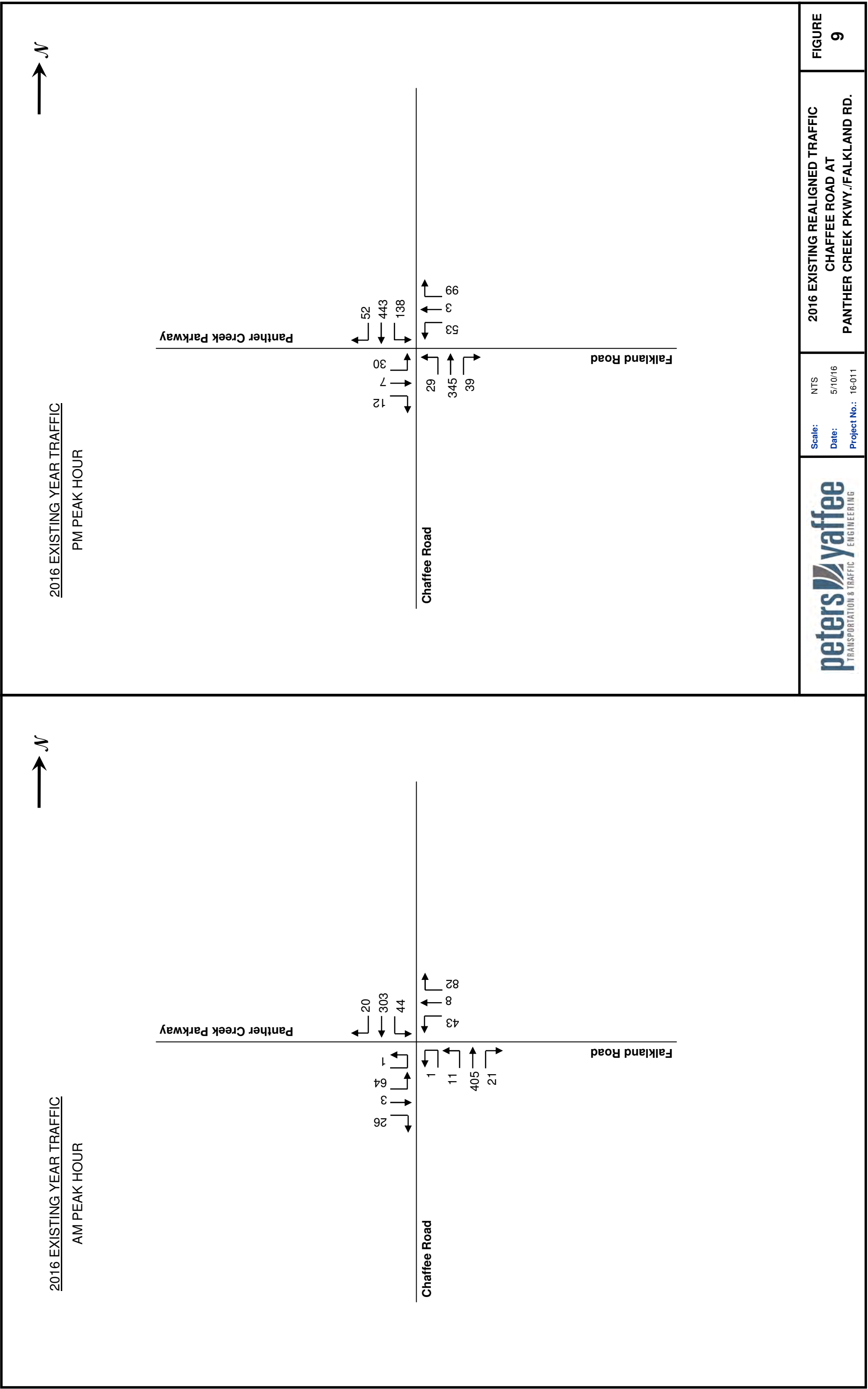
Design Year Volumes

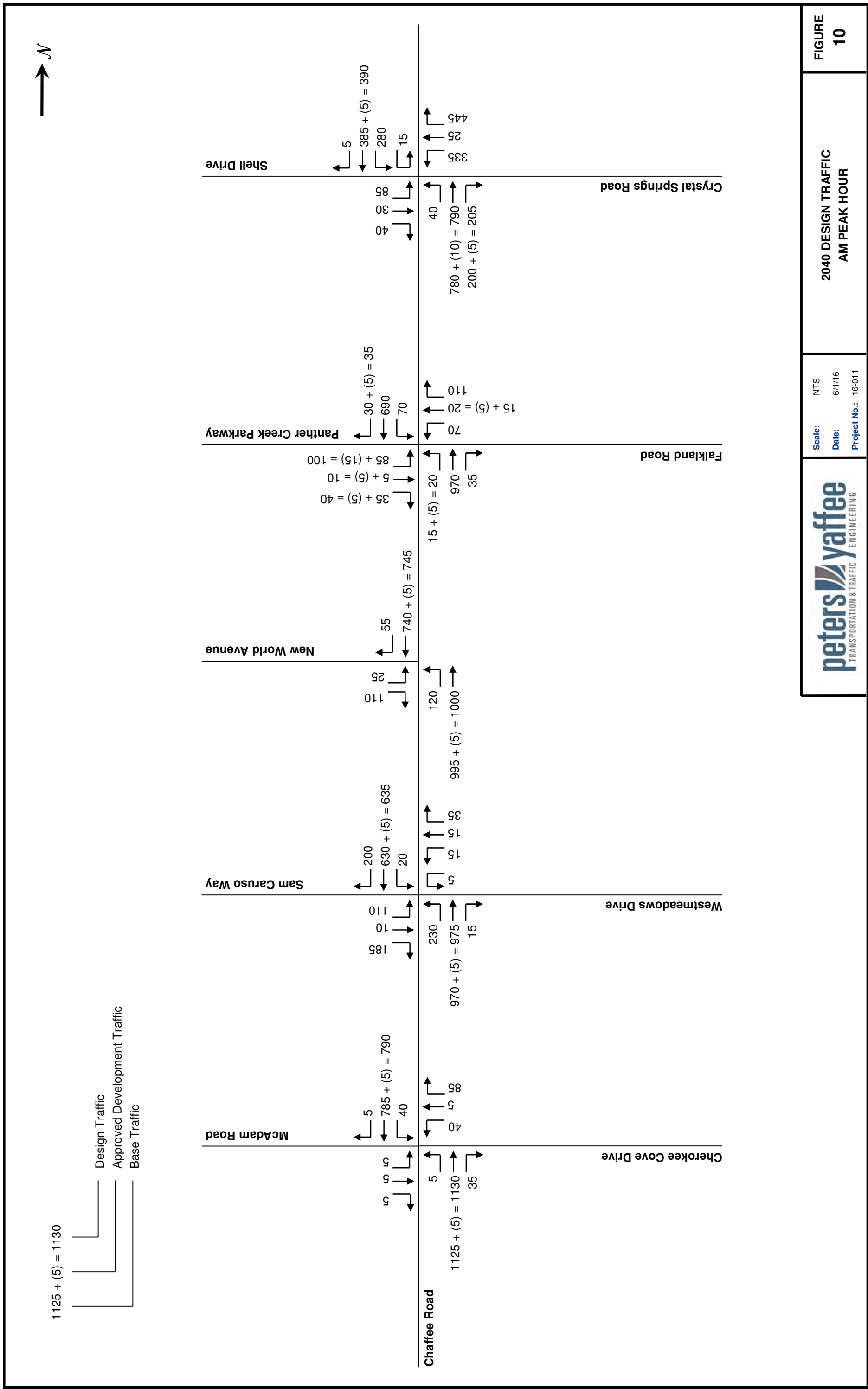
The 2040 design year traffic was calculated by growing the 2016 intersection turning movement volumes by the annual growth rate obtained from the NERPM-AB travel demand forecasting model and adding in vehicle trips associated with the future development at the Panther Creek residential development. For the purpose of this analysis, a minimum growth rate of 1.0% and a minimum volume of 5 vehicles were applied to each movement.

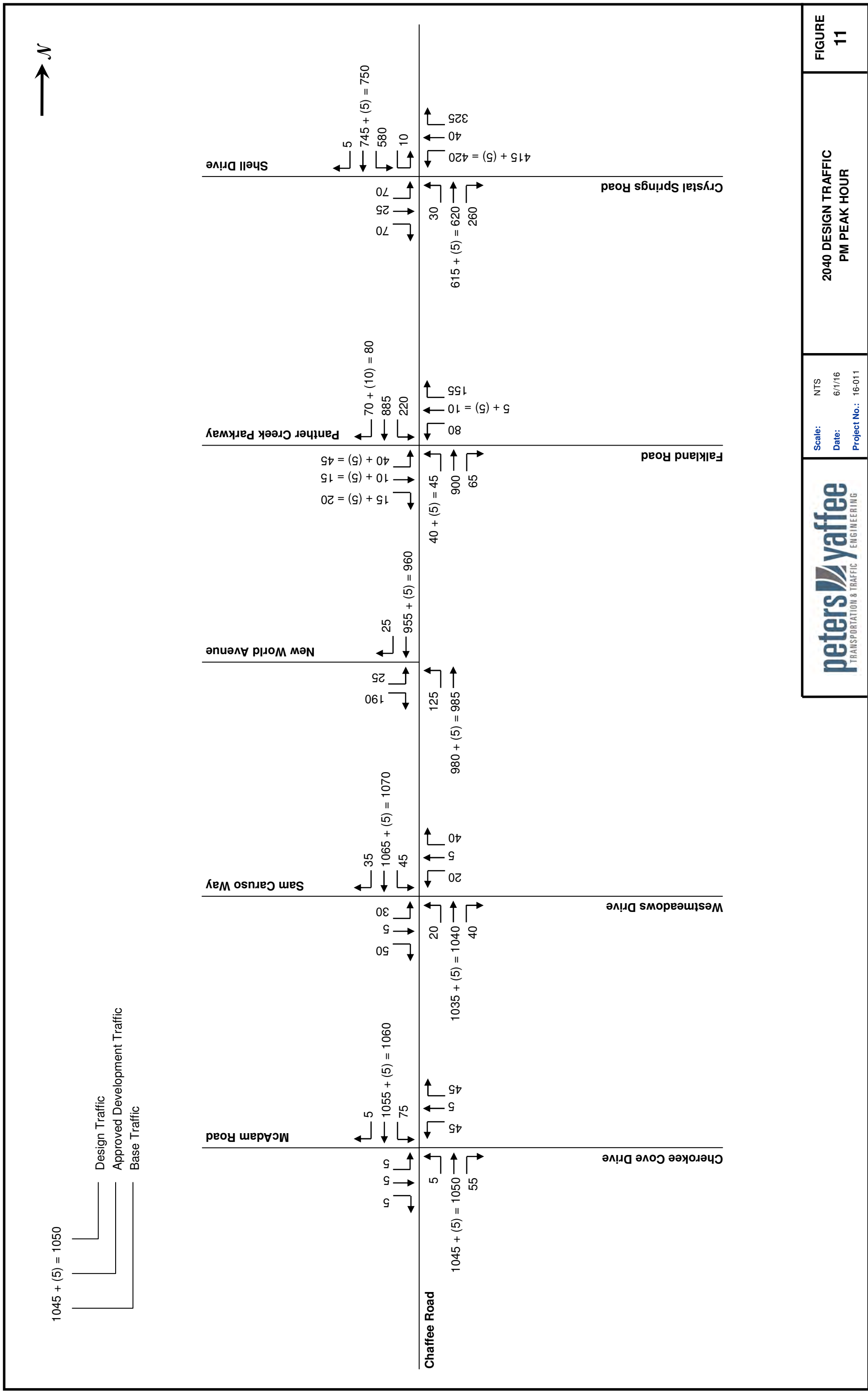
Prior to developing the 2040 design year volumes, the following assumptions were made:

- As part of the Chaffee Road improvement project, Panther Creek Parkway will be realigned to intersect Chaffee Road across from Falkland Road. Therefore, in order to project the 2040 design year traffic with the annual growth rates at the realigned intersection, it is necessary to combine the 2016 existing year turning movement volumes at the Chaffee Road/Panther Creek Parkway intersection to the Chaffee Road/Falkland Road intersection. In addition, as a result of realignment, eastbound and westbound through movements will be made available at the intersection. As such, for the purpose of this analysis, one-third of the 2010 base year model eastbound and westbound through volumes were used in the realigned 2016 existing year depiction of the Chaffee Road/Panther Creek Parkway/Falkland Road intersection. The AM and PM peak hour realigned intersection of Chaffee Road/Panther Creek Parkway/Falkland Road is depicted in Figure 9.
- Since the NERPM-AB travel demand forecasting model only developed turning movement volumes at the Chaffee Road/New World Avenue intersection for the 2040 horizon year, the AM and PM peak hour turning movement volumes entering/exiting New World Avenue were projected as approximately 40% to 50% of the 2040 horizon year peak period three-hour volumes.
- Since the NERPM-AB travel demand forecasting model does not include the side streets at the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection and the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, the existing year 2016 turning movement volumes were grown at the same annual growth rates as the side streets of the Chaffee Road/Panther Creek Parkway/Falkland Road intersection to determine the design year 2040 turning movement volumes.
- Through traffic on Chaffee Road at New World Avenue, Sam Caruso Way/Westmeadows Drive and McAdam Road/Cherokee Cove Drive was derived from the traffic volumes at the Chaffee Road/Panther Creek Parkway/Falkland Road intersection.

The 2040 design year AM and PM peak hour traffic is shown in Figures 10 and 11.







Signal Warrant Analysis – 2040 Design Conditions

As previously indicated, the Chaffee Road/McAdam Road/Cherokee Cove Drive intersection does not warrant a traffic signal under 2016 existing conditions. Since the Cherokee Cove residential development is currently built out, this intersection will not warrant a traffic signal under 2040 design conditions. As will be demonstrated in the intersection capacity analyses section, the critical movements, with one exception, are expected to operate at LOS C or better during both the AM and PM peak hours. The westbound left-turn movement exiting Cherokee Cove Drive is expected to operate at LOS F. However, the westbound left-turn movement will be able to be performed in two stages. The motorist can cross to the median opening once northbound traffic has cleared and then wait for southbound traffic to clear in order to proceed south on Chaffee Road.

Left-Turn Lane Analysis

A left-turn lane analysis was conducted to determine if an exclusive left-turn lane is warranted at the following locations:

- Chaffee Road northbound and southbound at McAdam Road/Cherokee Cove Drive
- Chaffee Road northbound and southbound at Sam Caruso Way/Westmeadows Drive
- Chaffee Road northbound at New World Avenue
- Chaffee Road northbound and southbound at Panther Creek Parkway/Falkland Road
- Chaffee Road northbound and southbound at Crystal Springs Road

The guidelines contained in COJ's Land Development Procedures Manual (LDPM) dated March 2016 were used to conduct the analysis. According to the LDPM, left-turn storage lanes shall be considered when the volume of left-turn traffic exceeds 30 vehicles per hour and the through traffic exceeds 200 vehicles per hour in either direction. As indicated in Table 8, an exclusive left-turn lane is warranted, with one exception, at each location. A northbound left-turn lane on Chaffee Road is not warranted at the McAdam Road/Cherokee Cove Drive intersection. However, since Chaffee Road is being widened to four lanes and a southbound left-turn lane is warranted, it is recommended to provide an exclusive northbound left-turn lane on Chaffee Road at the McAdam Road/Cherokee Cove Drive intersection.

Left-Turn Lane Analysis – Table 8

Turn Lane	Required Volume (vph) (1a)	Peak Hour	Through Volume (vph) (2)	Design Left-Turn Volume (vph) (2)	Left-Turn Lane Warranted?
Proposed NB Left-Turn Lane on Chaffee Road at McAdam Road/Cherokee Cove Drive	200/30	AM	1,130	5	No
		PM	1,050	5	No
Proposed SB Left-Turn Lane on Chaffee Road at McAdam Road/Cherokee Cove Drive	200/30	AM	790	40	Yes
		PM	1,060	75	Yes
Proposed NB Left-Turn Lane on Chaffee Road at Sam Caruso Way/Westmeadows Drive	200/30	AM	975	230	Yes
		PM	1,040	20	No
Proposed SB Left-Turn Lane on Chaffee Road at Sam Caruso Way/Westmeadows Drive	200/30	AM	635	20	No
		PM	1,070	45	Yes
Proposed NB Left-Turn Lane on Chaffee Road at New World Avenue	200/30	AM	1,000	120	Yes
		PM	985	125	Yes
Proposed NB Left-Turn Lane on Chaffee Road at Panther Creek Parkway/Falkland Road	200/30	AM	970	20	No
		PM	900	45	Yes
Proposed SB Left-Turn Lane on Chaffee Road at Panther Creek Parkway/Falkland Road	200/30	AM	690	70	Yes
		PM	885	220	Yes
Proposed NB Left-Turn Lane on Chaffee Road at Crystal Springs Road	200/30	AM	995	40	Yes
		PM	880	30	Yes
Proposed SB Left-Turn Lane on Chaffee Road at Crystal Springs Road	200/30	AM	790	295	Yes
		PM	750	590	Yes

Sources: (1) *Land Development Procedures Manual*, City of Jacksonville, March 2016.

(a) In general, left-turn storage lanes shall be considered when the volume of through traffic exceeds 200 vehicles per hour in either direction and the left-turn traffic exceeds 30 vehicles per hour.

(2) Figures 10 and 11.

Right-Turn Lane Analysis

A right-turn lane analysis was conducted to determine if an exclusive right-turn lane is warranted at the following locations:

- Chaffee Road northbound and southbound at McAdam Road/Cherokee Cove Drive
- Chaffee Road northbound and southbound at Sam Caruso Way/Westmeadows Drive
- Chaffee Road southbound at New World Avenue
- Chaffee Road northbound and southbound at Panther Creek Parkway/Falkland Road
- Chaffee Road northbound and southbound at Crystal Springs Road

The guidelines contained in both FDOT's Driveway Information Guide dated September 26, 2008 and Transportation Research Board's 2010 Highway Capacity Manual (HCM) were used to conduct the analysis. A copy of the guidelines is presented in Appendix K.

For the purpose of the study, it is assumed that the most heavily traveled lane on Chaffee Road is the outside lane. According to the 2010 HCM, 52.5% of the total traffic travels in the most heavily traveled lane. If either the AM or PM peak hour traffic volume in the outside lane of Chaffee Road is less than 600 vehicles, the 125 right-turn volume threshold applies. If either the AM or PM peak hour traffic volume in the outside lane of Chaffee Road is greater than 600 vehicles, the 80 right-turn threshold applies. As indicated in Table 9, an exclusive right-turn lane is warranted on Chaffee Road southbound at Sam Caruso Way/Westmeadows Drive and on Chaffee Road northbound at Crystal Springs Road. In addition, it is recommended to provide an exclusive right-turn lane on Chaffee Road at all locations where an exclusive right-turn lane currently exists:

- Northbound right-turn lane at McAdam Road/Cherokee Cove Drive
- Northbound right-turn lane at Sam Caruso Way/Westmeadows Drive
- Northbound right-turn lane at Falkland Road
- Southbound right-turn lane at Panther Creek Parkway

Right-Turn Lane Analysis – Table 9

Turn Lane	Speed Limit (mph)	Required Volume (vph) (1a)	Peak Hour	Outside Lane Volume (vph) (2) & (3)	Design Right-Turn Volume (vph) (3)	Right-Turn Lane Warranted?
Proposed NB Right-Turn Lane on Chaffee Road at McAdam Road/ Cherokee Cove Drive	45	80	AM	1,165 x 52.5% = 612	35	No
		125	PM	1,105 x 52.5% = 581	55	No
Proposed SB Right-Turn Lane on Chaffee Road at McAdam Road/ Cherokee Cove Drive	45	125	AM	795 x 52.5% = 418	5	No
			PM	1,065 x 52.5% = 560	5	No
Proposed NB Right-Turn Lane on Chaffee Road at Sam Caruso Way/ Westmeadows Drive	45	125	AM	990 x 52.5% = 520	15	No
			PM	1,080 x 52.5% = 567	40	No
Proposed SB Right-Turn Lane on Chaffee Road at Sam Caruso Way/ Westmeadows Drive	45	125	AM	835 x 52.5% = 439	200	Yes
			PM	1,105 x 52.5% = 581	35	No
Proposed SB Right-Turn Lane on Chaffee Road at New World Avenue	45	125	AM	800 x 52.5% = 420	55	No
			PM	985 x 52.5% = 518	25	No
Proposed NB Right-Turn Lane on Chaffee Road at Panther Creek Parkway/ Falkland Road	45	125	AM	1,005 x 52.5% = 528	35	No
			PM	965 x 52.5% = 507	65	No
Proposed SB Right-Turn Lane on Chaffee Road at Panther Creek Parkway/ Falkland Road	45	125	AM	725 x 52.5% = 381	35	No
			PM	965 x 52.5% = 507	80	No
Proposed NB Right-Turn Lane on Chaffee Road at Crystal Springs Road	40	125	AM	995 x 52.5% = 523	205	Yes
	40		PM	880 x 52.5% = 462	260	Yes
Proposed SB Right-Turn Lane on Chaffee Road at Crystal Springs Road	40	125	AM	395 x 52.5% = 208	5	No
	40		PM	755 x 52.5% = 397	5	No

Sources: (1) *Driveway Information Guide*, Florida Department of Transportation, Sept. 26, 2008.

(a) The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).

(2) "Volume 3: Interrupted Flow." *Highway Capacity Manual 2010*. Transportation Research Board, 2010. Page 18-77.

(3) Figures 10 and 11.

Roadway Link Analysis

The Chaffee Road segment was analyzed based on the 2015 AADT as provided by the City of Jacksonville and on the 2016 and 2040 peak hour traffic volumes. The existing and design

volumes for the roadway links were compared to the capacity values provided in FDOT's 2013 Quality/Level of Service Handbook.

Utilizing the annual growth rates obtained from the NERPM-AB travel demand forecasting model, the 2040 AADT was determined as provided in Table 10. The roadway link analysis based on the AADT is provided in Table 11. The results indicate that Chaffee Road between Normandy Boulevard and Crystal Springs Road is currently operating at LOS C and will drop to LOS F by 2040. With the widening of Chaffee Road to provide four lanes, this section of road will operate at LOS C.

AADT Volumes – Table 10

Chaffee Road Section	2015 AADT (a)	Annual Growth Rate (b)	Estimated 2040 AADT
Normandy Boulevard to Crystal Springs Road	12,259	4.19%	25,200

Sources: (a) COJ's 2015 Road Links Status Report.

(b) Table I-1.

Roadway Link AADT Analysis – Table 11

Chaffee Road Section	Analysis Year	Geometry (a)	LOS D Capacity (b)	Annual Average Daily Traffic (c)	LOS (b)
Normandy Boulevard to Crystal Springs Road	2015	2LU	15,930	12,259	C
	2040	2LU	15,930	25,200	F
	2040	4LD	35,820	25,200	C

Sources: (a) 2LU = two-lane undivided roadway; 4LD = four-lane divided roadway.

(b) FDOT's 2013 Quality/Level of Service Handbook.

(c) Table 10.

The roadway link analysis based on the AM and PM peak hours is provided in Table 12. The results indicate that Chaffee Road between Normandy Boulevard and Crystal Springs Road is currently operating at LOS C and will drop to LOS F by 2040. With the widening of Chaffee Road to provide four lanes, this section of road will operate at LOS C. As such, the level of service for Chaffee Road based on AADT and Peak Hour traffic are consistent with each other.

Roadway Link Peak Hour Analysis – Table 12

Chaffee Road Link	Analysis Year	Geometry (a)	LOS D Capacity (b)	Two-Way Peak Hour Traffic (c)		LOS (b)	
				AM	PM	AM	PM
Normandy Boulevard to McAdam Road/ Cherokee Cove Drive	2016	2LU	1,440	852	909	C	C
	2040	2LU	1,440	2,005	2,220	F	F
	2040	4LD	3,222	2,005	2,220	C	C
Cherokee Cove Drive to Sam Caruso Way/ Westmeadows Drive	2016	2LU	1,440	899	919	C	C
	2040	2LU	1,440	2,055	2,240	F	F
	2040	4LD	3,222	2,055	2,240	C	C
Sam Caruso Way/ Westmeadows Drive to Falkland Road	2016	2LU	1,440	820	928	C	C
Sam Caruso Way/ Westmeadows Drive to New World Avenue	2040	2LU	1,440	1,975	2,260	F	F
	2040	4LD	3,222	1,975	2,260	C	C
New World Avenue to Panther Creek Parkway/ Falkland Road	2040	2LU	1,440	1,825	1,995	F	F
	2040	4LD	3,222	1,825	1,995	C	C
Falkland Road to Panther Creek Parkway	2016	2LU	1,440	885	1,075	C	C
Panther Creek Parkway to Crystal Springs Road	2016	2LU	1,440	916	1,108	C	C
Panther Creek Parkway/ Falkland Road to Crystal Springs Road	2040	2LU	1,440	1,888	2,218	F	F
	2040	4LD	3,222	1,888	2,218	C	C

Sources: (a) 2LU = two-lane undivided roadway; 4LD = four-lane divided roadway.
(b) FDOT's 2013 Quality/Level of Service Handbook.
(c) Figures 7, 8, 10 & 11.

Level of Service

The methodology outlined in the 2010 Highway Capacity Manual was used in the capacity and level of service analysis for the five study intersections along Chaffee Road. Traffic operations have been analyzed using the Synchro/SimTraffic 8 software package, which uses the data and methodology contained in the 2010 Highway Capacity Manual, published by the Transportation Research Board.

The operating conditions of transportation facilities such as traffic signals and stop-controlled intersections are evaluated based on the relationship of the theoretical capacity of a facility to the actual traffic volumes on that facility. Various factors affect capacity, including travel speed, roadway geometry, grade, number and width of travel lanes and intersection control. The current standards for evaluating capacity and operating conditions are contained in the 2010 Highway Capacity Manual. The procedures describe operating conditions in terms of a Level of Service (LOS). Facilities are given letter designations from “A”, representing the best operating conditions, to “F”, representing the worst. Generally, Level of Service “D” represents the threshold for acceptable overall intersection operating conditions during a peak hour. For signalized and non-signalized (stop-controlled) intersections, the LOS is based on the seconds of delay a vehicle experiences in attempting to maneuver through the intersection and is summarized in Table 13.

LOS Criteria – Table 13

LOS	Control Delay Per Vehicle (sec./veh.)	
	Signalized Intersections	Non-Signalized Intersections
A	0-10	0-10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	>80	>50

Source: *Highway Capacity Manual 2010*, Transportation Research Board, 2010.

Intersection Capacity Analyses

The results of the intersection capacity analyses are described in the following sections. The analyses were conducted for the following alternatives:

- 2016 AM and PM Peak Hour Existing Conditions
- 2040 AM and PM Peak Hour No-Build Conditions (Existing Road Network)
- 2040 AM and PM Peak Hour Design Conditions

A summary of the capacity analyses results for the three traffic scenarios analyzed is presented in Table 14. The capacity analyses summary worksheets are shown in Appendix L.

Chaffee Road at McAdam Road/Cherokee Cove Drive

At the unsignalized Chaffee Road/McAdam Road/Cherokee Cove Drive intersection, the critical Cherokee Cove Drive westbound left-turn movement currently operates at LOS D or better during both the AM and PM peak hours but will fall to LOS F under 2040 no-build conditions. Under 2040 design conditions, this movement is expected to continue to operate at LOS F during both the AM and PM peak hours.

The critical Cherokee Cove Drive westbound right-turn movement and Chaffee Road northbound and southbound left-turn movements currently operate at LOS B or better during both the AM and PM peak hours and are expected to operate at LOS C or better under 2040 design conditions.

Chaffee Road at Sam Caruso Way/Westmeadows Drive

At the unsignalized Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection, the critical Sam Caruso Way eastbound left-turn movement currently operates at LOS F during the AM peak hour and at LOS D during the PM peak hour. Under 2040 no-build conditions, this movement is expected to fail during both the AM and PM peak hours. Under 2040 design conditions, as a signalized intersection, the intersection is expected to operate at LOS B or better during both the AM and PM peak hours.

Chaffee Road at New World Avenue

Under 2040 design conditions, the signalized Chaffee Road/New World Avenue intersection is expected to operate at LOS A during both the AM and PM peak hours.

Chaffee Road at Panther Creek Parkway/Falkland Road

The signalized Chaffee Road/Falkland Road intersection currently operates at LOS A during both the AM and PM peak hours. At the unsignalized Chaffee Road/Panther Creek Parkway intersection, the critical Panther Creek Parkway eastbound left-turn movement currently operates at LOS D during both the AM and PM peak hours. Under 2040 no-build conditions, the Chaffee Road/Falkland Road intersection is expected to operate at LOS C or better during both the AM and PM peak hours and the critical eastbound left-turn movement at the Chaffee Road/Panther Creek Parkway intersection is expected to fail during both the AM and PM peak hours. Under 2040 design conditions, as a realigned signalized intersection, the Chaffee Road/Panther Creek Parkway/Falkland Road intersection is expected to operate at LOS C during both the AM and PM peak hours.

Capacity Analyses and Level of Service Summary – Table 14

Study Intersection	Signalized/ Non-Signalized	Roadway	Approach/ Critical Movement	Existing Conditions				No-Build Conditions				Design Conditions			
				2016				2040				2040			
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
				LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)
Chaffee Road at McAdam Road/Cherokee Cove Drive	Unsignalized	McAdam Road	Eastbound LTR	A	0.0	B	11.3	F	> 300	F	> 300	F	> 300	F	> 300
		Cherokee Cove Drive	Westbound Left	C	23.8	D	27.4	F	> 300	F	> 300	F	> 300	F	> 300
		Cherokee Cove Drive	Westbound Right	B	12.3	B	11.1	E	35.4	C	24.4	C	15.8	B	13.9
		Chaffee Road	Northbound Left	A	0.0	A	8.4	B	10.1	B	11.0	B	10.1	B	11.1
		Chaffee Road	Southbound Left	A	8.5	A	8.3	B	12.1	B	11.8	B	12.2	B	11.8
		Intersection		A	1.6	A	1.8	F	65.8	F	199.4	D	28.0	F	67.7
Chaffee Road at Sam Caruso Way/Westmeadows Drive	Unsignalized	Sam Caruso Way	Eastbound Left	F	131.7	D	26.8	F	> 300	F	> 300	Not Applicable			
		Sam Caruso Way	Eastbound Right	B	12.0	B	12.0	E	39.0	D	27.7				
		Westmeadows Drive	Westbound Left	E	36.2	C	24.8	F	> 300	F	> 300				
		Westmeadows Drive	Westbound Right	B	10.5	B	10.9	C	20.4	C	23.4				
		Chaffee Road	Northbound Left	A	8.3	A	8.4	B	10.7	B	11.0				
		Chaffee Road	Southbound Left	A	8.1	A	8.2	B	10.7	B	11.3				
Chaffee Road at Sam Caruso Way/Westmeadows Drive	Signalized	Intersection		C	21.8	A	2.9	F	> 300	F	73.8	Not Applicable			
		Sam Caruso Way	Eastbound					B	19.5	B	13.4				
		Westmeadows Drive	Westbound					A	9.2	A	9.7				
		Chaffee Road	Northbound					B	12.3	A	9.7				
		Chaffee Road	Southbound					B	14.2	A	7.3				
		Intersection						B	14.2	A	8.9				
Chaffee Road at New World Avenue	Signalized	New World Avenue	Eastbound					B	11.1	B	14.0	Not Applicable			
		Chaffee Road	Northbound					A	6.1	A	7.0				
		Chaffee Road	Southbound					B	10.4	B	12.2				
		Intersection						A	8.1	A	9.9				
		Falkland Road	Westbound	B	16.8	B	16.9	C	23.3	C	22.2	Not Applicable			
		Chaffee Road	Northbound	A	4.3	A	3.9	B	19.9	B	12.4				
Chaffee Road at Falkland Road	Signalized	Chaffee Road	Southbound	A	3.9	A	4.6	B	14.0	C	32.4				
		Intersection		A	5.8	A	6.1	B	17.8	C	23.1				
		Panther Creek Parkway	Eastbound Left	D	26.2	D	25.0	F	> 300	F	> 300	Not Applicable			
		Panther Creek Parkway	Eastbound Right	B	11.1	B	12.8	C	18.9	C	24.1				
		Chaffee Road	Northbound Left	A	8.2	A	8.9	B	10.2	B	11.9				
		Intersection		A	2.3	A	1.1	F	64.7	B	10.2				
Chaffee Road at Panther Creek Parkway/Falkland Road	Signalized	Panther Creek Parkway	Eastbound					Not Applicable				C	31.0	C	30.9
		Falkland Road	Westbound									C	23.7	B	19.1
		Chaffee Road	Northbound									C	24.9	C	23.1
		Chaffee Road	Southbound									B	16.4	B	17.2
		Intersection										C	22.1	C	20.1
		Shell Drive	Eastbound	C	30.1	C	29.7	E	57.5	D	45.7	E	57.5	F	146.7
Chaffee Road at Crystal Springs Road	Signalized	Crystal Springs Road	Westbound	B	16.4	C	22.7	E	64.3	F	88.4	E	60.7	E	66.3
		Chaffee Road	Northbound	C	25.2	C	27.0	E	61.1	F	96.2	E	62.7	E	78.7
		Chaffee Road	Southbound	C	24.8	C	33.1	D	52.7	F	100.3	D	52.9	E	71.6
		Intersection		C	23.1	D	29.2	E	59.8	F	93.3	E	59.4	E	76.5

Source: Appendix L.

Chaffee Road at Crystal Springs Road

The signalized Chaffee Road/Crystal Springs Road intersection currently operates at LOS D or better during both the AM and PM peak hours. Under 2040 no-build conditions, the intersection is expected to operate at LOS E during the AM peak hour and at LOS F during the PM peak hour. Under 2040 design conditions, the intersection is expected to operate at LOS E during both the AM and PM peak hours.

Exclusive Turn Lane Lengths

Turn lane lengths were determined for each exclusive left-turn and right-turn lane at the five study intersections. The recommended storage distance is comprised of the 95th percentile queue plus the total deceleration distance. The 95th percentile queue was determined from the capacity analyses worksheets contained in Appendix L. A minimum storage distance of 100 feet was recommended. The total deceleration distance was determined by the guidelines set forth in FDOT's Design Standard Index Number 301. A summary of the exclusive turn lane lengths results is presented in Table 15.

The total required storage length was calculated for the existing turn lanes on the side streets and for the proposed turn lanes along Chaffee Road, New World Avenue and Panther Creek Parkway. The results indicate that there will be two existing turn lanes that will not be sufficient to handle 2040 design traffic. These include:

- Crystal Springs Road westbound left-turn lane – The existing total storage distance is 315 feet but will require a total storage distance of 915 feet. However, this turn lane is limited in length due to the opposing eastbound left-turn lane serving the Winn Dixie Shopping Center.
- Chaffee Road southbound left-turn lane – The existing total storage distance is 280 feet but will require a total storage distance of 1,110 feet. However, this turn lane is limited in length due to the adjacent signalized Chaffee Road/Foxwood Drive intersection.

The recommended minimum total storage length for the proposed turn lanes on Chaffee Road at the five study area intersections and on the proposed New World Avenue and proposed Panther Creek Parkway is provided in column C of Table 15.

Capacity Analyses and Level of Service Summary – Table 14

Study Intersection	Signalized/ Non-Signalized	Roadway	Approach/ Critical Movement	Existing Conditions				No-Build Conditions				Design Conditions			
				2016				2040				2040			
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
				LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)
Chaffee Road at McAdam Road/Cherokee Cove Drive	Unsignalized	McAdam Road	Eastbound LTR	A	0.0	B	11.3	F	> 300	F	> 300	F	> 300	F	> 300
		Cherokee Cove Drive	Westbound Left	C	23.8	D	27.4	F	> 300	F	> 300	F	> 300	F	> 300
		Cherokee Cove Drive	Westbound Right	B	12.3	B	11.1	E	35.4	C	24.4	C	15.8	B	13.9
		Chaffee Road	Northbound Left	A	0.0	A	8.4	B	10.1	B	11.0	B	10.1	B	11.1
		Chaffee Road	Southbound Left	A	8.5	A	8.3	B	12.1	B	11.8	B	12.2	B	11.8
		Intersection		A	1.6	A	1.8	F	65.8	F	199.4	D	28.0	F	67.7
Chaffee Road at Sam Caruso Way/Westmeadows Drive	Unsignalized	Sam Caruso Way	Eastbound Left	F	131.7	D	26.8	F	> 300	F	> 300	Not Applicable			
		Sam Caruso Way	Eastbound Right	B	12.0	B	12.0	E	39.0	D	27.7				
		Westmeadows Drive	Westbound Left	E	36.2	C	24.8	F	> 300	F	> 300				
		Westmeadows Drive	Westbound Right	B	10.5	B	10.9	C	20.4	C	23.4				
		Chaffee Road	Northbound Left	A	8.3	A	8.4	B	10.7	B	11.0				
		Chaffee Road	Southbound Left	A	8.1	A	8.2	B	10.7	B	11.3				
Chaffee Road at Sam Caruso Way/Westmeadows Drive	Signalized	Intersection		C	21.8	A	2.9	F	> 300	F	73.8	Not Applicable			
		Sam Caruso Way	Eastbound					B	19.5	B	13.4				
		Westmeadows Drive	Westbound					A	9.2	A	9.7				
		Chaffee Road	Northbound					B	12.3	A	9.7				
		Chaffee Road	Southbound					B	14.2	A	7.3				
		Intersection						B	14.2	A	8.9				
Chaffee Road at New World Avenue	Signalized	New World Avenue	Eastbound					B	11.1	B	14.0	Not Applicable			
		Chaffee Road	Northbound					A	6.1	A	7.0				
		Chaffee Road	Southbound					B	10.4	B	12.2				
		Intersection						A	8.1	A	9.9				
		Falkland Road	Westbound	B	16.8	B	16.9	C	23.3	C	22.2	Not Applicable			
		Chaffee Road	Northbound	A	4.3	A	3.9	B	19.9	B	12.4				
Chaffee Road at Falkland Road	Signalized	Chaffee Road	Southbound	A	3.9	A	4.6	B	14.0	C	32.4				
		Intersection		A	5.8	A	6.1	B	17.8	C	23.1				
		Panther Creek Parkway	Eastbound Left	D	26.2	D	25.0	F	> 300	F	> 300	Not Applicable			
		Panther Creek Parkway	Eastbound Right	B	11.1	B	12.8	C	18.9	C	24.1				
		Chaffee Road	Northbound Left	A	8.2	A	8.9	B	10.2	B	11.9				
		Intersection		A	2.3	A	1.1	F	64.7	B	10.2				
Chaffee Road at Panther Creek Parkway/Falkland Road	Signalized	Panther Creek Parkway	Eastbound					Not Applicable				C	31.0	C	30.9
		Falkland Road	Westbound									C	23.7	B	19.1
		Chaffee Road	Northbound									C	24.9	C	23.1
		Chaffee Road	Southbound									B	16.4	B	17.2
		Intersection										C	22.1	C	20.1
		Shell Drive	Eastbound	C	30.1	C	29.7	E	57.5	D	45.7	E	57.5	F	146.7
Chaffee Road at Crystal Springs Road	Signalized	Crystal Springs Road	Westbound	B	16.4	C	22.7	E	64.3	F	88.4	E	60.7	E	66.3
		Chaffee Road	Northbound	C	25.2	C	27.0	E	61.1	F	96.2	E	62.7	E	78.7
		Chaffee Road	Southbound	C	24.8	C	33.1	D	52.7	F	100.3	D	52.9	E	71.6
		Intersection		C	23.1	D	29.2	E	59.8	F	93.3	E	59.4	E	76.5

Source: Appendix L.

Storage Lane Lengths Summary – Table 15

Intersection	Roadway	Movement	Volume (vph)		95 th Percentile Queue (ft.)		Recommended Minimum Storage (ft.) (a)	Deceleration Distance (ft.) (b)	Recommended Minimum Total Storage Distance (ft.) (c) = (a) + (b)	Existing Total Storage Distance (ft.)	Existing Total Storage Adequate?
			AM	PM	AM	PM					
Chaffee Road at McAdam Road/Cherokee Cove Drive	Cherokee Cove Drive	WB RT	85	45	25	25	100	N/A	100	200	Yes
	Chaffee Road	NB LT	5	5	0	0	100	185	285	N/A	N/A
	Chaffee Road	NB RT	35	55	0	0	100	185	285	N/A	N/A
	Chaffee Road	SB LT	40	75	25	25	100	185	285	N/A	N/A
Chaffee Road at Sam Caruso Way/Westmeadows Drive	Sam Caruso Way	EB RT	185	50	25	0	100	N/A	100	340	Yes
	Westmeadows Drive	WB RT	35	40	0	0	100	N/A	100	210	Yes
	Chaffee Road	NB LT	230	20	75	25	100	185	285	N/A	N/A
	Chaffee Road	NB RT	15	40	0	0	100	185	285	N/A	N/A
	Chaffee Road	SB LT	20	45	25	25	100	185	285	N/A	N/A
	Chaffee Road	SB RT	200	35	50	0	100	185	285	N/A	N/A
Chaffee Road at New World Avenue	New World Avenue	EB LT	25	25	25	50	100	240	340	N/A	N/A
	New World Avenue	EB RT	110	190	50	75	100	240	340	N/A	N/A
	Chaffee Road	NB LT	120	125	50	50	100	185	285	N/A	N/A
Chaffee Road at Panther Creek Parkway/Falkland Road	Panther Creek Parkway	EB LT	100	45	100	75	100	155	255	N/A	N/A
	Falkland Road	WB LT	70	80	100	100	100	N/A	100	125	Yes
	Chaffee Road	NB LT	20	45	25	50	100	185	285	N/A	N/A
	Chaffee Road	NB RT	35	65	0	0	100	185	285	N/A	N/A
	Chaffee Road	SB LT	70	220	50	200	200	185	385	N/A	N/A
	Chaffee Road	SB RT	35	80	0	0	100	185	285	N/A	N/A
Chaffee Road at Crystal Springs Road	Crystal Springs Road	WB LT	335	420	575	675	675	240	915	315	No
	Crystal Springs Road	WB RT	445	325	450	100	450	240	690	1,070	Yes
	Chaffee Road	NB LT	40	30	50	50	100	185	285	N/A	N/A
	Chaffee Road	SB LT	295	590	475	925	925	185	1,110	280	No

Sources: (1) Appendix L.
(2) FDOT Design Standard Index No. 301 .

Storage Lane Lengths Summary – Table 15

Intersection	Roadway	Movement	Volume (vph)		95 th Percentile Queue (ft.)		Recommended Storage (ft.) (a)	Deceleration Distance (ft.) (b)	Recommended Minimum Total Storage Distance (ft.) (c) = (a) + (b)	Existing Total Storage Distance (ft.)	Existing Total Storage Adequate?
			AM	PM	AM	PM					
Chaffee Road at McAdam Road/Cherokee Cove Drive	Cherokee Cove Drive	WB RT	85	45	25	25	100	N/A	100	200	Yes
	Chaffee Road	NB LT	5	5	0	0	100	185	285	N/A	N/A
	Chaffee Road	NB RT	35	55	0	0	100	185	285	N/A	N/A
	Chaffee Road	SB LT	40	75	25	25	100	185	285	N/A	N/A
Chaffee Road at Sam Caruso Way/Westmeadows Drive	Sam Caruso Way	EB RT	185	50	25	0	100	N/A	100	340	Yes
	Westmeadows Drive	WB RT	35	40	0	0	100	N/A	100	210	Yes
	Chaffee Road	NB LT	230	20	75	25	100	185	285	N/A	N/A
	Chaffee Road	NB RT	15	40	0	0	100	185	285	N/A	N/A
	Chaffee Road	SB LT	20	45	25	25	100	185	285	N/A	N/A
	Chaffee Road	SB RT	200	35	50	0	100	185	285	N/A	N/A
Chaffee Road at New World Avenue	New World Avenue	EB LT	25	25	25	50	100	240	340	N/A	N/A
	New World Avenue	EB RT	110	190	50	75	100	240	340	N/A	N/A
	Chaffee Road	NB LT	120	125	50	50	100	185	285	N/A	N/A
Chaffee Road at Panther Creek Parkway/Falkland Road	Panther Creek Parkway	EB LT	100	45	100	75	100	155	255	N/A	N/A
	Falkland Road	WB LT	70	80	100	100	100	N/A	100	125	Yes
	Chaffee Road	NB LT	20	45	25	50	100	185	285	N/A	N/A
	Chaffee Road	NB RT	35	65	0	0	100	185	285	N/A	N/A
	Chaffee Road	SB LT	70	220	50	200	200	185	385	N/A	N/A
	Chaffee Road	SB RT	35	80	0	0	100	185	285	N/A	N/A
Chaffee Road at Crystal Springs Road	Crystal Springs Road	WB LT	335	420	575	675	675	240	915	315	No
	Crystal Springs Road	WB RT	445	325	450	100	450	240	690	1,070	Yes
	Chaffee Road	NB LT	40	30	50	50	100	185	285	N/A	N/A
	Chaffee Road	SB LT	295	590	475	925	925	185	1,110	280	No

Sources: (1) Appendix L.
(2) FDOT Design Standard Index No. 301 .

Recommended Roadway Improvements

Based on the findings of the report, the recommended roadway improvements for the 2040 design year are as follows:

- Signalize the Chaffee Road/Sam Caruso Way/Westmeadows Drive intersection.
- Modify the typical section for Chaffee Road from a two-lane undivided roadway to a four-lane divided roadway.
- Provide an exclusive left-turn lane at the following locations:
 - Chaffee Road northbound and southbound at McAdam Road/Cherokee Cove Drive
 - Chaffee Road northbound and southbound at Sam Caruso Way/Westmeadows Drive
 - Chaffee Road northbound at New World Avenue
 - Chaffee Road northbound and southbound at Panther Creek Parkway/Falkland Road
 - Chaffee Road northbound and southbound at Crystal Springs Road
 - Chaffee Road northbound and southbound at all median openings
- Provide an exclusive right-turn lane at the following locations:
 - Chaffee Road northbound at McAdam Road/Cherokee Cove Drive
 - Chaffee Road northbound and southbound at Sam Caruso Way/Westmeadows Drive
 - Chaffee Road northbound and southbound at Panther Creek Parkway/Falkland Road
 - Chaffee Road northbound at Crystal Springs Road
- Provide exclusive minimum turn lane lengths as detailed below (includes total deceleration distance and storage distance):
 - Chaffee Road at McAdam Road/Cherokee Cove Drive
 - Northbound Left – 285'
 - Northbound Right – 285'
 - Southbound Left – 285'
 - Chaffee Road at Sam Caruso Way/Westmeadows Drive
 - Northbound Left – 350'
 - Northbound Right – 285'
 - Southbound Left – 285'
 - Southbound Right – 350'
 - Chaffee Road at New World Avenue
 - Eastbound Left – 350'
 - Eastbound Right – 350'
 - Northbound Left – 350'

- Chaffee Road at Panther Creek Parkway/Falkland Road
 - Eastbound Left – 255'
 - Northbound Left – 285'
 - Northbound Right – 285'
 - Southbound Left – 385'
 - Southbound Right – 285'
- Chaffee Road at Crystal Springs Road
 - Westbound Left – Maximize (requires 915 feet)
 - Northbound Left – 285'
 - Southbound Left – Maximize (requires 1,110 feet)
- Chaffee Road at all other median openings
 - Northbound Left – 285'
 - Southbound Left – 285'

APPENDIX A

Field Observation Reports

FIELD OBSERVATION REPORT

Location: Chaffee Road & McAdam Road/Cherokee Cove Drive Date: 4/29/16

Observer: Wayne & Abid Time: 10:55 AM

PART I - PHYSICAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Are there sight distance obstructions to:				
a. Traffic control devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Intersections and driveways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>WB</u>
c. Turning or on-coming vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is horizontal or vertical alignment inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is pavement width or the number of lanes inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are intersection or driveway radii too short?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Are there problems with driveways such as:				
a. Inadequate design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location near major intersection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Too many driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is channelization inadequate for:				
a. Reducing conflict points?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Separating traffic flows or defining movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Should pedestrian crosswalks be:				
a. Added?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>East leg</u>
b. Relocated or repainted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Are there problems with traffic signs such as:				
a. Inadequate or improper message?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Too many signs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement, size or condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are there problems with traffic signals such as:				
a. Timing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Number of signal heads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Placement or size?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Are there problems with pavement markings such as:				
a. Vehicle paths not clearly marked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Condition of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Does the pavement condition appear to contribute to safety problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Is roadway lighting inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Are there tire skid marks on pavement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Is there evidence of vehicle accidents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PART II - OPERATIONAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Do drivers have trouble finding the correct path through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is excessive vehicle delay creating unsafe risk taking by motorists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are there large speed differences between vehicles:				
a. Traveling through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning at driveways or intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are problems being caused by the volume of:				
a. Through traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Do pedestrian or bicycle movements create conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is there considerable weaving or lane changing by drivers at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Are there violations of parking at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there violations of other traffic control devices or regulations such as:				
a. Running red light?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Failing to stop or yield the right-of-way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Speed limits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Right-turn-on-red?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Are there any other unusual traffic flow problems or traffic conflict patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Do transit operations create conflicts/excessive delays?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIELD OBSERVATION REPORT

Location: Chaffee Road & Sam Caruso Way/Westmeadows Drive Date: 4/29/16

Observer: Wayne & Abid Time: 11:05 AM

PART I - PHYSICAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Are there sight distance obstructions to:				
a. Traffic control devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Intersections and driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Turning or on-coming vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is horizontal or vertical alignment inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is pavement width or the number of lanes inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are intersection or driveway radii too short?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Are there problems with driveways such as:				
a. Inadequate design?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Location near major intersection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Too many driveways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is channelization inadequate for:				
a. Reducing conflict points?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Separating traffic flows or defining movements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Should pedestrian crosswalks be:				
a. Added?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Need sidewalk on SE corner
b. Relocated or repainted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there problems with traffic signs such as:				
a. Inadequate or improper message?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Too many signs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement, size or condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are there problems with traffic signals such as:				
a. Timing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Number of signal heads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Placement or size?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Are there problems with pavement markings such as:				
a. Vehicle paths not clearly marked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location of the markings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Need stop bar for WB approach
c. Condition of the markings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fair
11. Does the pavement condition appear to contribute to safety problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Is roadway lighting inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Are there tire skid marks on pavement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Is there evidence of vehicle accidents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PART II - OPERATIONAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Do drivers have trouble finding the correct path through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is excessive vehicle delay creating unsafe risk taking by motorists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are there large speed differences between vehicles:				
a. Traveling through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning at driveways or intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are problems being caused by the volume of:				
a. Through traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Do pedestrian or bicycle movements create conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is there considerable weaving or lane changing by drivers at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Are there violations of parking at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there violations of other traffic control devices or regulations such as:				
a. Running red light?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Failing to stop or yield the right-of-way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Speed limits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Right-turn-on-red?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Are there any other unusual traffic flow problems or traffic conflict patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Do transit operations create conflicts/excessive delays?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIELD OBSERVATION REPORT

Location: Chaffee Road & Falkland Road

Date: 4/29/16

Observer: Wayne & Abid

Time: 11:20 AM

PART I - PHYSICAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Are there sight distance obstructions to:				
a. Traffic control devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Intersections and driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Turning or on-coming vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is horizontal or vertical alignment inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is pavement width or the number of lanes inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are intersection or driveway radii too short?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Are there problems with driveways such as:				
a. Inadequate design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location near major intersection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Several along west side</u>
c. Too many driveways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North & south of intersection</u>
6. Is channelization inadequate for:				
a. Reducing conflict points?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Separating traffic flows or defining movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Should pedestrian crosswalks be:				
a. Added?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Relocated or repainted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Are there problems with traffic signs such as:				
a. Inadequate or improper message?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Too many signs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement, size or condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are there problems with traffic signals such as:				
a. Timing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Number of signal heads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement or size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Are there problems with pavement markings such as:				
a. Vehicle paths not clearly marked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Condition of the markings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Faded pavement markings</u>
11. Does the pavement condition appear to contribute to safety problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Is roadway lighting inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Are there tire skid marks on pavement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Is there evidence of vehicle accidents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PART II - OPERATIONAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Do drivers have trouble finding the correct path through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is excessive vehicle delay creating unsafe risk taking by motorists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are there large speed differences between vehicles:				
a. Traveling through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning at driveways or intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are problems being caused by the volume of:				
a. Through traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Do pedestrian or bicycle movements create conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is there considerable weaving or lane changing by drivers at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Are there violations of parking at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there violations of other traffic control devices or regulations such as:				
a. Running red light?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Failing to stop or yield the right-of-way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Speed limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Right-turn-on-red?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. Other?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are there any other unusual traffic flow problems or traffic conflict patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Do transit operations create conflicts/excessive delays?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIELD OBSERVATION REPORT

Location: Chaffee Road & Panther Creek Parkway

Date: 4/29/16

Observer: Wayne & Abid

Time: 11:35 AM

PART I - PHYSICAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Are there sight distance obstructions to:				
a. Traffic control devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Intersections and driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Turning or on-coming vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is horizontal or vertical alignment inadequate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Vertical alignment along NB direction</u>
3. Is pavement width or the number of lanes inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are intersection or driveway radii too short?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Are there problems with driveways such as:				
a. Inadequate design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location near major intersection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Word of Faith Church just north on west side</u>
c. Too many driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is channelization inadequate for:				
a. Reducing conflict points?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Separating traffic flows or defining movements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Should pedestrian crosswalks be:				
a. Added?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Relocated or repainted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Are there problems with traffic signs such as:				
a. Inadequate or improper message?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Too many signs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement, size or condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are there problems with traffic signals such as:				
a. Timing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Number of signal heads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Placement or size?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Are there problems with pavement markings such as:				
a. Vehicle paths not clearly marked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Condition of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Does the pavement condition appear to contribute to safety problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Is roadway lighting inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Are there tire skid marks on pavement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Is there evidence of vehicle accidents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PART II - OPERATIONAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Do drivers have trouble finding the correct path through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is excessive vehicle delay creating unsafe risk taking by motorists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are there large speed differences between vehicles:				
a. Traveling through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning at driveways or intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are problems being caused by the volume of:				
a. Through traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Do pedestrian or bicycle movements create conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is there considerable weaving or lane changing by drivers at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Are there violations of parking at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there violations of other traffic control devices or regulations such as:				
a. Running red light?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Failing to stop or yield the right-of-way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Speed limits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Right-turn-on-red?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Are there any other unusual traffic flow problems or traffic conflict patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Do transit operations create conflicts/excessive delays?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIELD OBSERVATION REPORT

Location: Chaffee Road & Crystal Springs Road Date: 4/29/16

Observer: Wayne & Abid Time: 11:45 AM

PART I - PHYSICAL CHECKLIST

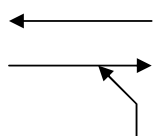
	NO	YES	N/A	COMMENTS
1. Are there sight distance obstructions to:				
a. Traffic control devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Intersections and driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Turning or on-coming vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is horizontal or vertical alignment inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is pavement width or the number of lanes inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are intersection or driveway radii too short?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Are there problems with driveways such as:				
a. Inadequate design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location near major intersection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Too many driveways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is channelization inadequate for:				
a. Reducing conflict points?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Separating traffic flows or defining movements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Should pedestrian crosswalks be:				
a. Added?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Relocated or repainted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there problems with traffic signs such as:				
a. Inadequate or improper message?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Too many signs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement, size or condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are there problems with traffic signals such as:				
a. Timing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Number of signal heads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Placement or size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Are there problems with pavement markings such as:				
a. Vehicle paths not clearly marked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Location of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Condition of the markings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Does the pavement condition appear to contribute to safety problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Is roadway lighting inadequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Are there tire skid marks on pavement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Is there evidence of vehicle accidents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PART II - OPERATIONAL CHECKLIST

	NO	YES	N/A	COMMENTS
1. Do drivers have trouble finding the correct path through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is excessive vehicle delay creating unsafe risk taking by motorists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are there large speed differences between vehicles:				
a. Traveling through the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning at driveways or intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are problems being caused by the volume of:				
a. Through traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Turning traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Do pedestrian or bicycle movements create conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is there considerable weaving or lane changing by drivers at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Are there violations of parking at the location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are there violations of other traffic control devices or regulations such as:				
a. Running red light?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Failing to stop or yield the right-of-way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Speed limits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Right-turn-on-red?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Are there any other unusual traffic flow problems or traffic conflict patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Do transit operations create conflicts/excessive delays?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

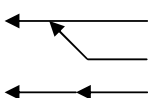
APPENDIX B

Collision Diagrams



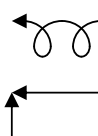
VEHICLE PATH

LEFT-TURN COLLISION



SIDESWIPE COLLISION

REAR-END COLLISION



OUT-OF-CONTROL
VEHICLE COLLISION

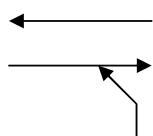
ANGLE COLLISION

peters yaffee
TRANSPORTATION & TRAFFIC ENGINEERING

Scale: NTS
Date: 5/16/16
Project No.: 16-011

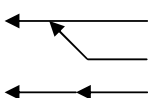
**INTERSECTION COLLISION DIAGRAM
CHAFFEE ROAD AT
MCADAM ROAD/CHEROKEE COVE DRIVE**

**FIGURE
B-1**



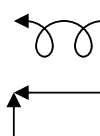
VEHICLE PATH

LEFT-TURN COLLISION



SIDESWIPE COLLISION

REAR-END COLLISION



OUT-OF-CONTROL
VEHICLE COLLISION

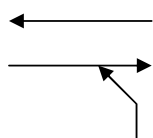
ANGLE COLLISION

peters yaffee
TRANSPORTATION & TRAFFIC ENGINEERING

Scale: NTS
Date: 5/16/16
Project No.: 16-011

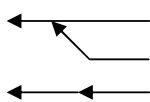
**INTERSECTION COLLISION DIAGRAM
CHAFFEE ROAD AT
SAM CARUSO WAY/WESTMEADOWS DRIVE**

**FIGURE
B-2**



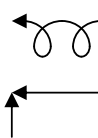
VEHICLE PATH

LEFT-TURN COLLISION



SIDESWIPE COLLISION

REAR-END COLLISION



OUT-OF-CONTROL
VEHICLE COLLISION

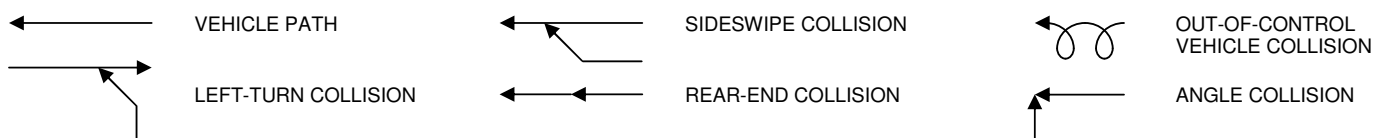
ANGLE COLLISION

peters yaffee
TRANSPORTATION & TRAFFIC ENGINEERING

Scale: NTS
Date: 5/16/16
Project No.: 16-011

**INTERSECTION COLLISION DIAGRAM
CHAFFEE ROAD AT
FALKLAND ROAD**

**FIGURE
B-3**

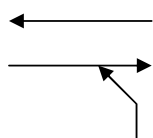


peters yaffee
TRANSPORTATION & TRAFFIC ENGINEERING

Scale: NTS
Date: 5/16/16
Project No.: 16-011

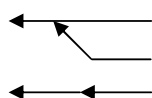
INTERSECTION COLLISION DIAGRAM
CHAFFEE ROAD AT
PANTHER CREEK PARKWAY

FIGURE
B-4



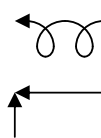
VEHICLE PATH

LEFT-TURN COLLISION



SIDESWIPE COLLISION

REAR-END COLLISION



OUT-OF-CONTROL
VEHICLE COLLISION

ANGLE COLLISION

peters yaffee
TRANSPORTATION & TRAFFIC ENGINEERING

Scale: NTS
Date: 5/16/16
Project No.: 16-011

**INTERSECTION COLLISION DIAGRAM
CHAFFEE ROAD AT
CRYSTAL SPRINGS ROAD**

**FIGURE
B-5**

APPENDIX C

FDOT Axle Adjustment and Seasonal Factors

2014 WEEKLY AXLE FACTOR CATEGORY REPORT - REPORT TYPE: ALL

COUNTY: 72 - DUVAL

WEEK	DATES	SR 128,SR 103-SR211	7247	DUVAL COUNTY ROADS	7250	SR23/CLAYCO.-SR228	7251	SR 243	7252
1	01/01/2014 - 01/04/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
2	01/05/2014 - 01/11/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
3	01/12/2014 - 01/18/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
4	01/19/2014 - 01/25/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
5	01/26/2014 - 02/01/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
6	02/02/2014 - 02/08/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
7	02/09/2014 - 02/15/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
8	02/16/2014 - 02/22/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
9	02/23/2014 - 03/01/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
10	03/02/2014 - 03/08/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
11	03/09/2014 - 03/15/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
12	03/16/2014 - 03/22/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
13	03/23/2014 - 03/29/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
14	03/30/2014 - 04/05/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
15	04/06/2014 - 04/12/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
16	04/13/2014 - 04/19/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
17	04/20/2014 - 04/26/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
18	04/27/2014 - 05/03/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
19	05/04/2014 - 05/10/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
20	05/11/2014 - 05/17/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
21	05/18/2014 - 05/24/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
22	05/25/2014 - 05/31/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
23	06/01/2014 - 06/07/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
24	06/08/2014 - 06/14/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
25	06/15/2014 - 06/21/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
26	06/22/2014 - 06/28/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
27	06/29/2014 - 07/05/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
28	07/06/2014 - 07/12/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
29	07/13/2014 - 07/19/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
30	07/20/2014 - 07/26/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
31	07/27/2014 - 08/02/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
32	08/03/2014 - 08/09/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
33	08/10/2014 - 08/16/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
34	08/17/2014 - 08/23/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
35	08/24/2014 - 08/30/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
36	08/31/2014 - 09/06/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
37	09/07/2014 - 09/13/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
38	09/14/2014 - 09/20/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
39	09/21/2014 - 09/27/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
40	09/28/2014 - 10/04/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
41	10/05/2014 - 10/11/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
42	10/12/2014 - 10/18/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
43	10/19/2014 - 10/25/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
44	10/26/2014 - 11/01/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
45	11/02/2014 - 11/08/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
46	11/09/2014 - 11/15/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
47	11/16/2014 - 11/22/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
48	11/23/2014 - 11/29/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
49	11/30/2014 - 12/06/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
50	12/07/2014 - 12/13/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
51	12/14/2014 - 12/20/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
52	12/21/2014 - 12/27/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99
53	12/28/2014 - 12/31/2014	1.00	1.00	0.99	0.99	0.97	0.97		0.99

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7200 DUVAL COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2014 - 01/04/2014	1.03	1.06
2	01/05/2014 - 01/11/2014	1.05	1.08
3	01/12/2014 - 01/18/2014	1.07	1.10
4	01/19/2014 - 01/25/2014	1.05	1.08
5	01/26/2014 - 02/01/2014	1.03	1.06
6	02/02/2014 - 02/08/2014	1.02	1.05
7	02/09/2014 - 02/15/2014	1.00	1.03
8	02/16/2014 - 02/22/2014	0.99	1.02
9	02/23/2014 - 03/01/2014	0.99	1.02
10	03/02/2014 - 03/08/2014	0.98	1.01
*11	03/09/2014 - 03/15/2014	0.98	1.01
*12	03/16/2014 - 03/22/2014	0.98	1.01
*13	03/23/2014 - 03/29/2014	0.97	1.00
*14	03/30/2014 - 04/05/2014	0.97	1.00
*15	04/06/2014 - 04/12/2014	0.96	0.99
*16	04/13/2014 - 04/19/2014	0.96	0.99
*17	04/20/2014 - 04/26/2014	0.96	0.99
*18	04/27/2014 - 05/03/2014	0.97	1.00
*19	05/04/2014 - 05/10/2014	0.97	1.00
*20	05/11/2014 - 05/17/2014	0.98	1.01
*21	05/18/2014 - 05/24/2014	0.98	1.01
*22	05/25/2014 - 05/31/2014	0.98	1.01
*23	06/01/2014 - 06/07/2014	0.98	1.01
24	06/08/2014 - 06/14/2014	0.99	1.02
25	06/15/2014 - 06/21/2014	0.99	1.02
26	06/22/2014 - 06/28/2014	0.99	1.02
27	06/29/2014 - 07/05/2014	1.00	1.03
28	07/06/2014 - 07/12/2014	1.01	1.04
29	07/13/2014 - 07/19/2014	1.02	1.05
30	07/20/2014 - 07/26/2014	1.02	1.05
31	07/27/2014 - 08/02/2014	1.01	1.04
32	08/03/2014 - 08/09/2014	1.01	1.04
33	08/10/2014 - 08/16/2014	1.00	1.03
34	08/17/2014 - 08/23/2014	1.00	1.03
35	08/24/2014 - 08/30/2014	1.01	1.04
36	08/31/2014 - 09/06/2014	1.01	1.04
37	09/07/2014 - 09/13/2014	1.02	1.05
38	09/14/2014 - 09/20/2014	1.03	1.06
39	09/21/2014 - 09/27/2014	1.01	1.04
40	09/28/2014 - 10/04/2014	1.00	1.03
41	10/05/2014 - 10/11/2014	0.99	1.02
42	10/12/2014 - 10/18/2014	0.97	1.00
43	10/19/2014 - 10/25/2014	0.99	1.02
44	10/26/2014 - 11/01/2014	1.00	1.03
45	11/02/2014 - 11/08/2014	1.01	1.04
46	11/09/2014 - 11/15/2014	1.02	1.05
47	11/16/2014 - 11/22/2014	1.03	1.06
48	11/23/2014 - 11/29/2014	1.03	1.06
49	11/30/2014 - 12/06/2014	1.03	1.06
50	12/07/2014 - 12/13/2014	1.03	1.06
51	12/14/2014 - 12/20/2014	1.03	1.06
52	12/21/2014 - 12/27/2014	1.05	1.08
53	12/28/2014 - 12/31/2014	1.07	1.10

* PEAK SEASON

09-MAR-2015 16:07:51

830UPD

2_7200_PKSEASON.TXT

APPENDIX D

Three-Day ADT Counts

All Traffic Data Services, Inc

3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

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CHAFFEE ROAD NORTH OF
NORMANDY BLVD
Site Code: 1
Station ID: 1

Start Time	26-Apr-16 Tue	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		14	74			14	60				
12:15		10	67			16	72				
12:30		12	47			14	72				
12:45		8	55	44	243	10	68	54	272	98	515
01:00		7	48			7	74				
01:15		6	53			12	64				
01:30		9	70			9	60				
01:45		5	65	27	236	5	56	33	254	60	490
02:00		4	92			3	66				
02:15		1	82			3	72				
02:30		10	86			10	88				
02:45		8	82	23	342	3	112	19	338	42	680
03:00		4	86			6	100				
03:15		12	98			6	102				
03:30		9	106			7	102				
03:45		19	108	44	398	8	107	27	411	71	809
04:00		15	102			7	102				
04:15		17	102			6	130				
04:30		23	86			7	93				
04:45		20	108	75	398	4	98	24	423	99	821
05:00		16	110			6	120				
05:15		39	124			9	110				
05:30		55	89			30	122				
05:45		62	110	172	433	28	124	73	476	245	909
06:00		73	118			42	120				
06:15		68	92			51	106				
06:30		82	91			75	86				
06:45		86	88	309	389	72	94	240	406	549	795
07:00		112	66			84	72				
07:15		116	74			80	79				
07:30		125	76			95	67				
07:45		118	62	471	278	80	66	339	284	810	562
08:00		115	58			94	65				
08:15		112	87			82	52				
08:30		68	94			74	61				
08:45		52	83	347	322	64	68	314	246	661	568
09:00		82	64			56	64				
09:15		53	62			44	32				
09:30		54	46			46	30				
09:45		70	43	259	215	48	34	194	160	453	375
10:00		56	41			56	32				
10:15		48	33			48	36				
10:30		50	37			50	23				
10:45		56	30	210	141	54	27	208	118	418	259
11:00		53	26			50	12				
11:15		64	11			52	26				
11:30		62	18			62	23				
11:45		61	12	240	67	54	16	218	77	458	144
Total		2221	3462			1743	3465			3964	6927
Percent		39.1%	60.9%			33.5%	66.5%			36.4%	63.6%

All Traffic Data Services, Inc

3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

Page 2

CHAFFEE ROAD NORTH OF
NORMANDY BLVD
Site Code: 1
Station ID: 1

Start Time	27-Apr-16 Wed	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	72			16	46				
12:15		7	62			9	69				
12:30		10	70			5	70				
12:45		12	80	39	284	8	56	38	241	77	525
01:00		8	96			11	58				
01:15		9	88			12	91				
01:30		6	83			14	63				
01:45		6	70	29	337	6	83	43	295	72	632
02:00		5	78			7	112				
02:15		6	81			7	92				
02:30		8	83			2	80				
02:45		6	68	25	310	6	77	22	361	47	671
03:00		7	66			3	70				
03:15		12	96			6	86				
03:30		12	102			10	82				
03:45		12	86	43	350	6	107	25	345	68	695
04:00		14	98			3	94				
04:15		23	86			5	86				
04:30		27	116			10	88				
04:45		26	104	90	404	13	108	31	376	121	780
05:00		21	94			17	116				
05:15		30	96			17	135				
05:30		66	96			30	114				
05:45		51	102	168	388	31	104	95	469	263	857
06:00		69	91			32	110				
06:15		73	97			58	95				
06:30		89	88			59	78				
06:45		82	80	313	356	57	76	206	359	519	715
07:00		120	73			67	80				
07:15		112	56			78	72				
07:30		116	63			74	76				
07:45		132	64	480	256	72	58	291	286	771	542
08:00		106	76			99	62				
08:15		114	91			95	67				
08:30		74	66			93	72				
08:45		57	76	351	309	66	54	353	255	704	564
09:00		60	59			54	52				
09:15		57	54			56	40				
09:30		72	38			45	44				
09:45		76	36	265	187	56	38	211	174	476	361
10:00		32	50			70	22				
10:15		60	21			48	39				
10:30		52	28			66	20				
10:45		42	26	186	125	41	12	225	93	411	218
11:00		55	13			44	30				
11:15		60	17			41	18				
11:30		56	17			51	12				
11:45		79	16	250	63	56	12	192	72	442	135
Total		2239	3369			1732	3326			3971	6695
Percent		39.9%	60.1%			34.2%	65.8%			37.2%	62.8%

All Traffic Data Services, Inc

3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

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CHAFFEE ROAD NORTH OF
NORMANDY BLVD
Site Code: 1
Station ID: 1

Start Time	28-Apr-16 Thu	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	72			12	52				
12:15		7	59			15	54				
12:30		8	68			18	68				
12:45		9	61	34	260	9	65	54	239	88	499
01:00		6	66			10	65				
01:15		6	62			6	58				
01:30		5	67			16	72				
01:45		7	64	24	259	5	52	37	247	61	506
02:00		4	72			9	67				
02:15		4	95			10	66				
02:30		4	105			5	83				
02:45		5	96	17	368	5	117	29	333	46	701
03:00		10	83			5	100				
03:15		10	90			6	107				
03:30		6	130			8	100				
03:45		12	102	38	405	5	104	24	411	62	816
04:00		19	87			8	105				
04:15		14	99			4	108				
04:30		21	108			8	119				
04:45		23	106	77	400	8	98	28	430	105	830
05:00		13	133			13	120				
05:15		36	98			17	117				
05:30		57	104			28	130				
05:45		62	98	168	433	35	122	93	489	261	922
06:00		70	97			32	132				
06:15		66	96			64	94				
06:30		90	86			68	108				
06:45		102	106	328	385	53	90	217	424	545	809
07:00		134	82			65	72				
07:15		98	70			60	77				
07:30		116	66			81	59				
07:45		143	64	491	282	74	76	280	284	771	566
08:00		114	80			80	70				
08:15		118	70			97	48				
08:30		88	72			88	56				
08:45		56	60	376	282	65	43	330	217	706	499
09:00		67	46			62	46				
09:15		66	57			44	42				
09:30		53	54			50	32				
09:45		42	43	228	200	49	42	205	162	433	362
10:00		57	48			46	47				
10:15		56	42			44	31				
10:30		52	34			50	25				
10:45		54	41	219	165	42	26	182	129	401	294
11:00		46	21			46	36				
11:15		56	38			52	25				
11:30		59	21			48	18				
11:45		70	14	231	94	66	24	212	103	443	197
Total		2231	3533			1691	3468			3922	7001
Percent		38.7%	61.3%			32.8%	67.2%			35.9%	64.1%
Grand Total		6691	10364			5166	10259			11857	20623
Percent		39.2%	60.8%			33.5%	66.5%			36.5%	63.5%
ADT		ADT 10,158		AADT 10,158							

All Traffic Data Services, Inc

3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

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CHAFFEE ROAD NORTH OF
PANTHER CREEK PKWY
Site Code: 2
Station ID: 2

Start Time	26-Apr-16 Tue	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		13	86			18	76				
12:15		14	80			27	93				
12:30		10	74			16	81				
12:45		4	66	41	306	8	75	69	325	110	631
01:00		6	56			11	86				
01:15		8	68			12	82				
01:30		8	78			12	74				
01:45		5	82	27	284	2	78	37	320	64	604
02:00		5	99			5	94				
02:15		6	86			8	101				
02:30		7	111			13	126				
02:45		8	102	26	398	6	102	32	423	58	821
03:00		7	127			6	107				
03:15		14	118			10	155				
03:30		13	102			6	130				
03:45		24	117	58	464	10	149	32	541	90	1005
04:00		19	110			6	144				
04:15		20	116			7	134				
04:30		29	129			7	142				
04:45		28	103	96	458	4	154	24	574	120	1032
05:00		28	124			14	161				
05:15		50	144			11	180				
05:30		72	112			16	181				
05:45		90	108	240	488	30	172	71	694	311	1182
06:00		113	130			43	182				
06:15		144	98			46	138				
06:30		136	90			66	144				
06:45		150	88	543	406	72	104	227	568	770	974
07:00		180	92			78	108				
07:15		159	74			72	88				
07:30		175	76			93	81				
07:45		154	66	668	308	93	77	336	354	1004	662
08:00		142	76			112	86				
08:15		136	80			80	94				
08:30		107	96			70	92				
08:45		80	94	465	346	60	81	322	353	787	699
09:00		80	49			61	80				
09:15		77	56			56	68				
09:30		97	43			46	47				
09:45		92	47	346	195	62	44	225	239	571	434
10:00		68	42			64	49				
10:15		65	27			52	48				
10:30		54	38			66	36				
10:45		70	26	257	133	62	22	244	155	501	288
11:00		66	28			55	19				
11:15		88	12			71	36				
11:30		81	14			73	24				
11:45		69	10	304	64	80	21	279	100	583	164
Total		3071	3850			1898	4646			4969	8496
Percent		44.4%	55.6%			29.0%	71.0%			36.9%	63.1%

All Traffic Data Services, Inc

3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

Page 2

CHAFFEE ROAD NORTH OF
PANTHER CREEK PKWY
Site Code: 2
Station ID: 2

Start Time	27-Apr-16 Wed	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	93			16	74				
12:15		5	84			16	90				
12:30		10	95			8	72				
12:45		10	77	35	349	10	88	50	324	85	673
01:00		7	65			18	88				
01:15		8	96			15	110				
01:30		5	92			16	83				
01:45		8	94	28	347	7	91	56	372	84	719
02:00		2	101			10	103				
02:15		8	108			10	96				
02:30		6	96			7	88				
02:45		4	80	20	385	7	92	34	379	54	764
03:00		11	78			4	102				
03:15		14	98			8	134				
03:30		13	122			12	118				
03:45		20	102	58	400	4	138	28	492	86	892
04:00		20	94			4	132				
04:15		28	117			4	144				
04:30		33	142			12	138				
04:45		29	97	110	450	10	138	30	552	140	1002
05:00		32	118			19	174				
05:15		39	100			14	178				
05:30		78	100			28	176				
05:45		82	124	231	442	21	148	82	676	313	1118
06:00		92	109			46	132				
06:15		145	116			48	143				
06:30		164	106			60	118				
06:45		170	97	571	428	66	113	220	506	791	934
07:00		178	96			60	96				
07:15		182	74			68	97				
07:30		142	65			84	104				
07:45		142	70	644	305	88	84	300	381	944	686
08:00		147	80			126	104				
08:15		137	88			77	113				
08:30		109	74			78	107				
08:45		86	71	479	313	48	70	329	394	808	707
09:00		83	57			58	72				
09:15		82	36			61	66				
09:30		82	35			55	61				
09:45		90	36	337	164	70	50	244	249	581	413
10:00		74	42			52	39				
10:15		71	40			58	46				
10:30		76	36			52	26				
10:45		54	22	275	140	52	31	214	142	489	282
11:00		72	22			58	42				
11:15		78	17			60	25				
11:30		64	18			52	21				
11:45		86	12	300	69	70	18	240	106	540	175
Total		3088	3792			1827	4573			4915	8365
Percent		44.9%	55.1%			28.5%	71.5%			37.0%	63.0%

All Traffic Data Services, Inc

3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

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CHAFFEE ROAD NORTH OF
PANTHER CREEK PKWY
Site Code: 2
Station ID: 2

Start Time	28-Apr-16 Thu	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		14	89			13	80				
12:15		7	74			22	71				
12:30		7	82			20	82				
12:45		9	62	37	307	11	77	66	310	103	617
01:00		6	74			11	77				
01:15		2	83			11	66				
01:30		7	74			14	82				
01:45		6	94	21	325	9	64	45	289	66	614
02:00		2	80			14	84				
02:15		3	86			12	100				
02:30		5	120			7	92				
02:45		5	126	15	412	6	116	39	392	54	804
03:00		12	130			8	123				
03:15		9	106			8	161				
03:30		10	120			11	134				
03:45		18	134	49	490	8	119	35	537	84	1027
04:00		23	114			9	117				
04:15		22	112			1	142				
04:30		26	123			7	136				
04:45		30	114	101	463	8	156	25	551	126	1014
05:00		23	122			13	160				
05:15		56	123			15	177				
05:30		75	134			27	153				
05:45		80	122	234	501	20	168	75	658	309	1159
06:00		122	104			40	165				
06:15		108	102			56	128				
06:30		173	96			54	128				
06:45		162	106	565	408	70	115	220	536	785	944
07:00		185	88			68	106				
07:15		156	79			68	95				
07:30		172	88			100	100				
07:45		154	68	667	323	84	116	320	417	987	740
08:00		144	70			117	88				
08:15		139	87			92	63				
08:30		122	69			62	68				
08:45		92	54	497	280	68	62	339	281	836	561
09:00		80	54			56	73				
09:15		98	48			53	48				
09:30		74	43			56	57				
09:45		70	42	322	187	62	60	227	238	549	425
10:00		68	37			54	54				
10:15		72	41			73	58				
10:30		76	46			60	38				
10:45		68	31	284	155	48	39	235	189	519	344
11:00		66	33			61	43				
11:15		66	31			62	34				
11:30		77	18			57	29				
11:45		76	18	285	100	62	36	242	142	527	242
Total		3077	3951			1868	4540			4945	8491
Percent		43.8%	56.2%			29.2%	70.8%			36.8%	63.2%
Grand Total		9236	11593			5593	13759			14829	25352
Percent		44.3%	55.7%			28.9%	71.1%			36.9%	63.1%
ADT	ADT 12,499		AADT 12,499								

APPENDIX E

24-Hour Approach Counts

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3136 Chestnut Ridge Way
Orange Park, FL 32065
904-707-8618

Page 1

WESTMEADOWS DRIVE EAST OF
CHAFFEE ROAD
Site Code: 6
Station ID: 6

Start Time	28-Apr-16 Thu	WB		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		3	12		
12:15		3	2		
12:30		0	8		
12:45		2	6	8	28
01:00		1	9		
01:15		0	6		
01:30		1	7		
01:45		0	10	2	32
02:00		0	7		
02:15		0	15		
02:30		0	12		
02:45		1	11	1	45
03:00		2	11		
03:15		2	10		
03:30		2	14		
03:45		1	12	7	47
04:00		3	6		
04:15		1	8		
04:30		1	9		
04:45		1	8	6	31
05:00		2	3		
05:15		4	13		
05:30		8	10		
05:45		12	12	26	38
06:00		19	12		
06:15		5	6		
06:30		25	10		
06:45		13	7	62	35
07:00		17	8		
07:15		12	13		
07:30		19	13		
07:45		16	6	64	40
08:00		12	6		
08:15		10	11		
08:30		14	4		
08:45		9	7	45	28
09:00		4	2		
09:15		4	9		
09:30		6	1		
09:45		14	3	28	15
10:00		5	1		
10:15		9	5		
10:30		8	1		
10:45		4	4	26	11
11:00		7	3		
11:15		6	4		
11:30		5	1		
11:45		7	1	25	9
Total		300	359		
Percent		45.5%	54.5%		
Grand Total		300	359		
Percent		45.5%	54.5%		

ADT

ADT 601

AADT 601

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Page 1

SAM CARUSO WAY WEST OF
CHAFFEE ROAD
Site Code: 5
Station ID: 5

Start Time	28-Apr-16 Thu	EB		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		0	1		
12:15		0	6		
12:30		0	4		
12:45		0	4	0	15
01:00		0	9		
01:15		0	5		
01:30		0	12		
01:45		0	5	0	31
02:00		0	10		
02:15		0	11		
02:30		0	24		
02:45		0	90	0	135
03:00		0	48		
03:15		0	27		
03:30		0	11		
03:45		0	52	0	138
04:00		0	32		
04:15		0	15		
04:30		0	16		
04:45		0	11	0	74
05:00		0	16		
05:15		0	13		
05:30		1	15		
05:45		2	18	3	62
06:00		0	6		
06:15		4	4		
06:30		6	0		
06:45		0	2	10	12
07:00		15	0		
07:15		14	0		
07:30		18	0		
07:45		28	0	75	0
08:00		90	0		
08:15		109	0		
08:30		58	4		
08:45		10	0	267	4
09:00		12	0		
09:15		9	0		
09:30		5	0		
09:45		1	0	27	0
10:00		1	0		
10:15		1	0		
10:30		2	0		
10:45		2	0	6	0
11:00		6	0		
11:15		3	0		
11:30		4	0		
11:45		8	0	21	0
Total		409	471		
Percent		46.5%	53.5%		
Grand Total		409	471		
Percent		46.5%	53.5%		

ADT

ADT 699

AADT 699

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3136 Chestnut Ridge Way
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Page 1

CHAFFEE ROAD NORTH OF
WESTMEADOWS DRIVE
Site Code: 4
Station ID: 4

Start Time	28-Apr-16 Thu	SB		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		12	62		
12:15		17	54		
12:30		22	63		
12:45		11	60	62	239
01:00		9	60		
01:15		8	62		
01:30		14	76		
01:45		9	56	40	254
02:00		12	73		
02:15		9	78		
02:30		6	84		
02:45		7	105	34	340
03:00		6	108		
03:15		7	129		
03:30		8	103		
03:45		6	102	27	442
04:00		10	98		
04:15		2	110		
04:30		6	124		
04:45		7	112	25	444
05:00		12	136		
05:15		18	128		
05:30		23	135		
05:45		18	132	71	531
06:00		38	142		
06:15		52	112		
06:30		62	105		
06:45		55	97	207	456
07:00		64	90		
07:15		56	71		
07:30		106	72		
07:45		84	84	310	317
08:00		122	70		
08:15		103	52		
08:30		58	72		
08:45		60	48	343	242
09:00		62	56		
09:15		36	47		
09:30		42	42		
09:45		52	45	192	190
10:00		44	49		
10:15		56	44		
10:30		47	31		
10:45		40	27	187	151
11:00		59	42		
11:15		56	30		
11:30		50	20		
11:45		62	27	227	119
Total		1725	3725		
Percent		31.7%	68.3%		
Grand Total		1725	3725		
Percent		31.7%	68.3%		

ADT

ADT 10,632

AADT 10,632

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3136 Chestnut Ridge Way
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Page 1

CHAFFE ROAD SOUTH OF
WESTMEADOWS DRIVE
Site Code: 3
Station ID: 3

Start Time	28-Apr-16 Thu	Morning	NB	Afternoon	Hour Totals	
					Morning	Afternoon
12:00			9	71		
12:15			8	65		
12:30			7	66		
12:45			10	60	34	262
01:00			6	70		
01:15			5	72		
01:30			6	64		
01:45			6	64	23	270
02:00			3	80		
02:15			4	94		
02:30			4	105		
02:45			5	98	16	377
03:00			12	89		
03:15			8	82		
03:30			7	133		
03:45			14	104	41	408
04:00			20	88		
04:15			18	98		
04:30			21	103		
04:45			23	112	82	401
05:00			15	120		
05:15			38	102		
05:30			66	115		
05:45			66	103	185	440
06:00			76	93		
06:15			78	94		
06:30			114	80		
06:45			124	98	392	365
07:00			159	84		
07:15			115	68		
07:30			140	70		
07:45			154	61	568	283
08:00			131	68		
08:15			141	72		
08:30			107	64		
08:45			62	60	441	264
09:00			68	45		
09:15			72	50		
09:30			54	54		
09:45			47	40	241	189
10:00			52	42		
10:15			60	38		
10:30			64	36		
10:45			60	34	236	150
11:00			50	29		
11:15			54	33		
11:30			62	18		
11:45			64	10	230	90
Total			2489	3499		
Percent			41.6%	58.4%		
Grand Total			2489	3499		
Percent			41.6%	58.4%		

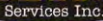
ADT

ADT 10,598

AADT 10,598

APPENDIX F

Turning Movement Counts



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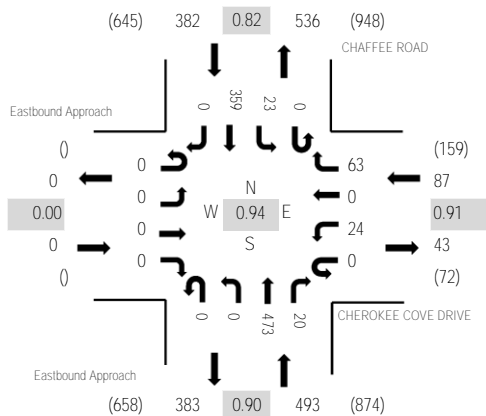
Location: 1 CHAFFEE ROAD & CHEROKEE COVE DRIVE AM

Date and Start Time: Thursday, April 28, 2016

Peak Hour: 07:30 AM - 08:30 AM

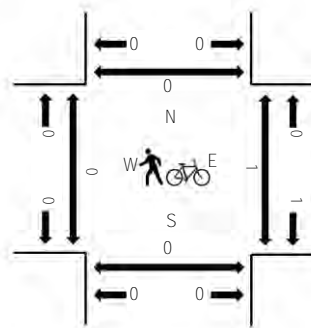
Peak 15-Minutes: 08:15 AM - 08:30 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	Eastbound Approach				CHEROKEE COVE DRIVE				CHAFFEE ROAD				CHAFFEE ROAD				Total	Rolling Hour	Pedestrian Crossings			
	Eastbound				Westbound				Northbound				Southbound						West	East	South	North
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right						
7:00 AM	0	0	0	0	0	5	0	21	0	0	135	2	0	0	60	0	223	857	0	0	0	0
7:15 AM	0	0	0	0	0	5	0	16	0	0	90	4	0	3	57	0	175	882	0	0	0	0
7:30 AM	0	0	0	0	0	8	0	16	0	0	117	4	0	2	82	0	229	962	0	0	0	0
7:45 AM	0	0	0	0	0	8	0	16	0	0	133	4	0	2	67	0	230	930	0	0	0	0
8:00 AM	0	0	0	0	0	5	0	18	0	0	107	8	0	10	100	0	248	821	0	0	0	0
8:15 AM	0	0	0	0	0	3	0	13	0	0	116	4	0	9	110	0	255		0	1	0	0
8:30 AM	0	0	0	0	0	7	0	7	0	0	86	7	0	9	81	0	197		0	0	0	0
8:45 AM	0	0	0	0	0	7	0	4	0	0	53	4	0	0	53	0	121		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0	5
Lights	0	0	0	0	0	23	0	63	0	0	445	20	0	23	339	0	913
Mediums	0	0	0	0	0	1	0	0	0	0	24	0	0	0	19	0	44
Total	0	0	0	0	0	24	0	63	0	0	473	20	0	23	359	0	962



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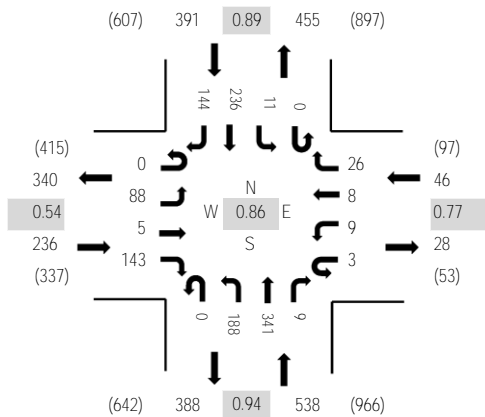
Location: 5 CHAFFEE ROAD & WESTMEADOWS DRIVE AM

Date and Start Time: Thursday, April 28, 2016

Peak Hour: 07:30 AM - 08:30 AM

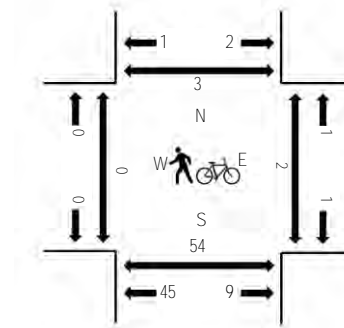
Peak 15-Minutes: 08:15 AM - 08:30 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	SAM CARUSO WAY Eastbound				WESTMEADOWS DRIVE Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00:00 AM	0	8	0	7	0	7	0	9	0	16	135	7	0	0	47	8	244	947	0	3	0	2
7:15:00 AM	0	8	0	5	0	6	0	5	0	6	100	2	0	3	44	6	185	1,042	0	1	0	0
7:30:00 AM	0	6	0	9	0	6	1	8	0	33	97	2	0	2	70	21	255	1,211	0	2	3	3
7:45:00 AM	0	12	0	15	2	2	0	6	0	52	90	1	0	2	51	30	263	1,191	0	0	26	0
8:00:00 AM	0	26	3	55	0	0	4	8	0	44	84	5	0	3	59	48	339	1,060	0	0	19	0
8:15:00 AM	0	44	2	64	1	1	3	4	0	59	70	1	0	4	56	45	354		0	0	5	0
8:30:00 AM	0	31	1	30	0	6	1	8	0	22	77	5	0	1	46	7	235		0	0	1	4
8:45:00 AM	0	2	0	9	0	3	0	6	0	3	53	2	0	4	44	6	132		0	0	0	1
Count Total	0	137	6	194	3	31	9	54	0	235	706	25	0	19	417	171	2,007		0	6	54	10
Peak Hour	0	88	5	143	3	9	8	26	0	188	341	9	0	11	236	144	1,211					



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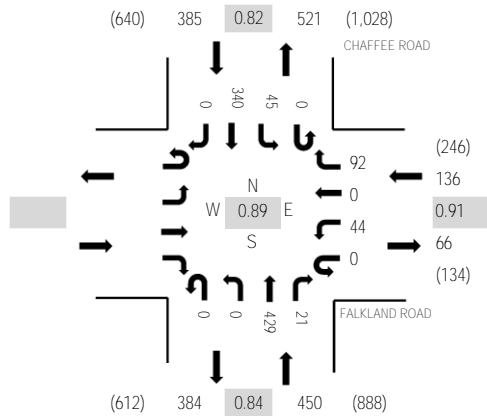
Location: 2 CHAFFEE ROAD & FALKLAND ROAD AM

Date and Start Time: Thursday, April 28, 2016

Peak Hour: 07:30 AM - 08:30 AM

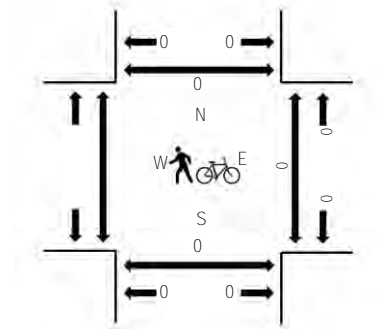
Peak 15-Minutes: 08:00 AM - 08:15 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	Eastbound				FALKLAND ROAD Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM					0	6	0	29	0	0	142	2	0	11	55	0	245	938		0	0	0
7:15 AM					0	5	0	30	0	0	116	5	0	13	52	0	221	965		0	0	0
7:30 AM					0	9	0	32	0	0	109	3	0	10	81	0	244	971		0	0	0
7:45 AM					0	12	0	27	0	0	101	4	0	11	73	0	228	918		0	0	0
8:00 AM					0	10	0	21	0	0	114	9	0	15	103	0	272	836		0	0	0
8:15 AM					0	13	0	12	0	0	105	5	0	9	83	0	227			0	0	0
8:30 AM					0	5	0	13	0	0	106	6	0	11	50	0	191			0	0	0
8:45 AM					0	4	0	18	0	0	53	8	0	12	51	0	146			0	0	0

Peak Rolling Hour Flow Rates

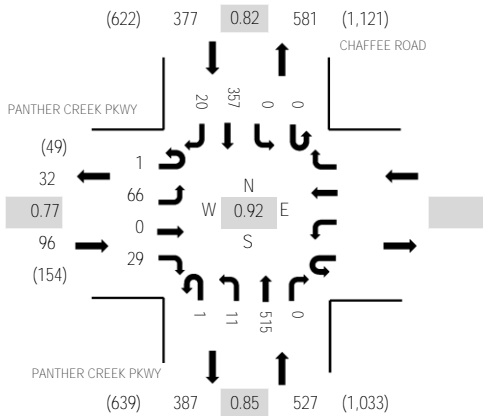
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks					0	0	0	0	0	0	4	0	0	1	0	0	5
Lights					0	43	0	90	0	0	405	18	0	43	324	0	923
Mediums					0	1	0	2	0	0	20	3	0	1	16	0	43
Total					0	44	0	92	0	0	429	21	0	45	340	0	971



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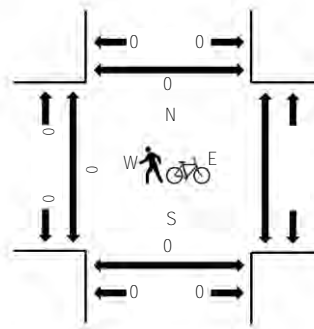
Location: 3 CHAFFEE ROAD & PANTHER CREEK PKWY AM
Date and Start Time: Thursday, April 28, 2016
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	PANTHER CREEK PKWY Eastbound				Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	15	0	4					0	1	174	0	0	0	62	3	259	978	0		0	0
7:15 AM	0	13	0	5					0	2	139	0	0	0	59	1	219	992	0		0	0
7:30 AM	0	23	0	8					0	1	145	0	0	0	84	6	267	1,000	0		0	0
7:45 AM	1	14	0	7					1	1	128	0	0	0	79	2	233	919	0		0	0
8:00 AM	0	14	0	8					0	5	131	0	0	0	108	7	273	831	0		0	0
8:15 AM	0	15	0	6					0	4	111	0	0	0	86	5	227		0		0	0
8:30 AM	0	9	0	1					0	6	111	0	0	0	58	1	186		0		0	0
8:45 AM	0	6	0	5					0	0	73	0	0	0	58	3	145		0		0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0					0	0	4	0	0	0	2	0	6
Lights	1	65	0	28					0	11	490	0	0	0	338	19	952
Mediums	0	1	0	1					1	0	21	0	0	0	17	1	42
Total	1	66	0	29					1	11	515	0	0	0	357	20	1,000



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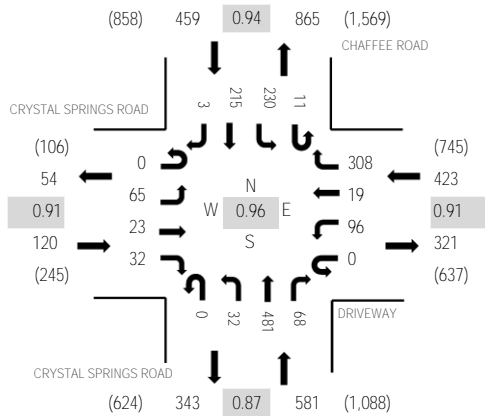
Location: 4 CHAFFEE ROAD & CRYSTAL SPRINGS ROAD AM

Date and Start Time: Thursday, April 28, 2016

Peak Hour: 07:15 AM - 08:15 AM

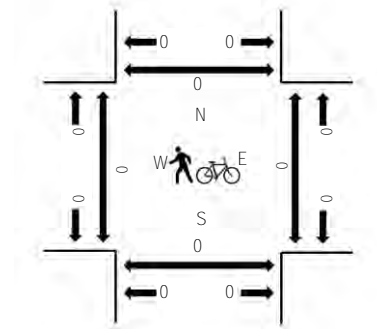
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	CRYSTAL SPRINGS ROAD Eastbound				DRIVEWAY Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	28	2	6	0	19	5	71	0	7	152	17	1	47	42	2	399	1,573	0	0	0	0
7:15 AM	0	11	5	8	0	8	4	62	0	8	134	12	0	70	46	0	368	1,583	0	0	0	0
7:30 AM	0	11	5	9	0	22	2	89	0	6	121	21	3	50	54	1	394	1,563	0	0	0	0
7:45 AM	0	20	7	10	0	25	4	87	0	11	110	16	1	61	58	2	412	1,491	0	0	0	0
8:00 AM	0	23	6	5	0	41	9	70	0	7	116	19	7	49	57	0	409	1,363	0	0	0	0
8:15 AM	0	20	6	10	0	28	7	51	0	8	93	30	2	39	54	0	348		0	0	0	4
8:30 AM	0	12	8	7	0	16	8	49	0	4	83	19	4	73	39	0	322		0	0	0	0
8:45 AM	0	20	3	3	0	19	6	43	0	5	72	17	3	55	38	0	284		0	0	0	1

Peak Rolling Hour Flow Rates

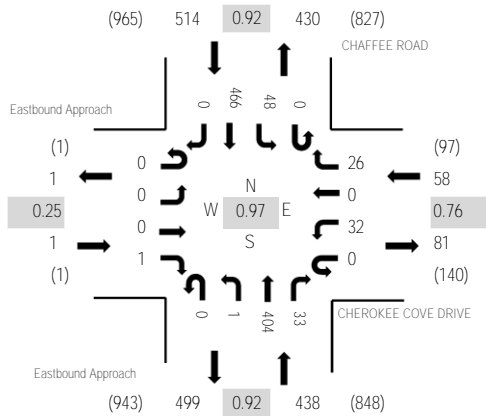
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	1	1	0	0	0	3	0	6
Lights	0	63	20	29	0	93	18	300	0	31	471	64	11	221	198	2	1,521
Mediums	0	2	3	3	0	3	1	7	0	0	9	4	0	9	14	1	56
Total	0	65	23	32	0	96	19	308	0	32	481	68	11	230	215	3	1,583



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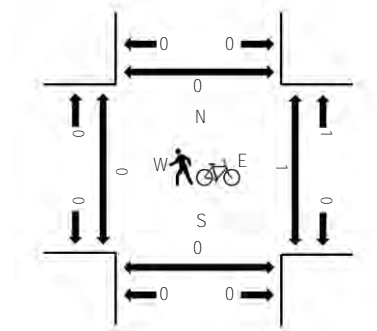
Location: 1 CHAFFEE ROAD & CHEROKEE COVE DRIVE PM
Date and Start Time: Thursday, April 28, 2016
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	Eastbound Approach Eastbound				CHEROKEE COVE DRIVE Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	0	0	6	0	4	0	0	87	6	0	6	105	0	214	900	0	0	0	0
4:15 PM	0	0	0	0	0	5	0	3	0	0	90	9	0	5	108	0	220	947	0	0	0	0
4:30 PM	0	0	0	0	0	4	0	8	0	0	96	10	1	10	119	0	248	971	0	0	0	0
4:45 PM	0	0	0	0	0	5	0	4	0	0	104	8	0	5	92	0	218	980	0	0	0	0
5:00 PM	0	0	0	0	0	6	0	7	0	0	113	8	0	16	111	0	261	1,011	0	0	0	0
5:15 PM	0	0	0	1	0	9	0	4	0	1	98	7	0	10	114	0	244		0	0	0	0
5:30 PM	0	0	0	0	0	5	0	8	0	0	98	7	0	9	130	0	257		0	1	0	0
5:45 PM	0	0	0	0	0	12	0	7	0	0	95	11	0	13	111	0	249		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Lights	0	0	0	1	0	30	0	26	0	1	396	33	0	48	460	0	995
Mediums	0	0	0	0	0	2	0	0	0	0	6	0	0	0	6	0	14
Total	0	0	0	1	0	32	0	26	0	1	404	33	0	48	466	0	1,011



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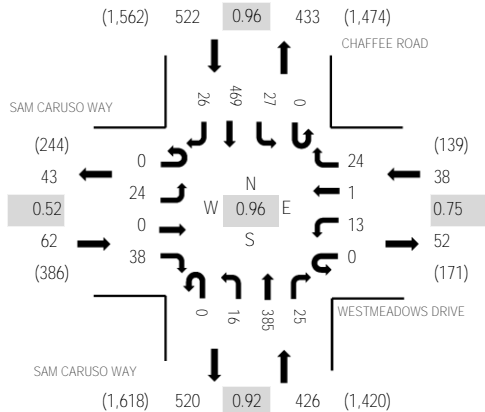
Location: 5 CHAFFEE ROAD & WESTMEADOWS DRIVE PM

Date and Start Time: Thursday, April 28, 2016

Peak Hour: 05:00 PM - 06:00 PM

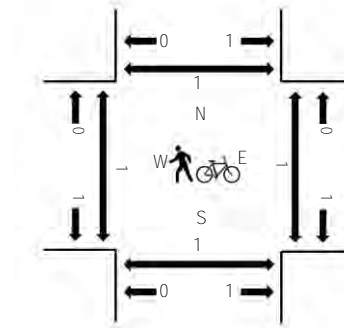
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk

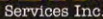


Traffic Counts

Interval Start Time	SAM CARUSO WAY Eastbound				WESTMEADOWS DRIVE Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
2:30 PM	0	10	0	13	1	4	0	4	0	19	76	4	0	3	68	17	219	1,000	1	7	1	10
2:45 PM	0	38	2	50	3	4	2	7	0	24	68	4	0	6	83	17	308	1,046	0	1	48	0
3:00 PM	0	28	1	19	0	4	0	6	0	8	74	5	0	6	77	10	238	1,007	0	1	2	0
3:15 PM	1	11	0	14	0	5	0	5	0	3	78	3	0	6	105	4	235	986	0	0	0	0
3:30 PM	0	8	1	4	0	5	0	7	0	15	112	4	0	4	89	16	265	979	0	3	0	3
3:45 PM	0	32	1	20	0	6	0	6	0	13	86	4	0	6	85	10	269	962	0	0	15	0
4:00 PM	0	11	0	21	0	4	0	2	1	6	69	12	0	11	77	3	217	925	0	0	0	0
4:15 PM	0	2	0	10	0	4	0	5	0	5	87	3	0	7	102	3	228	981	0	0	2	0
4:30 PM	0	8	0	8	0	7	0	2	0	4	94	4	0	6	110	5	248	1,007	0	2	0	0
4:45 PM	0	2	0	9	0	2	0	6	0	9	97	3	0	9	88	7	232	1,020	0	0	0	0
5:00 PM	0	5	0	11	0	1	0	2	0	6	101	11	0	6	123	7	273	1,048	0	0	0	0
5:15 PM	0	5	0	8	0	4	0	10	0	3	95	3	0	10	108	8	254		0	0	0	0
5:30 PM	0	6	0	9	0	4	1	6	0	3	93	8	0	3	121	7	261		0	0	0	0
5:45 PM	0	8	0	10	0	4	0	6	0	4	96	3	0	8	117	4	260		1	1	1	1

Peak Rolling Hour Flow Rates

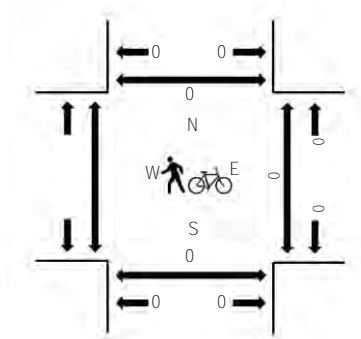
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Lights	0	23	0	38	0	13	1	24	0	16	379	24	0	27	463	25	1,033
Mediums	0	1	0	0	0	0	0	0	0	0	4	1	0	0	6	1	13
Total	0	24	0	38	0	13	1	24	0	16	385	25	0	27	469	26	1,048



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Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Interval Start Time	FALKLAND ROAD								CHAFFEE ROAD				CHAFFEE ROAD				Total	Rolling Hour	Pedestrian Crossings			
	Eastbound				Westbound				Northbound				Southbound						West	East	South	North
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right						
4:00 PM					0	10	0	26	0	0	74	13	0	17	88	0	228	1,028		0	1	1
4:15 PM					0	13	0	28	0	0	72	17	0	37	99	0	266	1,096		0	0	8
4:30 PM					0	15	0	22	0	0	96	9	0	21	103	0	266	1,139		0	0	0
4:45 PM					0	9	0	23	0	0	89	8	0	36	103	0	268	1,163		0	0	0
5:00 PM					0	15	0	27	0	0	96	7	0	30	121	0	296	1,200		0	0	0
5:15 PM					0	14	0	20	0	0	98	11	0	45	121	0	309		0	0	0	
5:30 PM					0	13	0	34	0	0	92	11	0	29	111	0	290		0	0	0	
5:45 PM					0	12	0	24	0	0	99	11	0	38	121	0	305		0	0	0	

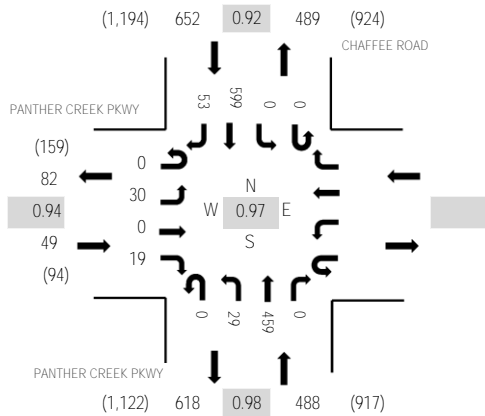
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks					0	0	0	0	0	0	2	0	0	0	0	0	2
Lights					0	53	0	101	0	0	377	40	0	139	468	0	1,178
Mediums					0	1	0	4	0	0	6	0	0	3	6	0	20
Total					0	54	0	105	0	0	385	40	0	142	474	0	1,200



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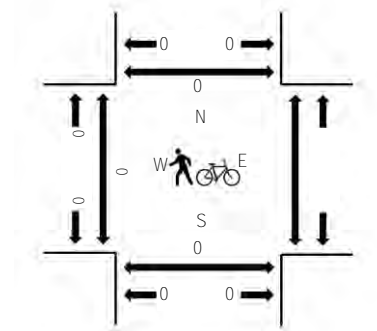
Location: 3 CHAFFEE ROAD & PANTHER CREEK PKWY PM
Date and Start Time: Thursday, April 28, 2016
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	PANTHER CREEK PKWY Eastbound				Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	7	0	2					0	5	95	0	0	0	101	12	222	1,016	0		0	0
4:15 PM	0	14	0	3					0	9	89	0	0	0	134	10	259	1,087	0		0	0
4:30 PM	0	4	0	5					0	7	113	0	0	0	120	11	260	1,135	0		0	0
4:45 PM	0	7	0	3					0	5	106	0	0	0	136	18	275	1,160	0		0	0
5:00 PM	0	3	0	7					0	8	117	0	0	0	143	15	293	1,189	0		0	0
5:15 PM	0	9	0	4					0	7	109	0	0	0	165	13	307		0		0	0
5:30 PM	0	10	0	3					0	9	114	0	0	0	135	14	285		0		0	0
5:45 PM	0	8	0	5					0	5	119	0	0	0	156	11	304		0		0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0					0	0	2	0	0	0	0	0	2
Lights	0	29	0	19					0	28	447	0	0	0	591	53	1,167
Mediums	0	1	0	0					0	1	10	0	0	0	8	0	20
Total	0	30	0	19					0	29	459	0	0	0	599	53	1,189



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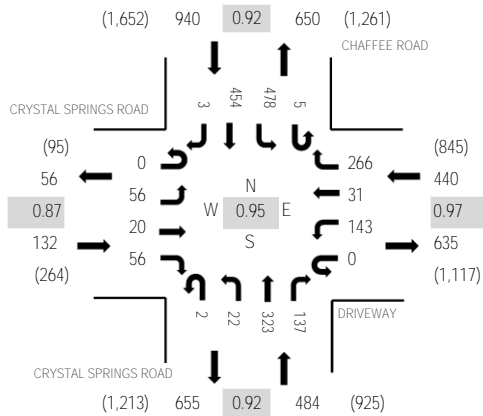
Location: 4 CHAFFEE ROAD & CRYSTAL SPRINGS ROAD PM

Date and Start Time: Thursday, April 28, 2016

Peak Hour: 05:00 PM - 06:00 PM

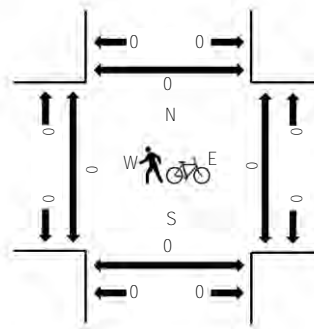
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts

Interval Start Time	CRYSTAL SPRINGS ROAD Eastbound				DRIVEWAY Westbound				CHAFFEE ROAD Northbound				CHAFFEE ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	17	4	10	0	34	5	57	1	6	76	30	2	82	83	1	408	1,690	0	0	0	0
4:15 PM	0	20	5	4	0	48	3	53	1	4	78	25	0	87	91	2	421	1,810	0	0	0	0
4:30 PM	0	15	7	13	0	33	5	61	0	4	83	31	1	87	88	1	429	1,867	0	0	0	0
4:45 PM	0	17	7	13	0	40	6	60	0	2	70	30	1	87	99	0	432	1,941	0	0	0	0
5:00 PM	0	9	4	16	0	32	10	70	0	5	87	39	1	136	118	1	528	1,996	0	0	0	0
5:15 PM	0	17	8	16	0	39	7	64	0	5	82	22	1	99	116	2	478		0	0	0	0
5:30 PM	0	15	3	15	0	36	9	60	2	7	79	34	2	128	113	0	503		0	0	0	0
5:45 PM	0	15	5	9	0	36	5	72	0	5	75	42	1	115	107	0	487		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	2	0	0	3	0	0	0	0	0	5
Lights	0	56	20	56	0	143	31	259	2	22	314	134	5	474	445	3	1,964
Mediums	0	0	0	0	0	0	0	5	0	0	6	3	0	4	9	0	27
Total	0	56	20	56	0	143	31	266	2	22	323	137	5	478	454	3	1,996

APPENDIX G

Traffic Signal Warrant Forms Chaffee Road at McAdam Road/Cherokee Cove Drive

SIGNAL WARRANT ANALYSIS

Introduction

- The Signal Warrant Analysis Spreadsheets are a tool for assisting traffic engineers when evaluating the need for a traffic signal installation
 - The filled spreadsheets can be used as part of the supporting documents for the signal warrant evaluation
- Note: This templates are a useful resource, but it remains necessary to apply engineering judgment and to consider specific environmental, traffic, geometric, and operational conditions

Instructions

Fill in "Orange" areas only

Automated cells based on in Input Data in "orange" cells

General Information

Fill in below the general information including:

District, County (drop-down menu)

City, Engineer, Date

Major and Minor Street with corresponding number of lanes and speed limits

Enter Eight Hour Volumes

Any 8 hours of an average day. Major-street and minor-street volumes shall be for the same 8 hours; however, the 8 hours satisfied in Condition A shall **not** be required to be the same 8 hours satisfied in Condition B **for 80% columns only**. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

Enter Four Hour Volumes

Any 4 hours of an average day. Vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only, not required to be on the same approach during each of the 4 hours)

Enter Pedestrian Volumes (4-hr)

Pedestrians per hour crossing the major street (total of all crossings)

Enter Peak Hour Volumes

Vehicular: Any four consecutive 15-minute periods of an average day

Pedestrian: Any four consecutive 15-minute periods of an average day representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings)

Input Data

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road**
Minor Street: **am Road/Cherokee Cove**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **30**

Eight Hour Volumes (Condition A)		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
7:00 AM - 8:00 AM	762	95
8:00 AM - 9:00 AM	757	64
4:00 PM - 5:00 PM	861	39
5:00 PM - 6:00 PM	952	58

Eight Hour Volumes (Condition B)		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
AM	762	95
AM	757	64
PM	861	39
PM	952	58

Highest Four Hour Vehicular Volumes		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
7:00 AM - 8:00 AM	762	95
8:00 AM - 9:00 AM	757	64
4:00 PM - 5:00 PM	861	39
5:00 PM - 6:00 PM	952	58

Highest Four Hour Pedestrian Volumes		
Hours	Major Street (total of both approaches)	Pedestrian Crossings on Major Street
7:00 - 8:00 AM	762	5
8:00 - 9:00 AM	757	5
4:00 - 5:00 PM	861	5
5:00 - 6:00 PM	952	5

Vehicular Peak Hour Volumes		
Peak Hour	Major Street (total of both approaches)	Total Entering Volume
7:00 AM - 8:00 AM	762	857

Pedestrian Peak Hour Volumes		
Peak Hour	Major Street (total of both approaches)	Pedestrian Crossing Volumes on Major Street
7:00 AM - 8:00 AM	762	5

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **McAdam Road/Cherokee Cove Drive** Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☐ No
- "70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☒ 70% ☐ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours.

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems).

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☒ No
80% Satisfied: ☐ Yes ☒ No
70% Satisfied: ☐ Yes ☒ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	7:00 AM - 8:00	8:00 AM - 9:00	4:00 PM - 5:00	5:00 PM - 6:00				
Major	762	757	861	952				
Minor	95	64	39	58				

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable: ☒ Yes ☐ No
 100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☐ Yes ☒ No
 70% Satisfied: ☐ Yes ☒ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours							
Street	7:00 AM - 8:00	8:00 AM - 9:00	4:00 PM - 5:00	5:00 PM - 6:00			
Major	762	757	861	952			
Minor	95	64	39	58			

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **McAdam Road/Cherokee Cove Drive** Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
2. Is the intersection in a built-up area of an isolated community with a population < 10,000?

☒ Yes ☐ No

☐ Yes ☐ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

☒ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

If all four points lie above the applicable line, then the warrant is satisfied.

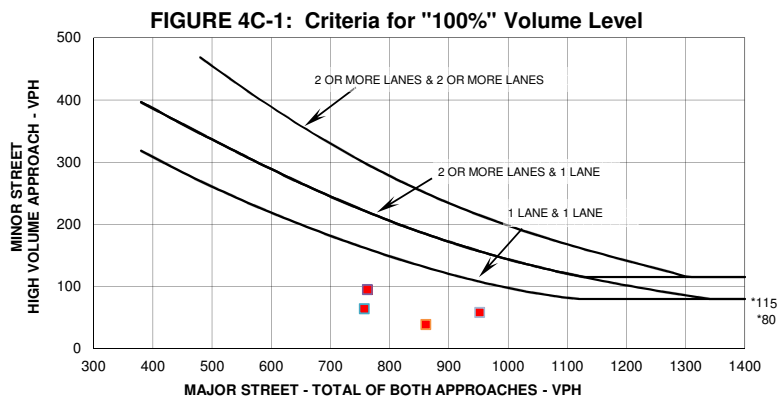
Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

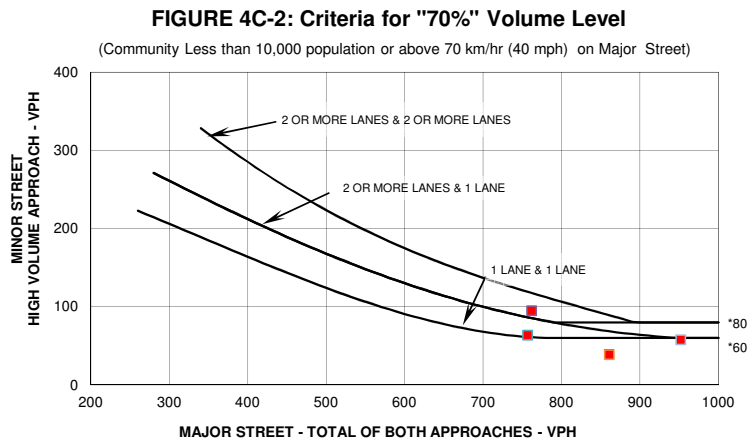
Four Highest Hours	Volumes	
	Major Street	Minor Street
00 AM - 8:00 A	762	95
00 AM - 9:00 A	757	64
00 PM - 5:00 P	861	39
00 PM - 6:00 P	952	58



* Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
00 AM - 8:00 A	762	95
00 AM - 9:00 A	757	64
00 PM - 5:00 P	861	39
00 PM - 6:00 P	952	58



* Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road**
Minor Street: **McAdam Road/Cherokee Cove Drive**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
2. Is the intersection in a built-up area of an isolated community with a population < 10,000?

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> 70%	<input type="checkbox"/> 100%

WARRANT 3 - PEAK HOUR

If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.

Unusual condition justifying use of warrant:

--

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
00 AM - 8:00 AM	762	95

Criteria

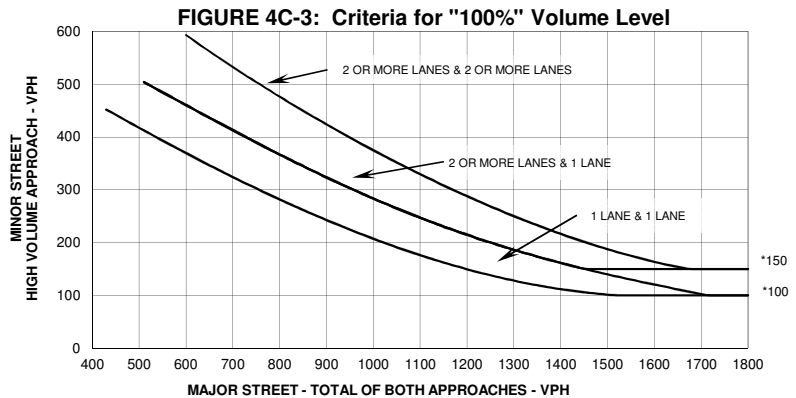
1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*	0.4	
Fulfilled?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*	95	
Fulfilled?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

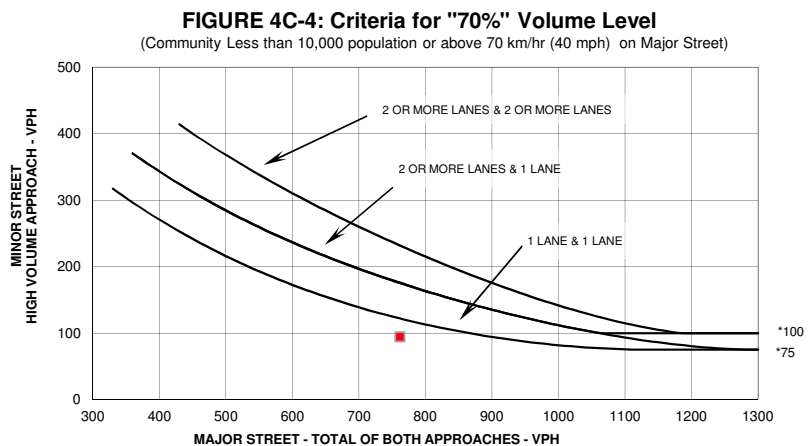
3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		857
Fulfilled?:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Applicable: ☒ Yes ☐ No
Satisfied: ☐ Yes ☒ No

Plot volume combination on the applicable figure below.



* Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.



* Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **McAdam Road/Cherokee Cove Drive** Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

- Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
- Is the intersection in a built-up area of an isolated community with a population < 10,000?

☒ Yes ☐ No

☐ Yes ☐ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

☒ 70% ☐ 100%

WARRANT 4 - PEDESTRIAN VOLUME

For each of any 4 hours of an average day, the plotted points lie above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Plot four volume combinations on the applicable figure below.

Figure 4C-5. Criteria for "100%" Volume Level

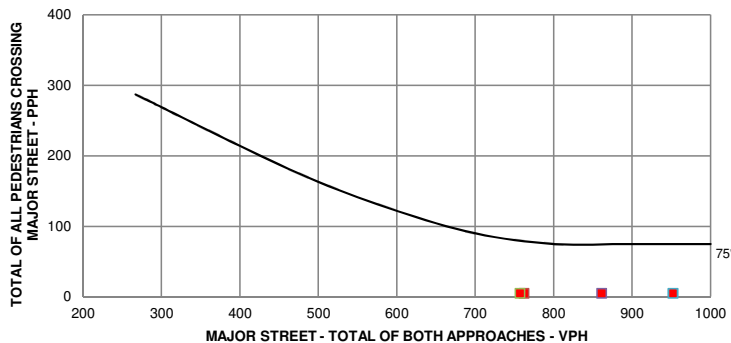


* Note: 107 pph applies as the lower threshold volume

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total
7:00 - 8:00 AM	762	5
8:00 - 9:00 AM	757	5
4:00 - 5:00 PM	861	5
5:00 - 6:00 PM	952	5

Figure 4C-6 Criteria for "70%" Volume Level



* Note: 75 pph applies as the lower threshold volume

WARRANT 4 - PEDESTRIAN VOLUME

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

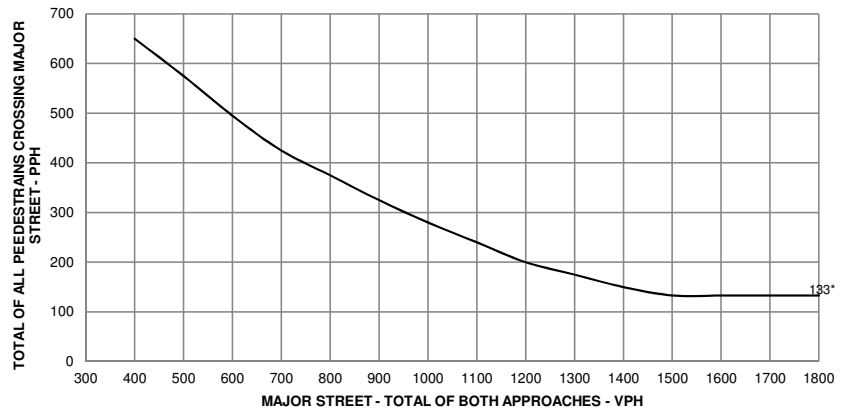
Satisfied: ☐ Yes ☒ No

Plot one volume combination on the applicable figure below.

100% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total

Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour



* Note: 133 pph applies as the lower threshold volume

70% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total
8:00 AM - 8:00 AM	762	5

Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour



* Note: 93 pph applies as the lower threshold volume

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road**
Minor Street: **McAdam Road/Cherokee Cove Drive**

Lanes: **1**
Lanes: **2**

Major Approach Speed: **45**
Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 5 - SCHOOL CROSSING

Record hours where criteria are fulfilled and the corresponding volume or gap frequency in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☐ Yes ☒ No

Satisfied: ☐ Yes ☐ No

Criteria				Fulfilled?	
				Yes	No
1. There are a minimum of 20 students crossing the major street during the highest crossing hour.	Students:	Hour:			
2. There are fewer adequate gaps in the major street traffic stream during the period when the children are using the established school crossing than the number of minutes in the same period.	Minutes:		Gaps:		
3. The nearest traffic signal along the major street is located more than 300 ft. (90 m) away, or the nearest signal is within 300 ft. (90 m) but the proposed traffic signal will not restrict the progressive movement of traffic.					

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road**
Minor Street: **McAdam Road/Cherokee Cove Drive**

Lanes: **1**
Lanes: **2**

Major Approach Speed: **45**
Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 6 - COORDINATED SIGNAL SYSTEM

Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).

Applicable: ☐ Yes ☒ No
Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled?	
	Yes	No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road**
Minor Street: **McAdam Road/Cherokee Cove Drive**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 7 - CRASH EXPERIENCE

Record hours where criteria are fulfilled, the corresponding volume, and other information in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Criteria		Hour								Volume		Met?		Fulfilled?	
										Major	Minor	Yes	No	Yes	No
1. warrants to the right is met.	Warrant 1, Condition A (80% satisfied)														
	Warrant 1, Condition B (80% satisfied)														
	Warrant 4, Pedestrian Volume at 80% of volume requirements: # ped/hr for four (4) hours or # ped/hr for one (1) hour.														
2.	Adequate trial of other remedial measure has failed to reduce crash frequency.	Measure tried:													
3.	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12-month period.	Observed Crash Types:								Number of crashes per 12 months:					

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road**
Minor Street: **McAdam Road/Cherokee Cove Drive**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 8 - ROADWAY NETWORK

Record hours where criteria are fulfilled, and the corresponding volume or other information in the boxes provided. The warrant is satisfied if at least one of the criteria is fulfilled and if all intersecting routes have one or more of the Major Route characteristics listed.

Applicable: ☐ Yes ☒ No

Satisfied: ☐ Yes ☐ No

Criteria						Met?		Fulfilled?			
						Yes	No	Yes	No		
1.	Both of the criteria to the right are met.	a. Total entering volume of at least 1,000 veh/hr during a typical weekday peak hour.		Entering Volume:							
		b. Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.		Warrant:	1	2	3				
				Satisfied?:							
2. Total entering volume at least 1,000 veh/hr for each of any 5 hrs of a non-normal business day (Sat. or Sun.)						← Hour					
						← Volume					

Characteristics of Major Routes				Met?		Fulfilled?	
				Yes	No	Yes	No
1.	Part of the street or highway system that serves as the principal roadway network for through traffic flow.	Major Street:					
		Minor Street:					
2.	Rural or suburban highway outside of, entering, or traversing a city.	Major Street:					
		Minor Street:					
3.	Appears as a major route on an official plan.	Major Street:					
		Minor Street:					

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 8, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **McAdam Road/Cherokee Cove Drive** Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Approach Lane Criteria

1. How many approach lanes are there at the track crossing?

☐ 1 ☐ 2 or
☐ Fig 4C-9 ☐ Fig 4C-10

If there is 1 lane, use Figure 4C-9 and if there are 2 or more, use Figure 4C-10.

WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

This signal warrant should be applied only after adequate consideration has been given to other alternatives or after a trial of an alternative has failed to alleviate the safety concerns associated with the grade crossing.

Indicate if both criteria are fulfilled in the boxes provided. The warrant is satisfied if both criteria are met.

Applicable: ☐ Yes ☒ No
Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled?	
	Yes	No
1. A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach; and	<input type="checkbox"/>	<input type="checkbox"/>
2. During the highest traffic volume hour during which the rail uses the crossing, the plotted point falls above the applicable curve for the existing combination of approach lanes over the track and the distance D (clear storage distance).	<input type="checkbox"/>	<input type="checkbox"/>

Use the following tables (4C-2, 4C-3, and 4C-4 to appropriately adjust the minor-street approach volume).

Inputs

Occurrences of Rail traffic per day
% of High Occupancy Buses on Minor-Street Approach
Enter D (feet)
% of Tractor-Trailer Trucks on Minor-Street Approach

Adjustment Factors from Tables

1.00
0.50

Table 4C-2. Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses* on Minor Street Approach	Adjustment Factor
0%	1.00
2%	1.09
4%	1.19
6% or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Table 4C-4. Adjustment Factor for Percentage of Tractor-Trailer Trucks

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

Input the major and minor street volumes before adjustment factors are applied

1 Approach Lane		
D (ft)	Major Vol.	Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		
D (ft)	Major Vol.	Minor Vol.

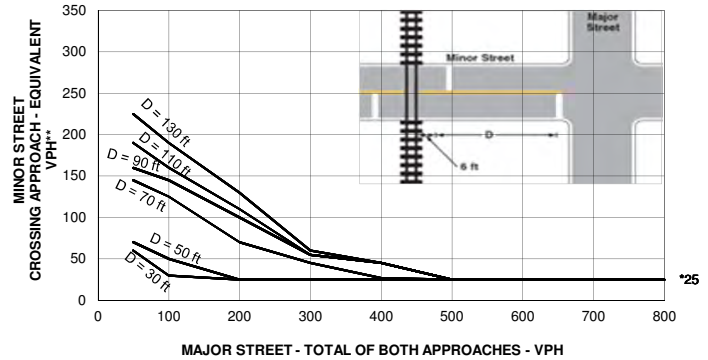
Input D and the major and minor street volumes before adjustment factors are applied

2 or more Approach Lanes		
D (ft)	Major Vol.	Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		
D (ft)	Major Vol.	Minor Vol.

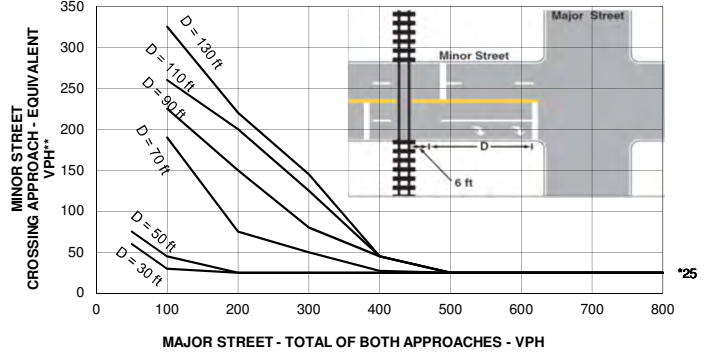
FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Jacksonville**
 County: **72 – Duval**
 District: **Two**

Engineer: **AV**
 Date: **June 8, 2016**

Major Street: **Chaffee Road**
 Minor Street: **McAdam Road/Cherokee Cove Drive**

Lanes: **1** Major Approach Speed: **45**
 Lanes: **2** Minor Approach Speed: **30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

CONCLUSIONS

Remarks: **Since none of the warrants are satisfied, a traffic signal is not warranted.**

WARRANTS SATISFIED:

<input type="checkbox"/>	Warrant 1	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 2	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 3	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 4	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 5	<input checked="" type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 6	<input checked="" type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 7	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 8	<input checked="" type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 9	<input checked="" type="checkbox"/>	Not Applicable

APPENDIX H

Traffic Signal Warrant Forms Chaffee Road at Sam Caruso Way/Westmeadows Drive

SIGNAL WARRANT ANALYSIS

Introduction

- The Signal Warrant Analysis Spreadsheets are a tool for assisting traffic engineers when evaluating the need for a traffic signal installation
 - The filled spreadsheets can be used as part of the supporting documents for the signal warrant evaluation
- Note: This templates are a useful resource, but it remains necessary to apply engineering judgment and to consider specific environmental, traffic, geometric, and operational conditions

Instructions

Fill in "Orange" areas only

Automated cells based on in Input Data in "orange" cells

General Information

Fill in below the general information including:

District, County (drop-down menu)

City, Engineer, Date

Major and Minor Street with corresponding number of lanes and speed limits

Enter Eight Hour Volumes

Any 8 hours of an average day. Major-street and minor-street volumes shall be for the same 8 hours; however, the 8 hours satisfied in Condition A shall **not** be required to be the same 8 hours satisfied in Condition B **for 80% columns only**. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

Enter Four Hour Volumes

Any 4 hours of an average day. Vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only, not required to be on the same approach during each of the 4 hours)

Enter Pedestrian Volumes (4-hr)

Pedestrians per hour crossing the major street (total of all crossings)

Enter Peak Hour Volumes

Vehicular: Any four consecutive 15-minute periods of an average day

Pedestrian: Any four consecutive 15-minute periods of an average day representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings)

Input Data

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 3, 2016**

Major Street: **Chaffee Road**
Minor Street: **ruso Way/Westmeadow**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **15/30**

Eight Hour Volumes (Condition A)		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
6:00 AM - 7:00 AM	575	60
7:00 AM - 8:00 AM	843	74
8:00 AM - 9:00 AM	752	264
2:00 PM - 3:00 PM	689	134
3:00 PM - 4:00 PM	816	137
4:00 PM - 5:00 PM	811	73
5:00 PM - 6:00 PM	933	61
7:00 PM - 8:00 PM	576	38

Eight Hour Volumes (Condition B)		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
AM	575	60
AM	843	74
AM	752	264
PM	689	134
PM	816	137
PM	811	73
PM	933	61
PM	576	38

Highest Four Hour Vehicular Volumes		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
7:00 AM - 8:00 AM	843	74
8:00 AM - 9:00 AM	752	264
2:00 PM - 3:00 PM	689	134
3:00 PM - 4:00 PM	816	137

Highest Four Hour Pedestrian Volumes		
Hours	Major Street (total of both approaches)	Pedestrian Crossings on Major Street
7:00 - 8:00 AM	843	29
8:00 - 9:00 AM	752	25
2:00 - 3:00 PM	689	49
3:00 - 4:00 PM	816	17

Vehicular Peak Hour Volumes		
Peak Hour	Major Street (total of both approaches)	Total Entering Volume
8:00 AM - 9:00 AM	752	1016

Pedestrian Peak Hour Volumes		
Peak Hour	Major Street (total of both approaches)	Pedestrian Crossing Volumes on Major Street
2:00 PM - 3:00 PM	689	49

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 3, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Sam Caruso Way/Westmeadows Drive** Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☐ No
- "70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☒ 70% ☐ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours.

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems).

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☒ No
80% Satisfied: ☐ Yes ☒ No
70% Satisfied: ☐ Yes ☒ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	6:00 AM - 7:00	7:00 AM - 8:00	8:00 AM - 9:00	2:00 PM - 3:00	3:00 PM - 4:00	4:00 PM - 5:00	5:00 PM - 6:00	7:00 PM - 8:00
Major	575	843	752	689	816	811	933	576
Minor	60	74	264	134	137	73	61	38

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable: ☒ Yes ☐ No
 100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☐ Yes ☒ No
 70% Satisfied: ☐ Yes ☒ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	6:00 AM - 7:00	7:00 AM - 8:00	8:00 AM - 9:00	2:00 PM - 3:00	3:00 PM - 4:00	4:00 PM - 5:00	5:00 PM - 6:00	7:00 PM - 8:00
Major	575	843	752	689	816	811	933	576
Minor	60	74	264	134	137	73	61	38

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Jacksonville**
County: **72 – Duval**
District: **Two**

Engineer: **AV**
Date: **June 3, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Sam Caruso Way/Westmeadows Drive** Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
 2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☐ No
- "70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☒ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

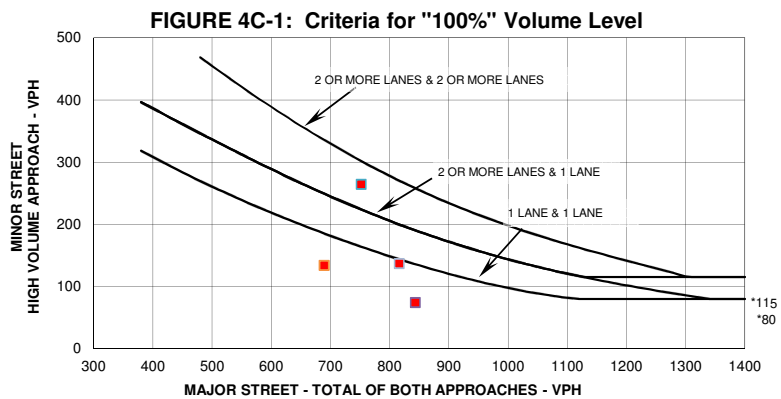
If all four points lie above the applicable line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No
Satisfied: ☒ Yes ☐ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

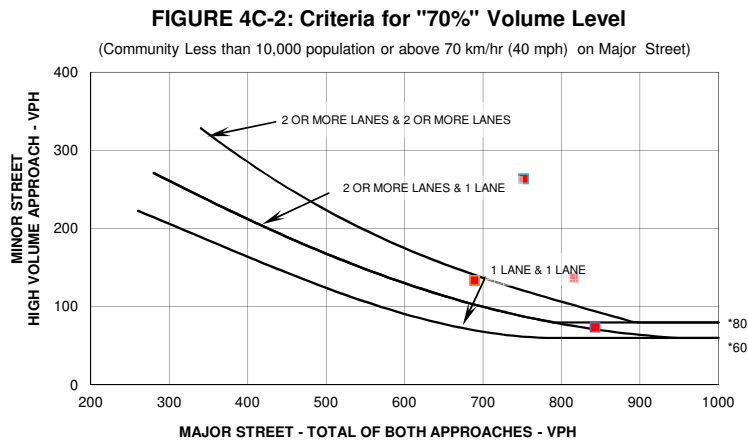
Four Highest Hours	Volumes	
	Major Street	Minor Street
00 AM - 8:00 A	843	74
00 AM - 9:00 A	752	264
00 PM - 3:00 P	689	134
00 PM - 4:00 P	816	137



* Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
00 AM - 8:00 A	843	74
00 AM - 9:00 A	752	264
00 PM - 3:00 P	689	134
00 PM - 4:00 P	816	137



* Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation

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10/15

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Engineer: **AV**
Date: **June 3, 2016**

Major Street: **Chaffee Road**
Minor Street: **Sam Caruso Way/Westmeadows Drive**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
2. Is the intersection in a built-up area of an isolated community with a population < 10,000?

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> 70%	<input type="checkbox"/> 100%

WARRANT 3 - PEAK HOUR

If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.

Applicable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Satisfied:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
8:00 AM - 9:00 AM	752	264

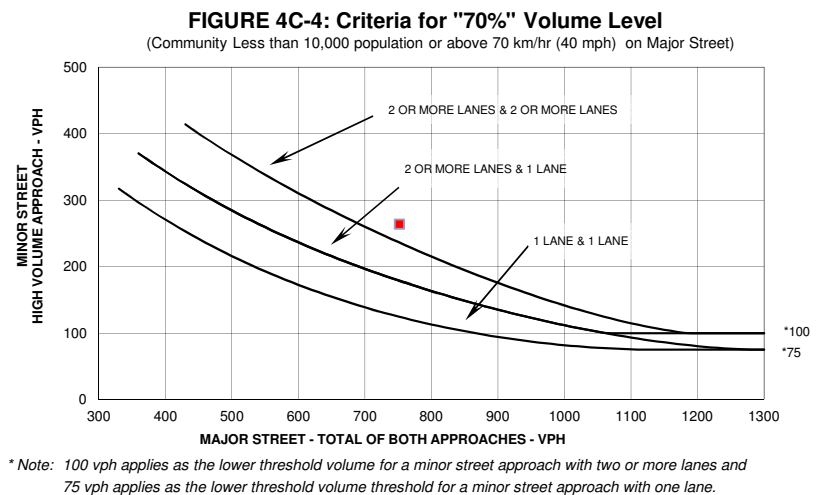
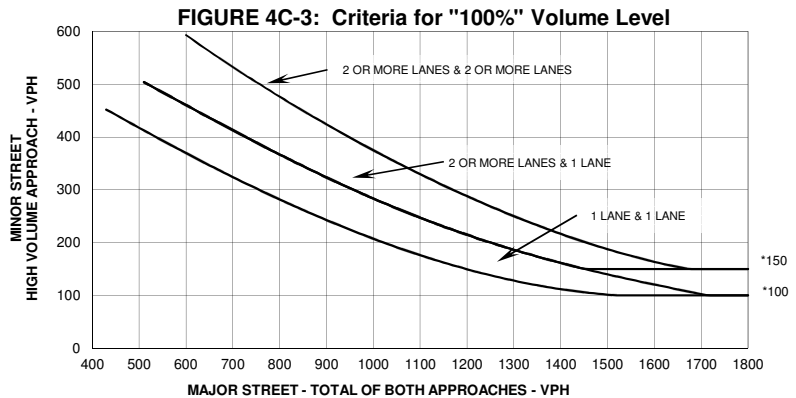
Criteria

1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*	3.9	
Fulfilled?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*	264	
Fulfilled?:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		1,016
Fulfilled?:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Plot volume combination on the applicable figure below.



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Minor Street: **Sam Caruso Way/Westmeadows Drive** Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

- Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
- Is the intersection in a built-up area of an isolated community with a population < 10,000?

☒ Yes ☐ No

☐ Yes ☐ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

☒ 70% ☐ 100%

WARRANT 4 - PEDESTRIAN VOLUME

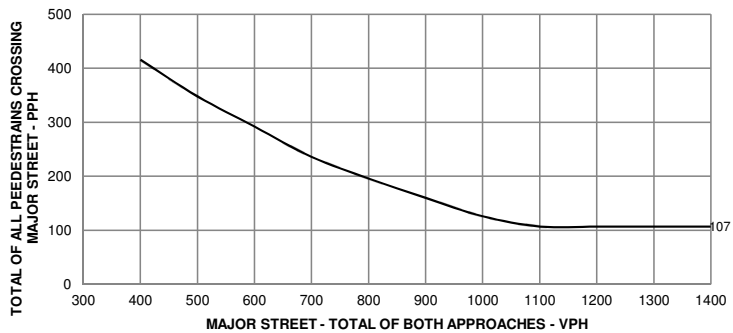
For each of any 4 hours of an average day, the plotted points lie above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

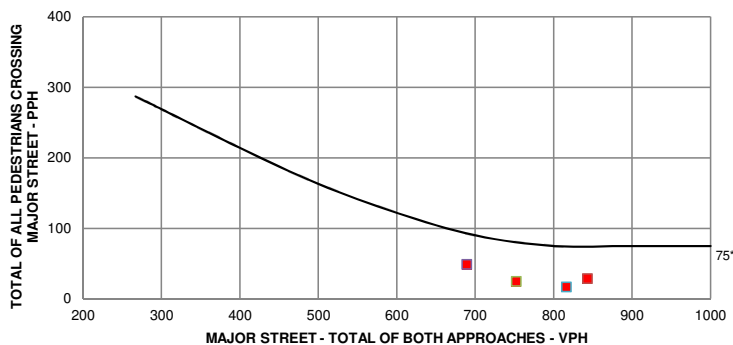
Plot four volume combinations on the applicable figure below.

Figure 4C-5. Criteria for "100%" Volume Level



* Note: 107 pph applies as the lower threshold volume

Figure 4C-6 Criteria for "70%" Volume Level



* Note: 75 pph applies as the lower threshold volume

100% Volume Level		
Four Highest Hours	Volumes	
	Major Street	Pedestrian Total

70% Volume Level		
Four Highest Hours	Volumes	
	Major Street	Pedestrian Total
7:00 - 8:00 AM	843	29
8:00 - 9:00 AM	752	25
2:00 - 3:00 PM	689	49
3:00 - 4:00 PM	816	17

WARRANT 4 - PEDESTRIAN VOLUME

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

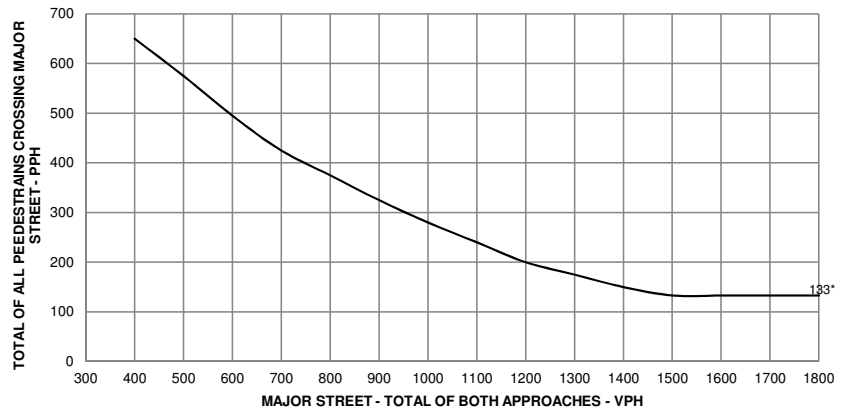
Satisfied: ☐ Yes ☒ No

Plot one volume combination on the applicable figure below.

100% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total

Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour

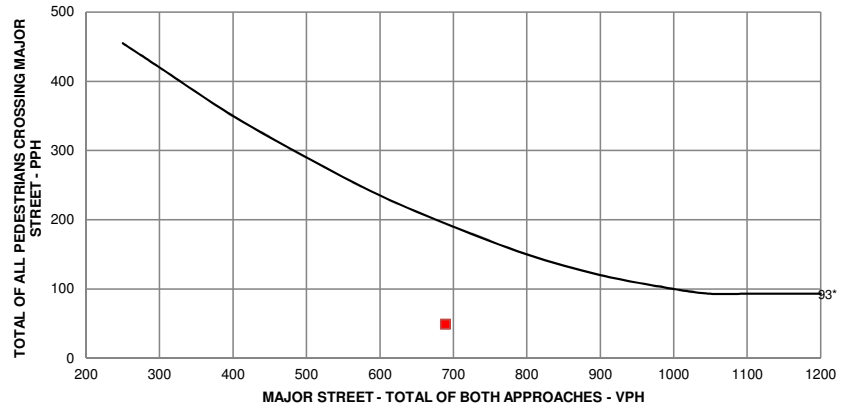


* Note: 133 pph applies as the lower threshold volume

70% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total
1:00 PM - 3:00 P	689	49

Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour



* Note: 93 pph applies as the lower threshold volume

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Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Sam Caruso Way/Westmeadows Drive** Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 5 - SCHOOL CROSSING

Record hours where criteria are fulfilled and the corresponding volume or gap frequency in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No

Satisfied: ☒ Yes ☐ No

Criteria				Fulfilled?	
				Yes	No
1. There are a minimum of 20 students crossing the major street during the highest crossing hour.	Students: 55	Hour: 7:43:00 AM		Yes	
2. There are fewer adequate gaps in the major street traffic stream during the period when the children are using the established school crossing than the number of minutes in the same period.	Minutes: 75	Gaps: 17		Yes	
3. The nearest traffic signal along the major street is located more than 300 ft. (90 m) away, or the nearest signal is within 300 ft. (90 m) but the proposed traffic signal will not restrict the progressive movement of traffic.				Yes	

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Engineer: **AV**
Date: **June 3, 2016**

Major Street: **Chaffee Road**
Minor Street: **Sam Caruso Way/Westmeadows Drive**

Lanes: **1**
Lanes: **2**

Major Approach Speed: **45**
Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 6 - COORDINATED SIGNAL SYSTEM

Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).

Applicable: ☐ Yes ☒ No

Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled?	
	Yes	No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		

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Date: **June 3, 2016**

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Minor Street: **Sam Caruso Way/Westmeadows Drive**

Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 7 - CRASH EXPERIENCE

Record hours where criteria are fulfilled, the corresponding volume, and other information in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No
Satisfied: ☐ Yes ☒ No

Criteria		Hour								Volume		Met?		Fulfilled?	
										Major	Minor	Yes	No	Yes	No
1. One of the warrants to the right is met.	Warrant 1, Condition A (80% satisfied)														
	Warrant 1, Condition B (80% satisfied)														
	Warrant 4, Pedestrian Volume at 80% of volume requirements: # ped/hr for four (4) hours or # ped/hr for one (1) hour.														X
2.	Adequate trial of other remedial measure has failed to reduce crash frequency.	Measure tried:													X
3.	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12-month period.	Observed Crash Types:					Number of crashes per 12 months:								X

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Lanes: **1** Major Approach Speed: **45**
Lanes: **2** Minor Approach Speed: **15/30**

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WARRANT 8 - ROADWAY NETWORK

Record hours where criteria are fulfilled, and the corresponding volume or other information in the boxes provided. The warrant is satisfied if at least one of the criteria is fulfilled and if all intersecting routes have one or more of the Major Route characteristics listed.

Applicable: ☐ Yes ☒ No

Satisfied: ☐ Yes ☐ No

Criteria						Met?		Fulfilled?			
						Yes	No	Yes	No		
1.	Both of the criteria to the right are met.	a. Total entering volume of at least 1,000 veh/hr during a typical weekday peak hour.		Entering Volume:							
		b. Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.		Warrant:	1	2	3				
				Satisfied?:							
2. Total entering volume at least 1,000 veh/hr for each of any 5 hrs of a non-normal business day (Sat. or Sun.)						← Hour					
						← Volume					

Characteristics of Major Routes				Met?		Fulfilled?	
				Yes	No	Yes	No
1.	Part of the street or highway system that serves as the principal roadway network for through traffic flow.	Major Street:					
		Minor Street:					
2.	Rural or suburban highway outside of, entering, or traversing a city.	Major Street:					
		Minor Street:					
3.	Appears as a major route on an official plan.	Major Street:					
		Minor Street:					

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Engineer: **AV**
Date: **June 3, 2016**

Major Street: **Chaffee Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Sam Caruso Way/Westmeadows Drive** Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Approach Lane Criteria

1. How many approach lanes are there at the track crossing?

☐ 1 ☐ 2 or
☐ Fig 4C-9 ☐ Fig 4C-10

If there is 1 lane, use Figure 4C-9 and if there are 2 or more, use Figure 4C-10.

WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

This signal warrant should be applied only after adequate consideration has been given to other alternatives or after a trial of an alternative has failed to alleviate the safety concerns associated with the grade crossing.

Indicate if both criteria are fulfilled in the boxes provided. The warrant is satisfied if both criteria are met.

Applicable: ☐ Yes ☒ No
Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled?	
	Yes	No
1. A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach; and	<input type="checkbox"/>	<input type="checkbox"/>
2. During the highest traffic volume hour during which the rail uses the crossing, the plotted point falls above the applicable curve for the existing combination of approach lanes over the track and the distance D (clear storage distance).	<input type="checkbox"/>	<input type="checkbox"/>

Use the following tables (4C-2, 4C-3, and 4C-4 to appropriately adjust the minor-street approach volume).

Inputs

Occurrences of Rail traffic per day
% of High Occupancy Buses on Minor-Street Approach
Enter D (feet)
% of Tractor-Trailer Trucks on Minor-Street Approach

Adjustment Factors from Tables

1.00
0.50

Table 4C-2. Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses* on Minor Street Approach	Adjustment Factor
0%	1.00
2%	1.09
4%	1.19
6% or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Table 4C-4. Adjustment Factor for Percentage of Tractor-Trailer Trucks

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

Input the major and minor street volumes before adjustment factors are applied

1 Approach Lane		

D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

Input D and the major and minor street volumes before adjustment factors are applied

2 or more Approach Lanes		

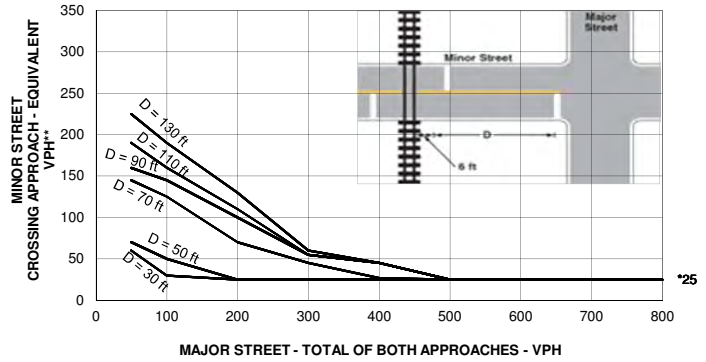
D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

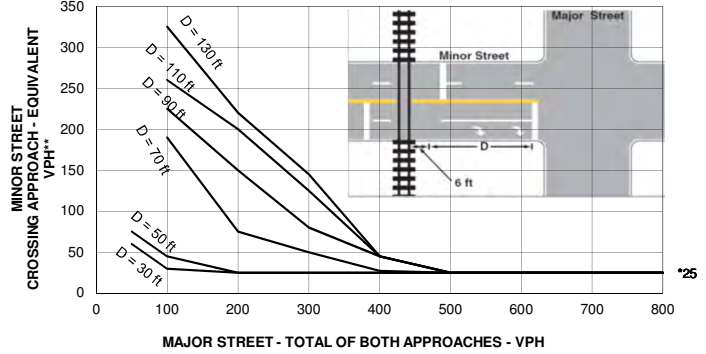
FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

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 Lanes: **2** Minor Approach Speed: **15/30**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

CONCLUSIONS

Remarks: **Warrants 2, 3 and 5 satisfied.**

WARRANTS SATISFIED:

<input type="checkbox"/>	Warrant 1	<input type="checkbox"/>	Not Applicable
<input checked="" type="checkbox"/>	Warrant 2	<input type="checkbox"/>	Not Applicable
<input checked="" type="checkbox"/>	Warrant 3	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 4	<input type="checkbox"/>	Not Applicable
<input checked="" type="checkbox"/>	Warrant 5	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 6	<input checked="" type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 7	<input type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 8	<input checked="" type="checkbox"/>	Not Applicable
<input type="checkbox"/>	Warrant 9	<input checked="" type="checkbox"/>	Not Applicable

APPENDIX I

Travel Demand Model Plots Average Daily Traffic Intersection Turn Volumes

1/40.55

2467.1

11812.27

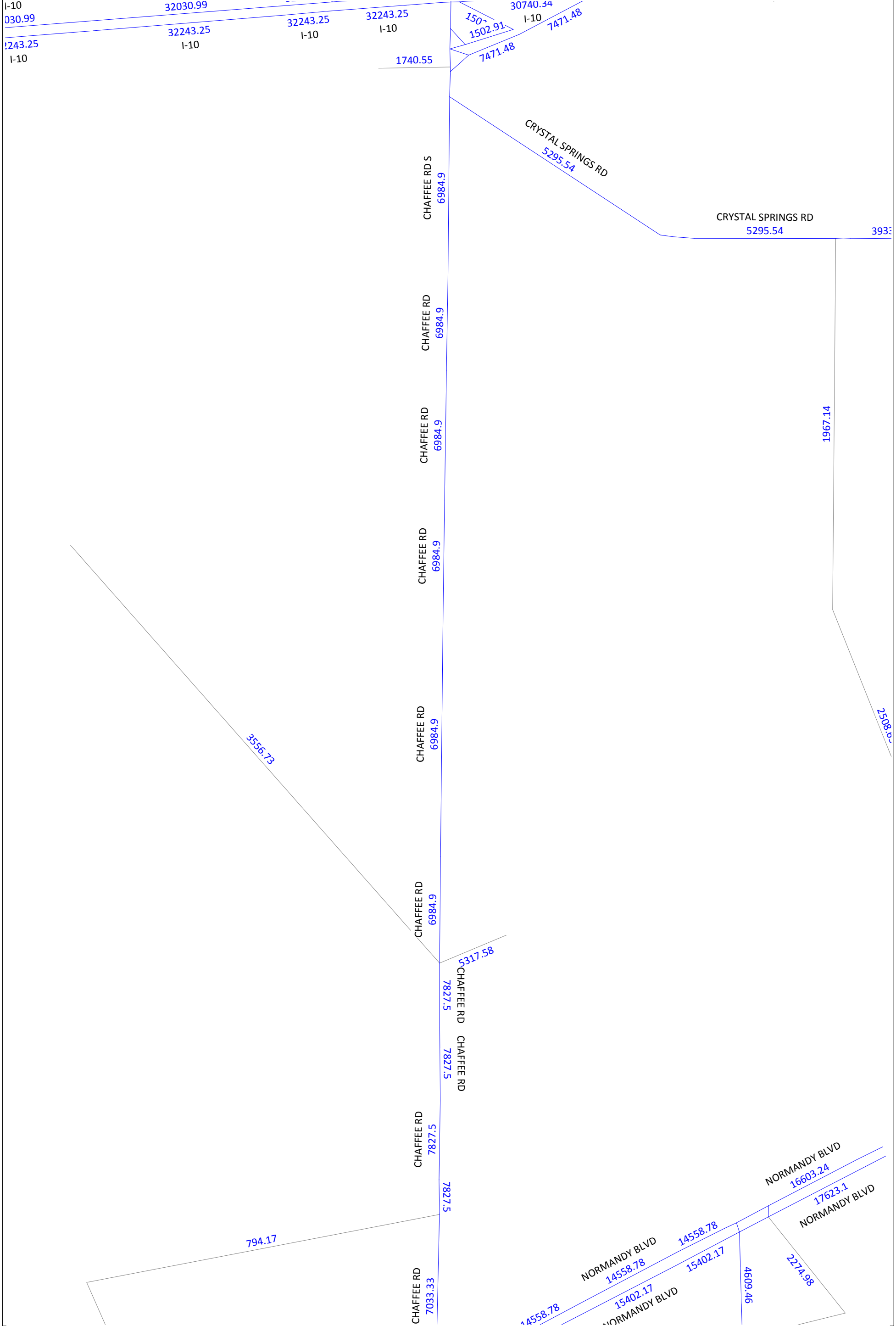
CHAFFEE RD S
6984.9

CHAFFEE RD
6984.9

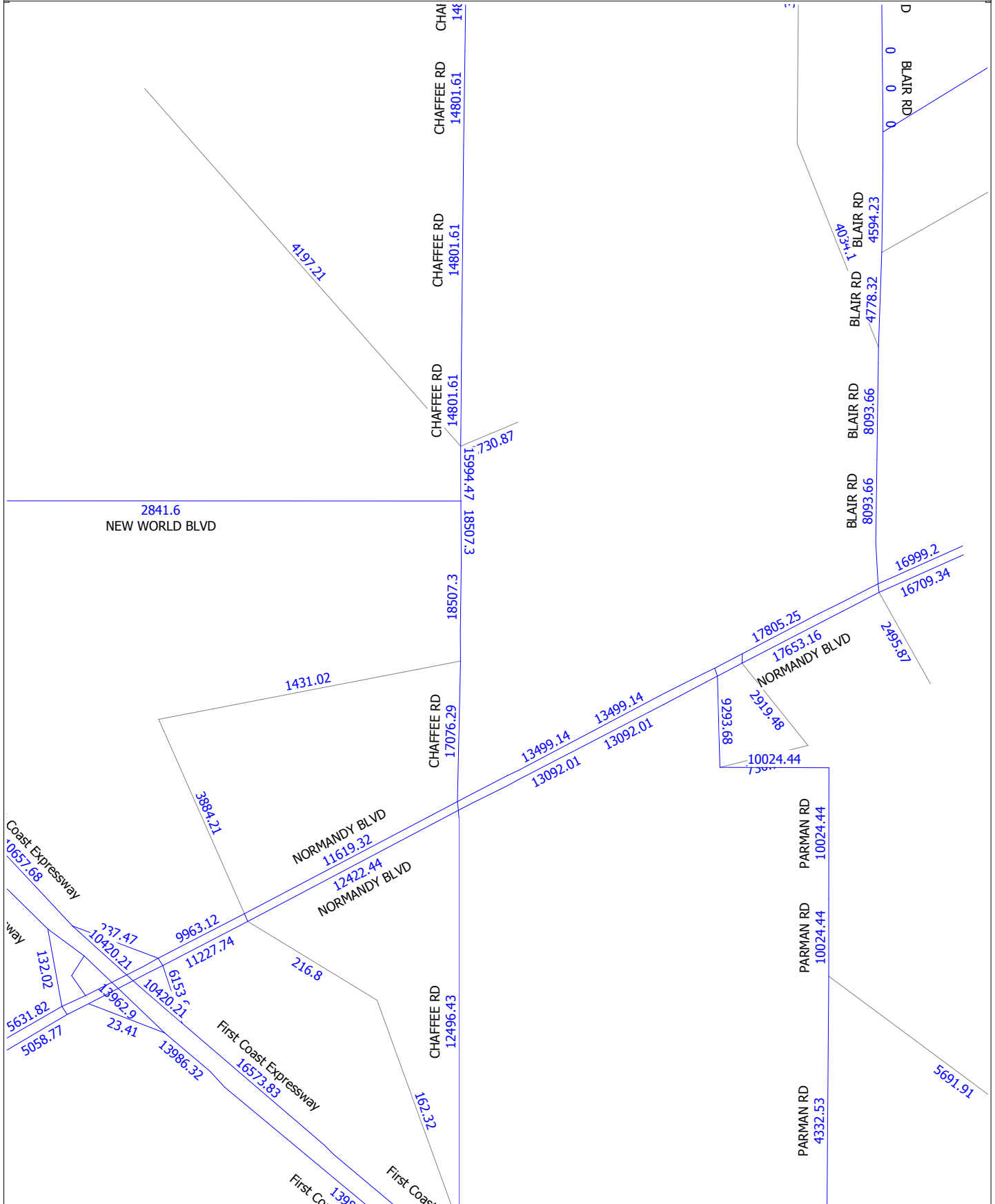
CHAFFEE RD
6984.9

CHAFFEE RD
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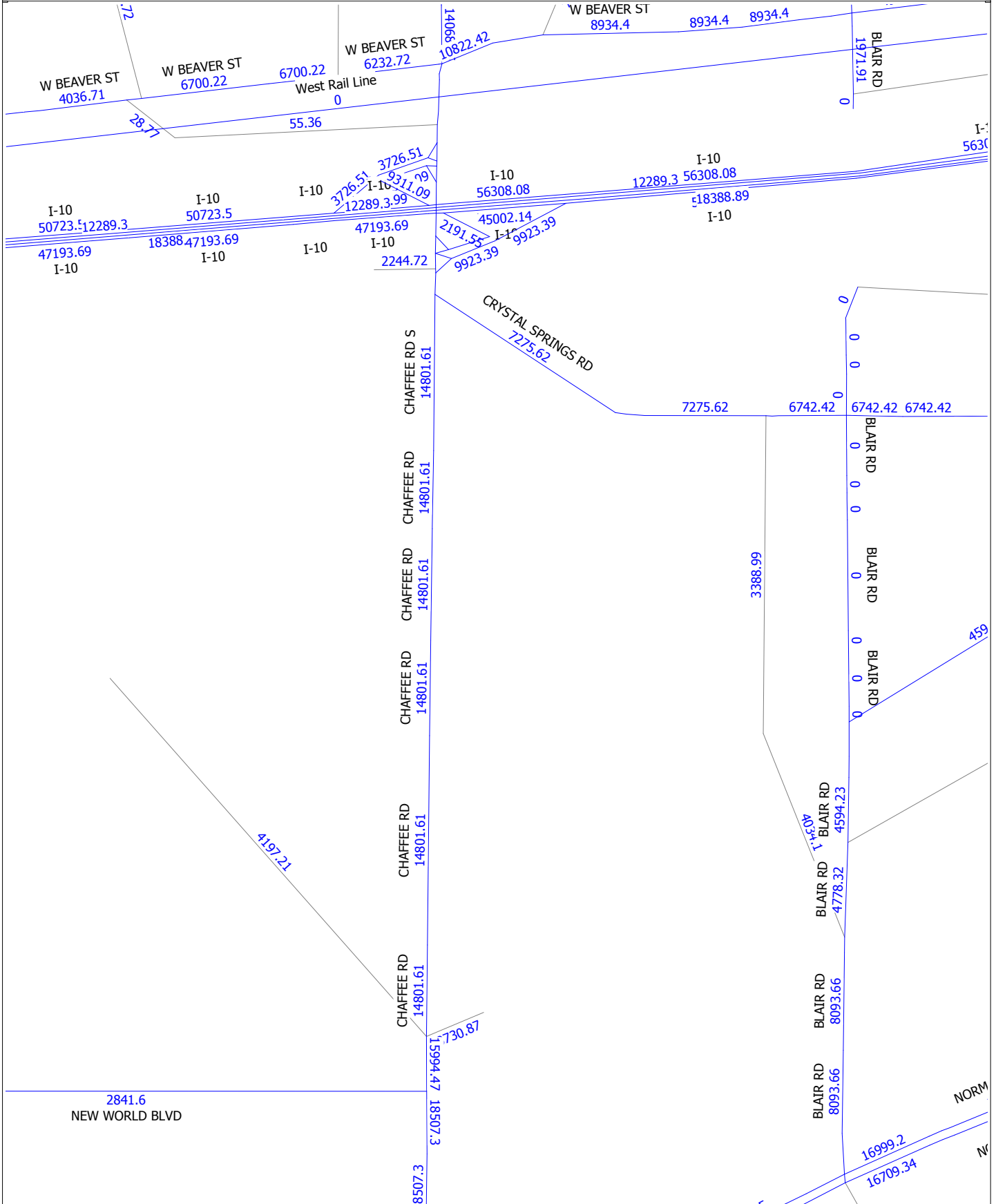
CRYSTAL SPRINGS RD
5295.54



Chaffee Road - CF Year 2040 Projections
NERPMAB1-V2



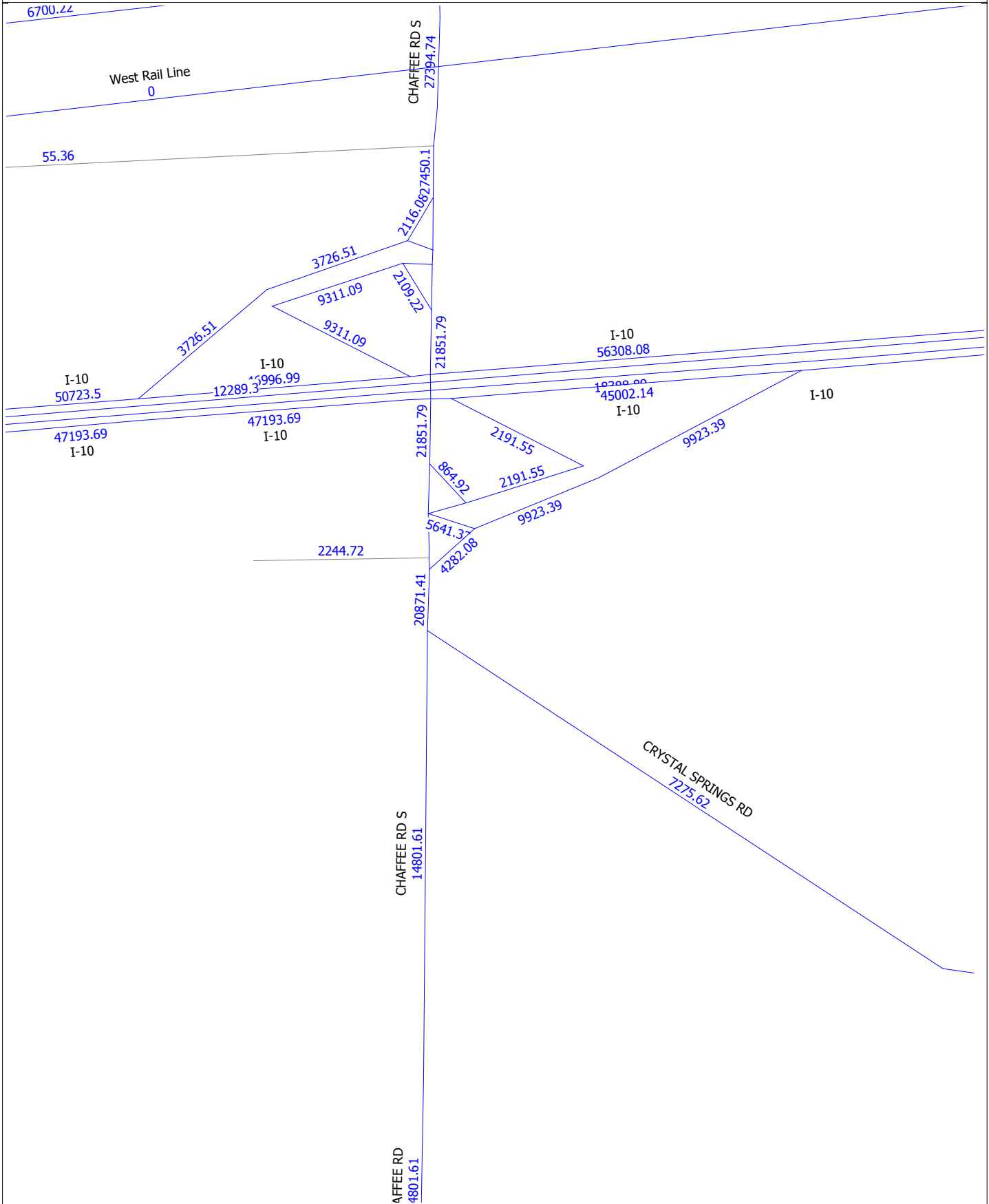
Chaffee Road - CF Year 2040 Projections
NERPMAB1-V2



cube

(Licensed to Chindalur Traffic Solutions, Inc.)

Chaffee Road - CF Year 2040 Projections
NERPMAB1-V2



[illegible]

Travel Demand Model Projections - Table I-1

Road	Section	Model ADT		Annual Growth Rate
		Year 2010	Year 2040	
Chaffee Road	Crystal Spring Road to Panther Creek Parkway/Falkland Road	6,985	14,802	3.73%
	Panther Creek Parkway/Falkland Road to New World Avenue	7,828	15,995	3.48%
	New World Avenue to Normandy Boulevard	7,034	18,508	5.44%
	Average	7,282	16,435	4.19%

Source: Base Year 2010 and CF Year 2040 NERPMAB1 - V2 Travel Demand Model Runs

Horizon Year 2040 Model TMCs - Figure I-2

AM Period 6:00 AM to 9:00 AM			MD Period 9:00 AM to 3:30 PM			PM Period 3:30 PM to 6:30 PM			NT Period 6:30 PM to - 6:00 AM			Total Daily		
	Chaffee at Crystal Springs Rd			Chaffee at Crystal Springs Rd			Chaffee at Crystal Springs Rd			Chaffee at Crystal Springs Rd			Chaffee at Crystal Springs Rd	
	713	501		1323	1134		727	673		766	639		2947	3529
	29	49		116	117		66	65		81	63		294	292
	Chaffee at Panther/Falkland			Chaffee at Panther/Falkland			Chaffee at Panther/Falkland			Chaffee at Panther/Falkland			Chaffee at Panther/Falkland	
	446	160		742	679		347	513		379	489		1841	1914
	30	252		21	877		9	652		7	554		67	2255
	Chaffee at New World			Chaffee at New World			Chaffee at New World			Chaffee at New World			Chaffee at New World	
	1137	1586			3354			1854		1491	2073		6500	
	265	290		655	198		468	302		303	118		1691	8867
	Chaffee at New World			Chaffee at New World			Chaffee at New World			Chaffee at New World			Chaffee at New World	
	0			0			0			0			13	

APPENDIX J

Annual Growth Rate Calculations

Table J-1
CHAFFEE ROAD AT CRYSTAL SPRINGS ROAD

AM PEAK PERIOD

MOVEMENT	2010 VOLUME	2040 VOLUME	ANNUAL GROWTH RATE
NB Thru	974	1784	2.77%
NB Right	14	49	8.33%
SB Left	413	501	0.71%
SB Thru	330	676	3.49%
WB Left	7	29	10.48%
WB Right	447	713	1.98%

PM PEAK PERIOD

MOVEMENT	2010 VOLUME	2040 VOLUME	ANNUAL GROWTH RATE
NB Thru	633	1388	3.98%
NB Right	30	65	3.89%
SB Left	594	673	0.44%
SB Thru	872	1613	2.83%
WB Left	19	66	8.25%
WB Right	549	727	1.08%

Table J-2
CHAFFEE ROAD AT PANTHER CREEK PARKWAY/FALKLAND ROAD

AM PEAK PERIOD

MOVEMENT	2010 VOLUME	2040 VOLUME	ANNUAL GROWTH RATE
NB Left	133	165	0.80%
NB Thru	427	1170	5.80%
NB Right	148	252	2.34%
SB Left	93	160	2.40%
SB Thru	166	431	5.32%
SB Right	78	115	1.58%
WB Left	306	541	2.56%
WB Thru	22	30	1.21%
WB Right	322	446	1.28%
EB Left	239	217	-0.31%
EB Thru	7	8	0.48%
EB Right	197	269	1.22%

PM PEAK PERIOD

MOVEMENT	2010 VOLUME	2040 VOLUME	ANNUAL GROWTH RATE
NB Left	250	286	0.48%
NB Thru	309	929	6.69%
NB Right	380	652	2.39%
SB Left	302	513	2.33%
SB Thru	410	917	4.12%
SB Right	178	249	1.33%
WB Left	277	421	1.73%
WB Thru	9	9	0.00%
WB Right	206	347	2.28%
EB Left	149	177	0.63%
EB Thru	19	14	-0.88%
EB Right	167	208	0.82%

APPENDIX K

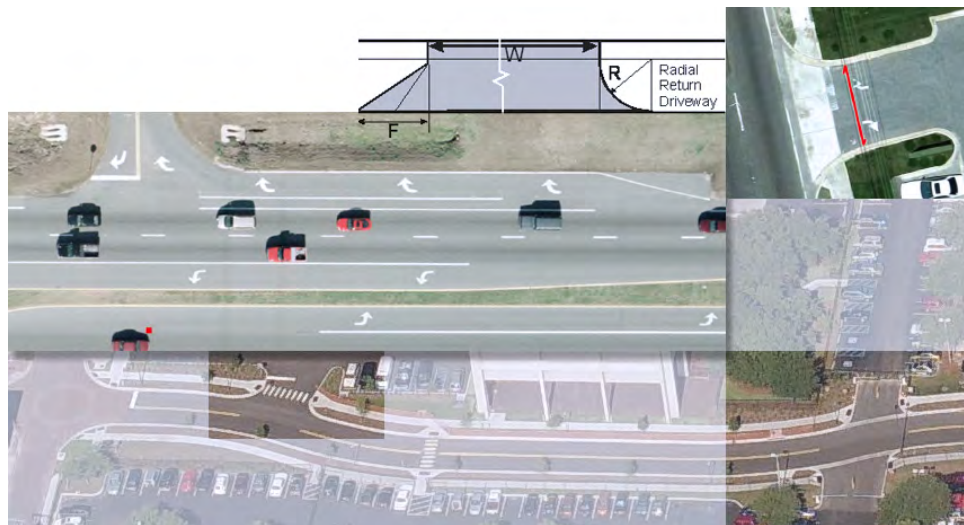
FDOT's Driveway Information Guide 2010 Highway Capacity Manual

Driveway Information Guide

FLORIDA DEPARTMENT OF TRANSPORTATION 2008

The purpose of this document is to guide the professional through the existing standards and current accepted practice. Ground behind the guidelines is also provided.

Unless stated otherwise or referenced, this is not a set of Department Standards but is a comprehensive guide to assist the professional in making better decisions for driveway placement and design.



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RIGHT TURN LANES

7.1

EXCLUSIVE RIGHT TURN LANES AT UNSIGNALIZED DRIVEWAYS

Exclusive right turn lanes are useful where a combination of high roadway speeds, and high right turn volumes into a driveway are expected. Congestion on the roadway may also be a good reason to use an exclusive right turn lane. If properly built, they remove the turning vehicle from the through lanes, thereby decreasing the operational impact of right turn vehicles on the through traffic.

The ***Standard Index*** has no specific guidance on warrants for right turn lanes into unsignalized driveways. The guidelines in this chapter were developed to assist in the decision-making process. However, *Standard Index 301* contains the standards necessary for the design of right turn lanes. The picture in Index 301 shows a left turn lane, but the design features are the same, except for the fact that queues would not usually be present on unsignalized driveways.

7.2

WHEN SHOULD WE BUILD RIGHT TURN LANES?

Exhibit 44
Recommended Guidelines
for Exclusive Right Turn
Lanes to Unsignalized*
Driveway

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80-125 (see note 1)
Over 45 mph	35-55 (see note 2)

*May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

1. The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).
2. The lower threshold of 35 right turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).

Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.

Note on Traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.

Where The Right Turn Lane Guidelines Came From

These recommendations are primarily based on the research done in ***NCHRP Report 420, Impacts of Access Management Techniques***, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and *Use of Speed Differential as a Measure To Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections*, by Jan Thakkar, P.E., and Mohammed A. Hadi, Ph.D., P.E.

In the ***NCHRP Report 420***, the observed high-speed roads, 30 to 40 right turn vehicles per hour caused evasive maneuvers on 5 to 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right turn vehicles caused 15 to 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In the Thakkar-Hadi study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

7.3

IMPACT OF LARGE AND SLOW MOVING VEHICLES TURNING RIGHT



Speed and the volume of right turns should not be the only criteria used to determine the requirement for an exclusive right turn lane at unsignalized intersections. In order to minimize the rear-end collision potential of some situations, a right turn lane may be required where large and slow moving vehicles need to turn right such as;

- Trucking facilities (or locations that have a high volume of large vehicle traffic such as water ports, train stations, etc.)
- Recreational facilities attracting boats, trailers and other large recreation vehicles
- Transit facilities
- Schools

7.4

REQUIRING RIGHT TURN LANES OUTSIDE THESE GUIDELINES

Consider Adding Right Turn Lane

Conditions for providing an exclusive right turn lane when the right turn traffic volume projections don't exceed the guidelines:

- Facilities having a high volume of buses, trucks or trailers (2 or 3 per hour) *See Chapter 2* for “**Designing for Trucks and Other Large Vehicles**”
- Poor internal site design of a driveway facility causing potential backups in the through lanes (*See Section 6.1*) on “**Driveway Length**” regarding concerns on-site conflicts)
- Heavier than normal peak flows on the main roadway
- Very high operating speeds (such as 55 mph or above) and in rural locations where turns are not expected by through drivers
- Highways with curves or hills where sight distance is impacted
- Gated entrances
- Crash experience, especially rear end collisions.
- Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right turn lane desirable (this would also be the case downstream soon after a dual left turn lane onto a four lane road)
- Severe skewed angle of intersection requiring right turn vehicle to slow greatly

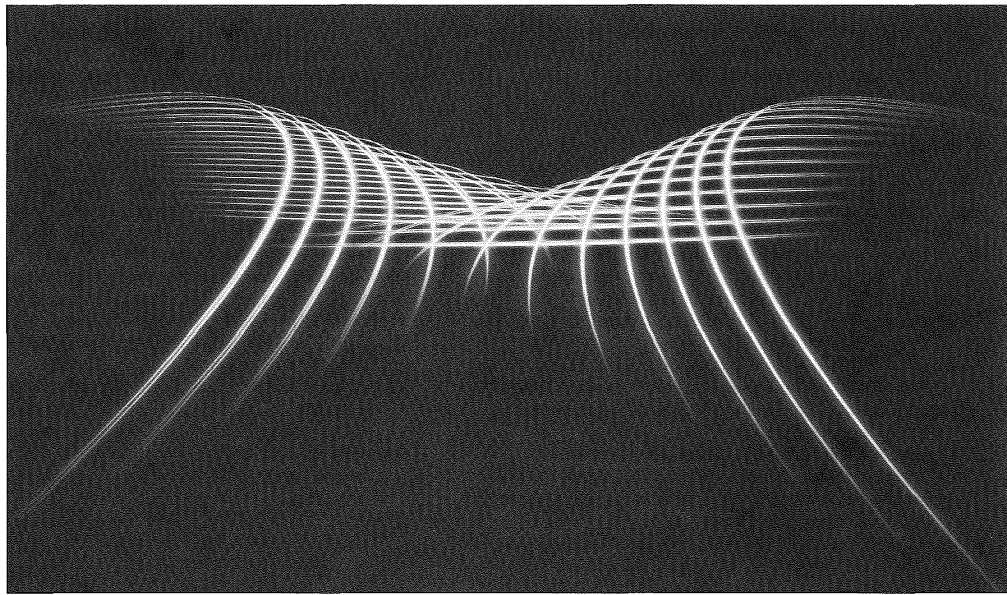
Consider Not Adding Right Turn Lane

Conditions for not requiring a right turn lane where the right turn volumes might exceed the guidelines:

- Dense or built out corridor where space may be limited
- Where a right turn lane would significantly impact pedestrians or cyclists
- Where sufficient distance from neighboring driveways or streets is not available for the appropriate design

HCM2010

HIGHWAY CAPACITY MANUAL



VOLUME 3: INTERRUPTED FLOW



TRANSPORTATION RESEARCH BOARD
OF THE NATIONAL ACADEMIES

WASHINGTON, DC | WWW.TRB.ORG

Arrival Type	Progression Quality	Signal Spacing (ft)	Conditions Under Which Arrival Type Is Likely to Occur
1	Very poor	≤1,600	Coordinated operation on a two-way street where the subject direction does not receive good progression
2	Unfavorable	>1,600–3,200	A less extreme version of Arrival Type 1
3	Random arrivals	>3,200	Isolated signals or widely spaced coordinated signals
4	Favorable	>1,600–3,200	Coordinated operation on a two-way street where the subject direction receives good progression
5	Highly favorable	≤1,600	Coordinated operation on a two-way street where the subject direction receives good progression
6	Exceptional	≤800	Coordinated operation on a one-way street in dense networks and central business districts

Exhibit 18-29
Progression Quality and Arrival Type

Lane Utilization Adjustment Factor

The default lane utilization factors described in this subpart apply to situations in which drivers randomly choose among the exclusive-use lanes on the intersection approach. The factors do not apply to special conditions (such as short lane drops or a downstream freeway on-ramp) that might cause drivers intentionally to choose their lane position on the basis of an anticipated downstream maneuver. Exhibit 18-30 provides a summary of lane utilization adjustment factors for different lane group movements and numbers of lanes.

Lane Group Movement	Number of Lanes in Lane Group (ln)	Traffic in Most Heavily Traveled Lane (%)	Lane Utilization Adjustment Factor f_{LU}
Exclusive through	1	100.0	1.000
	2	52.5	0.952
	3 ^a	36.7	0.908
Exclusive left turn	1	100.0	1.000
	2 ^a	51.5	0.971
Exclusive right turn	1	100.0	1.000
	2 ^a	56.5	0.885

Note: ^a If a lane group has more lanes than shown in this exhibit, it is recommended that field surveys be conducted or the smallest f_{LU} value shown for that type of lane group be used.

Exhibit 18-30
Default Lane Utilization Adjustment Factors

As demand approaches capacity, the analyst may use lane utilization factors that are closer to 1.0 than those offered in Exhibit 18-30. This refinement to the factor value recognizes that a high volume-to-capacity ratio is associated with a more uniform use of the available lanes because of reduced opportunity for drivers to select their lane freely.

On-Street Parking Maneuver Rate

Exhibit 18-31 gives default values for the parking maneuver rate on an intersection approach with on-street parking. It is estimated for a distance of 250 ft back from the stop line. The calculations assume 25 ft per parking space and 80% occupancy. Each turnover (one car leaving and one car arriving) generates two parking maneuvers.

APPENDIX L

Capacity Analyses Summary Worksheets

Chaffee Road & McAdam Road/Cherokee Cove Drive
Non-Signalized Intersection

2016 Existing Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	0	0	0	24	0	62	0	459	20	23	349	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	95	-	-	85	375	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	91	91	91	90	90	90	82	82	82
Heavy Vehicles, %	2	2	2	4	2	2	2	6	2	2	6	2
Mvmt Flow	0	0	0	26	0	68	0	510	22	28	426	0
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	992	992	426	992	992	510	426	0	0	510	0	0
Stage 1	482	482	-	510	510	-	-	-	-	-	-	-
Stage 2	510	510	-	482	482	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	225	246	628	223	246	563	1133	-	-	1055	-	-
Stage 1	565	553	-	542	538	-	-	-	-	-	-	-
Stage 2	546	538	-	562	553	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	194	239	628	218	239	563	1133	-	-	1055	-	-
Mov Cap-2 Maneuver	194	239	-	218	239	-	-	-	-	-	-	-
Stage 1	565	538	-	542	538	-	-	-	-	-	-	-
Stage 2	480	538	-	547	538	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			15.5			0			0.5		
HCM LOS	A			C								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	1133	-	-	-	218	563	1055	-	-			
HCM Lane V/C Ratio	-	-	-	-	0.121	0.121	0.027	-	-			
HCM Control Delay (s)	0	-	-	0	23.8	12.3	8.5	-	-			
HCM Lane LOS	A	-	-	A	C	B	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	-	0.4	0.4	0.1	-	-			













Chaffee Road at Sam Caruso Way/Westmeadows Drive
Non-Signalized Intersection

2016 Existing Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh	21.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	88	5	143	12	8	26	183	331	9	11	229	144
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	300	-	-	120	270	-	190	230	-	260
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	54	54	77	77	77	94	94	94	89	89	89
Heavy Vehicles, %	6	20	3	2	2	2	4	6	2	6	2	5
Mvmt Flow	163	9	265	16	10	34	195	352	10	12	257	162
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1029	1023	257	1028	1023	352	257	0	0	352	0	0
Stage 1	282	282	-	741	741	-	-	-	-	-	-	-
Stage 2	747	741	-	287	282	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.7	6.23	7.12	6.52	6.22	4.14	-	-	4.16	-	-
Critical Hdwy Stg 1	6.16	5.7	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.7	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4.18	3.327	3.518	4.018	3.318	2.236	-	-	2.254	-	-
Pot Cap-1 Maneuver	208	219	779	212	236	692	1296	-	-	1185	-	0
Stage 1	716	646	-	408	423	-	-	-	-	-	-	0
Stage 2	399	397	-	720	678	-	-	-	-	-	-	0
Platoon blocked, %								-	-		-	
Mov Cap-1 Maneuver	167	184	779	118	198	692	1296	-	-	1185	-	-
Mov Cap-2 Maneuver	167	184	-	118	198	-	-	-	-	-	-	-
Stage 1	608	639	-	347	359	-	-	-	-	-	-	-
Stage 2	313	337	-	464	671	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	59.2			21.7			2.9			0.4		
HCM LOS	F			C								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT			
Capacity (veh/h)	1296	-	-	168	779	141	692	1185	-			
HCM Lane V/C Ratio	0.15	-	-	1.025	0.34	0.184	0.049	0.01	-			
HCM Control Delay (s)	8.3	-	-	131.7	12	36.2	10.5	8.1	-			
HCM Lane LOS	A	-	-	F	B	E	B	A	-			
HCM 95th %tile Q(veh)	0.5	-	-	8.3	1.5	0.6	0.2	0	-			

Chaffee Road & Falkland Road
Signalized Intersection

2016 Existing Conditions
AM Peak Hour

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	43	90	417	21	44	330
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	13	12	12	11	12
Storage Length (ft)	90	0		135	175	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1636	1792	1417	1678	1810
Flt Permitted	0.950				0.475	
Satd. Flow (perm)	1770	1636	1792	1417	839	1810
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		99		25		
Link Speed (mph)	20		45			45
Link Distance (ft)	334		4797			311
Travel Time (s)	11.4		72.7			4.7
Peak Hour Factor	0.91	0.91	0.84	0.84	0.82	0.82
Heavy Vehicles (%)	2%	2%	6%	14%	4%	5%
Adj. Flow (vph)	47	99	496	25	54	402
Shared Lane Traffic (%)						
Lane Group Flow (vph)	47	99	496	25	54	402
Turn Type	Prot	Perm	NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	6	6
Switch Phase						
Minimum Initial (s)	6.0	6.0	18.0	18.0	18.0	18.0
Minimum Split (s)	21.5	21.5	24.0	24.0	24.0	24.0
Total Split (s)	25.0	25.0	50.0	50.0	50.0	50.0
Total Split (%)	33.3%	33.3%	66.7%	66.7%	66.7%	66.7%
Maximum Green (s)	19.5	19.5	44.0	44.0	44.0	44.0
Yellow Time (s)	3.5	3.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	6.0	6.0	6.0	6.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	2.5	2.5	2.5	2.5
Recall Mode	None	None	Max	Max	Max	Max
Walk Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0	0
Act Effct Green (s)	7.4	7.4	52.6	52.6	52.6	52.6
Actuated g/C Ratio	0.11	0.11	0.77	0.77	0.77	0.77
v/c Ratio	0.24	0.37	0.36	0.02	0.08	0.29
Control Delay	29.6	10.8	4.5	1.5	3.6	4.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road & Falkland Road
Signalized Intersection

2016 Existing Conditions
AM Peak Hour



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Total Delay	29.6	10.8	4.5	1.5	3.6	4.0
LOS	C	B	A	A	A	A
Approach Delay	16.8		4.3			3.9
Approach LOS	B		A			A
90th %ile Green (s)	9.2	9.2	44.0	44.0	44.0	44.0
90th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
70th %ile Green (s)	7.9	7.9	44.8	44.8	44.8	44.8
70th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
50th %ile Green (s)	7.2	7.2	49.8	49.8	49.8	49.8
50th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
30th %ile Green (s)	6.4	6.4	59.0	59.0	59.0	59.0
30th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
10th %ile Green (s)	0.0	0.0	59.0	59.0	59.0	59.0
10th %ile Term Code	Skip	Skip	Dwell	Dwell	Dwell	Dwell
Queue Length 50th (ft)	19	0	61	0	5	46
Queue Length 95th (ft)	44	37	103	5	14	77
Internal Link Dist (ft)	254		4717			231
Turn Bay Length (ft)	90			135	175	
Base Capacity (vph)	510	542	1387	1102	649	1401
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.18	0.36	0.02	0.08	0.29

Intersection Summary

Area Type: Other

Cycle Length: 75

Actuated Cycle Length: 67.9

Natural Cycle: 50

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.37

Intersection Signal Delay: 5.8

Intersection LOS: A

Intersection Capacity Utilization 51.1%

ICU Level of Service A

Analysis Period (min) 15

90th %ile Actuated Cycle: 64.7

70th %ile Actuated Cycle: 64.2

50th %ile Actuated Cycle: 68.5

30th %ile Actuated Cycle: 76.9

10th %ile Actuated Cycle: 65

Splits and Phases: 8: Chaffee Road & Falkland Road



Chaffee Road at Panther Creek Parkway
Non-Signalized Intersection

2016 Existing Conditions
AM Peak Hour

Intersection

Int Delay, s/veh 2.3

Movement	EBU	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	1	64	29	12	500	347	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	70	0	200	-	-	250
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	77	77	77	85	85	82	82
Heavy Vehicles, %	2	2	3	2	5	5	5
Mvmt Flow	1	83	38	14	588	423	24

Major/Minor	Minor2		Major1			Major2	
Conflicting Flow All	0	1039	423	423	0	-	0
Stage 1	0	423	-	-	-	-	-
Stage 2	0	616	-	-	-	-	-
Critical Hdwy	-	6.42	6.23	4.12	-	-	-
Critical Hdwy Stg 1	-	5.42	-	-	-	-	-
Critical Hdwy Stg 2	-	5.42	-	-	-	-	-
Follow-up Hdwy	-	3.518	3.327	2.218	-	-	-
Pot Cap-1 Maneuver	0	255	629	1136	-	-	-
Stage 1	0	661	-	-	-	-	-
Stage 2	0	539	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	0	252	629	1136	-	-	-
Mov Cap-2 Maneuver	0	252	-	-	-	-	-
Stage 1	0	661	-	-	-	-	-
Stage 2	0	532	-	-	-	-	-























Approach	EB	NB	SB
HCM Control Delay, s	21.5	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1136	-	252	629	-	-
HCM Lane V/C Ratio	0.012	-	0.33	0.06	-	-
HCM Control Delay (s)	8.2	-	26.2	11.1	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0	-	1.4	0.2	-	-

Chaffee Road at Crystal Springs Road

Signalized Intersection

2016 Existing Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Volume (vph)	65	23	32	94	19	299	32	467	66	11	224	209
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	11	12	12	15	12	12	12
Storage Length (ft)	0		0	255		110	435		0		240	
Storage Lanes	1		0	1		1	1		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	1.00
Frt		0.912				0.850		0.981				0.998
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1752	1566	0	1694	1749	1531	1752	3455	0	0	1737	1750
Flt Permitted	0.950			0.950			0.618				0.288	
Satd. Flow (perm)	1752	1566	0	1694	1749	1531	1140	3455	0	0	527	1750
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		35				329		16				1
Link Speed (mph)		30			40			40				40
Link Distance (ft)		162			369			485				357
Travel Time (s)		3.7			6.3			8.3				6.1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.87	0.87	0.87	0.94	0.94	0.94
Heavy Vehicles (%)	3%	13%	9%	3%	5%	2%	3%	2%	6%	2%	4%	8%
Adj. Flow (vph)	71	25	35	103	21	329	37	537	76	12	238	222
Shared Lane Traffic (%)												
Lane Group Flow (vph)	71	60	0	103	21	329	37	613	0	0	250	225
Turn Type	Split	NA		Split	NA	Perm	pm+pt	NA		pm+pt	pm+pt	NA
Protected Phases	4	4		8	8		5	2		1	1	6
Permitted Phases						8	2			6	6	
Detector Phase	4	4		8	8	8	5	2		1	1	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Minimum Split (s)	22.0	22.0		25.0	25.0	25.0	10.5	33.5		10.5	10.5	31.5
Total Split (s)	22.0	22.0		25.0	25.0	25.0	10.5	34.0		14.0	14.0	37.5
Total Split (%)	23.2%	23.2%		26.3%	26.3%	26.3%	11.1%	35.8%		14.7%	14.7%	39.5%
Maximum Green (s)	16.3	16.3		18.6	18.6	18.6	4.1	27.6		7.6	7.6	31.1
Yellow Time (s)	3.7	3.7		4.4	4.4	4.4	4.4	4.4		4.4	4.4	4.4
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	5.7	5.7		6.4	6.4	6.4	6.4	6.4			6.4	6.4
Lead/Lag							Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	6.0	6.0		6.0	6.0	6.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max		None	None	Max
Walk Time (s)	0.0	0.0		7.0	7.0	7.0		7.0				7.0
Flash Dont Walk (s)	11.0	11.0		24.0	24.0	24.0		20.0				18.0
Pedestrian Calls (#/hr)	0	0		0	0	0		0				0
Act Effct Green (s)	11.8	11.8		14.6	14.6	14.6	32.3	28.2			40.8	36.6
Actuated g/C Ratio	0.14	0.14		0.17	0.17	0.17	0.38	0.34			0.49	0.44
v/c Ratio	0.29	0.24		0.35	0.07	0.61	0.08	0.52			0.68	0.29
Control Delay	37.8	20.9		35.6	31.1	9.4	14.8	25.8			28.0	21.4
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0

Chaffee Road at Crystal Springs Road
Signalized Intersection

2016 Existing Conditions
AM Peak Hour

Lane Group	SBR
Lane Configurations	
Volume (vph)	3
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Heavy Vehicles (%)	33%
Adj. Flow (vph)	3
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Chaffee Road at Crystal Springs Road Signalized Intersection

2016 Existing Conditions
AM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Total Delay	37.8	20.9		35.6	31.1	9.4	14.8	25.8			28.0	21.4
LOS	D	C		D	C	A	B	C			C	C
Approach Delay		30.1			16.4			25.2				24.8
Approach LOS		C			B			C				C
90th %ile Green (s)	15.3	15.3		18.6	18.6	18.6	4.1	27.6		7.6	7.6	31.1
90th %ile Term Code	Gap	Gap		Max	Max	Max	Max	MaxR		Max	Max	MaxR
70th %ile Green (s)	13.2	13.2		18.1	18.1	18.1	4.1	27.6		7.6	7.6	31.1
70th %ile Term Code	Gap	Gap		Gap	Gap	Gap	Max	MaxR		Max	Max	MaxR
50th %ile Green (s)	11.8	11.8		15.3	15.3	15.3	4.1	27.6		7.6	7.6	31.1
50th %ile Term Code	Gap	Gap		Gap	Gap	Gap	Max	MaxR		Max	Max	MaxR
30th %ile Green (s)	10.4	10.4		12.6	12.6	12.6	0.0	27.6		7.6	7.6	41.6
30th %ile Term Code	Gap	Gap		Gap	Gap	Gap	Skip	MaxR		Max	Max	Hold
10th %ile Green (s)	0.0	0.0		9.2	9.2	9.2	0.0	27.6		7.6	7.6	41.6
10th %ile Term Code	Skip	Skip		Gap	Gap	Gap	Skip	MaxR		Max	Max	Hold
Queue Length 50th (ft)	36	12		50	10	0	10	141			80	89
Queue Length 95th (ft)	77	48		100	31	73	29	207			#192	166
Internal Link Dist (ft)		82			289			405				277
Turn Bay Length (ft)				255		110	435				240	
Base Capacity (vph)	347	338		383	395	600	470	1170			368	764
Starvation Cap Reductn	0	0		0	0	0	0	0			0	0
Spillback Cap Reductn	0	0		0	0	0	0	0			0	0
Storage Cap Reductn	0	0		0	0	0	0	0			0	0
Reduced v/c Ratio	0.20	0.18		0.27	0.05	0.55	0.08	0.52			0.68	0.29

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 83.9

Natural Cycle: 95

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.68

Intersection Signal Delay: 23.1

Intersection LOS: C

Intersection Capacity Utilization 70.9%

ICU Level of Service C

Analysis Period (min) 15

90th %ile Actuated Cycle: 94

70th %ile Actuated Cycle: 91.4

50th %ile Actuated Cycle: 87.2

30th %ile Actuated Cycle: 83.1

10th %ile Actuated Cycle: 63.6

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 14: Chaffee Road & Driveway/Crystal Springs Road

14 s	34 s	22 s	25 s
10.5 s	37.5 s		

Chaffee Road at Crystal Springs Road
Signalized Intersection

2016 Existing Conditions
AM Peak Hour

Lane Group	SBR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
90th %ile Green (s)	
90th %ile Term Code	
70th %ile Green (s)	
70th %ile Term Code	
50th %ile Green (s)	
50th %ile Term Code	
30th %ile Green (s)	
30th %ile Term Code	
10th %ile Green (s)	
10th %ile Term Code	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Chaffee Road & McAdam Road/Cherokee Cove Drive
Non-Signalized Intersection

2016 Existing Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	0	0	1	31	0	26	1	392	32	47	452	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	95	-	-	85	375	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	76	76	76	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	6	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	4	41	0	34	1	426	35	51	491	0
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1021	1021	491	1023	1021	426	491	0	0	426	0	0
Stage 1	593	593	-	428	428	-	-	-	-	-	-	-
Stage 2	428	428	-	595	593	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.16	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.16	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.16	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.554	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	215	236	578	210	236	628	1072	-	-	1133	-	-
Stage 1	492	493	-	597	585	-	-	-	-	-	-	-
Stage 2	605	585	-	484	493	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	196	225	578	201	225	628	1072	-	-	1133	-	-
Mov Cap-2 Maneuver	196	225	-	201	225	-	-	-	-	-	-	-
Stage 1	492	471	-	596	584	-	-	-	-	-	-	-
Stage 2	571	584	-	459	471	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	11.3			20			0			0.8		
HCM LOS	B			C								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	1072	-	-	578	201	628	1133	-	-			
HCM Lane V/C Ratio	0.001	-	-	0.007	0.203	0.054	0.045	-	-			
HCM Control Delay (s)	8.4	0	-	11.3	27.4	11.1	8.3	-	-			
HCM Lane LOS	A	A	-	B	D	B	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	0	0.7	0.2	0.1	-	-			













Chaffee Road at Sam Caruso Way/Westmeadows Drive
Non-Signalized Intersection

2016 Existing Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	24	0	38	13	1	24	16	374	25	27	455	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	300	-	-	120	270	-	190	230	-	260
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	52	52	52	75	75	75	92	92	92	96	96	96
Heavy Vehicles, %	4	2	2	2	2	2	2	2	4	2	2	4
Mvmt Flow	46	0	73	17	1	32	17	407	27	28	474	27
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	972	971	474	971	971	407	474	0	0	407	0	0
Stage 1	530	530	-	441	441	-	-	-	-	-	-	-
Stage 2	442	441	-	530	530	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.14	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	230	253	590	232	253	644	1088	-	-	1152	-	0
Stage 1	529	527	-	595	577	-	-	-	-	-	-	0
Stage 2	591	577	-	533	527	-	-	-	-	-	-	0
Platoon blocked, %								-	-			
Mov Cap-1 Maneuver	211	243	590	197	243	644	1088	-	-	1152	-	-
Mov Cap-2 Maneuver	211	243	-	197	243	-	-	-	-	-	-	-
Stage 1	521	514	-	586	568	-	-	-	-	-	-	-
Stage 2	552	568	-	456	514	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	17.7			16			0.3			0.5		
HCM LOS	C			C								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT			
Capacity (veh/h)	1088	-	-	211	590	200	644	1152	-			
HCM Lane V/C Ratio	0.016	-	-	0.219	0.124	0.093	0.05	0.024	-			
HCM Control Delay (s)	8.4	-	-	26.8	12	24.8	10.9	8.2	-			
HCM Lane LOS	A	-	-	D	B	C	B	A	-			
HCM 95th %tile Q(veh)	0	-	-	0.8	0.4	0.3	0.2	0.1	-			

Chaffee Road & Falkland Road
Signalized Intersection

2016 Existing Conditions
PM Peak Hour

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	53	102	374	39	138	460
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	13	12	12	11	12
Storage Length (ft)	90	0		135	175	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1605	1863	1583	1711	1863
Flt Permitted	0.950				0.533	
Satd. Flow (perm)	1770	1605	1863	1583	960	1863
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		120		40		
Link Speed (mph)	20		45			45
Link Distance (ft)	334		4797			311
Travel Time (s)	11.4		72.7			4.7
Peak Hour Factor	0.85	0.85	0.97	0.97	0.93	0.93
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Adj. Flow (vph)	62	120	386	40	148	495
Shared Lane Traffic (%)						
Lane Group Flow (vph)	62	120	386	40	148	495
Turn Type	Prot	Perm	NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	6	6
Switch Phase						
Minimum Initial (s)	6.0	6.0	18.0	18.0	18.0	18.0
Minimum Split (s)	21.5	21.5	24.0	24.0	24.0	24.0
Total Split (s)	25.0	25.0	50.0	50.0	50.0	50.0
Total Split (%)	33.3%	33.3%	66.7%	66.7%	66.7%	66.7%
Maximum Green (s)	19.5	19.5	44.0	44.0	44.0	44.0
Yellow Time (s)	3.5	3.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	6.0	6.0	6.0	6.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	2.5	2.5	2.5	2.5
Recall Mode	None	None	Max	Max	Max	Max
Walk Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0	0
Act Effct Green (s)	7.9	7.9	50.8	50.8	50.8	50.8
Actuated g/C Ratio	0.12	0.12	0.76	0.76	0.76	0.76
v/c Ratio	0.30	0.41	0.27	0.03	0.20	0.35
Control Delay	29.8	10.2	4.1	1.4	4.4	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road & Falkland Road
Signalized Intersection

2016 Existing Conditions
PM Peak Hour



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Total Delay	29.8	10.2	4.1	1.4	4.4	4.6
LOS	C	B	A	A	A	A
Approach Delay	16.9		3.9			4.6
Approach LOS	B		A			A
90th %ile Green (s)	10.1	10.1	44.0	44.0	44.0	44.0
90th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
70th %ile Green (s)	8.6	8.6	44.0	44.0	44.0	44.0
70th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
50th %ile Green (s)	7.6	7.6	46.4	46.4	46.4	46.4
50th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
30th %ile Green (s)	6.8	6.8	54.7	54.7	54.7	54.7
30th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
10th %ile Green (s)	0.0	0.0	59.0	59.0	59.0	59.0
10th %ile Term Code	Skip	Skip	Dwell	Dwell	Dwell	Dwell
Queue Length 50th (ft)	23	0	44	0	16	62
Queue Length 95th (ft)	50	35	87	7	40	119
Internal Link Dist (ft)	254		4717			231
Turn Bay Length (ft)	90			135	175	
Base Capacity (vph)	519	555	1421	1217	732	1421
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.22	0.27	0.03	0.20	0.35

Intersection Summary

Area Type: Other

Cycle Length: 75

Actuated Cycle Length: 66.6

Natural Cycle: 50

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.41

Intersection Signal Delay: 6.1

Intersection LOS: A

Intersection Capacity Utilization 54.3%

ICU Level of Service A

Analysis Period (min) 15

90th %ile Actuated Cycle: 65.6

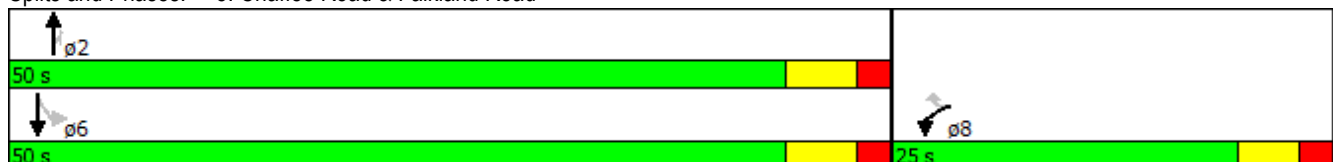
70th %ile Actuated Cycle: 64.1

50th %ile Actuated Cycle: 65.5

30th %ile Actuated Cycle: 73

10th %ile Actuated Cycle: 65

Splits and Phases: 8: Chaffee Road & Falkland Road



Chaffee Road & Panther Creek Parkway
Non-Signalized Intersection

2016 Existing Conditions
PM Peak Hour

Intersection

Int Delay, s/veh 1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	30	19	29	446	581	52
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	200	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	98	98	92	92
Heavy Vehicles, %	3	2	3	3	2	2
Mvmt Flow	32	20	30	455	632	57





















Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1146	632	0
Stage 1	632	-	-
Stage 2	514	-	-
Critical Hdwy	6.43	6.22	4.13
Critical Hdwy Stg 1	5.43	-	-
Critical Hdwy Stg 2	5.43	-	-
Follow-up Hdwy	3.527	3.318	2.227
Pot Cap-1 Maneuver	219	480	946
Stage 1	528	-	-
Stage 2	598	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	212	480	946
Mov Cap-2 Maneuver	212	-	-
Stage 1	528	-	-
Stage 2	579	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.3	0.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	946	-	212	480	-	-
HCM Lane V/C Ratio	0.031	-	0.151	0.042	-	-
HCM Control Delay (s)	8.9	-	25	12.8	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	0.1	-	-

Chaffee Road at Crystal Springs Road Signalized Intersection

2016 Existing Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Volume (vph)	56	20	56	139	31	258	2	22	314	133	5	464
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	11	12	12	12	15	12	12
Storage Length (ft)	0		0	255		110		435		0		240
Storage Lanes	1		0	1		1		1		0		1
Taper Length (ft)	25			25				25				25
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	0.95	1.00	1.00
Frt		0.890				0.850			0.955			
Flt Protected	0.950			0.950				0.950				0.950
Satd. Flow (prot)	1770	1658	0	1711	1801	1516	0	1770	3357	0	0	1770
Flt Permitted	0.950			0.950				0.488				0.329
Satd. Flow (perm)	1770	1658	0	1711	1801	1516	0	909	3357	0	0	613
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)		64				266			61			
Link Speed (mph)		30			40				40			
Link Distance (ft)		162			369				485			
Travel Time (s)		3.7			6.3				8.3			
Peak Hour Factor	0.87	0.87	0.87	0.97	0.97	0.97	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%	2%	2%
Adj. Flow (vph)	64	23	64	143	32	266	2	24	341	145	5	504
Shared Lane Traffic (%)												
Lane Group Flow (vph)	64	87	0	143	32	266	0	26	486	0	0	509
Turn Type	Split	NA		Split	NA	Perm	pm+pt	pm+pt	NA		pm+pt	pm+pt
Protected Phases	4	4		8	8		5	5	2		1	1
Permitted Phases						8	2	2			6	6
Detector Phase	4	4		8	8	8	5	5	2		1	1
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0
Minimum Split (s)	22.0	22.0		25.0	25.0	25.0	10.4	10.4	33.5		10.5	10.5
Total Split (s)	22.0	22.0		25.0	25.0	25.0	10.4	10.4	33.8		24.2	24.2
Total Split (%)	21.0%	21.0%		23.8%	23.8%	23.8%	9.9%	9.9%	32.2%		23.0%	23.0%
Maximum Green (s)	16.3	16.3		18.6	18.6	18.6	4.0	4.0	27.4		17.8	17.8
Yellow Time (s)	3.7	3.7		4.4	4.4	4.4	4.4	4.4	4.4		4.4	4.4
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0			0.0
Total Lost Time (s)	5.7	5.7		6.4	6.4	6.4		6.4	6.4			6.4
Lead/Lag							Lead	Lead	Lag		Lead	Lead
Lead-Lag Optimize?							Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	6.0	6.0		6.0	6.0	6.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None		None	None	None	None	None	Max		None	None
Walk Time (s)	0.0	0.0		7.0	7.0	7.0			7.0			
Flash Dont Walk (s)	11.0	11.0		24.0	24.0	24.0			20.0			
Pedestrian Calls (#/hr)	0	0		0	0	0			0			
Act Effct Green (s)	11.8	11.8		16.0	16.0	16.0		31.8	27.8			52.3
Actuated g/C Ratio	0.12	0.12		0.17	0.17	0.17		0.33	0.29			0.55
v/c Ratio	0.29	0.33		0.50	0.11	0.56		0.08	0.48			0.92
Control Delay	43.7	19.3		43.8	36.2	9.7		15.4	27.6			42.1
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0			0.0

Chaffee Road at Crystal Springs Road
Signalized Intersection













2016 Existing Conditions
PM Peak Hour



Lane Group	SBT	SBR
Lane Configurations	RT	
Volume (vph)	441	3
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Storage Length (ft)		0
Storage Lanes		0
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt	0.999	
Flt Protected		
Satd. Flow (prot)	1861	0
Flt Permitted		
Satd. Flow (perm)	1861	0
Right Turn on Red		Yes
Satd. Flow (RTOR)		
Link Speed (mph)	40	
Link Distance (ft)	357	
Travel Time (s)	6.1	
Peak Hour Factor	0.92	0.92
Heavy Vehicles (%)	2%	2%
Adj. Flow (vph)	479	3
Shared Lane Traffic (%)		
Lane Group Flow (vph)	482	0
Turn Type	NA	
Protected Phases	6	
Permitted Phases		
Detector Phase	6	
Switch Phase		
Minimum Initial (s)	4.0	
Minimum Split (s)	31.5	
Total Split (s)	47.6	
Total Split (%)	45.3%	
Maximum Green (s)	41.2	
Yellow Time (s)	4.4	
All-Red Time (s)	2.0	
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	6.4	
Lead/Lag	Lag	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	3.0	
Recall Mode	Max	
Walk Time (s)	7.0	
Flash Dont Walk (s)	18.0	
Pedestrian Calls (#/hr)	0	
Act Effct Green (s)	46.5	
Actuated g/C Ratio	0.49	
v/c Ratio	0.53	
Control Delay	23.6	
Queue Delay	0.0	

Chaffee Road at Crystal Springs Road Signalized Intersection

2016 Existing Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Total Delay	43.7	19.3		43.8	36.2	9.7		15.4	27.6			42.1
LOS	D	B		D	D	A		B	C			D
Approach Delay		29.7			22.7				27.0			
Approach LOS		C			C				C			
90th %ile Green (s)	15.3	15.3		18.6	18.6	18.6	4.0	4.0	27.4		17.8	17.8
90th %ile Term Code	Gap	Gap		Max	Max	Max	Max	Max	MaxR		Max	Max
70th %ile Green (s)	13.3	13.3		18.6	18.6	18.6	4.0	4.0	27.4		17.8	17.8
70th %ile Term Code	Gap	Gap		Max	Max	Max	Max	Max	MaxR		Max	Max
50th %ile Green (s)	11.9	11.9		18.2	18.2	18.2	4.0	4.0	27.4		17.8	17.8
50th %ile Term Code	Gap	Gap		Gap	Gap	Gap	Max	Max	MaxR		Max	Max
30th %ile Green (s)	10.4	10.4		14.9	14.9	14.9	0.0	0.0	27.4		17.8	17.8
30th %ile Term Code	Gap	Gap		Gap	Gap	Gap	Skip	Skip	MaxR		Max	Max
10th %ile Green (s)	0.0	0.0		10.6	10.6	10.6	0.0	0.0	27.4		17.8	17.8
10th %ile Term Code	Skip	Skip		Gap	Gap	Gap	Skip	Skip	MaxR		Max	Max
Queue Length 50th (ft)	38	13		82	17	0		8	120			212
Queue Length 95th (ft)	76	55		149	45	71		23	178			#488
Internal Link Dist (ft)		82			289				405			
Turn Bay Length (ft)				255		110		435				240
Base Capacity (vph)	306	340		338	356	513		340	1022			556
Starvation Cap Reductn	0	0		0	0	0		0	0			0
Spillback Cap Reductn	0	0		0	0	0		0	0			0
Storage Cap Reductn	0	0		0	0	0		0	0			0
Reduced v/c Ratio	0.21	0.26		0.42	0.09	0.52		0.08	0.48			0.92

Intersection Summary

Area Type: Other

Cycle Length: 105

Actuated Cycle Length: 95.3

Natural Cycle: 105

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 29.2

Intersection LOS: C

Intersection Capacity Utilization 79.0%

ICU Level of Service D

Analysis Period (min) 15

90th %ile Actuated Cycle: 104

70th %ile Actuated Cycle: 102

50th %ile Actuated Cycle: 100.2





30th %ile Actuated Cycle: 95.4

10th %ile Actuated Cycle: 75

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 14: Chaffee Road & Driveway/Crystal Springs Road

 p1	 p2	 p4	 p8
24.2 s	33.8 s	22 s	25 s
 p5	 p6		
10.4 s	47.6 s		

Chaffee Road at Crystal Springs Road
Signalized Intersection

2016 Existing Conditions
PM Peak Hour



Lane Group	SBT	SBR
Total Delay	23.6	
LOS	C	
Approach Delay	33.1	
Approach LOS	C	
90th %ile Green (s)	41.2	
90th %ile Term Code	MaxR	
70th %ile Green (s)	41.2	
70th %ile Term Code	MaxR	
50th %ile Green (s)	41.2	
50th %ile Term Code	MaxR	
30th %ile Green (s)	51.6	
30th %ile Term Code	Hold	
10th %ile Green (s)	51.6	
10th %ile Term Code	Hold	
Queue Length 50th (ft)	239	
Queue Length 95th (ft)	371	
Internal Link Dist (ft)	277	
Turn Bay Length (ft)		
Base Capacity (vph)	908	
Starvation Cap Reductn	0	
Spillback Cap Reductn	0	
Storage Cap Reductn	0	
Reduced v/c Ratio	0.53	
Intersection Summary		

Chaffee Road at McAdam Road/Cherokee Cove Drive
Non-Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh	65.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	5	5	5	40	5	85	5	1130	35	40	790	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	95	-	-	85	375	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	91	91	91	90	90	90	82	82	82
Heavy Vehicles, %	2	2	2	4	2	2	2	6	2	2	6	2
Mvmt Flow	20	20	20	44	5	93	6	1256	39	49	963	6
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2333	2331	966	2351	2334	1256	970	0	0	1256	0	0
Stage 1	1064	1064	-	1267	1267	-	-	-	-	-	-	-
Stage 2	1269	1267	-	1084	1067	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	26	37	309	~ 25	37	209	710	-	-	554	-	-
Stage 1	270	300	-	205	240	-	-	-	-	-	-	-
Stage 2	206	240	-	260	299	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	~ 11	33	309	~ 11	33	209	710	-	-	554	-	-
Mov Cap-2 Maneuver	~ 11	33	-	~ 11	33	-	-	-	-	-	-	-
Stage 1	262	273	-	199	233	-	-	-	-	-	-	-
Stage 2	108	233	-	205	273	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	\$ 1024.2			\$ 726.4			0			0.6		
HCM LOS	F			F								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	710	-	-	24	12	209	554	-	-			
HCM Lane V/C Ratio	0.008	-	-	2.5	4.121	0.447	0.088	-	-			
HCM Control Delay (s)	10.1	0	\$ 1024.2	\$ 2031.6	35.4	12.1	-	-	-			
HCM Lane LOS	B	A	-	F	F	E	B	-	-			
HCM 95th %tile Q(veh)	0	-	-	7.5	7.2	2.1	0.3	-	-			

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Chaffee Road at Sam Caruso Way/Westmeadows Drive
Non-Signalized Intersection

2040 No-Build Conditions
AM Peak Hour













Intersection												
Int Delay, s/veh	1378.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	110	10	185	20	15	35	230	980	15	20	635	200
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	300	-	-	120	270	-	190	230	-	260
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	54	54	77	77	77	94	94	94	89	89	89
Heavy Vehicles, %	6	20	3	2	2	2	4	6	2	6	2	5
Mvmt Flow	204	19	343	26	19	45	245	1043	16	22	713	225
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2300	2290	713	2300	2290	1043	713	0	0	1043	0	0
Stage 1	758	758	-	1532	1532	-	-	-	-	-	-	-
Stage 2	1542	1532	-	768	758	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.7	6.23	7.12	6.52	6.22	4.14	-	-	4.16	-	-
Critical Hdwy Stg 1	6.16	5.7	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.7	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4.18	3.327	3.518	4.018	3.318	2.236	-	-	2.254	-	-
Pot Cap-1 Maneuver	~ 26	35	430	27	39	279	878	-	-	652	-	0
Stage 1	393	390	-	146	179	-	-	-	-	-	-	0
Stage 2	~ 141	163	-	394	415	-	-	-	-	-	-	0
Platoon blocked, %								-	-		-	
Mov Cap-1 Maneuver	~ 7	24	430	~ 2	27	279	878	-	-	652	-	-
Mov Cap-2 Maneuver	~ 7	24	-	~ 2	27	-	-	-	-	-	-	-
Stage 1	283	377	-	105	129	-	-	-	-	-	-	-
Stage 2	~ 72	118	-	74	401	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	\$ 5873			\$ 4344.9			2			0.3		
HCM LOS	F			F								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT			
Capacity (veh/h)	878	-	-	7	430	3	279	652	-			
HCM Lane V/C Ratio	0.279	-	-	31.746	0.797	15.152	0.163	0.034	-			
HCM Control Delay (s)	10.7	-	-	\$ 14867.1	\$ 8669.3	20.4	10.7	-	-			
HCM Lane LOS	B	-	-	F	E	F	C	B	-			
HCM 95th %tile Q(veh)	1.1	-	-	29.7	7.1	7.6	0.6	0.1	-			

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Chaffee Road at Falkland Road
Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	70	130	990	35	80	730
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	13	12	12	11	12
Storage Length (ft)	90	0		135	175	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1636	1792	1417	1678	1810
Flt Permitted	0.950				0.096	
Satd. Flow (perm)	1770	1636	1792	1417	170	1810
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		75		26		
Link Speed (mph)	20		45			45
Link Distance (ft)	334		4797			311
Travel Time (s)	11.4		72.7			4.7
Peak Hour Factor	0.91	0.91	0.84	0.84	0.82	0.82
Heavy Vehicles (%)	2%	2%	6%	14%	4%	5%
Adj. Flow (vph)	77	143	1179	42	98	890
Shared Lane Traffic (%)						
Lane Group Flow (vph)	77	143	1179	42	98	890
Turn Type	Prot	Perm	NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	6	6
Switch Phase						
Minimum Initial (s)	6.0	6.0	18.0	18.0	18.0	18.0
Minimum Split (s)	21.5	21.5	24.0	24.0	24.0	24.0
Total Split (s)	25.0	25.0	50.0	50.0	50.0	50.0
Total Split (%)	33.3%	33.3%	66.7%	66.7%	66.7%	66.7%
Maximum Green (s)	19.5	19.5	44.0	44.0	44.0	44.0
Yellow Time (s)	3.5	3.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	6.0	6.0	6.0	6.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	2.5	2.5	2.5	2.5
Recall Mode	None	None	Max	Max	Max	Max
Walk Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0	0
Act Effct Green (s)	8.7	8.7	49.4	49.4	49.4	49.4
Actuated g/C Ratio	0.13	0.13	0.75	0.75	0.75	0.75
v/c Ratio	0.33	0.51	0.88	0.04	0.77	0.66
Control Delay	29.1	20.2	20.5	2.4	55.8	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road at Falkland Road
Signalized Intersection

2040 No-Build Conditions
AM Peak Hour



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Total Delay	29.1	20.2	20.5	2.4	55.8	9.4
LOS	C	C	C	A	E	A
Approach Delay	23.3		19.9			14.0
Approach LOS	C		B			B
90th %ile Green (s)	12.7	12.7	44.0	44.0	44.0	44.0
90th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
70th %ile Green (s)	9.9	9.9	44.0	44.0	44.0	44.0
70th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
50th %ile Green (s)	8.1	8.1	44.0	44.0	44.0	44.0
50th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
30th %ile Green (s)	7.1	7.1	49.9	49.9	49.9	49.9
30th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
10th %ile Green (s)	0.0	0.0	59.0	59.0	59.0	59.0
10th %ile Term Code	Skip	Skip	Dwell	Dwell	Dwell	Dwell
Queue Length 50th (ft)	28	24	326	2	22	166
Queue Length 95th (ft)	62	71	#676	10	#64	298
Internal Link Dist (ft)	254		4717			231
Turn Bay Length (ft)	90			135	175	
Base Capacity (vph)	522	535	1339	1066	127	1353
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.27	0.88	0.04	0.77	0.66

Intersection Summary

Area Type: Other

Cycle Length: 75

Actuated Cycle Length: 66.1

Natural Cycle: 90

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.88

Intersection Signal Delay: 17.8

Intersection LOS: B

Intersection Capacity Utilization 81.1%

ICU Level of Service D

Analysis Period (min) 15

90th %ile Actuated Cycle: 68.2

70th %ile Actuated Cycle: 65.4

50th %ile Actuated Cycle: 63.6

30th %ile Actuated Cycle: 68.5

10th %ile Actuated Cycle: 65

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 8: Chaffee Road & Falkland Road



Chaffee Road at Panther Creek Parkway
Non-Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

Intersection

Int Delay, s/veh 64.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	100	50	40	1080	760	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	200	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	85	85	82	82
Heavy Vehicles, %	2	3	2	5	5	5
Mvmt Flow	130	65	47	1271	927	43

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2292	927	927 0
Stage 1	927	-	- -
Stage 2	1365	-	- -
Critical Hdwy	6.42	6.23	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.327	2.218 -
Pot Cap-1 Maneuver	~ 43	324	737 -
Stage 1	385	-	- -
Stage 2	237	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	~ 40	324	737 -
Mov Cap-2 Maneuver	~ 40	-	- -
Stage 1	385	-	- -
Stage 2	222	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	\$ 821.4	0.4	0
HCM LOS	F		






















Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	737	-	40	324	-	-
HCM Lane V/C Ratio	0.064	-	3.247	0.2	-	-
HCM Control Delay (s)	10.2	\$ 1222.6	18.9	-	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	0.2	-	14.6	0.7	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Volume (vph)	85	30	40	335	25	445	40	790	205	15	280	390
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	11	12	12	15	12	12	12
Storage Length (ft)	0		0	255		110	435		0		240	
Storage Lanes	1		0	1		1	1		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	1.00
Frt		0.914				0.850		0.969				0.998
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1752	1569	0	1694	1749	1531	1752	3402	0	0	1737	1751
Flt Permitted	0.950			0.950			0.517				0.070	
Satd. Flow (perm)	1752	1569	0	1694	1749	1531	954	3402	0	0	128	1751
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		37				285		24				1
Link Speed (mph)		30			40			40				40
Link Distance (ft)		162			369			485				357
Travel Time (s)		3.7			6.3			8.3				6.1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.87	0.87	0.87	0.94	0.94	0.94
Heavy Vehicles (%)	3%	13%	9%	3%	5%	2%	3%	2%	6%	2%	4%	8%
Adj. Flow (vph)	93	33	44	368	27	489	46	908	236	16	298	415
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	77	0	368	27	489	46	1144	0	0	314	420
Turn Type	Split	NA		Split	NA	Perm	pm+pt	NA		pm+pt	pm+pt	NA
Protected Phases	4	4		8	8		5	2		1	1	6
Permitted Phases						8	2			6	6	
Detector Phase	4	4		8	8	8	5	2		1	1	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Minimum Split (s)	22.0	22.0		25.0	25.0	25.0	10.4	33.5		10.5	10.5	31.5
Total Split (s)	22.0	22.0		38.0	38.0	38.0	10.6	56.0		29.0	29.0	74.4
Total Split (%)	15.2%	15.2%		26.2%	26.2%	26.2%	7.3%	38.6%		20.0%	20.0%	51.3%
Maximum Green (s)	16.3	16.3		31.6	31.6	31.6	4.2	49.6		22.6	22.6	68.0
Yellow Time (s)	3.7	3.7		4.4	4.4	4.4	4.4	4.4		4.4	4.4	4.4
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	5.7	5.7		6.4	6.4	6.4	6.4	6.4			6.4	6.4
Lead/Lag							Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	6.0	6.0		6.0	6.0	6.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max		None	None	Max
Walk Time (s)	0.0	0.0		7.0	7.0	7.0		7.0				7.0
Flash Dont Walk (s)	11.0	11.0		24.0	24.0	24.0		20.0				18.0
Pedestrian Calls (#/hr)	0	0		0	0	0		0				0
Act Effct Green (s)	14.6	14.6		31.6	31.6	31.6	53.8	49.6			78.6	70.2
Actuated g/C Ratio	0.10	0.10		0.22	0.22	0.22	0.38	0.35			0.55	0.49
v/c Ratio	0.53	0.40		0.99	0.07	0.87	0.12	0.96			0.97	0.49
Control Delay	72.1	39.9		98.5	45.6	39.7	18.6	62.8			85.9	27.9
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0













Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

Lane Group	SBR
Lane Configurations	
Volume (vph)	5
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Heavy Vehicles (%)	33%
Adj. Flow (vph)	5
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Total Delay	72.1	39.9		98.5	45.6	39.7	18.6	62.8			85.9	27.9
LOS	E	D		F	D	D	B	E			F	C
Approach Delay		57.5			64.3			61.1				52.7
Approach LOS		E			E			E				D
90th %ile Green (s)	16.3	16.3		31.6	31.6	31.6	4.2	49.6		22.6	22.6	68.0
90th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
70th %ile Green (s)	16.3	16.3		31.6	31.6	31.6	4.2	49.6		22.6	22.6	68.0
70th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
50th %ile Green (s)	15.8	15.8		31.6	31.6	31.6	4.2	49.6		22.6	22.6	68.0
50th %ile Term Code	Gap	Gap		Max	Max	Max	Max	MaxR		Max	Max	MaxR
30th %ile Green (s)	13.7	13.7		31.6	31.6	31.6	4.2	49.6		22.6	22.6	68.0
30th %ile Term Code	Gap	Gap		Max	Max	Max	Max	MaxR		Max	Max	MaxR
10th %ile Green (s)	10.8	10.8		31.6	31.6	31.6	0.0	49.6		22.6	22.6	78.6
10th %ile Term Code	Gap	Gap		Max	Max	Max	Skip	MaxR		Max	Max	Hold
Queue Length 50th (ft)	84	35		349	20	205	20	547			248	270
Queue Length 95th (ft)	145	89		#565	49	#413	39	#658			#448	373
Internal Link Dist (ft)		82			289			405				277
Turn Bay Length (ft)				255		110	435				240	
Base Capacity (vph)	199	211		373	386	559	381	1193			324	858
Starvation Cap Reductn	0	0		0	0	0	0	0			0	0
Spillback Cap Reductn	0	0		0	0	0	0	0			0	0
Storage Cap Reductn	0	0		0	0	0	0	0			0	0
Reduced v/c Ratio	0.47	0.36		0.99	0.07	0.87	0.12	0.96			0.97	0.49

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 143.3

Natural Cycle: 145

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 59.8

Intersection LOS: E

Intersection Capacity Utilization 97.7%

ICU Level of Service F

Analysis Period (min) 15

90th %ile Actuated Cycle: 145

70th %ile Actuated Cycle: 145

50th %ile Actuated Cycle: 144.5







30th %ile Actuated Cycle: 142.4

10th %ile Actuated Cycle: 139.5

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 14: Chaffee Road & Driveway/Crystal Springs Road

			
29 s	56 s	22 s	38 s
			
10.6 s	74.4 s		

Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 No-Build Conditions
AM Peak Hour

Lane Group	SBR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
90th %ile Green (s)	
90th %ile Term Code	
70th %ile Green (s)	
70th %ile Term Code	
50th %ile Green (s)	
50th %ile Term Code	
30th %ile Green (s)	
30th %ile Term Code	
10th %ile Green (s)	
10th %ile Term Code	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Chaffee Road at McAdam Road/Cherokee Cove Drive
Non-Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	199.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	5	5	5	45	5	45	5	1050	55	75	1060	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	95	-	-	85	375	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	76	76	76	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	6	2	2	2	2	2	2	2	2
Mvmt Flow	20	20	20	59	7	59	5	1141	60	82	1152	5
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2473	2470	1155	2490	2473	1141	1158	0	0	1141	0	0
Stage 1	1318	1318	-	1152	1152	-	-	-	-	-	-	-
Stage 2	1155	1152	-	1338	1321	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.16	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.16	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.16	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.554	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	20	30	240	~ 19	30	244	603	-	-	612	-	-
Stage 1	194	227	-	236	272	-	-	-	-	-	-	-
Stage 2	240	272	-	185	226	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	~ 11	25	240	~ 5	25	244	603	-	-	612	-	-
Mov Cap-2 Maneuver	~ 11	25	-	~ 5	25	-	-	-	-	-	-	-
Stage 1	189	197	-	230	265	-	-	-	-	-	-	-
Stage 2	173	265	-	132	196	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	\$ 1150.5			\$ 3636.7			0			0.8		
HCM LOS	F			F								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	603	-	-	22	5	244	612	-	-			
HCM Lane V/C Ratio	0.009	-	-	2.727	13.158	0.243	0.133	-	-			
HCM Control Delay (s)	11	0	\$ 1150.5	\$ 6887.8	24.4	11.8	-	-	-			
HCM Lane LOS	B	A	-	F	F	C	B	-	-			
HCM 95th %tile Q(veh)	0	-	-	7.7	10.1	0.9	0.5	-	-			

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Chaffee Road at Sam Caruso Way/Westmeadows Drive
Non-Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	73.8											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	30	5	50	20	5	40	20	1040	40	45	1070	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	300	-	-	120	270	-	190	230	-	260
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	52	52	52	75	75	75	92	92	92	96	96	96
Heavy Vehicles, %	4	2	2	2	2	2	2	2	4	2	2	4
Mvmt Flow	58	10	96	27	7	53	22	1130	43	47	1115	36

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2385	2382	1115	2387	2382	1130	1115	0	0	1130	0	0
Stage 1	1208	1208	-	1174	1174	-	-	-	-	-	-	-
Stage 2	1177	1174	-	1213	1208	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.14	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	~ 23	34	253	~ 24	34	248	626	-	-	618	-	0
Stage 1	222	256	-	234	266	-	-	-	-	-	-	0
Stage 2	231	266	-	222	256	-	-	-	-	-	-	0
Platoon blocked, %								-	-		-	
Mov Cap-1 Maneuver	~ 14	30	253	~ 10	30	248	626	-	-	618	-	-
Mov Cap-2 Maneuver	~ 14	30	-	~ 10	30	-	-	-	-	-	-	-
Stage 1	214	237	-	226	257	-	-	-	-	-	-	-
Stage 2	170	257	-	122	237	-	-	-	-	-	-	-













Approach	EB	WB	NB	SB
HCM Control Delay, s	\$ 872.1	\$ 566.9	0.2	0.5
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	626	-	-	15	253	12	248	618	-
HCM Lane V/C Ratio	0.035	-	-	4.487	0.38	2.778	0.215	0.076	-
HCM Control Delay (s)	11	-	-	\$ 2078.5	27.5	\$ 1436.4	23.4	11.3	-
HCM Lane LOS	B	-	-	F	D	F	C	B	-
HCM 95th %tile Q(veh)	0.1	-	-	9.3	1.7	5.1	0.8	0.2	-

Notes												
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon												

Chaffee Road at Falkland Road
Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	80	165	945	65	235	905
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	13	12	12	11	12
Storage Length (ft)	90	0		135	175	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1605	1863	1583	1711	1863
Flt Permitted	0.950				0.186	
Satd. Flow (perm)	1770	1605	1863	1583	335	1863
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		121		51		
Link Speed (mph)	20		45			45
Link Distance (ft)	334		4797			311
Travel Time (s)	11.4		72.7			4.7
Peak Hour Factor	0.85	0.85	0.97	0.97	0.93	0.93
Heavy Vehicles (%)	2%	4%	2%	2%	2%	2%
Adj. Flow (vph)	94	194	974	67	253	973
Shared Lane Traffic (%)						
Lane Group Flow (vph)	94	194	974	67	253	973
Turn Type	Prot	Perm	NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	6	6
Switch Phase						
Minimum Initial (s)	6.0	6.0	18.0	18.0	18.0	18.0
Minimum Split (s)	21.5	21.5	24.0	24.0	24.0	24.0
Total Split (s)	25.0	25.0	50.0	50.0	50.0	50.0
Total Split (%)	33.3%	33.3%	66.7%	66.7%	66.7%	66.7%
Maximum Green (s)	19.5	19.5	44.0	44.0	44.0	44.0
Yellow Time (s)	3.5	3.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	6.0	6.0	6.0	6.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	2.5	2.5	2.5	2.5
Recall Mode	None	None	Max	Max	Max	Max
Walk Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0	0
Act Effct Green (s)	9.5	9.5	47.1	47.1	47.1	47.1
Actuated g/C Ratio	0.14	0.14	0.69	0.69	0.69	0.69
v/c Ratio	0.38	0.59	0.76	0.06	1.10	0.76
Control Delay	29.6	18.6	13.1	2.1	106.7	13.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road at Falkland Road
Signalized Intersection

2040 No-Build Conditions
PM Peak Hour



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Total Delay	29.6	18.6	13.1	2.1	106.7	13.0
LOS	C	B	B	A	F	B
Approach Delay	22.2		12.4			32.4
Approach LOS	C		B			C
90th %ile Green (s)	14.3	14.3	44.0	44.0	44.0	44.0
90th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
70th %ile Green (s)	10.7	10.7	44.0	44.0	44.0	44.0
70th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
50th %ile Green (s)	8.7	8.7	44.0	44.0	44.0	44.0
50th %ile Term Code	Gap	Gap	MaxR	MaxR	MaxR	MaxR
30th %ile Green (s)	7.5	7.5	45.0	45.0	45.0	45.0
30th %ile Term Code	Gap	Gap	Dwell	Dwell	Dwell	Dwell
10th %ile Green (s)	6.0	6.0	59.0	59.0	59.0	59.0
10th %ile Term Code	Min	Min	Dwell	Dwell	Dwell	Dwell
Queue Length 50th (ft)	34	26	202	2	~116	201
Queue Length 95th (ft)	68	72	#515	14	#178	#513
Internal Link Dist (ft)	254		4717			231
Turn Bay Length (ft)	90			135	175	
Base Capacity (vph)	508	547	1287	1109	231	1287
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.35	0.76	0.06	1.10	0.76

Intersection Summary

Area Type: Other

Cycle Length: 75

Actuated Cycle Length: 68.1

Natural Cycle: 90

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 1.10

Intersection Signal Delay: 23.1

Intersection LOS: C

Intersection Capacity Utilization 84.3%

ICU Level of Service E

Analysis Period (min) 15

90th %ile Actuated Cycle: 69.8

70th %ile Actuated Cycle: 66.2

50th %ile Actuated Cycle: 64.2

30th %ile Actuated Cycle: 64

10th %ile Actuated Cycle: 76.5

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 8: Chaffee Road & Falkland Road



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Chaffee Road at Panther Creek Parkway
Non-Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

Intersection

Int Delay, s/veh 10.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	45	35	55	1055	1105	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	200	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	98	98	92	92
Heavy Vehicles, %	3	2	3	3	2	2
Mvmt Flow	48	37	56	1077	1201	87

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2390	1201	1201 0
Stage 1	1201	-	- -
Stage 2	1189	-	- -
Critical Hdwy	6.43	6.22	4.13 -
Critical Hdwy Stg 1	5.43	-	- -
Critical Hdwy Stg 2	5.43	-	- -
Follow-up Hdwy	3.527	3.318	2.227 -
Pot Cap-1 Maneuver	~ 37	225	578 -
Stage 1	284	-	- -
Stage 2	288	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	~ 33	225	578 -
Mov Cap-2 Maneuver	~ 33	-	- -
Stage 1	284	-	- -
Stage 2	260	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	292.4	0.6	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	578	-	33	225	-	-
HCM Lane V/C Ratio	0.097	-	1.451	0.165	-	-
HCM Control Delay (s)	11.9	-	\$ 501	24.1	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	0.3	-	5.3	0.6	-	-






















Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Chaffee Road at Crystal Springs Road

Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Volume (vph)	70	25	70	420	40	325	30	620	260	10	580	750
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	11	12	12	15	12	12	12
Storage Length (ft)	0		0	255		110	435		0		240	
Storage Lanes	1		0	1		1	1		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	1.00
Frt		0.890				0.850		0.956				0.999
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1770	1658	0	1711	1801	1516	1770	3360	0	0	1770	1861
Flt Permitted	0.950			0.950			0.179				0.088	
Satd. Flow (perm)	1770	1658	0	1711	1801	1516	333	3360	0	0	164	1861
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		77				335		43				
Link Speed (mph)		30			40			40				40
Link Distance (ft)		162			369			485				357
Travel Time (s)		3.7			6.3			8.3				6.1
Peak Hour Factor	0.87	0.87	0.87	0.97	0.97	0.97	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	2%	3%	2%	2%	2%	2%
Adj. Flow (vph)	80	29	80	433	41	335	33	674	283	11	630	815
Shared Lane Traffic (%)												
Lane Group Flow (vph)	80	109	0	433	41	335	33	957	0	0	641	820
Turn Type	Split	NA		Split	NA	Perm	pm+pt	NA		pm+pt	pm+pt	NA
Protected Phases	4	4		8	8		5	2		1	1	6
Permitted Phases						8	2			6	6	
Detector Phase	4	4		8	8	8	5	2		1	1	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Minimum Split (s)	22.0	22.0		25.0	25.0	25.0	10.4	33.5		10.5	10.5	31.5
Total Split (s)	22.0	22.0		37.0	37.0	37.0	10.4	43.0		43.0	43.0	75.6
Total Split (%)	15.2%	15.2%		25.5%	25.5%	25.5%	7.2%	29.7%		29.7%	29.7%	52.1%
Maximum Green (s)	16.3	16.3		30.6	30.6	30.6	4.0	36.6		36.6	36.6	69.2
Yellow Time (s)	3.7	3.7		4.4	4.4	4.4	4.4	4.4		4.4	4.4	4.4
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	5.7	5.7		6.4	6.4	6.4	6.4	6.4			6.4	6.4
Lead/Lag							Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	6.0	6.0		6.0	6.0	6.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max		None	None	Max
Walk Time (s)	0.0	0.0		7.0	7.0	7.0		7.0				7.0
Flash Dont Walk (s)	11.0	11.0		24.0	24.0	24.0		20.0				18.0
Pedestrian Calls (#/hr)	0	0		0	0	0		0				0
Act Effct Green (s)	14.0	14.0		30.6	30.6	30.6	40.6	36.6			79.6	73.5
Actuated g/C Ratio	0.10	0.10		0.21	0.21	0.21	0.28	0.26			0.56	0.51
v/c Ratio	0.46	0.47		1.18	0.11	0.57	0.25	1.07			1.27	0.86
Control Delay	69.6	28.1		153.9	46.9	8.8	25.5	98.6			175.0	41.9
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0













Chaffee Road at Crystal Springs Road Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

Lane Group	SBR
Lane Configurations	
Volume (vph)	5
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Heavy Vehicles (%)	2%
Adj. Flow (vph)	5
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Total Delay	69.6	28.1		153.9	46.9	8.8	25.5	98.6			175.0	41.9
LOS	E	C		F	D	A	C	F			F	D
Approach Delay		45.7			88.4			96.2				100.3
Approach LOS		D			F			F				F
90th %ile Green (s)	16.3	16.3		30.6	30.6	30.6	4.0	36.6		36.6	36.6	69.2
90th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
70th %ile Green (s)	16.3	16.3		30.6	30.6	30.6	4.0	36.6		36.6	36.6	69.2
70th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
50th %ile Green (s)	14.7	14.7		30.6	30.6	30.6	4.0	36.6		36.6	36.6	69.2
50th %ile Term Code	Gap	Gap		Max	Max	Max	Max	MaxR		Max	Max	MaxR
30th %ile Green (s)	12.8	12.8		30.6	30.6	30.6	0.0	36.6		36.6	36.6	79.6
30th %ile Term Code	Gap	Gap		Max	Max	Max	Skip	MaxR		Max	Max	Hold
10th %ile Green (s)	10.2	10.2		30.6	30.6	30.6	0.0	36.6		36.6	36.6	79.6
10th %ile Term Code	Gap	Gap		Max	Max	Max	Skip	MaxR		Max	Max	Hold
Queue Length 50th (ft)	71	28		~485	31	0	14	~506			~711	694
Queue Length 95th (ft)	123	85		#712	66	89	31	#656			#970	#991
Internal Link Dist (ft)		82			289			405				277
Turn Bay Length (ft)				255		110	435				240	
Base Capacity (vph)	201	257		367	386	588	134	893			503	957
Starvation Cap Reductn	0	0		0	0	0	0	0			0	0
Spillback Cap Reductn	0	0		0	0	0	0	0			0	0
Storage Cap Reductn	0	0		0	0	0	0	0			0	0
Reduced v/c Ratio	0.40	0.42		1.18	0.11	0.57	0.25	1.07			1.27	0.86

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 142.8

Natural Cycle: 145

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 1.27

Intersection Signal Delay: 93.3

Intersection LOS: F

Intersection Capacity Utilization 104.1%

ICU Level of Service G

Analysis Period (min) 15

90th %ile Actuated Cycle: 145

70th %ile Actuated Cycle: 145

50th %ile Actuated Cycle: 143.4

30th %ile Actuated Cycle: 141.5

10th %ile Actuated Cycle: 138.9







~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 14: Chaffee Road & Driveway/Crystal Springs Road

			
43 s	43 s	22 s	37 s
			
10.4 s	75.6 s		

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Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 No-Build Conditions
PM Peak Hour

Lane Group	SBR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
90th %ile Green (s)	
90th %ile Term Code	
70th %ile Green (s)	
70th %ile Term Code	
50th %ile Green (s)	
50th %ile Term Code	
30th %ile Green (s)	
30th %ile Term Code	
10th %ile Green (s)	
10th %ile Term Code	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Chaffee Road at McAdam Road/Cherokee Cove Drive
Non-Signalized Intersection

2040 Future Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh	28											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	5	5	5	40	5	85	5	1130	35	40	790	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	95	260	-	260	260	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	91	91	91	90	90	90	82	82	82
Heavy Vehicles, %	2	2	2	4	2	2	2	6	2	2	6	2
Mvmt Flow	20	20	20	44	5	93	6	1256	39	49	963	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1706	2331	485	1856	2334	628	970	0	0	1256	0	0
Stage 1	1064	1064	-	1267	1267	-	-	-	-	-	-	-
Stage 2	642	1267	-	589	1067	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.58	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.58	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.58	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.54	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	59	36	528	44	36	426	706	-	-	550	-	-
Stage 1	238	298	-	176	238	-	-	-	-	-	-	-
Stage 2	429	238	-	457	297	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	37	33	528	~ 20	33	426	706	-	-	550	-	-
Mov Cap-2 Maneuver	37	33	-	~ 20	33	-	-	-	-	-	-	-
Stage 1	236	271	-	175	236	-	-	-	-	-	-	-
Stage 2	324	236	-	371	271	-	-	-	-	-	-	-























Approach	EB	WB	NB	SB
HCM Control Delay, s	\$ 312.6	\$ 358.3	0	0.6
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	706	-	-	51	21	426	550	-	-
HCM Lane V/C Ratio	0.008	-	-	1.176	2.355	0.219	0.089	-	-
HCM Control Delay (s)	10.1	-	-	\$ 312.6	\$ 1005.3	15.8	12.2	-	-
HCM Lane LOS	B	-	-	F	F	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	5.3	6.4	0.8	0.3	-	-

Notes												
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon												













Chaffee Road at Sam Caruso Way/Westmeadows Drive
Signalized Intersection

2040 Future Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	110	10	185	20	15	35	230	975	15	20	635	200
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	12	12	11	12	12	11	12	12
Storage Length (ft)	0		300	0		120	260		260	260		260
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.956			0.972		0.950			0.950		
Satd. Flow (prot)	0	1807	1672	0	1811	1583	1678	3406	1583	1646	3539	1538
Flt Permitted		0.712			0.754		0.285			0.272		
Satd. Flow (perm)	0	1346	1672	0	1405	1583	503	3406	1583	471	3539	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			234			142			122			225
Link Speed (mph)		15			30			45			45	
Link Distance (ft)		354			281			233			2551	
Travel Time (s)		16.1			6.4			3.5			38.7	
Peak Hour Factor	0.54	0.54	0.54	0.77	0.77	0.77	0.94	0.94	0.94	0.89	0.89	0.89
Heavy Vehicles (%)	6%	20%	3%	2%	2%	2%	4%	6%	2%	6%	2%	5%
Adj. Flow (vph)	204	19	343	26	19	45	245	1037	16	22	713	225
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	223	343	0	45	45	245	1037	16	22	713	225
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	4	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	21.5	21.5	21.5	21.7	21.7	21.7	8.0	22.8	22.8	8.0	22.8	22.8
Total Split (s)	21.7	21.7	21.7	21.7	21.7	21.7	11.0	30.3	30.3	8.0	27.3	27.3
Total Split (%)	36.2%	36.2%	36.2%	36.2%	36.2%	36.2%	18.3%	50.5%	50.5%	13.3%	45.5%	45.5%
Maximum Green (s)	16.3	16.3	16.3	16.0	16.0	16.0	7.0	23.5	23.5	4.0	20.5	20.5
Yellow Time (s)	3.4	3.4	3.4	3.7	3.7	3.7	3.5	4.8	4.8	3.5	4.8	4.8
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	0.5	2.0	2.0	0.5	2.0	2.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.4	5.4		5.7	5.7	4.0	6.8	6.8	4.0	6.8	6.8
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max	Max
Walk Time (s)	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0	0		0	0		0	0
Act Effct Green (s)		13.8	13.8		13.5	13.5	34.2	30.1	30.1	27.4	20.6	20.6
Actuated g/C Ratio		0.24	0.24		0.23	0.23	0.59	0.52	0.52	0.47	0.36	0.36
v/c Ratio		0.69	0.59		0.14	0.09	0.56	0.58	0.02	0.07	0.56	0.32
Control Delay		32.1	11.3		18.1	0.4	11.5	12.7	0.1	6.6	17.6	4.0
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road at Sam Caruso Way/Westmeadows Drive
Signalized Intersection

2040 Future Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		32.1	11.3		18.1	0.4	11.5	12.7	0.1	6.6	17.6	4.0
LOS		C	B		B	A	B	B	A	A	B	A
Approach Delay		19.5			9.2			12.3			14.2	
Approach LOS		B			A			B			B	
90th %ile Green (s)	16.3	16.3	16.3	16.0	16.0	16.0	7.0	23.5	23.5	4.0	20.5	20.5
90th %ile Term Code	Max	Max	Max	Hold	Hold	Hold	Max	MaxR	MaxR	Max	MaxR	MaxR
70th %ile Green (s)	16.3	16.3	16.3	16.0	16.0	16.0	7.0	31.5	31.5	0.0	20.5	20.5
70th %ile Term Code	Max	Max	Max	Hold	Hold	Hold	Max	Hold	Hold	Skip	MaxR	MaxR
50th %ile Green (s)	16.3	16.3	16.3	16.0	16.0	16.0	7.0	31.5	31.5	0.0	20.5	20.5
50th %ile Term Code	Max	Max	Max	Hold	Hold	Hold	Max	Hold	Hold	Skip	MaxR	MaxR
30th %ile Green (s)	12.8	12.8	12.8	12.5	12.5	12.5	7.0	31.5	31.5	0.0	20.5	20.5
30th %ile Term Code	Gap	Gap	Gap	Hold	Hold	Hold	Max	Hold	Hold	Skip	MaxR	MaxR
10th %ile Green (s)	8.2	8.2	8.2	7.9	7.9	7.9	6.9	31.4	31.4	0.0	20.5	20.5
10th %ile Term Code	Gap	Gap	Gap	Hold	Hold	Hold	Gap	Hold	Hold	Skip	MaxR	MaxR
Queue Length 50th (ft)		70	31		12	0	39	122	0	3	109	0
Queue Length 95th (ft)		70	22		28	0	72	235	0	10	156	37
Internal Link Dist (ft)		274			201			153			2471	
Turn Bay Length (ft)			300			120	260		260	260		260
Base Capacity (vph)		381	641		390	543	441	1774	883	305	1262	693
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.59	0.54		0.12	0.08	0.56	0.58	0.02	0.07	0.56	0.32

Intersection Summary

Area Type: Other

Cycle Length: 60

Actuated Cycle Length: 57.7

Natural Cycle: 60

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.69

Intersection Signal Delay: 14.2

Intersection LOS: B

Intersection Capacity Utilization 57.1%

ICU Level of Service B

Analysis Period (min) 15

90th %ile Actuated Cycle: 60

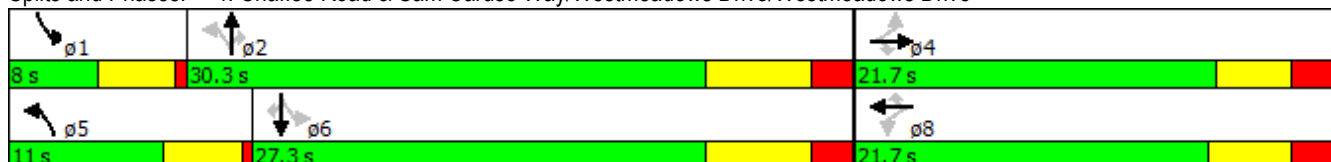
70th %ile Actuated Cycle: 60

50th %ile Actuated Cycle: 60

30th %ile Actuated Cycle: 56.5












10th %ile Actuated Cycle: 51.8

Splits and Phases: 4: Chaffee Road & Sam Caruso Way/Westmeadows Drive/Westmeadows Drive



Chaffee Road at New World Avenue
Signalized Intersection

2040 Future Conditions
AM Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	25	110	120	1000	745	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	315	0	260			315
Storage Lanes	1	1	1			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.990	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1583	1770	3539	3504	0
Flt Permitted	0.950		0.261			
Satd. Flow (perm)	1770	1583	486	3539	3504	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		120			14	
Link Speed (mph)	45			45	45	
Link Distance (ft)	1000			2551	2245	
Travel Time (s)	15.2			38.7	34.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	27	120	130	1087	810	60
Shared Lane Traffic (%)						
Lane Group Flow (vph)	27	120	130	1087	870	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	22.8	22.8	8.0	22.8	22.8	
Total Split (s)	22.8	22.8	8.0	37.2	29.2	
Total Split (%)	38.0%	38.0%	13.3%	62.0%	48.7%	
Maximum Green (s)	16.0	16.0	4.0	30.4	22.4	
Yellow Time (s)	4.8	4.8	3.5	4.8	4.8	
All-Red Time (s)	2.0	2.0	0.5	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.8	4.0	6.8	6.8	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None	None	Max	Max	
Walk Time (s)	5.0	5.0		5.0	5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	
Act Effct Green (s)	6.7	6.7	36.2	34.8	28.4	
Actuated g/C Ratio	0.13	0.13	0.71	0.68	0.55	
v/c Ratio	0.12	0.39	0.29	0.45	0.45	
Control Delay	20.4	9.0	5.3	6.2	10.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	20.4	9.0	5.3	6.2	10.4	
LOS	C	A	A	A	B	

Chaffee Road at New World Avenue
Signalized Intersection

2040 Future Conditions
AM Peak Hour



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Approach Delay	11.1			6.1	10.4	
Approach LOS	B			A	B	
90th %ile Green (s)	9.2	9.2	4.0	30.4	22.4	
90th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
70th %ile Green (s)	6.9	6.9	4.0	30.4	22.4	
70th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
50th %ile Green (s)	6.2	6.2	4.0	30.4	22.4	
50th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
30th %ile Green (s)	5.6	5.6	4.0	30.8	22.8	
30th %ile Term Code	Gap	Gap	Max	Dwell	Dwell	
10th %ile Green (s)	0.0	0.0	0.0	45.4	45.4	
10th %ile Term Code	Skip	Skip	Skip	Dwell	Dwell	
Queue Length 50th (ft)	7	0	11	79	90	
Queue Length 95th (ft)	24	35	29	138	151	
Internal Link Dist (ft)	920			2471	2165	
Turn Bay Length (ft)	315		260			
Base Capacity (vph)	552	576	443	2399	1942	
Starvation Cap Reductn	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.05	0.21	0.29	0.45	0.45	

Intersection Summary

Area Type: Other

Cycle Length: 60

Actuated Cycle Length: 51.3

Natural Cycle: 60

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.45

Intersection Signal Delay: 8.1

Intersection LOS: A

Intersection Capacity Utilization 47.0%

ICU Level of Service A

Analysis Period (min) 15

90th %ile Actuated Cycle: 53.2

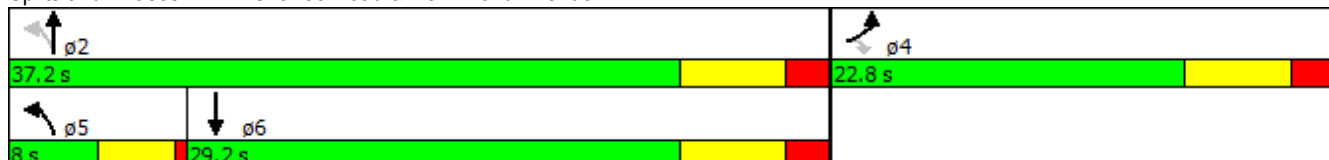
70th %ile Actuated Cycle: 50.9

50th %ile Actuated Cycle: 50.2

30th %ile Actuated Cycle: 50























10th %ile Actuated Cycle: 52.2

Splits and Phases: 21: Chaffee Road & New World Avenue



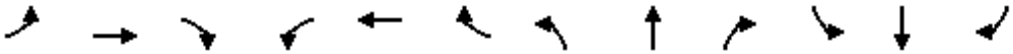
Chaffee Road at Panther Creek Parkway/Falkland Road
Signalized Intersection

2040 Future Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	100	10	40	70	20	110	20	970	35	70	690	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13	12	12	12	11	12	12
Storage Length (ft)	100		230	90		0	260		175	335		260
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.880			0.873				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1626	0	1770	1626	0	1770	3406	1417	1678	3438	1583
Flt Permitted	0.950			0.950			0.282			0.130		
Satd. Flow (perm)	1770	1626	0	1770	1626	0	525	3406	1417	230	3438	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		52			121				184			184
Link Speed (mph)		30			20			45			45	
Link Distance (ft)		300			334			2245			4131	
Travel Time (s)		6.8			11.4			34.0			62.6	
Peak Hour Factor	0.77	0.77	0.77	0.91	0.92	0.91	0.92	0.84	0.84	0.82	0.82	0.92
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	2%	6%	14%	4%	5%	2%
Adj. Flow (vph)	130	13	52	77	22	121	22	1155	42	85	841	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	65	0	77	143	0	22	1155	42	85	841	38
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases							2		2	6		6
Detector Phase	7	4		3	8		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		6.0	6.0		4.0	18.0	18.0	4.0	18.0	18.0
Minimum Split (s)	9.7	21.7		21.5	21.5		10.8	24.8	24.8	10.8	24.8	24.8
Total Split (s)	18.9	21.7		21.5	24.3		10.8	36.0	36.0	10.8	36.0	36.0
Total Split (%)	21.0%	24.1%		23.9%	27.0%		12.0%	40.0%	40.0%	12.0%	40.0%	40.0%
Maximum Green (s)	13.2	16.0		16.1	18.9		4.0	29.2	29.2	4.0	29.2	29.2
Yellow Time (s)	3.7	3.7		3.4	3.4		4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	5.7		5.4	5.4		6.8	6.8	6.8	6.8	6.8	6.8
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	2.5	2.5	3.0	2.5	2.5
Recall Mode	None	None		None	None		None	Max	Max	None	Max	Max
Walk Time (s)		5.0		5.0	5.0			5.0	5.0		5.0	5.0
Flash Dont Walk (s)		11.0		11.0	11.0			11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0		0	0			0	0		0	0
Act Effct Green (s)	10.4	9.1		8.7	7.7		35.4	32.3	32.3	38.1	36.6	36.6
Actuated g/C Ratio	0.14	0.12		0.12	0.10		0.48	0.44	0.44	0.52	0.50	0.50
v/c Ratio	0.52	0.26		0.37	0.51		0.07	0.77	0.06	0.43	0.49	0.04
Control Delay	38.8	15.3		37.0	16.6		11.1	26.0	0.1	18.5	16.9	0.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road at Panther Creek Parkway/Falkland Road
Signalized Intersection

2040 Future Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	38.8	15.3		37.0	16.6		11.1	26.0	0.1	18.5	16.9	0.1
LOS	D	B		D	B		B	C	A	B	B	A
Approach Delay	31.0			23.7			24.9			16.4		
Approach LOS	C			C			C			B		
90th %ile Green (s)	13.2	12.9		12.1	11.8		4.0	29.2	29.2	4.0	29.2	29.2
90th %ile Term Code	Max	Hold		Gap	Gap		Max	MaxR	MaxR	Max	MaxR	MaxR
70th %ile Green (s)	12.7	11.3		10.0	8.6		4.0	29.2	29.2	4.0	29.2	29.2
70th %ile Term Code	Gap	Hold		Gap	Gap		Max	MaxR	MaxR	Max	MaxR	MaxR
50th %ile Green (s)	10.8	8.7		8.6	6.5		0.0	29.2	29.2	4.0	40.0	40.0
50th %ile Term Code	Gap	Hold		Gap	Gap		Skip	MaxR	MaxR	Max	Hold	Hold
30th %ile Green (s)	9.1	7.7		7.4	6.0		0.0	29.2	29.2	4.0	40.0	40.0
30th %ile Term Code	Gap	Hold		Gap	Min		Skip	MaxR	MaxR	Max	Hold	Hold
10th %ile Green (s)	0.0	5.7		0.0	6.0		0.0	39.7	39.7	0.0	39.7	39.7
10th %ile Term Code	Skip	Hold		Skip	Min		Skip	Dwell	Dwell	Skip	Dwell	Dwell
Queue Length 50th (ft)	57	6		34	10		5	255	0	18	118	0
Queue Length 95th (ft)	98	30		76	61		18	#392	0	43	227	0
Internal Link Dist (ft)	220			254			2165			4051		
Turn Bay Length (ft)	100			90			260		175	335		260
Base Capacity (vph)	322	398		392	513		320	1495	725	198	1709	879
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.40	0.16		0.20	0.28		0.07	0.77	0.06	0.43	0.49	0.04

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 73.6

Natural Cycle: 90

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.77

Intersection Signal Delay: 22.1

Intersection LOS: C

Intersection Capacity Utilization 64.7%

ICU Level of Service C

Analysis Period (min) 15

90th %ile Actuated Cycle: 82.9

70th %ile Actuated Cycle: 79.2

50th %ile Actuated Cycle: 75.2









30th %ile Actuated Cycle: 73

10th %ile Actuated Cycle: 57.9

95th percentile volume exceeds capacity, queue may be longer.






















Queue shown is maximum after two cycles.

Splits and Phases: 8: Chaffee Road & Panther Creek Parkway/Falkland Road

 p1	 p2	 p3	 p4
10.8 s	36 s	21.5 s	21.7 s
 p5	 p6	 p7	 p8
10.8 s	36 s	18.9 s	24.3 s

Chaffee Road at Crystal Springs Road Signalized Intersection

2040 Future Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Volume (vph)	85	30	40	335	25	445	40	790	205	15	280	390
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	11	12	12	15	12	12	12
Storage Length (ft)	0		0	255		110	260		0		255	
Storage Lanes	1		0	1		1	1		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	1.00	0.95
Frt		0.914				0.850		0.969				0.998
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1752	1569	0	1694	1749	1531	1752	3402	0	0	1737	3327
Flt Permitted	0.950			0.950			0.506				0.070	
Satd. Flow (perm)	1752	1569	0	1694	1749	1531	933	3402	0	0	128	3327
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		37				280		24				1
Link Speed (mph)		30			40			40				40
Link Distance (ft)		162			369			485				357
Travel Time (s)		3.7			6.3			8.3				6.1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.87	0.87	0.87	0.94	0.94	0.94
Heavy Vehicles (%)	3%	13%	9%	3%	5%	2%	3%	2%	6%	2%	4%	8%
Adj. Flow (vph)	93	33	44	368	27	489	46	908	236	16	298	415
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	77	0	368	27	489	46	1144	0	0	314	420
Turn Type	Split	NA		Split	NA	Perm	pm+pt	NA		custom	pm+pt	NA
Protected Phases	4	4		8	8		5	2			1	6
Permitted Phases						8	2			1	6	
Detector Phase	4	4		8	8	8	5	2		1	1	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Minimum Split (s)	22.0	22.0		37.4	37.4	37.4	10.4	33.5		10.8	10.8	31.8
Total Split (s)	22.0	22.0		39.0	39.0	39.0	10.6	55.6		28.4	28.4	73.4
Total Split (%)	15.2%	15.2%		26.9%	26.9%	26.9%	7.3%	38.3%		19.6%	19.6%	50.6%
Maximum Green (s)	16.3	16.3		32.6	32.6	32.6	4.2	49.2		22.0	22.0	67.0
Yellow Time (s)	3.7	3.7		4.4	4.4	4.4	4.4	4.4		4.4	4.4	4.4
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	5.7	5.7		6.4	6.4	6.4	6.4	6.4			6.4	6.4
Lead/Lag							Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	6.0	6.0		6.0	6.0	6.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max		None	None	Max
Walk Time (s)	0.0	0.0		7.0	7.0	7.0		7.0				7.0
Flash Dont Walk (s)	11.0	11.0		24.0	24.0	24.0		20.0				18.0
Pedestrian Calls (#/hr)	0	0		0	0	0		0				0
Act Effct Green (s)	14.6	14.6		32.6	32.6	32.6	53.4	49.2			77.6	69.2
Actuated g/C Ratio	0.10	0.10		0.23	0.23	0.23	0.37	0.34			0.54	0.48
v/c Ratio	0.53	0.40		0.96	0.07	0.87	0.12	0.97			0.99	0.26
Control Delay	72.1	39.9		90.6	44.8	39.1	18.9	64.4			92.7	23.2
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0

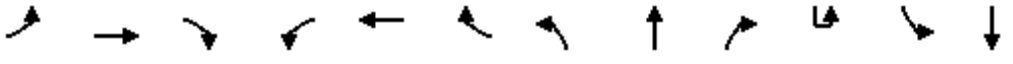
Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 Future Conditions
AM Peak Hour

Lane Group	SBR
Lane Configurations	
Volume (vph)	5
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Heavy Vehicles (%)	33%
Adj. Flow (vph)	5
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 Future Conditions
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Total Delay	72.1	39.9		90.6	44.8	39.1	18.9	64.4			92.7	23.2
LOS	E	D		F	D	D	B	E			F	C
Approach Delay		57.5			60.7			62.7				52.9
Approach LOS		E			E			E				D
90th %ile Green (s)	16.3	16.3		32.6	32.6	32.6	4.2	49.2		22.0	22.0	67.0
90th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
70th %ile Green (s)	16.3	16.3		32.6	32.6	32.6	4.2	49.2		22.0	22.0	67.0
70th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
50th %ile Green (s)	15.8	15.8		32.6	32.6	32.6	4.2	49.2		22.0	22.0	67.0
50th %ile Term Code	Gap	Gap		Max	Max	Max	Max	MaxR		Max	Max	MaxR
30th %ile Green (s)	13.7	13.7		32.6	32.6	32.6	4.2	49.2		22.0	22.0	67.0
30th %ile Term Code	Gap	Gap		Max	Max	Max	Max	MaxR		Max	Max	MaxR
10th %ile Green (s)	10.8	10.8		32.6	32.6	32.6	0.0	49.2		22.0	22.0	77.6
10th %ile Term Code	Gap	Gap		Max	Max	Max	Skip	MaxR		Max	Max	Hold
Queue Length 50th (ft)	84	35		346	20	209	20	550			~250	125
Queue Length 95th (ft)	145	89		#554	48	#414	40	#663			#456	165
Internal Link Dist (ft)		82			289			405				277
Turn Bay Length (ft)				255		110	260				255	
Base Capacity (vph)	199	211		385	398	564	371	1184			316	1607
Starvation Cap Reductn	0	0		0	0	0	0	0			0	0
Spillback Cap Reductn	0	0		0	0	0	0	0			0	0
Storage Cap Reductn	0	0		0	0	0	0	0			0	0
Reduced v/c Ratio	0.47	0.36		0.96	0.07	0.87	0.12	0.97			0.99	0.26

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 143.3

Natural Cycle: 145

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 59.4

Intersection LOS: E

Intersection Capacity Utilization 97.7%

ICU Level of Service F

Analysis Period (min) 15

90th %ile Actuated Cycle: 145

70th %ile Actuated Cycle: 145

50th %ile Actuated Cycle: 144.5

30th %ile Actuated Cycle: 142.4

10th %ile Actuated Cycle: 139.5







~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 14: Chaffee Road & Driveway/Crystal Springs Road

 p1	 p2	 p4	 p8
28.4 s	55.6 s	22 s	39 s
 p5	 p6		
10.6 s	73.4 s		

6/28/2016

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Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 Future Conditions
AM Peak Hour

Lane Group	SBR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
90th %ile Green (s)	
90th %ile Term Code	
70th %ile Green (s)	
70th %ile Term Code	
50th %ile Green (s)	
50th %ile Term Code	
30th %ile Green (s)	
30th %ile Term Code	
10th %ile Green (s)	
10th %ile Term Code	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

Chaffee Road at McAdam Road/Cherokee Cove Drive
Non-Signalized Intersection

2040 Future Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	67.7											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	5	5	5	45	5	45	5	1050	55	75	1060	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	95	260	-	260	260	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	76	76	76	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	6	2	2	2	2	2	2	2	2
Mvmt Flow	20	20	20	59	7	59	5	1141	60	82	1152	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1903	2470	579	1901	2473	571	1158	0	0	1141	0	0
Stage 1	1318	1318	-	1152	1152	-	-	-	-	-	-	-
Stage 2	585	1152	-	749	1321	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.62	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.62	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.62	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.56	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	42	30	458	~ 40	30	464	599	-	-	608	-	-
Stage 1	166	225	-	204	270	-	-	-	-	-	-	-
Stage 2	464	270	-	361	224	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	26	26	458	~ 13	26	464	599	-	-	608	-	-
Mov Cap-2 Maneuver	26	26	-	~ 13	26	-	-	-	-	-	-	-
Stage 1	165	195	-	202	268	-	-	-	-	-	-	-
Stage 2	392	268	-	268	194	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	\$ 520.3	\$ 1167.9	0	0.8
HCM LOS	F	F		























Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	599	-	-	38	14	464	608	-	-
HCM Lane V/C Ratio	0.009	-	-	1.579	4.699	0.128	0.134	-	-
HCM Control Delay (s)	11.1	-	-	\$ 520.3	\$ 2206.5	13.9	11.8	-	-
HCM Lane LOS	B	-	-	F	F	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	6.3	9.2	0.4	0.5	-	-

Notes												
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon												

Chaffee Road at Sam Caruso Way/Westmeadows Drive













Signalized Intersection

2040 Future Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	30	5	50	20	5	40	20	1040	40	45	1070	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	12	12	11	12	12	11	12	12
Storage Length (ft)	0		300	0		120	260		260	260		260
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.959			0.962		0.950			0.950		
Satd. Flow (prot)	0	1874	1689	0	1792	1583	1711	3539	1553	1711	3539	1553
Flt Permitted		0.733			0.724		0.232			0.200		
Satd. Flow (perm)	0	1432	1689	0	1349	1583	418	3539	1553	360	3539	1553
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			131			131			112			112
Link Speed (mph)		15			30			45			45	
Link Distance (ft)		354			281			233			2551	
Travel Time (s)		16.1			6.4			3.5			38.7	
Peak Hour Factor	0.52	0.52	0.52	0.75	0.75	0.75	0.92	0.92	0.92	0.96	0.96	0.96
Heavy Vehicles (%)	4%	2%	2%	2%	2%	2%	2%	2%	4%	2%	2%	4%
Adj. Flow (vph)	58	10	96	27	7	53	22	1130	43	47	1115	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	68	96	0	34	53	22	1130	43	47	1115	36
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	4	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	21.5	21.5	21.5	21.7	21.7	21.7	8.0	22.8	22.8	8.0	22.8	22.8
Total Split (s)	21.7	21.7	21.7	21.7	21.7	21.7	8.0	35.3	35.3	8.0	35.3	35.3
Total Split (%)	33.4%	33.4%	33.4%	33.4%	33.4%	33.4%	12.3%	54.3%	54.3%	12.3%	54.3%	54.3%
Maximum Green (s)	16.3	16.3	16.3	16.0	16.0	16.0	4.0	28.5	28.5	4.0	28.5	28.5
Yellow Time (s)	3.4	3.4	3.4	3.7	3.7	3.7	3.5	4.8	4.8	3.5	4.8	4.8
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	0.5	2.0	2.0	0.5	2.0	2.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.4	5.4		5.7	5.7	4.0	6.8	6.8	4.0	6.8	6.8
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max	Max
Walk Time (s)	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0	11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)	0	0	0	0	0	0		0	0		0	0
Act Effct Green (s)		8.2	8.2		7.9	7.9	38.1	34.5	34.5	39.7	37.6	37.6
Actuated g/C Ratio		0.15	0.15		0.14	0.14	0.69	0.62	0.62	0.71	0.68	0.68
v/c Ratio		0.32	0.27		0.18	0.16	0.06	0.51	0.04	0.13	0.47	0.03
Control Delay		25.8	4.7		23.4	1.0	3.9	10.2	0.1	4.3	7.7	0.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road at Sam Caruso Way/Westmeadows Drive
Signalized Intersection

2040 Future Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		25.8	4.7		23.4	1.0	3.9	10.2	0.1	4.3	7.7	0.1
LOS		C	A		C	A	A	B	A	A	A	A
Approach Delay		13.4			9.7			9.7			7.3	
Approach LOS		B			A			A			A	
90th %ile Green (s)	12.1	12.1	12.1	11.8	11.8	11.8	4.0	28.5	28.5	4.0	28.5	28.5
90th %ile Term Code	Gap	Gap	Gap	Hold	Hold	Hold	Max	MaxR	MaxR	Max	MaxR	MaxR
70th %ile Green (s)	9.2	9.2	9.2	8.9	8.9	8.9	0.0	28.5	28.5	4.0	36.5	36.5
70th %ile Term Code	Gap	Gap	Gap	Hold	Hold	Hold	Skip	MaxR	MaxR	Max	Hold	Hold
50th %ile Green (s)	7.9	7.9	7.9	7.6	7.6	7.6	0.0	28.5	28.5	4.0	36.5	36.5
50th %ile Term Code	Gap	Gap	Gap	Hold	Hold	Hold	Skip	MaxR	MaxR	Max	Hold	Hold
30th %ile Green (s)	6.7	6.7	6.7	6.4	6.4	6.4	0.0	33.3	33.3	0.0	33.3	33.3
30th %ile Term Code	Gap	Gap	Gap	Hold	Hold	Hold	Skip	Dwell	Dwell	Skip	Dwell	Dwell
10th %ile Green (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43.5	43.5	0.0	43.5	43.5
10th %ile Term Code	Skip	Skip	Skip	Skip	Skip	Skip	Skip	Dwell	Dwell	Skip	Dwell	Dwell
Queue Length 50th (ft)		21	0		10	0	2	134	0	4	84	0
Queue Length 95th (ft)		28	0		26	0	8	222	0	14	218	0
Internal Link Dist (ft)		274			201			153			2471	
Turn Bay Length (ft)			300			120	260		260	260		260
Base Capacity (vph)		422	590		390	551	380	2195	1006	354	2393	1086
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.16	0.16		0.09	0.10	0.06	0.51	0.04	0.13	0.47	0.03

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 55.6

Natural Cycle: 60

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.51

Intersection Signal Delay: 8.9

Intersection LOS: A

Intersection Capacity Utilization 55.0%

ICU Level of Service B

Analysis Period (min) 15

90th %ile Actuated Cycle: 60.8







70th %ile Actuated Cycle: 57.9

50th %ile Actuated Cycle: 56.6

30th %ile Actuated Cycle: 52.2












10th %ile Actuated Cycle: 50.3

Splits and Phases: 4: Chaffee Road & Sam Caruso Way/Westmeadows Drive/Westmeadows Drive

 p1	 p2	 p4
8 s	35.3 s	21.7 s
 p5	 p6	 p8
8 s	35.3 s	21.7 s

Chaffee Road at New World Avenue
Signalized Intersection

2040 Future Conditions
PM Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	25	190	125	985	960	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	315	0	260			315
Storage Lanes	1	1	1			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.996	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1583	1770	3539	3525	0
Flt Permitted	0.950		0.190			
Satd. Flow (perm)	1770	1583	354	3539	3525	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		173			5	
Link Speed (mph)	45			45	45	
Link Distance (ft)	1000			2551	2245	
Travel Time (s)	15.2			38.7	34.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	27	207	136	1071	1043	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	27	207	136	1071	1070	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	22.8	22.8	8.0	22.8	22.8	
Total Split (s)	22.9	22.9	8.0	42.1	34.1	
Total Split (%)	35.2%	35.2%	12.3%	64.8%	52.5%	
Maximum Green (s)	16.1	16.1	4.0	35.3	27.3	
Yellow Time (s)	4.8	4.8	3.5	4.8	4.8	
All-Red Time (s)	2.0	2.0	0.5	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.8	4.0	6.8	6.8	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None	None	Max	Max	
Walk Time (s)	5.0	5.0		5.0	5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	
Act Effct Green (s)	7.9	7.9	41.0	38.2	31.5	
Actuated g/C Ratio	0.13	0.13	0.69	0.64	0.53	
v/c Ratio	0.12	0.57	0.40	0.47	0.58	
Control Delay	21.9	13.0	7.4	6.9	12.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	21.9	13.0	7.4	6.9	12.2	
LOS	C	B	A	A	B	

Chaffee Road at New World Avenue
Signalized Intersection

2040 Future Conditions
PM Peak Hour



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Approach Delay	14.0			7.0	12.2	
Approach LOS	B			A	B	
90th %ile Green (s)	12.5	12.5	4.0	35.3	27.3	
90th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
70th %ile Green (s)	9.0	9.0	4.0	35.3	27.3	
70th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
50th %ile Green (s)	6.7	6.7	4.0	35.3	27.3	
50th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
30th %ile Green (s)	5.7	5.7	4.0	35.3	27.3	
30th %ile Term Code	Gap	Gap	Max	MaxR	MaxR	
10th %ile Green (s)	5.5	5.5	0.0	50.3	50.3	
10th %ile Term Code	Gap	Gap	Skip	Dwell	Dwell	
Queue Length 50th (ft)	8	10	12	80	124	
Queue Length 95th (ft)	26	59	36	157	219	
Internal Link Dist (ft)	920			2471	2165	
Turn Bay Length (ft)	315		260			
Base Capacity (vph)	480	555	337	2258	1858	
Starvation Cap Reductn	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.06	0.37	0.40	0.47	0.58	

Intersection Summary

Area Type: Other

Cycle Length: 65

Actuated Cycle Length: 59.8

Natural Cycle: 60

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.58

Intersection Signal Delay: 9.9

Intersection LOS: A

Intersection Capacity Utilization 52.3%

ICU Level of Service A

Analysis Period (min) 15

90th %ile Actuated Cycle: 61.4

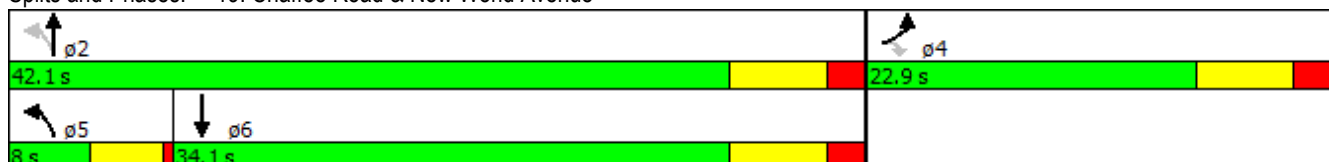
70th %ile Actuated Cycle: 57.9

50th %ile Actuated Cycle: 55.6

30th %ile Actuated Cycle: 54.6























10th %ile Actuated Cycle: 69.4

Splits and Phases: 19: Chaffee Road & New World Avenue



Chaffee Road at Panther Creek Parkway/Falkland Road Signalized Intersection

2040 Future Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	45	15	20	80	10	155	45	900	65	220	885	80
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	13	12	12	12	11	12	12
Storage Length (ft)	100		230	90		0	260		175	335		260
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.915			0.859				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1704	0	1770	1571	0	1770	3539	1583	1711	3539	1583
Flt Permitted	0.950			0.950			0.279			0.156		
Satd. Flow (perm)	1752	1704	0	1770	1571	0	520	3539	1583	281	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		21			182				250			250
Link Speed (mph)		30			20			45			45	
Link Distance (ft)		300			334			2245			4131	
Travel Time (s)		6.8			11.4			34.0			62.6	
Peak Hour Factor	0.94	0.94	0.94	0.85	0.92	0.85	0.92	0.97	0.97	0.93	0.93	0.92
Heavy Vehicles (%)	3%	2%	2%	2%	2%	4%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	48	16	21	94	11	182	49	928	67	237	952	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	48	37	0	94	193	0	49	928	67	237	952	87
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases							2		2	6		6
Detector Phase	7	4		3	8		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		6.0	6.0		4.0	18.0	18.0	4.0	18.0	18.0
Minimum Split (s)	9.7	21.7		21.5	21.5		10.8	24.8	24.8	10.8	24.8	24.8
Total Split (s)	12.5	21.7		21.5	30.7		10.9	31.3	31.3	15.5	35.9	35.9
Total Split (%)	13.9%	24.1%		23.9%	34.1%		12.1%	34.8%	34.8%	17.2%	39.9%	39.9%
Maximum Green (s)	6.8	16.0		16.1	25.3		4.1	24.5	24.5	8.7	29.1	29.1
Yellow Time (s)	3.7	3.7		3.4	3.4		4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	5.7		5.4	5.4		6.8	6.8	6.8	6.8	6.8	6.8
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	2.5	2.5	3.0	2.5	2.5
Recall Mode	None	None		None	None		None	Max	Max	None	Max	Max
Walk Time (s)		5.0		5.0	5.0			5.0	5.0		5.0	5.0
Flash Dont Walk (s)		11.0		11.0	11.0			11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0		0	0			0	0		0	0
Act Effct Green (s)	6.5	6.5		9.1	9.3		29.0	24.9	24.9	39.4	34.7	34.7
Actuated g/C Ratio	0.09	0.09		0.13	0.13		0.42	0.36	0.36	0.57	0.50	0.50
v/c Ratio	0.29	0.21		0.41	0.52		0.17	0.73	0.09	0.69	0.54	0.09
Control Delay	37.2	22.7		34.7	11.6		11.0	25.4	0.2	24.6	16.9	0.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0

Chaffee Road at Panther Creek Parkway/Falkland Road
Signalized Intersection

2040 Future Conditions
PM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	37.2	22.7		34.7	11.6		11.0	25.4	0.2	24.6	16.9	0.2
LOS	D	C		C	B		B	C	A	C	B	A
Approach Delay		30.9			19.1			23.1			17.2	
Approach LOS		C			B			C			B	
90th %ile Green (s)	6.8	8.4		12.9	14.5		4.1	24.5	24.5	8.7	29.1	29.1
90th %ile Term Code	Max	Gap		Gap	Hold		Max	MaxR	MaxR	Max	MaxR	MaxR
70th %ile Green (s)	6.8	7.0		10.6	10.8		4.1	24.5	24.5	8.7	29.1	29.1
70th %ile Term Code	Max	Gap		Gap	Hold		Max	MaxR	MaxR	Max	MaxR	MaxR
50th %ile Green (s)	6.8	6.1		9.2	8.5		4.1	24.5	24.5	8.7	29.1	29.1
50th %ile Term Code	Max	Gap		Gap	Hold		Max	MaxR	MaxR	Max	MaxR	MaxR
30th %ile Green (s)	0.0	0.0		7.4	7.4		0.0	24.5	24.5	8.7	40.0	40.0
30th %ile Term Code	Skip	Skip		Gap	Hold		Skip	MaxR	MaxR	Max	Hold	Hold
10th %ile Green (s)	0.0	5.7		0.0	6.0		0.0	24.5	24.5	8.7	40.0	40.0
10th %ile Term Code	Skip	Hold		Skip	Min		Skip	MaxR	MaxR	Max	Hold	Hold
Queue Length 50th (ft)	21	7		40	5		10	196	0	52	181	0
Queue Length 95th (ft)	56	34		80	58		28	#325	0	#177	280	0
Internal Link Dist (ft)		220			254			2165			4051	
Turn Bay Length (ft)	100			90			260		175	335		260
Base Capacity (vph)	174	416		418	698		293	1274	730	343	1775	918
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.09		0.22	0.28		0.17	0.73	0.09	0.69	0.54	0.09

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 69.1

Natural Cycle: 90

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 0.73

Intersection Signal Delay: 20.1

Intersection LOS: C

Intersection Capacity Utilization 71.1%

ICU Level of Service C

Analysis Period (min) 15

90th %ile Actuated Cycle: 79.2

70th %ile Actuated Cycle: 75.5

50th %ile Actuated Cycle: 73.2









30th %ile Actuated Cycle: 59.6

10th %ile Actuated Cycle: 58.2

95th percentile volume exceeds capacity, queue may be longer.






















Queue shown is maximum after two cycles.

Splits and Phases: 8: Chaffee Road & Panther Creek Parkway/Falkland Road

 p1	 p2	 p3	 p4
15.5 s	31.3 s	21.5 s	21.7 s
 p5	 p6	 p7	 p8
10.9 s	35.9 s	12.5 s	30.7 s

Chaffee Road at Crystal Springs Road Signalized Intersection

2040 Future Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Volume (vph)	70	25	70	420	40	325	30	620	260	10	580	750
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	11	12	12	15	12	12	12
Storage Length (ft)	0		0	255		110	260		0		255	
Storage Lanes	1		0	1		1	1		0		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	1.00	0.95
Frt		0.890				0.850		0.956				0.999
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1770	1658	0	1711	1801	1516	1770	3360	0	0	1770	3536
Flt Permitted	0.950			0.950			0.343				0.085	
Satd. Flow (perm)	1770	1658	0	1711	1801	1516	639	3360	0	0	158	3536
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		71				335		44				1
Link Speed (mph)		30			40			40				40
Link Distance (ft)		162			369			485				357
Travel Time (s)		3.7			6.3			8.3				6.1
Peak Hour Factor	0.87	0.87	0.87	0.97	0.97	0.97	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	2%	3%	2%	2%	2%	2%
Adj. Flow (vph)	80	29	80	433	41	335	33	674	283	11	630	815
Shared Lane Traffic (%)												
Lane Group Flow (vph)	80	109	0	433	41	335	33	957	0	0	641	820
Turn Type	Split	NA		Split	NA	Perm	pm+pt	NA		custom	pm+pt	NA
Protected Phases	4	4		8	8		5	2			1	6
Permitted Phases						8	2			1	6	
Detector Phase	4	4		8	8	8	5	2		1	1	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Minimum Split (s)	22.0	22.0		37.4	37.4	37.4	10.4	33.5		10.8	10.8	31.8
Total Split (s)	11.0	11.0		41.0	41.0	41.0	11.0	46.0		47.0	47.0	82.0
Total Split (%)	7.6%	7.6%		28.3%	28.3%	28.3%	7.6%	31.7%		32.4%	32.4%	56.6%
Maximum Green (s)	5.3	5.3		34.6	34.6	34.6	4.6	39.6		40.6	40.6	75.6
Yellow Time (s)	3.7	3.7		4.4	4.4	4.4	4.4	4.4		4.4	4.4	4.4
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	5.7	5.7		6.4	6.4	6.4	6.4	6.4			6.4	6.4
Lead/Lag							Lead	Lag		Lead	Lead	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	6.0	6.0		6.0	6.0	6.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max		None	None	Max
Walk Time (s)	0.0	0.0		7.0	7.0	7.0		7.0				7.0
Flash Dont Walk (s)	11.0	11.0		24.0	24.0	24.0		20.0				18.0
Pedestrian Calls (#/hr)	0	0		0	0	0		0				0
Act Effct Green (s)	5.3	5.3		34.6	34.6	34.6	44.2	39.6			86.6	77.8
Actuated g/C Ratio	0.04	0.04		0.24	0.24	0.24	0.30	0.27			0.60	0.54
v/c Ratio	1.25	0.84		1.06	0.10	0.54	0.14	1.01			1.18	0.43
Control Delay	247.3	72.9		113.5	43.9	7.9	20.2	80.7			135.7	21.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0			0.0	0.0













Chaffee Road at Crystal Springs Road Signalized Intersection

2040 Future Conditions
PM Peak Hour

Lane Group	SBR
Lane Configurations	
Volume (vph)	5
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Heavy Vehicles (%)	2%
Adj. Flow (vph)	5
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

Chaffee Road at Crystal Springs Road Signalized Intersection

2040 Future Conditions
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Total Delay	247.3	72.9		113.5	43.9	7.9	20.2	80.7			135.7	21.6
LOS	F	E		F	D	A	C	F			F	C
Approach Delay		146.7			66.3			78.7				71.6
Approach LOS		F			E			E				E
90th %ile Green (s)	5.3	5.3		34.6	34.6	34.6	4.6	39.6		40.6	40.6	75.6
90th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
70th %ile Green (s)	5.3	5.3		34.6	34.6	34.6	4.6	39.6		40.6	40.6	75.6
70th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
50th %ile Green (s)	5.3	5.3		34.6	34.6	34.6	4.6	39.6		40.6	40.6	75.6
50th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
30th %ile Green (s)	5.3	5.3		34.6	34.6	34.6	4.6	39.6		40.6	40.6	75.6
30th %ile Term Code	Max	Max		Max	Max	Max	Max	MaxR		Max	Max	MaxR
10th %ile Green (s)	5.3	5.3		34.6	34.6	34.6	0.0	39.6		40.6	40.6	86.6
10th %ile Term Code	Max	Max		Max	Max	Max	Skip	MaxR		Max	Max	Hold
Queue Length 50th (ft)	~93	36		~448	30	0	12	~467			~673	247
Queue Length 95th (ft)	#197	#139		#666	64	84	27	#619			#918	300
Internal Link Dist (ft)		82			289			405				277
Turn Bay Length (ft)				255		110	260				255	
Base Capacity (vph)	64	129		408	429	616	230	949			545	1898
Starvation Cap Reductn	0	0		0	0	0	0	0			0	0
Spillback Cap Reductn	0	0		0	0	0	0	0			0	0
Storage Cap Reductn	0	0		0	0	0	0	0			0	0
Reduced v/c Ratio	1.25	0.84		1.06	0.10	0.54	0.14	1.01			1.18	0.43

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 145

Natural Cycle: 145

Control Type: Semi Act-Uncoord

Maximum v/c Ratio: 1.25

Intersection Signal Delay: 76.5

Intersection LOS: E

Intersection Capacity Utilization 104.1%

ICU Level of Service G

Analysis Period (min) 15

90th %ile Actuated Cycle: 145

70th %ile Actuated Cycle: 145

50th %ile Actuated Cycle: 145

30th %ile Actuated Cycle: 145

10th %ile Actuated Cycle: 145







~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 14: Chaffee Road & Driveway/Crystal Springs Road

			
47 s	46 s	11 s	41 s
			
11 s	82 s		

6/28/2016

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Chaffee Road at Crystal Springs Road
Signalized Intersection

2040 Future Conditions
PM Peak Hour

Lane Group	SBR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
90th %ile Green (s)	
90th %ile Term Code	
70th %ile Green (s)	
70th %ile Term Code	
50th %ile Green (s)	
50th %ile Term Code	
30th %ile Green (s)	
30th %ile Term Code	
10th %ile Green (s)	
10th %ile Term Code	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO NORMANDY BOULEVARD
JACKSONVILLE, DUVAL COUNTY, FLORIDA**

PREPARED FOR:

City of Jacksonville
Department of Public Works
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PREPARED THROUGH:

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AES Project No.: 0109-311-16

May 2010

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APPENDIX B	CUSTOM SOIL RESOURCE REPORT FOR DUVAL COUNTY, FLORIDA
APPENDIX C	ENVIRONMENTAL DATABASE REPORT
APPENDIX D	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

1.0 EXECUTIVE SUMMARY

Aerostar Environmental Services, Inc. (AEROSTAR) conducted a Phase I Environmental Site Assessment (ESA) for the Chaffee Road Corridor, in Jacksonville, Duval County, Florida, hereafter referred to as the subject corridor. The purpose of this assessment was to identify recognized environmental conditions along the subject corridor. A recognized environmental condition is defined in ASTM Standard E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," as "the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into ground, groundwater, or surface water of the property."

At the request of Connelly and Wicker, Inc. (Client), the Phase I ESA was to encompass the area along Chaffee Road South between Crystal Springs Road and Normandy Boulevard. The existing right-of-way along the subject corridor is 100 feet wide. The road widening project proposes to increase the existing 100-foot right-of-way to 150 feet (25 feet on each side) along the subject corridor.

AEROSTAR evaluated all of the parcels on the east and west sides of Chaffee Road South between Crystal Springs Road and Normandy Boulevard. A total of 114 real estate parcels were identified and assessed along the subject corridor. The subject corridor consists of a mixture of undeveloped, residential, and commercial properties located in a historically rural portion of western Duval County along Chaffee Road South. For reporting purposes, churches, libraries, and schools were classified as commercial properties as part of this investigation. The commercial developments included two gas stations, two restaurants, four churches, a real estate office, a public library, a small commercial shopping center that included one vacant dry cleaner facility, an elementary school, and a boat/RV storage lot.

Data obtained from the historical records reviewed indicates that the subject corridor consisted of a mixture of undeveloped and residential land from at least 1943 to at least 1960 and has consisted of a mixture of undeveloped, residential, and commercial land since at least 1969.

Environmental agency information for the subject corridor was obtained through the regulatory database search and regulatory file review conducted as part of this investigation. Environmental agency information listed for a commercial parcel within the subject corridor is provided in the Parcel Data Sheets included as Appendix A. Thirteen of the parcels were commercially developed, 75 of the parcels were residentially developed, and 26 of the parcels were undeveloped at the time of this investigation. Nine parcels are being considered as possible locations for three ponds that will be located along the subject corridor. Information regarding these parcels is also provided in the Parcel Data Sheets in Appendix A. Seventy-six of the 114 parcels were either undeveloped or residentially developed parcels with no noted recognized environmental conditions and are not included in the Parcel Data Sheets in Appendix A.

No CERCLIS, CERCLIS-NFRAP, RCRA TSD, ERNS, VCP, Brownfields, IC/EC, or SWL facilities were identified in the FirstSearch Technology Corporation (FTC) regulatory database

report within the ASTM-specified search distances for the subject corridor. Two NPL, two state-equivalent NPL, one RCRA CORRACTS, one RCRAIGN, three UST, and six LUST facilities were identified within the ASTM-specified search distances for the subject corridor. These facilities are further discussed in Section 7.0 of this report. In addition, one non-registered AST was identified at a residential property along the subject corridor during the site inspection and is also discussed in Section 7.0 of this report.

Based upon the Risk Rating Point System described in Table 1, on-site recognized environmental conditions were identified at eight of the parcels along the subject corridor. Off-site recognized environmental conditions were identified at 28 parcels along the subject corridor. Parcels with on-site and/or off-site recognized environmental conditions are summarized in Table 2. The remaining parcels along the subject corridor are either undeveloped or residentially developed parcels with no recognized environmental conditions. Site Plans showing the locations of the parcels are included in Figures 3A-3D.

Parcel-specific information was generated in a Contamination Screening Evaluation (CSE) format along with a Risk Rating Point Assignment for each commercial parcel located along the subject corridor, each undeveloped or residentially developed parcel with on-site and/or off-site recognized environmental conditions, and each proposed pond location. Of the 38 parcels (out of 114) that were assessed a risk rating as part of this investigation, 21 parcels received a "HIGH" ranking; 0 parcels received a "MEDIUM" risk ranking; 6 parcels received a "LOW" risk ranking; and 11 parcels received a "NO" risk ranking. The information generated for each commercial parcel, proposed pond location, and parcels with on-site and/or off-site recognized environmental conditions is provided in the Parcel Data Sheets included in Appendix A.

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of the Chaffee Road Corridor project, located along Chaffee Road South between Crystal Springs Road and Normandy Boulevard, Jacksonville, Duval County, Florida, hereafter referred to as the subject corridor. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. The Executive Summary serves as a summary of this report and presents the significant findings, conclusions and recommendations. The Executive Summary should not be considered a stand-alone document and must be evaluated in conjunction with the discussions, supporting documentation, and limitations within this ESA report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject corridor, except for the following:

- On-site concerns were noted from the petroleum fueling operations conducted at the First Coast Energy LLP facility (Parcel 1) and the discharge associated with the on-site UST system. This facility is located west of the intersection of Chaffee Road South and Crystal Springs Road. Assessment activities have indicated that soil and groundwater contaminant plumes from the facility are encroaching upon the subject corridor.
- On-site concerns were noted from the petroleum fueling operations conducted at the Pantry 1257 gas station facility (Parcel 4) and the discharge associated with the on-site

UST system. This facility is located southeast of the intersection of Chaffee Road South and Crystal Springs Road. Remedial activities have been performed at the parcel to address multiple historical discharges associated with the facility's UST system and natural attenuation monitoring activities are currently on-going at the facility to monitor the remaining groundwater contaminant plume at the property.

- On-site concerns were noted from the historical dry cleaning operations conducted at Chaffee Plaza Shopping Center (Parcel 27). This facility is located southeast of the intersection of Chaffee Road South and Falkland Road. Dry cleaning operations appeared to be performed at the facility from at least 2005 to early 2010 (out of business at the time of the site inspection). No regulatory information was available for review regarding the facility.
- On-site concerns were noted from the scattered debris (potential dumping) noted in the 1997 aerial photograph on Parcel 110.

Based on the information reviewed as part of this investigation, further assessment may be warranted to evaluate the parcels adjacent to the subject corridor with on-site and/or off-site recognized environmental conditions. Parcel-specific recommendations are provided in Table 2 and on the Parcel Data Sheets provided in Appendix A. Depending on which parcels are chosen for the three proposed pond locations along the subject corridor, further assessment may be warranted to evaluate on-site and/or off-site recognized environmental conditions noted at proposed pond locations.

The remainder of this report is organized as follows: Section 2 describes the scope of work for this report; Section 3 describes regional geology and hydrogeology; Section 4 presents general subject corridor information; Section 5 presents a discussion of the history of the subject corridor; Section 6 presents a summary of site reconnaissance; Section 7 presents our regulatory review; Section 8 presents a risk rating point assignment; Section 9 presents a summary of our conclusions and recommendations; and Section 10 presents the signatures of environmental professionals reviewing the report. Section 11 presents the qualifications of the environmental professionals participating in this Phase I ESA. Parcel Data Sheets are included as Appendix A. A Custom Soil Resource Report for Duval County, Florida is included in Appendix B. Pertinent results of a computerized regulatory agency database search are included as Appendix C. Appendix D presents the qualifications and resumes of the environmental professionals performing this investigation.

2.0 INTRODUCTION

AEROSTAR was contracted by Connelly and Wicker, Inc., on behalf of the City of Jacksonville Department of Public Works, to perform environmental site assessment activities for 114 real estate parcels located along Chaffee Road South between Crystal Springs Road and Normandy Boulevard. A Street Site Location Map is included as Figure 1. The Phase I ESA was performed to identify recognized environmental conditions associated with the subject corridor. This section of the report describes the scope of work completed for the Phase I ESA and also presents any limitations associated with our findings.

2.1 Scope of Work

The Phase I ESA was conducted in accordance with ASTM Standard E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The assessment consisted of three tasks: records review; site reconnaissance; and preparation of the Phase I ESA report documenting the findings with appropriate recommendations. Specifically, AEROSTAR's environmental site assessment consisted of the following steps:

- Visited the subject corridor, made observations, and obtained photographic documentation of the site.
- Performed a review of readily available aerial photographs and city directories to identify past uses of the site.
- Performed a review of federal, state, and local environmental agency databases to identify potential on-site and off-site environmental concerns.
- Conducted file reviews at the local regulatory department and/or the Florida Department of Environmental Protection (FDEP) as needed for facilities of potential concern.

2.1.1 Review of Subject Corridor History

Aerial photographs were reviewed to determine the historical usage of the subject corridor and surrounding properties. The examination of aerial photographs generally allows for the determination of whether the subject corridor and adjacent properties were previously used for pasture, agriculture, mining, residential, commercial, or possibly industrial purposes. Identification of the previous usage of the land can provide an indication of the present-day environmental status of the subject corridor and its adjacent properties. Aerial photographs were obtained from the Publication of Archival, Library & Museum Materials (PALMM) and Florida Department of Transportation (FDOT) Aerial Photo Look-Up System (APLUS) websites. Aerial photographs reviewed during this investigation included the following years: 1943, 1959, 1969, 1975, 1982, 1997, and 2008. Color copies of the 2008 aerial photographs along the subject corridor are provided at Figures 4A-4D.

Historical maps, documents and city directories were reviewed when available. City directories and Sanborn Fire Insurance Maps were reviewed to further identify past uses of the subject corridor parcels and determine the type of operations historically associated with the area. City directories were reviewed at five year intervals from 1954 to 2009. The vicinity of the subject corridor was not listed in the city directories prior to 1954. Sanborn Fire Insurance Maps did not provide coverage for the vicinity of the subject corridor.

2.1.2 Review of Regulatory Agency Files

Federal, state, and local environmental agency data was reviewed to determine if the potential for recognized environmental conditions exists at or in the vicinity of the subject corridor. The proximity of the subject corridor to items such as underground storage tanks (USTs), hazardous waste facilities, landfills or known contaminated sites can create the potential for hazardous environmental conditions to be present at the subject corridor. To determine if this potential exists, the information sources described below were reviewed.

A search of the following computerized databases was conducted, within the specified ASTM distances, to determine if hazardous substances or petroleum products have been identified on or immediately adjacent to the subject corridor:

- Federal National Priorities List (NPL) (1 mile radius);
- Federal Delisted NPL (0.5 mile radius);
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list (0.5 mile radius);
- Federal CERCLIS No Further Remedial Action Planned (NFRAP) list (0.5 mile radius);
- Federal RCRA Corrective Actions (CORRACTS) list (1 mile radius);
- Federal RCRA non-CORRACTS Treatment, Storage, Disposal (TSD) list (0.5 mile radius);
- Federal RCRA Generators list (property and adjoining properties only);
- Federal institutional control/engineering control (IC/EC) registries (property only);
- Federal Emergency Response Notification System (ERNS) list (property only);
- State and tribal equivalent NPL (1 mile radius);
- State and tribal landfill and/or solid waste landfill (SWL) site lists (0.5 mile radius);
- State and tribal equivalent Leaking Underground Storage Tank (LUST) list (0.5 mile radius);

- State and tribal registered storage tank lists (property and adjoining properties only);
- State and tribal IC/EC registries (property only);
- State and tribal voluntary cleanup sites (VCP) (0.5 mile radius); and,
- State or tribal Brownfield sites (0.5 mile radius).

2.1.3 Visual Site Inspection

An environmental specialist inspected the parcels along the subject corridor and adjacent properties. Inspections were limited to visual inspections from the right-of-way area. An emphasis was placed on detecting the presence of operations having the potential to negatively impact the environment. Items such as electrical equipment capable of housing polychlorinated biphenyls (PCBs), aboveground and underground storage tanks, waste disposal, chemical storage areas, and general business operations were noted. Adverse environmental impacts, such as stressed vegetation or stained soils, were noted when visually identified. All phases of the site inspection were documented. Local geologic and hydrogeologic conditions of the subject corridor and surrounding areas were also documented.

2.1.4 Review of Maps

Various maps were reviewed to determine the hydrogeologic/geologic conditions (i.e., topography, surface water flow direction, soil characteristics, etc.) associated with the subject corridor and surrounding properties. Maps reviewed during this investigation included:

- The United States Geological Survey (USGS) 7.5 minute Topographic Quadrangle Map of "Marietta, Florida," dated 1992.

2.2 Limitations

AEROSTAR has prepared this assessment for the Client (Connelly and Wicker, Inc.) and User (City of Jacksonville). AEROSTAR's assessment represents a review of certain information relating to the subject corridor that was obtained by methods described above and did not include sampling or other monitoring activities at the property. While AEROSTAR has used reasonable care to avoid reliance upon data and information that is inaccurate, AEROSTAR is not able to verify the accuracy or completeness of all data and information available during the investigation and some of those conclusions would be different if the information upon which they are based is determined to be false, inaccurate or incomplete.

AEROSTAR makes no legal representations whatsoever concerning any matter including, but not limited to, ownership of any property or the interpretation of any law. AEROSTAR further disclaims any obligations to update the report for events taking place after the time during which the assessment was conducted.

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based upon the findings derived from a site reconnaissance, a limited review of specified regulatory records and historical sources, and comments made by the interviewees.

Phase I ESAs, by their very nature, are limited. AEROSTAR has endeavored to meet what it believes is the applicable standard of care, and, in doing so, is obliged to advise the Client of Phase I ESA limitations. AEROSTAR believes that providing information about limitations is essential to help the Client identify and thereby manage its risks. Through additional research, these risks can be mitigated - but they cannot be eliminated. AEROSTAR will, upon request, advise the Client of the additional research opportunities available, their impact, and their cost.

As noted above, the Phase I ESA was conducted at the referenced subject corridor, and this report was prepared for the sole use of the City of Jacksonville and Connelly and Wicker, Inc. This report shall not be relied upon by or transferred to any other party without the express written authorization of AEROSTAR.

Along with all of the limitations set forth in various sections of the ASTM Standard E 1527-05 protocol, the accuracy and completeness of this report is necessarily limited by the following:

- Environmental lien searches were not conducted on parcels along the subject corridor as part of this investigation.
- Site inspections were limited to the right-of-way along the subject corridor.
- Interviews were not conducted with parcel owners along the subject corridor.

Data Gaps

Data gaps are the lack or inability to obtain information required by ASTM Standard E 1527-05 despite good faith efforts to gather such information, such as, but not limited to, the inability to conduct a site visit, inability to conduct interviews, and the inability to establish historical uses of the site or surrounding properties. Not all data gaps are significant, and a data gap will only be discussed in this section if: 1) a data gap occurs during investigation; and, 2) the data gap impairs AEROSTAR's ability to meet the objectives of ASTM Standard E 1527-05.

Historical Data Source Failures: Aerial photographs did not provide coverage of the subject corridor prior to 1943. City directories for the City of Jacksonville did not provide coverage of the subject corridor prior to 1954. Sanborn Fire Insurance Maps did not provide coverage of the subject corridor. The historical records researched did not allow the history of all the parcels located along the corridor to be traced back to 1940 or to the obvious first developed use, whichever came earlier, which constitutes historical data failure per ASTM Standard 1527-05 § 8.3.2.3.

No significant data gaps were noted as part of this investigation.

3.0 REGIONAL GEOLOGY AND HYDROGEOLOGY

3.1 Topography

The State of Florida lies principally on the Florida Platform. A thick sequence of carbonate rocks capped by a thin, siliclastic sediment-rich sequence forms the Florida Platform. These sediments range in age from mid-Mesozoic (200 million years ago [mya]) to Recent. Florida's aquifer system developed in the Cenozoic sediments ranging from latest Paleocene (55 mya) to late Pleistocene (<100,000 years ago) in age, (Scott). The sediments supra-adjacent to the Floridan aquifer system include quartz sands, silts, and clays (siliciclastics) with varying admixtures of carbonates as discrete beds and sediment matrix. Deposition of these sediments occurred from Miocene (24 mya) to the Recent. The Neogene (24 mya to 1.6 mya) and Quaternary (1.6 mya to the present) sediments form the intermediate aquifer and/or confining unit and the surficial aquifer system, (Scott).

The area of the investigation is located in Sections 1, 6, 25, 30, 31, and 36, Townships 2 and 3 South, Ranges 24 and 25 East in the 1992 version of the 7.5-minute United States Geological Survey (USGS) Topographical Quadrangle Map of "Marietta, Florida." According to the topographic map, the subject corridor is situated at an elevation between 50 and 90 feet above the National Geodetic Vertical Datum (NGVD) of 1929. A Topographic Site Location Map is included as Figure 2.

3.2 Surface Waters

McGirts Creek transects the northern portion of the site. Multiple unnamed ponds are located within 1,000 feet to the east and west of the subject corridor.

3.3 Soils/Geology

The NRCS Web Soil Service website was reviewed to identify native soil characteristics in the vicinity of the site. A Custom Soil Resource Report for Duval County, Florida, is presented in Appendix B of this report. According to the report, the three most prevalent soils along the subject corridor were classified as Leon fine sand, 0 to 2 percent slopes; Boulogne fine sand, 0 to 2 percent slopes; and Evergreen-Wesconnett complex, depressional, 0 to 2 percent slopes. The depth to water of Leon fine sand, 0 to 2 percent slopes and Boulogne fine sand, 0 to 2 percent slopes are reportedly about 6 to 18 inches. The depth to water of Evergreen-Wesconnett complex, depressional, 0 to 2 percent slopes is reportedly about 0 inches.

3.4 Hydrogeology

The three major components to the subsurface hydrogeology of northeastern Florida are the unconfined surficial aquifer system, the Floridan aquifer system, and the nearly impermeable sediments of the intermediate confining unit, which separates the two aquifer systems. The surficial aquifer system is present along the northeast coast of Florida and extends to the southwest coast, below Tampa Bay.

In northeastern Florida, the surficial aquifer system consists of, in ascending order: the upper Hawthorn Formation, which was deposited during the middle Miocene epoch; the upper Miocene or Pliocene deposits; and the Pleistocene and recent deposits. Sediments of Pleistocene and more recent epochs were deposited during the formation of marine terraces and beach ridges. The thicknesses of these deposits range from less than 10 feet in the St. Johns River Valley to approximately 100 feet in western Clay County. They consist of soil, muck, coarse to fine sand, shell and some clayey sand. The surficial sand yields small amounts of water while the sand and shell beds along the coast yield moderate quantities. The potentiometric surface of the shallow aquifer system generally follows the configuration of the land surface. High water levels occur after periods of heavy rainfall, and lowest water levels occur after the drier periods of the year. Water levels may be as deep as 35 feet below land surface with a yearly water level fluctuation in wells of approximately two to five feet.

The intermediate confining unit consists primarily of sediments within the Hawthorn Formation. The Hawthorn Formation, deposited during the middle Miocene epoch, consists primarily of dark-gray to olive-green silty clay, clayey soil, and dry and sandy limestone, all containing moderate to large amounts of black phosphate sand, granules, and pebbles. Throughout most of northeast Florida, the clay and silty clay within the Hawthorn Formation serves as a confining layer or aquiclude that retards upward movement of water from the underlying artesian Floridan aquifer system as well as inhibiting downward movement of surficial aquifer waters. The Hawthorn Formation ranges in thickness from about 250 feet to as much as 500 feet.

In northeast Florida, the top of the Floridan aquifer system is approximately 250-600 feet below land surface and ranges from 1,500 to 2,400 feet in thickness. The Floridan is a confined, artesian aquifer throughout most of northeast Florida and is highly permeable. The Floridan aquifer system is the principal source of fresh water for northeast Florida, with the limestone and porous dolomite beds yielding very large quantities of water. Municipal wells range from 1,000 to 1,500 feet in depth and penetrate the Ocala Group, the Avon Park and the Lake City Limestones of Eocene age. These formations and the Suwannee Limestone Formation comprise the Floridan aquifer system.

4.0 SUBJECT CORRIDOR INFORMATION

4.1 Site Location and Description

The subject corridor encompasses the area along Chaffee Road South between Crystal Springs Road and Normandy Boulevard (Figure 1). A total of 114 real estate parcels were identified and assessed along the subject corridor. The subject corridor consists of a mixture of undeveloped, residential, and commercial properties located in a historically rural portion of Duval County.

4.2 Description of Current Property Uses

On April 5, 2010, an environmental specialist visually surveyed the site and adjacent properties. Local geologic and hydrogeologic conditions of the subject corridor and surrounding areas were observed and documented. The subject corridor was investigated for signs of adverse environmental impacts such as stressed vegetation or stained soils. All phases of the site inspection were documented. A limited site inspection was conducted by inspecting each parcel from the right-of-way to document the presence of recognized environmental conditions which may include on-going contamination or situations which could rise to contamination. The predominant current property uses along the subject corridor are residential and commercial. The commercial developments included two gas stations, two restaurants, four churches, a real estate office, a public library, a small commercial shopping center that included one vacant dry cleaner facility, an elementary school, and a boat/RV storage lot.

Current property use information for each proposed pond location, commercial parcel, and undeveloped or residentially developed parcel with recognized environmental conditions is included in Appendix A.

4.3 Description of Adjacent Land Uses

Development of land in the vicinity of the subject corridor was noted to help identify potential sources of hazardous waste generation and/or facilities involved in the handling or transportation of hazardous materials or petroleum products. The predominant adjacent land uses in the vicinity of the subject corridor are residential and commercial. The commercial developments adjacent to the subject corridor included one mobile home park, three gas stations, and a grocery store.

Adjacent land use information for each proposed pond location, commercial parcel, and undeveloped or residentially developed parcel with recognized environmental conditions along the subject corridor is included in Appendix A.

5.0 SUBJECT CORRIDOR HISTORY

Aerial photographs from 1943, 1959, 1969, 1975, 1982, 1997, and 2008 were reviewed to determine historical land use in the investigation area. Aerial photographs prior to 1943 were not available for review. City directories and Sanborn Fire Insurance Maps were reviewed to further identify past uses of the subject corridor parcels. City directories were reviewed at five year intervals from 1954 to 2009. The vicinity of the subject corridor was not listed in the city directories prior to 1954. Sanborn Fire Insurance Maps did not provide coverage for the vicinity of the corridor.

The historical records reviewed indicated that the subject corridor consisted of a mixture of undeveloped land and residential land from at least 1943 to at least 1960 and has consisted of a mixture of undeveloped, residential, and commercial land since at least 1969. Potential environmental concerns identified through the review of aerial photographs included a golf course, commercial gas stations, and potential areas of historical dumping on parcels along the subject corridor.

Detailed historical land use information for each proposed pond location, commercial parcel, and undeveloped or residentially developed parcel with recognized environmental conditions along the subject corridor is included in Appendix A.

6.0 SUBJECT CORRIDOR RECONNAISSANCE

Observations made during the site reconnaissance are based on a limited visual inspection of the properties within the subject corridor conducted by Mr. John Townsend, Project Scientist, on April 5, 2010. Parcel data sheets include site reconnaissance information and parcel-specific information as follows: presence of hazardous substances and/or storage tanks; indications of PCBs; physical setting information provided by the Duval County Property Appraiser Office (DCPAO) website; historical and adjacent property use information; and any other indicators of potential recognized environmental conditions such as stained soil or pavement, stressed vegetation, significant amounts of solid waste, and other conditions of concern.

Pole-mounted transformers were observed along the subject corridor during the site inspection. Mr. Steven Luten, Jacksonville Electric Authority (JEA), was contacted regarding the transformers within the corridor. Mr. Luten stated that the transformers within the subject corridor are owned and operated by JEA and that they most likely do not contain PCBs. Mr. Luten indicated that JEA would accept responsibility for any known discharges associated with the transformers along the subject corridor.

Specific site reconnaissance information for each commercial parcel located along the subject corridor, each undeveloped or residentially developed parcel with on-site and/or off-site recognized environmental conditions, and each proposed pond location is provided in Appendix A.

7.0 REGULATORY REVIEW

Environmental agency information concerning the subject corridor was obtained through the regulatory database search and regulatory file review conducted as part of this investigation. Environmental agency information for a parcel within the subject corridor is included in the Parcel Data Sheets. A copy of the regulatory database report is included in Appendix C. The following regulatory databases were searched during this investigation.

Table 1 Regulatory Database Summary				
Source	Applicable Search Distance	Site	Adjoining Property	Within AST search distances
Federal NPL Site	1.0 mile	0	0	2
Federal Delisted NPL	0.5 mile	0	0	0
Federal CERCLIS List	0.5 mile	0	0	0
Federal CERCLIS NFRAP Site List	0.5 mile	0	0	0
Federal RCRA CORRACTS and TSD Facilities	1.0 mile	0	0	1
Federal RCRA Non-CORRACTS TSD Facilities	0.5 mile	0	0	0
Federal RCRA Generators List	Site and adjoining properties	1	0	1
Federal IC/EC Registries	Site Only	0	0	0
Federal ERNS	Site Only	0	0	0
State- and Tribal-equivalent NPL Sites	1.0 mile	0	0	2
State- and Tribal-equivalent CERCLIS Sites	0.5 mile	0	0	0
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile	0	0	0
State and Tribal LUST Lists	0.5 mile	2	3	6
State and Tribal Registered UST Lists	Site and adjoining properties	3	0	3
State and Tribal IC/EC	Site Only	0	0	0
State and Tribal voluntary cleanup sites	0.5 mile	0	0	0
State and Tribal Brownfield sites	0.5 mile	0	0	0

No CERCLIS, CERCLIS-NFRAP, RCRA TSD, ERNS, VCP, Brownfields, IC/EC, or SWL facilities were identified in the FTC database report within the ASTM-specified search distances for the subject corridor. Two NPL, two state-equivalent NPL, one CORRACTS, one RCRA, one SPILLS, three UST, and six LUST facilities were identified within the ASTM-specified search distances for the subject corridor. In addition, one non-registered AST was identified at a

residential property along the subject corridor (Parcel 70) during the site inspection. Regulatory information regarding the facilities identified in the FTC report is discussed below.

First Coast Energy LLP 1015, 620 Chaffee Road South, Facility ID# 16/8521339: This UST/LUST facility is located on Parcel 1 along the western side of the corridor. According to the database report, two 12,000-gallon unleaded gasoline USTs and an 8,000-gallon vehicular diesel UST were installed at the facility in November 1968 and were removed from the facility in February 1999. In February 1999, two 15,000-gallon unleaded gasoline USTs, a 15,000-gallon vehicular diesel UST, and an 8,000-gallon kerosene UST were installed at the facility. All four of the USTs that were installed in 1999 are currently in service at the facility. According to the database report, a discharge of a non-regulated pollutant was reported at the facility on July 25, 1988. The discharge is eligible for state-assisted cleanup funding in the EDI program with a cleanup score of 57. According to a Limited Scope Remedial Action Plan, dated September 2004, soil and groundwater impacts have been identified at the site. Groundwater flow at the facility was reported to be to the southwest. According to a Pilot Test Plan Response to Comments Letter, dated February 10, 2010, the soil and groundwater contaminant plumes are encroaching upon the Chaffee Road South right-of-way. Based on the information gathered during this investigation, the parcel has been negatively impacted by the facility and the soil and groundwater contaminant plumes are encroaching upon the eastern property boundary and the Chaffee Road South right-of-way.

Pantry 1257, 721 Chaffee Road South (listed as 701 Chaffee Road South), Facility ID# 16/8943990: This UST/LUST/RCRAGN facility is located on Parcel 4. According to the database report, three 10,000-gallon unleaded gasoline USTs were installed at the facility in February 1989 and were removed from the facility in December 2008. An 8,000-gallon unleaded gasoline UST and a 12,000-gallon unleaded gasoline UST were reportedly installed at the facility in December 2008 and are currently in-service at the facility. The database report indicates that discharges of unleaded gasoline were reported at the facility on October 1, 1993, January 4, 1994, and July 3, 2008. The 1993 and 1994 discharges are eligible for state-assisted cleanup funding in the Petroleum Liability and Restoration Insurance Program but the 2008 discharge is not eligible for state-assisted cleanup funding. The discharges have been assessed a cleanup score of 42. The database report indicates that a Site Rehabilitation Completion Report has been completed regarding the 1993 discharge, and no further action (NFA) status has been issued to the facility regarding the 1994 discharge. Remedial activities are on-going regarding the 2008 discharge. According to a Second Quarter Natural Attenuation Monitoring Report, dated January 28, 2010, methyl tert-butyl ether was detected in three monitor wells at the facility but at concentrations below its respective groundwater cleanup target level. No other constituents analyzed were detected above their respective method detection limits or practical quantitative limits. The report indicated that additional natural attenuation monitoring was required at the facility before it could be issued no further action status regarding the past discharges. Based on the information reviewed as part of this investigation, this facility has negatively impacted the parcel.

West Meadows Golf Club, 11400 West Meadows Drive (Sam Caruso Way) (Parcel 68), Facility ID# 16/8507667: This registered storage tank facility is located on Parcel 68. According to the database report, two aboveground storage tanks (ASTs) containing an unknown quantity of an

unspecified pollutant were formerly located at the facility. The database report did not provide any information regarding the installation or removal dates of the ASTs but did indicate that both ASTs have been removed from the facility. No discharges were reported for the ASTs. In addition to the ASTs, the facility was developed as a golf course from at least 1969 to at least 2006. In general, herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater; however, the nearest hole/fairway of the former golf course was located approximately 850 feet west of the subject corridor. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the property or the ASTs formerly located at the property. Based on its distance from the proposed construction activities, this facility is not suspected of negatively impacting the subject corridor at this time.

Residence, 2135 Chaffee Road South (Parcel 70), Facility ID# Not Applicable: An AST is located on Parcel 70. The facility was not identified in the FTC database report; however, an approximate 100-gallon AST was observed adjacent to the southeast of the residence located at the property. No regulatory information was available for review regarding the AST, but the AST most likely contained fuel oil for the residence. According to the Duval County Property Appraiser Office (DCPAO) website, the residence was constructed in 1962 and the heating source for the residence is listed as "oil." AEROSTAR did not have access to the property to visually inspect the soil in the vicinity of the AST for evidence of possible discharges. The AST was located approximately 100 feet east of the proposed construction activities. Based on its distance from the proposed construction activities, this facility is not suspected of negatively impacting the subject corridor at this time.

A and G Meats, 11140 Normandy Boulevard, Facility ID# 16/8841919: This UST/LUST is located approximately 200 feet east-southeast of the subject corridor on the southeastern adjoining property of Parcel 111 and northeastern adjoining property of Parcel 113. According to the database report, a discharge of vehicular diesel fuel was reported at the facility on December 19, 2002. The database report indicates the discharge is ineligible for state-assisted cleanup funding, and that the discharge has been assessed a cleanup score of 45. According to a Supplemental Site Assessment Report (SAR), dated June 3, 2009, soil and groundwater impacts have been identified at the facility. The impacts have been delineated and do not appear to extend off the property. The report recommended performing source removal activities at the facility to address the soil impacts. Site assessment and remedial activities are currently ongoing at the facility. Groundwater flow at the facility is reported to be towards the west-southwest. Based on the facility's distance from the proposed construction activities along the corridor and the direction of groundwater flow, this facility is not suspected of negatively impacting the subject corridor at this time.

Lake Forest Mobile Home Park, 500 Chaffee Road South, Facility ID# 16/9801008: This UST/LUST facility is located adjacent to the west of Parcel 1, approximately 250 feet west of the proposed construction activities. The database report does not provide any information regarding the facility's UST except that it has been "closed," but does indicate that a discharge of vehicular diesel fuel was reported at the facility on November 6, 1998. According to a Source Removal and Limited Contamination Assessment Report, dated August 31, 1999, the facility contained one 2,000-gallon emergency generator diesel UST. According to the report, source

removal activities were performed to address the soil impacts at the facility. A groundwater sample was collected after the source removal activities were completed and the sample results indicated that low levels of contaminants were detected in the groundwater at the facility but the levels were well below their respective cleanup target levels. Based on the results of the limited contamination assessment, the report recommended no further action status be issued for the discharge at the facility. The FDEP issued the facility a Site Rehabilitation Completion Order (SRCO) regarding the discharge on March 27, 2000. Based on the information reviewed as part of this investigation, this facility is not suspected of negatively impacting the subject corridor at this time.

Lil Champ Food Store 17, 10054 Normandy Boulevard, Facility ID# 16/8507108: This UST/LUST facility is located approximately 250 feet southeast of Parcel 108 (proposed location of Pond 1B), and adjacent to the south (across Normandy Boulevard) of the proposed location of Pond 1C. According to the database report, four 4,000-gallon unleaded gasoline USTs were installed at the facility in August 1970 and removed from the facility in October 1998. The database report indicates that a discharge of a non-regulated pollutant was reported at the facility on December 27, 1988. The discharge was reportedly eligible for state-assisted cleanup funding in the EDI program with a cleanup score of 41. According to a RAP, dated March 2006, soil and groundwater contamination have been identified at the site and the groundwater contaminant plume appears to be migrating off-site towards the south-southwest. Groundwater flow at the facility was reported to be towards the south-southwest. The RAP was approved by the FDEP on October 16, 2006; however, no additional assessment or remedial activities appear to have been performed at the facility. Based on the distance of the facility from the subject corridor, this facility is not suspected of negatively impacting the corridor at this time.

Coleman-Evans Wood Preserving, 101 Celery Avenue, Facility ID# FLD991279894: This NPL/STATE facility is located approximately 3,000 feet northeast of the northern end of the subject corridor. According to the database report, wood preserving activities using pentachlorophenol (PCP) and fuel oil were performed at the facility from the mid-1950s to the 1980s and poor waste management practices resulted in soil and groundwater contamination in the vicinity of the facility. Between 1999 and 2004, approximately 210,000 tons of contaminated soil and approximately 73,500,000 gallons of groundwater were treated at the facility. Groundwater contamination at the facility was reduced to a small area that is being monitored for natural attenuation. Based on the information reviewed as part of this investigation and the facility's distance from the subject corridor, this facility is not suspected of negatively impacting the site at this time.

Whitehouse Oil Pits, 1 North/2 Mile of Highway, Facility ID# FLD980602767: This NPL/STATE facility is located approximately 5,100 feet north-northwest of the northern end of the subject corridor. According to the database report, the site consists of seven waste oil pits that operated as a repository for waste oil sludge and acidic oil re-refinery by-products. The database report indicates that multiple environmental assessments have been performed at the facility since the early 1980s. In 1998, the EPA reportedly adopted a cleanup plan designed to isolate the Whitehouse site as a source of groundwater and surface water contamination and reduce the risks associated with exposure to the facility. Remedial activities are reportedly on-

going at the facility. Based on its distance from the subject corridor, this facility is not suspected of negatively impacting the subject corridor at this time.

Trinity Industrial Inc., 11934 West Beaver Street, Facility ID# FLD007515133: This RCRA CORRACTS/STATE facility is located approximately 5,225 feet northwest of the subject corridor. The database report did not provide any significant information regarding the facility. The facility reportedly entered into a Consent Order with the FDEP in June 1997 and remedial activities are currently on-going at the facility. According to an Accelerated Bioremediation Pilot Test and Post Injection Monitoring Report for Pilot Test Areas A & B, dated March 2009, groundwater contamination has been identified throughout the facility and multiple remedial strategies are being evaluated to determine the most efficient method of remediating the contamination. Based on its distance from the subject corridor, this facility is not suspected of negatively impacting the subject corridor at this time.

8.0 RISK EVALUATION RATING SYSTEM METHODOLOGY

The environmental risk evaluation (ERE) rating system guidelines were designed to provide a mechanism for evaluating the information obtained through a review of on-site conditions, historical land use, and hazardous site lists, as well as any other readily available data concerning properties along the subject corridor. To assist the evaluator, these guidelines include a numerical scale reflecting the potential risk for contamination on property of interest. The risk rating system was developed for initial Florida Department of Transportation (FDOT) Project Development and Environment (PD&E) investigations without site soil and water sampling.

A risk rating, representing the potential for contamination impacts, was generated for each parcel located along the subject corridor. The risk rating was derived using the criteria shown in Table 1- Risk Rating Point Assessment. A description of the five components of the evaluation and the associated numerical risk is presented. Each risk component is discussed in the following subsections in the context of this study. Risk analysis details for each commercial parcel located along the subject corridor, each undeveloped or residentially developed parcel with on-site and/or off-site recognized environmental conditions, and each proposed pond location are presented in the Parcel Data Sheets included as Appendix A.

The total points assigned to a specific parcel were then used to designate the risk as a "HIGH", "MEDIUM", "LOW" or "NO". The following numerical assignment was used:

25 – 19	HIGH
18 – 13	MEDIUM
12 -5	LOW
Under 5	NO

Any parcel assigned a single “5 point” risk rating for any one of the Risk Component categories listed in Table 1 automatically received a “HIGH” risk rating despite the parcel’s cumulative score; however, these parcels were further evaluated to determine if the significance and proximity of the risk to the subject corridor warranted further assessment/evaluation.

9.0 CONCLUSIONS AND RECOMMENDATIONS

A Phase I ESA was performed in April and May 2010, as part of the Chaffee Road Corridor project, in conformance with the scope and limitations of ASTM Practice E 1527-05. The Phase I ESA was conducted to identify recognized environmental conditions within the proposed subject corridor and make recommendations for further site assessment activities.

The subject corridor encompasses the area along Chaffee Road South, between Crystal Springs Road and Normandy Boulevard. A total of 114 real estate parcels were identified and assessed within the subject corridor. The subject corridor consists of a mixture of undeveloped land, residential, and commercial properties located in a historically rural portion of Duval County.

Data obtained from the historical records reviewed indicates that the subject corridor consisted of a mixture of undeveloped land and residential land from at least 1943 to at least 1960 and has consisted of a mixture of undeveloped, residential, and commercial land since at least 1969.

No CERCLIS, CERCLIS-NFRAP, RCRA TSD, ERNS, VCP, Brownfields, IC/EC, or SWL facilities were identified in the regulatory database report within the ASTM-specified search distances for the subject corridor. Two NPL, two state-equivalent NPL, one CORRACTS, one RCRAIGN, three UST, and six LUST facilities were identified within the ASTM-specified search distances for the subject corridor. In addition, one non-registered AST was identified at a residential property along the subject corridor (Parcel 70) during the site inspection.

Based upon the Risk Rating Point System described in Table 1, on-site recognized environmental conditions were identified at eight of the parcels along the subject corridor. Off-site recognized environmental conditions were identified at 28 parcels along the subject corridor. The remaining parcels along the subject corridor are either undeveloped or residentially developed parcels with no recognized environmental conditions.

Parcel-specific information was generated in a CSE format along with a Risk Rating Point Assignment for each commercial parcel located along the subject corridor, each undeveloped or residentially developed parcel with on-site and/or off-site recognized environmental conditions, and each proposed pond location. Of the 38 parcels (out of 114) that were assessed a risk rating as part of this investigation, 21 parcels received a "HIGH" ranking; 0 parcels received a "MEDIUM" risk ranking; 6 parcels received a "LOW" risk ranking; and 11 parcels received a "NO" risk ranking.

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 of the Chaffee Road Corridor, located along Chaffee Road South between Crystal Springs Road and Normandy Boulevard in Jacksonville, Duval County, Florida.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject corridor, except for the following:

- On-site concerns were noted from the petroleum fueling operations conducted at the First Coast Energy LLP facility (Parcel 1) and the discharge associated with the on-site UST

system. This facility is located west of the intersection of Chaffee Road South and Crystal Springs Road. Assessment activities have indicated that soil and groundwater contaminant plumes from the facility are encroaching upon the subject corridor.

- On-site concerns were noted from the petroleum fueling operations conducted at the Pantry 1257 gas station facility (Parcel 4) and the discharge associated with the on-site UST system. This facility is located southeast of the intersection of Chaffee Road South and Crystal Springs Road. Remedial activities have been performed at the parcel to address multiple historical discharges associated with the facility's UST system and natural attenuation monitoring activities are currently on-going at the facility to monitor the remaining groundwater contaminant plume at the property.
- On-site concerns were noted from the historical dry cleaning operations conducted at Chaffee Plaza Shopping Center (Parcel 27). This facility is located southeast of the intersection of Chaffee Road South and Falkland Road. Dry cleaning operations appeared to be performed at the facility from at least 2005 to early 2010 (out of business at the time of the site inspection). No regulatory information was available for review regarding the facility.
- On-site concerns were noted from the scattered debris (potential dumping) noted in the 1997 aerial photograph on Parcel 110.

Based on the information reviewed as part of this investigation, further assessment may be warranted to evaluate the parcels adjacent to the subject corridor with on-site and/or off-site recognized environmental conditions. Parcel-specific recommendations are provided in Table 2 and on the Parcel Data Sheets provided in Appendix A. Depending on which parcels are chosen for the three proposed pond locations along the subject corridor, further assessment may be warranted to evaluate on-site and/or off-site recognized environmental conditions noted at proposed pond locations.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

This is to certify the Phase I Environmental Site Assessment Report for the Chaffee Road Corridor, between Crystal Springs Road and Normandy Boulevard, Jacksonville, Duval County, Florida, has been examined by the undersigned.

DATE: 5/17/10

SIGNATURE: 
John M. Townsend
Project Scientist

DATE: 17 May 10

SIGNATURE: 
Paul M. Fitch, P.E.
Senior Engineer

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by John M. Townsend, Project Scientist, and reviewed by Paul M. Fitch, Senior Engineer, both employees of AEROSTAR. We declare that, to the best of our professional knowledge, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards set forth in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in Appendix D.

TABLES

TABLE 1
RISK RATING POINT ASSIGNMENT

Risk Component	Points	Rating	Description
Current On-Site Conditions	0	None	No hazardous materials, hazardous waste, or pollutants observed at the site.
	1-2	Low	New development using hazardous materials and/or generating hazardous wastes or pollutants. No evidence of pollution observed.
	3-4	Medium	Old or new development using hazardous materials and/or generating hazardous wastes or pollutants. Unclean, suspect appearances.
	5	High	Suspect or obvious environmental contamination.
Adjacent Conditions	0	None	No current or historical hazardous materials, hazardous waste, or pollutants usage adjacent to subject site.
	1-2	Low	Current or historical hazardous material, hazardous waste or pollutant usage adjacent to subject site. Verifiable compliance record.
	3-4	Medium	Current or historical hazardous material, hazardous waste or pollutant generator adjacent to subject site with record of violations.
	5	High	Current or historical hazardous material, hazardous waste, or pollutant generator adjacent to subject site with no verifiable regulatory records.
Historical Land Use	0	None	Site undeveloped. No historical hazardous materials, hazardous wastes or pollutants at site.
	1-2	Low	First generation commercial redevelopment of property with known past or present hazardous waste generation. Pollutant contamination with remediation complete.
	3-4	Medium	Commercial or industrial redevelopment of property with known past or present hazardous material usage or hazardous waste generation. Pollutant contamination with no or incomplete remediation.
	5	High	Commercial or industrial redevelopment of property with potential past or present onsite deposition of hazardous waste and/or hazardous materials. No records of remediation.

TABLE 1
RISK RATING POINT ASSIGNMENT

Risk Component	Points	Rating	Description
Storage of Hazardous Materials, Hazardous Wastes, and/or Pollutants	0	None	No hazardous materials, hazardous waste, or pollutants on site.
	1-2	Low	Hazardous materials or hazardous wastes stored above ground. Pollutants stored above ground or under ground. Clearly marked.
	3-4	Medium	Hazardous materials or hazardous waste stored below ground. Signs of the release of potential contamination in small quantities and/or limited areas.
	5	High	Evidence that hazardous material or hazardous waste is not stored, handled or disposed of properly.
Regulatory Agency Violation Record Search	0	None	No hazardous material, hazardous waste, or pollutant violations documented.
	1-2	Low	Hazardous waste/pollutant violations documented. Remediation complete.
	3-4	Medium	Hazardous waste/pollutant violations documented. Remediation incomplete.
	5	High	Hazardous waste violations documented. Remediation has not begun or hazardous waste violation obvious but no documentation.

<p>Table 2</p> <p>Parcels with Recognized Environmental Conditions</p> <p>Chaffee Road Corridor</p> <p>From Crystal Springs Road to Normandy Boulevard</p> <p>Jacksonville, Duval County, Florida</p>						
Facility Name/Use (Parcel ID)	Real Estate #	Address	Parcel Summary	On-site Recognized Environmental Conditions	Off-site Recognized Environmental Conditions	Conclusions and Recommendations
First Coast Energy LLP (Parcel 1)	001848 0000	620 Chaffee Road South	The parcel is currently developed with a Shell gas station and associated convenience store. Historical records indicate that the parcel has been developed as a gas station since at least 1969 and a discharge of petroleum products has been documented at the property. Assessment activities have indicated that soil and groundwater contaminant plumes from the facility are encroaching upon the subject corridor. Remedial activities are currently on-going at this facility.	On-site RECs were noted from the petroleum fueling operations conducted at the facility and the discharge associated with the on-site UST system.	<p>Off-site RECs were noted from the historical petroleum fueling operations at the Lake Forest Mobile Home Park on the western adjoining property.</p> <p>Off-site RECs were noted from the petroleum fueling operations at the Kwik Chek Gas station located across Chaffee Road on the eastern adjoining property.</p> <p>Off-site RECs were noted from the petroleum fueling operations and the documented petroleum discharge associated with the Pantry 1257 facility located across Chaffee Road on the eastern adjoining property.</p>	<p>Based on the results of this investigation, the parcel has been assigned a “HIGH” risk rating.</p> <p>Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site and off-site RECs noted.</p>
McDonald’s (Parcel 2)	006763 0400	705 Chaffee Road South	The parcel is currently developed with a McDonald’s fast food restaurant and associated parking lot. Historical records indicate that the parcel was developed with a commercial-type structure from at least 1982 to at least 1997 and has been developed with the existing structure since 2000. The parcel is adjoined to the north by the Kwik Check gas station and to the west by Chaffee Road South followed by a Shell gas station. The Kwik Check gas station has been performing petroleum fueling operations since 2000 with no known petroleum discharges. The Shell gas station has been performing petroleum fueling operations since at least 1969 and a discharge of petroleum products has been documented at the facility.	None	<p>Off-site RECs were noted from the petroleum fueling operations at the Kwik Chek Gas station located on the northern adjoining property.</p> <p>Off-site RECs were noted from the petroleum fueling operations and the documented petroleum discharge associated with the First Coast Energy LLP 1015 gas station facility located across Chaffee Road on the western adjoining property.</p>	<p>Based on the results of this investigation, the parcel has been assigned a “LOW” risk rating.</p> <p>Based on the proximity of the off-site RECs to the subject corridor, no further assessment is recommended for the subject corridor at this time.</p>
Wendy’s Restaurant (Parcel 3)	006763 0200	11295 Crystal Springs Road	The parcel is currently developed with a Wendy’s fast food restaurant and associated parking lot. Historical records indicate that the parcel has been developed with the existing structure since 2002. The parcel is adjoined to the south by Crystal Springs Road followed by a Kangaroo gas station (Parcel 4) and to the west by Chaffee Road South followed by a Shell gas station (Parcel 1). The Kangaroo gas station has been performing petroleum fueling operations since at least 1984 and a discharge of petroleum products has been documented at the facility. The Shell gas station has been performing petroleum fueling operations since at least 1969 and a discharge of petroleum products has been documented at the facility.	None	<p>Off-site RECs were noted from the petroleum fueling operations and documented petroleum discharge associated with the Pantry 1257 gas station located across Crystal Springs Road on the southern adjoining property.</p> <p>Off-site RECs were noted from the petroleum fueling operations and the documented petroleum discharge associated with the First Coast Energy LLP 1015 gas station facility located across Chaffee Road on the western adjoining property.</p>	<p>Based on the results of this investigation, the parcel has been assigned a “LOW” risk rating.</p> <p>Based on the proximity of the off-site RECs to the subject corridor, no further assessment is recommended for the subject corridor at this time.</p>
The Pantry 1257 (Parcel 4)	006763 0100	721 Chaffee Road South	The parcel is currently developed with a Kangaroo gas station and associated convenience store. Historical records indicate that the parcel has been developed as a gas station since 1989 and multiple discharges of petroleum products have been documented at the property. Remedial activities have been performed at the parcel and natural attenuation monitoring activities are currently on-going at the facility.	On-site RECs were noted from the petroleum fueling operations conducted at the facility and the discharge associated with the on-site UST system.	<p>Off-site RECs were noted from the petroleum fueling operations and the documented petroleum discharge associated with the First Coast Energy LLP 1015 gas station facility located across Chaffee Road on the western adjoining property.</p>	<p>Based on the results of this investigation, the parcel has been assigned a “HIGH” risk rating.</p> <p>Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site and off-site RECs noted.</p>
Wooded Land (Parcel 5)	001857 0000	Chaffee Road South	The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been primarily wooded land since at least 1943. The parcel is adjoined to the north by a Shell gas station that has had a discharge of petroleum products at the property. Remedial activities are currently on-going at the northern adjoining property.	None	<p>Off-site RECs were noted from the petroleum fueling operations and the documented petroleum discharge associated with the First Coast Energy LLP 1015 gas station facility located on the northern adjoining property.</p> <p>Off-site RECs were noted from the historical petroleum fueling operations at the Lake Forest Mobile Home Park on the western adjoining property.</p>	<p>Based on the results of this investigation, the parcel has been assigned a “NO” risk rating.</p> <p>Based on the proximity of the off-site RECs to the subject corridor, no further assessment is recommended for the subject corridor at this time.</p>

<div> <div>Table 2</div> <div> <div>Parcels with Recognized Environmental Conditions</div> <div>Chaffee Road Corridor</div> <div>From Crystal Springs Road to Normandy Boulevard</div> <div>Jacksonville, Duval County, Florida</div> </div> </div>						
Facility Name/Use (Parcel ID)	Real Estate #	Address	Parcel Summary	On-site Recognized Environmental Conditions	Off-site Recognized Environmental Conditions	Conclusions and Recommendations
Wooded Land (Parcel 6)	008941 0000	Chaffee Road South	The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been primarily wooded land since at least 1943. The parcel is adjointed to the north by a Kangaroo gas station (former Pantry 1257) (Parcel 4). The Kangaroo gas station has been performing petroleum fueling operations since at least 1984 and a discharge of petroleum products has been documented at the facility.	None	Off-site RECs were noted from the petroleum fueling operations and documented petroleum discharge associated with the Pantry 1257 gas station located on the northern adjoining property.	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. Based on the proximity of the off-site RECs to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Baptist Church/Pond 3C (Parcel 8)	001870 0020	1320 Chaffee Road South	The southern portion of the parcel is currently developed with a church and associated structure, and a pond. The northern portion of the parcel is wooded land. Historical records indicate that the parcel was developed with one of the existing structures and the pond in 1997 and has been developed with the existing structures and pond since at least 2004. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	None	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.
Pond 3A (Parcel 18)	001896 0900	Chaffee Road South	The parcel is currently primarily grassy land associated with a church that is partially developed with a retention pond and parking lot that are also associated with the church. According to the historical records reviewed, the parcel has been developed as part of the church since at least 2001. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	None	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.
Wooded Land/Pond 3B (Parcel 19)	008951 3300	Chaffee Road South	The parcel is currently undeveloped grassy land. Historical records indicate that the parcel has been undeveloped grassy land since at least 1943. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	None	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.
Watson Realty (Parcel 22)	008951 3010	1395 Chaffee Road South	The parcel is currently developed with the Watson Realty real estate office building. Historical records indicate that the parcel has been developed with the existing structure since 2006. The southern portion of the parcel appeared to be developed with a portion of an elongated barn-like structure that was primarily located on the southern adjoining parcel (Parcel 23) from at least 1969 to at least 1997. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjacent properties.	On-site concerns were noted from the elongated barn-like structure that was historically located on the southern portion of the parcel from at least 1969 to at least 1997.	Off-site concerns were noted from the elongated barn-like structure that was historically located on the southern adjoining property (Parcel 23) from at least 1969 to at least 1997.	Based on the results of this investigation, the parcel has been assigned a “LOW” risk rating. Based on the proximity of the on-site and off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Duval West Regional Public Library (Parcel 23)	008944 0500	1425 Chaffee Road South	The parcel is currently developed with the Duval West Regional Public Library. Historical records indicate that the parcel has been developed as a library since 2005. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel's southern adjoining property (Parcel 27) is developed with a shopping center that includes the Alterations Wash and Fold dry cleaner facility. No regulatory information was available for review regarding the dry cleaner facility.	On-site concerns were noted from the elongated barn-like structure that was historically located on the northern portion of the parcel from at least 1969 to at least 1997.	The parcel's southern adjoining property (Parcel 27) is developed with a shopping center that includes the Dry Cleaner Alteration facility. No regulatory information was available for review regarding the dry cleaner facility.	Based on the results of this investigation, the parcel has been assigned a “HIGH” risk rating. Groundwater sampling is recommended for the subject corridor to evaluate the off-site REC noted.

<div> <div>Table 2</div> <div> <div>Parcels with Recognized Environmental Conditions</div> <div>Chaffee Road Corridor</div> <div>From Crystal Springs Road to Normandy Boulevard</div> <div>Jacksonville, Duval County, Florida</div> </div> </div>						
Facility Name/Use (Parcel ID)	Real Estate #	Address	Parcel Summary	On-site Recognized Environmental Conditions	Off-site Recognized Environmental Conditions	Conclusions and Recommendations
Chaffee Plaza Shopping Center (Parcel 27)	008951 3600	1523 Chaffee Road South	The parcel is currently developed with a multi-tenant commercial shopping center. Historical records reviewed indicate that the parcel has been developed with the existing structure since 2005. The Alterations Wash and Fold dry cleaner facility is located in the easternmost wing of the structure. AEROSTAR attempted to conduct an interview with the facility owner to verify that dry cleaning operations were conducted at the facility, but the facility had recently gone out of business and was no longer open at the time of the parcel inspection. The phone number associated with the facility is no longer in service. No regulatory information was available for review regarding the facility on the FDEP OCULUS website.	On-site concerns were noted from the historical dry cleaning operations conducted at the facility from 2005 to early 2010.	None	Based on the results of this investigation, the parcel has been assigned a “HIGH” risk rating. Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site REC noted.
Wooded Land/Pond 2D (Parcel 44)	002022 0000	Chaffee Road South	The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been wooded or cleared land since at least 1943. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	None	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.
Residence/Pond 2C (Parcel 46)	Not Available	Chaffee Road South	The parcel is currently developed as a residence. The parcel owner has applied for, and been granted, privacy by the Duval County Property Appraiser; therefore, no parcel or owner information was available for review regarding the property. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	None	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.
Cleared Land/Pond 2A (Parcel 64)	002038 0500	Chaffee Road South	The parcel is currently undeveloped grassy land. Historical records indicate that the parcel has been undeveloped wooded or grassy land since at least 1943. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel’s western adjoining property (Parcel 68) was historically developed as a golf course from at least 1969 to at least 2006. In general, herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater. The nearest fairway and hole associated with the golf course was located approximately 850 feet west of the subject corridor and approximately 500 feet southwest of the parcel. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the western adjoining property. The western adjoining property was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility’s UST system.	None	Off-site concerns were noted from the historical use of the western adjoining property (Parcel 68) as a golf course. Herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater in the vicinity of the golf courses. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the western adjoining property. The western adjoining property was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility’s UST system.	Based on the results of this investigation, the parcel has been assigned a “HIGH” risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended at the subject corridor at this time.
Wooded Land/Pond 2B (Parcel 66)	008971 1000	Chaffee Road South	The parcel is primarily wooded land developed with a mobile home park on the southern portion of the parcel. Historical records indicate that the parcel has been developed with the existing mobile home park since at least 1997. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	Off-site concerns were noted from the residence on the southern adjoining property (Parcel 70). An approximate 100-gallon fuel oil AST was observed at the residence. The AST is not registered and is not stored within a secondary containment structure.	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended for the subject corridor at this time.

<div> <div>Table 2</div> <div> <div>Parcels with Recognized Environmental Conditions</div> <div>Chaffee Road Corridor</div> <div>From Crystal Springs Road to Normandy Boulevard</div> <div>Jacksonville, Duval County, Florida</div> </div> </div>						
Facility Name/Use (Parcel ID)	Real Estate #	Address	Parcel Summary	On-site Recognized Environmental Conditions	Off-site Recognized Environmental Conditions	Conclusions and Recommendations
Grassy Land (Parcel 67)	002039 0000	Not Available	The parcel is grassy land. Historical records reviewed indicate that the parcel has been wooded and/or grassy land since at least 1943. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel's western adjoining property (Parcel 68) was historically developed as a golf course from at least 1969 to at least 2006. In general, herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater. The nearest fairway and hole associated with the golf course was located approximately 850 feet west of the subject corridor and approximately 500 feet southwest of the parcel. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the western adjoining property. The western adjoining property was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility's UST system.	None	Off-site concerns were noted from the historical use of the western adjoining property (Parcel 68) as a golf course. Herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater in the vicinity of the golf courses. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the western adjoining property. The western adjoining property was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility's UST system.	Based on the results of this investigation, the parcel has been assigned a "HIGH" risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Chaffee Trail Elementary School (Parcel 68)	002043 0000	11400 Sam Caruso Way	The parcel is currently partially developed with an elementary school. Historical records indicate that the parcel was historically developed as a golf course from at least 1969 to at least 2006 and has been partially developed as an elementary school since at least 2008. In general, herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater; however, the nearest hole/fairway of the former golf course was located approximately 850 feet west of the subject corridor. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the property. The parcel was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility's UST system.	On-site concerns were noted from the historical herbicide and/or pesticide use at the property's former golf course.	None	Based on the results of this investigation, the parcel has been assigned a "HIGH" risk rating. Based on the proximity of the historical operations at the parcel to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Multiple Residences Parcel 69, Parcel 71, Parcel 72, Parcel 73, Parcel 75, Parcel 77, Parcel 79, Parcel 81, Parcel 82, Parcel 84, Parcel 86, Parcel 88, and Parcel 90	002040 0200 002040 0900 002040 0000 002040 0600 002040 0700 002040 0800 002041 0100 002041 0200 002041 0300 002041 0000 002041 0500 002041 0400 002051 0010	2120 Chaffee Road South 2138 Chaffee Road South 2150 Chaffee Road South 2172 Chaffee Road South 2190 Chaffee Road South 2210 Chaffee Road South 2232 Chaffee Road South 2250 Chaffee Road South 2262 Chaffee Road South 2280 Chaffee Road South 2296 Chaffee Road South 2310 Chaffee Road South Not Available	The parcels are undeveloped land (Parcel 90) or developed with residences (Parcels 69, 71, 72, 73, 75, 77, 79, 81, 82, 84, 86, and 88). Historical records reviewed indicate that the parcels have been undeveloped land or developed as residences since at least 1943. The parcels' western adjoining property (Parcel 68) was historically developed as a golf course from at least 1969 to at least 2006. In general, herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater; however, the nearest fairway and hole associated with the golf course was located approximately 850 feet west of the subject corridor. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the western adjoining property. The western adjoining property was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility's UST system. In addition, the eastern adjoining property of Parcels 69 and 71 located across Chaffee Road South was not identified in the database report but an approximate 100-gallon AST was observed adjacent to the residential structure, approximately 200 feet east of the parcels. No regulatory information was available for review regarding the AST and the soil in the vicinity of the AST was not assessed as part of the right-of-way parcel inspection.	None	Off-site concerns were noted from the historical use of the western adjoining property (Parcel 68) as a golf course. Herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater in the vicinity of the golf courses. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the western adjoining property. The western adjoining property was also identified in the regulatory database report as a UST facility. No regulatory information was available for review on the FDEP OCULUS website regarding the facility's UST system.	Based on the results of this investigation, the parcel has been assigned a "HIGH" risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended for the subject corridor at this time.

<div>Table 2</div> <div>Parcels with Recognized Environmental Conditions</div> <div>Chaffee Road Corridor</div> <div>From Crystal Springs Road to Normandy Boulevard</div> <div>Jacksonville, Duval County, Florida</div>						
Facility Name/Use (Parcel ID)	Real Estate #	Address	Parcel Summary	On-site Recognized Environmental Conditions	Off-site Recognized Environmental Conditions	Conclusions and Recommendations
Residence (Parcel 70)	008974 0000	2135 Chaffee Road South	The parcel is currently developed with a residential structure. Historical records indicate that the parcel has been developed as a residence since at least 1960. During the parcel inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure. No regulatory information was available for review regarding the AST, but the AST most likely contained fuel oil for the residence. The AST is unregistered and was staged on bare ground with no secondary containment. AFROSTAR was unable to visually inspect the soil in the vicinity of the AST as part of the right-of-way parcel inspection.	On-site RECs were noted from an approximate 100-gallon fuel oil AST that was observed adjacent to the southeast of the parcel structure. The AST is unregistered and was staged on bare ground with no secondary containment. No regulatory information was available for review regarding the AST.	None	Based on the results of this investigation, the parcel has been assigned a “LOW” risk rating. Based on the proximity of the AST to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Residence (Parcel 74)	008976 0000	2149 Chaffee Road South	The parcel is currently developed with a residential structure. Historical records indicate that the parcel has been developed with the existing residence since 1958. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. An approximate 100-gallon AST was observed adjacent to the residential structure on the parcel’s northern adjoining property, approximately 125 feet north of the parcel. No regulatory information was available for review regarding the AST and the soil in the vicinity of the AST was not assessed as part of the right-of-way parcel inspection.	None	Off-site concerns were noted from the residence on the northern adjoining property (Parcel 70). An approximate 100-gallon fuel oil AST was observed at the residence. The AST is not registered and is not stored within a secondary containment structure.	Based on the results of this investigation, the parcel has been assigned a “LOW” risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Wooded Land/Pond 1B (Parcel 108)	012813 0000	Chaffee Road South	The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been undeveloped wooded land since at least 1943. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	None	None	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.
Wooded Land/Pond 1A (Parcel 110)	002076 0000	Chaffee Road South	The parcel is currently primarily wooded land developed with a pond. Historical records indicate that the parcel has been primarily wooded land developed with a pond since at least 1997. Unknown scattered debris (potential dumping) was visible across the parcel in the 1997 aerial photograph. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels.	On-site concerns were noted from the scattered debris (potential dumping) noted in the 1997 aerial photograph.	None	Based on the results of this investigation, the parcel has been assigned a “HIGH” risk rating. Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site RECs noted.
Wooded Land (Parcel 111)	012849 0000	Chaffee Road South	The parcel is currently undeveloped wooded land. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel’s southeastern adjoining property (not adjoining to the subject corridor) was identified in the regulatory database report as a UST/LUST facility. A discharge of petroleum products has been documented at the property and assessment and remedial activities are currently on-going at the property.	None	Off-site RECs were noted from the historical discharge associated with the A and G Meats facility located across Normandy Boulevard on the southeastern adjoining property.	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended for the subject corridor at this time.
Residence (Parcel 113)	012853 0010	11192 Normandy Boulevard	The parcel is currently developed with a vacant residence and an associated shed. Signs on the property indicate that it was formerly used for boat and RV storage. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel’s northeastern adjoining property (not adjoining to the subject corridor) was identified in the regulatory database report as a UST/LUST facility (A and G Meats facility, discussed in Section 7.0 of the report). A discharge of petroleum products has been documented at the property and assessment and remedial activities are currently on-going at the property.	None	Off-site RECs were noted from the historical discharge associated with the A and G Meats facility located on the northeastern adjoining property.	Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. Based on the proximity of the off-site REC to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Table 2 Parcels with Recognized Environmental Conditions Chaffee Road Corridor From Crystal Springs Road to Normandy Boulevard Jacksonville, Duval County, Florida						
Facility Name/Use (Parcel ID)	Real Estate #	Address	Parcel Summary	On-site Recognized Environmental Conditions	Off-site Recognized Environmental Conditions	Conclusions and Recommendations
Wooded Land/Pond 1C (Parcel 114)	012799 0000	Normandy Boulevard	The parcel is currently wooded land developed with a pond. Historical records indicate that the parcel has been wooded land developed with a pond since at least 1982. During the parcel inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The southern and southwestern adjoining properties located across Normandy Boulevard were identified in the regulatory database report as UST/LUST facilities that have had documented discharges. Assessment and remedial activities are on-going at both facilities. The southeastern adjoining property located across Normandy Boulevard was developed as an automobile salvage yard at the time of the parcel inspection. No regulatory information was available for review regarding the facility. Historical records indicate that the facility has been developed as an automobile salvage yard since at least 1969.	None	Off-site RECs were noted from the historical discharge associated with the A and G Meats facility located across Normandy Boulevard on the southwestern adjoining property. Off-site RECs were noted from the historical discharge associated with the Lil Champ Food Store 17 gas station facility located across Normandy Boulevard on the southern adjoining property. Off-site RECs were noted from the salvage yard located across Normandy Boulevard on the southeastern adjoining property.	Based on the results of this investigation, the parcel has been assigned a “LOW” risk rating. Based on the proximity of the off-site RECs to the subject corridor, no further assessment is recommended for the subject corridor at this time.

FIGURES

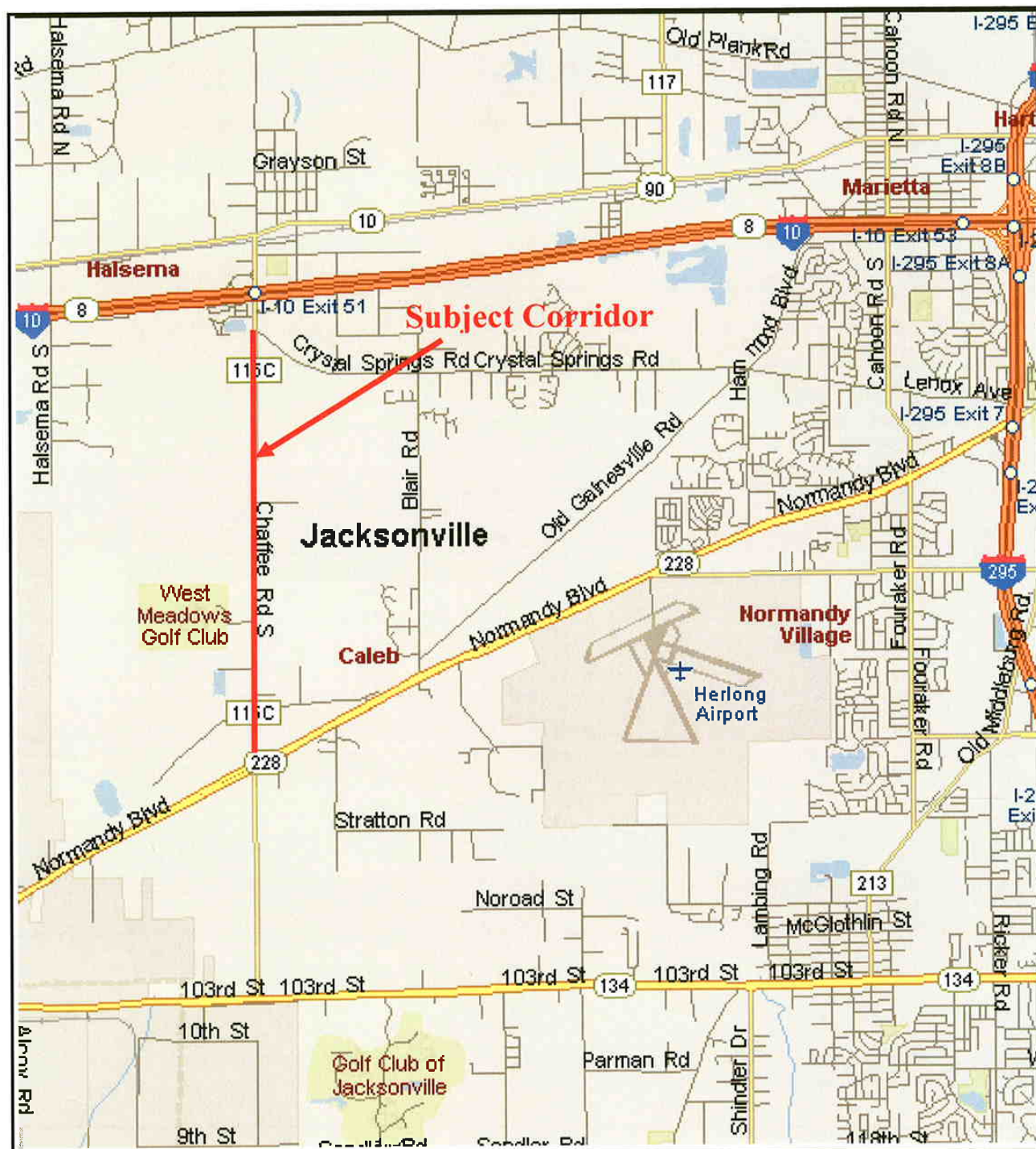


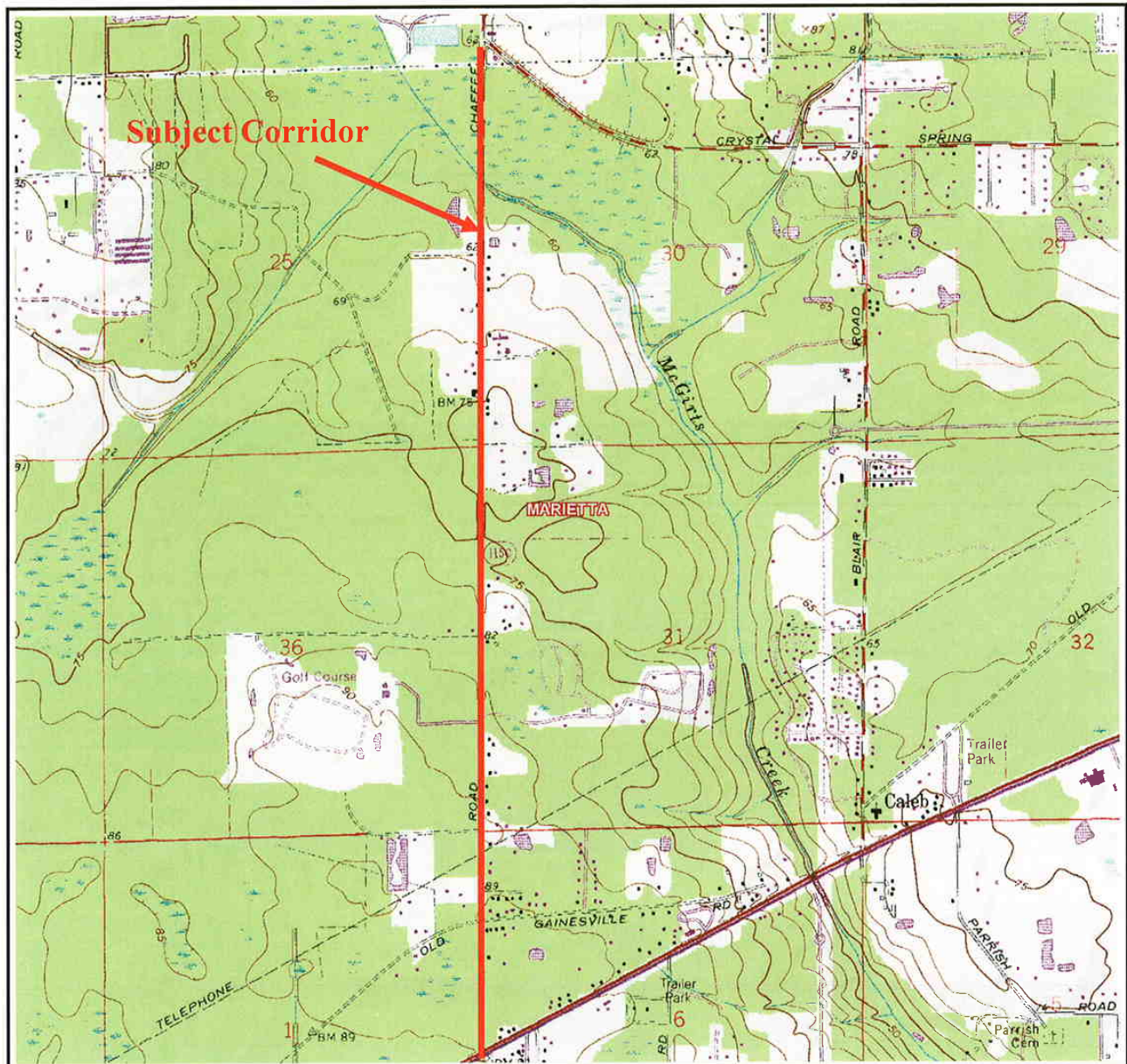
FIGURE 1. STREET SITE LOCATION MAP



CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO
NORMANDY BOULEVARD
JACKSONVILLE, DUVAL COUNTY,
FLORIDA

DRAWN BY: JT

REFERENCE: MAP OF
JACKSONVILLE, FLORIDA
PREPARED BY: THE
MICROSOFT CORP.



MARIETTA, FLORIDA
QUADRANGLE

DATED 1992

7.5 MINUTE SERIES
(TOPOGRAPHIC)

CONTOUR INTERVAL 5 FEET



QUADRANGLE LOCATION

NATIONAL GEODETIC VERTICAL DATUM OF 1929

FIGURE 2. TOPOGRAPHIC SITE LOCATION MAP



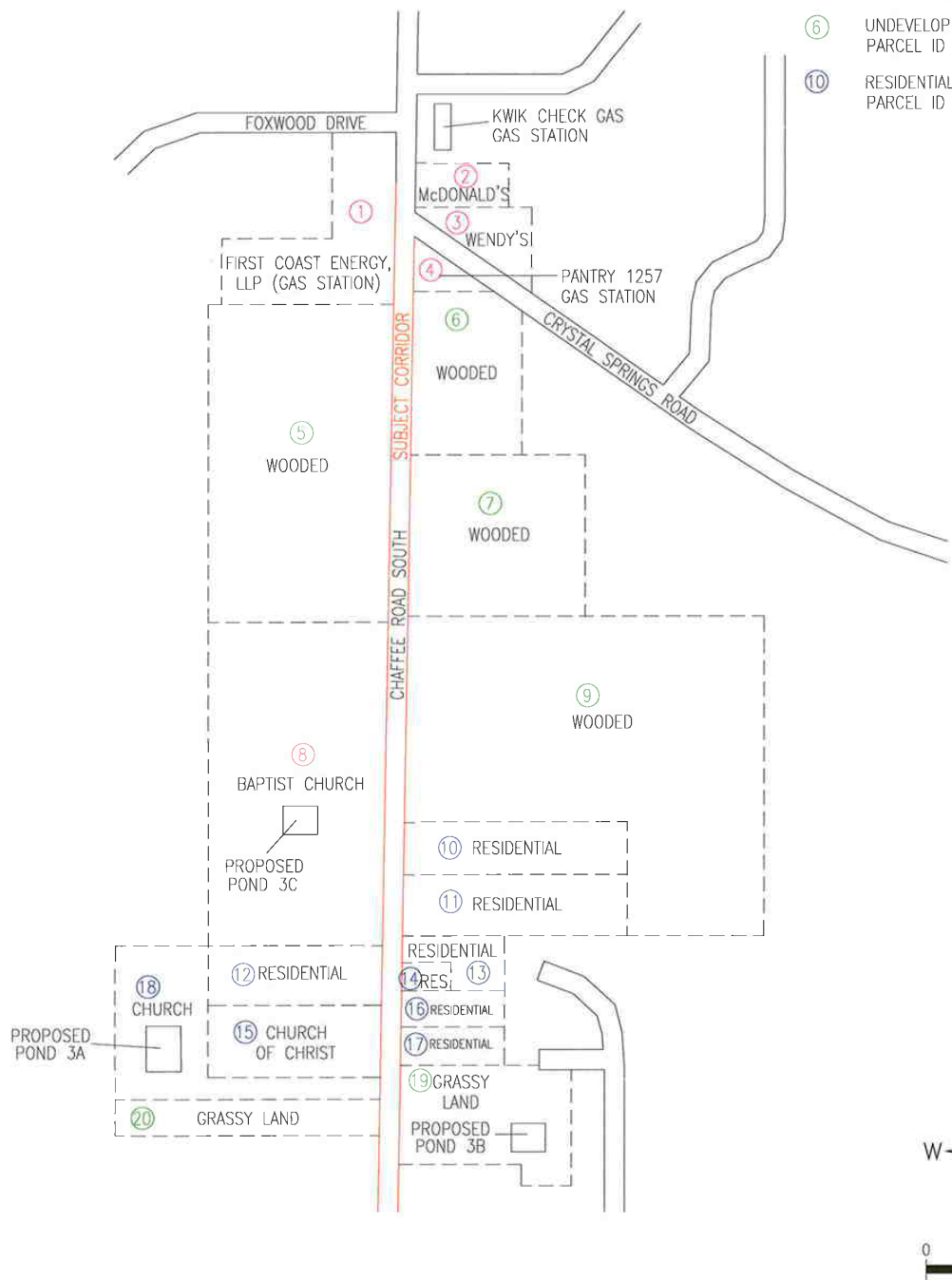
CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO
NORMANDY BOULEVARD
JACKSONVILLE,
DUVAL COUNTY, FLORIDA

DRAWN BY: JT

REFERENCE: MAP OF
MARIETTA, FLORIDA
PREPARED BY: U. S.
GEOLOGICAL SURVEY

LEGEND

- ① COMMERCIAL PROPERTY
PARCEL ID NUMBER
- ⑥ UNDEVELOPED PROPERTY
PARCEL ID NUMBER
- ⑩ RESIDENTIAL PROPERTY
PARCEL ID NUMBER



JOB # 0109-311-16

FIGURE 3A – SITE PLAN (PARCELS 1-20)



CHAFFEE ROAD CORRIDOR
FROM CRYSTAL SPRINGS RD. TO NORMANDY BLVD.
JACKSONVILLE, DUVAL COUNTY, FLORIDA

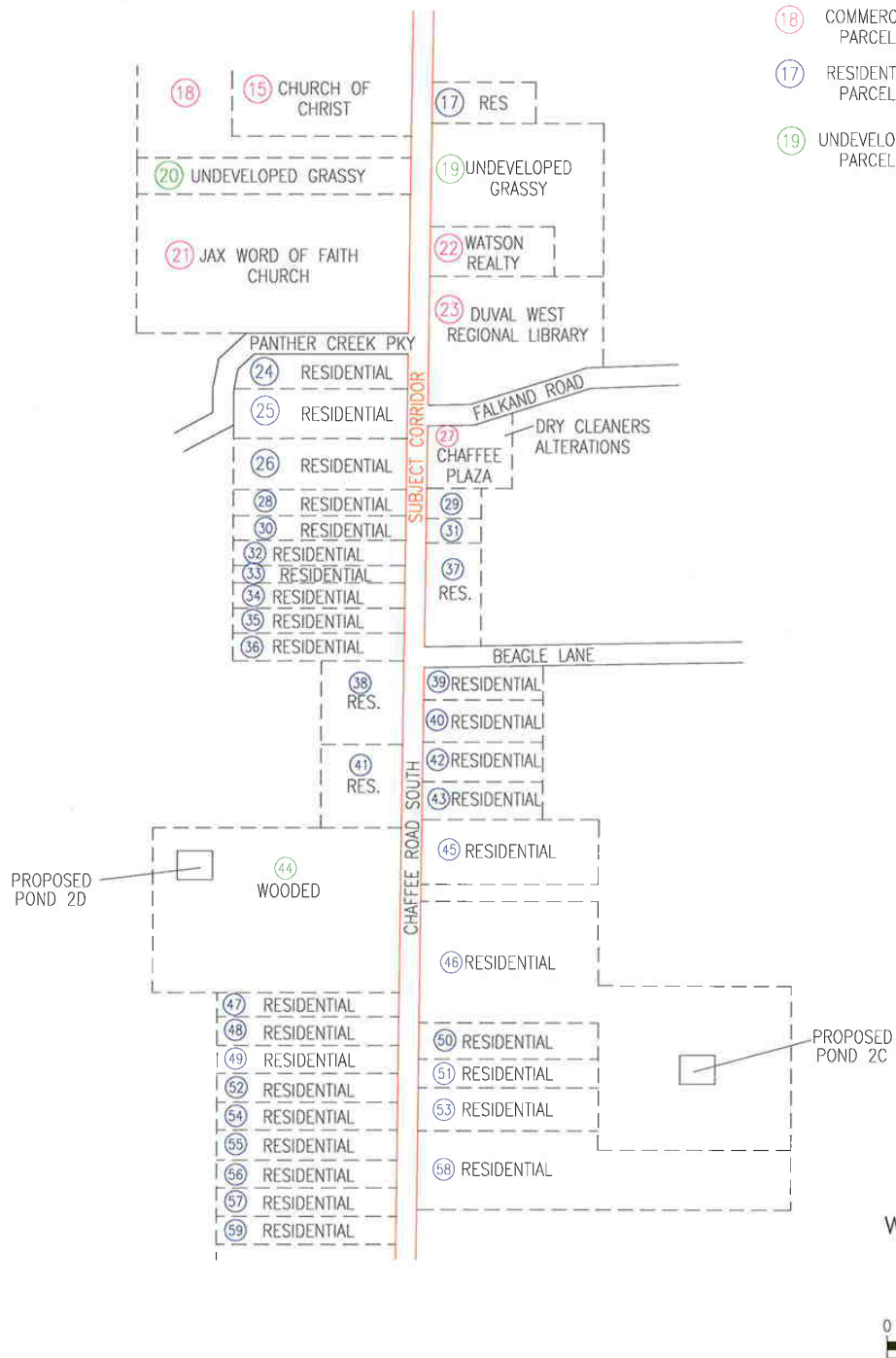
SCALE: 1" = 600'-0"

DATE: APRIL 2010

DRAWN BY: J. TOWNSEND

LEGEND

- (18) COMMERCIAL PROPERTY
PARCEL ID NUMBER
- (17) RESIDENTIAL PROPERTY
PARCEL ID NUMBER
- (19) UNDEVELOPED PROPERTY
PARCEL ID NUMBER



JOB # 0109-311-16

FIGURE 3B – SITE PLAN (PARCELS 21-59)



CHAFFEE ROAD CORRIDOR
FROM CRYSTAL SPRINGS RD. TO NORMANDY BLVD.
JACKSONVILLE, DUVAL COUNTY, FLORIDA

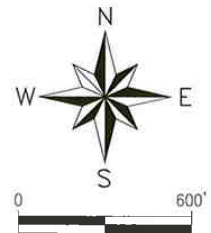
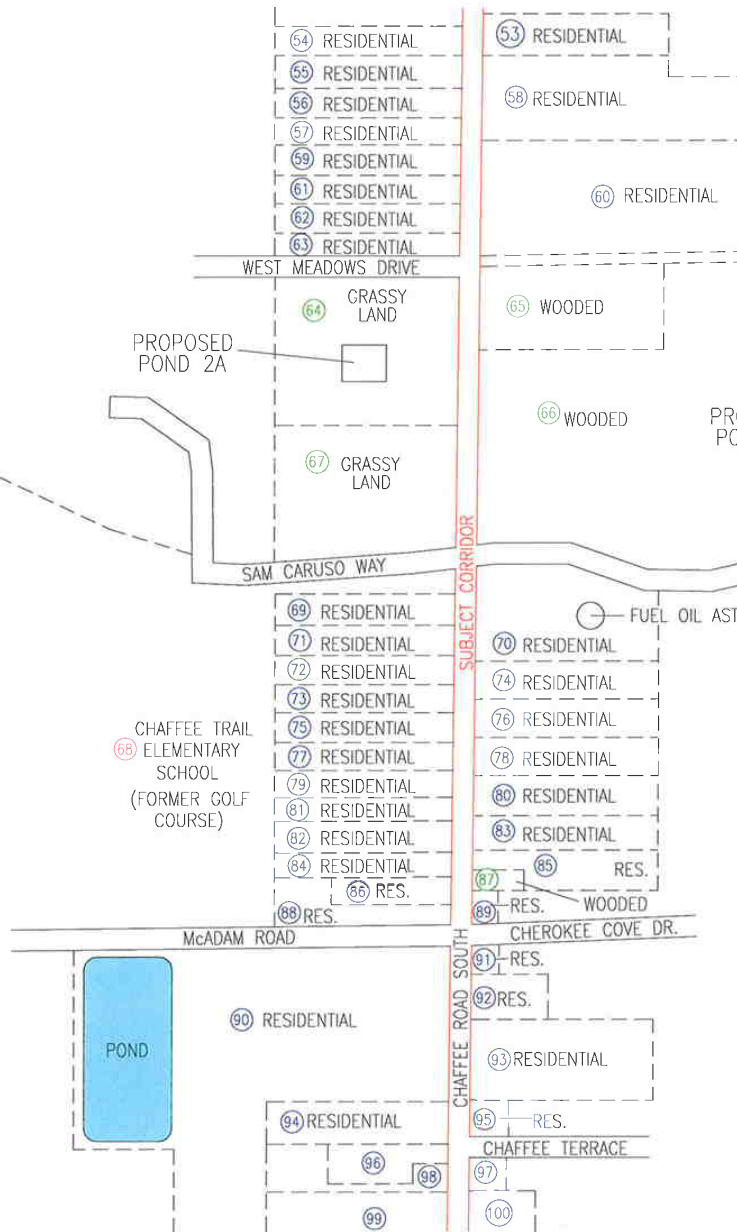
SCALE: 1" = 600'-0"

DATE: APRIL 2010

DRAWN BY: J. TOWNSEND

LEGEND

- (65) UNDEVELOPED PROPERTY
PARCEL ID NUMBER
- (60) RESIDENTIAL PROPERTY
PARCEL ID NUMBER
- (68) COMMERCIAL PROPERTY
PARCEL ID NUMBER



JOB # 0109-311-16

FIGURE 3C - SITE PLAN (PARCELS 53-100)



CHAFFEE ROAD CORRIDOR
FROM CRYSTAL SPRINGS RD. TO NORMANDY BLVD.
JACKSONVILLE, DUVAL COUNTY, FLORIDA

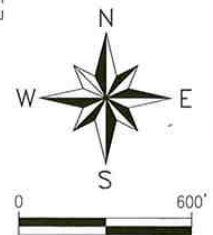
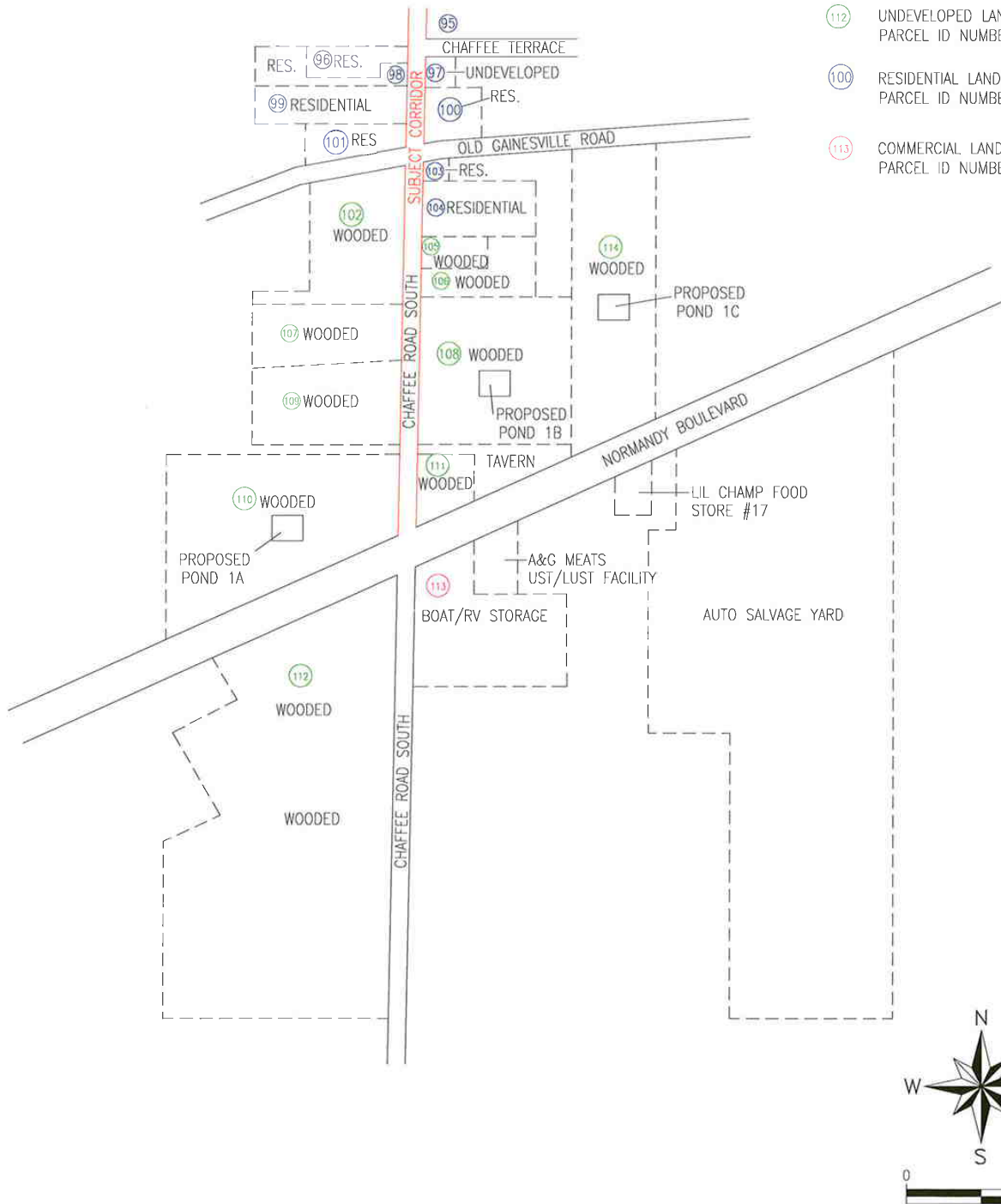
SCALE: 1" = 600'-0"

DATE: APRIL 2010

DRAWN BY: J. TOWNSEND

LEGEND

- (112) UNDEVELOPED LAND
PARCEL ID NUMBER
- (100) RESIDENTIAL LAND
PARCEL ID NUMBER
- (113) COMMERCIAL LAND
PARCEL ID NUMBER



JOB # 0109-311-16

FIGURE 3D - SITE PLAN (PARCELS 95-114)



CHAFFEE ROAD CORRIDOR
FROM CRYSTAL SPRINGS RD. TO NORMANDY BLVD.
JACKSONVILLE, DUVAL COUNTY, FLORIDA

SCALE: 1" = 600'-0"

DATE: APRIL 2010

DRAWN BY: J. TOWNSEND



FIGURE 4A. AERIAL PHOTOGRAPH 2008



CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO
NORMANDY BOULEVARD
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 75 150 300 450 600 750
1 inch = 500 feet



FIGURE 4B. AERIAL PHOTOGRAPH 2008



CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO
NORMANDY BOULEVARD
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 75 150 300 450 600 750
1 inch = 500 feet

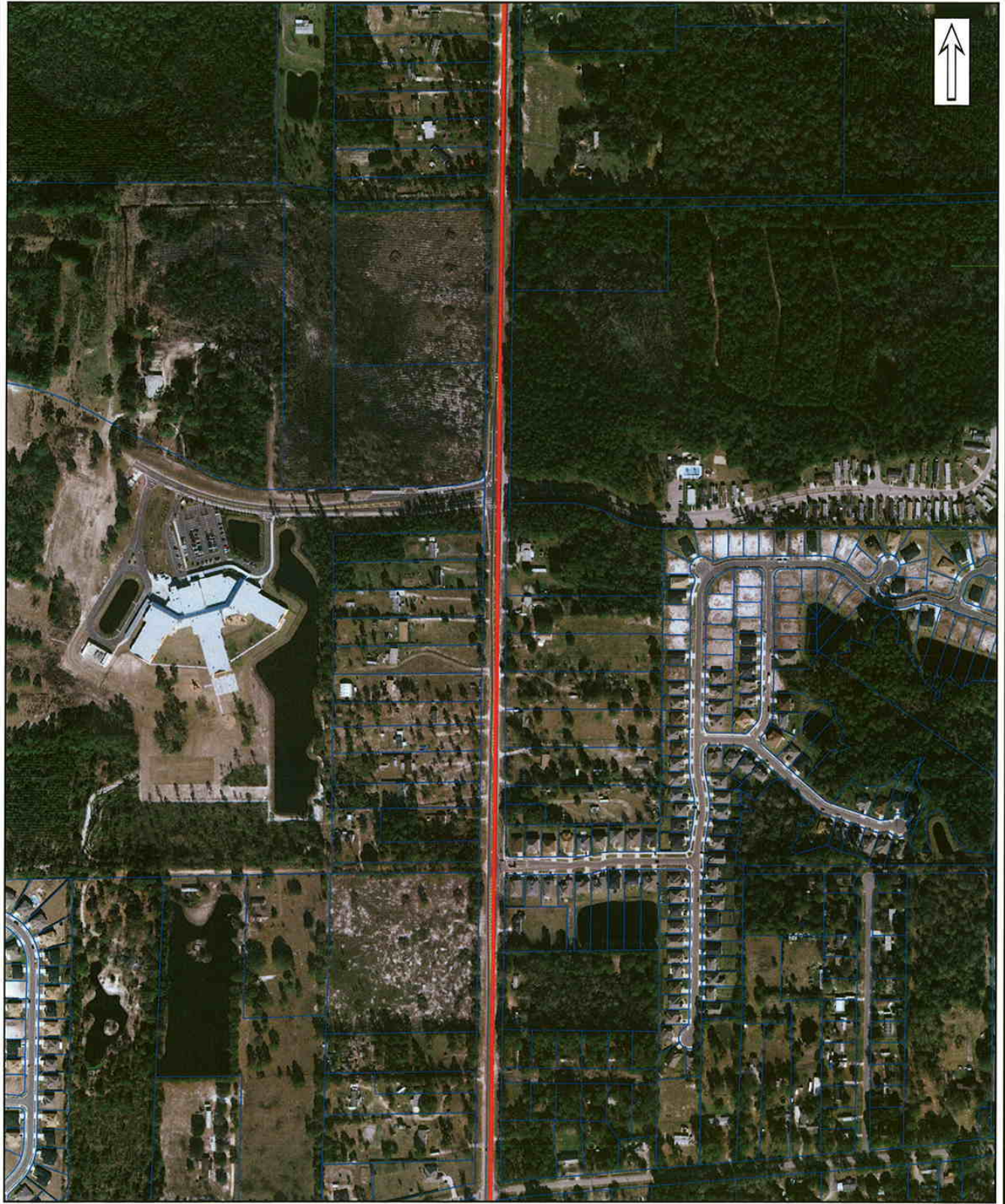


FIGURE 4C. AERIAL PHOTOGRAPH 2008



CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO
NORMANDY BOULEVARD
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 75 150 300 450 600 750
1 inch = 500 feet



FIGURE 4D. AERIAL PHOTOGRAPH 2008



CHAFFEE ROAD CORRIDOR
CRYSTAL SPRINGS ROAD TO
NORMANDY BOULEVARD
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 75 150 300 450 600 750
1 inch = 500 feet

APPENDICES

APPENDIX A
PARCEL DATA SHEETS

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 001848 0000

Map Number: 1

Facility Name: Shell Gas Station

Location: 620 Chaffee Road South

Property Owner: First Coast Energy, LLP

Property Type: Commercial Gas Station



Description: Looking northwest across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently developed with a Shell gas station and associated convenience store. Historical records indicate that the parcel has been developed as a gas station since at least 1969 and a discharge of petroleum products has been documented at the property. Assessment activities have indicated that soil and groundwater contaminant plumes at the facility are encroaching upon the Chaffee Road South right-of-way. Remedial activities are currently on-going at this facility. Based on the results of this investigation, the site has been assigned a "HIGH" risk rating. Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site and off-site concerns.

Current On-Site Conditions

Comments: The parcel consists of an approximate 4.88-acre tract of land. The northern portion of the parcel is developed as a commercial gas station and convenience store and the southern

portion of the parcel consists of wooded and grassy land. During the site inspection, five fueling dispensers, multiple groundwater monitor wells, and vent pipes associated with the facility's UST system were observed on the northern portion of the parcel. Roadway construction activities were observed along the parcel's eastern property boundary.

Risk Rating Point Assignment: 5

Adjacent Conditions

Comments: Adjacent properties consist of the Lake Forest Mobile Home Park to the north and west (not adjacent to subject corridor but discussed in Section 7.0 of report); Chaffee Road South followed by two restaurants (Parcels 2 and 3) and two gas stations (Kwik Check gas station approximately 250 feet north of the subject corridor and the Pantry 1257 located on Parcel 4) to the east; and wooded land to the south (Parcel 5).

According to the information reviewed as part of this investigation, the Lake Forest Mobile Home Park on the northern and western adjoining properties was identified as a UST/LUST facility that has been issued a Site Rehabilitation Completion Order (SRCO) by the FDEP. Please see Section 7.0 of the report for additional information regarding this facility.

The Kwik Check gas station located on the northernmost eastern adjoining property (approximately 250 feet north of the subject corridor) was identified in the database report as a UST facility and has operated as a gas station since at least 2000. No discharges have been documented at this facility.

The Pantry 1257 gas station located on the southernmost eastern adjoining property (Parcel 4) was identified in the database report as a UST/LUST/RCRAGN facility. Natural attenuation monitoring activities are currently on-going at the facility. Please refer to the Parcel 4 parcel data sheet and Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1964, was listed as Workingman's Friend Oil Inc. from at least 1969 to at least 1984, not listed from at least 1989 to at least 1994, listed as Shell Gas Station #115 from at least 1999 to at least 2004, and has been listed as Shell Gas Station and Subway restaurant since at least 2009.

According to the aerial photographs reviewed, the parcel appeared to be wooded land in 1940, cleared and wooded land partially developed in 1960, developed with a commercial-type structure from at least 1969 to at least 1997, and has been developed with the existing commercial-type structure since at least 2008.

Risk Rating Point Assignment: 4

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: 16/8521339

USEPA I.D. Number: N/A

Comments: According to the database report, two 12,000-gallon unleaded gasoline USTs and an 8,000-gallon vehicular diesel UST were installed at the facility in November 1968 and were removed from the facility in February 1999. In February 1999, two 15,000-gallon unleaded gasoline USTs, a 15,000-gallon vehicular diesel UST, and an 8,000-gallon kerosene UST were installed at the facility. All four of the USTs that were installed in 1999 are currently in service at the facility. According to the database report, a discharge of a non-regulated pollutant was reported at the facility on July 25, 1988. The discharge is eligible for state-assisted cleanup funding in the EDI program with a cleanup score of 57. According to a Limited Scope Remedial Action Plan, dated September 2004, soil and groundwater impacts have been identified at the site. Groundwater flow at the facility was reported to be to the southwest. According to a Pilot Test Plan Response to Comments Letter, dated February 10, 2010, the soil and groundwater contaminant plumes are encroaching upon the Chaffee Road South right-of-way. Based on the information gathered during this investigation, the parcel has been negatively impacted by the facility and the soil and groundwater contaminant plumes are encroaching upon the eastern property boundary and the Chaffee Road South right-of-way.

Risk Rating Point Assignment: 4

Regulatory Agency Violation Database Search

Comments: The facility was identified in the regulatory database report as a UST/LUST facility. A discharge of a non-regulated pollutant was reported at the facility on July 25, 1988 and remedial activities are currently on-going at the facility.

Risk Rating Point Assignment: 4

CUMULATIVE RISK ASSESSMENT VALUE: "21" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 006763 0400

Map Number: 2

Facility Name: McDonald's

Location: 705 Chaffee Road South

Property Owner: McDonald's Corporation

Property Type: Commercial Restaurant



Description: Looking north at the parcel.

Comments/Recommendations: The parcel is currently developed with a McDonald's fast food restaurant and associated parking lot. Historical records indicate that the parcel was developed with a commercial-type structure from at least 1982 to at least 1997 and has been developed with the existing structure since 2000. The parcel is adjoined to the north by the Kwik Check gas station and to the west by Chaffee Road South followed by a Shell gas station. The Kwik Check gas station has been performing petroleum fueling operations since 2000 with no known petroleum discharges. The Shell gas station has been performing petroleum fueling operations since at least 1969 and a discharge of petroleum products has been documented at the facility. Based on the results of this investigation, the site has been assigned a "LOW" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 1.02-acre tract of land developed with a McDonald's fast food restaurant and associated parking lot. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the site. Although none were observed from the right-of-way, the facility most likely maintains at least one grease trap associated with its operations. A Kwik Check gas station was observed on the parcel's northern adjoining property (not adjoining the subject corridor but discussed in Section 7.0 of the report) and a Shell gas station was observed on the parcel's western adjoining property (Parcel 1).

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a gas station and grocery store to the north and east (approximately 250 feet northeast of the subject corridor); a restaurant to the south (Parcel 3); and Chaffee Road South, followed by a gas station to the west (Parcel 1).

The Kwik Check gas station located on the northern adjoining property (approximately 250 feet north of the subject corridor) was identified in the database report as a UST facility and has operated as a gas station since 2000. No discharges have been documented at this facility. The facility is further discussed in Section 7.0 of the report.

The Shell gas station located across Chaffee Road South on the western adjoining property (Parcel 1) was identified in the database report as a UST//LUST facility. A discharge of a non-regulated pollutant was reported at the facility on July 25, 1988, and remedial activities are currently on-going at the facility. The facility is further discussed in Section 7.0 of the report and on the parcel data sheet for Parcel 1.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1999 and has been listed as McDonald's restaurant since at least 2004.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1960, grassy land transected by a dirt trail road in 1969, developed with a commercial-type structure from at least 1975 to at least 1997, and has been developed with the existing commercial-type structure since at least 2008.

Risk Rating Point Assignment: 1

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the site during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - LOW

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.:	006763 0200	Map Number:	3
Facility Name:	Wendy's Restaurant	Location:	11295 Crystal Springs Road
Property Owner:	Hwang Juh Bin and Shi Shin Y Trust	Property Type:	Commercial Restaurant



Description: Looking north across Crystal Springs Road at the parcel.

Comments/Recommendations: The parcel is currently developed with a Wendy's fast food restaurant and associated parking lot. Historical records indicate that the parcel has been developed with the existing structure since 2002. The parcel is adjoined to the south by Crystal Springs Road followed by a Kangaroo gas station (Parcel 4) and to the west by Chaffee Road South followed by a Shell gas station (Parcel 1). The adjoining Kangaroo gas station has been performing petroleum fueling operations since at least 1984 and multiple discharges of petroleum products have been documented at the facility. The adjoining Shell gas station has been performing petroleum fueling operations since at least 1969 and a discharge of petroleum products has been documented at the facility. Based on the results of this investigation, the site has been assigned a "LOW" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 1.68-acre tract of land developed with a Wendy's fast food restaurant and associated parking lot. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. Although none were observed from the right-of-way, the facility most likely maintains at least one grease trap associated with its operations. Roadway construction activities were observed along the parcel's eastern property boundary. Gas stations were observed on the parcel's southern and western adjoining properties.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a McDonald's restaurant to the north (Parcel 2); a shopping center to the east; Crystal Springs Road followed by a Kangaroo gas station to the south (Parcel 4); and Chaffee Road South followed by a Shell gas station to the west (Parcel 1).

The Kangaroo gas station (Pantry 1257) located across Crystal Springs Road on the southern adjoining property (Parcel 4) was identified in the database report as a UST/LUST/RCRAGN facility. Discharges of unleaded gasoline were reported at the facility on October 1, 1993, January 4, 1994, and July 3, 2008. Natural attenuation monitoring activities are currently on-going at the facility. Please refer to the Parcel 4 parcel data sheet and Section 7.0 of the report for additional information regarding the facility.

The Shell gas station located across Chaffee Road South on the western adjoining property (Parcel 1) was identified in the database report as a UST/SPILLS/LUST facility. A discharge of a non-regulated pollutant was reported at the facility on July 25, 1988, and remedial activities are currently on-going at the facility. Please refer to the Parcel 1 parcel data sheet and Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1999 and has been listed as Wendy's restaurant since at least 2004.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1960, grassy land in 1969, grassy and/or wooded land from at least 1975 to at least 1997, and has been developed with the existing commercial-type structure since at least 2008.

Risk Rating Point Assignment: 1

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The facility was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - LOW

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 006763 0100

Map Number: 4

Facility Name: Pantry 1257/Kangaroo Gas Station

Location: 721 Chaffee Road South

Property Owner: Shopping Center
Development of Florida, Inc.

Property Type: Commercial Gas Station



Description: Looking southeast across Crystal Springs Road at the parcel.

Comments/Recommendations: The parcel is currently developed with a Kangaroo gas station and associated convenience store. Historical records indicate that the parcel has been developed as a gas station since 1989 and multiple discharges of petroleum products have been documented at the property. Remedial activities have been performed at the parcel and natural attenuation monitoring activities are currently on-going at the facility. Based on the results of this investigation, the site has been assigned a "HIGH" risk rating. Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site and off-site concerns noted.

Current On-Site Conditions

Comments: The parcel consists of an approximately 0.67-acre parcel of land developed with a commercial gas station and associated convenience store. During the site inspection, two

fueling dispensers, multiple groundwater monitor wells, and vent pipes associated with the facility's UST system were observed at the facility. Roadway construction activities were observed along the parcel's western property boundary.

Risk Rating Point Assignment: 4

Adjacent Conditions

Comments: Adjacent properties consist of Crystal Springs Road followed by a Wendy's restaurant to the north (Parcel 3); Crystal Springs Road followed by a commercial shopping center to the east; a power line easement followed by wooded land to the south and southwest, grassy land to the west (Parcels 5 and 6, respectively), and a commercial gas station to the northwest (Parcel 1).

The northwestern adjoining property, First Coast Energy LLP 1015 (Parcel 1), is a registered UST/LUST facility. A discharge of a non-regulated pollutant was reported at the facility on July 25, 1988. Assessment activities are currently on-going at the parcel. Refer to the parcel data sheet for Parcel 1 and Section 7.0 of the report for additional information.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1984, was listed as Lil Champ Food Store No. 257 (gas station) from at least 1989 to at least 1999, ATM USA LC Smokers Express, and ATM USA, Grill Depot, and Kangaroo Express (gas station) in 2009.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1982 and has been developed with the existing commercial-type structure since at least 1997.

Risk Rating Point Assignment: 4

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Numbers: FLD984198481
16/8943990

USEPA I.D. Number: N/A

Comments: According to the database report, three 10,000-gallon unleaded gasoline USTs were installed at the facility in February 1989 and were removed from the facility in December 2008. An 8,000-gallon unleaded gasoline UST and a 12,000-gallon unleaded gasoline UST were reportedly installed at the facility in December 2008 and are currently in-service at the facility. The database report indicates that discharges of unleaded gasoline were reported at the facility on October 1, 1993, January 4, 1994, and July 3, 2008. The 1993 and 1994 discharges are eligible for state-assisted cleanup funding in the Petroleum Liability and Restoration Insurance Program, but the 2008 discharge is not eligible for state-assisted cleanup funding. The discharges have been assessed a cleanup score of 42. The database report indicates that a Site Rehabilitation Completion Report has been completed regarding the 1993 discharge, and no further action (NFA) status has been issued to the facility regarding the 1994 discharge. Remedial activities are on-going

regarding the 2008 discharge. According to a Second Quarter Natural Attenuation Monitoring Report, dated January 28, 2010, methyl tert-butyl ether was detected in three monitor wells at the facility but at concentrations below its respective groundwater cleanup target level. No other constituents analyzed were detected above their respective method detection limits or practical quantitative limits. The report indicated that additional natural attenuation monitoring was required at the facility before it could be issued no further action status regarding the past discharges. Based on the information reviewed as part of this investigation, this facility has negatively impacted the parcel.

No obvious indications of the handling, storage, or disposal of hazardous materials/waste were observed during the site inspection; however, the facility was identified in the regulatory database report as a small quantity generator of hazardous waste. According to an FDEP site inspection, dated April 2009, an unannounced site inspection was performed at the facility but it was discovered that the facility was vacant land. It appears that at the time of the FDEP inspection, the facility was registered with the FDEP as a RCRA facility located at 701 Chaffee Road South but has since been changed to 721 Chaffee Road South. It appears that the FDEP Hazardous Waste Inspector may have gone to the wrong property by mistake.

Risk Rating Point Assignment: 5

Regulatory Agency Violation Database Search

Comments: The facility was identified in the regulatory database report as a UST/LUST/RCRA facility. Discharges of unleaded gasoline were reported at the facility on October 1, 1993, January 4, 1994, and July 3, 2008 and natural attenuation monitoring activities are currently on-going at the facility. No regulatory information was available for review regarding the facility's status as a RCRA facility.

Risk Rating Point Assignment: 4

CUMULATIVE RISK ASSESSMENT VALUE: "21" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 001857 0000

Map Number: 5

Facility Name: Wooded Land

Location: Not Applicable

Property Owner: First Coast Energy, LLP

Property Type: Undeveloped



Description: Looking southwest across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been primarily wooded land since at least 1943. The parcel is adjoined to the north by a Shell gas station that has had a discharge of petroleum products at the property. Remedial activities are currently on-going at the northern adjoining property. Based on the results of this investigation, the site has been assigned a "NO" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 18.53-acre tract of wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the site.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a power line easement followed by a Shell gas station to the north (Parcel 1); Chaffee Road South followed by wooded land to the east (Parcel 6); a church to the south (Parcel 7); and wooded land to the west (not adjacent to the subject corridor).

The Shell gas station located on the northern adjoining property (Parcel 1) was identified in the database report as a UST/SPILLS/LUST facility. A discharge of a non-regulated pollutant was reported at the facility on July 25, 1988, and remedial activities are currently on-going at the facility. The facility is further discussed in Section 7.0 of the report and on the parcel data sheet for Parcel 1.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1960 and has been wooded land transected by a drainage ditch since at least 1969.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the site during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "4" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008941 0000

Map Number: 6

Facility Name: Wooded Land

Location: East of Chaffee Road South,
No Address Available

Property Owner: Chaffee Road Village
Commercial Venture, LLC

Property Type: Undeveloped



Description: Looking southeast across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been primarily wooded land since at least 1943. The parcel is adjoined to the north by a Kangaroo gas station (Parcel 4). The Kangaroo gas station has been performing petroleum fueling operations since at least 1984 and multiple discharges of petroleum products have been documented at the facility. Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 5.87-acre tract of wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a power line easement followed by a Kangaroo gas station to the north (Parcel 4); wooded land to the east (not adjoining to subject corridor) and south (Parcel 7); and Chaffee Road South followed by wooded land to the west (Parcel 5).

The Kangaroo gas station (Pantry 1257) located across Crystal Springs Road on the southern adjoining property (Parcel 4) was identified in the database report as a UST/LUST/RCRAGN facility. Discharges of unleaded gasoline were reported at the facility on October 1, 1993, January 4, 1994, and July 3, 2008. Natural attenuation monitoring activities are currently on-going at the facility. Please refer to the Parcel 4 parcel data sheet and Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appears to have been wooded land since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "4" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 001870 0020

Map Number: 8

Facility Name: Church/Proposed Pond 3C

Location: 1320 Chaffee Road South

Property Owner: Crystal Springs Baptist Church, Inc. **Property Type:** Church



Description: Looking northwest at the parcel.

Comments/Recommendations: The southern portion of the parcel is currently developed with a church, a residential structure, and a pond. The northern portion of the parcel is wooded land. Historical records indicate that the parcel was developed with a pond since at least 1969 and with one of the existing structures in 1997. The site has been developed with both of the existing structures and pond since at least 2004. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The southern portion of the parcel is currently developed with a church, a residential-type structure, and a pond. The northern portion of the parcel is wooded land.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of wooded land to the north (Parcel 5); Chaffee Road South followed by wooded land and two residences to the east (Parcels 9-11); a residence to the south (Parcel 12); and cleared land (planned residential subdivision) to the west (not adjacent to subject corridor).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1994 and has been listed as Crystal Springs Baptist Church since at least 1999.

According to the aerial photographs reviewed, the parcel appeared to be wooded land in 1943, wooded and cleared land in 1960, wooded land developed with a pond from at least 1969 to at least 1975, wooded and grassy land developed with a pond in 1982, developed with one of the existing structures, wooded land, and a pond in 1997 and has been developed with both of the existing structures, wooded land and a pond since at least 2008.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "0" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 001896 0900

Map Number: 18

Facility Name: Proposed Pond 3A/Retention Pond/
Grassy Land/Parking Lot

Location: West of Chaffee Road
No Address Available

Property Owner: Chaffee Road Church of Christ

Property Type: Vacant Land



Description: Looking west at the church that owns and uses the parcel.

Comments/Recommendations: The parcel is currently primarily grassy land that is partially developed with a retention pond and parking lot that are associated with a church. According to the historical records reviewed, the parcel has been developed as part of the church since at least 2001. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 6.06-acre tract of grassy land partially developed with a retention pond and parking lot that are associated with the church located on the

northern/eastern adjoining parcel. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of grassy land, a church, a retention pond, and a parking lot to the north (Parcel 15); Chaffee Road South followed by grassy land to the east (Parcel 19); a residence to the south (Parcel 20); and a planned residential subdivision to the north and west (not adjoining to subject corridor).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded land in 1943, grassy land from at least 1960 to at least 1997, and has been grassy land partially developed with a parking lot and a retention pond associated with the church on the northern adjoining property since at least 2001.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "0" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008951 3300

Map Number: 19

Facility Name: Grassy Land/Pond 3B

Location: East of Chaffee Road South
No Address Available

Property Owner: Howe W R Company, Et Al.

Property Type: Undeveloped Land



Description: Looking east across the parcel.

Comments/Recommendations: The parcel is currently undeveloped grassy land. Historical records indicate that the parcel has been undeveloped grassy land since at least 1943. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a "NO" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 6.45-acre tract of undeveloped grassy land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of multiple residences to the north (Parcel 17 and two parcels not adjoining the subject corridor) and east (parcels not adjoining subject corridor); Watson Realty and a public library to the south (Parcels 22 and 23, respectively); and Chaffee Road South, followed by two churches (parcels 18 and 21) and grassy land to the west (Parcel 20).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection; however, aerial photographs indicate that an elongated barn-like structure was formerly located on the southern adjoining parcel. Petroleum products, herbicides, and/or pesticides are typically used on farms. The past usage of the parcel as a farm/barn is a potential concern due to the likely past equipment fueling or maintenance activities as well as potential herbicide and pesticide usage.

Risk Rating Point Assignment: 3

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appears to have been grassy land since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "3" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008951 3010

Map Number: 22

Facility Name: Watson Realty

Location: 1395 Chaffee Road South

Property Owner: Watson Realty, Corp.

Property Type: Commercial



Description: Looking southeast across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently developed with the Watson Realty real estate office building. Historical records indicate that the parcel has been developed with the existing structure since 2006. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. Based on the results of this investigation, the site has been assigned a “LOW” risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 2.00-acre tract of land developed with a Watson Realty office building and associated parking lot. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of grassy land to the north and east (Parcel 19), the Duval West Regional Library to the south (Parcel 23); and Chaffee Road South, followed by a church to the west (Parcel 21).

During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the adjacent properties; however, aerial photographs indicate that an elongated barn-like structure was formerly located on the southern adjoining parcel. Petroleum products, herbicides, and/or pesticides are typically used on farms. The past usage of the parcel as a farm/barn is a potential concern due to the likely past equipment fueling or maintenance activities as well as potential herbicide and pesticide usage.

Risk Rating Point Assignment: 3

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 2009 and was listed as Watson Realty Group in 2009.

According to the aerial photographs reviewed, the parcel appeared to be undeveloped land from at least 1943 to at least 1960, developed with a residential-type structure from at least 1969 to at least 1997, and has been developed with the existing structure and associated parking lot since at least 2008. The southern portion of the parcel appeared to be developed with a portion of an elongated barn-like structure that was primarily located on the southern adjoining property from at least 1969 to at least 1997.

Risk Rating Point Assignment: 3

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "6" - LOW

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008944 0500

Map Number: 23

Facility Name: Duval West Regional
Public Library

Location: 1425 Chaffee Road South

Property Owner: City of Jacksonville

Property Type: Neighborhood Commercial



Description: Looking northeast at the parcel.

Comments/Recommendations: The parcel is currently developed with the Duval West Regional Public Library. Historical records indicate that the parcel was developed as a farm from at least 1969 to at least 1997 and has been developed as a library since 2005. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel's southern adjoining property (Parcel 27) is developed with the Chaffee Plaza shopping center and includes a vacant dry cleaner facility (Alteration Wash and Fold). No regulatory information was available for review regarding the dry cleaner facility. Based on the results of this investigation, the site has been assigned a "HIGH" risk rating. Groundwater sampling is recommended for the subject corridor to evaluate the off-site REC noted.

Current On-Site Conditions

Comments: The parcel consists of an approximate 6.10-acre tract of land developed as a public library and associated parking lot. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a real estate office (Parcel 22) and grassy land (Parcel 19) to the north; residences to the east (not adjacent to subject corridor); Falkland Road followed by the Chaffee Plaza commercial shopping center to the south (Parcel 27); and Chaffee Road South followed by a church (Parcel 21), pond (Parcel 24), and residence (Parcel 25) to the west.

The parcel's southern adjoining property (Parcel 27) is developed with the Chaffee Plaza shopping center and includes the Dry Cleaner Alteration facility. No regulatory information was available for review regarding the dry cleaner facility.

Risk Rating Point Assignment: 5

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 2004, was listed as Thomas May Construction Trailer in 2004, and has been listed as Jacksonville Public Library since at least 2009.

According to the aerial photographs reviewed, the parcel appeared to be undeveloped land from at least 1943 to at least 1960; developed with multiple residential-type structures and an elongated barn-type or chicken coupe-type structure from at least 1969 to at least 1997; and has been developed with the existing structure since at least 2008. The past usage of the parcel as a farm/barn is a potential concern due to the likely past equipment fueling or maintenance activities as well as potential herbicide and pesticide usage.

Risk Rating Point Assignment: 3

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "8" – HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008951 3600

Map Number: 27

Facility Name: Chaffee Plaza Shopping Center

Location: 1523 Chaffee Road South

Property Owner: Marks Investment Properties

Property Type: Commercial Shopping
Center



Description: Looking east at the parcel.

Comments/Recommendations: The parcel is currently developed with the Chaffee Plaza commercial shopping center and associated parking lot. The Alteration Wash and Fold dry cleaner facility is located on the eastern portion of the parcel, approximately 200 feet east of the subject corridor. The facility was vacant and had reportedly gone out of business at the time of the site inspection. No regulatory information was available regarding the facility. Based on the results of this investigation, the site has been assigned a "HIGH" risk rating. Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site concerns noted.

Current On-Site Conditions

Comments: The parcel consists of an approximate 1.68-acre tract of land developed with the Chaffee Plaza shopping center and associated parking lot. The Alterations Wash and Fold dry

cleaner facility is located in the easternmost wing of the shopping center, approximately 200 feet east of the subject corridor. The dry cleaner facility was vacant and had reportedly gone out of business at the time of the site inspection. No regulatory information was available for review regarding the facility.

Risk Rating Point Assignment: 5

Adjacent Conditions

Comments: Adjacent properties consist of Falkland Road followed by a library to the north (Parcel 23); residences to the east (not adjacent to subject corridor) and south (Parcel 29); and Chaffee Road South followed by residences to the west (Parcels 25 and 26).

During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the adjacent properties.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 2009 and was listed as a multi-tenant parcel, which included the Alteration Wash and Fold facility, in 2009.

According to the aerial photographs reviewed, the parcel appeared to be wooded land in 1943, grassy land from at least 1960 to at least 1997, and has been developed with the existing structure since at least 2008.

Risk Rating Point Assignment: 5

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: The Alteration Wash and Fold dry cleaner facility is located in the easternmost wing of the parcel's structure. AEROSTAR attempted to contact the facility to determine if dry cleaning operations were conducted at the parcel or if they were shipped to another facility; however, the facility was closed and reportedly out of business when AEROSTAR attempted to conduct an interview. Dry cleaner facilities typically utilize chlorinated solvents as part of their operations. No regulatory information was available for review regarding the facility.

Risk Rating Point Assignment: 5

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "15" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 002022 0000

Map Number: 44

Facility Name: Proposed Pond 2D/Wooded Land

Location: West of Chaffee Road South
No Address Available

Property Owner: CTB3, LLC

Property Type: Undeveloped Land



Description: Looking southwest across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been wooded or cleared land since at least 1943. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a "NO" risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 12.95-acre tract of undeveloped wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of residences to the north (Parcel 41 and parcels not adjoining the subject corridor); Chaffee Road South followed by two residences to the east (Parcels 45 and 46); a residence to the south (Parcel 47); and wooded land to the west (not adjoining to subject corridor).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1975, cleared land in 1982, and has been wooded land since at least 1997.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "0" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: Not Available

Map Number: 46

Facility Name: Proposed Pond 2C/Residence

Location: 1721 Chaffee Road South

Property Owner: Not Available

Property Type: Residential



Description: Looking east along the access road to the parcel.

Comments/Recommendations: The parcel is currently developed as a residence with wooded land apparent on the eastern portion of the parcel. The parcel owner has applied for, and been granted, privacy by the Duval County Property Appraiser; therefore, no parcel or owner information was available for review regarding the property. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a "NO" risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel is developed as a residence with wooded land beyond to the east. No information was available for review regarding the parcel on the DCPAO website.

During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a creek followed by residences to the north (Parcel 45) and south (Parcels 50, 51, 53, and 58); wooded land to the east (not adjacent to subject corridor); and Chaffee Road South followed by wooded land and a residence to the west (Parcels 44 and 47, respectively).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1999 and has been listed as Lazy D Ranch Pony and Hayrides since 1999.

According to the aerial photographs reviewed, the parcel appeared to be sparsely wooded land from at least 1943 to at least 1982, and has been developed with a residential-type structure and wooded land since at least 1997.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "0" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 002038 0500

Map Number: 64

Facility Name: Proposed Pond 2A/Grassy Land

Location: West of Chaffee Road South
No Address Available

Property Owner: Great Meadows II, LLC

Property Type: Undeveloped Land



Description: Looking north across Sam Caruso Way at the parcel and proposed pond location.

Comments/Recommendations: The parcel is currently undeveloped grassy land. Historical records indicate that the parcel has been undeveloped wooded or grassy land since at least 1943. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a "HIGH" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended at this parcel at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 8.47-acre tract of grassy land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of a residence to the north (Parcel 63); Chaffee Road South followed by wooded land to the east (Parcels 65 and 66); grassy land to the south (Parcel 67); and wooded land to the west (not adjoining subject corridor).

According to the information reviewed as part of this investigation, the former West Meadows Golf Club was formerly located on the western adjoining parcel with the nearest hole located approximately 550 feet west of the parcel. The golf course facility was identified in the database report as a UST facility. No discharges have been reported at the facility regarding its UST system. In addition, herbicide applications conducted at golf courses have the potential to negatively impact the parcel and parcels in the vicinity of the golf course. No regulatory information was available for review regarding the herbicide applications on the FDEP's OCULUS website. Please refer to Section 7.0 of the report for additional information regarding this facility.

Risk Rating Point Assignment: 5

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel has been wooded or grassy land since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008971 1000

Map Number: 66

Facility Name: Proposed Pond 2B/
Mobile Home Park

Location: East of Chaffee Road South
No Address Available

Property Owner: Yes Companies, LLC

Property Type: Residential



Description: Looking east along the entrance road to the mobile home park observed on the southern portion of the parcel.

Comments/Recommendations: The parcel is primarily wooded land developed with a mobile home park on the southern portion of the parcel. Historical records indicate that the parcel has been developed with the existing mobile home park since at least 1997. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a "NO" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 71.66-acre tract of land. The southern portion of the parcel is developed with a mobile home park and the remaining portions of the parcel are wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of wooded land and residences to the north (Parcels 60 and 65 and parcels not adjoining the subject corridor); residences to the east (not adjoining subject corridor) and south (Parcel 70 and parcels not adjoining the subject corridor); and Chaffee Road South followed by grassy land to the west (Parcels 64 and 67).

The southern adjoining parcel (Parcel 70) was not identified in the regulatory database report, but during the site inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure, approximately 225 feet south of the parcel. No regulatory information was available for review regarding the AST. Please refer to Section 7.0 of the report and the parcel data sheet for Parcel 70 for additional information.

Risk Rating Point Assignment: 2

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded land in 1943, wooded and grassy land from at least 1960 to at least 1982, and appears to have been developed with the existing mobile home park since at least 1997.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "2" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 002039 0000

Map Number: 67

Facility Name: Grassy Land

Location: No Address Available

Property Owner: Great Meadows II, Inc.

Property Type: Undeveloped Land



Description: Looking northeast across Sam Caruso Way at the parcel.

Comments/Recommendations: The parcel is currently undeveloped grassy land. Historical records indicate that the parcel has been undeveloped wooded or grassy land since at least 1943. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. The parcel's western adjoining property was historically developed as a golf course from at least 1969 to at least 2006. The golf course was identified in the regulatory database report as a UST facility but no regulatory information was available for review regarding the UST system or the facility's herbicide and/or pesticide applications. Based on the results of this investigation, the parcel has been assigned a "HIGH" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 6.64-acre tract of undeveloped grassy land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of grassy land to the north (Parcel 64); Chaffee Road South followed by wooded land to the east (Parcel 66); Sam Caruso Way, followed by a residence to the south (Parcel 69); and an elementary school to the west (Parcel 68).

The western adjoining property (Parcel 68) was historically developed as a golf course from at least 1969 to at least 2006. Please refer to the parcel data sheet for Parcel 68 and Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 5

Historical Land Use

Comments: The parcel was not identified in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appears to have been wooded and/or grassy land since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 002043 0000

Map Number: 68

Facility Name: Chaffee Trail Elementary
School No. 142

Location: 11400 Sam Caruso Way

Property Owner: Duval County School Board

Property Type: School



Description: Looking southwest at the parcel.

Comments/Recommendations: The parcel is currently developed with an elementary school. Historical records indicate that the parcel was historically developed as a golf course from at least 1969 to at least 2006 and the southeastern portion of the parcel has been developed as an elementary school since at least 2008. The golf course was identified in the regulatory database report as a UST facility but no regulatory information was available for review regarding the UST system or the facility's herbicide and/or pesticide applications. Based on the results of this investigation, the site has been assigned a "HIGH" risk rating; however, based on the proximity of the facility's operations to the subject corridor, no additional assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 178.44-acre tract of land that has been partially developed as an elementary school since at least 2008. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of wooded and grassy land to the north (Parcel 67 and properties not adjoining to subject corridor); multiple residences to the east (Parcels 69-73, 75, 77, 79, 81, 82, and 84) and south (Parcel 90 and multiple parcels not adjoining the subject corridor); and wooded land to the west (not adjoining subject corridor).

The eastern adjoining parcel across Chaffee Road South (Parcel 70) was not identified in the regulatory database report, but during the site inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure, approximately 200 feet east of the parcel's access road from Chaffee Road South. Please refer to the parcel data sheet for Parcel 70 and Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 3

Historical Land Use

Comments: The parcel was not listed in any of the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1960, developed as a golf course from at least 1969 to at least 2006, and has been developed with the existing structures since at least 2008. The past use of the parcel as a golf course indicates the likely past use of pesticides and herbicides as well as equipment maintenance and possible fueling activities.

Risk Rating Point Assignment: 5

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: 16/8507667

USEPA I.D. Number: N/A

Comments: According to the database report, two above-ground storage tanks that contained unknown quantities of unknown pollutants were removed from the facility at an unknown date. The database report did not indicate when the two tanks were installed at the facility. No regulatory information was available for review on the FDEP OCULUS website regarding the storage tank systems. In addition, the facility was historically developed as a golf course from at least 1969 to at least 2006. Herbicide and/or pesticide applications at golf courses have the potential to negatively impact soil and groundwater in the vicinity of the golf courses. No regulatory information was available for review regarding the historical herbicide and/or pesticide applications at the property.

Risk Rating Point Assignment: 5

Regulatory Agency Violation Database Search

Comments: The facility was identified in the regulatory database report as a UST facility. No discharges have been reported regarding the two above-ground storage tank systems.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "13" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate Nos.: 002040 0200, 002040 0900, 002040 0000, 002040 0600, 002040 0700, 002040 0800, 002041 0100, 002041 0200, 002041 0300, 002041 0000, 002041 0500, 002041 0400, and 002051 0010

Map Numbers: 69, 71, 72, 73, 75, 77, 79, 81, 82, 84, 86, 88, and 90

Facility Name: Residence

Location: 2120-2310 Chaffee Road South

Property Owner: Multiple

Property Type: Residential



Description: Looking southwest across Chaffee Road South at some of the residences.

Comments/Recommendations: The parcels are currently developed with multiple residences. Historical records indicate that the parcels have been either undeveloped land or residentially developed since at least 1943. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcels. The parcels' western adjoining property was historically developed as a golf course from at least 1969 to at least 2006. The golf course was identified in the regulatory database report as a UST facility but no regulatory information was available for review regarding the UST system or the facility's herbicide and/or pesticide applications. Based on the results of this investigation, the parcels have been assigned a "HIGH" risk rating. Based on the proximity of the parcels' off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcels are multiple parcels of land that range from approximately 1.25 acres to 24.56 acres of land that have been developed with the existing residences since at least 1997. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcels.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of grassy land to the north (Parcel 67); Chaffee Road South followed by multiple residences to the east (Parcels 66, 70, 74, 76, 78, 80, 83, 85, 87, 89, 91, 92, and 93); a residence to the south (Parcel 94); and an elementary school to the west (Parcel 68).

According to the information reviewed as part of this investigation, the former West Meadows Golf Club was formerly located on the western adjoining parcel (Parcel 68), with the nearest hole located approximately 400 feet west of the parcels and approximately 800 feet west of the subject corridor. The golf course facility was identified in the database report as a UST facility. No discharges have been reported at the facility regarding its UST system. In addition, herbicide and/or pesticide applications conducted at golf courses have the potential to negatively impact the parcel and parcels in the vicinity of the golf course. No regulatory information was available for review regarding the facility's herbicide and/or pesticide applications on the FDEP's OCULUS website. Please refer to the parcel data sheet for Parcel 68 and Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 5

Historical Land Use

Comments: According to the city directories reviewed, the parcels were not listed or listed as residential properties from 1954 to 2009.

According to the aerial photographs reviewed, the parcels appear to have been wooded land or residentially developed since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcels during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcels were not identified in the regulatory database report. No regulatory agency violations have been noted at the parcels.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008974 0000

Map Number: 70

Facility Name: Residence

Location: 2135 Chaffee Road South

Property Owner: Brugh, Cary H. and Ethel E.
Life Estate

Property Type: Residential



Description: Looking northeast at the parcel. Note the approximate 100-gallon AST adjacent to the southeast corner of the residence.

Comments/Recommendations: The parcel is currently developed with a residential structure. Historical records indicate that the parcel has been developed as a residence since at least 1960. During the site inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure. No regulatory information was available for review regarding the AST, but the AST most likely contained fuel oil for heating the residence. Based on the results of this investigation, the site has been assigned a "LOW" risk rating. Based on the proximity of the parcel's on-site and off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 4.78-acre tract of land developed with a residence. During the site inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure, approximately 100 feet east of Chaffee Road South. No regulatory information was available for review regarding the AST, but the AST most likely contained fuel oil for heating the residence. AEROSTAR did not have access the property to visually inspect the soil in the vicinity of the AST for evidence of possible discharges.

Risk Rating Point Assignment: 3

Adjacent Conditions

Comments: Adjacent properties consist of a mobile home park to the north (Parcel 66); residences to the east (not adjoining the subject corridor) and south (Parcel 74); and Chaffee Road South followed by two residences and an elementary school to the west (Parcels 68, 69, and 71).

The western adjoining property located across Chaffee Road South (Parcel 68) was historically developed as a golf course from at least 1969 to at least 2006, with the nearest hole located approximately 1,100 feet west of the parcel. The facility was identified in the database report as a UST facility, but no regulatory information was available for review regarding the UST system or the facility's herbicide and/or pesticide applications. Please refer to the parcel data sheet for Parcel 68 and Section 7.0 of the report for additional information regarding this facility.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1959 and has been listed as a residence since at least 1964.

According to the aerial photographs reviewed, the parcel appeared to be grassy and wooded land in 1943, developed with a residential-type structure in 1960, and appears to have been developed with the existing residential-type structure since at least 1975.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: The parcel was not identified in the regulatory database report, but during the site inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure. No regulatory information was available for review regarding the AST, but the AST most likely contained fuel oil for the residence. AEROSTAR did not have access the property to visually inspect the soil in the vicinity of the AST for evidence of possible discharges.

Risk Rating Point Assignment: 2

Regulatory Agency Violation Database Search

Comments: The facility was not identified in the regulatory database report. No regulatory violations were noted as part of this investigation.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - LOW

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 008976 0000

Map Number: 74

Facility Name: Residence

Location: 2149 Chaffee Road South

Property Owner: Sharon M. Allen

Property Type: Residence



Description: Looking southeast across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently developed with a residential structure. Historical records indicate that the parcel has been developed with the existing residence since 1958. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. An approximate 100-gallon AST was observed adjacent to the residential structure on the parcel's northern adjoining property, approximately 125 feet north of the parcel. No regulatory information was available for review regarding the AST and the soil in the vicinity of the AST was not assessed as part of the right-of-way site inspection. Based on the results of this investigation, the site has been assigned a "LOW" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 2.15-acre tract of land developed with a residential structure. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of residences to the north (Parcel 70), east (not adjoining subject corridor), and south (Parcels 76); and Chaffee Road South followed by residences to the west (Parcels 72 and 73).

The northern adjoining parcel (Parcel 70) was not identified in the regulatory database report, but during the site inspection, an approximate 100-gallon AST was observed adjacent to the southeast wall of the structure, approximately 125 feet north of the parcel. No regulatory information was available for review regarding the AST. Please refer to Section 7.0 of the report and the parcel data sheet for Parcel 70 for additional information.

Risk Rating Point Assignment: 2

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1954 and has been listed as a residence since at least 1959.

According to the aerial photographs reviewed, the parcel appeared to be grassy land in 1943 and has been developed with a residential-type structure since at least 1960.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "2" - LOW

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 012813 0000

Map Number: 108

Facility Name: Proposed Pond 1B/Wooded Land

Location: East of Chaffee Road South
No Address Available

Property Owner: John and Jeanette Z.
Farhat Ziadeh

Property Type: Undeveloped Land



Description: Looking southeast across Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently undeveloped wooded land. Historical records indicate that the parcel has been undeveloped wooded land since at least 1943. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the parcel has been assigned a “NO” risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 9.61-acre tract of undeveloped wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of wooded land to the north (Parcel 106); a residence to the east (Parcel 114); wooded land (Parcel 111) and a residence to the south; and Chaffee Road South followed by wooded land to the west (Parcels 107 and 109).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appears to have been wooded land since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "0" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 002076 0000

Map Number: 110

Facility Name: Proposed Pond 1A/Wooded Land

Location: West of Chaffee Road South
No Address Available

Property Owner: Huntley Louis L Et Al Tr

Property Type: Undeveloped Land



Description: Looking south along Chaffee Road South at the parcel.

Comments/Recommendations: The parcel is currently primarily wooded land developed with a pond. Historical records indicate that the parcel appeared to be wooded land from at least 1943 to at least 1982, developed with a residence and a pond in 1997, and has been wooded land developed with a pond since at least 2008. Unknown scattered debris (potential dumping) was visible across the parcel in the 1997 aerial photograph. During the site inspection (from right-of-way), there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel or its adjoining parcels. Based on the results of this investigation, the site has been assigned a "HIGH" risk rating. Soil and groundwater sampling are recommended for the subject corridor to evaluate the on-site concerns noted at this parcel.

Current On-Site Conditions

Comments: The parcel consists of an approximate 13.50-acre tract of primarily wooded land developed with a pond. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of wooded land to the north (Parcel 109) and west (not adjoining subject corridor); Chaffee Road South followed by wooded land to the east (Parcel 111); and Normandy Boulevard followed by wooded land to the south (Parcel 112).

No evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products was observed at the adjacent parcels during the site inspection.

Risk Rating Point Assignment: 0

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1982, developed with a residence and a retention pond in 1997, and has been wooded land developed with a retention pond since at least 2008. Unknown scattered debris (potential dumping) was visible across the parcel in the 1997 aerial photograph.

Risk Rating Point Assignment: 5

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - HIGH

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 012849 0000

Map Number: 111

Facility Name: Wooded Land

Location: East of Chaffee Road South
No Address Available

Property Owner: Ziadeh J. Farhat

Property Type: Undeveloped Land



Description: Looking north across Normandy Boulevard at the parcel.

Comments/Recommendations: The parcel is currently undeveloped wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel's southeastern adjoining property (not adjoining to the subject corridor) was identified in the regulatory database report as a UST/LUST facility. A discharge of petroleum products has been documented at the property and assessment and remedial activities are currently on-going at the property. Based on the results of this investigation, the site has been assigned a "NO" risk rating. No further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 1.43-acre tract of wooded land. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of wooded land to the north (Parcel 108); a residence to the east (not adjoining subject corridor); Normandy Boulevard, followed by a residence to the south (Parcel 113); and Chaffee Road South, followed by wooded land to the west (Parcel 110).

According to the information reviewed as part of this investigation, the former A and G Meats facility was located across Normandy Boulevard on the parcel's southeastern adjoining property. A discharge of vehicular diesel fuel was reported at the facility on December 19, 2002 and assessment and remedial activities are currently on-going at the property. Please refer to Section 7.0 of the report for additional information regarding this facility.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appears to have been wooded and/or grassy land since at least 1943.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "4" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 012853 0010

Map Number: 113

Facility Name: RV/Boat Storage Yard/Residence

Location: 11192 Normandy Boulevard

Property Owner: Chaffee Square Land Trust

Property Type: Commercial/Residential



Description: Looking south across the intersection of Chaffee Road South and Normandy Boulevard at the parcel.

Comments/Recommendations: The parcel is currently developed with a vacant residence and an associated shed. Signs on the property indicate that it was formerly used for boat and RV storage. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The parcel's northeastern adjoining property (not adjoining to the subject corridor) was identified in the regulatory database report as a UST/LUST facility (A and G Meats facility, discussed in Section 7.0 of the report). A discharge of petroleum products has been documented at the property and assessment and remedial activities are currently on-going at the property. Based on the results of this investigation, the parcel has been assigned a "NO" risk rating. Based on the proximity of the off-site concern to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 7.00-acre tract of land developed with a vacant residence, a shed, and a pond. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of Normandy Boulevard followed by wooded land to the north (Parcel 111); cleared land to the northeast (not adjoining subject corridor); a residence to the south (not adjoining subject corridor); and Chaffee Road South followed by wooded land to the west (Parcel 112).

According to the information reviewed as part of this investigation, the former A and G Meats facility was located on the parcel's northeastern adjoining property. A discharge of vehicular diesel fuel was reported at the facility on December 19, 2002 and assessment and remedial activities are currently on-going at the property. Please refer to Section 7.0 of the report for additional information regarding this facility.

Risk Rating Point Assignment: 4

Historical Land Use

Comments: According to the city directories reviewed, the parcel was not listed prior to 1989, listed as Putt-A-Round putt-putt golf in 1989; not listed in 1994; listed as Santa Fe Homes, Inc. from at least 1999 to at least 2004; and was not listed in 2009.

According to the aerial photographs reviewed, the parcel appeared to be wooded land from at least 1943 to at least 1960, developed with a residential-type structure from at least 1969 to at least 1975, a staging area for semi-trailers/mobile homes in 1982, developed with a residential-type structure and staging area for semi-trailers/mobile homes in 1997, and has been developed with a residential-type structure and grassy land since at least 2008.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "4" - NO

**Chaffee Road Corridor
From Crystal Springs Road to Normandy Boulevard
Parcel Data Sheet**

Real Estate No.: 012799 0000

Map Number: 114

Facility Name: Wooded Land/Pond

Location: North of Normandy Boulevard

Property Owner: Old Gainesville Properties, LLC

Property Type: Undeveloped Land



Description: Looking north across Normandy Boulevard at the parcel.

Comments/Recommendations: The parcel is currently wooded land developed with a pond. Historical records indicate that the parcel has been wooded land developed with a pond since at least 1982. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel. The southern and southwestern adjoining properties located across Normandy Boulevard were identified in the regulatory database report as UST/LUST facilities that have had documented discharges. Assessment and remedial activities are on-going at both facilities. The southeastern adjoining property located across Normandy Boulevard was developed as an automobile salvage yard at the time of the site inspection. No regulatory information was available for review regarding the facility. Historical records indicate that the facility has been developed as an automobile salvage yard since at least 1969. Based on the results of this investigation, the site has been assigned a "LOW" risk rating. Based on the proximity of the off-site concerns to the subject corridor, no further assessment is recommended for the subject corridor at this time.

Current On-Site Conditions

Comments: The parcel consists of an approximate 10.65-acre tract of wooded land developed with a pond. During the site inspection, there was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel.

Risk Rating Point Assignment: 0

Adjacent Conditions

Comments: Adjacent properties consist of Old Gainesville Road followed by residences to the north (not adjoining subject corridor); wooded land and a residence to the east (not adjoining subject corridor); Normandy Boulevard followed by an automobile salvage yard to the southeast (not adjoining subject corridor); Normandy Boulevard followed by a residence and former gas station to the south (not adjoining subject corridor); and wooded land, a tavern, and residences to the west (Parcels 104-106 and 108).

According to the information reviewed as part of this investigation, the former Lil Champ Food Store 17 and A and G Meats facilities were formerly located across Normandy Boulevard on the southern and southwestern adjoining properties, respectively. Both facilities were identified in the regulatory database report as UST/LUST facilities and have had documented discharges. Remedial and assessment activities are currently ongoing at the facilities. Please see Section 7.0 of the report for additional information regarding the facilities.

During the site inspection, an automobile salvage yard was observed across Normandy Boulevard on the parcel's southeastern adjoining property. No regulatory information was available for review regarding the salvage yard; however, salvage yards have the ability to negatively impact the soil and groundwater in the vicinity of the facilities. Please see Section 7.0 of the report for additional information regarding the facility.

Risk Rating Point Assignment: 5

Historical Land Use

Comments: The parcel was not listed in the city directories reviewed.

According to the aerial photographs reviewed, the parcel appeared to be wooded and/or grassy land from at least 1943 to at least 1975, and has been wooded and/or grassy land developed with a pond since at least 1982.

Risk Rating Point Assignment: 0

Storage of Hazardous Materials and/or Generation of Hazardous Wastes

Facility I.D. Number: N/A

USEPA I.D. Number: N/A

Comments: There was no evidence of the use, storage, disposal, or generation of hazardous substances or petroleum products at the parcel during the site inspection.

Risk Rating Point Assignment: 0

Regulatory Agency Violation Database Search

Comments: The parcel was not identified in the regulatory database report. No regulatory agency violations have been noted at the parcel.

Risk Rating Point Assignment: 0

CUMULATIVE RISK ASSESSMENT VALUE: "5" - LOW

APPENDIX B

CUSTOM SOIL RESOURCE REPORT FOR DUVAL COUNTY



United States
Department of
Agriculture

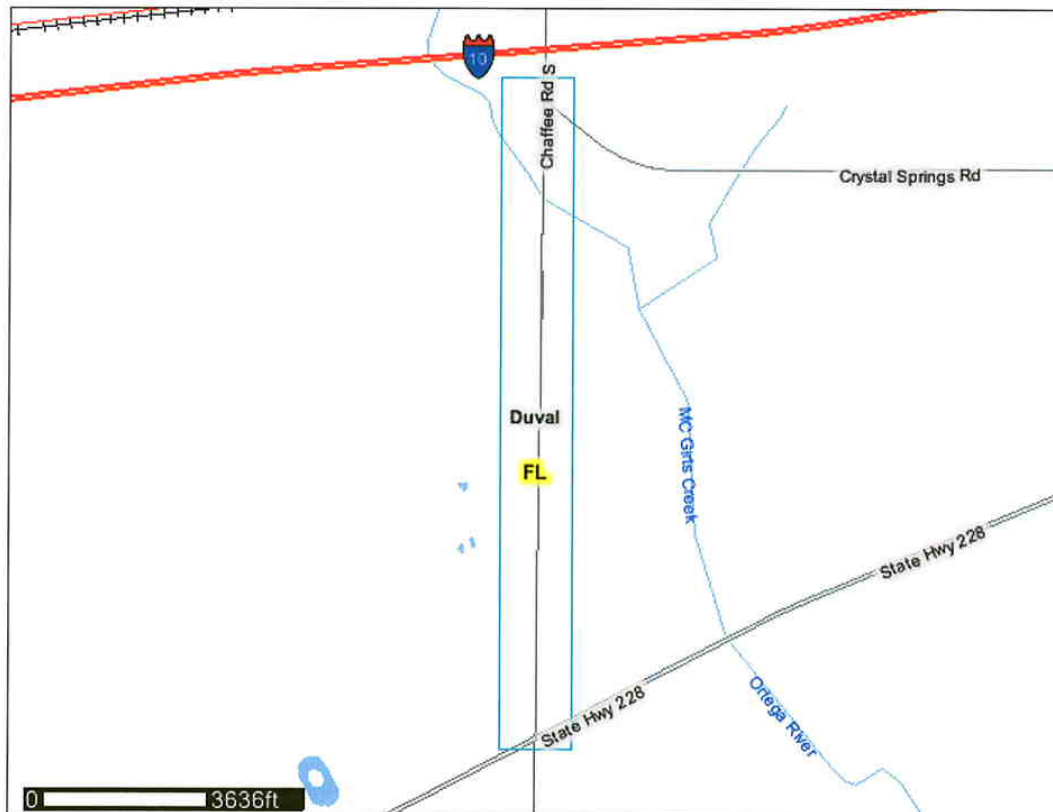


NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Duval County, Florida**



April 6, 2010

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

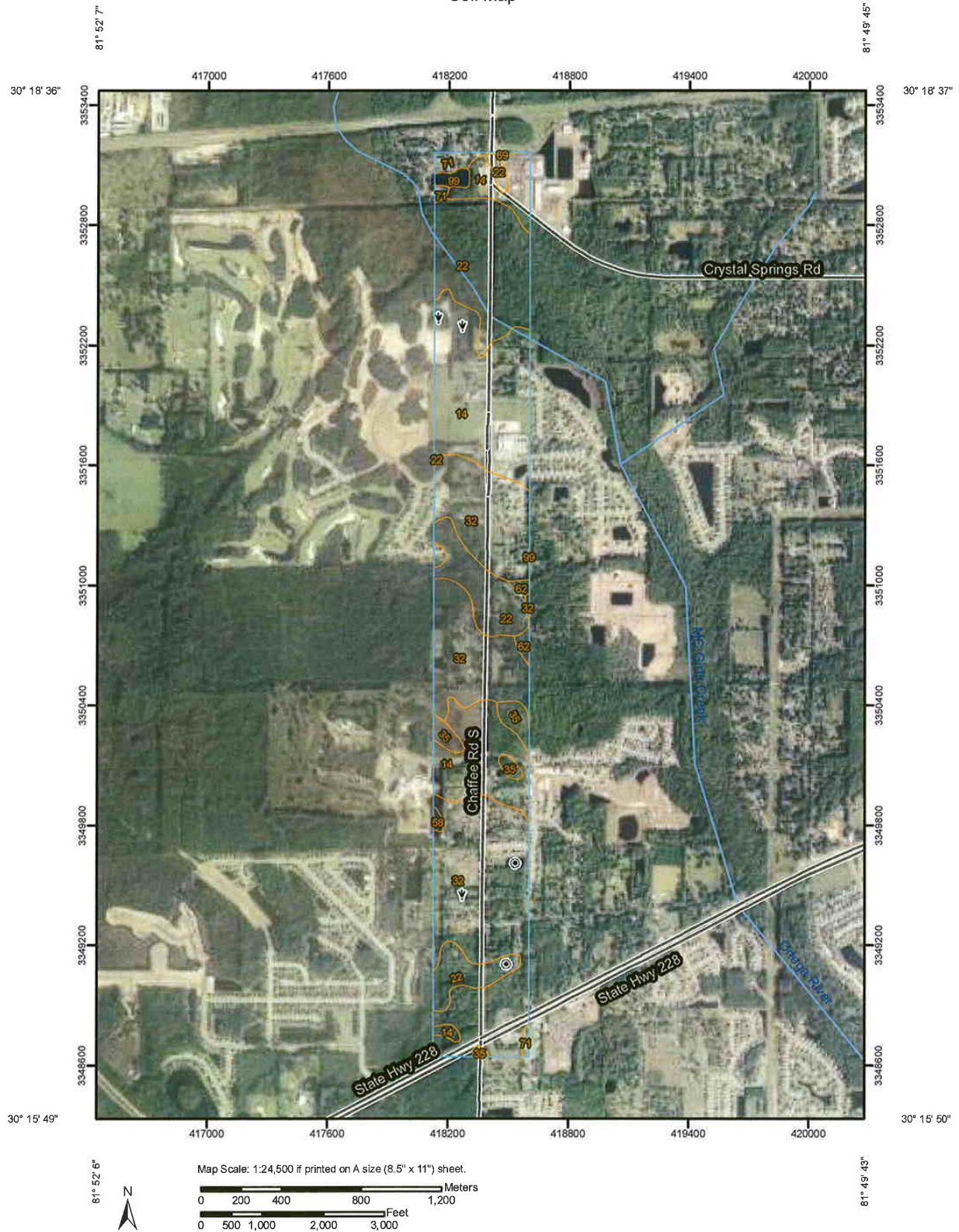
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.





















































Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Area of Interest (AOI)		Wet Spot
	Soils		Other
	Soil Map Units		
	Special Point Features		Special Line Features
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression		
	Gravel Pit		Political Features
	Gravelly Spot		Cities
	Landfill		Water Features
	Lava Flow		Oceans
	Marsh or swamp		Streams and Canals
	Mine or Quarry		Transportation
	Miscellaneous Water		Rails
	Perennial Water		Interstate Highways
	Rock Outcrop		US Routes
	Saline Spot		Major Roads
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

MAP INFORMATION

Map Scale: 1:24,500 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 17N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Duval County, Florida
Survey Area Data: Version 7, Jan 28, 2010

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Duval County, Florida (FL031)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Boulogne fine sand, 0 to 2 percent slopes	151.5	28.5%
22	Evergreen-Wesconnett complex, depressional, 0 to 2 percent slopes	118.1	22.2%
32	Leon fine sand, 0 to 2 percent slopes	234.1	44.1%
35	Lynn Haven fine sand, 0 to 2 percent slopes	12.5	2.3%
58	Pottsburg fine sand, high, 0 to 3 percent slopes	1.1	0.2%
62	Rutlege mucky fine sand, 0 to 2 percent slopes, frequently flooded	3.4	0.6%
69	Urban land	0.3	0.1%
71	Urban land-Leon-Boulogne complex, 0 to 2 percent slopes	6.7	1.3%
99	Water	3.4	0.6%
Totals for Area of Interest		531.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been

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observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Duval County, Florida

14—Boulogne fine sand, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 150 feet

Mean annual precipitation: 48 to 56 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 263 to 293 days

Map Unit Composition

Boulogne and similar soils: 95 percent

Minor components: 5 percent

Description of Boulogne

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 50 to 72 inches to undefined

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability (nonirrigated): 3w

Typical profile

0 to 6 inches: Fine sand

6 to 16 inches: Fine sand

16 to 31 inches: Fine sand

31 to 39 inches: Fine sand

39 to 80 inches: Fine sand

Minor Components

Lynn haven

Percent of map unit: 2 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

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Pottsburg, high

Percent of map unit: 2 percent

Landform: Rises on marine terraces, knolls on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Wesconnett

Percent of map unit: 1 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

22—Evergreen-Wesconnett complex, depressional, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 150 feet

Mean annual precipitation: 48 to 56 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 263 to 293 days

Map Unit Composition

Evergreen and similar soils: 63 percent

Wesconnett and similar soils: 33 percent

Minor components: 4 percent

Description of Evergreen

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Organic material over sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (0.20 to 20.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: High (about 12.0 inches)

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Interpretive groups

Land capability (nonirrigated): 7w

Typical profile

0 to 11 inches: Muck

11 to 17 inches: Fine sand

17 to 26 inches: Fine sand

26 to 80 inches: Fine sand

Description of Wesconnett

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 6.00 in/hr)*

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Moderate (about 7.2 inches)

Interpretive groups

Land capability (nonirrigated): 7w

Typical profile

0 to 2 inches: Fine sand

2 to 32 inches: Fine sand

32 to 44 inches: Fine sand

44 to 80 inches: Fine sand

Minor Components

Lynn haven

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Leon

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Pottsburg

Percent of map unit: 1 percent

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Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Pamlico

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

32—Leon fine sand, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 150 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 263 to 293 days

Map Unit Composition

Leon and similar soils: 92 percent
Minor components: 8 percent

Description of Leon

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 2.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: High (about 9.6 inches)

Interpretive groups

Land capability (nonirrigated): 4w

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Typical profile

0 to 8 inches: Fine sand
8 to 18 inches: Fine sand
18 to 37 inches: Fine sand
37 to 45 inches: Fine sand
45 to 80 inches: Fine sand

Minor Components

Lynn haven

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear

Pottsburg, high

Percent of map unit: 2 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Evergreen

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

Sapelo

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Wesconnett

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

35—Lynn Haven fine sand, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 150 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 263 to 293 days

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Map Unit Composition

Lynn haven and similar soils: 92 percent

Minor components: 8 percent

Description of Lynn Haven

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: High (about 10.9 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 13 inches: Fine sand

13 to 21 inches: Fine sand

21 to 62 inches: Fine sand

62 to 80 inches: Fine sand

Minor Components

Boulogne

Percent of map unit: 2 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Wesconnett

Percent of map unit: 2 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Leon

Percent of map unit: 2 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Custom Soil Resource Report

Evergreen

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

58—Pottsburg fine sand, high, 0 to 3 percent slopes

Map Unit Setting

Elevation: 10 to 190 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 263 to 293 days

Map Unit Composition

Pottsburg, high, and similar soils: 93 percent
Minor components: 7 percent

Description of Pottsburg, High

Setting

Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 4.0 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 3 inches: Fine sand
3 to 57 inches: Fine sand
57 to 80 inches: Fine sand

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Minor Components

Boulogne

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Hurricane

Percent of map unit: 2 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Leon

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Pottsburg

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Ridgewood

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

62—Rutlege mucky fine sand, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

Elevation: 0 to 190 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 263 to 293 days

Map Unit Composition

Rutlege, flooded, and similar soils: 90 percent
Minor components: 10 percent

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Description of Rutlege, Flooded

Setting

Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Sandy marine deposits and/or fluviomarine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.7 inches)

Interpretive groups

Land capability (nonirrigated): 5w

Typical profile

0 to 10 inches: Mucky fine sand
10 to 14 inches: Fine sand
14 to 80 inches: Fine sand

Minor Components

Boulogne

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Evergreen

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

Surrency, flooded

Percent of map unit: 2 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear

Lynn haven

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf

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Down-slope shape: Linear
Across-slope shape: Linear

69—Urban land

Map Unit Setting

Elevation: 0 to 190 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 263 to 293 days

Map Unit Composition

Urban land: 95 percent
Minor components: 5 percent

Description of Urban Land

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Minor Components

Albany

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear

Ortega

Percent of map unit: 1 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Leon

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Hurricane

Percent of map unit: 1 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve

Custom Soil Resource Report

Down-slope shape: Convex

Across-slope shape: Linear

Pelham, hydric

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

71—Urban land-Leon-Boulogne complex, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 190 feet

Mean annual precipitation: 48 to 56 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 263 to 293 days

Map Unit Composition

Urban land: 35 percent

Leon and similar soils: 30 percent

Boulogne and similar soils: 25 percent

Minor components: 10 percent

Description of Urban Land

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

Description of Leon

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

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Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: High (about 9.6 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 8 inches: Fine sand

8 to 18 inches: Fine sand

18 to 37 inches: Fine sand

37 to 45 inches: Fine sand

45 to 80 inches: Fine sand

Description of Boulogne

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 50 to 72 inches to undefined

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 6 inches: Fine sand

6 to 16 inches: Fine sand

16 to 31 inches: Fine sand

31 to 39 inches: Fine sand

39 to 80 inches: Fine sand

Minor Components

Lynn haven

Percent of map unit: 2 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Pottsburg, high

Percent of map unit: 2 percent

Landform: Rises on marine terraces, knolls on marine terraces

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Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Wesconnett

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

Evergreen

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

Rutlege, flooded

Percent of map unit: 2 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear

99—Water

Map Unit Composition

Water: 100 percent

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APPENDIX C

ENVIRONMENTAL DATABASE REPORT

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

Target Property:

CHAFFEE ROAD

JACKSONVILLE FL 32221

Job Number: 0109-311-16

PREPARED FOR:

Aerostar Environmental Services, Inc

11181 St Johns Industrial Pkwy, N

Jacksonville, FL 32246

03-11-10



Tel: (407) 265-8900

Fax: (407) 265-8904

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Environmental FirstSearch Search Summary Report

**Target Site: CHAFFEE ROAD
JACKSONVILLE FL 32221**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-23-10	1.00	0	0	0	0	2	0	2
NPL Delisted	Y	02-23-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-29-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-29-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	01-13-10	1.00	0	0	0	0	1	0	1
RCRA TSD	Y	01-13-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	12-11-09	0.25	0	0	2	-	-	1	3
Federal Brownfield	Y	01-19-10	0.50	0	0	0	0	-	0	0
ERNS	Y	02-08-10	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	12-03-09	1.00	0	0	0	0	2	0	2
State Spills 90	Y	02-03-10	0.12	0	2	-	-	-	0	2
State/Tribal SWL	Y	09-15-09	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	02-03-10	0.50	0	2	3	1	-	0	6
State/Tribal UST/AST	Y	02-03-10	0.25	0	3	4	-	-	0	7
State/Tribal EC	Y	01-11-10	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	01-11-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	02-04-10	0.50	0	0	0	0	-	0	0
State Other	Y	02-03-10	0.50	0	0	0	0	-	0	0
Federal IC/EC	Y	12-14-09	0.50	0	0	0	0	-	0	0
Dry Cleaners	Y	02-03-10	0.50	0	0	0	0	-	0	0
- TOTALS -				0	7	9	1	5	2	24

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 03-11-10
Requestor Name: John Townsend
Standard: AAI

Search Type: LINEAR
2.61 mile(s)
Job Number: 0109-311-16
Filtered Report

Target Site: CHAFFEE ROAD
JACKSONVILLE FL 32221

Demographics

Sites: 24	Non-Geocoded: 2	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-81.849106	-81:50:57	Easting:	418339.353
Latitude:	30.287155	30:17:14	Northing:	3350729.167
Elevation:	N/A		Zone:	17

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
					Fire Insurance Maps	No
					Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search/Env Liens	No
					Municipal Reports	No
					Online Topos	No

Environmental FirstSearch Sites Summary Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

TOTAL: 24 **GEOCODED:** 22 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	UST	FIRST COAST ENERGY LLP 1015 168521339/OPEN	620 CHAFFEE RD JACKSONVILLE FL 32221	0.03 NE	N/A	2
1	SPILLS	SHELL-FIRST COAST ENERGY 115 168521339/OPEN	620 CHAFFEE RD JACKSONVILLE FL 32221	0.03 NE	N/A	6
1	LUST	FIRST COAST ENERGY LLP 1015 168521339/FACILITY OPEN	620 CHAFFEE RD JACKSONVILLE FL 32221	0.03 NE	N/A	8
2	SPILLS	A and G MEATS 168841919/CLOSED	11140 NORMANDY BLVD JACKSONVILLE FL 32221	0.07 SE	N/A	12
2	UST	A and G MEATS 168841919/CLOSED	11140 NORMANDY BLVD JACKSONVILLE FL 32221	0.07 SE	N/A	13
2	LUST	A and G MEATS 168841919/FACILITY CLOSED	11140 NORMANDY BLVD JACKSONVILLE FL 32221	0.07 SE	N/A	15
3	UST	WEST MEADOWS GOLF CLUB 168507667/CLOSED	11400 WESTMEADOWS DR JACKSONVILLE FL 32221	0.09 SW	N/A	16
4	UST	LAKE FOREST MOBILE HOME PARK 169801008/CLOSED	500 S CHAFFEE RD JACKSONVILLE FL 32221	0.18 NE	N/A	17
4	LUST	LAKE FOREST MOBILE HOME PARK 169801008/FACILITY CLOSED	500 S CHAFFEE RD JACKSONVILLE FL 32221	0.18 NE	N/A	18
5	UST	KWIK CHEK GAS 169802517/OPEN	703 CHAFFEE RD JACKSONVILLE FL 32221	0.19 NE	N/A	20
6	LUST	THE PANTRY 1257 168943990/FACILITY OPEN	701 CHAFFEE RD S JACKSONVILLE FL 32221	0.20 NE	N/A	22
6	UST	THE PANTRY 1257 168943990/OPEN	701 CHAFFEE RD S JACKSONVILLE FL 32221	0.20 NE	N/A	26
6	RCRAGN	LIL CHAMP FOOD STORES INC FLD984198481/SGN	701 CHAFFEE RD S JACKSONVILLE FL 32221	0.20 NE	N/A	28
7	UST	LIL CHAMP FOOD STORE 17 168507108/CLOSED	11054 NORMANDY BLVD JACKSONVILLE FL 32221	0.23 NE	N/A	30
7	LUST	LIL CHAMP FOOD STORE 17 168507108/FACILITY CLOSED	11054 NORMANDY BLVD JACKSONVILLE FL 32221	0.23 NE	N/A	32
7	RCRAGN	HUNTLEY JIFY FOOD STORES 17 FLD984191890/SGN	11054 NORMANDY BLVD JACKSONVILLE FL 32221	0.23 NE	N/A	33
8	LUST	DUVAL CNTY SCHOOL BD-WHITEHOUS 168842010/FACILITY OPEN	11160 GENERAL AVE JACKSONVILLE FL 32220	0.43 NE	N/A	35
9	NPL	COLEMAN-EVANS WOOD PRESERVING FLD991279894/FINAL	101 CELERY ST WHITEHOUSE FL 32220	0.59 NE	N/A	38
10	STATE	COLEMAN-EVANS SHWS - 9/ACTIVE	101 CELERY ST JACKSONVILLE FL 32220	0.62 NE	N/A	44
11	NPL	WHITEHOUSE OIL PITS FLD980602767/FINAL	1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220	0.96 NW	N/A	46
12	RCRACOR	TRINITY INDUSTRIAL INC FLD007515133/CA	11934 W BEAVER ST JACKSONVILLE FL 32220	1.00 NW	N/A	50

***Environmental FirstSearch
Sites Summary Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

TOTAL: 24 **GEOCODED:** 22 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
12	STATE	TRINITY INDUSTRIES SITE 000562/STATE SITE	11934 W BEAVER ST JACKSONVILLE FL 32220	1.00 NW	N/A	50

***Environmental FirstSearch
Sites Summary Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

TOTAL: 24 **GEOCODED:** 22 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-32221	UNKNOWN FL 32221	NON GC	N/A	N/A
	RCRAGN	KMART 4848 FLR000151852/SGN	1501 NORMANDY VILLAGE PKY JACKSONVILLE FL 32221	NON GC	N/A	N/A

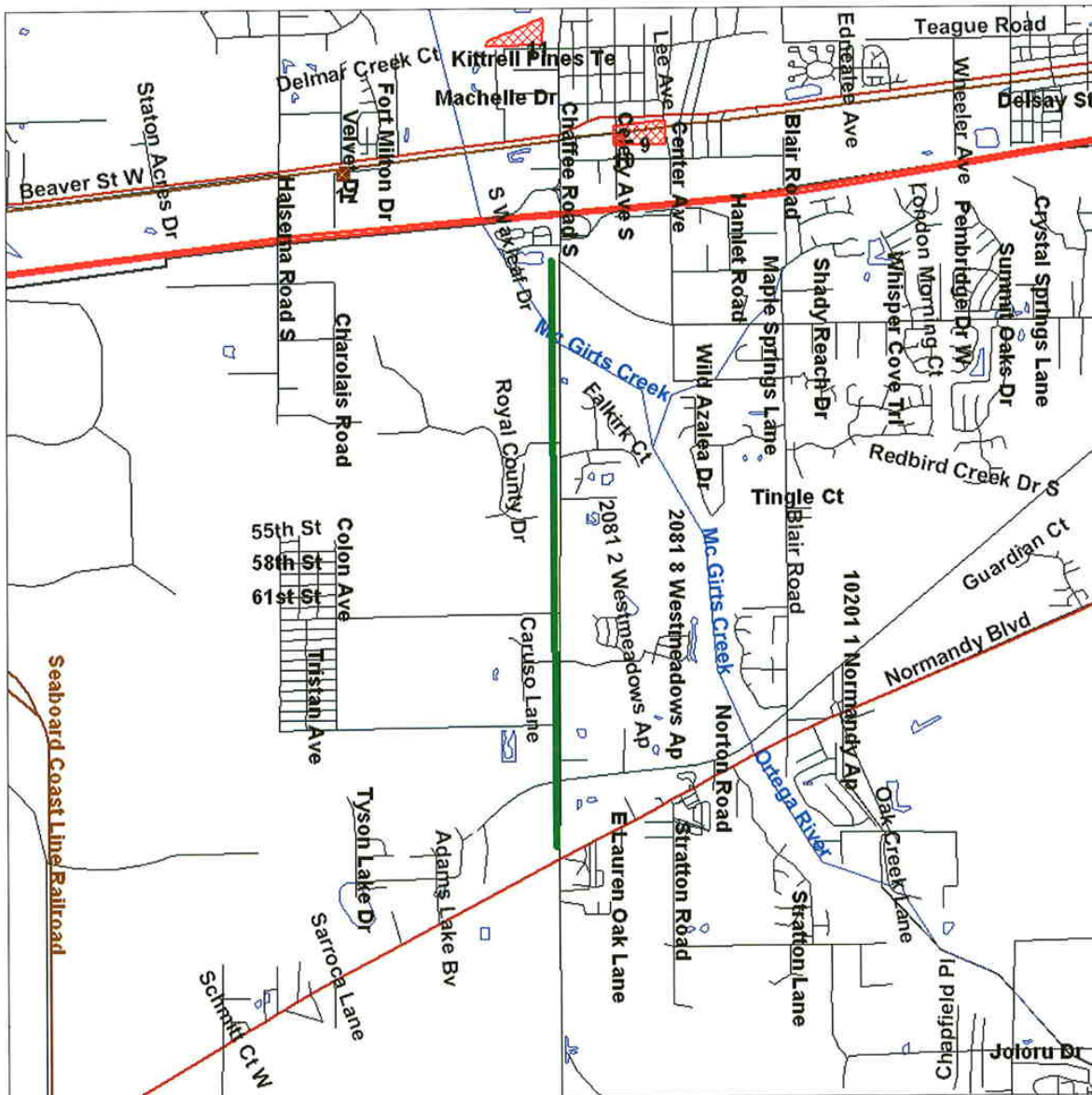


Environmental FirstSearch

1 Mile Radius from Line
ASTM Map: NPL, RCRACOR, STATE Sites



CHAFFEE ROAD, JACKSONVILLE FL 32221



Source: 2005 U.S. Census TIGER Files

Linear Search Line	.....	.....
Identified Site, Multiple Sites, Receptor	.....	.....
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	.....	.....
Triballand	.....	.....
Railroads	.....	.....

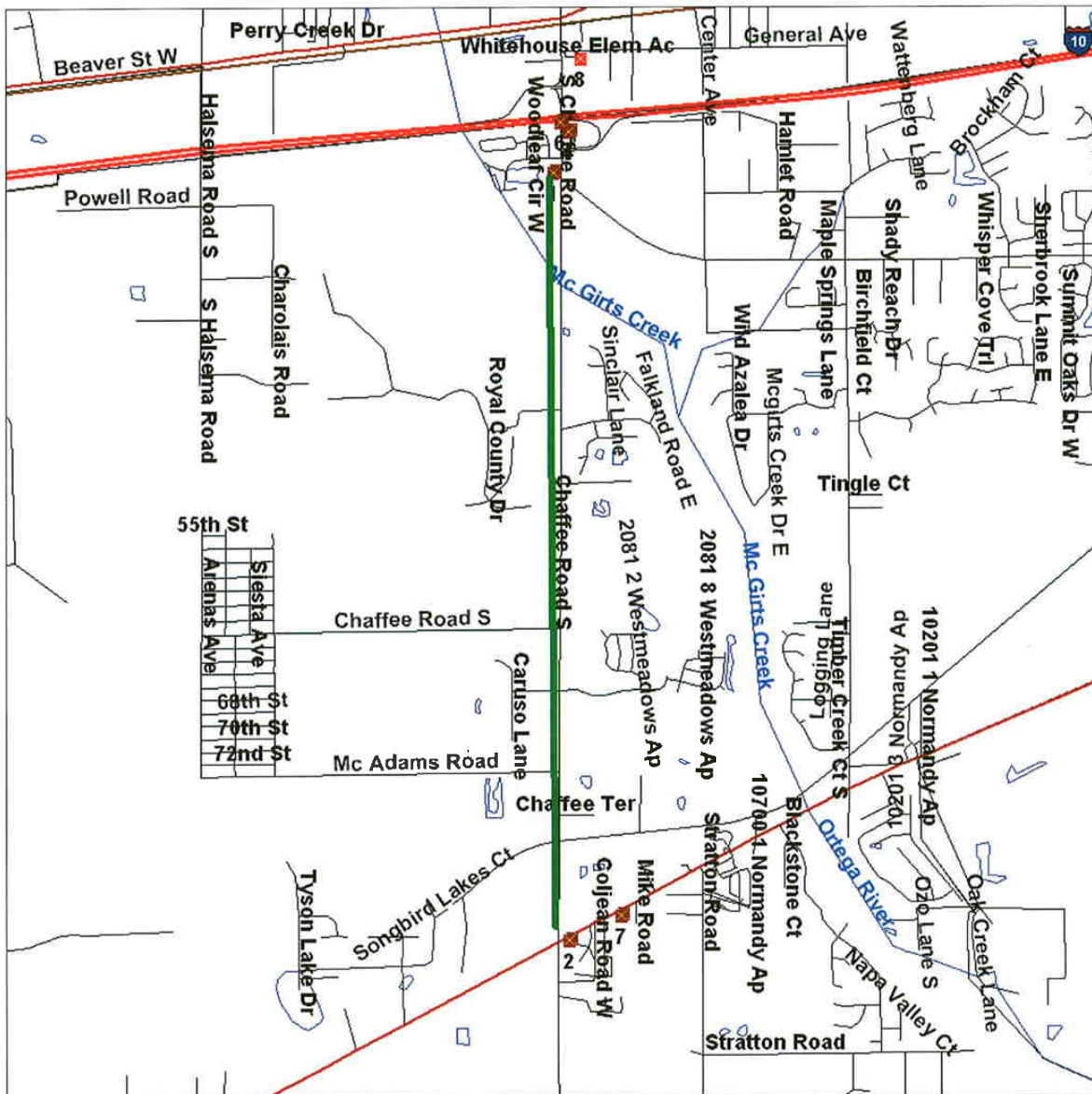


Environmental FirstSearch

.5 Mile Radius from Line
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



CHAFFEE ROAD, JACKSONVILLE FL 32221



Source: 2005 U.S. Census TIGER Files

Linear Search Line	—
Identified Site, Multiple Sites, Receptor	■ ■ ■
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	■ ■ ■
Triballand	■ ■ ■
Railroads	—

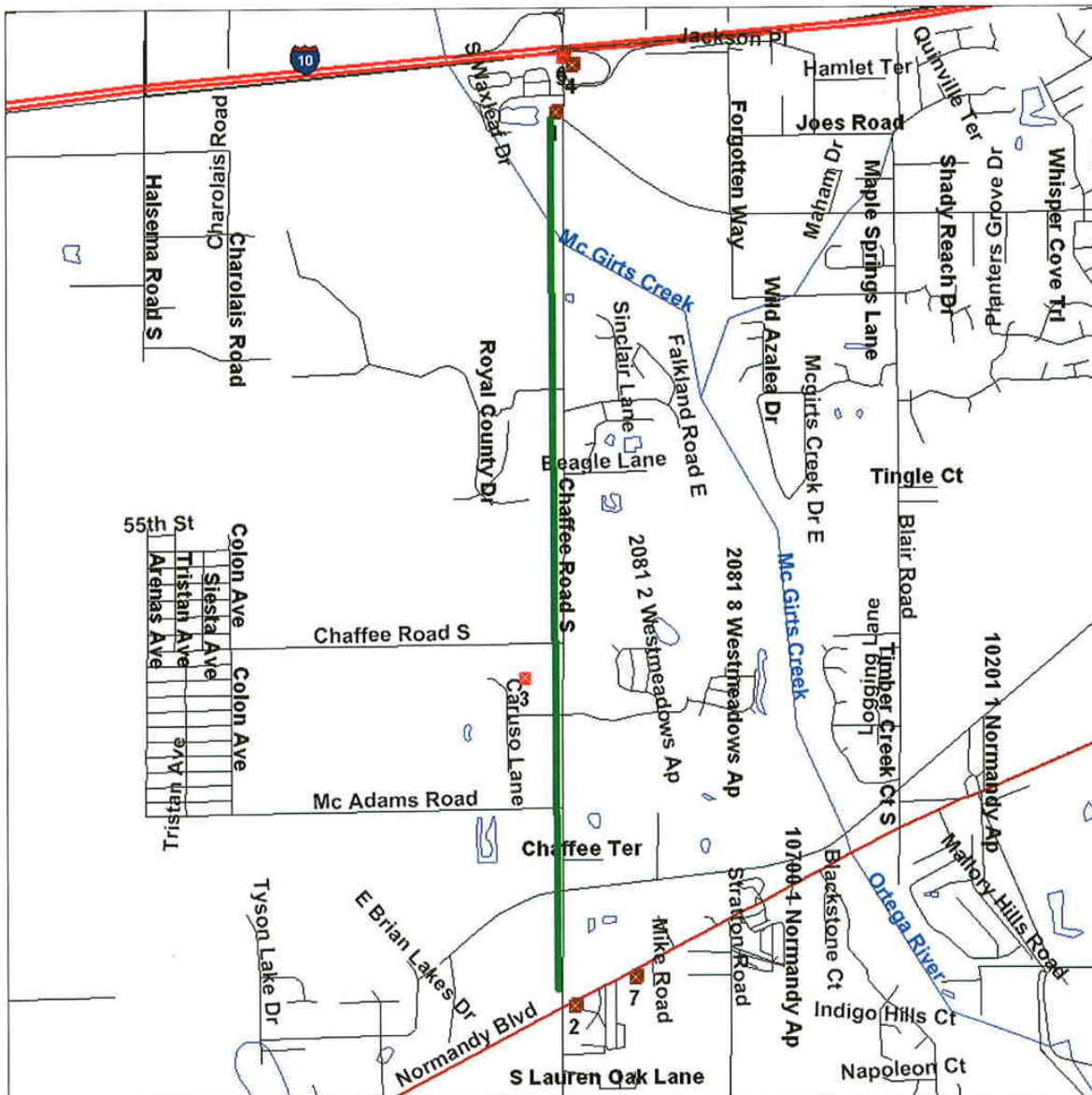


Environmental FirstSearch

.25 Mile Radius from Line
ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



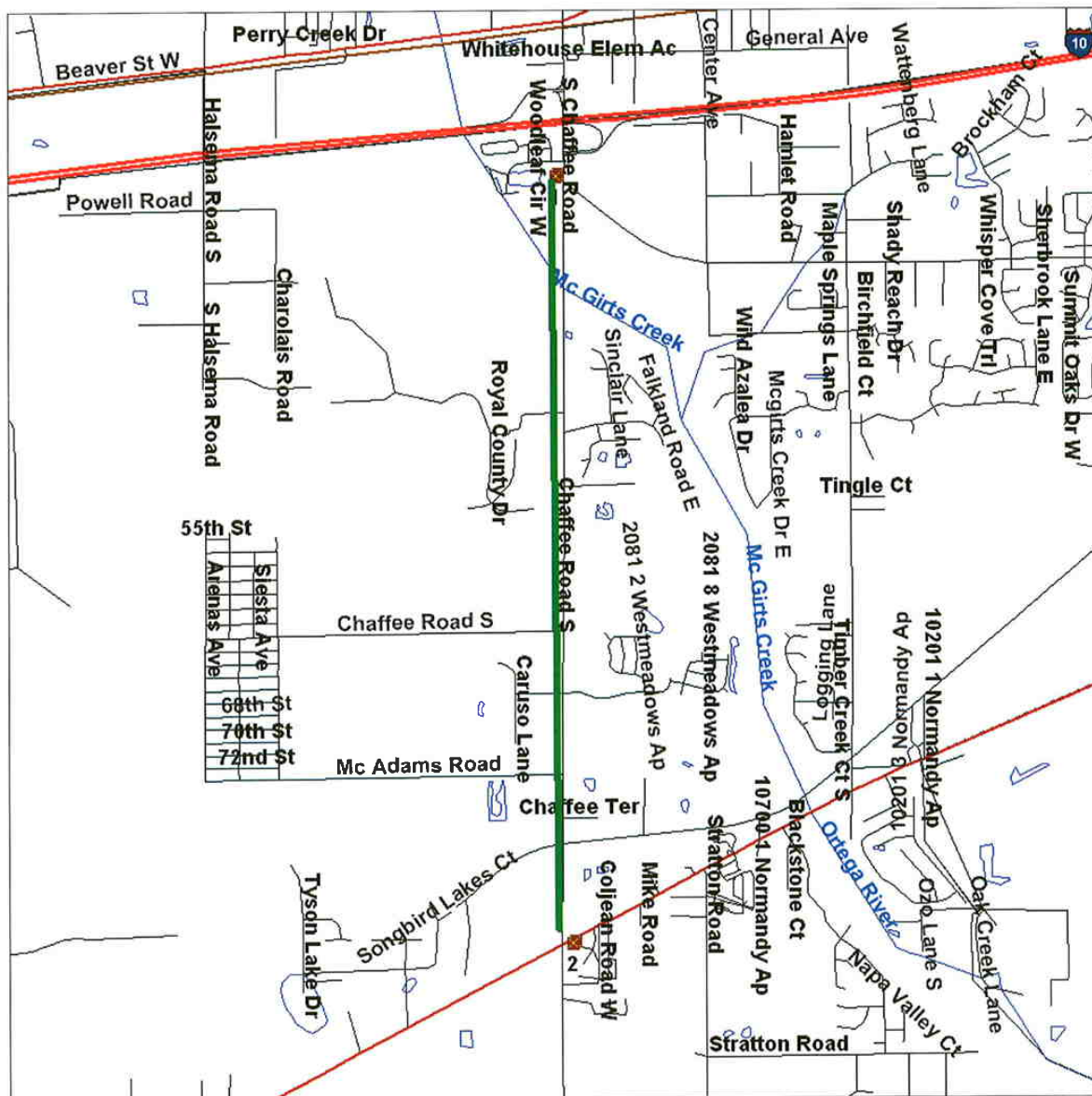
CHAFFEE ROAD, JACKSONVILLE FL 32221














Source: 2005 U.S. Census TIGER Files

Linear Search Line	.....	.....	.....
Identified Site, Multiple Sites, Receptor	.....	.....	.....
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	.....	.....	.....
Triballand	.....	.....	.....
Railroads	.....	.....	.....

CHAFFEE ROAD, JACKSONVILLE FL 32221



Source: 2005 U.S. Census TIGER Files

Linear Search Line			
Identified Site, Multiple Sites, Receptor			
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste Triballand			
National Historic Sites and Landmark Sites			
Railroads			

Environmental FirstSearch
Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 11	DIST/DIR: 0.03 NE	ELEVATION: 63	MAP ID: 1
NAME: FIRST COAST ENERGY LLP 1015		REV: 2/3/10	
ADDRESS: 620 CHAFFEE RD		ID1: 168521339	
JACKSONVILLE FL 32221		ID2: 8521339.00	
DUVAL		STATUS: OPEN	
CONTACT: ROBIN RYAN-HENSON		PHONE: (904) 596-3200	
SOURCE: FL DEP			
<u>SITE INFORMATION</u>			
TOTAL NUMBER OF TANKS:		7	
FACILITY TYPE:		A - RETAIL STATION	
DEP CO:		N	
<u>TANK INFORMATION</u>			
TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1968	STAT DATE:	01-FEB-1999
TK STAT:	B - REMOVED		
CAPACITY(GAL):	12000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID: 2			
TVI:	TANK	STATUS:	OPEN
INSTALLED:	01-NOV-1968	DEP CO:	N
		STAT DATE:	01-FEB-1999
TK STAT:	B - REMOVED		
CAPACITY(GAL):	12000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID: 3			
TVI:	TANK	STATUS:	OPEN
INSTALLED:	01-NOV-1968	DEP CO:	N
		STAT DATE:	01-FEB-1999
TK STAT:	B - REMOVED		
CAPACITY(GAL):	8000		
CONTENT:	D - VEHICULAR DIESEL		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID: 4			
TVI:	TANK	STATUS:	OPEN
INSTALLED:	01-FEB-1999	DEP CO:	N
		STAT DATE:	01-FEB-1999
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	15000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		

- Continued on next page -

Site Details Page - 1

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
 JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
11	0.03 NE	63	1
NAME: FIRST COAST ENERGY LLP 1015 ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: ROBIN RYAN-HENSON SOURCE: FL DEP		REV: 2/3/10 ID1: 168521339 ID2: 8521339,00 STATUS: OPEN PHONE: (904) 596-3200	
TYPE:		A - RETAIL STATION	
TANK ID:	5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1999	STAT DATE:	01-FEB-1999
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	15000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	6	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1999	STAT DATE:	01-FEB-1999
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	15000		
CONTENT:	D - VEHICULAR DIESEL		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	7	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1999	STAT DATE:	01-FEB-1999
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	8000		
CONTENT:	K - KEROSENE		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
4	A - BALL CHECK VALVE		
4	C - STEEL		
4	M - SPILL CONTAINMENT BUCKET		
4	O - TIGHT FILL		
4	R - DOUBLE WALL - TANK JACKET		
5	A - BALL CHECK VALVE		
5	C - STEEL		
5	M - SPILL CONTAINMENT BUCKET		
5	O - TIGHT FILL		
5	R - DOUBLE WALL - TANK JACKET		
6	A - BALL CHECK VALVE		
6	C - STEEL		
6	M - SPILL CONTAINMENT BUCKET		
6	O - TIGHT FILL		
6	R - DOUBLE WALL - TANK JACKET		
7	A - BALL CHECK VALVE		
7	C - STEEL		

- Continued on next page -

Site Details Page - 2

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST

SEARCH ID: 11	DIST/DIR: 0.03 NE	ELEVATION: 63	MAP ID: 1
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NAME: FIRST COAST ENERGY LLP 1015 ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: ROBIN RYAN-HENSON SOURCE: FL DEP	REV: 2/3/10 ID1: 168521339 ID2: 8521339.00 STATUS: OPEN PHONE: (904) 596-3200
--	--

7	M - SPILL CONTAINMENT BUCKET
7	O - TIGHT FILL
7	R - DOUBLE WALL - TANK JACKET

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
4	C - FIBERGLASS
4	F - DOUBLE WALL
4	J - PRESSURIZED PIPING SYSTEM
4	K - DISPENSER LINERS
5	C - FIBERGLASS
5	F - DOUBLE WALL
5	J - PRESSURIZED PIPING SYSTEM
5	K - DISPENSER LINERS
6	C - FIBERGLASS
6	F - DOUBLE WALL
6	J - PRESSURIZED PIPING SYSTEM
6	K - DISPENSER LINERS
7	C - FIBERGLASS
7	F - DOUBLE WALL
7	J - PRESSURIZED PIPING SYSTEM
7	K - DISPENSER LINERS

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
4	2 - VISUAL INSPECT PIPE SUMPS
4	3 - ELECTRONIC MONITOR PIPE SUMPS
4	4 - VISUAL INSPECT DISPENSER LINERS
4	F - MONITOR DBL WALL TANK SPACE
4	H - MECHANICAL LINE LEAK DETECTOR
4	K - MONITOR DBL WALL PIPE SPACE
4	L - AUTOMATIC TANK GAUGING - USTS
5	2 - VISUAL INSPECT PIPE SUMPS
5	3 - ELECTRONIC MONITOR PIPE SUMPS
5	4 - VISUAL INSPECT DISPENSER LINERS
5	F - MONITOR DBL WALL TANK SPACE
5	H - MECHANICAL LINE LEAK DETECTOR
5	K - MONITOR DBL WALL PIPE SPACE
5	L - AUTOMATIC TANK GAUGING - USTS
6	2 - VISUAL INSPECT PIPE SUMPS
6	3 - ELECTRONIC MONITOR PIPE SUMPS
6	4 - VISUAL INSPECT DISPENSER LINERS
6	F - MONITOR DBL WALL TANK SPACE
6	H - MECHANICAL LINE LEAK DETECTOR
6	K - MONITOR DBL WALL PIPE SPACE
6	L - AUTOMATIC TANK GAUGING - USTS
7	2 - VISUAL INSPECT PIPE SUMPS
7	3 - ELECTRONIC MONITOR PIPE SUMPS
7	4 - VISUAL INSPECT DISPENSER LINERS

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 11	DIST/DIR: 0.03 NE	ELEVATION: 63	MAP ID: 1
NAME: FIRST COAST ENERGY LLP 1015		REV: 2/3/10	
ADDRESS: 620 CHAFFEE RD		ID1: 168521339	
JACKSONVILLE FL 32221		ID2: 8521339.00	
DUVAL		STATUS: OPEN	
CONTACT: ROBIN RYAN-HENSON		PHONE: (904) 596-3200	
SOURCE: FL DEP			
7	F - MONITOR DBL WALL TANK SPACE		
7	H - MECHANICAL LINE LEAK DETECTOR		
7	K - MONITOR DBL WALL PIPE SPACE		
7	L - AUTOMATIC TANK GAUGING - USTS		

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

SPILLS			
SEARCH ID: 9	DIST/DIR: 0.03 NE	ELEVATION: 63	MAP ID: 1
NAME: SHELL-FIRST COAST ENERGY 115 ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: SOURCE:		REV: 1/2/03 ID1: 168521339 ID2: 8521339 STATUS: OPEN PHONE:	
<u>SITE INFORMATION</u>			
<u>RELATED PARTY:</u>			
ID NUMBER:	45875		
ROLE:	ACCOUNT OWNER		
BEGIN:	5/23/1997		
NAME:	FIRST COAST ENERGY LLP 7014 A C SKINNER PKY 290 JACKSONVILLE FL 32256		
PHONE:	(904) 596-3217		
BAD ADDR INDICATOR:			
FAC CONTAM ID:	4225		
CLEAN UP STATUS:	ONGO		
SCORE:	75		
RANK:	834		
<u>DISCHARGE INFORMATION</u>			
<u>TASK INFORMATION</u>			
<u>RAP</u>			
TASK ID NUMBER:	11971	CLEANUP RESP:	ST
ORDER COMPLETION:		ACTUAL COMPLETION:	
PAYMENT DATE:		ACTUAL COST:	
<u>RA</u>			
TASK ID NUMBER:	11972	CLEANUP RESP:	ST
ACTUAL COST:		YEARS TO COMP:	
<u>SRC</u>			
ACTION TYPE:		SUBMIT DATE:	
REVIEW DATE:		ISSUE DATE:	
COMMENT:			
<u>SA</u>			
ID NUMBER:	11970	CLEANUP RESP:	ST
COMPLETION DATE:		PAYMENT DATE:	
ACTUAL COST:			
<u>SR</u>			
ID NUMBER:	11969	CLEANUP RESP:	ST

- Continued on next page -

Site Details Page - 5

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

SPILLS			
SEARCH ID: 9	DIST/DIR: 0.03 NE	ELEVATION: 63	MAP ID: 1
NAME: SHELL-FIRST COAST ENERGY 115		REV: 1/2/03	
ADDRESS: 620 CHAFFEE RD		ID1: 168521339	
JACKSONVILLE FL 32221		ID2: 8521339	
DUVAL		STATUS: OPEN	
CONTACT:		PHONE:	
SOURCE:			
ORAL DATE:		WRITTEN DATE:	
FREE PROD REMOVAL:		SOIL REMOVAL:	
TONNAGE REMOVED:		TREATMENT:	
OTHER TREATMENT:		PAYMENT DATE:	
COMPLETION DATE:			
COST:			
SR ALTERNATE PROCEDURE RECEIVED DATE:			
SR ALTERNATE PROCEDURE STATUS DATE:			
SR COMPLETION STATUS:			
SR ALTERNATE PROCEDURE COMMENT:			

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST

SEARCH ID: 19	DIST/DIR: 0.03 NE	ELEVATION: 63	MAP ID: 1
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NAME: FIRST COAST ENERGY LLP 1015 ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: SOURCE: FL DEP	REV: 2/3/10 ID1: 168521339 ID2: 8521339.00 STATUS: FACILITY OPEN PHONE: (904) 596-3217
--	---

SITE INFORMATION

OPERATOR: ROBIN HENSON
NAME UPDATED: 02-01-2008
ADDR UPDATED:
BAD ADDR INDICATOR: N

RP ID: 45875
RP ROLE: ACCOUNT OWNER
RP BEGIN: 05-23-1997
NAME: FIRST COAST ENERGY LLP
7014 A C SKINNER PKY 290 ATTN: ROBIN RYAN-HENSON
JACKSONVILLE FL
PHONE: (904) 596-3200

DISCHARGE INFORMATION

DISCHARGE DATE: 07-25-1988
POLLUTANT: Z - OTHER NON REGULATED
COMBINED:
SCORE: 57
SCORE DATE: 06-17-2008
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: NO
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: JENNINGS_LM
MANAGER END DATE:

TANK OFFICE: PCLP16 - DUVAL COUNTY

UST INFORMATION

TOTAL NUMBER OF TANKS: 7

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

- Continued on next page -

Site Details Page - 7

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
19	0.03 NE	63	1
NAME: FIRST COAST ENERGY LLP 1015 ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: SOURCE: FL DEP		REV: 2/3/10 ID1: 168521339 ID2: 8521339.00 STATUS: FACILITY OPEN PHONE: (904) 596-3217	
<u>TANK INFORMATION</u>			
TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1968	STAT DATE:	01-FEB-1999
TK STAT:	B - REMOVED		
CAPACITY(GAL):	12000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1968	STAT DATE:	01-FEB-1999
TK STAT:	B - REMOVED		
CAPACITY(GAL):	12000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	3	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1968	STAT DATE:	01-FEB-1999
TK STAT:	B - REMOVED		
CAPACITY(GAL):	8000		
CONTENT:	D - VEHICULAR DIESEL		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1999	STAT DATE:	01-FEB-1999
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	15000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1999	STAT DATE:	01-FEB-1999
TK STAT:	U - IN SERVICE		

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
19	0.03 NE	63	1
NAME: FIRST COAST ENERGY LLP 1015 ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: SOURCE: FL DEP		REV: 2/3/10 ID1: 168521339 ID2: 8521339.00 STATUS: FACILITY OPEN PHONE: (904) 596-3217	
CAPACITY(GAL): CONTENT: PLACE: TYPE:		15000 B - UNLEADED GAS UNDERGROUND A - RETAIL STATION	
TANK ID: TVI: INSTALLED:		6 TANK 01-FEB-1999	
		STATUS: OPEN DEP CO: N STAT DATE: 01-FEB-1999	
TK STAT: CAPACITY(GAL): CONTENT: PLACE: TYPE:		U - IN SERVICE 15000 D - VEHICULAR DIESEL UNDERGROUND A - RETAIL STATION	
TANK ID: TVI: INSTALLED:		7 TANK 01-FEB-1999	
		STATUS: OPEN DEP CO: N STAT DATE: 01-FEB-1999	
TK STAT: CAPACITY(GAL): CONTENT: PLACE: TYPE:		U - IN SERVICE 8000 K - KEROSENE UNDERGROUND A - RETAIL STATION	
4	A - BALL CHECK VALVE		
4	C - STEEL		
4	M - SPILL CONTAINMENT BUCKET		
4	O - TIGHT FILL		
4	R - DOUBLE WALL - TANK JACKET		
5	A - BALL CHECK VALVE		
5	C - STEEL		
5	M - SPILL CONTAINMENT BUCKET		
5	O - TIGHT FILL		
5	R - DOUBLE WALL - TANK JACKET		
6	A - BALL CHECK VALVE		
6	C - STEEL		
6	M - SPILL CONTAINMENT BUCKET		
6	O - TIGHT FILL		
6	R - DOUBLE WALL - TANK JACKET		
7	A - BALL CHECK VALVE		
7	C - STEEL		
7	M - SPILL CONTAINMENT BUCKET		
7	O - TIGHT FILL		
7	R - DOUBLE WALL - TANK JACKET		
PIPING INFORMATION			
TANK ID:		DESCRIPTION:	

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST	
SEARCH ID: 19	DIST/DIR: 0.03 NE
ELEVATION: 63	MAP ID: 1
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>NAME: FIRST COAST ENERGY LLP 1015</p> <p>ADDRESS: 620 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL</p> <p>CONTACT:</p> <p>SOURCE: FL DEP</p> </div> <div style="width: 45%;"> <p>REV: 2/3/10</p> <p>ID1: 168521339</p> <p>ID2: 8521339.00</p> <p>STATUS: FACILITY OPEN</p> <p>PHONE: (904) 596-3217</p> </div> </div>	
<div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>C - FIBERGLASS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>F - DOUBLE WALL</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>J - PRESSURIZED PIPING SYSTEM</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>K - DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>C - FIBERGLASS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>F - DOUBLE WALL</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>J - PRESSURIZED PIPING SYSTEM</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>K - DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>C - FIBERGLASS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>F - DOUBLE WALL</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>J - PRESSURIZED PIPING SYSTEM</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>K - DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>C - FIBERGLASS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>F - DOUBLE WALL</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>J - PRESSURIZED PIPING SYSTEM</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>K - DISPENSER LINERS</div> </div>	
<u>MONITORING INFORMATION</u>	
<div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div><u>TANK ID:</u></div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>2 - VISUAL INSPECT PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>3 - ELECTRONIC MONITOR PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>4 - VISUAL INSPECT DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>F - MONITOR DBL WALL TANK SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>H - MECHANICAL LINE LEAK DETECTOR</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>K - MONITOR DBL WALL PIPE SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">4</div> <div>L - AUTOMATIC TANK GAUGING - USTS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>2 - VISUAL INSPECT PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>3 - ELECTRONIC MONITOR PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>4 - VISUAL INSPECT DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>F - MONITOR DBL WALL TANK SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>H - MECHANICAL LINE LEAK DETECTOR</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>K - MONITOR DBL WALL PIPE SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">5</div> <div>L - AUTOMATIC TANK GAUGING - USTS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>2 - VISUAL INSPECT PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>3 - ELECTRONIC MONITOR PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>4 - VISUAL INSPECT DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>F - MONITOR DBL WALL TANK SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>H - MECHANICAL LINE LEAK DETECTOR</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>K - MONITOR DBL WALL PIPE SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">6</div> <div>L - AUTOMATIC TANK GAUGING - USTS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>2 - VISUAL INSPECT PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>3 - ELECTRONIC MONITOR PIPE SUMPS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>4 - VISUAL INSPECT DISPENSER LINERS</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>F - MONITOR DBL WALL TANK SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>H - MECHANICAL LINE LEAK DETECTOR</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>K - MONITOR DBL WALL PIPE SPACE</div> </div> <div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;">7</div> <div>L - AUTOMATIC TANK GAUGING - USTS</div> </div>	<div style="display: flex;"> <div style="width: 20px; text-align: right; padding-right: 5px;"><u>DESCRIPTION:</u></div> <div></div> </div>

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

SPILLS

SEARCH ID: 8 **DIST/DIR:** 0.07 SE **ELEVATION:** 91 **MAP ID:** 2

NAME: A and G MEATS ADDRESS: 11140 NORMANDY BLVD JACKSONVILLE FL 32221 DUVAL CONTACT: BOB CARTER SOURCE: FL DEP	REV: 2/3/10 ID1: 168841919 ID2: 8841919.00 STATUS: CLOSED PHONE:
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SITE INFORMATION

OPERATOR: BOB CARTER
NAME UPDATED:
ADDR UPDATED: 07-29-2003
BAD ADDR INDICATOR:

CLEAN UP STATUS: RAP - RAP ONGOING
CLEANUP STATUS DATE: 09-09-2009
RANK: 3609

RP ID: 54959
RP ROLE: ACCOUNT OWNER
RP BEGIN: 07-29-2003
NAME: FLORIDA TAX SEACH INC
8610 HUNTERS CREEK DR S
JACKSONVILLE FL 32256 9001

PHONE: (904) 633-9664

DISCHARGE INFORMATION

DISCHARGE DATE: 12-19-2002 COMBINED: SCORE DATE: 09-08-2004 DRINK WELLS AFFECTED: SOIL AFFECTED: Y G WATER AFFECTED: Y	POLLUTANT: D - VEHICULAR DIESEL SCORE: 45 GAL DISCHARGED: MONITORING WELLS: S WATER AFFECTED: CLEANUP ELIG: I - INELIGIBLE
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CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
INFO SOURCE: C - CLOSURE REPORT
OTHER SOURCE:
SITE MANAGER: YOUNG_GA
MANAGER END DATE:
TANK OFFICE: PCLP16 - DUVAL COUNTY

SRC

ACTION TYPE: REVIEW DATE: STATUS EFFECTIVE DATE: COMPLETION STATUS: COM <u>SA</u>	SUBMIT DATE: ISSUE DATE:
--	---

ID NUMBER: 74182 **CLEANUP RESP:** -
COMPLETION DATE: **PAYMENT DATE:**
ACTUAL COST:

RAP

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

SPILLS			
SEARCH ID: 8	DIST/DIR: 0.07 SE	ELEVATION: 91	MAP ID: 2
NAME: A and G MEATS ADDRESS: 11140 NORMANDY BLVD JACKSONVILLE FL 32221 DUVAL CONTACT: BOB CARTER SOURCE: FL DEP		REV: 2/3/10 ID1: 168841919 ID2: 8841919.00 STATUS: CLOSED PHONE:	
TASK ID NUMBER: LAST ORDER APPROVED: PAYMENT DATE:		CLEANUP RESP: - ACTUAL COMPLETION: ACTUAL COST:	
<u>RA</u>			
TASK ID NUMBER: ACTUAL COST: F ELIGIBILITY TYPE:		CLEANUP RESP: - YEARS TO COMP:	
<u>SR</u>			
ID NUMBER: ORAL DATE:		CLEANUP RESP: - WRITTEN DATE:	
FREE PROD REMOVAL: TONNAGE REMOVED: OTHER TREATMENT: COMPLETION DATE: ACTUAL COST: SR ALTERNATE PROCEDURE RECEIVED DATE: SR ALTERNATE PROCEDURE STATUS: SR ALTERNATE PROCEDURE STATUS DATE: SR ALTERNATE PROCEDURE COMMENT:		SOIL REMOVAL: TREATMENT: PAYMENT DATE:	

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST							
SEARCH ID:	10	DIST/DIR:	0.07 SE	ELEVATION:	91	MAP ID:	2
NAME:	A and G MEATS	REV:	2/3/10	ID1:	168841919	ID2:	8841919.00
ADDRESS:	11140 NORMANDY BLVD JACKSONVILLE FL 32221 DUVAL	STATUS:	CLOSED	PHONE:	(904) 633-9664		
CONTACT:	BOB CARTER						
SOURCE:	FL DEP						
<u>SITE INFORMATION</u>							
TOTAL NUMBER OF TANKS:	2						
FACILITY TYPE:	C - FUEL USER/NON-RETAIL						
DEP CO:	N						
<u>TANK INFORMATION</u>							
TANK ID:	1	STATUS:	CLOSED				
TVI:	TANK	DEP CO:	N				
INSTALLED:	01-JUL-1979	STAT DATE:	17-OCT-2002				
TK STAT:	B - REMOVED						
CAPACITY(GAL):	8000						
CONTENT:	A - LEADED GAS						
PLACE:	UNDERGROUND						
TYPE:	C - FUEL USER/NON-RETAIL						
TANK ID:	2	STATUS:	CLOSED				
TVI:	TANK	DEP CO:	N				
INSTALLED:	01-JUL-1979	STAT DATE:	17-OCT-2002				
TK STAT:	B - REMOVED						
CAPACITY(GAL):	8000						
CONTENT:	B - UNLEADED GAS						
PLACE:	UNDERGROUND						
TYPE:	C - FUEL USER/NON-RETAIL						

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST

SEARCH ID: 17 **DIST/DIR:** 0.07 SE **ELEVATION:** 91 **MAP ID:** 2

NAME: A and G MEATS
ADDRESS: 11140 NORMANDY BLVD
JACKSONVILLE FL 32221
DUVAL
CONTACT:
SOURCE: FL DEP

REV: 2/3/10
ID1: 168841919
ID2: 8841919.00
STATUS: FACILITY CLOSED
PHONE: (904) 633-9664

SITE INFORMATION

OPERATOR: BOB CARTER
NAME UPDATED:
ADDR UPDATED: 07-29-2003
BAD ADDR INDICATOR:

RP ID: 54959
RP ROLE: ACCOUNT OWNER
RP BEGIN: 07-29-2003
NAME: FLORIDA TAX SEACH INC
8610 HUNTERS CREEK DR S
JACKSONVILLE FL 32256 9001

PHONE: (904) 633-9664

DISCHARGE INFORMATION

DISCHARGE DATE: 12-19-2002
POLLUTANT: D - VEHICULAR DIESEL
COMBINED:
SCORE: 45
SCORE DATE: 09-08-2004
GAL DISCHARGED:

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RAP - RAP ONGOING

INFO SOURCE: C - CLOSURE REPORT
OTHER SOURCE:
SITE MANAGER: YOUNG_GA
MANAGER END DATE:

TANK OFFICE: PCLP16 - DUVAL COUNTY

UST INFORMATION

TOTAL NUMBER OF TANKS: 2
FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1979	STAT DATE:	17-OCT-2002

- Continued on next page -

Site Details Page - 14

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
17	0.07 SE	91	2
NAME: A and G MEATS ADDRESS: 11140 NORMANDY BLVD JACKSONVILLE FL 32221 DUVAL CONTACT: SOURCE: FL DEP		REV: 2/3/10 ID1: 168841919 ID2: 8841919.00 STATUS: FACILITY CLOSED PHONE: (904) 633-9664	
TK STAT: CAPACITY(GAL): CONTENT: PLACE: TYPE:		B - REMOVED 8000 A - LEADED GAS UNDERGROUND C - FUEL USER/NON-RETAIL	
TANK ID: TVI: INSTALLED:		2 TANK 01-JUL-1979 STATUS: CLOSED DEP CO: N STAT DATE: 17-OCT-2002	
TK STAT: CAPACITY(GAL): CONTENT: PLACE: TYPE:		B - REMOVED 8000 B - UNLEADED GAS UNDERGROUND C - FUEL USER/NON-RETAIL	

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 16	DIST/DIR: 0.09 SW	ELEVATION: 86	MAP ID: 3
NAME: WEST MEADOWS GOLF CLUB ADDRESS: 11400 WESTMEADOWS DR JACKSONVILLE FL 32221 DUVAL CONTACT: SOURCE: FL DEP		REV: 2/3/10 ID1: 168507667 ID2: 8507667.00 STATUS: CLOSED PHONE:	
<u>SITE INFORMATION</u>			
TOTAL NUMBER OF TANKS:		2	
FACILITY TYPE:		C - FUEL USER/NON-RETAIL	
DEP CO:		N	
<u>TANK INFORMATION</u>			
TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	
TK STAT:	B - REMOVED		
CAPACITY(GAL):	888		
CONTENT:	Y - UNKNOWN/NOT REPORTED		
PLACE:	ABOVEGROUND		
TYPE:	C - FUEL USER/NON-RETAIL		
TANK ID:	2	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	
TK STAT:	B - REMOVED		
CAPACITY(GAL):	888		
CONTENT:	Y - UNKNOWN/NOT REPORTED		
PLACE:	ABOVEGROUND		
TYPE:	C - FUEL USER/NON-RETAIL		

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
 JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 13	DIST/DIR: 0.18 NE	ELEVATION: 65	MAP ID: 4
NAME: LAKE FOREST MOBILE HOME PARK ADDRESS: 500 S CHAFFEE RD JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: FL DEP		REV: 2/3/10 ID1: 169801008 ID2: 9801008.00 STATUS: CLOSED PHONE:	
<u>SITE INFORMATION</u>			
FACILITY TYPE: DEP CO:		C - FUEL USER/NON-RETAIL N	
<u>TANK INFORMATION</u>			

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST

SEARCH ID: 20	DIST/DIR: 0.18 NE	ELEVATION: 65	MAP ID: 4
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NAME: LAKE FOREST MOBILE HOME PARK ADDRESS: 500 S CHAFFEE RD JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: FL DEP	REV: 2/3/10 ID1: 169801008 ID2: 9801008.00 STATUS: FACILITY CLOSED PHONE:
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DISCHARGE INFORMATION

DISCHARGE DATE: 11-06-1998
POLLUTANT: D - VEHICULAR DIESEL
COMBINED:
SCORE:
SCORE DATE:
GAL DISCHARGED: 2

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE: OVA AT CLOSURE
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 12	DIST/DIR: 0.19 NE	ELEVATION: 65	MAP ID: 5
NAME: KWIK CHEK GAS ADDRESS: 703 CHAFFEE RD JACKSONVILLE FL 32221 DUVAL CONTACT: MIKE TESTON SOURCE: FL DEP		REV: 2/3/10 ID1: 169802517 ID2: 9802517.00 STATUS: OPEN PHONE: (904) 400-3928	
<u>SITE INFORMATION</u>			
TOTAL NUMBER OF TANKS:		2	
FACILITY TYPE:		A - RETAIL STATION	
DEP CO:		N	
<u>TANK INFORMATION</u>			
TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-2000	STAT DATE:	01-FEB-2000
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	10000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-2000	STAT DATE:	01-FEB-2000
TK STAT:	U - IN SERVICE		
CAPACITY(GAL):	15000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
1	A - BALL CHECK VALVE		
1	C - STEEL		
1	I - DOUBLE WALL		
1	M - SPILL CONTAINMENT BUCKET		
1	O - TIGHT FILL		
2	A - BALL CHECK VALVE		
2	C - STEEL		
2	I - DOUBLE WALL		
2	M - SPILL CONTAINMENT BUCKET		
2	O - TIGHT FILL		
<u>PIPING INFORMATION</u>			
<u>TANK ID:</u>	<u>DESCRIPTION:</u>		
1	F - DOUBLE WALL		
1	J - PRESSURIZED PIPING SYSTEM		
1	K - DISPENSER LINERS		
1	N - APPROVED SYNTHETIC MATERIAL		

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 12	DIST/DIR: 0.19 NE	ELEVATION: 65	MAP ID: 5
NAME: KWIK CHEK GAS		REV: 2/3/10	
ADDRESS: 703 CHAFFEE RD		ID1: 169802517	
JACKSONVILLE FL 32221		ID2: 9802517.00	
DUVAL		STATUS: OPEN	
CONTACT: MIKE TESTON		PHONE: (904) 400-3928	
SOURCE: FL DEP			
2	F - DOUBLE WALL		
2	J - PRESSURIZED PIPING SYSTEM		
2	K - DISPENSER LINERS		
2	N - APPROVED SYNTHETIC MATERIAL		
<u>MONITORING INFORMATION</u>			
<u>TANK ID:</u>		<u>DESCRIPTION:</u>	
1	1 - CONTINUOUS ELECTRONIC SENSING		
1	3 - ELECTRONIC MONITOR PIPE SUMPS		
1	5 - ELECTRONIC MONITOR DISPENSER LINERS		
1	F - MONITOR DBL WALL TANK SPACE		
1	G - ELECTRONIC LINE LEAK DETECTOR		
1	K - MONITOR DBL WALL PIPE SPACE		
1	L - AUTOMATIC TANK GAUGING - USTS		
2	1 - CONTINUOUS ELECTRONIC SENSING		
2	3 - ELECTRONIC MONITOR PIPE SUMPS		
2	5 - ELECTRONIC MONITOR DISPENSER LINERS		
2	F - MONITOR DBL WALL TANK SPACE		
2	G - ELECTRONIC LINE LEAK DETECTOR		
2	K - MONITOR DBL WALL PIPE SPACE		
2	L - AUTOMATIC TANK GAUGING - USTS		

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST

SEARCH ID: 22	DIST/DIR: 0.20 NE	ELEVATION: 65	MAP ID: 6
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NAME: THE PANTRY 1257
ADDRESS: 701 CHAFFEE RD S
JACKSONVILLE FL 32221
DUVAL
CONTACT:
SOURCE: FL DEP

REV: 2/3/10
ID1: 168943990
ID2: 8943990.00
STATUS: FACILITY OPEN
PHONE: (919) 774-6700

SITE INFORMATION

OPERATOR: BRENT PUZAK/MARY BATCHELOR X5940
NAME UPDATED: 12-29-2008
ADDR UPDATED: 12-29-2008
BAD ADDR INDICATOR: N

RP ID: 10563
RP ROLE: ACCOUNT OWNER
RP BEGIN: 05-20-1994
NAME: THE PANTRY INC
PO BOX 1410 ATTN: BRENT PUZAK
SANFORD NC 27330

PHONE: (919) 774-6700

DISCHARGE INFORMATION

DISCHARGE DATE: 01-04-1994
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 42
SCORE DATE: 06-02-2009
GAL DISCHARGED:

DRINK WELLS AFFECTED:
MONITORING WELLS:
SOIL AFFECTED:
S WATER AFFECTED:
G WATER AFFECTED:
CLEANUP ELIG: E - ELIGIBLE
CLEANUP
CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: BELL_P
MANAGER END DATE: 12-17-2004

TANK OFFICE: PCLP16 - DUVAL COUNTY

DISCHARGE DATE: 07-03-2008
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 42
SCORE DATE: 06-02-2009
GAL DISCHARGED:

- Continued on next page -

Site Details Page - 21

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST			
SEARCH ID: 22	DIST/DIR: 0.20 NE	ELEVATION: 65	MAP ID: 6
NAME: THE PANTRY 1257 ADDRESS: 701 CHAFFEE RD S JACKSONVILLE FL 32221 DUVAL		REV: 2/3/10 ID1: 168943990 ID2: 8943990.00 STATUS: FACILITY OPEN PHONE: (919) 774-6700	
CONTACT: SOURCE: FL DEP			
DRINK WELLS AFFECTED: MONITORING WELLS: NO SOIL AFFECTED: NO S WATER AFFECTED: NO G WATER AFFECTED: YES CLEANUP ELIG: I - INELIGIBLE CLEANUP REQUIRED: R - CLEANUP REQUIRED WORK STATUS: ACTIVE DISCHARGE CLEANUP STATUS: RA - RA ONGOING INFO SOURCE: D - DISCHARGE NOTIFICATION OTHER SOURCE: SITE MANAGER: YOUNG_GA MANAGER END DATE: TANK OFFICE: PCLP16 - DUVAL COUNTY DISCHARGE DATE: 10-01-1993 POLLUTANT: B - UNLEADED GAS COMBINED: SCORE: 42 SCORE DATE: 06-02-2009 GAL DISCHARGED: DRINK WELLS AFFECTED: 0 MONITORING WELLS: YES SOIL AFFECTED: NO S WATER AFFECTED: NO G WATER AFFECTED: YES CLEANUP ELIG: E - ELIGIBLE CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM CLEANUP REQUIRED: R - CLEANUP REQUIRED WORK STATUS: COMPLETED DISCHARGE CLEANUP STATUS: SRCR - SRCR COMPLETE INFO SOURCE: D - DISCHARGE NOTIFICATION OTHER SOURCE: SITE MANAGER: BELL_P MANAGER END DATE: 12-17-2004 TANK OFFICE: PCLP16 - DUVAL COUNTY <u>UST INFORMATION</u> TOTAL NUMBER OF TANKS: 5 FACILITY TYPE: A - RETAIL STATION DEP CO: N			

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

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SOURCE:	FL DEP			STATUS:	OPEN		
PHONE:				PHONE:	(919) 774-6700		
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JACKSONVILLE FL 32221

JOB: 0109-311-16

RCRAGN			
SEARCH ID: 5	DIST/DIR: 0.20 NE	ELEVATION: 65	MAP ID: 6
NAME: LIL CHAMP FOOD STORES INC ADDRESS: 701 CHAFFEE RD S JACKSONVILLE FL 32221 DUVAL CONTACT: MARCIA GLICK SOURCE: EPA		REV: 11/13/08 ID1: FLD984198481 ID2: STATUS: SGN PHONE: 9044647200	
<u>SITE INFORMATION</u>			
CONTACT INFORMATION:		MARCIA GLICK 9143 PHILLIPS HWY 200 JACKSONVILLE FL 322560	
PHONE:		9044647200	
<u>UNIVERSE INFORMATION:</u>			
<u>NAIC INFORMATION</u>			
<u>ENFORCEMENT INFORMATION:</u>			
<u>VIOLATION INFORMATION:</u>			

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
 JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
14	0.23 NE	92	7
NAME: LIL CHAMP FOOD STORE 17 ADDRESS: 11054 NORMANDY BLVD JACKSONVILLE FL 32221 DUVAL CONTACT: MARY BATCHELOR / RENEE THOMAS SOURCE: FL DEP		REV: 2/3/10 ID1: 168507108 ID2: 8507108.00 STATUS: CLOSED PHONE: (919) 774-6700	
<u>SITE INFORMATION</u>			
TOTAL NUMBER OF TANKS:		4	
FACILITY TYPE:		A - RETAIL STATION	
DEP CO:		N	
<u>TANK INFORMATION</u>			
TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-AUG-1970	STAT DATE:	12-OCT-1998
TK STAT:	B - REMOVED		
CAPACITY(GAL):	4000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	2	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-AUG-1970	STAT DATE:	12-OCT-1998
TK STAT:	B - REMOVED		
CAPACITY(GAL):	4000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-AUG-1970	STAT DATE:	12-OCT-1998
TK STAT:	B - REMOVED		
CAPACITY(GAL):	4000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		
TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-AUG-1970	STAT DATE:	12-OCT-1998
TK STAT:	B - REMOVED		
CAPACITY(GAL):	4000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

UST			
SEARCH ID: 14	DIST/DIR: 0.23 NE	ELEVATION: 92	MAP ID: 7
NAME: LIL CHAMP FOOD STORE 17 ADDRESS: 11054 NORMANDY BLVD JACKSONVILLE FL 32221 DUVAL CONTACT: MARY BATCHELOR / RENEE THOMAS SOURCE: FL DEP		REV: 2/3/10 ID1: 168507108 ID2: 8507108.00 STATUS: CLOSED PHONE: (919) 774-6700	
TYPE: A - RETAIL STATION			

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST

SEARCH ID: 21 **DIST/DIR:** 0.23 NE **ELEVATION:** 92 **MAP ID:** 7

NAME: LIL CHAMP FOOD STORE 17
ADDRESS: 11054 NORMANDY BLVD
JACKSONVILLE FL 32221
DUVAL
CONTACT:
SOURCE: FL DEP

REV: 2/3/10
ID1: 168507108
ID2: 8507108.00
STATUS: FACILITY CLOSED
PHONE: (904) 786-1181

SITE INFORMATION

OPERATOR: LIL CHAMP STORES INC
NAME UPDATED:
ADDR UPDATED: 03-20-1996
BAD ADDR INDICATOR: N

RP ID: 10563
RP ROLE: ACCOUNT OWNER
RP BEGIN: 05-20-1994
NAME: THE PANTRY INC
PO BOX 1410 ATTN: BRENT PUZAK
SANFORD NC 27330

PHONE: (919) 774-6700

DISCHARGE INFORMATION

DISCHARGE DATE: 12-27-1988
POLLUTANT: Z - OTHER NON REGULATED
COMBINED:
SCORE: 41
SCORE DATE: 01-02-2008
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: NO
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: BELL_P
MANAGER END DATE: 03-24-2009

TANK OFFICE: PCLP16 - DUVAL COUNTY

UST INFORMATION

TOTAL NUMBER OF TANKS: 4

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

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***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

RCRAGN			
SEARCH ID: 4	DIST/DIR: 0.23 NE	ELEVATION: 92	MAP ID: 7
NAME: HUNTLEY JIFFY FOOD STORES 17		REV: 6/6/06	
ADDRESS: 11054 NORMANDY BLVD		ID1: FLD984191890	
JACKSONVILLE FL 32221		ID2:	
DUVAL		STATUS: SGN	
CONTACT: ROBERT ARENBURGH		PHONE: 9042724540	
SOURCE: EPA			
<u>SITE INFORMATION</u>			
CONTACT INFORMATION:		ROBERT ARENBURGH PO BOX 876 ORANGE PARK FL 320670	
PHONE:		9042724540	
<u>UNIVERSE INFORMATION:</u>			
<u>NAIC INFORMATION</u>			
<u>ENFORCEMENT INFORMATION:</u>			
<u>VIOLATION INFORMATION:</u>			

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST

SEARCH ID: 18 **DIST/DIR:** 0.43 NE **ELEVATION:** 79 **MAP ID:** 8

NAME: DUVAL CNTY SCHOOL BD-WHITEHOUSE ELEM	REV: 2/3/10
ADDRESS: 11160 GENERAL AVE	ID1: 168842010
JACKSONVILLE FL 32220	ID2: 8842010.00
DUVAL	STATUS: FACILITY OPEN
CONTACT:	PHONE: (904) 390-2000
SOURCE: FL DEP	

SITE INFORMATION

OPERATOR:	DUVAL CNTY SCHOOL BD
NAME UPDATED:	
ADDR UPDATED:	
BAD ADDR INDICATOR:	N
RP ID:	6221
RP ROLE:	ACCOUNT OWNER
RP BEGIN:	10-27-1988
NAME:	DUVAL CNTY PUBLIC SCHOOLS
	1701 PRUDENTIAL DR ATTN: BRUCE ACKERMAN
	JACKSONVILLE FL 32207
PHONE:	(904) 390-2531

DISCHARGE INFORMATION

DISCHARGE DATE:	02-02-1994
POLLUTANT:	-
COMBINED:	
SCORE:	41
SCORE DATE:	04-30-2008
GAL DISCHARGED:	
DRINK WELLS AFFECTED:	0
MONITORING WELLS:	NO
SOIL AFFECTED:	YES
S WATER AFFECTED:	NO
G WATER AFFECTED:	YES
CLEANUP ELIG:	E - ELIGIBLE
CLEANUP PROGRAM:	C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
CLEANUP REQUIRED:	R - CLEANUP REQUIRED
WORK STATUS:	ACTIVE
DISCHARGE CLEANUP STATUS:	RA - RA ONGOING
INFO SOURCE:	-
OTHER SOURCE:	
SITE MANAGER:	SOLOMON_S
MANAGER END DATE:	08-01-2009
TANK OFFICE:	PCLP16 - DUVAL COUNTY

UST INFORMATION

TOTAL NUMBER OF TANKS:	5
FACILITY TYPE:	I - COUNTY GOVERNMENT
DEP CO:	N

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Site Details Page - 34

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST																																																			
SEARCH ID: 18	DIST/DIR: 0.43 NE	ELEVATION: 79	MAP ID: 8																																																
NAME: DUVAL CNTY SCHOOL BD-WHITEHOUSE ELEM ADDRESS: 11160 GENERAL AVE JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: FL DEP		REV: 2/3/10 ID1: 168842010 ID2: 8842010.00 STATUS: FACILITY OPEN PHONE: (904) 390-2000																																																	
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***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
 JACKSONVILLE FL 32221

JOB: 0109-311-16

LUST			
SEARCH ID: 18	DIST/DIR: 0.43 NE	ELEVATION: 79	MAP ID: 8
NAME: DUVAL CNTY SCHOOL BD-WHITEHOUSE ELEM ADDRESS: 11160 GENERAL AVE JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: FL DEP	REV: 2/3/10 ID1: 168842010 ID2: 8842010.00 STATUS: FACILITY OPEN PHONE: (904) 390-2000		
CAPACITY(GAL): CONTENT: PLACE: TYPE:	500 M - FUEL OIL - ONSITE HEAT UNDERGROUND I - COUNTY GOVERNMENT		

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 1	DIST/DIR: 0.59 NE	ELEVATION:	MAP ID: 9
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210 CONTACT: CHARLOTTE WHITLEY SOURCE: EPA		REV: 2/23/10 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
<u>SITE INFORMATION</u>			
<div style="display: flex; justify-content: space-between;"> <div> <u>EVENT TYPE</u> SITE DISCOVERY BY: SITE PROPOSED BY: FINAL LIST BY: </div> <div> DISCOVERY DATE: PROPOSED DATE: 10/23/81 FINAL LIST DATE: 09/08/83 </div> </div>			
ACTIVITIES: SLUDGE ACTIVITIES,SURFACE IMPOUNDMENT			
CONTAMINANTS: HYDROCARBONS, NOS, PHENOL PENTACHLOROPHENOL (PCP) SOURCE OF CONTAMINATION: WOOD PRESERVING,MANUFACTURING LUMBER/WOOD			
CONTAMINATED: GROUNDWATER THREATENED:			
<u>SITE DESCRIPTION</u>			
<p>Conditions at listing (October 1981): The Coleman-Evans Wood Preserving Co. Site covers 11 acres in Whitehouse, Florida, about 8 miles west of Jacksonville. Since 1950, the facility has treated wood with pentachlorophenol (PCP). It discharged its waste waters into unlined pits, which were later covered. Currently, waste water enters a water/oil separator. Sludge settles out, and the liquid is recycled back to the plant. Sludge is removed every 90 days to an approved disposal site.</p> <p>Shallow ground water in the residential area adjacent to the site is contaminated with PCP. Residents depend on private wells for their drinking water. A public water supply is not available. In 1980, EPA installed wells to monitor ground water on the site.</p> <p>Status (July 1983): The State signed a Consent Order in December 1982 with the company for a remedial investigation at the site. The investigation will include a hydrogeological assessment and a determination of the extent of off-site contamination. First round of data is due in July 1983.</p>			
<div style="display: flex; justify-content: space-between;"> <div> CONSTRUCTION COMPLETED DATE: FINAL DATE: </div> <div> 09/18/2007 09/08/1983 </div> </div>			
<u>CERCLIS DETAILS</u>			
ACTION/QUALITY FEDERAL LIEN FILED: ESTIMATED VALUE:	AGENCY/RPS 11/19/1987 \$1,534,390.60	START/RAA 12/1/2003	END 6/20/2004
<u>THE ABOVE LIEN INFORMATION IS FROM THE FEDERAL SUPERFUND LIENS LIST AS OF OCTOBER 15, 1991</u>			
<div style="display: flex; justify-content: space-between;"> <div>five-year review</div> <div>EPA Fund-Financed</div> <div>12/1/2003</div> <div>6/20/2004</div> </div>			

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL				
SEARCH ID:	1	DIST/DIR:	0.59 NE	ELEVATION:
				MAP ID: 9
NAME:	COLEMAN-EVANS WOOD PRESERVING CO.	REV:	2/23/10	
ADDRESS:	101 CELERY ST WHITEHOUSE FL 32210	ID1:	FLD991279894	
		ID2:	0401202	
CONTACT:	CHARLOTTE WHITLEY	STATUS:	FINAL	
SOURCE:	EPA	PHONE:	4045628863	
combined remedial investigation/feasibility study Low priority for further assessment	EPA Fund-Financed	6/3/1993	4/30/1995	
combined remedial investigation/feasibility study Low priority for further assessment	EPA Fund-Financed Primary	9/30/1988	9/28/1990	
remedial design/remedial action negotiations	Federal Enforcement Alternate	12/21/1987	1/6/1988	
pre-design assistance	EPA Fund-Financed	9/25/1987	7/4/1988	
remedial design/remedial action negotiations	Federal Enforcement Alternate	10/14/1986	11/6/1986	
potentially responsible party removal Stabilized	Responsible Party	10/15/1984	11/15/1984	
combined remedial investigation/feasibility study	EPA Fund-Financed	9/24/1984	9/25/1986	
remedial investigation/feasibility study negotiations	Federal Enforcement Alternate	9/30/1983	5/15/1984	
hazard ranking system package	EPA Fund-Financed Alternate		10/1/1981	
notice letters issued	EPA Fund-Financed		5/25/1982	
proposal to national priorities list	EPA Fund-Financed Alternate		12/30/1982	
final listing on national priorities list	EPA Fund-Financed Alternate		9/8/1983	
national priorities list responsible party search	Federal Enforcement Alternate		11/15/1984	
lodged by doj	Federal Enforcement		2/15/1990	
record of decision amendment	EPA Fund-Financed		9/26/1990	
public notice published	EPA Fund-Financed		7/25/1997	
record of decision amendment	EPA Fund-Financed		9/25/1997	
- Continued on next page -				

Site Details Page - 38

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 1	DIST/DIR: 0.59 NE	ELEVATION:	MAP ID: 9
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210		REV: 2/23/10 ID1: FL.D991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY			
SOURCE: EPA			
comfort/status letter	Federal Enforcement		12/3/2003
preliminary close-out report prepared	EPA Fund-Financed Primary		9/18/2007
five-year review	EPA Fund-Financed		6/16/2009
administrative records	EPA Fund-Financed	8/30/2006	10/5/2006
administrative records Admin Record Compiled for a Remedial Event	EPA Fund-Financed	7/8/1997	7/8/1997
administrative records Admin Record Compiled for a Remedial Event	EPA Fund-Financed	4/11/1988	9/28/1990
consent decree	Federal Enforcement Primary		4/20/1990
discovery	EPA Fund-Financed		12/1/1980
explanation of significant differences	EPA Fund-Financed		6/11/2001
explanation of significant differences	EPA Fund-Financed		8/14/2003
explanation of significant differences	EPA Fund-Financed		2/26/2004
explanation of significant differences	EPA Fund-Financed		9/20/2005
preliminary assessment Low priority for further assessment	EPA Fund-Financed		10/1/1980
record of decision	EPA Fund-Financed		9/25/1986
record of decision Final Remedy Selected at Site	EPA Fund-Financed Primary		9/28/2006
remedial action Final RA Report	EPA Fund-Financed	5/18/2007	8/22/2008
remedial action	EPA Fund-Financed Primary	6/6/2000	
remedial action Interim RA Report	EPA Fund-Financed Primary	9/28/1998	8/22/2008
- Continued on next page -			

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 1	DIST/DIR: 0.59 NE	ELEVATION:	MAP ID: 9
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210		REV: 2/23/10 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY			
SOURCE: EPA			
remedial design	EPA Fund-Financed Primary	9/27/2006	5/15/2007
remedial design	EPA Fund-Financed Primary	4/30/2003	9/30/2004
remedial design	EPA Fund-Financed Primary	2/20/1998	6/6/2000
remedial design	EPA Fund-Financed Primary	9/25/1997	1/14/1999
remedial design	EPA Fund-Financed Primary	9/28/1990	6/3/1993 Other Completion Anomaly
remedial design Low priority for further assessment	EPA Fund-Financed Primary	4/9/1987	7/11/1988
remedial investigation	EPA Fund-Financed Primary	10/12/2005	9/28/2006
removal Cleaned up	EPA Fund-Financed Primary	6/24/1993	12/31/1995
removal Cleaned up	EPA Fund-Financed Primary	10/15/1992	11/15/1992
removal Stabilized	EPA Fund-Financed	6/26/1985	7/12/1985
removal assessment	EPA Fund-Financed Primary	12/31/1992	12/31/1992
removal negotiations	Federal Enforcement Alternate	11/15/1984	11/15/1984
section 107 litigation	Federal Enforcement Primary	5/30/1988	4/20/1990
section 107 litigation	Federal Enforcement Alternate		4/30/1990
site inspection Higher priority for further assessment	EPA Fund-Financed		2/1/1981
technical assistance	EPA Fund-Financed	2/15/1989	6/30/1990
technical assistance	EPA Fund-Financed	6/28/1988	3/24/1989
technical assistance	EPA Fund-Financed	6/17/1986	9/25/1986
- Continued on next page -			

Site Details Page - 40

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
1	0.59 NE		9
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210		REV: 2/23/10 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
treatability study	EPA Fund-Financed	6/2/1997	6/30/1998
treatability study	EPA Fund-Financed Primary	4/28/1989	6/30/1990
unilateral admin order	Federal Enforcement Alternate		10/15/1984
DESCRIPTION: <p>The Coleman-Evans Wood Preserving Site is an 11 acre, former wood preserving facility, located in the community of Whitehouse, Florida, approximately eight miles west of downtown Jacksonville. From 1954 to the mid 1980s, the Coleman-Evans facility treated wood products with a mixture of pentachlorophenol and fuel oil. The treatment process included steaming, drying and pressure soaking the wood, all of which were carried out within a single pressurized chamber. Due to poor waste management practices, site soil and groundwater in the vicinity of the site have become contaminated with dioxin and pentachlorophenol. Although wood treating operations ceased in the late 1980s, sawing and kiln drying of untreated lumber continued at the site until mid-1994. Currently, all commercial activities at the site have ceased. An Explanation of Significant Differences (ESD) was signed in June 2001 addressing operable unit (OU) 1.</p> <p>The Coleman-Evans Wood Preserving Site is an 11 acre, former wood preserving facility, located in the community of Whitehouse, Florida, approximately eight miles west of downtown Jacksonville. From 1954 to the mid 1980s, the Coleman-Evans facility treated wood products with a mixture of pentachlorophenol and fuel oil. The treatment process included steaming, drying and pressure soaking the wood, all of which were carried out within a single pressurized chamber. Due to poor waste management practices, site soil and groundwater in the vicinity of the site have become contaminated with dioxin and pentachlorophenol. Although wood treating operations ceased in the late 1980s, sawing and kiln drying of untreated lumber continued at the site until mid-1994. Currently, all commercial activities at the site have ceased. An Explanation of Significant Differences (ESD) was signed in June 2001 addressing operable unit (OU) 1. A second ESD addressing OU 1 was completed in August 2003. The Record of Decision (ROD) for the Coleman-Evans Wood Preserving Site was signed on September 25, 1986, and was subsequently amended on September 26, 1990 and September 25, 1997. A prior Explanation of Significant Differences (ESD) to clarify the use of an oxidative device as a polishing step in the off-gas treatment system for this remedy was signed on June 11, 2001, and another ESD was signed on August 14, 2003 to revise the estimate-to-complete soil volume and cost for the remedy based on additional sampling and the progress of the remediation activities at that time. The September 1997 Amended Record of Decision (AROD), as modified by the June 2001 and August 2003 ESDs, sets forth the basis for the interim remedy at the Site. The remediation of soil, sediment, and debris at the Site is ongoing. EPA selected the U.S. Army Corps of Engineers (USACE) as the oversight agency and remedial construction manager for the Site. The USACE has in turn procured contractor support to perform the remediation. Initial mobilization of equipment and personnel to the Site occurred in 1999. Since thermal desorption of PCP and dioxin-contaminated soil is an innovative technology, thorough full-scale proof of process testing was performed. This testing indicated that redesign and reconfiguration of the thermal desorption unit (TDU) was required to meet the cleanup standards and production rates specified in the AROD. In November 2000, Site operations were halted, and personnel and mobile equipment were demobilized pending modification and successful testing of the reconfigured TDU. Following modification of the TDU, personnel and equipment were re-mobilized to the Site in June 2001. The TDU successfully completed proof of process testing in December 2001, and the remediation of Site soils went into production in January 2002. There has been tremendous progress at the Site in the ongoing remediation of contaminated soils since the cleanup of the Site began. All contaminated soil, sediment and debris have been excavated, all contaminated off-site areas have been remediated and restored, and more than 97 percent of on-site contaminated soil has been treated and backfilled. Current production rates for soil treatment significantly exceed initial estimates, and the overall unit cost for treatment continues to get lower. However, estimates for the final volume of soil, sediment, and debris requiring treatment have consistently been low. For this reason, all remaining contaminated soil, sediment and debris was excavated and staged in an aboveground cell to facilitate volume estimating. This material was surveyed and re-surveyed in order to obtain a final volume estimate for treatment. It is expected that treatment of contaminated soil, sediment and debris will be completed by the end of February 2004. Equipment decontamination and demobilization of the USACE contractor is expected to take two months. At that point, all soil treatment will be complete, the Site will be stabilized and partially restored, and approximately 1,000 tons of potentially hazardous debris (lumber, wood chips, root material, large rock, and similar materials unsuitable for treatment) will remain on-site. An ESD addressing operable unit (OU) 1 was completed in February 2004. The remediation of soil, sediment, and debris at the Site implemented through the 1997 amended ROD is complete. EPA in conjunction with Florida Department of Environmental Protection (FDEP) utilized the U.S. Army Corps of Engineers (USACE), and their contractors, to perform the soil phase of the remedy. Construction of the remedy extended over five years, and was concluded with a final joint inspection performed on August 24, 2004. An ESD</p>			
<p align="center">- Continued on next page -</p>			

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 1	DIST/DIR: 0.59 NE	ELEVATION:	MAP ID: 9
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210	REV: 2/23/10 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863		
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
<p>addressing Coleman-Evans Wood Preserving Superfund Site was completed September 20, 2005. Soil treatment was completed in May 2004 when cleanup goals for soil established in the 1997 AROD were achieved (PCP < 2 milligrams per kilogram [mg/kg; 2 parts per million] and dioxin toxicity equivalent quotient [TEQ] < 1 microgram [ug] per kilogram [ug/kg; parts per billion]) for the Site. Ground water contamination was reduced to a small exceedance of ground water cleanup goals established in the 1997 AROD (PCP < 1 microgram per liter [ug/L]) in a single well that is being monitored for natural attenuation. During the course of this action, over 210,000 net wet tons of soil were treated and placed on the facility property, and approximately 73,500,000 gallons of ground water and storm water were treated and discharged. The cleanup action for OU1 included issuance of four Explanation of Significant Differences (ESDs) to address the addition of a pollution control device to the treatment system, two increases in the estimated volume of soil requiring treatment, and a change in the technical approach to completion of the ground water remedy. From 1954 to the mid-1980s, the Coleman-Evans facility treated wood products with a mixture of PCP and fuel oil. The treatment process included steaming, drying, and pressure soaking the wood products, all of which were carried out within a single pressurized chamber. During the steaming process, wood products were impregnated with PCP and No. 2 fuel oil using 255 degrees Fahrenheit steam for a period of eight hours. This process drove wood extracts from the lumber which settled on the bottom of the chamber with PCP and wastewater from the condensed steam. Due to poor waste management practices, soil and ground water in the vicinity of the Site became contaminated with PCP and dioxin. Among other sources of release, the facility operations included chip incinerators. Prior to 1970, the effluent wastewater from the treatment process was precipitated with caustic soda and aluminum sulfate, passed through a sand filter and discharged into a drainage ditch which channeled the water south, ultimately making its way to McGirts Creek. The precipitated sludge was deposited into two unlined pits, each approximately 100 feet by 50 feet, located along the southeastern boundary of the Site. In 1970, use of the sludge disposal pits was discontinued when the company began storing its waste sludge in above ground storage tanks (ASTs) located near the southwestern edge of the facility property. During this upgrade of its waste management practices, an engineering firm was hired to design and construct a wastewater treatment system for the effluent. Chlorination and lime precipitation then was incorporated into the treatment system to clarify the wastewater discharge. Although wood-treating operations ceased in the late 1980s, sawing and kiln drying of untreated lumber continued at the site until mid-1994. The population of Duval County, Florida is estimated at 821,338 for the year 2004. The main industries for employment include retail trade (17.8 percent), educational and health care services (14.5 percent), finance, insurance, and real estate (12 percent), and manufacturing (9.1 percent). Historically, land use surrounding the Site has included residential, commercial, and recreational based on observations noted from aerial photographs of the area taken between 1952 and 2004. This land use pattern reflects the current land use. Land use within 1/2-mile of the Site includes residential, a school, churches, commercial, and light manufacturing. Parcels included within OU2 include a portion of the former facility, residential and commercial land uses. Residential properties adjacent to and near the former facility property use private water supply wells completed in the upper portion of the limestone aquifer for domestic supply. No site-related ground water contamination has been detected in this aquifer or in these domestic supply wells. Surface water bodies in the vicinity of the site are primarily wet weather conveyances although there is some ground water discharge along deeper portions of these ditches from the upper surficial aquifer. Stormwater from the former facility property drains predominantly to the south through a culvert and ditch system, but overland flow to the east and north also occurs. Surface water bodies in this area are tributaries to McGirts Creek which is a locally significant ecological resource. As part of the reuse planning for the former facility property, the EPA has provided a reuse planning grant to the City of Jacksonville to research and develop alternatives for future use of the Site property. The Master Plan provides a guideline for the development of a park on the undeveloped 11 acre parcel. The scope of work for the Master Plan included three phases. These include: analysis and data gathering, plan alternatives and conceptual design, and the generation of the final Master Plan. The goal of the Master Plan was to provide a safe and functional place for the local residents to participate in recreational activities. Four concepts were considered in the development of the Master Plan. The final Master Plan includes the following features: auto circulation and parking, provision of domestic water and sewer utility, a community center and gymnasium, sports courts, passive recreation facilities, pedestrian circulation, and security. The planned future use of the former facility property is considered compatible with the expected future use of the surrounding properties. This reflects continued growth in residential land use in west Jacksonville along with the supporting commercial development. Since much of the area around the former facility is zoned commercial/residential and is in close proximity to Chaffee Road and Interstate-10, the area impacted by OU2 may experience a changeover from predominantly residential to commercial land use in the future. Ground water use for domestic supply is being supplanted by municipal water and sewer systems in the community of Whitehouse. It is reasonable to expect that residential and commercial properties along General Avenue will be served by the municipal water system in the future. No significant changes in the patterns of surface water flow are anticipated in the foreseeable future. A ROD addressing Operable Unit 2 (OU2) was completed in September 2006.</p>			

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

STATE

SEARCH ID: 6	DIST/DIR: 0.62 NE	ELEVATION: 86	MAP ID: 10
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NAME: COLEMAN-EVANS
ADDRESS: 101 CELERY ST
WHITEHOUSE FL 32201
DUVAL
CONTACT: SYKES III, JOHN
SOURCE: FL DEP

REV: 12/3/09
ID1: SHWS - 9
ID2: FL.D991279894
STATUS: ACTIVE
PHONE:

SITE INFORMATION

DEP DISTRICT: NORTHEAST
SITE CATEGORY: WOOD PRESERVING WASTE
SITE LEAD: EPA
DELISTED DATE:

SITE DESCRIPTION AND HISTORY

The 11-acre Coleman-Evans Wood Preserving site is located at 30 18 49.25954° N, 81 50 37.85981° W in Whitehouse, just west of the City of Jacksonville. The Coleman-Evans Wood Preserving Company operated a wood treatment operation at the site using pentachlorophenol (PCP) as a preservative until 1989. From 1954 to 1970, the company deposited its waste sludge in two unlined disposal pits composed of sand filters. Some sludge has been washed off the site and has contaminated the soil in residential back yards adjacent to the site. Sampling data collected from August through December 1980 by Ecology and Environment, Inc., Jacksonville Bio-Environmental Services and the Florida Department of Health and Rehabilitative Services indicated that contaminants were present in the upper layer of soils and in the shallow groundwater in the vicinity of the disposal pits. In March 1983, a sampling investigation was conducted by Groundwater Technology, Inc., which confirmed the presence of contamination in the shallow soils and in the water table aquifer.

THREAT

PCP and dioxin contamination of onsite soils and PCP in surficial aquifer groundwater has been confirmed. Area residents rely on deeper private wells for potable water. Sampling of private wells in October 1984 and from early 1992 through 2003 confirms that dioxin and PCP levels do not exceed Federal or State drinking water standards in those wells. Off-site sampling of soils in October 1992 determined that dioxin contaminated soils existed off-site. Offsite soils adjacent to the drainage ditch have been removed and treated onsite and have been replaced by clean fill from offsite sources.

RESPONSE STRATEGY AND STATUS **DATE:** 06/05

In December 1982, the Florida Department of Environmental Regulation (DER) and Coleman-Evans signed a Consent Order for a two-phase remedial action study of the site. Compliance with the Consent Order was unsatisfactory. Results from Phase I submitted in August 1983 revealed the need for action beyond that required under the existing Consent Order. To address these deficiencies, a new Consent Order was drafted by DER in May 1984, which required immediate removal and disposal of contaminated soils, wastewater and groundwater at the site, and sampling of private wells immediately adjacent to the site. Coleman-Evans did not sign this Consent Order. In September 1984, DER requested that the EPA take the lead management role on the site and conduct an immediate removal of the waste sludges in the disposal pits. The EPA issued an Coleman-Evans Page: 2 administrative order to Coleman-Evans in October 1984, requiring Coleman-Evans to take immediate action. Coleman-Evans did not comply and refused site access. EPA was granted site access in federal court in May 1985. An immediate removal of the waste sludges in the disposal pits was conducted in June 1985. In October 1984, DER filed a complaint and petitioned for enforcement against Coleman-Evans for the violation of the Consent Order, Florida Statute, and Department rules. The January 1988 trial determined that Coleman-Evans generated, treated and stored hazardous waste in the on-site sand filters and was out of compliance with DER regulations. Coleman-Evans was ordered to cease all discharges of waste water until further court order, remove existing sludges from the sand filters, and submit a RCRA permit application to DER for either an operation or closure permit under RCRA. The original facility ceased treatment operations in the late 1980 s but indicated that capital was not available for closure of the sand filters. Coleman-Evans proposed an alternate settlement to DER regarding site cleanup and future cost recovery. A settlement was not reached. Field investigations were completed in October 1985, and the Superfund remedial investigation (RI) report was completed in April 1986. The RI confirmed PCP contamination in on-site soils as well as in sediments in the drainage ditch off-site. PCP contamination in the surficial aquifer appears to be limited to groundwater in contact with adjacent soils. A public meeting to discuss the remedial alternatives outlined in the draft Feasibility Study (FS) was held by EPA in July 1986. On-site incineration of contaminated soils and treatment of ground water associated with soil excavation was selected as the most cost-effective and environmentally sound alternative for site remediation. A Record of Decision (ROD) was signed in September 1986. EPA initiated remedial design in April 1987 and completed design for soil incineration and groundwater recovery and treatment in July 1988. Design data indicated that four times the originally estimated volume of soil would require remediation. EPA completed initial treatability testing in April 1990 to evaluate the feasibility of using either bioremediation or chemical fixation as the soil remedy rather than the more costly incineration remedy. EPA developed an alternative site cleanup program for contaminated

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

STATE					
SEARCH ID: 6	DIST/DIR: 0.62 NE	ELEVATION: 86	MAP ID: 10		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> NAME: COLEMAN-EVANS ADDRESS: 101 CELERY ST WHITEHOUSE FL 32201 DUVAL CONTACT: SYKES III, JOHN SOURCE: FL DEP </td> <td style="width: 50%; vertical-align: top;"> REV: 12/3/09 ID1: SHWS - 9 ID2: FLD991279894 STATUS: ACTIVE PHONE: </td> </tr> </table>				NAME: COLEMAN-EVANS ADDRESS: 101 CELERY ST WHITEHOUSE FL 32201 DUVAL CONTACT: SYKES III, JOHN SOURCE: FL DEP	REV: 12/3/09 ID1: SHWS - 9 ID2: FLD991279894 STATUS: ACTIVE PHONE:
NAME: COLEMAN-EVANS ADDRESS: 101 CELERY ST WHITEHOUSE FL 32201 DUVAL CONTACT: SYKES III, JOHN SOURCE: FL DEP	REV: 12/3/09 ID1: SHWS - 9 ID2: FLD991279894 STATUS: ACTIVE PHONE:				
<p>soils, which was documented in an amended ROD, signed in September 1990. The selected alternative included soil washing to separate clean sands, chemical fixation of contaminated sludges, and bioremediation of wash water followed by polishing with a filter system. Additional site sampling was performed in March and July 1991, which confirmed the presence of dioxin contamination in the groundwater and on-site soils, as well as the existence of free product (diesel) floating on the water table. Treatability studies were completed in January 1992 to determine if the revised remedy would effectively treat dioxin. The results of the treatability studies and technical memorandum data indicated that additional site characterization for dioxin was needed to define the volume and extent of dioxin contaminated soils and refine the proposed treatment scenario. Additional soil sampling, performed in June and October 1992 and June 1993, confirmed that dioxin contaminated soils existed both on-site and offsite in the drainage ditch area and adjacent residences. EPA-Emergency Response conducted removal actions in July and August 1993; excavating contaminated offsite soils and stockpiling the soils on-site along with dismantling and removal of tanks and equipment used in the former wood treating operations. Additional soil Coleman-Evans Page: 3 and well sampling was performed in the spring of 1994. Sampling results indicated that groundwater contamination is limited in extent and has not migrated into the deeper private wells. EPA developed a draft Focused Feasibility Study in May 1994 to re-evaluate the soil remedy in light of the new data. A public meeting was held in June 1995 to present the revised soil remedy identified in the draft Record of Decision (ROD). EPA's proposed remedy consisted of excavation and treatment of approximately 52,000 cubic yards of soils contaminated with pentachlorophenol and dioxin. Contaminated soils would be treated by thermal desorption to destroy the contaminants and disposed of onsite. A treatability study was proposed as part of the remedial design to confirm the effectiveness of the remedy. If cleanup goals could not be met by thermal desorption, the site would be capped and groundwater remediation, including free product recovery, implemented. In response to comments from the Florida Department of Environmental Protection (DEP) regarding the draft ROD, EPA conducted soil leaching tests to determine a site specific remedial goal for PCP in soils protective of groundwater as well as direct exposure to soils. The February 1996 EPA Site Specific Soil Screening Levels Report documented a site specific soil leaching criteria of 2 mg/kg for PCP. EPA also conducted additional offsite soil sampling in July and December 1996 to further delineate the extent of dioxin contamination both onsite and in surrounding residential areas. EPA Region IV issued an Interim Record of Decision (ROD) in September 1997, which identifies thermal desorption as the selected soil remedy and groundwater recovery and treatment to address contaminated groundwater. A soil dioxin cleanup level of 1.0 g/kg has been identified as an interim cleanup level for the site. The Soils Remedial Design was completed in January 1999 followed by a public meeting in March 1999 to discuss the upcoming construction activities. The Groundwater Remedial Design was completed in December 1999 and included site dewatering by groundwater recovery and treatment prior to discharge to enable the excavation of contaminated soils located below the groundwater table. Construction of the soil remedy began in June 1999 and included debris removal, soil excavation and stockpiling, construction of the thermal desorption unit and construction of the water treatment unit based on the Groundwater Remedial Design. Operation of the Groundwater Treatment System commenced during October 2000. The Thermal Desorption Unit (TDU) started full operations in December 2001. Treatment of the affected soils with the TDU was completed on March 15, 2004. A total of 209,909 wet tons of soil were treated. Decontamination and demobilization of the TDU has been completed. A Remedial Design Addendum report, dated September 2004, evaluated what steps may be necessary for remediation of the groundwater at the site. Active groundwater cleanup was originally projected to take ten (10) years with a site cleanup date of 2013 in the 1997 ROD. However, evaluation of the groundwater contamination levels in the 2004 report, indicate that the groundwater contamination has been significantly reduced as a result of the soil removal, Coleman-Evans Page: 4 which also included the treatment of some 74.5 million gallons of contaminated water. The report indicates that groundwater contamination levels are now significantly lower than the DEP's natural attenuation default concentrations (NADCs), but still exceed the Primary Drinking Water Standards (onsite only). This has led the EPA to propose Monitored Natural Attenuation (MNA) as the selected remedy for the groundwater cleanup. The report concluded that the drinking water standards would be met within a 4 to 5 year time frame (2008 - 2009). DEP has concurred with this revised approach to the groundwater cleanup. In 2005 the remedial activities at the site were reorganized into two Operable Units (OUs 1 and 2). OU 1 was further divided into Phase I (onsite Soils), and Phase II (surficial groundwater and miscellaneous site activities). OU 2 was created to address the remaining dioxin-contaminated offsite soils. The EPA signed the Final ROD on September 28, 2006, and DEP has concurred with the ROD. The ROD identified several offsite areas with dioxin contamination believed to be site related exceeding the DEP's soil cleanup target level (SCTL) of 7 ng/kg dioxin TEQ. This contaminated soil will be excavated and placed onsite under 2 feet of clean soil and the offsite excavation areas will be backfilled with clean soil. Since contaminated soil exceeding the DEP's SCTLs will remain onsite, Institutional Controls for the former Coleman-Evans property will be necessary to ensure the protectiveness of this remedy.</p>					
<p><u>SCHEDULE</u></p> <p>OU 1 Phase I is complete. OU 1 Phase II is ongoing, with continued monitoring of the surficial groundwater, disposal of contaminated onsite debris, re-grading, backfilling and seeding of the former Coleman-Evans property. Prior to the backfilling and seeding of the site, OU 2 will need to be completed (removal of offsite dioxin contaminated soils with onsite disposal). A Remedial Design report has been prepared with the specific design features for the OU 2 remedy. It is anticipated that the offsite removal and onsite disposal/capping and implementation of Institutional Controls (Restrictive Covenant) will be started in August 2007 and be completed before the end of the year.</p>					
<p>REVISED:</p>					

Site Details Page - 44

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 2	DIST/DIR: 0.96 NW	ELEVATION:	MAP ID: 11
NAME: WHITEHOUSE OIL PITS ADDRESS: 1 NORTH 1/2 MILE OF HIGHWAY WHITEHOUSE FL 32220		REV: 2/23/10 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
<u>SITE INFORMATION</u>			
<u>EVENT TYPE</u>			
SITE DISCOVERY BY:		DISCOVERY DATE:	
SITE PROPOSED BY:		PROPOSED DATE: 10/23/81	
FINAL LIST BY:		FINAL LIST DATE: 09/08/83	
ACTIVITIES:		SPILL,SURFACE IMPOUNDMENT	
CONTAMINANTS:		CHROMIUM AND COMPOUNDS, NOS (CR), LEAD (PB), HEAVY METALS, NO	
POLYCHLORINATED BIPHENYLS, NOS, ACID, NOS, WASTE OILS/SLUDGES			
SOURCE OF CONTAMINATION:		RECYCLING-WSATE OIL PROCESSING,MANUFACTURING-PETROLEUM	
CONTAMINATED:		GROUNDWATER and SOIL	
THREATENED:			
<u>SITE DESCRIPTION</u>			
<p>Conditions at listing (October 1981): The Whitehouse Oil Pits Site is in the suburban community of Whitehouse, Duval County, Florida, about 10 miles west of downtown Jacksonville. The 5-acre site, established in 1958, provided seven pits for waste oil and acid sludges generated by the Allied Petroleum Co., a waste oil recycler. The pits were abandoned in 1968, when Allied declared bankruptcy. After assuming ownership of the property by tax default, the City of Jacksonville installed and operated a treatment and dewatering system at the oil pits. In 1976, the dike around one of the pits ruptured, spilling 200,000 gallons of wastes into wetlands along McGirts Creek. Using \$315,000 made available under Section 311 of the Clean Water Act, EPA cleaned up the site. During the cleanup, EPA determined that the highly acidic water, sludges, and waste oil in the pits contained PCBs and heavy metals. EPA also upgraded the treatment system, which the city then used to reduce the effluent PCBs to an acceptable level. The pits were dewatered, packed with various drying materials, and capped. The treatment system was dismantled, and drainage ditches were dug to control ground water in the area. Final monitoring of the test wells and drainage effluents showed low levels of chlorinated organics, heavy metals, and acids.</p> <p>Status (July 1983): In June 1982, EPA awarded a \$306,400 Cooperative Agreement to Florida for: (1) work on the site ditches and dikes to control leachate, (2) a remedial investigation, and (3) a feasibility study to identify alternatives for remedial action at the site. The work is scheduled to be completed in the fourth quarter of 1983.</p> <p>EPA identified parties potentially responsible for wastes at the site and is seeking their cooperation in the cleanup.</p>			
CONSTRUCTION COMPLETED DATE:		05/04/2006	
FINAL DATE:		09/08/1983	
<u>CERCLIS DETAILS</u>			
ACTION/QUALITY	AGENCY/RPS	START/RAA	END
potentially responsible party remedial action Final RA Report	Responsible Party Primary	9/20/2001	9/26/2007
- Continued on next page -			

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL				
SEARCH ID:	2	DIST/DIR:	0.96 NW	ELEVATION:
				MAP ID: 11
NAME:	WHITEHOUSE OIL PITS	REV:	2/23/10	
ADDRESS:	1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220	ID1:	FLD980602767	
		ID2:	0400901	
CONTACT:	CHARLOTTE WHITLEY	STATUS:	FINAL	
SOURCE:	EPA	PHONE:	4045628863	
combined remedial investigation/feasibility study Unknown	EPA Fund-Financed Primary	4/15/1994	9/24/1998	
potentially responsible party remedial design	Responsible Party Primary	4/27/1993 Phased Completion	9/20/2001	
remedial design/remedial action negotiations	Federal Enforcement Primary	8/11/1992	4/27/1993	
combined remedial investigation/feasibility study Unknown	EPA Fund-Financed Primary	2/15/1989	6/16/1992	
initial remedial measure	State, Fund Financed	6/29/1982	4/30/1983	
combined remedial investigation/feasibility study	State, Fund Financed	6/29/1982	5/30/1985	
notice letters issued	EPA Fund-Financed		3/4/1982	
hazard ranking system package	EPA Fund-Financed Alternate		12/1/1982	
proposal to national priorities list	EPA Fund-Financed Alternate		12/30/1982	
final listing on national priorities list	EPA Fund-Financed Alternate		9/8/1983	
national priorities list responsible party search	Federal Enforcement Alternate		8/15/1985	
risk/health assessment	EPA Fund-Financed		5/15/1991	
notice letters issued	EPA Fund-Financed		1/8/1992	
record of decision amendment	EPA Fund-Financed		6/16/1992	
public notice published	EPA Fund-Financed		7/27/1993	
record of decision amendment Final Remedy Selected at Site	EPA Fund-Financed		9/24/1998	
remedial design/remedial action negotiations	Federal Enforcement Alternate		9/20/2001	
administrative order on consent	Federal Enforcement		11/20/2001	

- Continued on next page -

Site Details Page - 46

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 2	DIST/DIR: 0.96 NW	ELEVATION:	MAP ID: 11
NAME: WHITEHOUSE OIL PITS ADDRESS: 1 NORTH 1/2 MILE OF HIGHWAY WHITEHOUSE FL 32220 CONTACT: CHARLOTTE WHITLEY SOURCE: EPA		REV: 2/23/10 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628863	
lodged by doj	Federal Enforcement		12/17/2001
administrative order on consent	Federal Enforcement		6/6/2003
administrative order on consent	Federal Enforcement		10/15/2004
national priorities list responsible party search	Federal Enforcement Primary		10/15/2004
preliminary close-out report prepared	EPA Fund-Financed Primary		5/4/2006
five-year review	EPA Fund-Financed		11/17/2008
administrative records Admin Record Compiled for a Removal Event	EPA Fund-Financed	5/31/1989	5/31/1989
administrative records Admin Record Compiled for a Remedial Event	EPA Fund-Financed		5/31/1989
consent decree	Federal Enforcement Alternate	9/20/2001	9/20/2001
discovery	EPA Fund-Financed		1/1/1976
ecological risk assessment	EPA Fund-Financed		5/15/1991
explanation of significant differences	Federal Enforcement		7/16/2001
operational and functional	Responsible Party	5/4/2006	4/19/2007
operations and maintenance	Responsible Party	7/1/2006	
preliminary assessment Low priority for further assessment	State, Fund Financed		10/1/1984
record of decision	EPA Fund-Financed		5/30/1985
remedial design	EPA Fund-Financed Primary	9/25/1998	9/28/2000

- Continued on next page -

Site Details Page - 47

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL				
SEARCH ID:	2	DIST/DIR:	0.96 NW	ELEVATION:
		MAP ID:	11	
NAME:	WHITEHOUSE OIL PITS	REV:	2/23/10	
ADDRESS:	1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220	ID1:	FLD980602767	
		ID2:	0400901	
CONTACT:	CHARLOTTE WHITLEY	STATUS:	FINAL	
SOURCE:	EPA	PHONE:	4045628863	
remedial design	EPA Fund-Financed	6/26/1985	6/16/1992	
Low priority for further assessment	Primary	Other Completion Anomaly		
removal	EPA Fund-Financed	10/5/1992	10/29/1992	
Cleaned up	Primary			
removal	EPA Fund-Financed	11/16/1987	2/15/1988	
Stabilized	Primary			
removal	EPA Fund-Financed	8/13/1986	8/15/1986	
Stabilized				
removal assessment	EPA Fund-Financed	9/30/1991	9/30/1991	
Cleaned up	Primary			
site inspection	EPA Fund-Financed		1/1/1976	
Higher priority for further assessment				
site inspection	State, Fund Financed		1/1/1976	
Higher priority for further assessment				
technical assistance	EPA Fund-Financed	2/15/1989	6/30/1990	
technical assistance	State, Fund Financed	3/14/1985	5/30/1985	
treatability study	EPA Fund-Financed	4/28/1989	9/16/1991	
	Primary			
DESCRIPTION:				
<p>The Whitehouse Waste Oil Pits site is an abandoned waste oil sludge disposal facility located in the community of Whitehouse approximately 10 miles west of downtown Jacksonville, Florida. The seven-acre site is located adjacent to a wetland area and suburban residential development. The nearest residence is about 200 feet (ft) from the southwestern site boundary. A northeast tributary of McGirts Creek flows in a southwesterly direction along the site's northern boundary. The site consists of 7 waste pits which, due to previous berming and capping operations, have elevated the ground surface at the site some five to nine feet above the original elevations. The site is currently fenced. The Whitehouse site was operated as a repository for waste oil sludge and acidic oil re-refinery by-products by Allied Petro-Products, Inc. (Allied). From approximately 1956 to 1968, Allied excavated and filled seven unlined pits, currently identified as Pits 1 through 7. Allied ceased operations in 1968 and filed for bankruptcy. What has been previously designated as Pit 6 was actually two pits located close together. For purposes of consistency, these two pits will be referred to together as Pit 6. In 1968, the dike surrounding Pit 7 ruptured, and the contents spilled onto adjacent private property and into McGirts Creek. In 1976, the Environmental Protection Agency (EPA) Region 4 responded to a waste oil spill from one of the other pits. One of the dikes failed during repair work by the City of Jacksonville (City), and up to 200,000 gallons of waste oil overflowed into the adjacent land and creek. The City constructed a treatment system to drain the liquid from the pits, and the City subsequently attempted to stabilize the pits with construction debris, automobile shredder waste, scrap lumber, trees, and wood chips. The pits were then covered with Fullers Earth and local clay, and surface water diversion ditches were constructed. The City capped the pits with clay and topsoil in 1979 under state supervision. Monitoring results indicated the migration of site contaminants to surface water and groundwater. In 1983, the state completed a Remedial Investigation (RI) under a cooperative agreement with EPA. The RI characterized site wastes and the extent of contamination. In 1985, EPA completed a Feasibility Study (FS) which evaluated remedial alternatives for the site. Based on the findings of the RI/FS, EPA issued a Record of Decision (ROD) on May 30, 1985, which consisted of the following components: installation of a slurry wall around the site, recovery and treatment of contaminated groundwater within the walled area, removal of contaminated sediment and placement within the isolation area, and construction of a surface cap over the site. A ROD addressing operable unit 1 (OU1) was completed in May 1985. With the passage of the Superfund Amendments and Reauthorization Act (SARA) in 1986, EPA re-evaluated the containment remedy in the 1985 ROD in search of alternatives that provided treatment which would permanently and significantly reduce the mobility, toxicity and volume of hazardous substances at the site. As part of this</p>				
- Continued on next page -				

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Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

NPL			
SEARCH ID: 2	DIST/DIR: 0.96 NW	ELEVATION:	MAP ID: 11
NAME: WHITEHOUSE OIL PITS ADDRESS: 1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220		REV: 2/23/10 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
<p>evaluation, EPA conducted additional studies between 1988 and 1991. These studies included a Baseline Risk Assessment, a Supplemental FS, and a Treatability Study in 1991. The studies led to EPA s issuance of an Amended ROD (AROD) on June 16, 1992 (the 1992 AROD), which included the following elements: excavation of contaminated waste pits followed by separation of debris and steam cleaning prior to off-site disposal; then treatment of soil by soil washing; biotreatment; stabilization/solidification (S/S) of biotreated material followed by on-site disposal; extraction and treatment of contaminated groundwater using activated carbon and chemical precipitation, with discharge to the northeast tributary of McGirts Creek. An AROD addressing OU1 was completed in June 1992. Following signa</p> <p>ture of the 1992 AROD, EPA determined that additional investigatory work was needed to define the nature and quantities of waste material in the pits. In April 1994, EPA and a group of potentially responsible parties (PRPs) signed an Administrative Order on Consent (AOC) for conducting the additional studies. Based on the results of the additional investigatory work, EPA concluded that additional treatability and feasibility studies were needed so the AOC was modified in January 1995 to incorporate the additional requirements. After completing these additional studies, the PRPs published the final Supplemental Treatability and Feasibility Study (STFS) in July 1997. The results of the additional investigatory work and treatability studies conducted at the site indicate that the remedy outlined in the 1992 AROD will not be effective in addressing contamination at the Whitehouse site. Most of the components of the treatment train identified for source materials will not work. Lead concentrations and pH levels encountered in the waste sludge would be toxic to bacteria, rendering biological treatment ineffective. Furthermore, the debris in the pits and the fine grained soil would limit the usefulness of the soil washing step. Treatability studies of the remaining component of the 1992 AROD treatment train, S/S, concluded that conventional S/S was only feasible for Lift 2 materials. Further analysis of earlier treatability studies conducted during the design of the original 1985 remedy revealed that the 1992 AROD groundwater remedy should not be implemented. In addition, treatability tests of the selected activated carbon technology showed almost immediate breakthrough of organic contaminants, rendering this component of the groundwater remedy ineffective. Based on these findings, EPA issued an AROD in September 1998 to incorporate elements of the contingency remedy in the 1992 AROD, as well as elements of the original 1985 ROD. An AROD addressing OU1 wa</p> <p>s completed in September 1998. In September 1998, EPA adopted a cleanup plan designed to isolate the Whitehouse site as a source of groundwater and surface water contamination and reduce the risks associated with exposure to the site. The Remedial Design for the site, approved by EPA in September 2000, resulted in significant changes to the 1998 cleanup plan. These changes, which do not fundamentally change the purpose or function of the cleanup, are presented in an Explanation of Significant Differences (ESD). An ESD addressing OU1 was completed in July 2001.</p>			

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

RCRACOR			
SEARCH ID: 3	DIST/DIR: 1.00 NW	ELEVATION: 83	MAP ID: 12
NAME: TRINITY INDUSTRIAL INC ADDRESS: 11934 W BEAVER ST JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: EPA		REV: 1/13/10 ID1: FLD007515133 ID2: STATUS: CA PHONE:	
DETAILS NOT AVAILABLE			

STATE			
SEARCH ID: 7	DIST/DIR: 1.00 NW	ELEVATION: 83	MAP ID: 12
NAME: TRINITY INDUSTRIES ADDRESS: 11934 W BEAVER ST JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE:		REV: 11/19/97 ID1: SITE 000562 ID2: STATUS: STATE SITE PHONE:	
REGION: N			
LTBI DATE: CONFIRM DATE: DELETED DATE: REMED DATE: WAIVER DATE:		NPL: NO PUB INV: INIT ACTION: RESP ACTION: PRIORITY:	
CURRENT STATUS: PET/HAZ: REMEDICATION:			
CONTENT: LOCATION: RESULTS: GROUND WATER:			

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: BIA INDIAN LANDS AND NATIVE ENTITIES IN FLORIDA - database of American Indian reservations in Florida.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: FL DER/DEP/EPA FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination.

SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

State Spills 90: FDEP PETROLEUM CONTAMINATION AND CLEANUP REPORTS - database of

contaminated facility reports provide the Facility ID, Facility Type, Score, Rank, Operator Information, and Owner Information, for facilities that currently have contamination

State/Tribal SWL: FDEP SOLID WASTE FACILITIES LIST - database concerned with the handling of waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

State/Tribal LUST: FDEP LEAKING UNDERGROUND STORAGE TANKS LIST - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

State/Tribal UST/AST: FDEP/EPA STORAGE TANK AND CONTAMINATION MONITORING DATABASE - Database of all storage tank facilities registered with the Department and tracked for active storage tanks, storage tank history, or petroleum cleanup activity. Information includes facility identification number, site location information, and basic storage tank information such as size, placement, substance stored, installation date and current tank status.

TRIBAL LAND UNDERGROUND STORAGE TANKS - database of underground storage tanks that are reported to be on Native American lands. These sites are reported to the region 4 office of the EPA by the local tribal governments. The sites can be identified by their ID: NL-FL- number.

State/Tribal EC: FDEP INSTITUTIONAL CONTROLS REGISTRY DATABASE Subset- database of sites that have institutional controls and engineering controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal IC: FDEP INSTITUTIONAL CONTROLS REGISTRY DATABASE - database of institutional controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal VCP: FL DEP VOLUNTARY CLEANUP PROGRAM— A static state wide database of sites that have or may receive a tax credit. Tax credits are issued based on a percentage of the costs of "voluntary" cleanup. In other words, the person conducting cleanup is paying for it rather than the site being cleaned up using state funding through the Drycleaning Solvent Cleanup Program. The following three types of sites may be eligible for tax credits: (1) A drycleaning solvent contaminated site eligible for state-funded site rehabilitation under s. 376.3078(3), F.S.; (2) A drycleaning solvent contaminated site at which cleanup is undertaken by the real property owner pursuant to s. 376.3078(10), F.S., if the real property owner is not also, and has never been, the owner or operator of the drycleaning facility where the contamination exists; or (3) A brownfield site in a designated brownfield area under s. 376.80, F.S.

State/Tribal Brownfields: FDEP BROWNFIELDS REDEVELOPMENT PROGRAM DATABASE- database of reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinators' contact information

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: FDEP SINKHOLES - database of sinkholes from the Florida Geological Survey Sinkholes.
DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration

repository of dry cleaner facility data.

CATTLE DIPPING VATS - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Dry Cleaners: FDEP DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated annually

Tribal Lands: BIA Bureau of Indian Affairs

Updated when available

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: FL DER/DEP/EPA Florida Department of Environmental Protection, Bureau of Waste Cleanup

Updated quarterly

State Spills 90: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal SWL: *FDEP* Florida Department of Environmental Protection

Updated annually

State/Tribal LUST: *FDEP* Florida Department of Environmental Protection

Updated quarterly

State/Tribal UST/AST: *FDEP/EPA* Florida Department of Environmental Protection

Updated quarterly

State/Tribal EC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal IC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal VCP: *FL DEP* Florida Department of Environmental Protection

Updated no longer available

State/Tribal Brownfields: *FDEP* The Florida Department of Environmental Protection, Division of Waste Management.

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.
Florida Department of Environmental Protection Cattle Dipping Vats

Updated quarterly

State Other: *US DOJ* U.S. Department of Justice

Updated when available

Dry Cleaners: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32221

JOB: 0109-311-16

Street Name	Dist/Dir	Street Name	Dist/Dir
11112-1 Normandy Ap	0.13 SE	Mc Adams Rd	0.00 --
2081-1 Westmeadows A	0.20 NE	N Tralee Ct	0.12 SW
2081-3 Westmeadows A	0.24 NE	N Woodleaf Creek	0.16 NW
2081-4 Westmeadows A	0.19 NE	Normandy Blvd	0.05 SE
3501-1 Coljean Ap	0.20 SE	Old Gainesville Rd	0.00 --
3641-1 Chaffee Ap	0.17 SE	Panther Creek Py	0.00 --
Beagle Ln	0.04 NE	Royal County Dr	0.21 SW
Brodie Ct	0.14 NE	S Chaffee Rd	0.13 NE
Caruso Ln	0.13 SW	S Royal County Dr	0.06 SW
Chaffee Rd S	0.00 --	S Slash Pine Creek	0.18 NW
Chaffee Ter	0.03 NE	S Tralee Ct	0.21 SW
Coljean Ct	0.18 SE	S Waxleaf Dr	0.18 SW
Coljean Rd S	0.23 SE	S Westmeadows Dr	0.03 NE
Coljean Rd W	0.15 SE	Silver Maple Ln	0.13 NW
Crichton Ct	0.11 NE	Sinclair Ln	0.15 NE
Crichton Rd	0.18 NE	Slash Pine Rd	0.16 NW
Crystal Springs Rd	0.06 NE	W Crichton Rd	0.11 NE
Durness St	0.16 NE	Waxleaf Dr S	0.10 SW
Falkland Rd	0.05 NE	Westmeadows Dr	0.00 --
Foxwood Dr	0.09 NE	Woodleaf Cir E	0.09 NE
Frost Creek Rd	0.15 NW	Woodleaf Cir W	0.11 NW
I-10	0.21 NW		
Lauren Oak Ln	0.23 SE		

APPENDIX D

QUALIFICATIONS OF ENVIRONMENTAL PROFESSION

Years with Current Firm

10 Years

Total Years Experience

16 Years

Employee Title

Environmental Engineer

Office

Jacksonville, FL

Academic Background

Bachelor of Science,
Electrical Engineering -
University of Central
Florida, 1992

Professional Training

Florida PE, No. 57447;
Florida LAC No. AX64;
Alabama PE, No. 25490;
Georgia PE, No. 029107;
Mississippi PE, No. 17340;
Louisiana PE, No. 33197;
N. Carolina PE, No. 34671;
S. Carolina PE, No. 26699;
Illinois PE, No. 062.061557;
Texas PE, No. 103209

Professional Affiliations

Florida Engineering Society;
Society of American Military
Engineers

Senior Engineer

Mr. Fitch has over 16 years of experience providing Title I and II A-E services for environmental projects, including DoD clients. Mr. Fitch brings a wealth of knowledge in compliance with environmental regulations and preparation of Physical Condition Assessments and EBS documents. He has performed over 500 ESA/EBS projects over the past 16 years for private, state and federal clients. He has also prepared Spill Prevention Control and Countermeasure (SPCC) Plans, Storm Water Pollution Prevention Plans (SWPPP) and Baseline Environmental Assessments for various federal facilities including Camp Blanding National Guard Training Facility, Air Force Avon Park Bombing Range, Naval Air Station Jacksonville, Langley Air Force Base, and Newport Naval Base. Assessment and audit experience includes compliance audits for the Fernandina Beach Municipal Airport, the Jacksonville Transportation Authority, local commercial businesses, and several apartment complexes.

Project Experience

Mr. Fitch's project experience includes:

- **Comprehensive Environmental Consulting Services, Jacksonville Transportation Authority (Ongoing).** Mr. Fitch performed environmental compliance, site engineering, consulting with regulatory officials, quality assurance, assessment, oversight and implementation for multiple projects at JTA owned/operated facilities. Updated facility SPCC Plan, Storm Water Pollution Prevention Plan (SWPPP), and underground storage tank/aboveground storage tank (UST/AST) compliance documentation for multiple JTA facilities. Prepared structural, electrical, lightning, and fire protection design for \$1.5 million AST upgrade project. Projects include asbestos containing material surveys, subsequent abatement oversight, and air monitoring services. Prepared plans and specifications for bid proposals to enable JTA to obtain competitive bid proposals for asbestos removal at several sites. Approximate Budget: \$600,000
- **Industrial Hygiene and Environmental Consulting Services, Master Service Agreement Duval County School Board (2007)** Mr. Fitch served as a Senior Project Engineer for the Duval County Public Schools contract. Projects included comprehensive lead-based paint surveys of all of the county's existing elementary, middle and high schools; preparation of Environmental Site Assessments and Remediation for new school facilities; and assessment and development of a comprehensive soil and groundwater sampling plan at a proposed new school facility formerly used as a golf course. Approximate Budget: \$371,100.
- **USCG Miscellaneous Environmental Services (Ongoing)** As a Senior Engineer, Mr. Fitch performed site surveys and assessments, consulted with regulatory officials, and prepared final reports for multiple environmental design projects. This included preparing storm water pollution prevention plan updates, spill plan updates, hydrological surveys, and HTRW - LBP surveys. These projects involved, use of GIS and CADD tools, and ground and aerial surveys. Approximate Budget: \$26,000
- **Avon Park Bombing Range Environmental Baseline Survey (2003)** As a Senior Engineer, Mr. Fitch conducted an EBS of Avon Park Bombing Range and Unit Equipment Training Site. Total acreage of project was approximately 56 acres, including 2 live fire ranges. Project included reviews of historical files, aerial photos and site surveys, review of hazardous waste management practices, and preparation of Best Management Practices plans. Approximate Budget: \$4,300

Years with Current Firm
4 Years

Total Years Experience
7 Years

Employee Title
Project Scientist

Office
Jacksonville, FL

Academic Background
B.S., Biology, Stetson
University, Deland, FL,
2001

Professional Training
New Environment, Inc. –
HAZWOPER – 40-Hour
Worker Program, 2002

New Environment, Inc. –
4-Hour Emergency
Response Awareness
Program, 2002

National Center for
Construction Educations
and Research –
Construction Site Safety
Orientation, February
2008

Scientia Solutions, Inc. –
Hazardous Waste and
Emergency Response
Training, October 2009

State of Florida Class D
Drinking Water, License
Number 0013549, 2003

State of Florida Class D
Waste Water – License
Number 0013344, 2003

Environmental Safety and
Health Institute - Three
Day Asbestos Building
Inspector, 2006
2009

Project Scientist

Mr. Townsend has seven years of experience in the environmental industry. During this time, Mr. Townsend has actively participated in a wide range of environmental applications, including Phase I/II Environmental Site Assessments (ESAs), Hazardous Waste Compliance Audits, Asbestos Inspections, Lead-based Paint Inspections, Mold Inspections, Underground Storage Tank Closures, Emergency Responses, Attenuation Pond Compliance Activities, and the preparation of Storm Water Pollution Prevention Plans (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC) plans. Mr. Townsend's responsibilities have included the supervision of monitor well installation; soil, groundwater, and sediment sampling; soil excavation, and remedial system installation.

Mr. Townsend also has experience in supervising, collecting, analyzing, and compiling field data and has prepared a wide range of technical reports that include Phase I/II ESA reports, compliance audits of multi-tenant industrial parks, local airports and the Jacksonville Transportation Authority. Mr. Townsend graduated from Stetson University and has had experience with GIS-based research on land-use and water quality.

Project Experience

Mr. Townsend's project experience includes:

- Project Scientist for over 200 Phase I & II Environmental Site Assessments (ESAs) on vacant land, managed forests, farms, multi-family sites, assisted living care facilities, and commercial and industrial properties as part of real estate transactions in Florida, Georgia, Louisiana, North Carolina, South Carolina, and Tennessee with property sizes ranging from 0.25 acres to 1,000 acres.
- Performed facility compliance inspection of tenants within the Reynolds Industrial Park (Former Lee Field), Green Cove Springs, Florida. The project included a comprehensive review of former military operations conducted at the FUDS facility, and compliance inspections of current and former tenants within the industrial park. Compliance items included permit compliance, storm water management, and hazardous materials storage and spill prevention.
- Project Scientist for the City of Jacksonville (COJ) Neighborhood Stabilization Program (NSP). The project included mold, lead-based paint, asbestos containing materials, and environmental assessments of over 300 residential structures in Jacksonville, FL. Project responsibilities included coordinating field operations for multiple employees, performing mold/LBP/ACM inspections, writing reports, and providing verbal and written results to the City of Jacksonville and multiple developers while adhering to a strict schedule.
- Project Scientist for sediment characterization of the Hillsboro Canal, Boca Raton, Florida. Project included sediment sampling from a boat along the Hillsboro Canal for the US Army Corps of Engineers prior to dredging the canal bottom.
- Project Scientist for a contamination screening evaluation for I-10 and US 90 in Jacksonville, FL. The projects included determining potential environmental threats along stretches of the roadways prior to lane-widening activities and ranking the threats using an FDOT-approved ranking system. The projects traversed through rural, commercial, and industrial areas.



Professional Training
US EPA Toxic
Substances Control Act
(TSCA) Lead Inspector
(Florida and South
Carolina), November
2009

Professional Affiliations
First Coast Manufacturers
Association (FCMA)

Keep Jacksonville
Beautiful

- Performed Site Assessments as part of an area-wide assessment on more than 100 parcels of land in downtown Jacksonville, Florida. Database applications were developed, which contained information on current and historical land uses, environmental regulatory status, and hazardous substances and petroleum products used or stored at individual sites within the assessment area.
- Project Scientist on a team that conducted Other Environmental Liability surveys at Marine Corps Reserve Centers throughout the eastern United States for NAVFAC. Project responsibilities included conducting surveys of Marine Corps Reserve Centers to identify equipment (tanks, pumps, wash racks, oil water separators, etc) that would require environmental decontamination prior to disposal or replacement.
- Performed facility compliance inspection of Langley Air Force Base. Compliance items included storm water management, hazardous materials storage and spill prevention.
- Conducted Phase II field work including: soil boring completion, soil analysis using an organic vapor analyzer, soil sampling, groundwater well installation, groundwater monitoring, groundwater sampling, sediment sampling, and water damage assessment.



November 1, 2011

Mr. Brian Alley, P.E.
Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida 32246

**RE: Phase I Environmental Site Assessment Addendum
Proposed Flood Compensation Area
Chaffee Road North
Jacksonville, Duval County, Florida
RE# 001472 0000**

Dear Mr. Alley:

Aerostar Environmental Services, Inc. (AEROSTAR) has performed a Phase I Environmental Site Assessment (ESA) Addendum at the above-referenced property, hereafter referred to as the site, in conformance with the scope and limitations of ASTM Standard E 1527-05.

A site inspection, regulatory review, interviews, and historical information review were conducted to supplement a Phase I ESA Corridor Report completed along Chaffee Road in May 2010:

- *Phase I ESA Corridor Report, dated May 2010.* This assessment was conducted along Chaffee Road South between Crystal Springs Road and Normandy Boulevard. At the time of the investigation, the subject corridor consisted of a mixture of undeveloped, residential, and commercial properties located in a historically rural portion of western Duval County along Chaffee Road South. Proposed pond locations associated with the corridor investigation were assessed as part of the Phase I ESA Corridor investigation; however, the proposed pond location that is the subject of this investigation was not assessed as part of the May 2010 investigation.

Subsequent to the May 2010 Phase I ESA Corridor Report, the client requested AEROSTAR complete a Phase I ESA Addendum on a proposed pond location that was not included in the original Phase I ESA. The following sections summarize AEROSTAR's findings for this Phase I ESA Addendum.

1.0 SITE INSPECTION

Observations made during the site reconnaissance are based on a visual inspection of the parcel conducted by Matthew Butterworth, Project Scientist, on September 26, 2011. Currently, the site consists of a portion of an approximate 45.87-acre parent parcel of primarily wooded land. The site is bordered by a utility easement, followed by multiple residences to the north; a residence and pond to the east; grassy land (former Whitehouse Oil Pits) to southeast; and wooded land to the southwest and west.

During the site inspection, the site appeared to be primarily wooded land. A recreational vehicle (RV) was observed adjacent to the east of the site. A hydrocarbon odor was noted in the vicinity of the RV at the time of the site inspection. The origin of the odor was unable to be determined at the time of the site inspection. The southeastern adjoining property appeared to be grassy land surrounded by a fence and is further discussed in Section 2 of this report. Multiple groundwater monitor wells were observed around the perimeter of the southeastern adjoining property, and several 55-gallon drums (contents unknown)

11181 St. Johns Industrial Parkway North • Jacksonville, Florida 32246 • 904-565-2820 • Fax 904-565-2830

were observed within the fenced area on the eastern portion of the southeastern adjoining property. Solid waste debris was observed in the utility easement adjacent to the north of the site. The solid waste debris primarily consisted of discarded tires and metal debris. No hazardous materials or petroleum products were observed in the solid waste debris; however, hydrocarbon odors were noted while walking along the utility easement that borders the site to the north. The origin of the odors was unable to be determined during the site inspection. No other potential environmental concerns were noted during the site inspection.

2.0 REGULATORY REVIEW

As a part of this assessment, AEROSTAR reviewed information sources to obtain existing information pertaining to hazardous substances or petroleum products on or near the site. AEROSTAR obtained an ASTM regulatory database search through FTC. A copy of the database report is included in Appendix B. AEROSTAR also reviewed other available standard environmental record sources on the FDEP OCULUS website, as needed. Table 2 presents the summary of the regulatory database report.

TABLE 1 Regulatory Database Summary				
Source	Applicable Search Distance	Site	Adjoining Property	Within ASTM search distances
Federal NPL Site	1.0 mile	0	1	2
Federal Delisted NPL	0.5 mile	0	0	0
Federal CERCLIS List	0.5 mile	0	1	1
Federal CERCLIS NFRAP Site List	0.5 mile	0	1	1
Federal RCRA CORRACTS and TSD Facilities	1.0 mile	0	0	1
Federal RCRA Non-CORRACTS TSD Facilities	0.5 mile	0	0	0
Federal RCRA Generators Lists	Site and adjoining properties	0	0	0
Federal IC/EC Registries	Site Only	0	NA	0
Federal ERNS	Site Only	0	NA	0
State- and Tribal-equivalent NPL Sites	1.0 mile	0	2	4
State- and Tribal-equivalent CERCLIS Sites	0.5 mile	0	0	0
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile	0	0	0
State and Tribal LUST Lists	0.5 mile	0	0	0
State and Tribal Registered UST Lists	Site and adjoining properties	0	0	0
State and Tribal IC/EC	Site Only	0	NA	0
State and Tribal voluntary cleanup sites	0.5 mile	0	0	0
State and Tribal Brownfield sites	0.5 mile	0	0	0

Regulatory information reviewed concerning the adjoining properties and the nearest facility in each cardinal direction identified within its respective ASTM search distance is detailed below.

Whitehouse Oil Pits, Chaffee Road ½ mile north of Highway 90, Facility ID#s FLD980602767, Site 000418, SHWS-9: This NPL/STATE/CERCLIS facility is primarily located on the southeastern adjoining property but extends onto the southern portion of the parent parcel, south of the site. According to the database report, the facility was established in 1958 and consisted of seven, unlined, waste oil and acid sludge disposal pits. The pits were abandoned in 1968 when the owner declared bankruptcy. In 1976, the dike around one of the pits ruptured and up to 200,000 gallons of wastes reportedly spilled into the adjacent properties and McGirts Creek. The City of Jacksonville (COJ) subsequently constructed a treatment system to drain the liquid from the pits. The COJ attempted to stabilize the pits using construction debris, automobile shredder waste, scrap lumber, trees, and wood chips. The COJ reportedly capped the pits with clay and topsoil in 1979 under state supervision. In 1983, the state completed a Remedial Investigation (RI) under a cooperative agreement with the Environmental Protection Agency (EPA). The RI reportedly characterized the facility wastes and the extent of contamination. In 1985, a Feasibility Study (FS) was completed to evaluate the remedial alternatives for the facility. Based on the information gathered during the RI and FS, the EPA issued a Record of Decision (ROD) for the facility on May 30, 1985. The ROD consisted of the following components: installation of a slurry wall around the former pits, recovery and treatment of contaminated groundwater within the walled area, removal of contaminated sediment and placement within the isolation (walled) area, and construction of a surface cap over the facility. Additional investigations and feasibility studies were conducted at the facility between 1988 and 1997. In September 1998, the EPA issued an Amended ROD (AROD) to incorporate elements of a 1992 AROD contingency remedy as well as elements from the original 1985 ROD. In 2002, Golder Associates, Inc. was selected to implement the AROD.

AEROSTAR interviewed Ms. Lori Hendel, Golder Associates, Inc., regarding the remedial activities that have been conducted at the facility since 2002. Ms. Hendel indicated that the remedial activities that have been conducted at the site consisted of constructing a slurry wall around the former pits in 2004 and 2005; removing impacted sediments from areas along McGirts Creek and placing them within the isolation area; constructing a cap over the former pits; and performing groundwater monitoring in, and around, the isolation area. According to Ms. Hendel, shallow groundwater flow at the facility was towards the northwest prior to the construction of the slurry wall. According to Ms. Hendel, intermediate and deep groundwater monitoring wells were installed after the completion of the slurry wall; therefore, she was not aware what the intermediate and deep groundwater flow directions were prior to the completion of the slurry wall. Ms. Hendel indicated that she did not have a copy of the RI but indicated that intermediate and deep groundwater flow information may be available in those previous reports. Ms. Hendel indicated that the slurry wall was keyed in the Hawthorn formation to a depth between 60 and 80 feet below land surface to prevent the migration of impacted groundwater below the wall. According to Ms. Hendel, the integrity of the wall was tested by comparing groundwater elevations inside and outside of the wall. Ms. Hendel indicated that groundwater monitoring is currently performed on a semi-annual basis and the only known impacts outside of the wall include manganese, which has also been detected in upgradient background wells. Ms. Hendel did not know if any soil or groundwater sampling activities have historically been performed in the location of the proposed pond (site) to the northwest of the slurry wall. Ms. Hendel indicated that in approximately 2008, a large pile of soil was placed on the facility's northern adjoining residential property (the site's eastern adjoining property). Ms. Hendel indicated that soil runoff from the pile covered one of the existing clusters of groundwater monitor wells for the Whitehouse Oil Pits and benzo(a)pyrene was subsequently detected in the groundwater collected from one of the wells. Although the cause of the benzo(a)pyrene impact was unknown and has never been determined, Ms. Hendel speculated that the impact could have been caused by the large pile of fill dirt that covered the wells. The impacted monitor well was re-sampled and benzo(a)pyrene was not detected in the samples

collected. Ms. Hendel indicated that silt fence was installed around the monitor wells to prevent soil runoff from covering the groundwater monitor wells again in the future. Ms. Hendel provided AEROSTAR with figures showing the locations of the monitor wells currently sampled as part of Golder's remedial activities at the facility.

AEROSTAR performed a review of historical assessments associated with the Whitehouse Oil Pits at the West Branch of the Duval County Public Library system located on Chaffee Road South. The library is the EPA's local repository for the file associated with the Whitehouse Oil Pits. Based on the files reviewed, elevated levels of metals and semi-volatile organic compounds have historically been detected in shallow and intermediate groundwater samples collected in the vicinity of the Whitehouse Oil Pits, including to the north and northwest of the adjoining tributary. Specifically, elevated levels of arsenic, chromium, copper, lead, nickel, selenium, zinc, barium, manganese, acetone, benzene, bis(2-ethylhexyl)-phthalate, carbon disulfide, ethylbenzene, methyl ethyl ketone, 3,4-methylphenol, phenol, toluene, and xylenes have historically been detected in shallow and/or intermediate groundwater wells located to the north and northwest of the former oil pits. While some groundwater samples appeared to be collected on the site's parent parcel, no soil or groundwater sampling activities appear to have been performed on the site. Based on the information reviewed as part of this investigation, off-site concerns were noted from the form Whitehouse Oil Pits.

Gleaton S Waste Dump, 470 North Chaffee Road, Facility ID# FLD980846554: This NFRAP facility is located on the eastern adjoining property. According to the database report, the facility was discovered in September 1985; a site inspection was performed in August 1988; and the file was archived by the EPA with "No Further Action Planned" in August 1988. The database report did not provide any additional information regarding the facility, and no information was available for review on the FDEP OCULUS website regarding the facility. AEROSTAR interviewed Mr. Eric Fuller, COJ Solid Waste Division, regarding the facility. Mr. Fuller indicated that the COJ Solid Waste Division did not have any files associated with the facility. Based on the information reviewed as part of this investigation, off-site concerns were noted from the former operations conducted on the eastern adjoining property.

Trinity Industries, Inc., 11934 West Beaver Street, Facility ID#s FLD007515133 and 000562: This RCRA TSD/RCRA CORRACTS/STATE facility is located approximately 3,550 feet southwest of the site. According to the database report, the facility was cited for a total of 11 violations between October 1989 and February 1995. According to information reviewed on the FDEP OCULUS website, groundwater impacts at the facility have been delineated and are actively being remediated. Groundwater flow at the facility is towards the east, cross-gradient from the site. Based on the information reviewed and the facility's distance from the site, this facility is not suspected of having negatively impacted the site at this time.

3.0 INTERVIEWS

AEROSTAR interviewed Mr. Mike Williams, COJ Real Estate Division, regarding the historical uses of the parent parcel. Mr. Williams indicated that he helped acquire some easements associated with the Whitehouse Waste Oil Pits, but he did not have any knowledge of the historical uses of the parent parcel. Mr. Williams was not aware of any previous Phase I or II ESAs having been performed on the parent parcel. Mr. Williams referred AEROSTAR to Ms. Christina Nelson, the COJ's legal counsel, for additional information related to the waste oil pits, if required.

AEROSTAR interviewed Ms. Lori Hendel, Golder Associates, Inc., regarding the Whitehouse Oil Pits facility located to the south and southeast of the site. Information provided by Ms. Hendel is discussed above in Section 2.0.

AEROSTAR interviewed Mr. Eric Fuller, COJ Solid Waste Division, regarding the Gleaton S. Waste Dump facility located on the site's eastern adjoining property. Mr. Fuller indicated that the COJ Solid Waste Division did not have any files associated with the facility.

4.0 SITE HISTORY

Based on the review of historical records and interviews, the site appeared to be undeveloped, wooded and grassy land from at least 1943 to at least 1952 and appears to have been wooded land since at least 1969.

4.1 Historical Aerial Photographs

AEROSTAR personnel reviewed aerial photographs from 1943, 1952, 1969, 1975, 1982, 1988, 1993, 1997, 2001, 2008, and 2010 obtained from the Publication of Archival Library, & Museum Materials (PALMM), and Aerial Photo Look-Up System (APLUS) websites. Copies of the aerial photographs, with the approximate site boundaries illustrated, are provided in **Appendix C**. Descriptions of AEROSTAR's observations are outlined in Table 2.

TABLE 2 Summary of Aerial Photograph Observations			
Source	Photograph Date	Photograph Scale	Remarks
PALMM	1943	1"=750'	Site: Wooded and grassy land. North: Wooded and grassy land. East: Wooded and grassy land. Southeast: Wooded and grassy followed by a creek. Southwest: Wooded and grassy land. West: Primarily wooded land.
PALMM	1952	1"=750'	Site: No significant changes noted. North: Grassy land. East: No significant changes noted. Southeast: No significant changes noted. Southwest: No significant changes noted. West: No significant changes noted.
APLUS	1969	1"=500'	Site: Primarily wooded land. North: Wooded land. East: Primarily grassy land. Southeast: The Whitehouse Waste Oil Pits (See Section 2.0) are visible to the southeast of the creek. Southwest: No significant changes noted. West: No significant changes noted.
APLUS	1975	1"=500'	Site: No significant changes noted. North: The existing utility easement is visible, followed by wooded land and a trail road. East: No significant changes noted. Southeast: No significant changes noted. Southwest: No significant changes noted. West: No significant changes noted.

<p align="center">TABLE 2 Summary of Aerial Photograph Observations</p>			
Source	Photograph Date	Photograph Scale	Remarks
APLUS	1982	1"=500'	<p>Site: No significant changes noted. North: No significant changes noted. East: Cleared and grassy land is visible around the perimeter of the existing pond, which appears to be under construction. Southeast: Primarily wooded land followed by the creek. The waste oil pits are no longer visible. They appear to have been filled in and partially covered with grass. Southwest: No significant changes noted. West: No significant changes noted.</p>
APLUS	1988	1"=500'	<p>Site: No significant changes noted. North: No significant changes noted. East: Portions of the pond appear to have been filled in and disturbed. Multiple staging areas are visible around the pond construction area. The pond appears to have been expanded to the west. Southeast: No significant changes noted. South: No significant changes noted. West: No significant changes noted.</p>
APLUS	1993	1"=500'	<p>Site: No significant changes noted. North: No significant changes noted. East: The land surrounding the existing pond appears to be heavily disturbed. Smaller pits/ponds appear to have been constructed to the south of the main pond with several staging areas and debris visible. Southeast: No significant changes noted. Southwest: No significant changes noted. West: No significant changes noted.</p>
APLUS	1997	1"=500'	<p>Site: No significant changes noted. North: No significant changes noted. East: The smaller ponds are no longer visible. The larger pond has been partially filled. Southeast: No significant changes noted. Southwest: No significant changes noted. West: No significant changes noted.</p>
APLUS	2001	1"=500'	<p>Site: No significant changes noted. North: No significant changes noted. East: The pond appears to have been excavated to its existing shape. Southeast: No significant changes noted. Southwest: No significant changes noted. West: No significant changes noted.</p>

TABLE 2 Summary of Aerial Photograph Observations			
Source	Photograph Date	Photograph Scale	Remarks
APLUS	2008	1"=500'	Site: No significant changes noted. North: The existing residential properties are visible. East: Cleared areas are visible around the southwestern portion of the pond. No other significant changes noted. Southeast: A drainage swale and two berms are visible between the site and the former waste oil pits. The area of the former waste oil pits appears to be grassy and partially cleared land. Southwest: : No significant changes noted. West: No significant changes noted.
APLUS	2010	1"=500'	Site: No significant changes noted. North: No significant changes noted. East: The existing pile of dirt is visible to the southwest of the pond. No other significant changes noted. Southeast: No significant changes noted. Southwest: No significant changes noted. West: No significant changes noted.

4.2 City Directories

AEROSTAR personnel performed a review of historical city directories for the COJ at a maximum of five-year intervals back to 1940 to determine the past occupants of the site and any adjoining properties of concern. City directories for the COJ did not cover the site vicinity prior to 2000. No on-site or off-site concerns were noted from the city directories reviewed as part of this investigation. Detailed listings for the years which AEROSTAR reviewed are outlined in Table 3.

TABLE 3 Summary of City Directories			
Direction	Address	Date(s)	Listing(s)
Site	Not Applicable	1940-2010	Not Listed
North	435, 443, 451, 459, 467, 475, 483 Martin Lakes Drive South	1940-2000	Not Listed
		2005-2010	Multiple Residences
East	470 Chaffee Road North	1940-2000	Not Listed
		2005-2010	Residence
Southeast	Not Applicable	1940-2010	Not Listed
South	Not Applicable	1940-2010	Not Listed
West	Not Applicable	1940-2010	Not Listed

4.3 Sanborn Fire Insurance Maps

Fire Insurance Maps did not provide coverage for the site.

4.4 Chain of Title

A chain-of-title report for the site was not provided to AEROSTAR by the User or Client.

5.0 CONCLUSIONS

This assessment has revealed no evidence of recognized environmental conditions in connection with the site, except for the following.

- Off-site concerns were noted from the solid waste debris observed in the utility easement adjacent to the north of the site. The solid waste debris primarily consisted of discarded tires and metal debris. No hazardous materials or petroleum products were observed in the solid waste debris; however, hydrocarbon odors were noted while walking along the utility easement that borders the site to the north. The origin of the odors was unable to be determined during the site inspection.
- Off-site concerns were noted from the Whitehouse Oil Pit facility that was formerly located on the southeastern adjoining property. The pits were historically used to dispose of waste oil and acid sludge. Multiple discharges were reported at the facility prior to the installation of the existing slurry wall. No soil or groundwater assessments appear to have been performed on the site as part of the cleanup activities associated with the waste oil pits.
- Off-site concerns were noted from the eastern adjoining property. The eastern adjoining property was identified in the database report as a CERCLIS NFRAP facility. No information was available for review regarding the facility but historical aerial photographs indicated that a pond was constructed on the property and appeared to be intermittently excavated and filled between 1982 and 2001. In addition, a large soil staging area was observed adjacent to the east of the site and a hydrocarbon odor was noted in the vicinity of an RV that was observed adjacent to the east of the site. Benzo(a)pyrene impacts were detected in groundwater samples collected from a monitor well that was covered by the soil pile. The benzo(a)pyrene impacts were only detected during one sampling event and the source of the impact was not determined; however, there is a risk that the soil contains benzo(a)pyrene.

6.0 RECOMMENDATIONS

Based on the information gathered as part of this investigation, AEROSTAR recommends further assessment to evaluate potential impacts from the eastern and southeastern adjoining properties. Specific recommendations for additional assessment may be dependent upon proposed construction activities, such as producing groundwater during dewatering, the depth of the proposed pond's excavation, and permitting. Concerning the solid waste debris observed on the northern adjoining utility easement, if odors and/or evidence of contamination are detected as part of construction activities, AEROSTAR would recommend we be contacted in order to evaluate the observed conditions.


AEROSTAR appreciates the opportunity to provide you with this Phase I ESA Addendum. If you have any questions, please feel free to contact the undersigned or Chris McNees at (904) 565-2820.

Sincerely,

AEROSTAR ENVIRONMENTAL SERVICES, INC.



John M. Townsend
Project Manager



Paul M. Fitch, P.E.
Senior Engineer

FIGURES

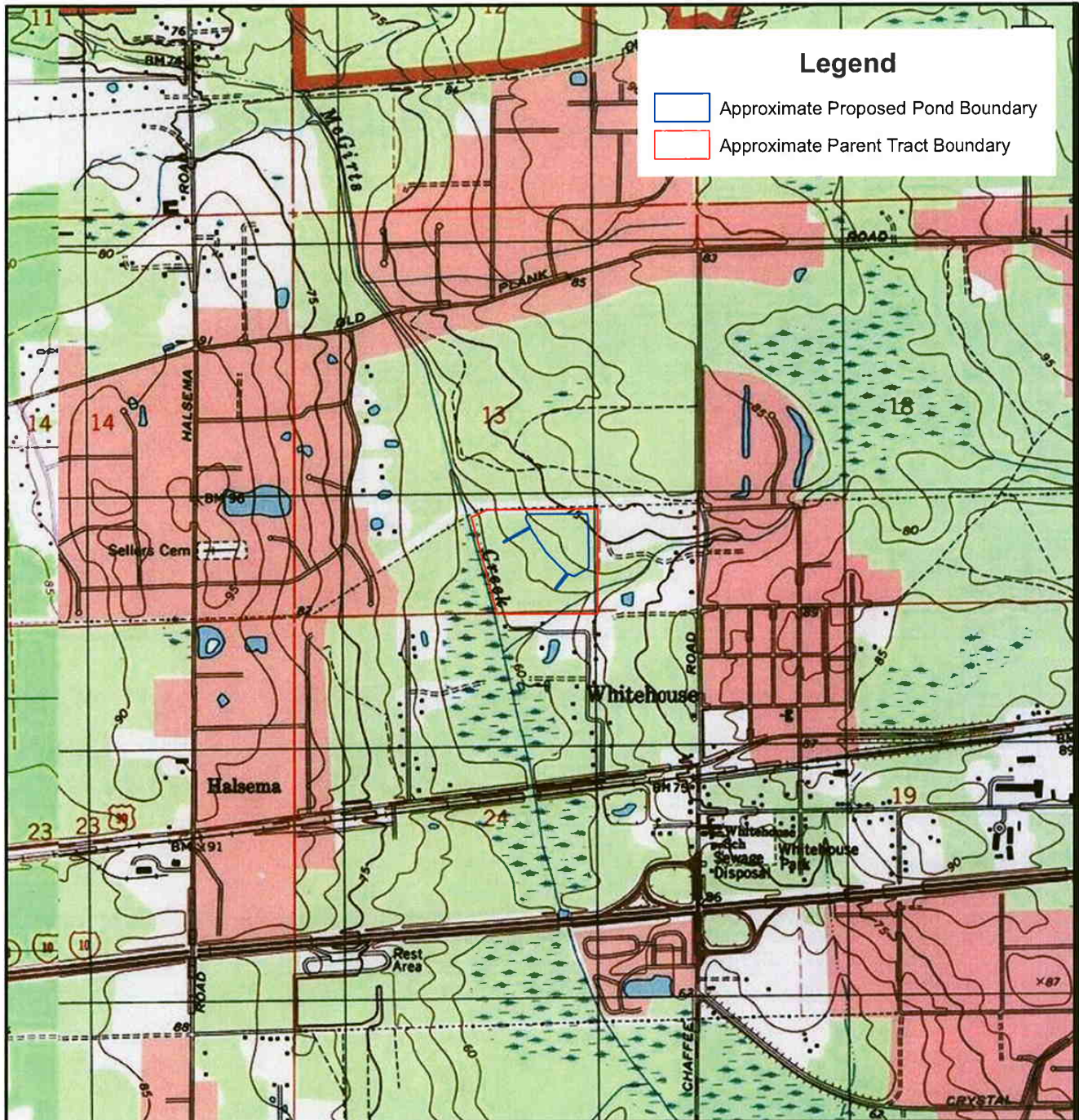


FIGURE 1. STREET SITE LOCATION MAP



PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 1,000 2,000
1 inch = 2,000 feet



QUADRANGLE: MARIETTA, FLORIDA
DATE: 1994

7.5 MINUTE SERIES
(TOPOGRAPHIC)

CONTOUR INTERVAL 5 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

1 inch = 2,000 feet

QUADRANGLE LOCATION



FIGURE 2: TOPOGRAPHIC SITE LOCATION MAP



PROPOSED POND LOCATION
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

REFERENCE: MAP OF
MARIETTA, FLORIDA
PREPARED BY: U. S. GEOLOGICAL
SURVEY

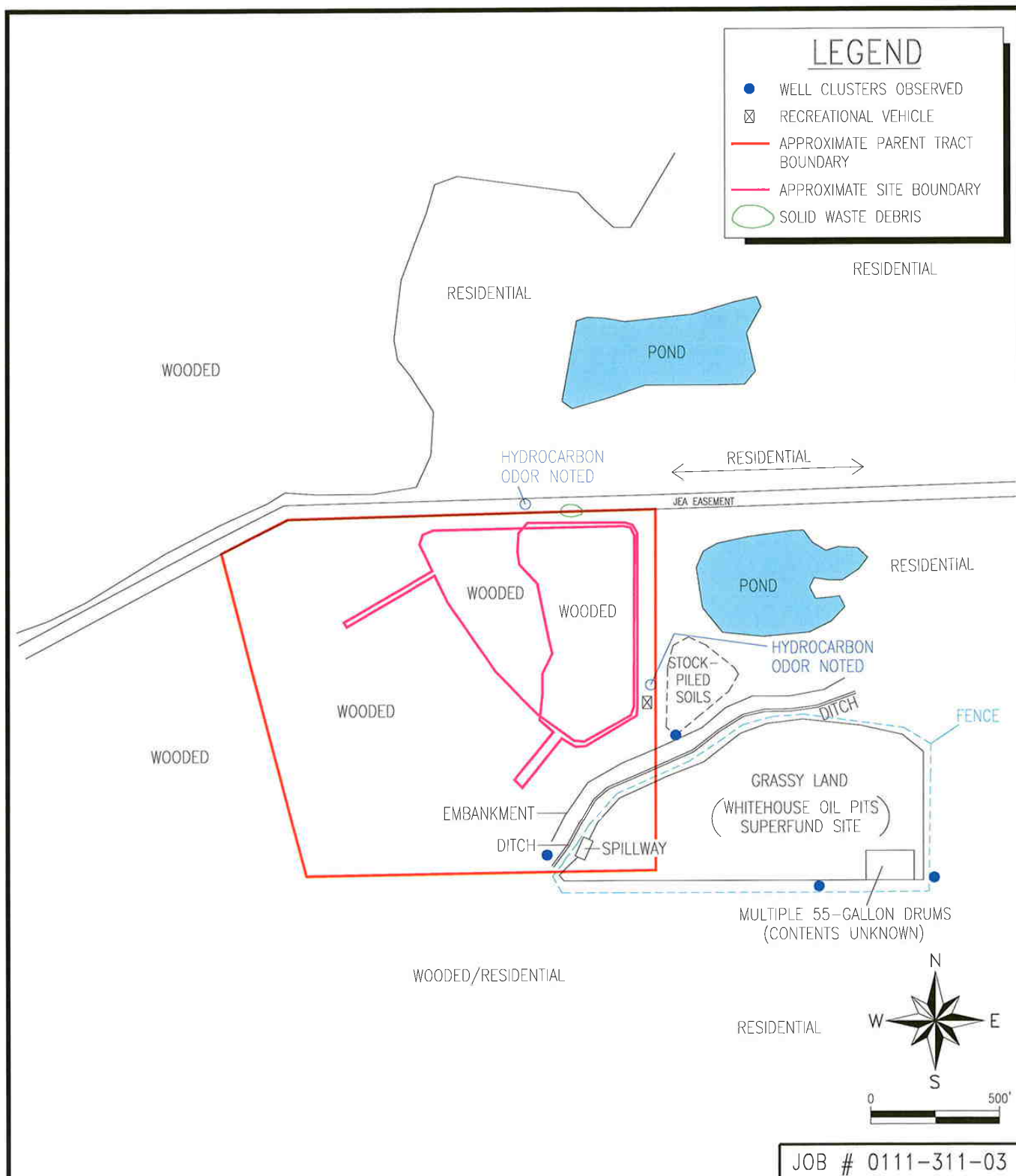


FIGURE 3. SITE PLAN



PROPOSED POND LOCATION
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

SCALE: 1" = 500'-0"
DATE: SEPTEMBER 2011
REVIEWED BY: TOWNSEND

APPENDIX A
SITE PHOTOGRAPHS



1) Looking south along the site's eastern property boundary.



2) Looking west across the eastern portion of the site.



3) Looking at a drainage swale observed to the southeast of the site.



4) Looking northwest across the site.



5) Looking south at solid waste debris observed adjacent to the utility easement observed on the northern portion of the site.



6) Looking south at a recreational vehicle observed adjacent to the east of the site.



7) Looking west along the utility easement that borders the site to the north.



8) Looking southeast at the stockpiled soil observed on the eastern adjoining property.



9) Looking southeast at the fenced grassy land (former Whitehouse Oil Pits) observed on the southeastern adjoining property.



10) View of three groundwater monitor wells associated with the southeastern adjoining property.



11) Looking northeast at a spillway associated with the southeastern adjoining property.



12) Looking west at multiple 55-gallon drums observed within the fenced area on the eastern portion of the southeastern adjoining property.

APPENDIX B
REGULATORY DATABASE REPORT

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

CHAFFEE ROAD

JACKSONVILLE FL 32220

Job Number: 0109-311-03

PREPARED FOR:

Aerostar Environmental Services, Inc

11181 St Johns Industrial Pkwy, N

Jacksonville, FL 32246

09-21-11



Tel: (407) 265-8900

Fax: (407) 265-8904

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Environmental FirstSearch Search Summary Report

Target Site: CHAFFEE ROAD
JACKSONVILLE FL 32220

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	08-15-11	1.00	0	1	0	0	1	0	2
NPL Delisted	Y	08-15-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	1	0	-	0	1
NFRAP	Y	07-26-11	0.50	0	0	1	0	-	0	1
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	0	1	0	1
RCRA TSD	Y	07-11-11	1.00	0	0	0	0	1	0	1
RCRA GEN	Y	07-11-11	0.25	0	0	0	-	-	0	0
ERNS	Y	07-18-11	0.15	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	0.25	0	0	0	-	-	1	1
State/Tribal Sites	Y	06-02-11	1.00	0	0	1	0	3	0	4
State/Tribal SWL	Y	04-29-11	0.50	0	0	0	0	-	6	6
State/Tribal LUST	Y	07-06-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	07-06-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	08-01-11	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	08-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-01-11	0.50	0	0	0	0	-	0	0
State Other	Y	11-02-10	0.50	0	0	0	0	-	0	0
Federal IC/EC	Y	08-01-11	0.25	0	0	1	-	-	0	1
Dry Cleaners	Y	07-06-11	0.50	0	0	0	0	-	0	0
- TOTALS -				0	1	4	0	6	7	18

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 09-21-11
Requestor Name: John Townsend
Standard: AAI

Search Type: COORD
Job Number: 0109-311-03
Filtered Report

Target Site: CHAFFEE ROAD
JACKSONVILLE FL 32220

Demographics

Sites: 18	Non-Geocoded: 7	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-81.854375	-81:51:16	Easting:	417861.322
Latitude:	30.321598	30:19:18	Northing:	3354549.782
Elevation:	70		Zone:	17

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:																																			
<table border="1" style="width: 100%;"><thead><tr><th>ZIP Code</th><th>City Name</th><th>ST</th><th>Dist/Dir</th><th>Sel</th></tr></thead><tbody><tr><td colspan="5" style="height: 150px;"></td></tr></tbody></table>					ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1" style="width: 100%;"><thead><tr><th></th><th>Requested?</th><th>Date</th></tr></thead><tbody><tr><td>Fire Insurance Maps</td><td>No</td><td></td></tr><tr><td>Aerial Photographs</td><td>No</td><td></td></tr><tr><td>Historical Topos</td><td>No</td><td></td></tr><tr><td>City Directories</td><td>No</td><td></td></tr><tr><td>Title Search/Env Liens</td><td>No</td><td></td></tr><tr><td>Municipal Reports</td><td>No</td><td></td></tr><tr><td>Online Topos</td><td>No</td><td></td></tr></tbody></table>			Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																																				
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Municipal Reports	No																																							
Online Topos	No																																							

Environmental FirstSearch Sites Summary Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

TOTAL: 18 **GEOCODED:** 11 **NON GEOCODED:** 7 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	NPL	WHITEHOUSE OIL PITS FLD980602767/FINAL	1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220	0.09 SE	N/A	2
2	STATE	WHITEHOUSE OIL PITS SITE 000418/STATE SITES	CHAFFEE RD 1/2 MILE NORTH O JACKSONVILLE FL 32220	0.22 SE	+ 1	6
2	CERCLIS	WHITEHOUSE OIL PITS FLD980602767/FINAL	ONE HALF MILE N OF HWY 90 JACKSONVILLE FL 32220	0.22 SE	+ 1	8
2	FED IC/EC	WHITEHOUSE OIL PITS FLD980602767-IC/EPA INST CONTROL	ONE HALF MILE N OF HWY 90 JACKSONVILLE FL 32220	0.22 SE	+ 1	11
3	NFRAP	GLEATON S WASTE DUMP FLD980846554/NFRAP-N	470 N CHAFFEE RD JACKSONVILLE FL 32220	0.22 NE	+ 9	12
4	NPL	COLEMAN-EVANS WOOD PRESERVING FLD991279894/FINAL	101 CELERY ST WHITEHOUSE FL 32220	0.75 SE	N/A	14
5	STATE	COLEMAN-EVANS SHWS - 9/ACTIVE	101 CELERY ST JACKSONVILLE FL 32220	0.81 SE	+ 16	20
6	STATE	WHITEHOUSE OIL PITS SHWS - 37/ACTIVE	CHAFFEE RD 1/2 MI N OF HWY JACKSONVILLE FL 32220	0.82 NE	+ 14	22
7	RCRACOR	TRINITY INDUSTRIES INC FLD007515133/CA	11934 W BEAVER ST JACKSONVILLE FL 32220	0.92 SW	+ 13	23
7	RCRATSD	TRINITY IND INC FLD007515133/TSD	11934 W BEAVER ST JACKSONVILLE FL 32220	0.92 SW	+ 13	25
7	STATE	TRINITY INDUSTRIES SITE 000562/STATE SITE	11934 W BEAVER ST JACKSONVILLE FL 32220	0.92 SW	+ 13	27

Environmental FirstSearch Sites Summary Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

TOTAL: 18 **GEOCODED:** 11 **NON GEOCODED:** 7 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-32220	UNKNOWN FL 32220	NON GC	N/A	N/A
	SWL	295 and DUNN AVE EXIT 98668/NFA,NO FURTHER ACTIO	NORTH I 295 JACKSONVILLE FL	NON GC	N/A	N/A
	SWL	FPandL ELECTRIC 99131/COMPLAINT UNDER INVE	US 90 JACKSONVILLE FL	NON GC	N/A	N/A
	SWL	I-295 DUVAL RD / INT L AIRPO 99047/PROPOSED	UNKNOWN JACKSONVILLE FL	NON GC	N/A	N/A
	SWL	JOHNSON J HARLEY and BERNICE H 99248/COMPLAINT UNDER INVE	LAZY J RD JACKSONVILLE FL 32220	NON GC	N/A	N/A
	SWL	N. OF OSTEEN DEBRIS STAGING AR 98376/PROPOSED	WEST SIDE OF ROUTE 415 JACKSONVILLE FL 32220	NON GC	N/A	N/A
	SWL	WHITEHOUSE - CELERY AVE 99037/PROPOSED	101 S CELERY AVE JACKSONVILLE FL 32220	NON GC	N/A	N/A





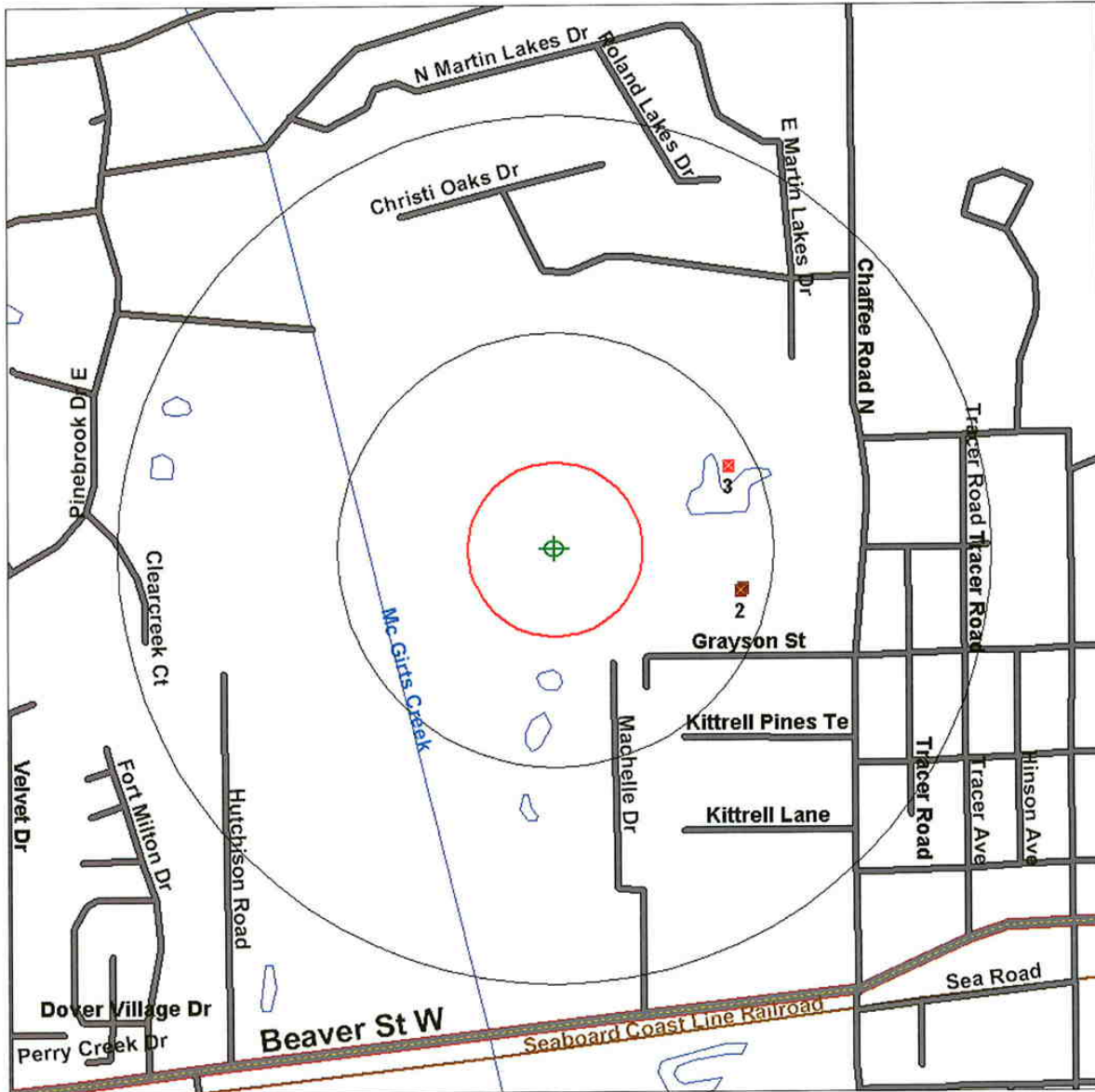
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



CHAFFEE ROAD, JACKSONVILLE FL 32220



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.321598 Longitude: -81.854375)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Tribelland

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





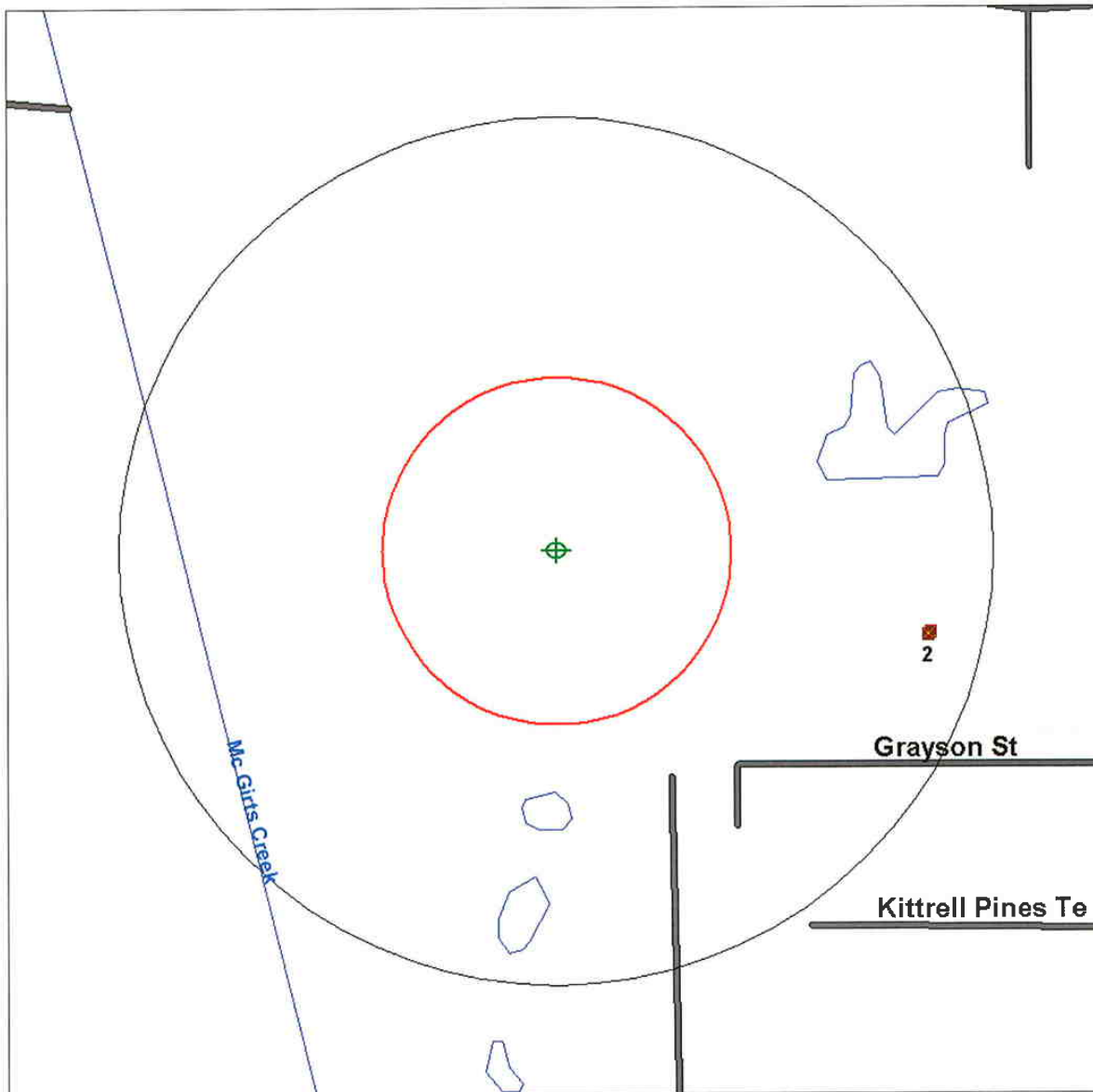
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



CHAFFEE ROAD, JACKSONVILLE FL 32220



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.321598 Longitude: -81.854375)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



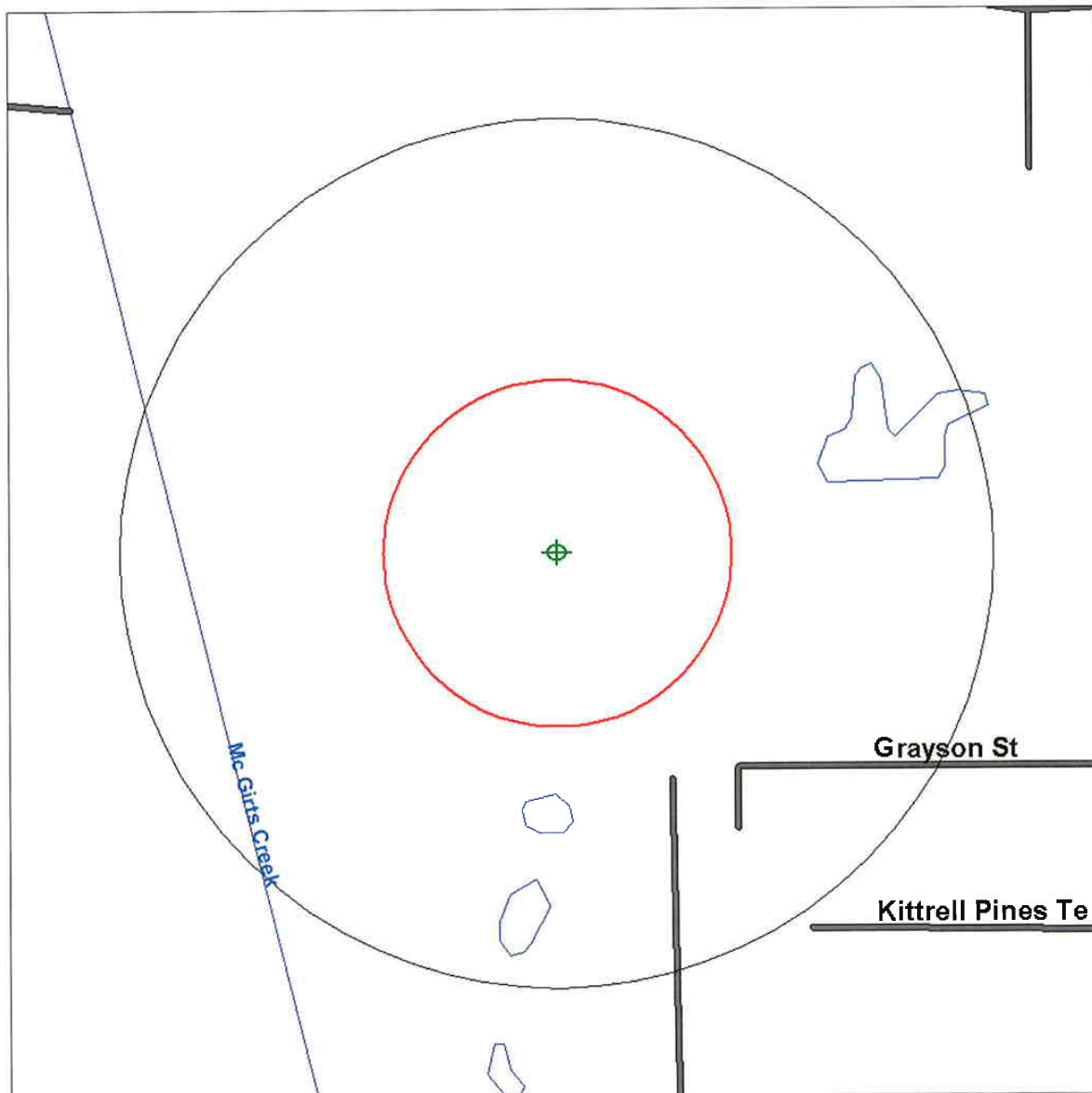


Environmental FirstSearch

.25 Mile Radius
Non-ASTM Map: No Sites Found



CHAFFEE ROAD, JACKSONVILLE FL 32220



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.321598 Longitude: -81.854375)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

National Historic Sites and Landmark Sites

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
2	0.09 SE		1
NAME: WHITEHOUSE OIL PITS ADDRESS: 1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220		REV: 8/15/11 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
<u>SITE INFORMATION</u>			
<u>EVENT TYPE</u> SITE DISCOVERY BY: SITE PROPOSED BY: FINAL LIST BY:		DISCOVERY DATE: PROPOSED DATE: 10/23/81 FINAL LIST DATE: 09/08/83	
ACTIVITIES:		SPILL,SURFACE IMPOUNDMENT	
CONTAMINANTS: POLYCHLORINATED BIPHENYLS, NOS, ACID, NOS, WASTE OILS/SLUDGES SOURCE OF CONTAMINATION:		CHROMIUM AND COMPOUNDS, NOS (CR), LEAD (PB), HEAVY METALS, NO RECYCLING-WSATE OIL PROCESSING,MANUFACTURING-PETROLEUM	
CONTAMINATED: THREATENED:		GROUNDWATER and SOIL	
CONSTRUCTION COMPLETED DATE:		05/04/2006	
<u>SITE DESCRIPTION</u>			
<p>Conditions at listing (October 1981): The Whitehouse Oil Pits Site is in the suburban community of Whitehouse, Duval County, Florida, about 10 miles west of downtown Jacksonville. The 5-acre site, established in 1958, provided seven pits for waste oil and acid sludges generated by the Allied Petroleum Co., a waste oil recycler. The pits were abandoned in 1968, when Allied declared bankruptcy. After assuming ownership of the property by tax default, the City of Jacksonville installed and operated a treatment and dewatering system at the oil pits. In 1976, the dike around one of the pits ruptured, spilling 200,000 gallons of wastes into wetlands along McGirts Creek. Using \$315,000 made available under Section 311 of the Clean Water Act, EPA cleaned up the site. During the cleanup, EPA determined that the highly acidic water, sludges, and waste oil in the pits contained PCBs and heavy metals. EPA also upgraded the treatment system, which the city then used to reduce the effluent PCBs to an acceptable level. The pits were dewatered, packed with various drying materials, and capped. The treatment system was dismantled, and drainage ditches were dug to control ground water in the area. Final monitoring of the test wells and drainage effluents showed low levels of chlorinated organics, heavy metals, and acids.</p> <p>Status (July 1983): In June 1982, EPA awarded a \$306,400 Cooperative Agreement to Florida for: (1) work on the site ditches and dikes to control leachate, (2) a remedial investigation, and (3) a feasibility study to identify alternatives for remedial action at the site. The work is scheduled to be completed in the fourth quarter of 1983.</p> <p>EPA identified parties potentially responsible for wastes at the site and is seeking their cooperation in the cleanup.</p>			
FINAL DATE:		09/08/1983	
<u>CERCLIS DETAILS</u>			
ACTION/QUALITY	AGENCY/RPS	START/RAA	END
potentially responsible party remedial action Final RA Report	Responsible Party Primary	9/20/2001	9/26/2007
- Continued on next page -			

Site Details Page - 1

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL				
SEARCH ID:	2	DIST/DIR:	0.09 SE	ELEVATION:
				MAP ID: 1
NAME:	WHITEHOUSE OIL PITS	REV:	8/15/11	
ADDRESS:	1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220	ID1:	FLD980602767	
		ID2:	0400901	
CONTACT:	CHARLOTTE WHITLEY	STATUS:	FINAL	
SOURCE:	EPA	PHONE:	4045628863	
combined remedial investigation/feasibility study Unknown	EPA Fund-Financed Primary	4/15/1994	9/24/1998	
potentially responsible party remedial design	Responsible Party Primary	4/27/1993	9/20/2001	
remedial design/remedial action negotiations	Federal Enforcement Primary	8/11/1992	4/27/1993	
combined remedial investigation/feasibility study Unknown	EPA Fund-Financed Primary	2/15/1989	6/16/1992	
initial remedial measure	State, Fund Financed	6/29/1982	4/30/1983	
combined remedial investigation/feasibility study	State, Fund Financed	6/29/1982	5/30/1985	
notice letters issued	EPA Fund-Financed		3/4/1982	
hazard ranking system package	EPA Fund-Financed Alternate		12/1/1982	
proposal to national priorities list	EPA Fund-Financed Alternate		12/30/1982	
final listing on national priorities list	EPA Fund-Financed Alternate		9/8/1983	
national priorities list responsible party search	Federal Enforcement Alternate		8/15/1985	
risk/health assessment	EPA Fund-Financed		5/15/1991	
notice letters issued	EPA Fund-Financed		1/8/1992	
record of decision amendment	EPA Fund-Financed		6/16/1992	
public notice published	EPA Fund-Financed		7/27/1993	
record of decision amendment Final Remedy Selected at Site	EPA Fund-Financed		9/24/1998	
remedial design/remedial action negotiations	Federal Enforcement Alternate		9/20/2001	
administrative order on consent	Federal Enforcement		11/20/2001	

- Continued on next page -

Site Details Page - 2

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL																																																						
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:																																																			
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- Continued on next page -																																																						

Site Details Page - 3

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
2	0.09 SE		1
NAME: WHITEHOUSE OIL PITS ADDRESS: 1 NORTH 2 MILE OF HIGHWAY WHITEHOUSE FL 32220		REV: 8/15/11 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
remedial design	EPA Fund-Financed	6/26/1985	6/16/1992
Low priority for further assessment	Primary	Other Completion Anomaly	
removal	EPA Fund-Financed	10/5/1992	10/29/1992
Cleaned up	Primary		
removal	EPA Fund-Financed	11/16/1987	2/15/1988
Stabilized	Primary		
removal	EPA Fund-Financed	8/13/1986	8/15/1986
Stabilized			
removal assessment	EPA Fund-Financed	9/30/1991	9/30/1991
Cleaned up	Primary		
site inspection	EPA Fund-Financed		1/1/1976
Higher priority for further assessment			
site inspection	State, Fund Financed		1/1/1976
Higher priority for further assessment			
technical assistance	EPA Fund-Financed	2/15/1989	6/30/1990
technical assistance	State, Fund Financed	3/14/1985	5/30/1985
treatability study	EPA Fund-Financed	4/28/1989	9/16/1991
	Primary		
DESCRIPTION: The Whitehouse Waste Oil Pits site is an abandoned waste oil sludge disposal facility located in the community of Whitehouse approximately 10 miles west of downtown Jacksonville, Florida. The seven-acre site is located adjacent to a wetland area and suburban residential development. The nearest residence is about 200 feet (ft) from the southwestern site boundary. A northeast tributary of McGirts Creek flows in a southwesterly direction along the site s northern boundary. The site consists of 7 waste pits which, due to previous berming and capping operations, have elevated the ground surface at the site some five to nine feet above the original elevations. The site is currently fenced. The Whitehouse site was operated as a repository for waste oil sludge and acidic oil re-refinery by-products by Allied Petro-Products, Inc. (Allied). From approximately 1956 to 1968, Allied excavated and filled seven unlined pits, currently identified as Pits 1 through 7. Allied ceased operations in 1968 and filed for bankruptcy. What has been previously designated as Pit 6 was actually two pits located close together. For purposes of consistency, these two pits will be referred to together as Pit 6. In 1968, the dike surrounding Pit 7 ruptured, and the contents spilled onto adjacent private property and into McGirts Creek. In 1976, the Environmental Protection Agency (EPA) Region 4 responded to a waste oil spill from one of the other pits. One of the dikes failed during repair work by the City of Jacksonville (City), and up to 200,000 gallons of waste oil overflowed into the adjacent land and creek. The City constructed a treatment system to drain the liquid from the pits, and the City subsequently attempted to stabilize the pits with construction debris, automobile shredder waste, scrap lumber, trees, and wood chips. The pits were then covered with Fullers Earth and local clay, and surface water diversion ditches were constructed. The City capped the pits with clay and topsoil in 1979 under state supervision. Monitoring results indicated the migration of site contaminants to surface water and groundwater. In 1983, the state completed a Remedial Investigation (RI) under a cooperative agreement with EPA. The RI characterized site wastes and the extent of contamination. In 1985, EPA completed a Feasibility Study (FS) which evaluated remedial alternatives for the site. Based on the findings of the RI/FS, EPA issued a Record of Decision (ROD) on May 30, 1985, which consisted of the following components: installation of a slurry wall around the site, recovery and treatment of contaminated groundwater within the walled area, removal of contaminated sediment and placement within the isolation area, and construction of a surface cap over the site. A ROD addressing operable unit 1 (OU1) was completed in May 1985. With the passage of the Superfund Amendments and Reauthorization Act (SARA) in 1986, EPA re-evaluated the containment remedy in the 1985 ROD in search of alternatives that provided treatment which would permanently and significantly reduce the mobility, toxicity and volume of hazardous substances at the site. As part of this			

- Continued on next page -

Site Details Page - 4

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID: 2	DIST/DIR: 0.09 SE	ELEVATION:	MAP ID: 1
NAME: WHITEHOUSE OIL PITS ADDRESS: 1 NORTH /2 MILE OF HIGHWAY WHITEHOUSE FL 32220		REV: 8/15/11 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
<p>evaluation, EPA conducted additional studies between 1988 and 1991. These studies included a Baseline Risk Assessment, a Supplemental FS, and a Treatability Study in 1991. The studies led to EPA s issuance of an Amended ROD (AROD) on June 16, 1992 (the 1992 AROD), which included the following elements: excavation of contaminated waste pits followed by separation of debris and steam cleaning prior to off-site disposal; then treatment of soil by soil washing; biotreatment; stabilization/solidification (S/S) of biotreated material followed by on-site disposal; extraction and treatment of contaminated groundwater using activated carbon and chemical precipitation, with discharge to the northeast tributary of McGirts Creek. An AROD addressing OU1 was completed in June 1992. Following signa</p> <p>ture of the 1992 AROD, EPA determined that additional investigatory work was needed to define the nature and quantities of waste material in the pits. In April 1994, EPA and a group of potentially responsible parties (PRPs) signed an Administrative Order on Consent (AOC) for conducting the additional studies. Based on the results of the additional investigatory work, EPA concluded that additional treatability and feasibility studies were needed so the AOC was modified in January 1995 to incorporate the additional requirements. After completing these additional studies, the PRPs published the final Supplemental Treatability and Feasibility Study (STFS) in July 1997. The results of the additional investigatory work and treatability studies conducted at the site indicate that the remedy outlined in the 1992 AROD will not be effective in addressing contamination at the Whitehouse site. Most of the components of the treatment train identified for source materials will not work. Lead concentrations and pH levels encountered in the waste sludge would be toxic to bacteria, rendering biological treatment ineffective. Furthermore, the debris in the pits and the fine grained soil would limit the usefulness of the soil washing step. Treatability studies of the remaining component of the 1992 AROD treatment train, S/S, concluded that conventional S/S was only feasible for Lift 2 materials. Further analysis of earlier treatability studies conducted during the design of the original 1985 remedy revealed that the 1992 AROD groundwater remedy should not be implemented. In addition, treatability tests of the selected activated carbon technology showed almost immediate breakthrough of organic contaminants, rendering this component of the groundwater remedy ineffective. Based on these findings, EPA issued an AROD in September 1998 to incorporate elements of the contingency remedy in the 1992 AROD, as well as elements of the original 1985 ROD. An AROD addressing OU1 wa</p> <p>s completed in September 1998. In September 1998, EPA adopted a cleanup plan designed to isolate the Whitehouse site as a source of groundwater and surface water contamination and reduce the risks associated with exposure to the site. The Remedial Design for the site, approved by EPA in September 2000, resulted in significant changes to the 1998 cleanup plan. These changes, which do not fundamentally change the purpose or function of the cleanup, are presented in an Explanation of Significant Differences (ESD). An ESD addressing OU1 was completed in July 2001.</p>			

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

STATE			
SEARCH ID: 9	DIST/DIR: 0.22 SE	ELEVATION: 71	MAP ID: 2
NAME: WHITEHOUSE OIL PITS ADDRESS: CHAFFEE RD 1/2 MILE NORTH OF HWY 90 WHITEHOUSE FL 32220 DUVAL CONTACT: SOURCE:		REV: 10/10/96 ID1: SITE 000418 ID2: STATUS: STATE SITES PHONE:	
REGION: N			
LTBI DATE: CONFIRM DATE: DELETED DATE: REMED DATE: WAIVER DATE:		NPL: YES PUB INV: INIT ACTION: RESP ACTION: PRIORITY:	
CONTENT: WASTE OIL DISPOSAL SITE			
LOCATION:			
RESULTS:			
GROUND WATER:			

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

CERCLIS			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
3	0.22 SE	71	2
NAME: WHITEHOUSE OIL PITs ADDRESS: ONE HALF MILE N OF HWY 90 WHITEHOUSE FL 32220 DUVAL CONTACT: WILLIAM JOYNER SOURCE: EPA		REV: 7/26/11 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628795	
ACTION/QUALITY	AGENCY/RPS	START/RAA	END
potentially responsible party remedial action Final RA Report	Responsible Party Primary	9/20/2001	9/26/2007
combined remedial investigation/feasibility study Unknown	EPA Fund-Financed Primary	4/15/1994	9/24/1998
potentially responsible party remedial design	Responsible Party Primary	4/27/1993 Phased Completion	9/20/2001
remedial design/remedial action negotiations	Federal Enforcement Primary	8/11/1992	4/27/1993
combined remedial investigation/feasibility study Unknown	EPA Fund-Financed Primary	2/15/1989	6/16/1992
initial remedial measure	State, Fund Financed	6/29/1982	4/30/1983
combined remedial investigation/feasibility study	State, Fund Financed	6/29/1982	5/30/1985
notice letters issued	EPA Fund-Financed		3/4/1982
hazard ranking system package	EPA Fund-Financed Alternate		12/1/1982
proposal to national priorities list	EPA Fund-Financed Alternate		12/30/1982
final listing on national priorities list	EPA Fund-Financed Alternate		9/8/1983
national priorities list responsible party search	Federal Enforcement Alternate		8/15/1985
risk/health assessment	EPA Fund-Financed		5/15/1991
notice letters issued	EPA Fund-Financed		1/8/1992
record of decision amendment	EPA Fund-Financed		6/16/1992
public notice published	EPA Fund-Financed		7/27/1993
- Continued on next page -			

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

CERCLIS			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
3	0.22 SE	71	2
NAME: WHITEHOUSE OIL PITS ADDRESS: ONE HALF MILE N OF HWY 90 WHITEHOUSE FL 32220 DUVAL CONTACT: WILLIAM JOYNER SOURCE: EPA		REV: 7/26/11 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628795	
record of decision amendment Final Remedy Selected at Site	EPA Fund-Financed		9/24/1998
remedial design/remedial action negotiations	Federal Enforcement Alternate		9/20/2001
administrative order on consent	Federal Enforcement		11/20/2001
lodged by doj	Federal Enforcement		12/17/2001
administrative order on consent	Federal Enforcement		6/6/2003
national priorities list responsible party search	Federal Enforcement Primary		10/15/2004
administrative order on consent	Federal Enforcement		10/15/2004
preliminary close-out report prepared	EPA Fund-Financed Primary		5/4/2006
five-year review	EPA Fund-Financed		11/17/2008
administrative records Admin Record Compiled for a Removal Event	EPA Fund-Financed	5/31/1989	5/31/1989
administrative records Admin Record Compiled for a Remedial Event	EPA Fund-Financed		5/31/1989
consent decree	Federal Enforcement Alternate	9/20/2001	4/15/2002
discovery	EPA Fund-Financed		1/1/1976
ecological risk assessment	EPA Fund-Financed		5/15/1991
explanation of significant differences	Federal Enforcement		7/16/2001
operational and functional	Responsible Party	5/4/2006	4/19/2007
operations and maintenance	Responsible Party	7/1/2006	
preliminary assessment Low priority for further assessment	State, Fund Financed		10/1/1984

- Continued on next page -

Site Details Page - 8

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

CERCLIS				
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:	
3	0.22 SE	71	2	
NAME: WHITEHOUSE OIL PITS ADDRESS: ONE HALF MILE N OF HWY 90 WHITEHOUSE FL 32220 DUVAL CONTACT: WILLIAM JOYNER SOURCE: EPA		REV: 7/26/11 ID1: FLD980602767 ID2: 0400901 STATUS: FINAL PHONE: 4045628795		
record of decision	EPA Fund-Financed		5/30/1985	
remedial design	EPA Fund-Financed Primary	9/25/1998	9/28/2000	
remedial design Low priority for further assessment	EPA Fund-Financed Primary	6/26/1985	6/16/1992 Other Completion Anomaly	
removal Cleaned up	EPA Fund-Financed Primary	10/5/1992	10/29/1992	
removal Stabilized	EPA Fund-Financed Primary	11/16/1987	2/15/1988	
removal Stabilized	EPA Fund-Financed	8/13/1986	8/15/1986	
removal assessment Cleaned up	EPA Fund-Financed Primary	9/30/1991	9/30/1991	
site inspection Higher priority for further assessment	EPA Fund-Financed		1/1/1976	
site inspection Higher priority for further assessment	State, Fund Financed		1/1/1976	
technical assistance	EPA Fund-Financed	2/15/1989	6/30/1990	
technical assistance	State, Fund Financed	3/14/1985	5/30/1985	
treatability study	EPA Fund-Financed Primary	4/28/1989	9/16/1991	
DESCRIPTION: The Whitehouse Waste Oil Pits site is an abandoned waste oil sludge disposal facility located in the community of Whitehouse approximately 10 miles west of downtown Jacksonville, Florida. The seven-acre site is located adjacent to a wetland area and suburban residential development. The nearest residence is about 200 feet (ft) from the southwestern site boundary. A northeast tributary of McGirts Creek flows in a southwesterly direction along the site's northern boundary. The site consists of 7 waste pits which, due to previous berming and capping operations, have elevated the ground surface at the site some five to nine feet above the original elevations. The site is currently fenced. The Whitehouse site was operated as a repository for waste oil sludge and acidic oil re-refinery by-products by Allied Petro-Products, Inc. (Allied). From approximately 1956 to 1968, Allied excavated and filled seven unlined pits, currently identified as Pits 1 through 7. Allied ceased operations in 1968 and filed for bankruptcy. What has been previously designated as Pit 6 was actually two pits located close together. For purposes of consistency, these two pits will be referred to together as Pit 6. In 1968, the dike surrounding Pit 7 ruptured, and the contents spilled onto adjacent private property and into McGirts Creek. In 1976, the Environmental Protection Agency (EPA) Region 4 responded to a waste oil spill from one of the other pits. One of the dikes failed during repair work by the City of Jacksonville (City), and up to 200,000 gallons of waste oil overflowed into the adjacent land and creek. The City constructed a treatment system to drain the liquid from the pits, and the City subsequently attempted to stabilize the pits with construction debris, automobile shredder waste, scrap lumber, trees, and wood chips. The pits were then covered with Fullers Earth and local clay, and surface water diversion ditches were constructed. The City capped the pits with clay and topsoil in 1979 under state supervision. Monitoring results indicated the migration of site contaminants to surface water and groundwater. In 1983,				

- Continued on next page -

Site Details Page - 9

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

CERCLIS

SEARCH ID: 3 **DIST/DIR:** 0.22 SE **ELEVATION:** 71 **MAP ID:** 2

NAME: WHITEHOUSE OIL PITS
ADDRESS: ONE HALF MILE N OF HWY 90
WHITEHOUSE FL 32220
DUVAL
CONTACT: WILLIAM JOYNER
SOURCE: EPA

REV: 7/26/11
ID1: FLD980602767
ID2: 0400901
STATUS: FINAL
PHONE: 4045628795

the state completed a Remedial Investigation (RI) under a cooperative agreement with EPA. The RI characterized site wastes and the extent of contamination. In 1985, EPA completed a Feasibility Study (FS) which evaluated remedial alternatives for the site. Based on the findings of the RI/FS, EPA issued a Record of Decision (ROD) on May 30, 1985, which consisted of the following components: installation of a slurry wall around the site, recovery and treatment of contaminated groundwater within the walled area, removal of contaminated sediment and placement within the isolation area, and construction of a surface cap over the site. A ROD addressing operable unit 1 (OU1) was completed in May 1985. With the passage of the Superfund Amendments and Reauthorization Act (SARA) in 1986, EPA re-evaluated the containment remedy in the 1985 ROD in search of alternatives that provided treatment which would permanently and significantly reduce the mobility, toxicity and volume of hazardous substances at the site. As part of this evaluation, EPA conducted additional studies between 1988 and 1991. These studies included a Baseline Risk Assessment, a Supplemental FS, and a Treatability Study in 1991. The studies led to EPA's issuance of an Amended ROD (AROD) on June 16, 1992 (the 1992 AROD), which included the following elements: excavation of contaminated waste pits followed by separation of debris and steam cleaning prior to off-site disposal; then treatment of soil by soil washing; biotreatment; stabilization/solidification (S/S) of biotreated material followed by on-site disposal; extraction and treatment of contaminated groundwater using activated carbon and chemical precipitation, with discharge to the northeast tributary of McGirts Creek. An AROD addressing OU1 was completed in June 1992. Following signature of the 1992 AROD, EPA determined that additional investigatory work was needed to define the nature and quantities of waste material in the pits. In April 1994, EPA and a group of potentially responsible parties (PRPs) signed an Administrative Order on Consent (AOC) for conducting the additional studies. Based on the results of the additional investigatory work, EPA concluded that additional treatability and feasibility studies were needed so the AOC was modified in January 1995 to incorporate the additional requirements. After completing these additional studies, the PRPs published the final Supplemental Treatability and Feasibility Study (STFS) in July 1997. The results of the additional investigatory work and treatability studies conducted at the site indicate that the remedy outlined in the 1992 AROD will not be effective in addressing contamination at the Whitehouse site. Most of the components of the treatment train identified for source materials will not work. Lead concentrations and pH levels encountered in the waste sludge would be toxic to bacteria, rendering biological treatment ineffective. Furthermore, the debris in the pits and the fine grained soil would limit the usefulness of the soil washing step. Treatability studies of the remaining component of the 1992 AROD treatment train, S/S, concluded that conventional S/S was only feasible for Lift 2 materials. Further analysis of earlier treatability studies conducted during the design of the original 1985 remedy revealed that the 1992 AROD groundwater remedy should not be implemented. In addition, treatability tests of the selected activated carbon technology showed almost immediate breakthrough of organic contaminants, rendering this component of the groundwater remedy ineffective. Based on these findings, EPA issued an AROD in September 1998 to incorporate elements of the contingency remedy in the 1992 AROD, as well as elements of the original 1985 ROD. An AROD addressing OU1 was completed in September 1998. In September 1998, EPA adopted a cleanup plan designed to isolate the Whitehouse site as a source of groundwater and surface water contamination and reduce the risks associated with exposure to the site. The Remedial Design for the site, approved by EPA in September 2000, resulted in significant changes to the 1998 cleanup plan. These changes, which do not fundamentally change the purpose or function of the cleanup, are presented in an Explanation of Significant Differences (ESD). An ESD addressing OU1 was completed in July 2001.

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

FED IC/EC																	
SEARCH ID: 11	DIST/DIR: 0.22 SE	ELEVATION: 71	MAP ID: 2														
NAME: WHITEHOUSE OIL PITS ADDRESS: ONE HALF MILE N OF HWY 90 WHITEHOUSE FL 32220 DUVAL CONTACT: SOURCE: EPA	REV: 8/1/11 ID1: FLD980602767-IC ID2: 0400901 STATUS: EPA INST CONTROL PHONE:																
<p><u>SITE INFORMATION</u></p> <table style="width:100%; border: none;"> <tr> <td style="width:30%; vertical-align: top;"> INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA: </td> <td style="width:70%; vertical-align: top;"> DEED RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 GROUNDWATER </td> </tr> <tr><td colspan="2" style="height: 20px;"></td></tr> <tr> <td style="vertical-align: top;"> INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA: </td> <td style="vertical-align: top;"> ACCESS RESTRICTION, FENCING 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL </td> </tr> <tr><td colspan="2" style="height: 20px;"></td></tr> <tr> <td style="vertical-align: top;"> INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA: </td> <td style="vertical-align: top;"> DEED RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL </td> </tr> <tr><td colspan="2" style="height: 20px;"></td></tr> <tr> <td style="vertical-align: top;"> INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA: </td> <td style="vertical-align: top;"> LAND USE RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL </td> </tr> </table>				INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	DEED RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 GROUNDWATER			INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	ACCESS RESTRICTION, FENCING 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL			INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	DEED RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL			INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	LAND USE RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL
INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	DEED RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 GROUNDWATER																
INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	ACCESS RESTRICTION, FENCING 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL																
INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	DEED RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL																
INSTITUTIONAL CONTROL: ACTION NAME: ACTION PLANNED COMPL: CONTAMINATED MEDIA:	LAND USE RESTRICTION 002 9/30/1998 ACTION COMPLETED: 9/24/1998 SOIL																

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NFRAP			
SEARCH ID: 4	DIST/DIR: 0.22 NE	ELEVATION: 79	MAP ID: 3
NAME: GLEATON S WASTE DUMP ADDRESS: 470 N CHAFFEE RD JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: EPA		REV: 7/26/11 ID1: FLD980846554 ID2: 0400984 STATUS: NFRAP-N PHONE:	
DESCRIPTION:			
ACTION/QUALITY ARCHIVE SITE	AGENCY/RPS EPA In-House	START/RAA	END 8/29/1988
DISCOVERY	EPA Fund-Financed		9/17/1985
PRELIMINARY ASSESSMENT NFRAP: NO FURTHER REMEDIAL ACTION PLANNED	EPA Fund-Financed		9/17/1985
SITE INSPECTION NFRAP: NO FURTHER REMEDIAL ACTION PLANNED	EPA Fund-Financed		8/29/1988

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
1	0.75 SE		4
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210		REV: 8/15/11 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
<u>SITE INFORMATION</u>			
<u>EVENT TYPE</u>		DISCOVERY DATE:	
SITE DISCOVERY BY:		PROPOSED DATE: 10/23/81	
SITE PROPOSED BY:		FINAL LIST DATE: 09/08/83	
FINAL LIST BY:			
ACTIVITIES:		SLUDGE ACTIVITIES,SURFACE IMPOUNDMENT	
CONTAMINANTS:		HYDROCARBONS, NOS, PHENOL PENTACHLOROPHENOL (PCP)	
SOURCE OF CONTAMINATION:		WOOD PRESERVING,MANUFACTURING LUMBER/WOOD	
CONTAMINATED:		GROUNDWATER	
THREATENED:			
CONSTRUCTION COMPLETED DATE:		09/18/2007	
<u>SITE DESCRIPTION</u>			
<p>Conditions at listing (October 1981): The Coleman-Evans Wood Preserving Co. Site covers 11 acres in Whitehouse, Florida, about 8 miles west of Jacksonville. Since 1950, the facility has treated wood with pentachlorophenol (PCP). It discharged its waste waters into unlined pits, which were later covered. Currently, waste water enters a water/oil separator. Sludge settles out, and the liquid is recycled back to the plant. Sludge is removed every 90 days to an approved disposal site.</p> <p>Shallow ground water in the residential area adjacent to the site is contaminated with PCP. Residents depend on private wells for their drinking water. A public water supply is not available. In 1980, EPA installed wells to monitor ground water on the site.</p> <p>Status (July 1983): The State signed a Consent Order in December 1982 with the company for a remedial investigation at the site. The investigation will include a hydrogeological assessment and a determination of the extent of off-site contamination. First round of data is due in July 1983.</p>			
FINAL DATE:		09/08/1983	
<u>CERCLIS DETAILS</u>			
FEDERAL LIEN FILED:		11/19/1987	
ESTIMATED VALUE:		\$1,534,390.60	
<u>THE ABOVE LIEN INFORMATION IS FROM THE FEDERAL SUPERFUND LIENS LIST AS OF OCTOBER 15, 1991</u>			
ACTION/QUALITY	AGENCY/RPS	START/RAA	END
five-year review	EPA Fund-Financed	12/1/2003	6/20/2004
- Continued on next page -			

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
1	0.75 SE		4
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210		REV: 8/15/11 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
combined remedial investigation/feasibility study Low priority for further assessment	EPA Fund-Financed	6/3/1993	4/30/1995
combined remedial investigation/feasibility study Low priority for further assessment	EPA Fund-Financed Primary	9/30/1988	9/28/1990
remedial design/remedial action negotiations	Federal Enforcement Alternate	12/21/1987	1/6/1988
pre-design assistance	EPA Fund-Financed	9/25/1987	7/4/1988
remedial design/remedial action negotiations	Federal Enforcement Alternate	10/14/1986	11/6/1986
potentially responsible party removal Stabilized	Responsible Party	10/15/1984	11/15/1984
combined remedial investigation/feasibility study	EPA Fund-Financed	9/24/1984	9/25/1986
remedial investigation/feasibility study negotiations	Federal Enforcement Alternate	9/30/1983	5/15/1984
hazard ranking system package	EPA Fund-Financed Alternate		10/1/1981
notice letters issued	EPA Fund-Financed		5/25/1982
proposal to national priorities list	EPA Fund-Financed Alternate		12/30/1982
final listing on national priorities list	EPA Fund-Financed Alternate		9/8/1983
national priorities list responsible party search	Federal Enforcement Alternate		11/15/1984
lodged by doj	Federal Enforcement		2/15/1990
record of decision amendment	EPA Fund-Financed		9/26/1990
public notice published	EPA Fund-Financed		7/25/1997
record of decision amendment	EPA Fund-Financed		9/25/1997

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Site Details Page - 14

Environmental FirstSearch **Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID: 1	DIST/DIR: 0.75 SE	ELEVATION:	MAP ID: 4
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210 CONTACT: CHARLOTTE WHITLEY SOURCE: EPA		REV: 8/15/11 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
comfort/status letter	Federal Enforcement		12/3/2003
preliminary close-out report prepared	EPA Fund-Financed Primary		9/18/2007
five-year review	EPA Fund-Financed		6/16/2009
administrative records	EPA Fund-Financed	8/30/2006	10/5/2006
administrative records Admin Record Compiled for a Remedial Event	EPA Fund-Financed	7/8/1997	7/8/1997
administrative records Admin Record Compiled for a Remedial Event	EPA Fund-Financed	4/11/1988	9/28/1990
consent decree	Federal Enforcement Primary		4/20/1990
discovery	EPA Fund-Financed		12/1/1980
explanation of significant differences	EPA Fund-Financed		6/11/2001
explanation of significant differences	EPA Fund-Financed		8/14/2003
explanation of significant differences	EPA Fund-Financed		2/26/2004
explanation of significant differences	EPA Fund-Financed		9/20/2005
preliminary assessment Low priority for further assessment	EPA Fund-Financed		10/1/1980
record of decision	EPA Fund-Financed		9/25/1986
record of decision Final Remedy Selected at Site	EPA Fund-Financed Primary		9/28/2006
remedial action Final RA Report	EPA Fund-Financed	5/18/2007	8/22/2008
remedial action	EPA Fund-Financed Primary	6/6/2000	
remedial action Interim RA Report	EPA Fund-Financed Primary	9/28/1998	8/22/2008

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL				
SEARCH ID: 1		DIST/DIR: 0.75 SE	ELEVATION:	MAP ID: 4
NAME: COLEMAN-EVANS WOOD PRESERVING CO.		REV: 8/15/11		
ADDRESS: 101 CELERY ST		ID1: FLD991279894		
WHITEHOUSE FL 32210		ID2: 0401202		
CONTACT: CHARLOTTE WHITLEY		STATUS: FINAL		
SOURCE: EPA		PHONE: 4045628863		
remedial design	EPA Fund-Financed Primary	9/27/2006	5/15/2007	
remedial design	EPA Fund-Financed Primary	4/30/2003	9/30/2004	
remedial design	EPA Fund-Financed Primary	2/20/1998	6/6/2000	
remedial design	EPA Fund-Financed Primary	9/25/1997	1/14/1999	
remedial design	EPA Fund-Financed Primary	9/28/1990	6/3/1993	
remedial design	EPA Fund-Financed Primary	4/9/1987	7/11/1988	
Low priority for further assessment	EPA Fund-Financed Primary	10/12/2005	9/28/2006	
remedial investigation	EPA Fund-Financed Primary	6/24/1993	12/31/1995	
removal Cleaned up	EPA Fund-Financed Primary	10/15/1992	11/15/1992	
removal Cleaned up	EPA Fund-Financed Primary	6/26/1985	7/12/1985	
removal Stabilized	EPA Fund-Financed Primary	12/31/1992	12/31/1992	
removal assessment	EPA Fund-Financed Primary	11/15/1984	11/15/1984	
removal negotiations	Federal Enforcement Alternate	5/30/1988	4/20/1990	
section 107 litigation	Federal Enforcement Primary	4/30/1990	2/1/1981	
section 107 litigation	Federal Enforcement Alternate	2/15/1989	6/30/1990	
site inspection	EPA Fund-Financed	6/28/1988	3/24/1989	
Higher priority for further assessment	EPA Fund-Financed	6/17/1986	9/25/1986	
technical assistance	EPA Fund-Financed			
technical assistance	EPA Fund-Financed			
technical assistance	EPA Fund-Financed			

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID: 1	DIST/DIR: 0.75 SE	ELEVATION:	MAP ID: 4
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210		REV: 8/15/11 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863	
CONTACT: CHARLOTTE WHITLEY SOURCE: EPA			
treatability study	EPA Fund-Financed	6/2/1997	6/30/1998
treatability study	EPA Fund-Financed Primary	4/28/1989	6/30/1990
unilateral admin order	Federal Enforcement Alternate		10/15/1984
DESCRIPTION: <p>The Coleman-Evans Wood Preserving Site is an 11 acre, former wood preserving facility, located in the community of Whitehouse, Florida, approximately eight miles west of downtown Jacksonville. From 1954 to the mid 1980s, the Coleman-Evans facility treated wood products with a mixture of pentachlorophenol and fuel oil. The treatment process included steaming, drying and pressure soaking the wood, all of which were carried out within a single pressurized chamber. Due to poor waste management practices, site soil and groundwater in the vicinity of the site have become contaminated with dioxin and pentachlorophenol. Although wood treating operations ceased in the late 1980s, sawing and kiln drying of untreated lumber continued at the site until mid-1994. Currently, all commercial activities at the site have ceased. An Explanation of Significant Differences (ESD) was signed in June 2001 addressing operable unit (OU) 1.</p> <p>The Coleman-Evans Wood Preserving Site is an 11 acre, former wood preserving facility, located in the community of Whitehouse, Florida, approximately eight miles west of downtown Jacksonville. From 1954 to the mid 1980s, the Coleman-Evans facility treated wood products with a mixture of pentachlorophenol and fuel oil. The treatment process included steaming, drying and pressure soaking the wood, all of which were carried out within a single pressurized chamber. Due to poor waste management practices, site soil and groundwater in the vicinity of the site have become contaminated with dioxin and pentachlorophenol. Although wood treating operations ceased in the late 1980s, sawing and kiln drying of untreated lumber continued at the site until mid-1994. Currently, all commercial activities at the site have ceased. An Explanation of Significant Differences (ESD) was signed in June 2001 addressing operable unit (OU) 1. A second ESD addressing OU 1 was completed in August 2003. The Record of Decision (ROD) for the Coleman-Evans Wood Preserving Site was signed on September 25, 1986, and was subsequently amended on September 26, 1990 and September 25, 1997. A prior Explanation of Significant Differences (ESD) to clarify the use of an oxidative device as a polishing step in the off-gas treatment system for this remedy was signed on June 11, 2001, and another ESD was signed on August 14, 2003 to revise the estimate-to-complete soil volume and cost for the remedy based on additional sampling and the progress of the remediation activities at that time. The September 1997 Amended Record of Decision (AROD), as modified by the June 2001 and August 2003 ESDs, sets forth the basis for the interim remedy at the Site. The remediation of soil, sediment, and debris at the Site is ongoing. EPA selected the U.S. Army Corps of Engineers (USACE) as the oversight agency and remedial construction manager for the Site. The USACE has in turn procured contractor support to perform the remediation. Initial mobilization of equipment and personnel to the Site occurred in 1999. Since thermal desorption of PCP and dioxin-contaminated soil is an innovative technology, thorough full-scale proof of process testing was performed. This testing indicated that redesign and reconfiguration of the thermal desorption unit (TDU) was required to meet the cleanup standards and production rates specified in the AROD. In November 2000, Site operations were halted, and personnel and mobile equipment were demobilized pending modification and successful testing of the reconfigured TDU. Following modification of the TDU, personnel and equipment were re-mobilized to the Site in June 2001. The TDU successfully completed proof of process testing in December 2001, and the remediation of Site soils went into production in January 2002. There has been tremendous progress at the Site in the ongoing remediation of contaminated soils since the cleanup of the Site began. All contaminated soil, sediment and debris have been excavated, all contaminated off-site areas have been remediated and restored, and more than 97 percent of on-site contaminated soil has been treated and backfilled. Current production rates for soil treatment significantly exceed initial estimates, and the overall unit cost for treatment continues to get lower. However, estimates for the final volume of soil, sediment, and debris requiring treatment have consistently been low. For this reason, all remaining contaminated soil, sediment and debris was excavated and staged in an aboveground cell to facilitate volume estimating. This material was surveyed and re-surveyed in order to obtain a final volume estimate for treatment. It is expected that treatment of contaminated soil, sediment and debris will be completed by the end of February 2004. Equipment decontamination and demobilization of the USACE contractor is expected to take two months. At that point, all soil treatment will be complete, the Site will be stabilized and partially restored, and approximately 1,000 tons of potentially hazardous debris (lumber, wood chips, root material, large rock, and similar materials unsuitable for treatment) will remain on-site. An ESD addressing operable unit (OU) 1 was completed in February 2004. The remediation of soil, sediment, and debris at the Site implemented through the 1997 amended ROD is complete. EPA in conjunction with Florida Department of Environmental Protection (FDEP) utilized the U.S. Army Corps of Engineers (USACE), and their contractors, to perform the soil phase of the remedy. Construction of the remedy extended over five years, and was concluded with a final joint inspection performed on August 24, 2004. An ESD</p>			
- Continued on next page -			

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

NPL			
SEARCH ID: 1	DIST/DIR: 0.75 SE	ELEVATION:	MAP ID: 4
NAME: COLEMAN-EVANS WOOD PRESERVING CO. ADDRESS: 101 CELERY ST WHITEHOUSE FL 32210 CONTACT: CHARLOTTE WHITLEY SOURCE: EPA	REV: 8/15/11 ID1: FLD991279894 ID2: 0401202 STATUS: FINAL PHONE: 4045628863		
<p>addressing Coleman-Evans Wood Preserving Superfund Site was completed September 20, 2005. Soil treatment was completed in May 2004 when cleanup goals for soil established in the 1997 AROD were achieved (PCP < 2 milligrams per kilogram [mg/kg; 2 parts per million] and dioxin toxicity equivalent quotient [TEQ] < 1 microgram [ug] per kilogram [ug/kg; parts per billion]) for the Site. Ground water contamination was reduced to a small exceedance of ground water cleanup goals established in the 1997 AROD (PCP < 1 microgram per liter [ug/L]) in a single well that is being monitored for natural attenuation. During the course of this action, over 210,000 net wet tons of soil were treated and placed on the facility property, and approximately 73,500,000 gallons of ground water and storm water were treated and discharged. The cleanup action for OU1 included issuance of four Explanation of Significant Differences (ESDs) to address the addition of a pollution control device to the treatment system, two increases in the estimated volume of soil requiring treatment, and a change in the technical approach to completion of the ground water remedy. From 1954 to the mid-1980s, the Coleman-Evans facility treated wood products with a mixture of PCP and fuel oil. The treatment process included steaming, drying, and pressure soaking the wood products, all of which were carried out within a single pressurized chamber. During the steaming process, wood products were impregnated with PCP and No. 2 fuel oil using 255 degrees Fahrenheit steam for a period of eight hours. This process drove wood extracts from the lumber which settled on the bottom of the chamber with PCP and wastewater from the condensed steam. Due to poor waste management practices, soil and ground water in the vicinity of the Site became contaminated with PCP and dioxin. Among other sources of release, the facility operations included chip incinerators. Prior to 1970, the effluent wastewater from the treatment process was precipitated with caustic soda and aluminum sulfate, passed through a sand filter and discharged into a drainage ditch which channeled the water south, ultimately making its way to McGirts Creek. The precipitated sludge was deposited into two unlined pits, each approximately 100 feet by 50 feet, located along the southeastern boundary of the Site. In 1970, use of the sludge disposal pits was discontinued when the company began storing its waste sludge in above ground storage tanks (ASTs) located near the southwestern edge of the facility property. During this upgrade of its waste management practices, an engineering firm was hired to design and construct a wastewater treatment system for the effluent. Chlorination and lime precipitation then was incorporated into the treatment system to clarify the wastewater discharge. Although wood-treating operations ceased in the late 1980s, sawing and kiln drying of untreated lumber continued at the site until mid-1994. The population of Duval County, Florida is estimated at 821,338 for the year 2004. The main industries for employment include retail trade (17.8 percent), educational and health care services (14.5 percent), finance, insurance, and real estate (12 percent), and manufacturing (9.1 percent). Historically, land use surrounding the Site has included residential, commercial, and recreational based on observations noted from aerial photographs of the area taken between 1952 and 2004. This land use pattern reflects the current land use. Land use within 1/2-mile of the Site includes residential, a school, churches, commercial, and light manufacturing. Parcels included within OU2 include a portion of the former facility, residential and commercial land uses. Residential properties adjacent to and near the former facility property use private water supply wells completed in the upper portion of the limestone aquifer for domestic supply. No site-related ground water contamination has been detected in this aquifer or in these domestic supply wells. Surface water bodies in the vicinity of the site are primarily wet weather conveyances although there is some ground water discharge along deeper portions of these ditches from the upper surficial aquifer. Stormwater from the former facility property drains predominantly to the south through a culvert and ditch system, but overland flow to the east and north also occurs. Surface water bodies in this area are tributaries to McGirts Creek which is a locally significant ecological resource. As part of the reuse planning for the former facility property, the EPA has provided a reuse planning grant to the City of Jacksonville to research and develop alternatives for future use of the Site property. The Master Plan provides a guideline for the development of a park on the undeveloped 11 acre parcel. The scope of work for the Master Plan included three phases. These include: analysis and data gathering, plan alternatives and conceptual design, and the generation of the final Master Plan. The goal of the Master Plan was to provide a safe and functional place for the local residents to participate in recreational activities. Four concepts were considered in the development of the Master Plan. The final Master Plan includes the following features: auto circulation and parking, provision of domestic water and sewer utility, a community center and gymnasium, sports courts, passive recreation facilities, pedestrian circulation, and security. The planned future use of the former facility property is considered compatible with the expected future use of the surrounding properties. This reflects continued growth in residential land use in west Jacksonville along with the supporting commercial development. Since much of the area around the former facility is zoned commercial/residential and is in close proximity to Chaffee Road and Interstate-10, the area impacted by OU2 may experience a changeover from predominantly residential to commercial land use in the future. Ground water use for domestic supply is being supplanted by municipal water and sewer systems in the community of Whitehouse. It is reasonable to expect that residential and commercial properties along General Avenue will be served by the municipal water system in the future. No significant changes in the patterns of surface water flow are anticipated in the foreseeable future. A ROD addressing Operable Unit 2 (OU2) was completed in September 2006.</p>			

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

STATE			
SEARCH ID: 7	DIST/DIR: 0.81 SE	ELEVATION: 86	MAP ID: 5
NAME: COLEMAN-EVANS ADDRESS: 101 CELERY ST WHITEHOUSE FL 32201 DUVAL CONTACT: SYKES III, JOHN SOURCE: FL DEP		REV: 6/2/11 ID1: SHWS - 9 ID2: FLD991279894 STATUS: ACTIVE PHONE:	
<u>SITE INFORMATION</u> DEP DISTRICT: NORTHEAST SITE CATEGORY: WOOD PRESERVING WASTE SITE LEAD: EPA DELISTED DATE:			
<u>SITE DESCRIPTION AND HISTORY</u> <p>The 11-acre Coleman-Evans Wood Preserving site is located at 30 18 49.25954° N, 81 50 37.85981° W in Whitehouse, just west of the City of Jacksonville. The Coleman-Evans Wood Preserving Company operated a wood treatment operation at the site using pentachlorophenol (PCP) as a preservative until 1989. From 1954 to 1970, the company deposited its waste sludge in two unlined disposal pits composed of sand filters. Some sludge has been washed off the site and has contaminated the soil in residential back yards adjacent to the site. Sampling data collected from August through December 1980 by Ecology and Environment, Inc., Jacksonville Bio-Environmental Services and the Florida Department of Health and Rehabilitative Services indicated that contaminants were present in the upper layer of soils and in the shallow groundwater in the vicinity of the disposal pits. In March 1983, a sampling investigation was conducted by Groundwater Technology, Inc., which confirmed the presence of contamination in the shallow soils and in the water table aquifer.</p>			
<u>THREAT</u> <p>PCP and dioxin contamination of onsite soils and PCP in surficial aquifer groundwater has been confirmed. Area residents rely on deeper private wells for potable water. Sampling of private wells in October 1984 and from early 1992 through 2003 confirms that dioxin and PCP levels do not exceed Federal or State drinking water standards in those wells. Off-site sampling of soils in October 1992 determined that dioxin contaminated soils existed off-site. Offsite soils adjacent to the drainage ditch have been removed and treated onsite and have been replaced by clean fill from offsite sources.</p>			
<u>RESPONSE STRATEGY AND STATUS</u> DATE: DECEMBER 2009 <p>In December 1982, the Florida Department of Environmental Regulation (DER) and Coleman-Evans signed a Consent Order for a two-phase remedial action study of the site. Compliance with the Consent Order was unsatisfactory. Results from Phase I submitted in August 1983 revealed the need for action beyond that required under the existing Consent Order. To address these deficiencies, a new Consent Order was drafted by DER in May 1984, which required immediate removal and disposal of contaminated soils, wastewater and groundwater at the site, and sampling of private wells immediately adjacent to the site. Coleman-Evans did not sign this Consent Order. In September 1984, DER requested that the EPA take the lead management role on the site and conduct an immediate removal of the waste sludges in the disposal pits. The EPA issued an Coleman-Evans Page: 2 administrative order to Coleman-Evans in October 1984, requiring Coleman-Evans to take immediate action. Coleman-Evans did not comply and refused site access. EPA was granted site access in federal court in May 1985. An immediate removal of the waste sludges in the disposal pits was conducted in June 1985. In October 1984, DER filed a complaint and petitioned for enforcement against Coleman-Evans for the violation of the Consent Order, Florida Statute, and Department rules. The January 1988 trial determined that Coleman-Evans generated, treated and stored hazardous waste in the on-site sand filters and was out of compliance with DER regulations. Coleman-Evans was ordered to cease all discharges of waste water until further court order, remove existing sludges from the sand filters, and submit a RCRA permit application to DER for either an operation or closure permit under RCRA. The original facility ceased treatment operations in the late 1980 s but indicated that capital was not available for closure of the sand filters. Coleman-Evans proposed an alternate settlement to DER regarding site cleanup and future cost recovery. A settlement was not reached. Field investigations were completed in October 1985, and the Superfund remedial investigation (RI) report was completed in April 1986. The RI confirmed PCP contamination in on-site soils as well as in sediments in the drainage ditch off-site. PCP contamination in the surficial aquifer appears to be limited to groundwater in contact with adjacent soils. A public meeting to discuss the remedial alternatives outlined in the draft Feasibility Study (FS) was held by EPA in July 1986. On-site incineration of contaminated soils and treatment of ground water associated with soil excavation was selected as the most cost-effective and environmentally sound alternative for site remediation. A Record of Decision (ROD) was signed in September 1986. EPA initiated remedial design in April 1987 and completed design for soil incineration and groundwater recovery and treatment in July 1988. Design data indicated that four times the originally estimated volume of soil would require remediation. EPA completed initial treatability testing in April 1990 to evaluate the feasibility of using either bioremediation or chemical fixation as the soil remedy rather than the more costly incineration remedy. EPA developed an alternative site cleanup program for contaminated</p>			
- Continued on next page -			

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Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

STATE

SEARCH ID: 7 **DIST/DIR:** 0.81 SE **ELEVATION:** 86 **MAP ID:** 5

NAME: COLEMAN-EVANS
ADDRESS: 101 CELERY ST
WHITEHOUSE FL 32201
DUVAL
CONTACT: SYKES III, JOHN
SOURCE: FL DEP

REV: 6/2/11
ID1: SHWS - 9
ID2: FLD991279894
STATUS: ACTIVE
PHONE:

soils, which was documented in an amended ROD, signed in September 1990. The selected alternative included soil washing to separate clean sands, chemical fixation of contaminated sludges, and bioremediation of wash water followed by polishing with a filter system. Additional site sampling was performed in March and July 1991, which confirmed the presence of dioxin contamination in the groundwater and on-site soils, as well as the existence of free product (diesel) floating on the water table. Treatability studies were completed in January 1992 to determine if the revised remedy would effectively treat dioxin. The results of the treatability studies and technical memorandum data indicated that additional site characterization for dioxin was needed to define the volume and extent of dioxin contaminated soils and refine the proposed treatment scenario. Additional soil sampling, performed in June and October 1992 and June 1993, confirmed that dioxin contaminated soils existed both on-site and offsite in the drainage ditch area and adjacent residences. EPA-Emergency Response conducted removal actions in July and August 1993; excavating contaminated offsite soils and stockpiling the soils on-site along with dismantling and removal of tanks and equipment used in the former wood treating operations. Additional soil Coleman-Evans Page: 3 and well sampling was performed in the spring of 1994. Sampling results indicated that groundwater contamination is limited in extent and has not migrated into the deeper private wells. EPA developed a draft Focused Feasibility Study in May 1994 to re-evaluate the soil remedy in light of the new data. A public meeting was held in June 1995 to present the revised soil remedy identified in the draft Record of Decision (ROD). EPA's proposed remedy consisted of excavation and treatment of approximately 52,000 cubic yards of soils contaminated with pentachlorophenol and dioxin. Contaminated soils would be treated by thermal desorption to destroy the contaminants and disposed of onsite. A treatability study was proposed as part of the remedial design to confirm the effectiveness of the remedy. If cleanup goals could not be met by thermal desorption, the site would be capped and groundwater remediation, including free product recovery, implemented. In response to comments from the Florida Department of Environmental Protection (DEP) regarding the draft ROD, EPA conducted soil leaching tests to determine a site specific remedial goal for PCP in soils protective of groundwater as well as direct exposure to soils. The February 1996 EPA Site Specific Soil Screening Levels Report documented a site specific soil leaching criteria of 2 mg/kg for PCP. EPA also conducted additional offsite soil sampling in July and December 1996 to further delineate the extent of dioxin contamination both onsite and in surrounding residential areas. EPA Region IV issued an Interim Record of Decision (ROD) in September 1997, which identifies thermal desorption as the selected soil remedy and groundwater recovery and treatment to address contaminated groundwater. A soil dioxin cleanup level of 1.0 g/kg has been identified as an interim cleanup level for the site. The Soils Remedial Design was completed in January 1999 followed by a public meeting in March 1999 to discuss the upcoming construction activities. The Groundwater Remedial Design was completed in December 1999 and included site dewatering by groundwater recovery and treatment prior to discharge to enable the excavation of contaminated soils located below the groundwater table. Construction of the soil remedy began in June 1999 and included debris removal, soil excavation and stockpiling, construction of the thermal desorption unit and construction of the water treatment unit based on the Groundwater Remedial Design. Operation of the Groundwater Treatment System commenced during October 2000. The Thermal Desorption Unit (TDU) started full operations in December 2001. Treatment of the affected soils with the TDU was completed on March 15, 2004. A total of 209,909 wet tons of soil were treated. Decontamination and demobilization of the TDU has been completed. A Remedial Design Addendum report, dated September 2004, evaluated what steps may be necessary for remediation of the groundwater at the site. Active groundwater cleanup was originally projected to take ten (10) years with a site cleanup date of 2013 in the 1997 ROD. However, evaluation of the groundwater contamination levels in the 2004 report, indicate that the groundwater contamination has been significantly reduced as a result of the soil removal, Coleman-Evans Page: 4 which also included the treatment of some 74.5 million gallons of contaminated water. The report indicates that groundwater contamination levels are now significantly lower than the DEP's natural attenuation default concentrations (NADCs), but still exceed the Primary Drinking Water Standards (onsite only). This has led the EPA to propose Monitored Natural Attenuation (MNA) as the selected remedy for the groundwater cleanup. The report concluded that the drinking water standards would be met within a 4 to 5 year time frame (2008 - 2009). DEP has concurred with this revised approach to the groundwater cleanup. In 2005 the remedial activities at the site were reorganized into two Operable Units (OUs 1 and 2). OU 1 was further divided into Phase I (onsite Soils), and Phase II (surficial groundwater and miscellaneous site activities). OU 2 was created to address the remaining dioxin-contaminated offsite soils. The EPA signed the Final ROD on September 28, 2006, and DEP has concurred with the ROD. The ROD identified several offsite areas with dioxin contamination believed to be site related exceeding the DEP's soil cleanup target level (SCTL) of 7 ng/kg dioxin TEQ. This contaminated soil will be excavated and placed onsite under 2 feet of clean soil and the offsite excavation areas will be backfilled with clean soil. Since contaminated soil exceeding the DEP's SCTLs will remain onsite, Institutional Controls for the former Coleman-Evans property will be necessary to ensure the protectiveness of this remedy.

SCHEDULE

OU 1 Phase I is complete. OU 1 Phase II is ongoing, with continued monitoring of the surficial groundwater, disposal of contaminated onsite debris, re-grading, backfilling and seeding of the former Coleman-Evans property. Prior to the backfilling and seeding of the site, OU 2 will need to be completed (removal of offsite dioxin contaminated soils with onsite disposal). A Remedial Design report has been prepared with the specific design features for the OU 2 remedy. It is anticipated that the offsite removal and onsite disposal/capping and implementation of Institutional Controls (Restrictive Covenant) will be started in August 2007 and be completed before the end of the year.

REVISED:

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

STATE			
SEARCH ID: 10	DIST/DIR: 0.82 NE	ELEVATION: 84	MAP ID: 6
NAME: WHITEHOUSE OIL PITS ADDRESS: CHAFFEE RD 1/2 MI N OF HWY 90 JACKSONVILLE FL 32220 DUVAL CONTACT: SYKES III, JOHN SOURCE: FL DEP		REV: 6/2/11 ID1: SHWS - 37 ID2: FLD980602767 STATUS: ACTIVE PHONE:	
<u>SITE INFORMATION</u> DEP DISTRICT: NORTHEAST SITE CATEGORY: WASTE OIL DISPOSAL SITE SITE LEAD: EPA DELISTED DATE:			
<u>SITE DESCRIPTION AND HISTORY</u> <p>The Whitehouse Oil Pits are located in the community of Whitehouse, west of Jacksonville. The oil pits were owned and operated between 1958 and 1968 by a waste oil refining company. Waste dumped into the pits, included acid and clay sludges as well as waste oil. The pits were abandoned in 1969 when the company went bankrupt. On several occasions, the pit levees have ruptured and spilled contaminants onto adjacent private property and into McGirt s Creek. The Environmental Emergency Branch (EEB) of EPA conducted an emergency cleanup after a dike collapsed in 1976. Following this cleanup, the City of Jacksonville constructed a treatment system to drain the pits. An attempt was made to stabilize the remaining oil and sludge by mixing it with bentonite clay. A cap of clay and soil was placed over the pits, and perimeter drainage ditches were constructed. In 1980, the FDER and the City of Jacksonville made further efforts to improve the site by re-seeding the surface grass cover, and re-routing drainage ditches. In August 1986, the EPA Emergency Response Branch performed repairs at the site to stabilize the dikes and cap, which were damaged by erosion.</p>			
<u>THREAT</u> <p>Soils in the pits are contaminated with heavy metals and organic compounds. The oil pits are a threat to the surficial aquifer, which is used for domestic water supply purposes. Surface water quality in the northeast tributary is also threatened by leachate seeping from the pits.</p>			
<u>RESPONSE STRATEGY AND STATUS</u> DATE: DECEMBER 2009 <p>During operation as a waste oil refinery, the property was owned by Allied Petroleum Products, Inc., which went bankrupt in 1968. The subsequent owner acquired the property via a tax deed and was not involved with the disposal of contaminated wastes. In July 1982, DEP entered into a Superfund Cooperative Agreement providing for a Remedial Investigation/Feasibility Study (RI/FS) and an Initial Remedial Measure (IRM). The IRM included repair of the dike wall, installation of stormwater controls and check dams, and regrading of the cap and sodding. Whitehouse Oil Pits Page: 2 The RI was completed in December 1983 and showed that contamination of soil and ground water was localized between the northeast tributary of McGirt s Creek to the north of the site and a shallow drainage ditch immediately south of the site. Residential wells downgradient of the site were uncontaminated. The subsequent FS recommended a remedial alternative consisting of a slurry wall surrounding the entire site and connecting with a clay aquitard at a depth of approximately 40 feet. In addition, a groundwater recovery and treatment system and site cap would be installed. The Record of Decision was signed in July 1985 and the lead for design and construction was turned over to EPA. Project design was subcontracted to Environmental Science and Engineering (ESE), by the U.S. Army Corps of Engineers (COE) for EPA in March 1986. A Preliminary Design Analysis was submitted in April 1987. In May 1987, EPA in conference with ESE and FDER determined that additional site assessment and evaluation of alternative treatment technologies was necessary. At the same time, ESE continued with tests for compatibility of potential slurry wall and site-capping materials. EPA began treatability tests for solidification of the waste material in December 1987. The July 1988 results were inconclusive. A draft Risk Assessment was received in September 1989 and determined to be inadequate. Additional field work was undertaken in May 1990, and revised risk assessments incorporating the new data were submitted in September 1990 and January 1991. Bench scale treatability testing for soil solidification and biological treatment was completed in January 1991. In a public meeting held in January 1992, EPA presented the revised recommended remedial action of soil washing with biological treatment and fixation/stabilization of contaminated soil. Contaminated groundwater would be recovered and treated. EPA signed an Amended Record of Decision (AROD) in June 1992. DEP signed a Letter of Concurrence in October 1992. EPA negotiations with potentially responsible parties to complete design and perform site cleanup were initially unsuccessful but were re-opened in September 1993. The PRPs conducted additional field investigations during May through August 1994 in order to estimate more accurately the volume of waste material and to confirm its composition. A larger volume of highly contaminated sludge was found than was previously estimated. The PRPs completed a Supplemental Treatability and Feasibility Study (STFS) in January 1996 with an addendum completed in July 1997. EPA issued a new Proposed Plan and presented the amended site remedy at a public meeting in December 1997. EPA signed a second Amended ROD in September 1998. The amended remedy includes containment of the site contaminants using a surface cap and slurry wall or sheet piling. The upper layers of fill material will be solidified to create a stable substrate to support the cap. Groundwater</p>			
- Continued on next page -			

Site Details Page - 21

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

STATE			
SEARCH ID: 10	DIST/DIR: 0.82 NE	ELEVATION: 84	MAP ID: 6
NAME: WHITEHOUSE OIL PITS ADDRESS: CHAFFEE RD 1/2 MI N OF HWY 90 JACKSONVILLE FL 32220 DUVAL CONTACT: SYKES III, JOHN SOURCE: FL DEP		REV: 6/2/11 ID1: SHWS - 37 ID2: FLD980602767 STATUS: ACTIVE PHONE:	
<p>monitoring is included to confirm the effectiveness of the containment system. In the final AROD, the groundwater cleanup criterion for naphthalene was modified by EPA allowing higher concentrations in groundwater. The revised goal for naphthalene does not reflect the Department's organoleptic guidelines although it is not expected to affect the protectiveness of the cleanup action because naphthalene has not been observed to Whitehouse Oil Pits Page: 3 exceed State guidelines outside of the proposed containment area. The Department concurred with the selected remedy in November 1999. EPA approved the final Remedial Design in September 2000. The PRPs selected Golder and Associates, Inc. as the remedial contractor. The PRPs signed a consent order with EPA to complete the site remedy and the order was lodged with the federal court in April 2002. Additional offsite sampling during design has shown that site-related contaminants exceeding soil and sediment cleanup goals exist over approximately 4-acres along McGirt's Creek downstream of the site. This material will be excavated and either relocated to the main site area for incorporation under the onsite cap or disposed off site at a permitted landfill facility, as part of the final site remedy. Construction of the site remedy was initiated in November 2003. Excavation and revegetation of the McGirt's Creek floodplain was completed in August 2004. After a delay of several months due to difficulties in assessment of slurry wall materials, construction of the slurry wall began in spring 2005. The slurry wall and cap were completed in November 2005 and EPA and DEP completed a final inspection of the site in April 2006. The Final Remedial Action Report was received in June 2007.</p> <p><u>SCHEDULE</u></p> <p>The remaining significant issue is establishing institutional controls for the site. It is anticipated that this issue will be resolved in 2009. Periodic groundwater monitoring and OandM inspections will be performed to assure effectiveness of the completed remedy. Since waste remains on the site, periodic (five year) reviews will be performed by the EPA, with the next one due in 2013.</p> <p>REVISED:</p>			

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

RCRACOR			
SEARCH ID: 6	DIST/DIR: 0.92 SW	ELEVATION: 83	MAP ID: 7
NAME: TRINITY INDUSTRIES INC ADDRESS: 11934 W BEAVER ST JACKSONVILLE FL 32220 DUVAL CONTACT: SOURCE: EPA		REV: 7/11/11 ID1: FLD007515133 ID2: STATUS: CA PHONE:	
DETAILS NOT AVAILABLE			

**Environmental FirstSearch
Site Detail Report**

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

RCRATSD			
SEARCH ID: 5	DIST/DIR: 0.92 SW	ELEVATION: 83	MAP ID: 7
NAME: TRINITY IND INC ADDRESS: 11934 W BEAVER ST JACKSONVILLE FL 32203 DUVAL CONTACT: JERRY RIDDLES SOURCE: EPA		REV: 7/8/03 ID1: FLD007515133 ID2: STATUS: TSD PHONE: 2146314420	
<u>SITE INFORMATION</u>			
CONTACT INFORMATION:		JERRY RIDDLES PO BOX 2638 JACKSONVILLE FL 322030 PHONE: 2146314420	
<u>UNIVERSE NAME:</u>			
SUBJECT TO CEI SUBJECT TO CORRECTIVE ACTION INCINERATOR ST: STORAGE AND TREATMENT TSDS SUBJECT TO CORRECTIVE ACT DF: LAND DISPOSAL FACILITY			
<u>SIC INFORMATION:</u>			
0011 - DISCONTINUED, CHANGED, OR UNKNOWN			
<u>ENFORCEMENT INFORMATION:</u>			
AGENCY: TYPE:	S - STATE 125 - DEP WARNING LETTER	DATE:	16-NOV-89
AGENCY: TYPE:	S - STATE 315 - DEP CONSENT ORDER	DATE:	12-OCT-90
AGENCY: TYPE:	S - STATE 315 - DEP CONSENT ORDER	DATE:	16-JUN-97
AGENCY: TYPE:	S - STATE 115 - DEP MEETING	DATE:	06-JAN-97
AGENCY: TYPE:	S - STATE 215 - DEP NOTICE OF VIOLATION (NOV)	DATE:	14-FEB-90
AGENCY: TYPE:	S - STATE 115 - DEP MEETING	DATE:	14-MAR-96
AGENCY: TYPE:	S - STATE 215 - DEP NOTICE OF VIOLATION (NOV)	DATE:	28-JUL-95
<u>VIOLATION INFORMATION:</u>			
VIOLATION NUMBER:	0001	RESPONSIBLE:	S - STATE

- Continued on next page -

Site Details Page - 24

Environmental FirstSearch Site Detail Report

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

RCRATSD			
SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
5	0.92 SW	83	7
NAME: TRINITY IND INC ADDRESS: 11934 W BEAVER ST JACKSONVILLE FL 32203 DUVAL CONTACT: JERRY RIDDLES SOURCE: EPA		REV: 7/8/03 ID1: FLD007515133 ID2: STATUS: TSD PHONE: 2146314420	
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	11/29/1989
TYPE:	GLB - GENERATOR LAND BAN REQUIREMENTS		
VIOLATION NUMBER:	0002	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	11/29/1989
TYPE:	DLB - TSD LAND BAN REQUIREMENTS		
VIOLATION NUMBER:	0003	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DGW - TSD GROUNDWATER MONITORING REQUIREMENTS		
VIOLATION NUMBER:	0004	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DCL - TSD CLOSURE/POST CLOSURE REQUIREMENTS		
VIOLATION NUMBER:	0005	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DFR - TSD FINANCIAL RESPONSIBILITY REQUIREMENTS		
VIOLATION NUMBER:	0006	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)		
VIOLATION NUMBER:	0007	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)		
VIOLATION NUMBER:	0008	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	11/29/1989
TYPE:	GLB - GENERATOR LAND BAN REQUIREMENTS		
VIOLATION NUMBER:	0009	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	11/29/1989
TYPE:	DLB - TSD LAND BAN REQUIREMENTS		
VIOLATION NUMBER:	0010	RESPONSIBLE:	S - STATE
DETERMINED:	05-OCT-89	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)		
VIOLATION NUMBER:	0011	RESPONSIBLE:	S - STATE
DETERMINED:	17-FEB-95	DETERMINED BY:	S - STATE
CITATION:		RESOLVED:	06/16/1997
TYPE:	DPB - TSD PART B PERMIT APPLICATION		

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

RCRATSD							
SEARCH ID:	5	DIST/DIR:	0.92 SW	ELEVATION:	83	MAP ID:	7
NAME:	TRINITY IND INC	REV:	7/8/03				
ADDRESS:	11934 W BEAVER ST JACKSONVILLE FL 32203 DUVAL	ID1:	FLD007515133				
CONTACT:	JERRY RIDDLES	ID2:					
SOURCE:	EPA	STATUS:	TSD				
		PHONE:	2146314420				

***Environmental FirstSearch
Site Detail Report***

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

STATE			
SEARCH ID: 8	DIST/DIR: 0.92 SW	ELEVATION: 83	MAP ID: 7
NAME: TRINITY INDUSTRIES ADDRESS: 11934 W BEAVER ST JACKSONVILLE FL 32220 DUVAL		REV: 11/19/97 ID1: SITE 000562 ID2: STATUS: STATE SITE PHONE:	
CONTACT: SOURCE:			
REGION: N			
LTBI DATE: CONFIRM DATE: DELETED DATE: REMED DATE: WAIVER DATE:		NPL: NO PUB INV: INIT ACTION: RESP ACTION: PRIORITY:	
CURRENT STATUS: PET/HAZ: REMEDICATION:			
CONTENT: LOCATION: RESULTS: GROUND WATER:			

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(c), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: *EPA/MA DEP/CT DEP* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST -- Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTS HAZARDOUS WASTE GENERATOR -- database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQN-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

Tribal Lands: *BIA* INDIAN LANDS AND NATIVE ENTITIES IN FLORIDA - database of American Indian reservations in Florida.

State/Tribal Sites: *FL DER/DEP/EPA* FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination.

SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

State/Tribal SWL: *FDEP* SOLID WASTE FACILITIES LIST - database concerned with the handling of

waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

State/Tribal LUST: FDEP LEAKING UNDERGROUND STORAGE TANKS LIST - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

State/Tribal UST/AST: FDEP/EPA STORAGE TANK AND CONTAMINATION MONITORING DATABASE - Database of all storage tank facilities registered with the Department and tracked for active storage tanks, storage tank history, or petroleum cleanup activity. Information includes facility identification number, site location information, and basic storage tank information such as size, placement, substance stored, installation date and current tank status.

TRIBAL LAND UNDERGROUND STORAGE TANKS - database of underground storage tanks that are reported to be on Native American lands. These sites are reported to the region 4 office of the EPA by the local tribal governments. The sites can be identified by their ID: NL-FL- number.

State/Tribal EC: FDEP INSTITUTIONAL CONTROLS REGISTRY DATABASE Subset- database of sites that have institutional controls and engineering controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal IC: FDEP INSTITUTIONAL CONTROLS REGISTRY DATABASE - database of institutional controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal VCP: FL DEP VOLUNTARY CLEANUP PROGRAM- A static state wide database of sites that have or may receive a tax credit. Tax credits are issued based on a percentage of the costs of "voluntary" cleanup. In other words, the person conducting cleanup is paying for it rather than the site being cleaned up using state funding through the Drycleaning Solvent Cleanup Program. The following three types of sites may be eligible for tax credits: (1) A drycleaning solvent contaminated site eligible for state-funded site rehabilitation under s. 376.3078(3), F.S.; (2) A drycleaning solvent contaminated site at which cleanup is undertaken by the real property owner pursuant to s. 376.3078(10), F.S., if the real property owner is not also, and has never been, the owner or operator of the drycleaning facility where the contamination exists; or (3) A brownfield site in a designated brownfield area under s. 376.80, F.S.

State/Tribal Brownfields: FDEP BROWNFIELDS REDEVELOPMENT PROGRAM DATABASE- database of reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinators' contact information

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: FDEP SINKHOLES - database of sinkholes from the Florida Geological Survey Sinkholes.
DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information

includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

CATTLE DIPPING VATS - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

Dry Cleaners: *FDEP* DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

Tribal Lands: BIA Bureau of Indian Affairs

Updated when available

State/Tribal Sites: FL DER/DEP/EPA Florida Department of Environmental Protection, Bureau of Waste Cleanup

Updated quarterly

State/Tribal SWL: *FDEP* Florida Department of Environmental Protection

Updated annually

State/Tribal LUST: *FDEP* Florida Department of Environmental Protection

Updated quarterly

State/Tribal UST/AST: *FDEP/EPA* Florida Department of Environmental Protection

Updated quarterly

State/Tribal EC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal IC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal VCP: *FL DEP* Florida Department of Environmental Protection

Updated no longer available

State/Tribal Brownfields: *FDEP* The Florida Department of Environmental Protection, Division of Waste Management.

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *US DOJ* U.S. Department of Justice

Updated when available

State Other: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.
Florida Department of Environmental Protection Cattle Dipping Vats

Updated quarterly

Dry Cleaners: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: CHAFFEE ROAD
JACKSONVILLE FL 32220

JOB: 0109-311-03

Street Name	Dist/Dir	Street Name	Dist/Dir
Grayson St	0.19 SE		
Machelle Dr	0.14 SE		

APPENDIX C
HISTORICAL RESEARCH DOCUMENTATION

CITY OF JACKSONVILLE
117 W DUVAL ST
JACKSONVILLE, FL 32202-3700

Primary Site Address
0 N CHAFFEE RD
Jacksonville FL 32220

Official Record Book/Page
11553-01223

Title #
4413

0 N CHAFFEE RD

Property Detail

RE #	001472-0000
Tax District	GS
Property Use	8000 RESERVED FOR FUTURE USE
# of Buildings	0
Legal Desc.	
Subdivision	00000 SECTION LAND

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). Property values, exemptions and other information listed as 'In Progress' are subject to change. These numbers are part of the 2011 working tax roll and will not be certified until October. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2010 Certified	2011 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$153,147.00	\$153,147.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$153,147.00	\$153,147.00
Assessed Value	\$153,147.00	\$153,147.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$153,147.00	See below
Taxable Value	\$0.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value \$153,147.00
City or County Government (903) - \$153,147.00

SJRWMD/FIND Taxable Value

Assessed Value \$153,147.00
City or County Government (903) - \$153,147.00

School Taxable Value

Assessed Value \$153,147.00
City or County Government (903) - \$153,147.00

Taxable Value**\$0.00****Taxable Value****\$0.00****Taxable Value****\$0.00****Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
11553-01223	12/24/2003	\$151,700.00	SW - Special Warranty	Unqualified	Vacant
03665-00436	1/1/1974	\$517,000.00	WD - Warranty Deed	Unqualified	Vacant
06010-01155	1/1/1899	\$0.00	- Unknown	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Value
1	9950	21-50 ACRES/VACANT	PUD	0.00	0.00	Common	33.26	\$149,670.00
2	9602	SWAMP	PUD	0.00	0.00	Common	11.59	\$3,477.00

Legal

LN	Legal Description
1	13-2S-24E 44.85
2	PT SE1/4 RECD O/R 11553-1223
3	BEING PARCEL D

Buildings

No data found for this section

2011 Notice of Proposed Property Taxes (Truth in Millage Notice)**Property Record Card (PRC)**

The Property Appraiser's Office (PAO) provides historical property record cards (PRCs) online for 1995-2005. The PAO no longer maintains a certified PRC file due to changes in appraisal software; therefore, there are no PRCs available online from 2006 forward. You may print this page which provides the current property record. (Sections not needed can be minimized.) To print the past-year cards below, set your browser's Page Set Up for printing to Landscape.

[2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#) | [1998](#) | [1997](#) | [1996](#) | [1995](#)

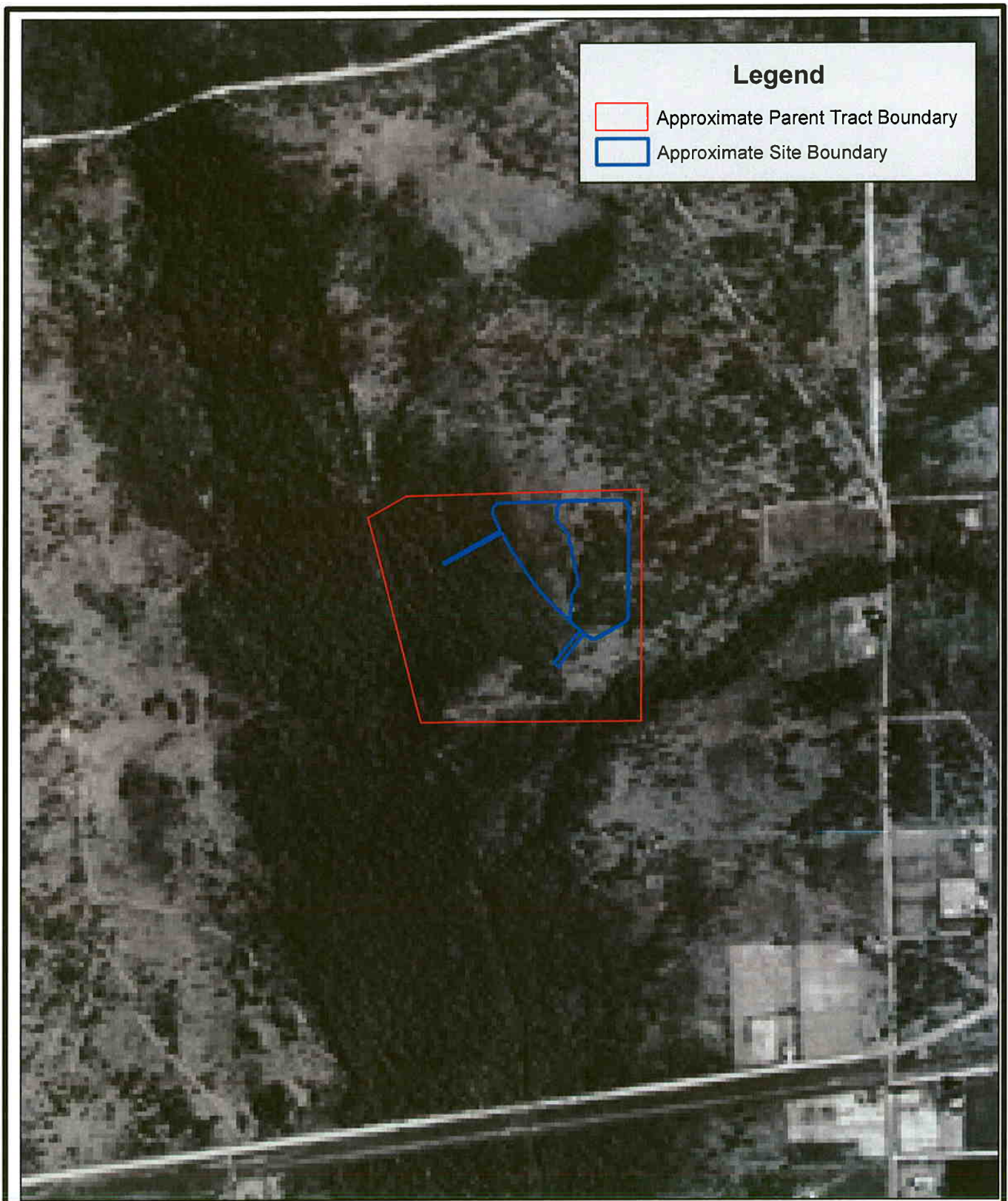
More Information

[Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AsstSite Zone	IEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Civ HH Zone	MI HH Zone	Civ School Reg	MI School Reg	Lighting Reg	Civ Notice Zone	MI Notice Zone
001472 0000	CITY OF JACKSONVILLE	CHAFFEE RD N JACKSONVILLE 32220	151700	45.87	11555012234413		13-2S-24E 44.85 PT SE1/4 RECD O/R 11553 1223 BEING PARCEL D	AE X5	Not in Zone	Not in Enterprise Zone	Not in Evacuation Zone	N/A / Planning Dist: 5	Whitehouse (60, 65) DNL	Whitehouse (AP22)	Cecil/Herlong Height (500)	Whitehouse Horizontal Surface Elev (1507)	NA	NA	Whitehouse	Whitehouse NA	Whitehouse



Legend

Approximate Parent Tract Boundary

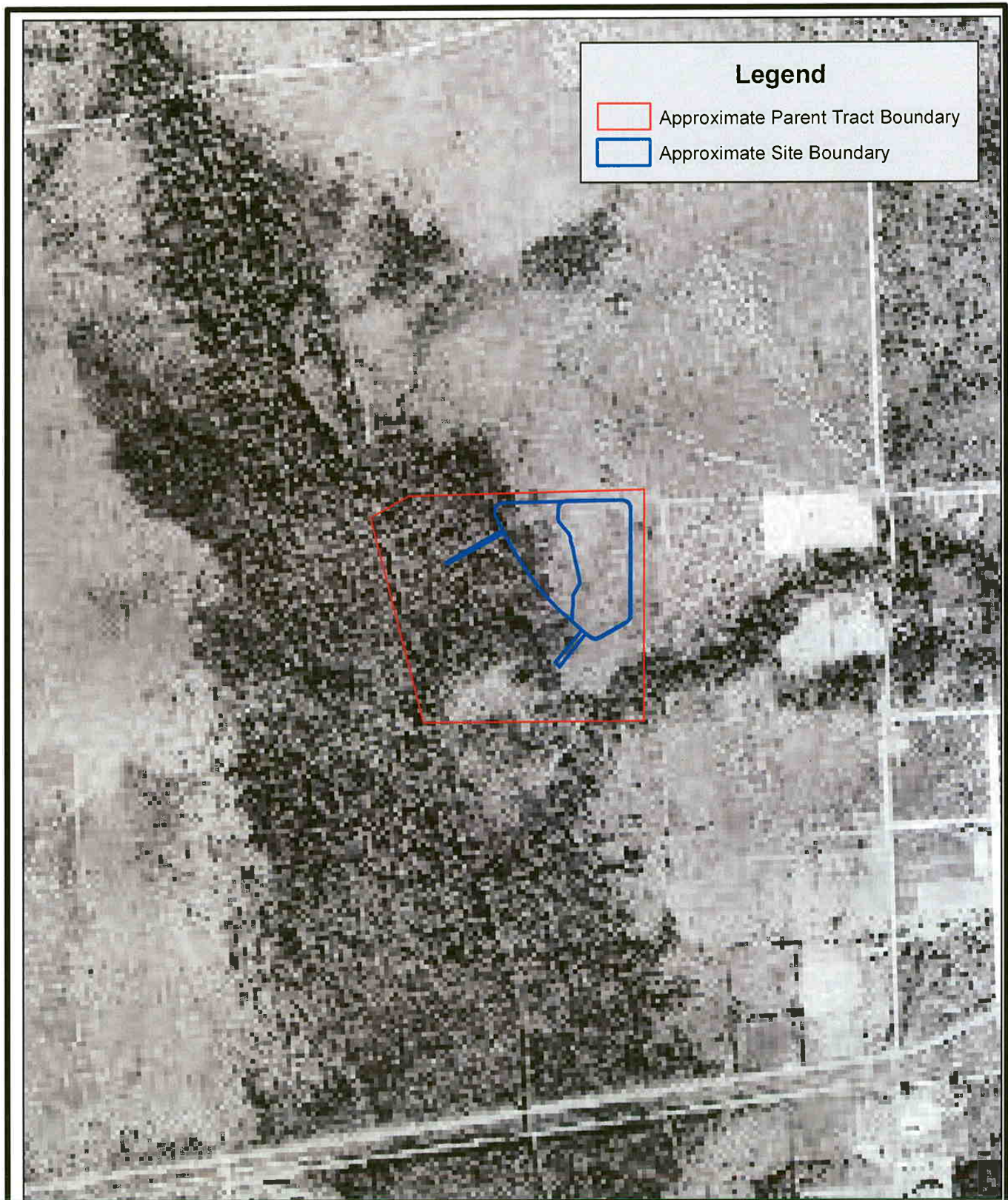
Approximate Site Boundary

1943 AERIAL PHOTOGRAPH





PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 375 750
1 inch = 750 feet



Legend

 Approximate Parent Tract Boundary

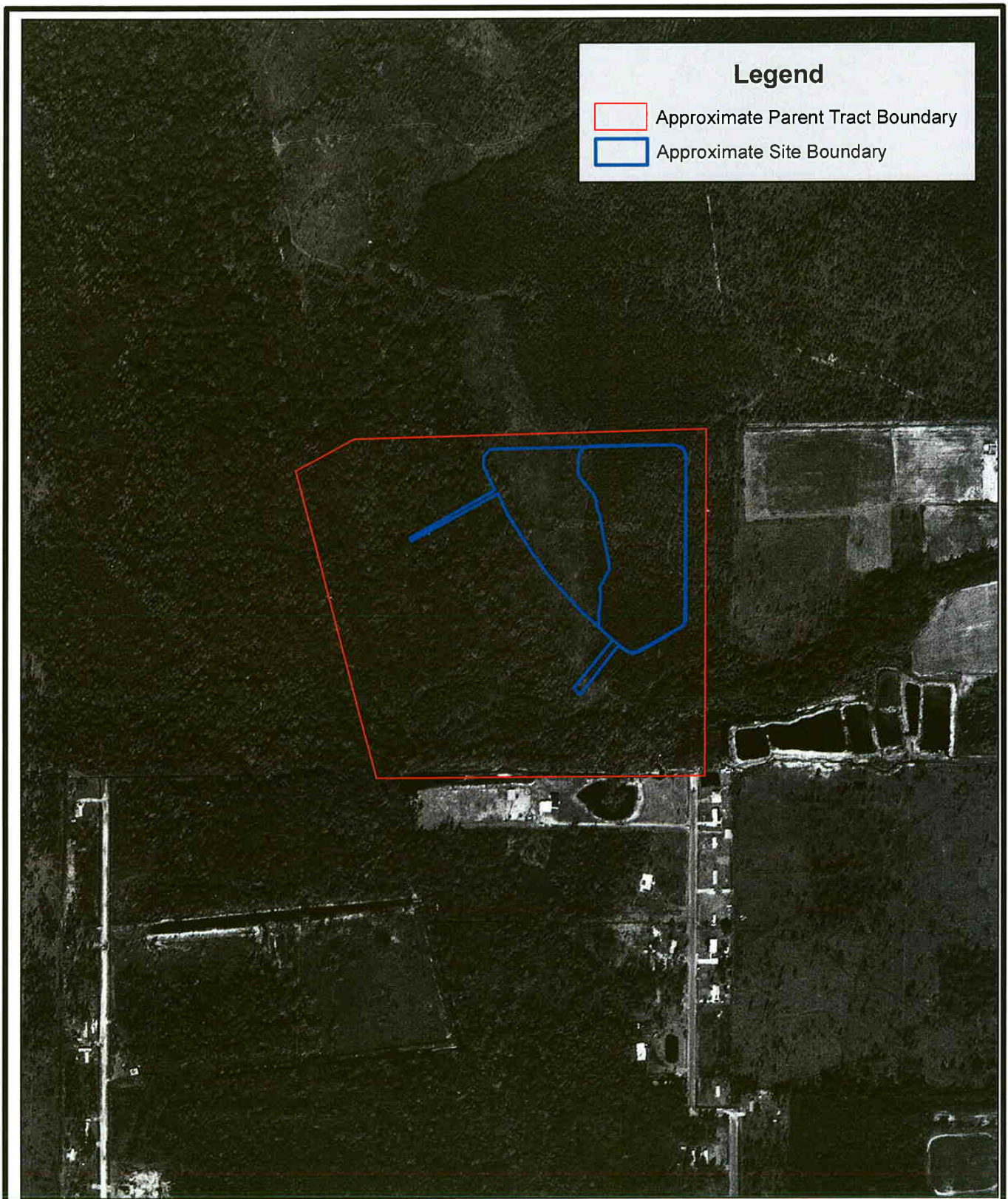
 Approximate Site Boundary

1952 AERIAL PHOTOGRAPH





PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 375 750
1 inch = 750 feet



Legend

 Approximate Parent Tract Boundary

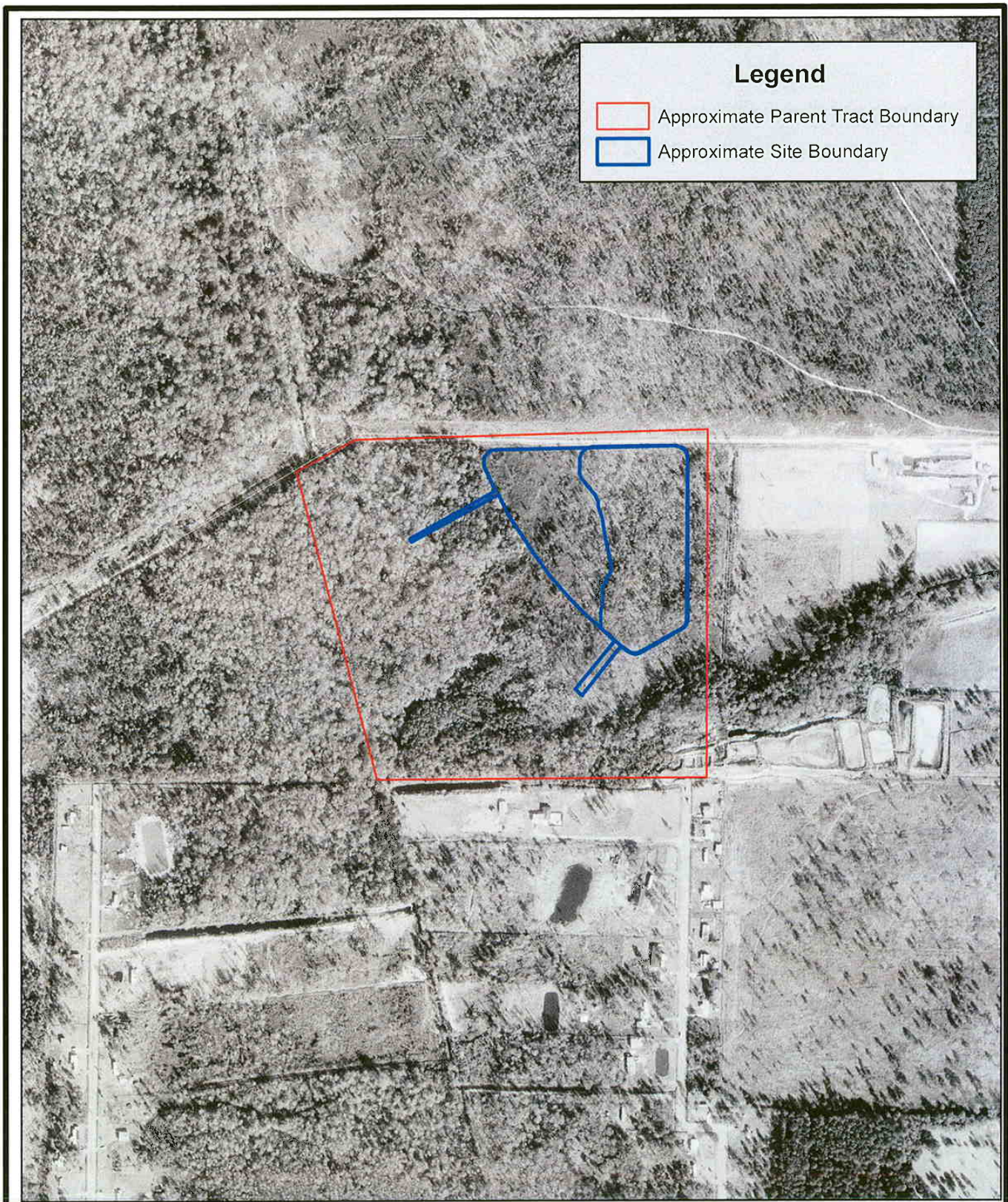
 Approximate Site Boundary

1969 AERIAL PHOTOGRAPH





PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet



Legend

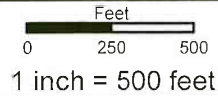
 Approximate Parent Tract Boundary

 Approximate Site Boundary

1975 AERIAL PHOTOGRAPH





PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA





Legend

 Approximate Parent Tract Boundary

 Approximate Site Boundary

1982 AERIAL PHOTOGRAPH





PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet



Legend

 Approximate Parent Tract Boundary

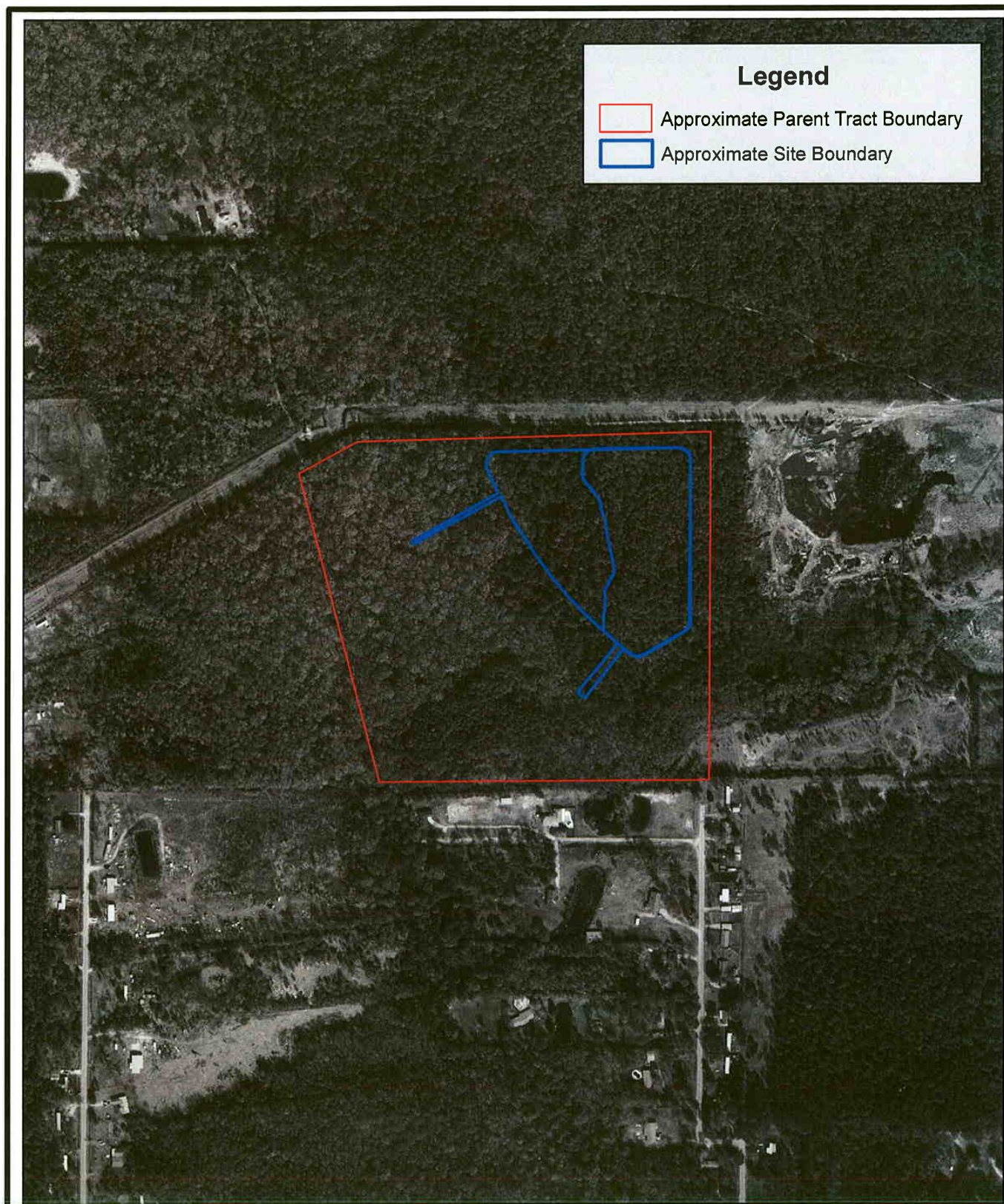
 Approximate Site Boundary

1988 AERIAL PHOTOGRAPH





PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet



Legend

 Approximate Parent Tract Boundary

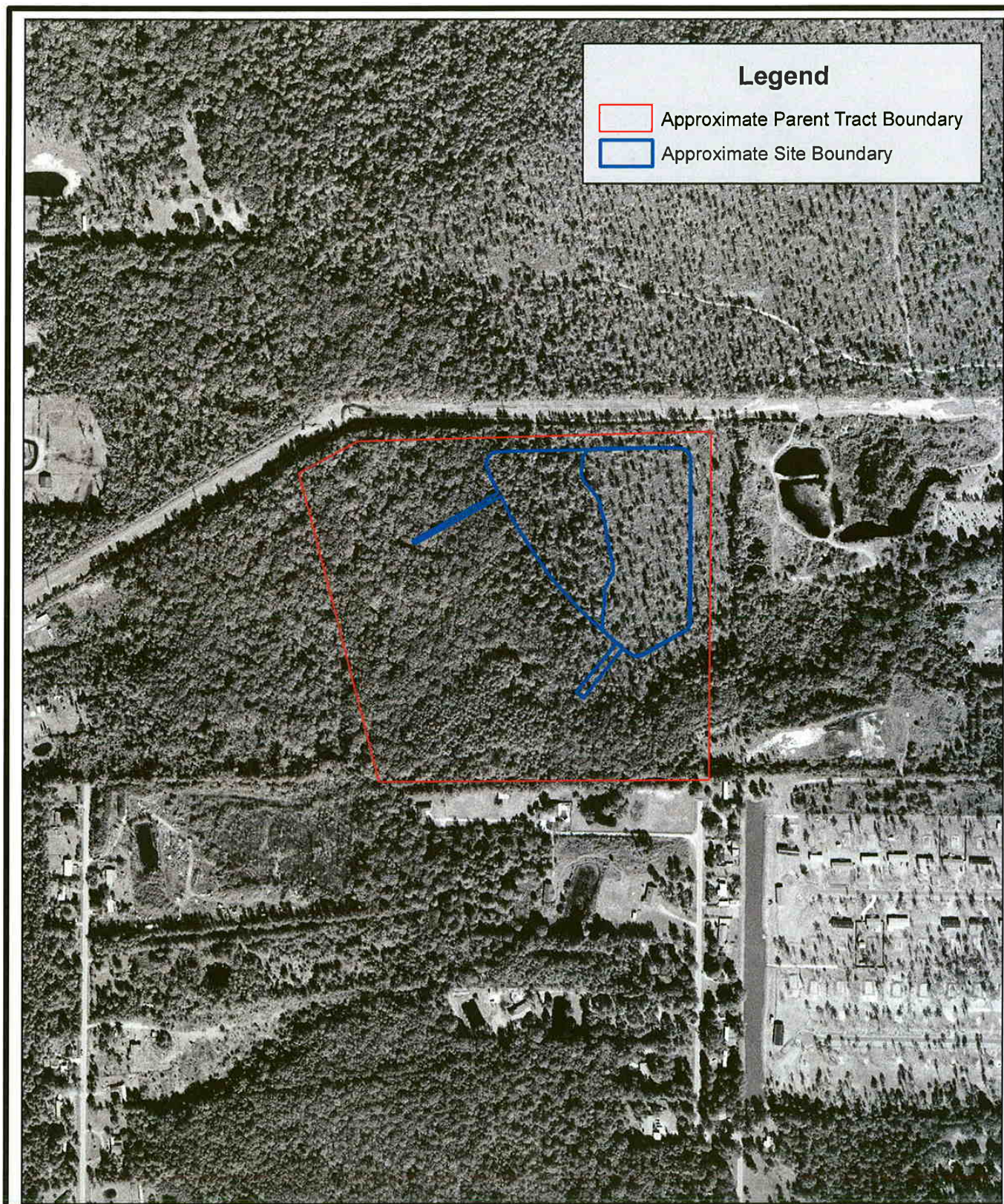
 Approximate Site Boundary

1993 AERIAL PHOTOGRAPH



PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet



Legend

Approximate Parent Tract Boundary

Approximate Site Boundary

1997 AERIAL PHOTOGRAPH



PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet



2001 AERIAL PHOTOGRAPH



PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet

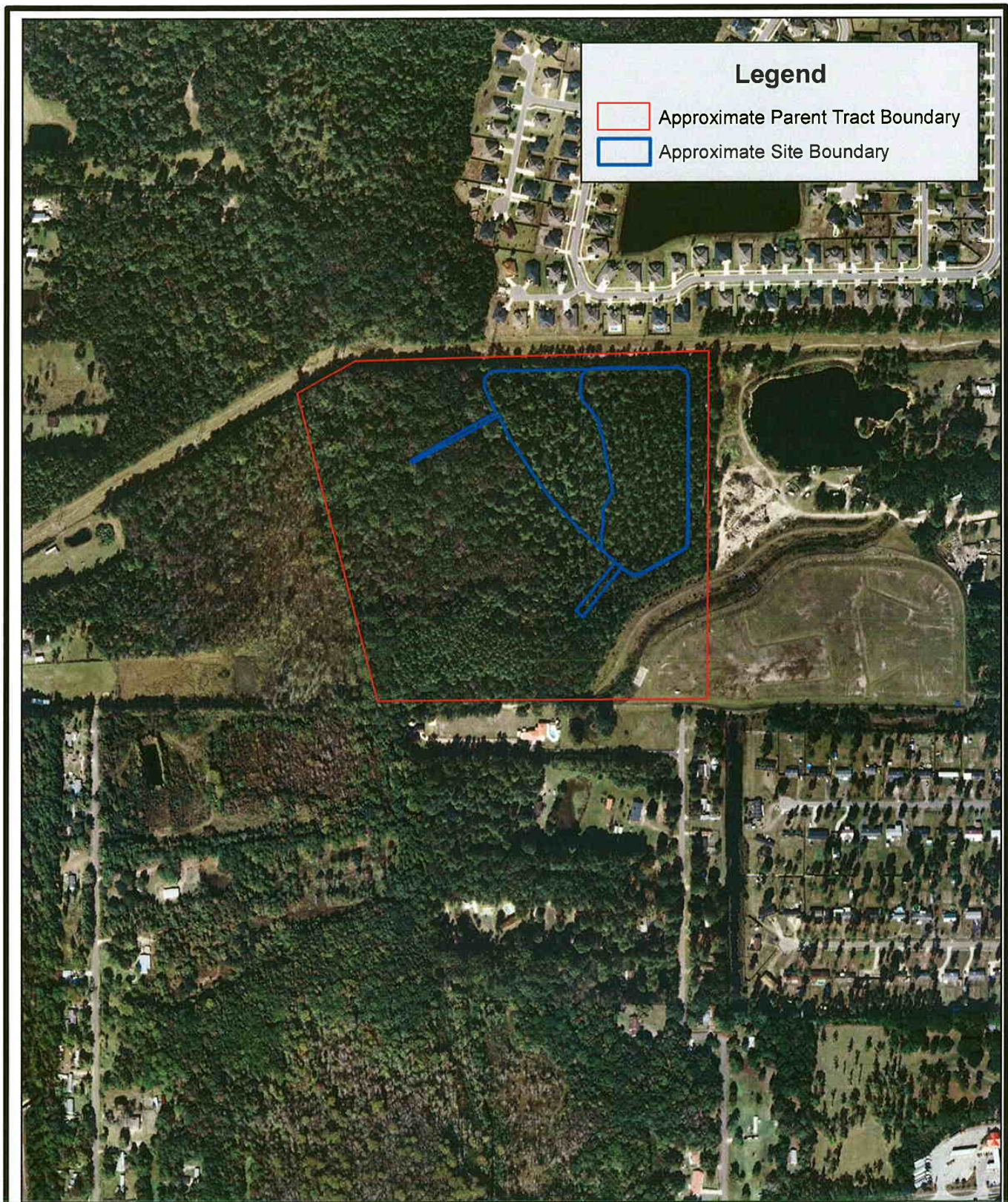


2008 AERIAL PHOTOGRAPH



PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet



Legend

- Approximate Parent Tract Boundary
- Approximate Site Boundary

2010 AERIAL PHOTOGRAPH



PROPOSED FLOOD COMPENSATION AREA
CHAFFEE ROAD NORTH
JACKSONVILLE, DUVAL COUNTY, FLORIDA

Feet
0 250 500
1 inch = 500 feet

APPENDIX D
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Years with Current Firm
10 Years

Total Years Experience
16 Years

Employee Title
Environmental Engineer

Office
Jacksonville, FL

Academic Background
Bachelor of Science,
Electrical Engineering -
University of Central
Florida, 1992

Professional Training
Florida PE, No. 57447;
Florida LAC No. AX64;
Alabama PE, No. 25490;
Georgia PE, No. 029107;
Mississippi PE, No. 17340;
Louisiana PE, No. 33197;
N. Carolina PE, No. 34671;
S. Carolina PE, No. 26699;
Illinois PE, No. 062.061557;
Texas PE, No. 103209

Professional Affiliations
Florida Engineering Society;
Society of American Military
Engineers

Senior Engineer

Mr. Fitch has over 16 years of experience providing environmental engineering projects. Mr. Fitch brings a wealth of knowledge in compliance with environmental regulations and preparation of Physical Condition Assessments and EBS documents. He has performed over 500 ESA/EBS projects over the past 16 years for private, state and federal clients. He has also prepared Phase I and II ESA Reports, Spill Prevention Control and Countermeasure (SPCC) Plans, Storm Water Pollution Prevention Plans (SWPPP) and Baseline Environmental Assessments for various federal facilities including CBC Gulfport, NAS Meridian, NSA New Orleans, and the John C. Stennis Space Center. Assessment and audit experience includes compliance audits for the Fernandina Beach Municipal Airport, the Jacksonville Transportation Authority, local commercial businesses, and several apartment complexes.

Project Experience

Mr. Fitch's project experience includes:

- Phase I ESAs, Regions Financial Corporation – Mr. Fitch serves as Senior Engineer and Technical Reviewer for numerous Phase I ESAs involving hazardous waste and petroleum sites throughout the southeastern United States. Due diligence work is performed in accordance with ASTM standards and Regions Bank specifications for additional non-scope items. In addition to the Phase I ESA, preliminary evaluation for ACMs, lead-based paint, and mold are conducted at various sites. Activities performed included conducting a site inspection, evaluating current/historical uses of the subject site and surrounding properties, reviewing an Environmental Data Resources (EDR) Report, interviewing the site owner and occupant, and determining recommendations for further investigation activities.
- Multiple Phase I and II ESAs, USACE New Orleans District, New Orleans, Louisiana – Mr. Fitch served as Senior Engineer and Technical Reviewer to multiple Phase I and II ESAs for the USACE New Orleans District. Tasks included site surveying, historical review, sampling, and interviews for report preparation. All site assessments were performed in accordance with ASTM 1527-05 standards.
- Neighborhood Stabilization Program, City of Jacksonville – Mr. Fitch served as Senior Engineer and Technical Reviewer for Phase I ESAs, asbestos, lead-based paint, and mold survey report for the City of Jacksonville's Neighborhood Stabilization Program.
- Old Jennings Road Widening Project, Private Client, Jacksonville, Florida – Mr. Fitch served as Senior Technical Reviewer for a Phase I ESA for the Old Jennings Road Widening Project. The purpose of this assessment was to identify recognized environmental conditions along the subject corridor. Tasks included visiting the subject corridor, noting observations, and obtaining photographic documentation of the sites. A review was performed on readily available aerial photographs and city directories to identify past uses of the sites, and of federal, state, and local environmental agency databases to identify potential on-site and off-site environmental concerns from registered facilities.
- Monitoring Report - Sites 5 & 6, NAS Meridian, Meridian, Mississippi – Mr. Fitch serves as Senior Engineer for Semi-Annual Long Term Groundwater Monitoring Report for Site 5 & 6, Former Pesticide Mixing Area, Naval Air Station (NAS) Meridian, Meridian, Mississippi. Activities included field investigations and groundwater sampling.
- State Cleanup and Pre-Approval Sites, FDEP, Florida – Mr. Fitch served as Senior Engineer and Technical Reviewer for various tasks under the FDEP State Cleanup and Pre-Approval Sites. Tasks included groundwater and soil sampling for a variety of petroleum pre-approval sites throughout Florida.

Years with Current Firm
5 Years

Total Years Experience
9 Years

Employee Title
Project Scientist

Office
Jacksonville, FL

Academic Background
B.S., Biology, Stetson
University, Deland, FL,
2001

Professional Training
New Environment, Inc. –
HAZWOPER – 40-Hour
Worker Program, 2002

New Environment, Inc. –
4-Hour Emergency
Response Awareness
Program, 2002

National Center for
Construction Educations
and Research –
Construction Site Safety
Orientation, February
2008

Scientia Solutions, Inc. –
Hazardous Waste and
Emergency Response
Training, October 2009

State of Florida Class D
Drinking Water, License
Number 0013549, 2003

State of Florida Class D
Waste Water – License
Number 0013344, 2003

Environmental Safety and
Health Institute - Three
Day Asbestos Building
Inspector, 2006
2009

Project Scientist

Mr. Townsend has seven years of experience in the environmental industry. During this time, Mr. Townsend has actively participated in a wide range of environmental applications, including Phase I/II Environmental Site Assessments (ESAs), Hazardous Waste Compliance Audits, Asbestos Inspections, Lead-based Paint Inspections, Mold Inspections, Underground Storage Tank Closures, Emergency Responses, Attenuation Pond Compliance Activities, and the preparation of Storm Water Pollution Prevention Plans (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC) plans. Mr. Townsend's responsibilities have included the supervision of monitor well installation; soil, groundwater, and sediment sampling; soil excavation, and remedial system installation.

Mr. Townsend also has experience in supervising, collecting, analyzing, and compiling field data and has prepared a wide range of technical reports that include Phase I/II ESA reports, compliance audits of multi-tenant industrial parks, local airports and the Jacksonville Transportation Authority. Mr. Townsend graduated from Stetson University and has had experience with GIS-based research on land-use and water quality.

Project Experience

Mr. Townsend's project experience includes:

- Project Scientist for over 200 Phase I & II Environmental Site Assessments (ESAs) on vacant land, managed forests, farms, multi-family sites, assisted living care facilities, and commercial and industrial properties as part of real estate transactions in Florida, Georgia, Louisiana, North Carolina, South Carolina, and Tennessee with property sizes ranging from 0.25 acres to 1,000 acres.
- Performed facility compliance inspection of tenants within the Reynolds Industrial Park (Former Lee Field), Green Cove Springs, Florida. The project included a comprehensive review of former military operations conducted at the FUDS facility, and compliance inspections of current and former tenants within the industrial park. Compliance items included permit compliance, storm water management, and hazardous materials storage and spill prevention.
- Project Scientist for the City of Jacksonville (COJ) Neighborhood Stabilization Program (NSP). The project included mold, lead-based paint, asbestos containing materials, and environmental assessments of over 300 residential structures in Jacksonville, FL. Project responsibilities included coordinating field operations for multiple employees, performing mold/LBP/ACM inspections, writing reports, and providing verbal and written results to the City of Jacksonville and multiple developers while adhering to a strict schedule.
- Project Scientist for sediment characterization of the Hillsboro Canal, Boca Raton, Florida. Project included sediment sampling from a boat along the Hillsboro Canal for the US Army Corps of Engineers prior to dredging the canal bottom.
- Project Scientist for a contamination screening evaluation for I-10 and US 90 in Jacksonville, FL. The projects included determining potential environmental threats along stretches of the roadways prior to lane-widening activities and ranking the threats using an FDOT-approved ranking system. The projects traversed through rural, commercial, and industrial areas.

**Professional Training**

US EPA Toxic
Substances Control Act
(TSCA) Lead Inspector
(Florida and South
Carolina), November
2009

Professional Affiliations

First Coast Manufacturers
Association (FCMA)

Keep Jacksonville
Beautiful

- Performed Site Assessments as part of an area-wide assessment on more than 100 parcels of land in downtown Jacksonville, Florida. Database applications were developed, which contained information on current and historical land uses, environmental regulatory status, and hazardous substances and petroleum products used or stored at individual sites within the assessment area.
- Project Scientist on a team that conducted Other Environmental Liability surveys at Marine Corps Reserve Centers throughout the eastern United States for NAVFAC. Project responsibilities included conducting surveys of Marine Corps Reserve Centers to identify equipment (tanks, pumps, wash racks, oil water separators, etc) that would require environmental decontamination prior to disposal or replacement.
- Performed facility compliance inspection of Langley Air Force Base. Compliance items included storm water management, hazardous materials storage and spill prevention.
- Conducted Phase II field work including: soil boring completion, soil analysis using an organic vapor analyzer, soil sampling, groundwater well installation, groundwater monitoring, groundwater sampling, sediment sampling, and water damage assessment.

Project No.: PW2009-00181
Parcel No.: 106 & 703
RE No.: 002053-0000
Site Address: 2410 S. Chaffee Road., Jacksonville, FL 32221

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 20____, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **Gary L. Minix and Janice L. Minix, his wife**, whose address is 2410 S. Chaffee Road, Jacksonville, FL 32221 (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.

2. **Improvements Owned by Others.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property (a separate offer may be made for these items): N/A

3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **\$145,976.49** and is inclusive of the following:

Parcel 106 Partial Fee (8,762 SF)

Land:	\$ 16,200.00
Improvements:	\$ 44,300.00
(Gravel Driveway, Sign – Entry Sign, Grass – Sod, Landscaping – Bush, Tree, and Crape Myrtle, Site Water/Sewer – Plumbing, Storm Drainage – Piping & Inlet)	
Net Damages &/or Cost to Cure:	\$ 35,750.00
Total:	\$ 96,250.00

Parcel 703 Temporary Construction Easement (827 SF)

Land:	\$ 800.00
Improvements:	\$ 5,950.00
(Water Feature, Landscaping – Tree & Crape Myrtle, Site Electrical)	
Net Damages &/or Cost to Cure:	\$ 0.00
Total:	\$ 6,750.00

Fees & Costs

Attorney Fees:	\$20,444.50
Engineer Fee:	\$ 7,242.89
Land Planner Fee:	\$ 6,875.00
Appraisal Fee:	\$ 8,414.10
Total:	\$42,976.49
Taxes (to be calculated when closing date set)	\$ TBD

Total Amount Paid by City	\$145,976.49
----------------------------------	---------------------

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Subject to the terms of paragraph 9 of this Real Estate Purchase Agreement and the accompanying addendum, which is incorporated into this agreement, no additional fees, cost, or compensation of any kind shall be paid by the City of Jacksonville with respect to the interest of the Seller in Parcel 106 & 703.

4. **Conditions and Limitations.**

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within sixty (60) days after final City Council approval, if such approval is required, on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than _____, 20__, unless extended mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants, or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") in substantially the form and content attached hereto as **Exhibit "C"** and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien, or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust, or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided. N/A

6. Seller and City agree that this agreement and accompanying addendum represent the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance

with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement and accompanying addendum contain the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement or the accompanying addendum shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement and accompanying addendum shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors, and assigns. Time is of the essence of this Agreement and accompanying addendum. Wherever under the terms and provisions of this Agreement and accompanying addendum the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement and accompanying addendum may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement and accompanying addendum shall be executed and delivered by each Party at Closing. This Agreement and accompanying addendum shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND ACCOMPANYING ADDENDUM AND EACH AND EVERY PROVISION HEREOF. This Agreement and accompanying addendum are intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement and accompanying addendum or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and accompanying addendum and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

10. **Release of City.** Subject to paragraphs number 1 and 2 of the accompanying and incorporated Addendum, execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement and/or the accompanying and incorporated Addendum, which will survive closing. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

11. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

"SELLER"

Gary L. Minix

By: Gary L. Minix

Date: 5/10/2024

Janice L. Minix

By: Janice L. Minix

Date: 5/10/2024

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:

Print Name: _____

Print Name _____

"CITY"

CITY OF JACKSONVILLE,

a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida

By: _____
Title: _____
Date: _____

APPROVED AS TO FORM

By: Harry Wilson
Assistant General Counsel

Project No.: PW2009-0018
Parcel Nos.: 106 & 703
RE No.: 002053-0000
Site Address: 2410 S. Chaffee Road, Jacksonville, FL 32221

ADDENDUM TO PURCHASE AGREEMENT

1. This agreement is based on the construction plans attached hereto as **Exhibit "P"** and said plans are hereby incorporated by reference. In the event that this agreement results in a closing, then thereafter both parties shall have the same legal rights that would have been available under law if transfer of title and compensation had been resolved through eminent domain proceedings in circuit court with said plans being the basis for said resolution and having been made a part of the record. This condition shall survive the closing of the property sale.
2. City of Jacksonville shall provide suitable and reasonable access to Property Owner and his successor's remainder site during the construction of the project. This condition shall survive the closing of the property sale.

Addendum to Purchase Agreement
reviewed and approved by
Property Owner/Seller,
Gary L. Minix and Janice L. Minix

Initials  / 

A27045-23-298/1898\136

Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 106

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°53'29" WEST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.32 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649; THENCE NORTH 88°53'01" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 165.33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,762 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

Exhibit "A to Purchase Sale Agreement - Page 2

PARCEL 703

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°53'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 53.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.32 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649; THENCE NORTH 88°53'01" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 827 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:47 pm, Aug 18, 2021

Improvements Owned by Others
(Exhibit "B" to Purchase and Sale Agreement)
Not Applicable

Exhibit "C" - Warranty Deed

Prepared By/Record and Return To:
Harry M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 106
RE No.: 002053-0000
Site Address: 2410 S. Chaffee Road

GENERAL WARRANTY DEED

THIS INDENTURE is made this _____ day of _____, 20__, by and between, **Gary L. Minix and Janice L. Minix**, whose address is 2410 S. Chaffee Road, Jacksonville, FL 32221 ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See Exhibit A attached hereto and by this
reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name,
the day and year first above written.

Signature of Witness

Print Name:

Address:

Signature of Witness

Print Name:

Address:

Grantor: **Gary L. Minix**

By: _____

Date: _____

Grantor: **Janice L. Minix**

By: _____

Date: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or
☐ online notarization, this ____ day of _____, 20____ by **Gary L. Minix** who *(check one)* ☐ is
personally known to me, or ☐ has produced _____ as identification.

{NOTARY SEAL}

Print Name:

Notary Public, State and County Aforesaid

My Commission Expires:

Commission Number:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____ by **Janice L. Minix** who *(check one)* ☐ is personally known to me, or ☐ has produced _____ as identification.

{NOTARY SEAL}

Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

Exhibit A

PARCEL 106

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°53'29" WEST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.32 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649; THENCE NORTH 88°53'01" EAST, ALONG LAST SAID LINE, A DISTANCE OF 53.02 FEET TO SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 165.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,762 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:37 pm, Aug 18, 2021

Exhibit "C" - Temporary Construction Easement

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Harry M. Wilson, IV
Gov. Operations Dept.
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 703
RE No.: 002053-0000
Site Address: 2410 S. Chaffee Road

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this _____ day of _____, 20__ by **Gary L. Minix and Janice L. Minix, his wife** hereinafter referred to as the "**Grantor**", whose mailing address is 2410 S. Chaffee Road., Jacksonville, FL 32221, to the **CITY OF JACKSONVILLE**, a Florida municipal corporation and political subdivision existing under the laws of the state of Florida, hereafter referred to as "**Grantee**", whose mailing address is 117 West Duval St, Jacksonville, Florida 32202.

WITNESSETH: Grantor, for \$10.00 and in consideration of the **ACCEPTANCE** of this Temporary Construction Easement by Grantee, receipt of which is hereby acknowledged; does hereby give, grant, bargain and release unto Grantee, a Temporary Construction Easement for the purpose of providing additional workspace and for tying in and harmonizing Grantor's property and the improvements and land elevations thereon with the construction of improvements associated with a Public Works Project to be undertaken by Grantee, said Temporary Construction Easement being located in, upon, over and through the following described land in Duval County, Florida, described as follows:

Please See Attached Exhibit A

THIS Temporary Construction Easement specifically grants unto Grantee the right to temporarily relocate fences and the right to remove trees and other vegetation as is reasonably necessary to utilize the Temporary Construction Easement herein granted, and

This Temporary Construction Easement Agreement shall automatically expire and terminate upon the earlier of: (x) completion of the Project, or (y) 60 months.

IN WITNESS WHEREOF, the said Grantor has signed this day and year first above written.

Signed sealed and delivered in the presence of:

"Grantor"

Signature of Witness

Gary L. Minix

Print Name: _____

By: _____

Address: _____

Date: _____

Janice L. Minix

Signature of Witness

By: _____

Print Name: _____

Date: _____

Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by **Gary L. Minix**, who ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by **Janice L. Minix**, who ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

Exhibit A

PARCEL 703

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 6


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°38'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.84 FEET; THENCE NORTH 89°22'00" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°53'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 53.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'00" EAST, A DISTANCE OF 165.32 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9258, PAGE 649; THENCE NORTH 88°53'01" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°38'00" WEST, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 827 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:47 pm, Aug 18, 2021

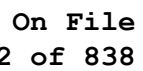
**Public Disclosure Act
Disclosure Affidavit**

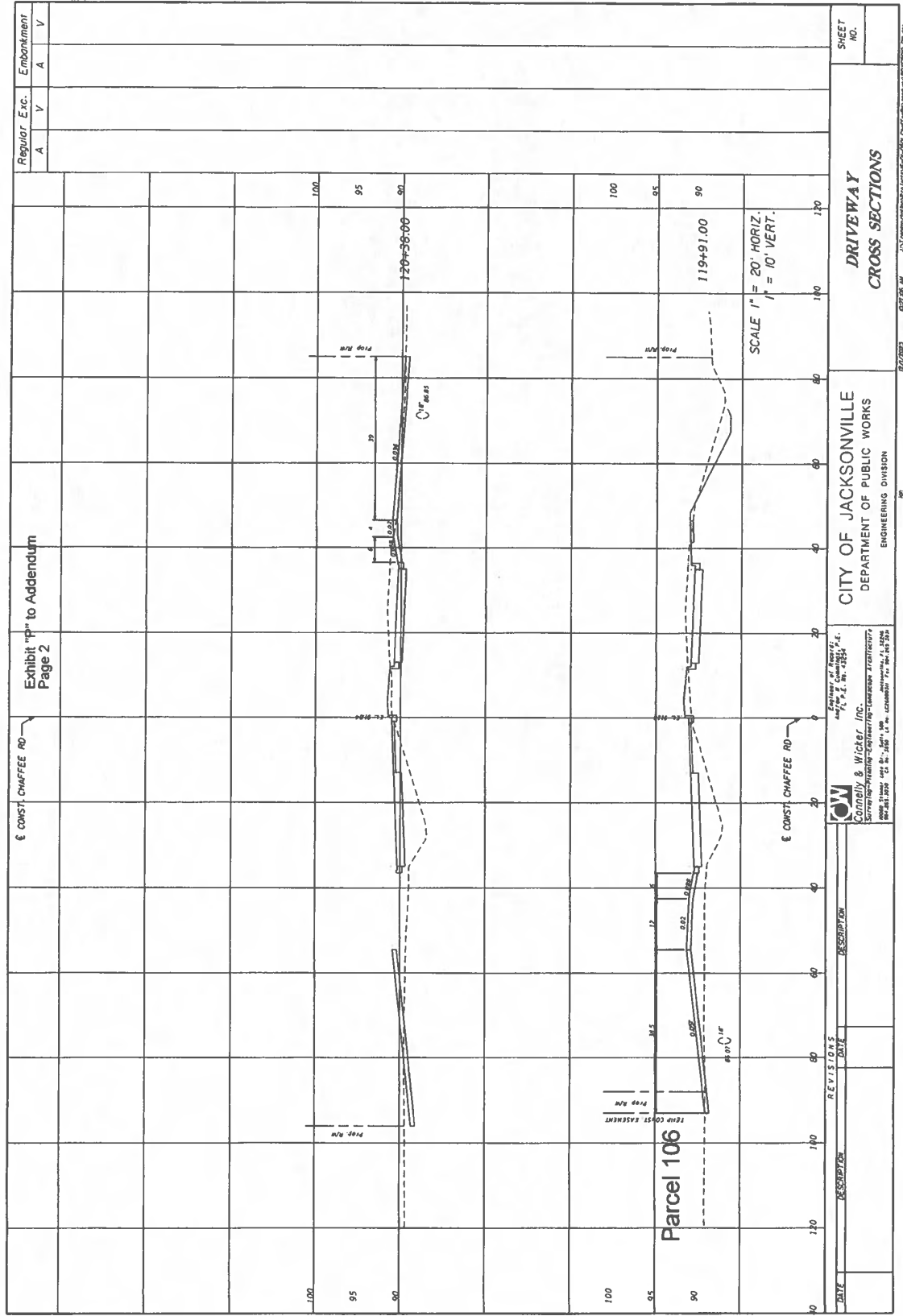
(Exhibit "D" to Purchase and Sale Agreement)

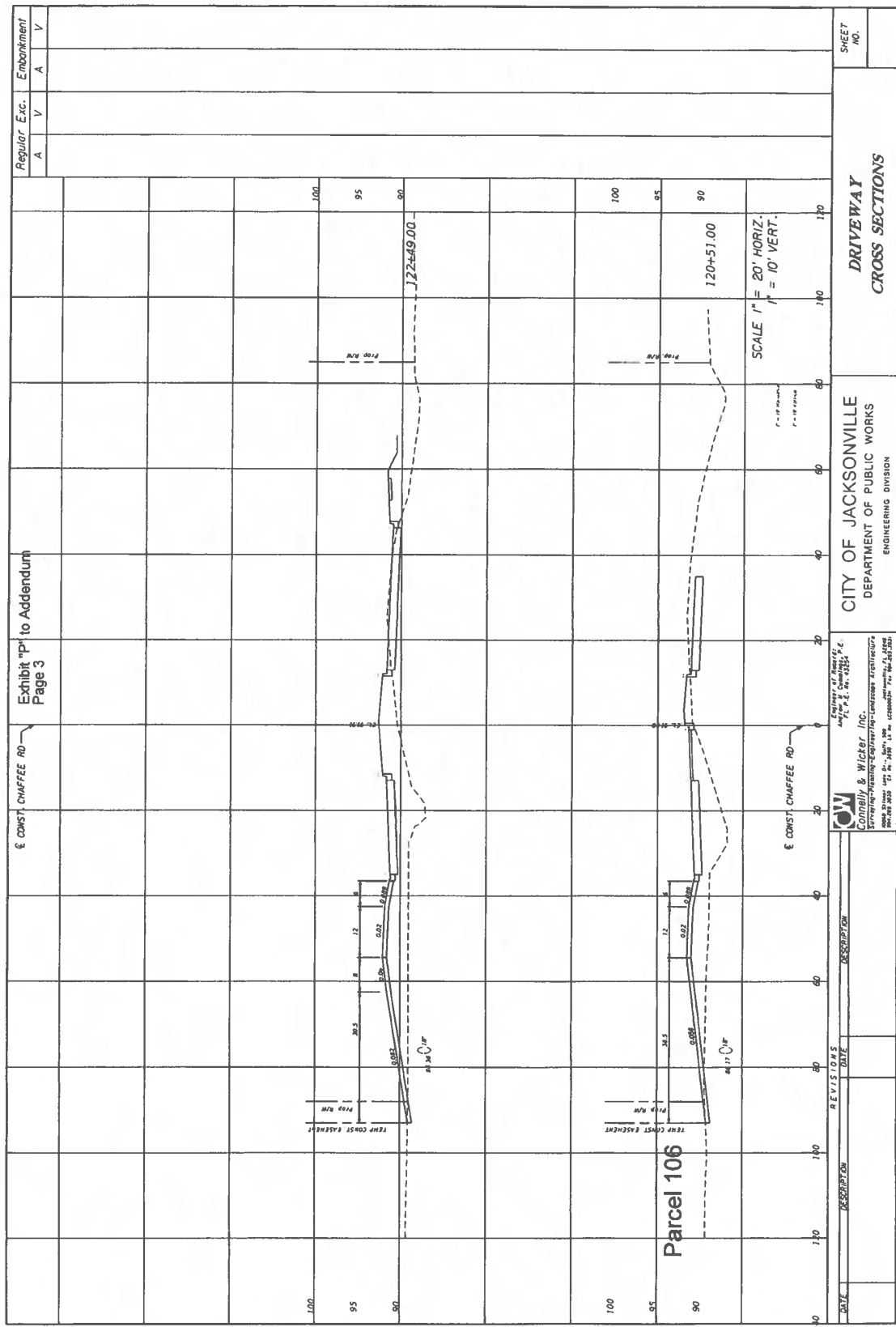
Not Applicable

Special Conditions
(Exhibit "E" to Purchase and Sale Agreement)

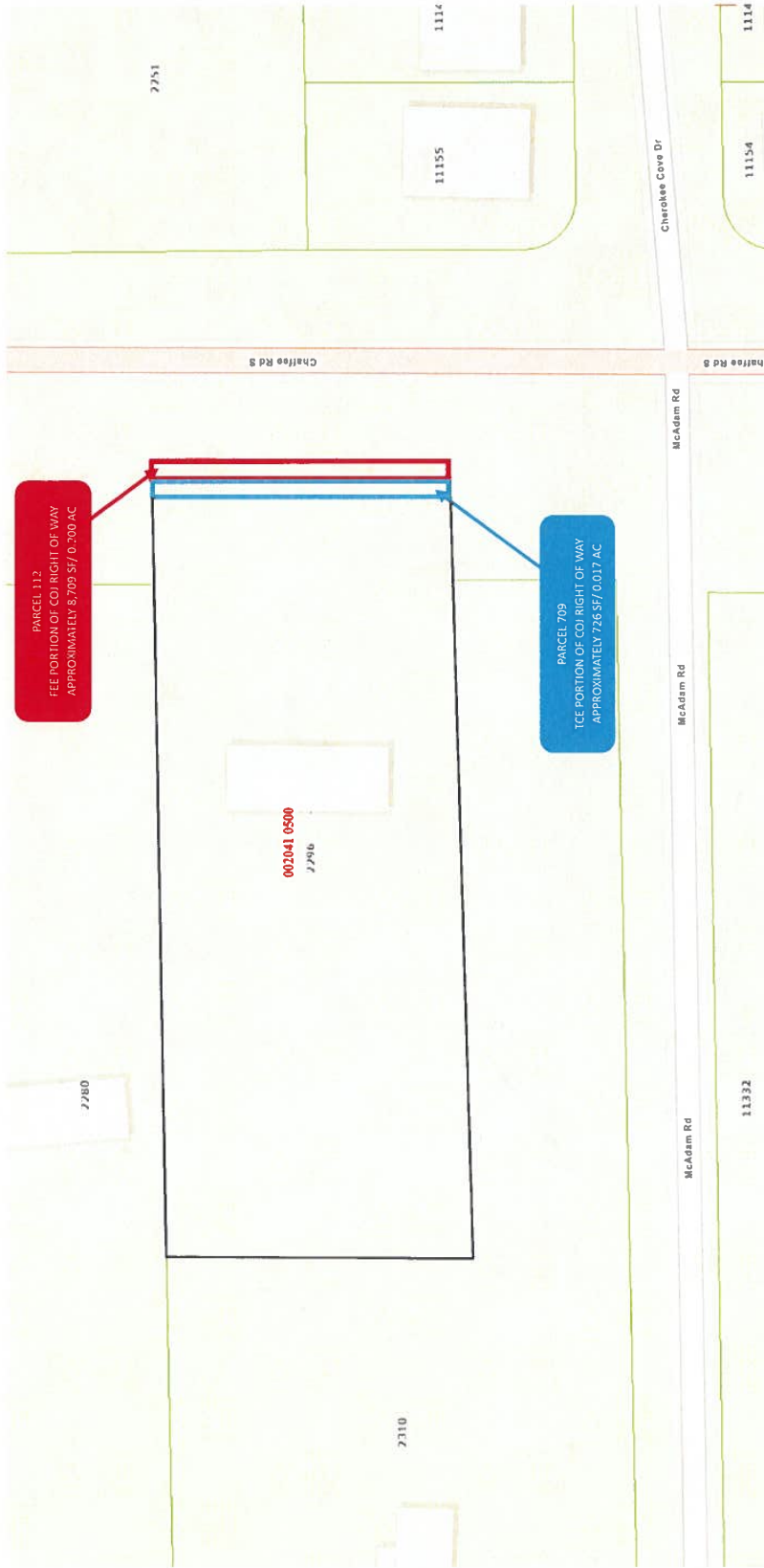
Not Applicable

Parcel 106
2410





2296 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002041-0500
PARCEL 112 & 709 LOCATION MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-112 = 8,709 SQUARE FEET/ 0.200 AC P-709 = 726 SQUARE FEET/ 0.017 AC



2296 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002041-0500
PARCEL 112 & 709 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-112 = 8,709 SQUARE FEET/ 0.200 AC P-709 = 726 SQUARE FEET/ 0.017 AC



PARCEL 112

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 93.49 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}48'10''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 145.18 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475; THENCE NORTH $88^{\circ}52'34''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}41'21''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 145.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,709 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:38 pm, Aug 18, 2021

PARCEL 709

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7

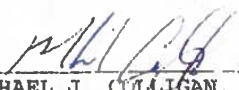
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 726 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. CULLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:48 pm, Aug 18, 2021

Project No.: PW2009-0018
Parcel No.: 112 & 709
RE No.: 002041-0500
Site Address: 2296 S. Chaffee Rd.

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 20__, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **Nancy Brooks, an unmarried person**, whose address is 2296 S. Chaffee Rd., Jacksonville, FL 32221 (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.
2. **Improvements Owned by Others.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are NOT included in this Agreement and are not a part of the Property (a separate offer may be made for these items): N/A
3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **ONE HUNDRED THOUSAND, SEVEN HUNDRED FIFTY SEVEN DOLLARS AND 50/100 (\$100,757.50)** and is inclusive of the following:

Parcel 112 Partial Fee (8,709 SF)

Land:	\$21,250.00
Improvements:	\$ 7,600.00
(Gravel Driveway, Fencing - Rail Fence)	
Net Damages &/or Cost to Cure:	<u>\$55,300.00</u>
Total:	\$84,150.00

Parcel 709 Temporary Construction Easement (726 SF)

Land:	\$ 850.00
Improvements: (Driveway)	\$ 0
Net Damages &/or Cost to Cure:	\$ 0
Total:	\$ 850.00
Attorney Fees:	\$15,757.50
Taxes (to be calculated when closing date set)	\$ TBD
Total Amount Paid by City:	\$100,757.50

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. At Closing the Seller shall pay all costs to prepare and record any documents necessary to cure any title defect. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Except as provided above, each Party shall pay its own attorney's or other consultants. All other costs incurred at Closing shall be borne by the Parties in accordance with the custom and usage in Duval County, Florida.

4. Conditions and Limitations.

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within sixty (60) days after final City Council approval, if such approval is required, on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than _____, 20__, unless extended mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") and a Temporary Construction Easement in substantially the form and content attached hereto as Exhibit "C" and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions.

In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b)**, Florida Statutes, and such other documents as needed to convey marketable record title as provided. N/A

6. Seller and City agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each Party at Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. **TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **No Representation or Warranty of Facilities.** Seller acknowledges and agrees that this Agreement is not contingent upon City's construction of any specific transportation facilities or improvements and the design and location of any contemplated or proposed transportation facilities are not guaranteed.

10. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

11. **Release of City.** By execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City, including, without limitation, any claim for loss of access to Seller's remaining property, severance damages to Seller's remaining property, business damages or any other damages. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

12. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

"SELLER"

Nancy Brooks

By: Nancy Brooks

Date: April 30, 2024

WITNESSES:

Print Name: _____

Print Name _____

"CITY"

CITY OF JACKSONVILLE

a consolidated political subdivision and
municipal corporation existing under the laws of
the state of Florida

By: _____

Title: _____

Date: _____

APPROVED AS TO FORM

By: 

Assistant General Counsel

Exhibit A, Page 1 to Purchase Sale Agreement

PARCEL 112

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 93.49 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°48'10" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 145.18 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475; THENCE NORTH 88°52'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°41'21" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 145.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,709 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:38 pm, Aug 18, 2021

Exhibit A, Page 2 to Purchase Sale Agreement

PARCEL 709

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH 00°41'21" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 93.49 FEET; THENCE NORTH 89°18'39" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°48'10" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°41'21" EAST, A DISTANCE OF 145.19 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475; THENCE NORTH 88°52'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°41'21" WEST, A DISTANCE OF 145.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 726 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. CULLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:48 pm, Aug 18, 2021

Improvements Owned by Others
(Exhibit "B" to Purchase and Sale Agreement)
Not Applicable

Exhibit "C" Warranty Deed

Prepared By/Record and Return To:
Harry M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 112
RE No.: 002041-0500
Site Address: 2296 S. Chaffee Rd.

GENERAL WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 20__, by and between, **Nancy Brooks, an unmarried person**, whose address is 2296 S. Chaffee Road, Jacksonville, FL 32221 ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See Exhibit A attached hereto and by this
reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name,
the day and year first above written.

Signed, sealed, and delivered.

Grantor: Nancy Brooks

Signature of Witness

By: _____

Print Name: _____

Date: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____ by Nancy Brooks, who *(check one)* ☐ is personally known to me, or ☐ has produced _____ as identification.

{NOTARY SEAL}

Print Name: _____

Notary Public, State and County Aforesaid

My Commission Expires: _____

Commission Number: _____

Exhibit A, Page 1 to Exhibit C - Warranty Deed

PARCEL 112

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 7

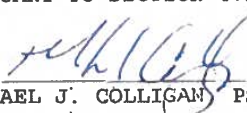
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE NORTH $00^{\circ}41'21''$ EAST, ALONG THE EAST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 93.49 FEET; THENCE NORTH $89^{\circ}18'39''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}48'10''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 60.03 FEET; THENCE NORTH $00^{\circ}41'21''$ EAST, A DISTANCE OF 145.18 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475; THENCE NORTH $88^{\circ}52'34''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}41'21''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 145.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,709 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:38 pm, Aug 18, 2021

Exhibit "C" Temporary Construction Easement

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Harry M. Wilson, IV
Gov. Operations Dept.
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 709
RE No.: 002041-0500
Site Address: 2296 S. Chaffee Rd.
Jacksonville, FL 32221

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this _____ day of _____, 20__ by **Nancy Brooks, an unmarried person**, hereinafter referred to as the "**Grantor**", whose mailing address is 2296 S. Chaffee Rd., Jacksonville, FL 32221, to the **CITY OF JACKSONVILLE**, a Florida municipal corporation and political subdivision existing under the laws of the state of Florida, hereafter referred to as "**Grantee**", whose mailing address is 117 West Duval St, Jacksonville, Florida 32202.

WITNESSETH: Grantor, for \$10.00 and in consideration of the **ACCEPTANCE** of this Temporary Construction Easement by Grantee, receipt of which is hereby acknowledged; does hereby give, grant, bargain and release unto Grantee, a Temporary Construction Easement for the purpose of providing additional workspace and for tying in and harmonizing Grantor's property and the improvements and land elevations thereon with the construction of improvements associated with a Public Works Project to be undertaken by Grantee, said Temporary Construction Easement being located in, upon, over and through the following described land in Duval County, Florida, described as follows:

Please See Attached Exhibit A

THIS Temporary Construction Easement specifically grants unto Grantee the right to temporarily relocate fences and the right to remove trees and other vegetation as is reasonably necessary to utilize the Temporary Construction Easement herein granted, and

This Temporary Construction Easement Agreement shall automatically expire and terminate upon the earlier of: (x) completion of the Project, or (y) 60 months.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed, and delivered.

Grantor: Nancy Brooks

Signature of Witness

By: _____

Print Name: _____

Date: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____ by Nancy Brooks, who *(check one)* ☐ is personally known to me, or ☐ has produced _____ as identification.

{NOTARY SEAL}

Print Name:

Notary Public, State and County Aforesaid

My Commission Expires: _____

Commission Number: _____

Exhibit A, to Exhibit C - Temporary Construction Easement

PARCEL 709

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 7


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19370, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 726 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. CULLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:48 pm, Aug 18, 2021

**Public Disclosure Act
Disclosure Affidavit**

(Exhibit "D" to Purchase and Sale Agreement)

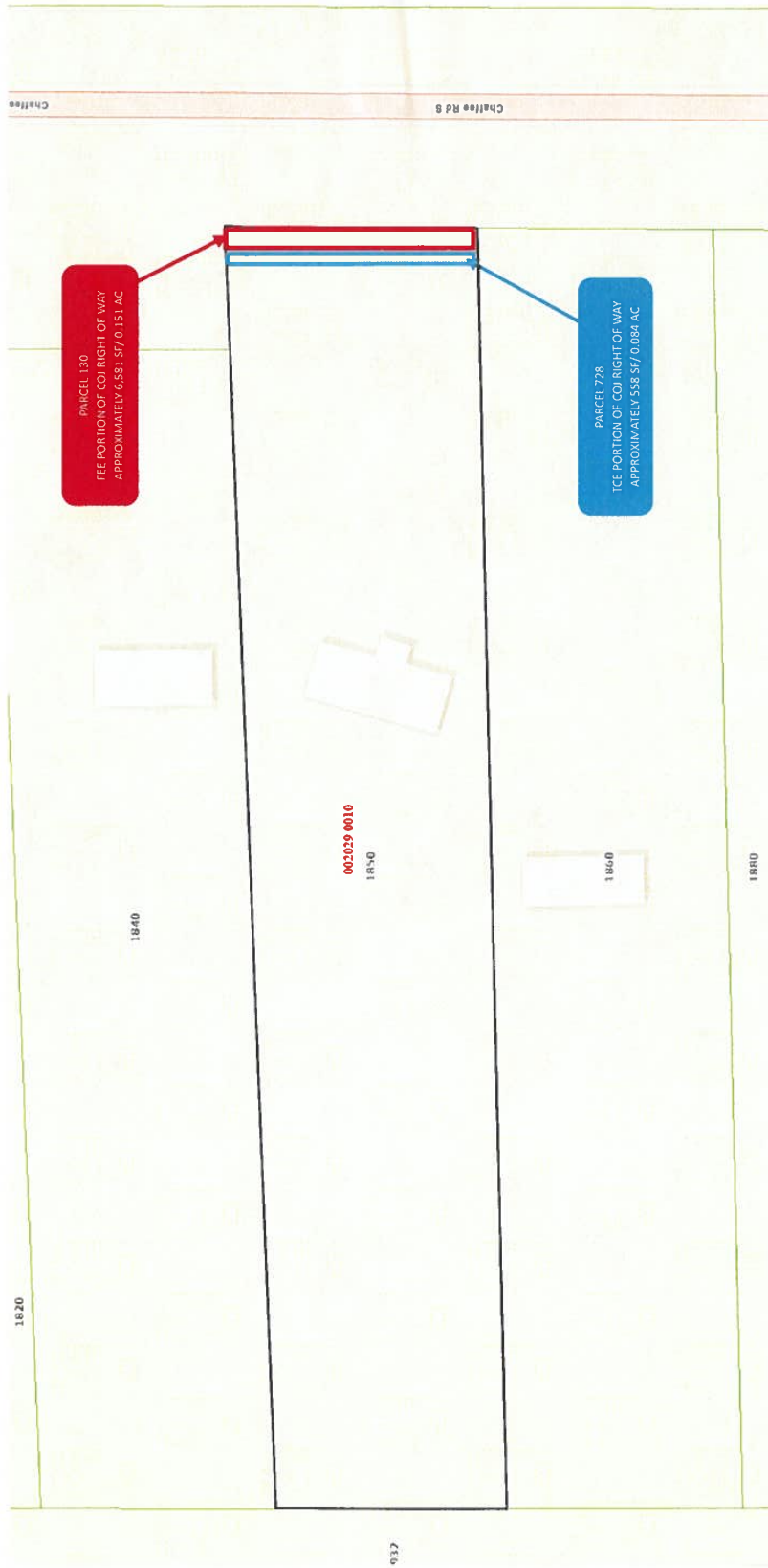
Not Applicable

Special Conditions

(Exhibit "E" to Purchase and Sale Agreement)

Not Applicable

1850 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002029-0010
PARCEL 130 & 728 LOCATION MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-130 = 6,581 SQUARE FEET/ 0.151 AC P-728 = 3,792 SQUARE FEET/ 0.087 AC



1850 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002029-0010
PARCEL 130 & 728 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-130 = 6,581 SQUARE FEET/ 0.151 AC P-728 = 3,792 SQUARE FEET/ 0.087 AC



PARCEL 130

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

PARCEL 728

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 3,792 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:51 pm, Aug 18, 2021

Project No.: PW20009-0018
Parcel No.: 130 & 728
RE No.: 002029-0010
Site Address: 1850 S. Chaffee Road, Jacksonville, FL 32221

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 20__, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **SIRI 1850, LLC, a Florida limited liability company**, whose address is **1552 W. Windy Willow Drive., St. Augustine, FL 32092** (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.
2. **Improvements Owned by Others.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property (a separate offer may be made for these items): N/A
3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **\$121,520.95** and is inclusive of the following:

Parcel 130 Partial Fee (6,581 SF)

Land:	\$13,200.00
Improvements:	\$6,000.00
(Gravel driveway, fencing – chain link/barbed wire))	
Net Damages &/or Cost to Cure:	<u>\$49,000.00</u>
Total:	<u>\$68,200.00</u>

Parcel 728 Temporary Construction Easement (3,792 SF)

Land:	\$3,800.00
Improvements:	\$2,250.00
(Fencing – chain link/barbed wire, driveway)	
Net Damages &/or Cost to Cure:	<u>\$ 0.00</u>
Total:	<u>\$6,050.00</u>

Fees & Cost

Attorney Fees:	\$19,999.00
Engineer Fees:	\$ 6,974.33
Land Planner Fees:	\$10,870.12
Appraisal Fee:	<u>\$ 9,427.50</u>
Total:	\$47,270.95

Taxes (to be calculated when closing date set)	\$ TBD
--	--------

Total Amount Paid by City	\$121,520.95
----------------------------------	---------------------

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Subject to the terms of paragraph 9 of this Real Estate Purchase Agreement and the accompanying addendum, which is incorporated into this agreement, no additional fees, cost, or compensation of any kind shall be paid by the City of Jacksonville with respect to the interest of the Seller in Parcel 130 & 728.

4. **Conditions and Limitations.**

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within sixty (60) days after final City Council approval, if such approval is required, on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than _____, 20__, unless extended mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants, or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") in substantially the form and content attached hereto as **Exhibit "C"** and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien, or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust, or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided.

6. Seller and City agree that this agreement and accompanying addendum represent the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance

with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement and accompanying addendum contain the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement or the accompanying addendum shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement and accompanying addendum shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors, and assigns. Time is of the essence of this Agreement and accompanying addendum. Wherever under the terms and provisions of this Agreement and accompanying addendum the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement and accompanying addendum may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement and accompanying addendum shall be executed and delivered by each Party at Closing. This Agreement and accompanying addendum shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND ACCOMPANYING ADDENDUM AND EACH AND EVERY PROVISION HEREOF. This Agreement and accompanying addendum is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement and accompanying addendum or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and accompanying addendum and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

10. **Release of City.** Subject to paragraphs number 1 and 2 of the accompanying and incorporated Addendum, execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement and/or the accompanying and incorporated Addendum, which will survive closing. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

11. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

"SELLER"

SIRI 1850, LLC., a Florida limited liability company

By: Rammi Shah

Print Name: Rammi Shah

Its: Manager

Date: 07/11/2024

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:

Print Name: _____

Print Name: _____

"CITY"

CITY OF JACKSONVILLE,

a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida

By: _____

Title: _____

Date: _____

APPROVED AS TO FORM

By: Harry Wilson

Assistant General Counsel

Project No.: PW2009-0018
Parcel Nos.: 130 & 728
RE No.: 002029-0010
Site Address: 1850 S. Chaffee Road, Jacksonville, FL 32221

ADDENDUM TO PURCHASE AGREEMENT

1. This agreement is based on the construction plans attached hereto as Exhibit "P" and said plans are hereby incorporated by reference. In the event that this agreement results in a closing, then thereafter both parties shall have the same legal rights that would have been available under law if transfer of title and compensation had been resolved through eminent domain proceedings in circuit court with said plans being the basis for said resolution and having been made a part of the record. This condition shall survive the closing of the property sale.
2. City of Jacksonville shall provide suitable and reasonable access to Property Owner and his successor's remainder site during the construction of the project. This condition shall survive the closing of the property sale.

Addendum to Purchase Agreement
reviewed and approved by
Property Owner/Seller,
Siri 1850, LLC

Initials PS

A27045-23-298/1898\136

Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 130

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,110.10 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°49'45" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND THE NORTH LINE OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 88°48'15" EAST, ALONG LAST SAID LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 728

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 3,792 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:51 pm, Aug 18, 2021

Improvements Owned by Others
(Exhibit "B" to Purchase and Sale Agreement)
Not Applicable

Exhibit "C" - Warranty Deed

Prepared By/Record and Return To:
Harry M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 130
RE No.: 002029-0010
Site Address: 1850 S. Chaffe Road

GENERAL WARRANTY DEED

THIS INDENTURE is made this _____ day of _____, 20__, by and between, **SIRI 1850. LLC. a Florida limited liability company**, whose address is 1552 Windy Willow Drive, St. Augustine, FL 32092 ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See **Exhibit A** attached hereto and by this reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed, and delivered.

Signature of Witness

Print Name: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

Grantor:

By: _____

Print Name: _____

Its: _____

Date: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of (check one) ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, as _____ of **SIRI 1850 LLC, a Florida limited liability company** who (check one): ☐ is personally known to me or has ☐ produced _____ as identification.

{NOTARY SEAL}

Print Name:

Notary Public, State and County Aforesaid

My Commission Expires: _____

Commission Number: _____

Exhibit A

PARCEL 130

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

Exhibit "C" - Temporary Construction Easement

-THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Harry M. Wilson, IV
Gov. Operations Dept.
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 728
RE No.: 002029-0010
Site Address: 1850 S. Chaffee Road

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this _____ day of _____, 20____ by **SIRI 1850, LLC, a Florida limited liability company**, hereinafter referred to as the "**Grantor**", whose mailing address is 1552 Windy Willow Drive, St. Augustine, FL 32092, to the **CITY OF JACKSONVILLE**, a Florida municipal corporation and political subdivision existing under the laws of the state of Florida, hereafter referred to as "**Grantee**", whose mailing address is 117 West Duval St, Jacksonville, Florida 32202.

WITNESSETH: Grantor, for \$10.00 and in consideration of the **ACCEPTANCE** of this Temporary Construction Easement by Grantee, receipt of which is hereby acknowledged; does hereby give, grant, bargain and release unto Grantee, a Temporary Construction Easement for the purpose of providing additional workspace and for tying in and harmonizing Grantor's property and the improvements and land elevations thereon with the construction of improvements associated with a Public Works Project to be undertaken by Grantee, said Temporary Construction Easement being located in, upon, over and through the following described land in Duval County, Florida, described as follows:

Please See Attached Exhibit A

THIS Temporary Construction Easement specifically grants unto Grantee the right to temporarily relocate fences and the right to remove trees and other vegetation as is reasonably necessary to utilize the Temporary Construction Easement herein granted, and

This Temporary Construction Easement Agreement shall automatically expire and terminate upon the earlier of: (x) completion of the Project, or (y) 60 months.

IN WITNESS WHEREOF, the said Grantor has signed this day and year first above written.

Signed sealed and delivered in the presence
of:

Signature of Witness

Print Name: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

"Grantor"

**SIRI 1850, LLC, a Florida limited liability
company**

By: _____

Print Name: _____

Its: _____

Date: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
(check one) ☐ physical presence or ☐ online notarization this _____ day of _____, 20____
by _____, as _____ of **SIRI 1850, LLC, a Florida limited
liability company** who (check one): ☐ is personally known to me or has ☐ produced _____
_____ as identification.

Notary Public, State of _____
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

Exhibit A

PARCEL 728

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 3,792 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

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MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:51 pm, Aug 18, 2021

**Public Disclosure Act
Disclosure Affidavit**

(Exhibit "D" to Purchase and Sale Agreement)

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared _____, who being first duly sworn, deposes and says that he/she is the _____ of **SIRI 1850, LLC, a Florida limited liability company**, holding title to real property described in Exhibit D-1 attached hereto and made a part hereof, and hereby certifies that the names and addresses listed in Exhibit D-2 attached hereto and made a part hereof are the names and addresses of every person having a beneficial interest in said real property, however small or minimal, and does hereby file this Affidavit for the purpose of complying with the provisions of Section 286.23, Florida Statutes, Public Disclosure Act.

Print _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence this _____ day of _____, by _____, who (check one): ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

(seal)

EXHIBIT D-1 to Beneficial Interest Affidavit
Legal Description of Real Property

PARCEL 130

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 9 & 10


A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,110.10 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°49'45" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.53 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND THE NORTH LINE OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 88°48'15" EAST, ALONG LAST SAID LINE, A DISTANCE OF 59.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,581 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:42 pm, Aug 18, 2021

EXHIBIT D-1 to Beneficial Interest Affidavit
Legal Description of Real Property

PARCEL 728

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NO. 9 & 10

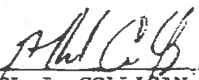
A PART OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,110.10 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°49'45" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 34.02 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 111.51 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19359, PAGE 1003, AND THE NORTH LINE OF TRACT 16, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 88°48'15" EAST, ALONG LAST SAID LINE, A DISTANCE OF 34.02 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 111.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,792 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:51 pm, Aug 18, 2021

EXHIBIT D-2 to Beneficial Interest Affidavit

Beneficial Ownership

Name and Address of Beneficial Owner

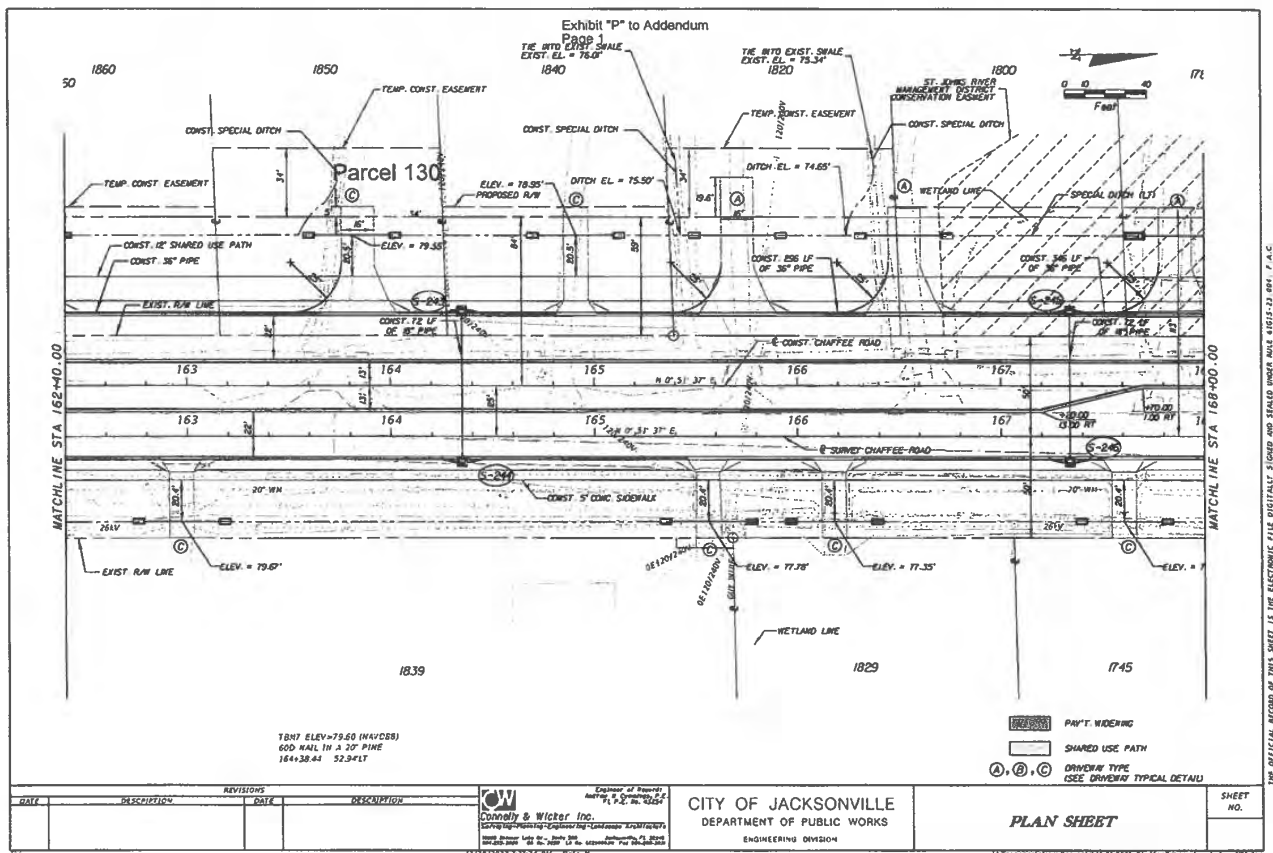
% Ownership

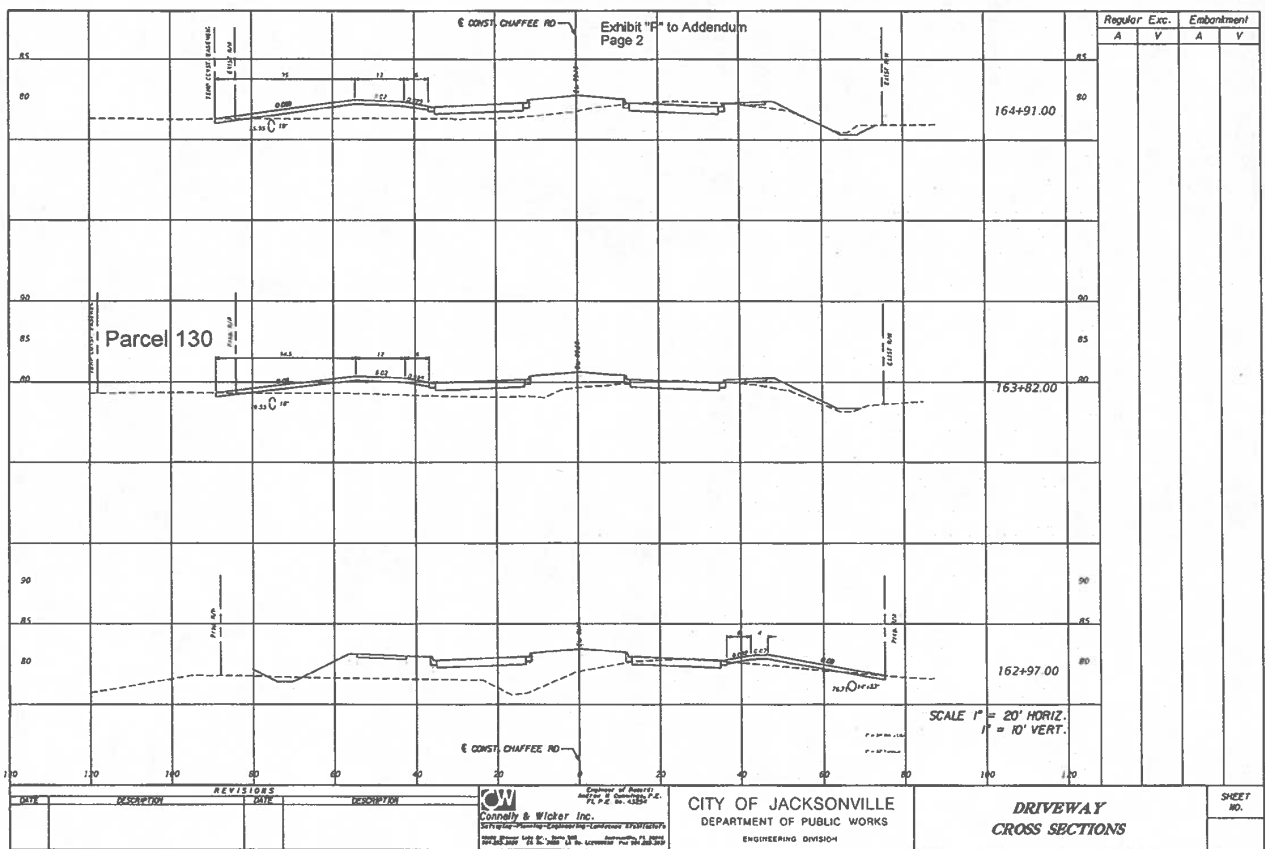
Special Conditions

(Exhibit "E" to Purchase and Sale Agreement)

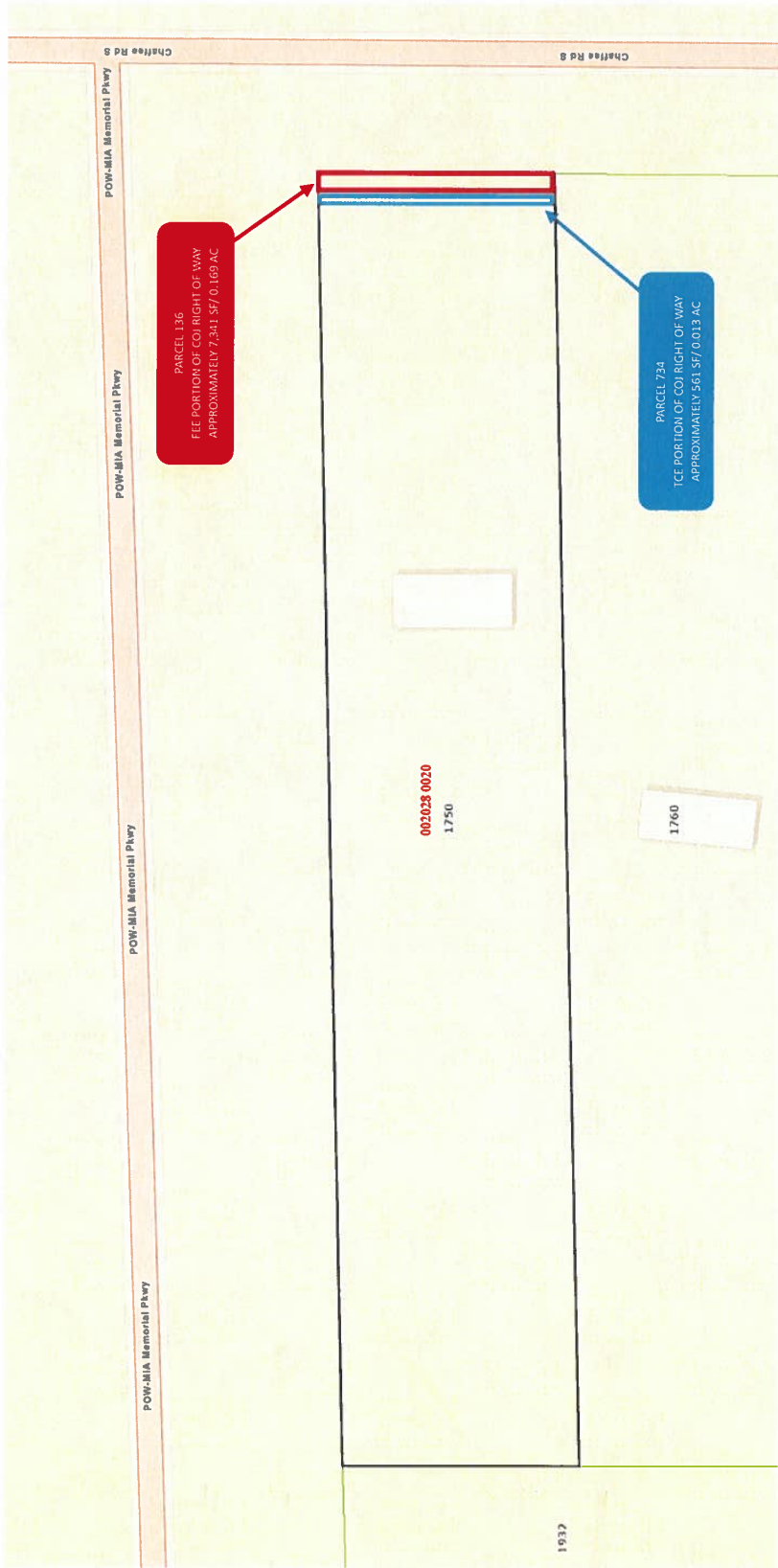
Not Applicable

Exhibit P





1750 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002028-0020
PARCEL 136 & 734 LOCATION MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-136 = 7,341 SQUARE FEET/ 0.169 AC P-734 = 561 SQUARE FEET/ 0.013 AC



1750 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#002028-0020
PARCEL 136 & 734 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-136 = 7,341 SQUARE FEET/ 0.169 AC P-734 = 561 SQUARE FEET/ 0.013 AC



PARCEL 136

FEE SIMPLE

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST $1/4$ OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH $89^{\circ}08'23''$ WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}40'51''$ WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH $00^{\circ}51'37''$ EAST, A DISTANCE OF 16.53 FEET; THENCE NORTH $08^{\circ}46'20''$ WEST, A DISTANCE OF 95.73 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH $88^{\circ}39'42''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 75.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH $00^{\circ}51'37''$ WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,341 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 734

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°40'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°40'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 16.30 FEET; THENCE NORTH 08°46'20" WEST, A DISTANCE OF 95.96 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°39'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.04 FEET; THENCE SOUTH 08°46'20" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 16.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 561 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:52 pm, Aug 18, 2021

Project No.: PW2009-0018
Parcel No.: 136 & 734 ✓
RE No.: 002028-0020 ✓
Site Address: 1750 S. Chaffee Road, Jacksonville, FL 32221 ✓

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 20__, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **Jane A. Sculley, a unmarried woman**, whose address is 1750 S. Chaffee Road, Jacksonville, FL 32221 (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.
2. **Improvements Owned by Others.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property (a separate offer may be made for these items): N/A
3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **\$109,716.87** and is inclusive of the following:

Parcel 136 Partial Fee (7,341 SF)

Land:	\$14,700.00
Improvements:	\$ 3,100.00
(Gravel driveway, Fence – barbed wire)	
Net Damages &/or Cost to Cure:	<u>\$44,000.00</u>
Total:	<u>\$61,800.00</u>

Parcel 734 Temporary Construction Easement (561 SF)

Land:	\$ 600.00
Improvements:	\$ 100.00
(Fence – barbed wire, Driveway)	
Net Damages &/or Cost to Cure:	<u>\$ 0.00</u>
Total:	<u>\$ 700.00</u>

Fees & Cost

Attorney Fee:	\$19,269.50
Engineer Fee:	\$ 7,137.72
Land Planner Fee:	\$11,877.15
Appraisal Fee:	<u>\$ 8,932.50</u>
Total:	\$47,216.87

Taxes (to be calculated when closing date set)	\$ TBD
--	--------

Total Amount Paid by City	\$109,716.87
----------------------------------	---------------------

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Subject to the terms of paragraph 9 of this Real Estate Purchase Agreement and the accompanying addendum, which is incorporated into this agreement, no additional fees, cost, or compensation of any kind shall be paid by the City of Jacksonville with respect to the interest of the Seller in Parcel 136 & 734.

4. Conditions and Limitations.

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within sixty (60) days after final City Council approval, if such approval is required, on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than _____, 20__, unless extended mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants, or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") in substantially the form and content attached hereto as Exhibit "C" and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien, or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as Exhibit "D" and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided.

6. Seller and City agree that this agreement and accompanying addendum represent the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance

with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement and accompanying addendum contain the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement or the accompanying addendum shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement and accompanying addendum shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors, and assigns. Time is of the essence of this Agreement and accompanying addendum. Wherever under the terms and provisions of this Agreement and accompanying addendum the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement and accompanying addendum may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement and accompanying addendum shall be executed and delivered by each Party at Closing. This Agreement and accompanying addendum shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND ACCOMPANYING ADDENDUM AND EACH AND EVERY PROVISION HEREOF. This Agreement and accompanying addendum is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement and accompanying addendum or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and accompanying addendum and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

10. **Release of City.** Subject to paragraphs number 1 and 2 of the accompanying and incorporated Addendum, execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement and/or the accompanying and incorporated Addendum, which will survive closing. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

11. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

"SELLER"

Jane A. Sculley

By: Jane Sculley

Date: 7/11/24

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:

Print Name: _____

Print Name _____

"CITY"

CITY OF JACKSONVILLE,

a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida

By: _____

Title: _____

Date: _____

APPROVED AS TO FORM

By: Harry Wilson

Assistant General Counsel

Project No.: PW2009-0018
Parcel Nos.: 136 & 734
RE No.: 002028 - 0020
Site Address: 1750 S. Chaffee Road, Jacksonville, FL 32221

ADDENDUM TO PURCHASE AGREEMENT

1. This agreement is based on the construction plans attached hereto as Exhibit "P" and said plans are hereby incorporated by reference. In the event that this agreement results in a closing, then thereafter both parties shall have the same legal rights that would have been available under law if transfer of title and compensation had been resolved through eminent domain proceedings in circuit court with said plans being the basis for said resolution and having been made a part of the record. This condition shall survive the closing of the property sale.
2. City of Jacksonville shall provide suitable and reasonable access to Property Owner and his successor's remainder site during the construction of the project. This condition shall survive the closing of the property sale.

Addendum to Purchase Agreement
reviewed and approved by
Property Owner/Seller,
Jane A. Sculley

Initials JS

A27045-23-298/1898\136

Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 136

FEE SIMPLE

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°40'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 16.53 FEET; THENCE NORTH 08°46'20" WEST, A DISTANCE OF 95.73 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°39'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 75.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,341 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 734

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88°40'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°40'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 16.30 FEET; THENCE NORTH 08°46'20" WEST, A DISTANCE OF 95.96 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°39'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 5.04 FEET; THENCE SOUTH 08°46'20" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 16.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 561 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLOGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN-POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:52 pm, Aug 18, 2021

Improvements Owned by Others
(Exhibit "B" to Purchase and Sale Agreement)
Not Applicable

Exhibit "C" - Warranty Deed

Prepared By/Record and Return To:
Harry M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 136
RE No.: 002028-0020
Site Address: 1750 S. Chaffee Road

GENERAL WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 20__, by and between, **Jane A. Sculley, an unmarried woman**, whose address is **1750 S. Chaffee Road, Jacksonville, FL 32221** ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See Exhibit A attached hereto and by this
reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name,
the day and year first above written.

Signed, sealed, and delivered.

Grantor: **Jane A. Sculley**

Signature of Witness

Print Name: _____

Address: _____

By: _____

Date: _____

Signature of Witness

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical
presence or ☐ online notarization, this ____ day of _____, 20____ by **Jane A. Sculley, an
unmarried woman** who *(check one)* ☐ is personally known to me, or ☐ has produced
_____ as identification.

{NOTARY SEAL}

Print Name: _____

Notary Public, State and County Aforesaid

My Commission Expires: _____

Commission Number: _____

Exhibit A

PARCEL 136

FEE SIMPLE

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,440.80 FEET; THENCE NORTH 89°08'23" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°40'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 59.04 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 16.53 FEET; THENCE NORTH 08°46'20" WEST, A DISTANCE OF 95.73 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND TO THE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE NORTH LINE OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°39'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 75.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 111.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,341 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Exhibit "C" - Temporary Construction Easement

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Harry M. Wilson, IV
Gov. Operations Dept.
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 734
RE No.: 002028-0020
Site Address: 1750S. Chaffee Road

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this _____ day of _____, 20__ by **Jane A. Sculley, an unmarried woman**, hereinafter referred to as the "**Grantor**", whose mailing address is **1750 S. Chaffee Road, Jacksonville, FL 32221**, to the **CITY OF JACKSONVILLE**, a Florida municipal corporation and political subdivision existing under the laws of the state of Florida, hereafter referred to as "**Grantee**", whose mailing address is 117 West Duval St, Jacksonville, Florida 32202.

WITNESSETH: Grantor, for \$10.00 and in consideration of the **ACCEPTANCE** of this Temporary Construction Easement by Grantee, receipt of which is hereby acknowledged; does hereby give, grant, bargain and release unto Grantee, a Temporary Construction Easement for the purpose of providing additional workspace and for tying in and harmonizing Grantor's property and the improvements and land elevations thereon with the construction of improvements associated with a Public Works Project to be undertaken by Grantee, said Temporary Construction Easement being located in, upon, over and through the following described land in Duval County, Florida, described as follows:

Please See Attached Exhibit A

THIS Temporary Construction Easement specifically grants unto Grantee the right to temporarily relocate fences and the right to remove trees and other vegetation as is reasonably necessary to utilize the Temporary Construction Easement herein granted, and

This Temporary Construction Easement Agreement shall automatically expire and terminate upon the earlier of: (x) completion of the Project, or (y) 60 months.

IN WITNESS WHEREOF, the said Grantor has signed this day and year first above written.

Signed sealed and delivered in the presence
of:

"Grantor"

Jane A. Sculley

Signature of Witness

By: _____

Print Name: _____

Date: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by **Jane A. Sculley**, who ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Printed Name: _____

Commission No.: _____

My commission expires: _____

[NOTARIAL SEAL]

Exhibit A

PARCEL 734

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2011-206
SHEET NO. 10


A PART OF TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9448, PAGE 1542, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 561 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLEMAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:52 pm, Aug 18, 2021

**Public Disclosure Act
Disclosure Affidavit**

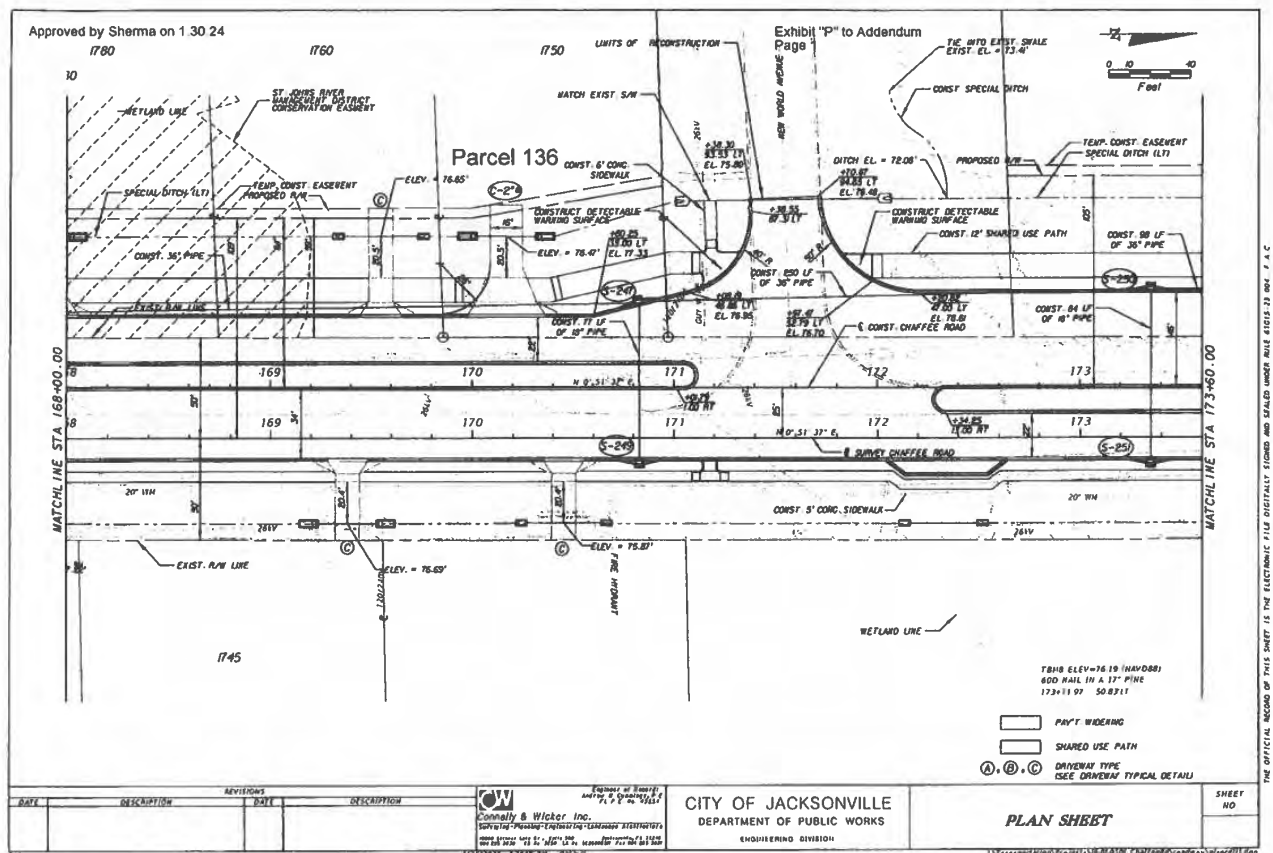
(Exhibit "D" to Purchase and Sale Agreement)

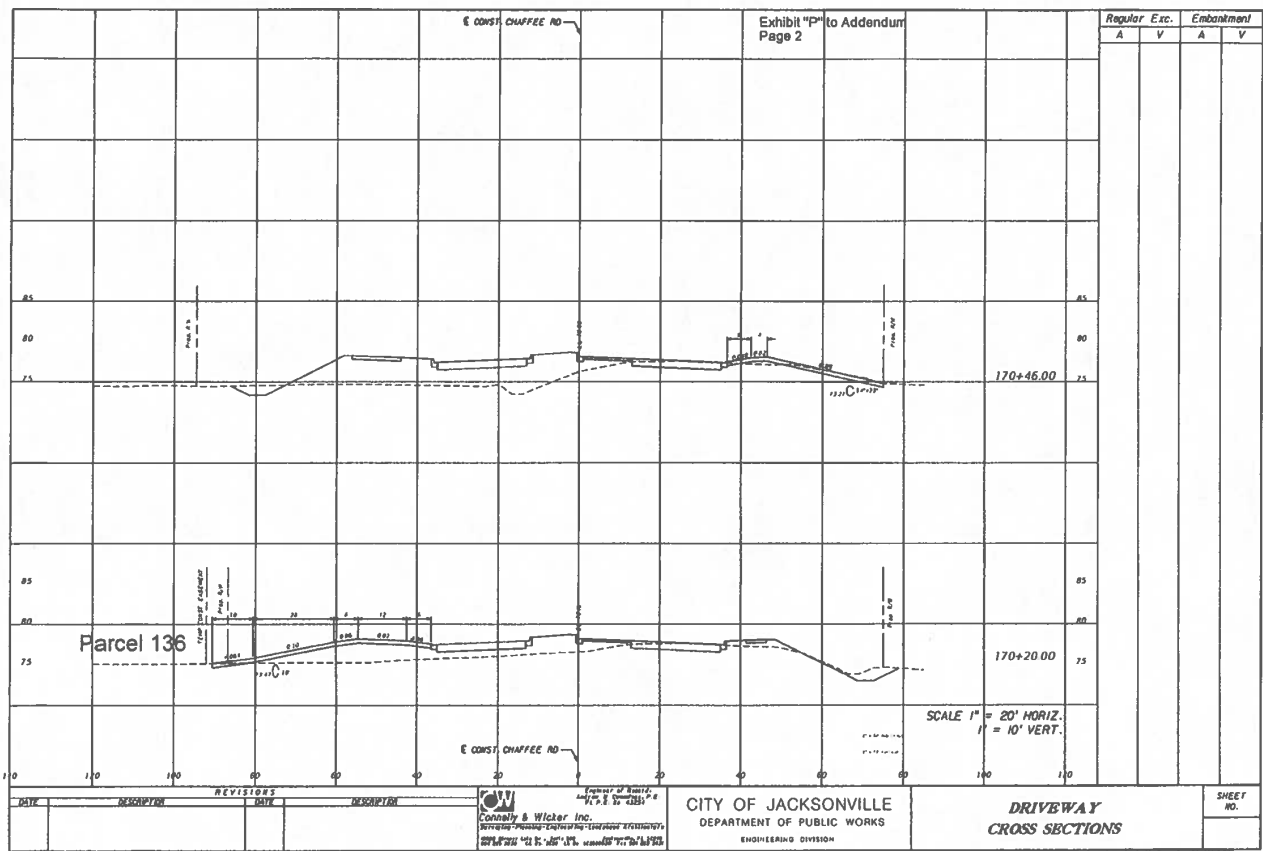
Not Applicable

Special Conditions

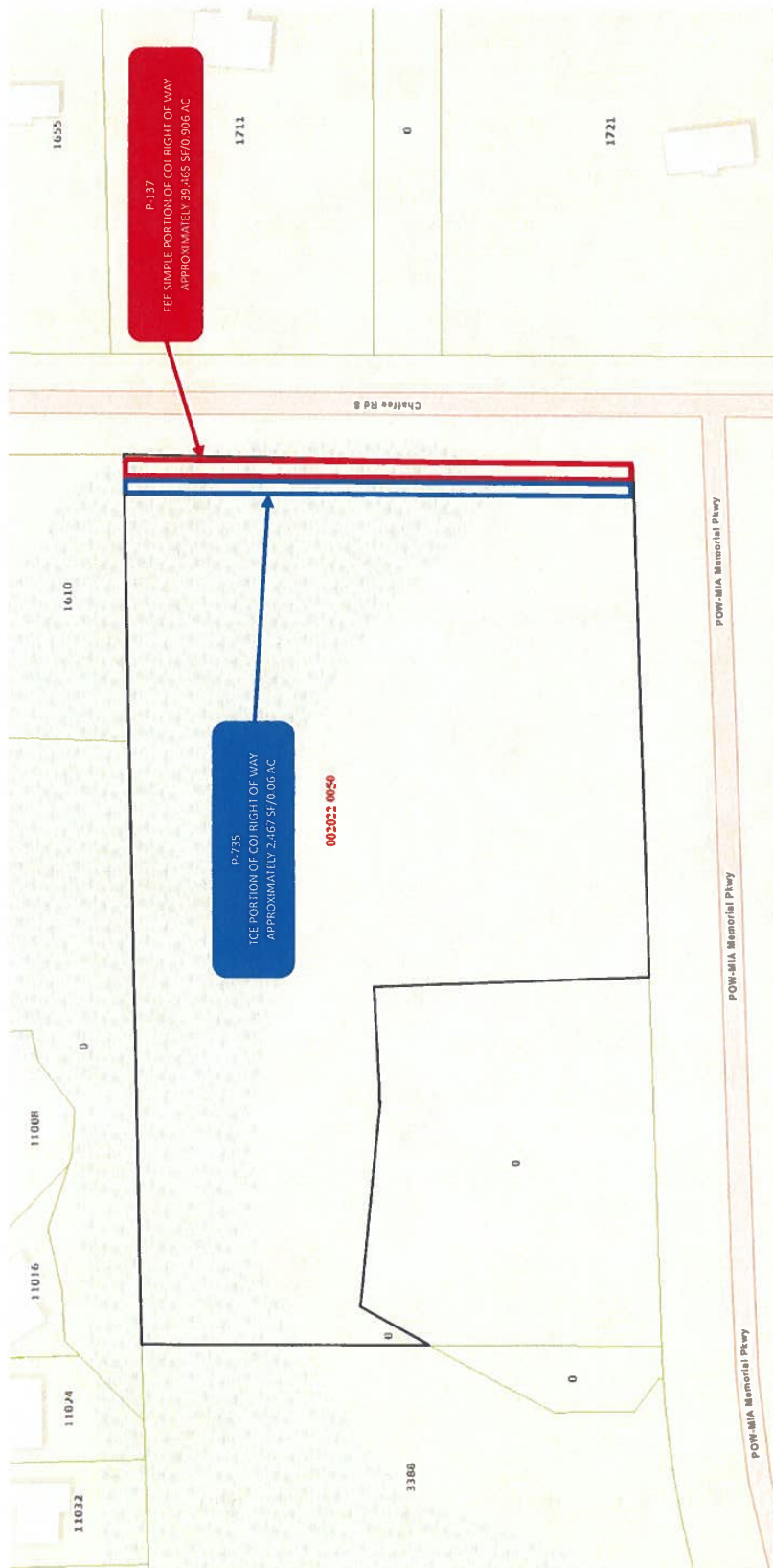
(Exhibit "E" to Purchase and Sale Agreement)

Not Applicable





0 CHAFFEE ROAD SOUTH	CHAFFEE ROAD WIDENING	RE#002022-0050
PARCEL 137 & 735 LOCATION MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-137 = 39,465 SF/0.906 AC P-735 = 2,467 SF/0.06 AC



0 CHAFFEE ROAD SOUTH	CHAFFEE ROAD WIDENING	RE#002022-0050
PARCEL 137 & 735 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-137 = 39,465 SF/0.906 AC P-735 = 2,467 SF/0.06 AC



PARCHL 137
FREE SIMPLE
PROJECT NO. 2020-338
SHEET NO. 10 & 12

A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 0.906 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

PARCEL 735
TEMPORARY CONSTRUCTION
EASEMENT
PROJECT NO. 2020-338
SHEET NOS. 10 & 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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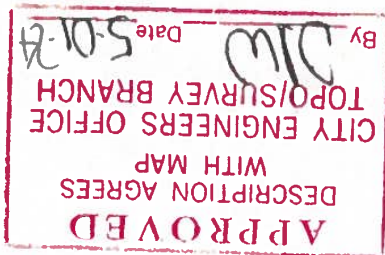
CONTAINING: 2,467 SQUARE FEET, MORE OR LESS.

THIS TEMPORARY CONSTRUCTION EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE COMPLETION OF THE PROJECT BUT NOT LATER THAN DECEMBER 31, 2027.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Project No.: PW2009-0018
Parcel No.: 137 & 735
RE No.: 002022 0050
Site Address: 0 S. Chaffee Rd

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 2024, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **CTB3, LLC, a Florida limited liability company**, whose address is 2100 Ocean Drive South, #1D, Jacksonville, Florida 32250 (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires to acquire the Property and related easement interests, including a temporary construction easement ("TCE"), as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property and TCE in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.
2. **Improvements Excluded From Sale.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property being acquired by City and shall be removed from the Property prior to Closing (a separate offer may be made for these items): N/A
3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **\$ 654,100.00** and is inclusive of the following:

Parcel 137 Partial Fee 0.906 SF

Land:	\$ 223,000.00
Improvements:	\$ 0.00
(N/A)	
Net Damages &/or Cost to Cure:	<u>\$ 280,650.00</u>
Total:	\$ 503,650.00

Parcel 735 Temporary Construction Easement 2,467 SF

Land:	\$ 6,350.00
Improvements:	\$ 0.00
(N/A)	
Net Damages &/or Cost to Cure:	\$ 0.00
Total:	\$ 6,500.00
Statutory Attorney Fees:	\$ 93,000.00
Expert Fees and Costs:	\$ 51,100.00
Taxes (to be calculated when closing date set)	\$ TBD

Total Amount Paid by City \$ 654,100.00

*Denotes Native Vegetation does not contribute value.

**Denotes this item will be replaced by roadway contractor if damaged

At Closing, the City shall also pay: (i) the costs of recording the Deed and TCE delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by City; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. At Closing the Seller shall pay all costs to prepare and record any documents necessary to cure any title defect. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Except as provided above, each Party shall pay its own attorney's or other consultants. All other costs incurred at Closing shall be borne by the Parties in accordance with the custom and usage in Duval County, Florida.

Buyer shall have sixty (60) days after the Effective Date within which to inspect the Property to undertake all investigations that Buyer deems necessary to fully evaluate the Property (the "Due Diligence Period") including the right at reasonable times to (i) enter the Property to obtain environmental audits of the Property; (ii) inspect the Property for evidence of hazardous or other toxic waste contamination or contamination by fuels, oils, or other similar substances; (iii) inspect the Property and collect samples

related to the presence or absence of wetlands, threatened or endangered species, mold, radon, lead-based paint and/or asbestos-containing materials; and (iv) obtain soil and groundwater samples for physical or laboratory analysis. City may also contact the Florida Department of Environmental Protection, the United States Environmental Protection Agency, and any other governmental authority to determine whether the files and records of such agencies include records concerning the Property. City may terminate this Agreement in its sole discretion for any or no reason during the Due Diligence Period with each party to bear its own fees and costs.

4. **Conditions and Limitations.**

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within thirty (30) days after the Due Diligence Period on a date specified by the City, at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") and TCE in substantially the form and content attached hereto as **Exhibit "C"** and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided. N/A

6. Seller and City agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or

other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or City-observed Legal Holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each Party at Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **No Representation or Warranty of Facilities.** Seller acknowledges and agrees that this Agreement is not contingent upon City's construction of any specific transportation facilities or improvements and the design and location of any contemplated or proposed transportation facilities are not guaranteed.

10. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

11. **Release of City.** By execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of

Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City, including, without limitation, any claim for loss of access to Seller's remaining property, severance damages to Seller's remaining property, business damages or any other damages. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

12. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

(Signatures on Following Page)

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

"SELLER"

CTB3, LLC, a Florida limited liability company

By: 

Date: 7/3/2024

WITNESSES:

Print Name: _____

Print Name: _____

"CITY"

CITY OF JACKSONVILLE,

a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida

By: _____

Title: _____

Date: _____

APPROVED AS TO FORM

By: _____

Assistant General Counsel

**Public Disclosure Act
Disclosure Affidavit**

(Exhibit "D" to Purchase and Sale Agreement)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared _____, who being first duly sworn, deposes and says that he/she is the _____ of **CTB3 LLC, a Florida limited liability company**, holding title to real property described in Exhibit D-1 attached hereto and made a part hereof, and hereby certifies that the names and addresses listed in Exhibit D-2 attached hereto and made a part hereof are the names and addresses of every person having a beneficial interest in said real property, however small or minimal, and does hereby file this Affidavit for the purpose of complying with the provisions of Section 286.23, Florida Statutes, Public Disclosure Act.

Print _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence this _____ day of _____, by _____, who (check one): ☐ is personally known to me or ☐ produced _____ as identification.

(seal)

Notary Public, State of Florida

Exhibit D-1 to Beneficial Interest Affidavit
legal description page 1

PARCEL 137

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 10 & 12

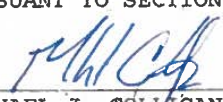
A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.21 FEET; THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 50.04 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170.00 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 80.06 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 493.44 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170; THENCE NORTH 88°42'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 80.06 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 493.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.906 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Exhibit D-1 to Beneficial Interest Affidavit
legal description page 2

PARCEL 735

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 10 & 12


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 2,467 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:52 pm, Aug 18, 2021

EXHIBIT D-2 to Beneficial Interest Affidavit

Beneficial Ownership

Name and Address of Beneficial Owner

% Ownership

Special Conditions

(Exhibit "E" to Purchase and Sale Agreement)

Not Applicable

Project No.: PW2009-0018
Parcel No.: 137 & 735
RE No.: 002022 0050
Site Address: 0 Chaffee Rd.

ADDENDUM TO REAL ESTATE PURCHASE AGREEMENT

1. The City hereby agrees to construct the project in substantial conformity with the construction plans attached hereto as Exhibit "F" and said plans are hereby incorporated by reference.

Seller's Initials ____/____

City's Initials ____

Exhibit "C" - Temporary Construction Easement

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Harry M. Wilson, IV
Gov. Operations Dept.
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202

Project No.: PW2018-0081
Parcel No.: 735
RE No.: 002022 0050
Site Address: 0 S. Chaffee Road

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this _____ day of _____, 2024 by **CTB3, LLC, a Florida limited liability company** hereinafter referred to as the "**Grantor**", whose mailing address is 2100 Ocean Drive South, #1D, Jacksonville, Florida 32250, to the **CITY OF JACKSONVILLE**, a Florida municipal corporation and political subdivision existing under the laws of the state of Florida, hereafter referred to as "**Grantee**", whose mailing address is 117 West Duval St, Jacksonville, Florida 32202.

WITNESSETH: Grantor, for \$10.00 and in consideration of the **ACCEPTANCE** of this Temporary Construction Easement by Grantee, receipt of which is hereby acknowledged; does hereby give, grant, bargain and release unto Grantee, a Temporary Construction Easement for the purpose of providing additional workspace and for tying in and harmonizing Grantor's property and the improvements and land elevations thereon with the construction of improvements associated with a Public Works Project to be undertaken by Grantee, said Temporary Construction Easement being located in, upon, over and through the following described land in Duval County, Florida, described as follows:

Please See Attached Exhibit A

THIS Temporary Construction Easement specifically grants unto Grantee the right to temporarily relocate fences and the right to remove trees and other vegetation as is reasonably necessary to utilize the Temporary Construction Easement herein granted, and

This Temporary Construction Easement Agreement shall automatically expire and terminate upon the earlier of: (x) completion of the Project, or (y) 60 months.

IN WITNESS WHEREOF, the said Grantor has signed this day and year first above written.

Signed sealed and delivered in the presence
of:

Signature of Witness

Print Name: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

“Grantor”

**CTB3, LLC, a Florida limited liability
company**

By: _____

Print Name: _____

Its: _____

Date: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
(check one) ☐ physical presence or ☐ online notarization this _____ day of _____, 20____
by _____, as _____ of _____ who (check
one): ☐ is personally known to me or has ☐ produced _____ as identification.

Notary Public, State of _____
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

Exhibit "A" to Purchase and Sale Agreement

PARCEL 137

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 10 & 12


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 0.906 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Exhibit "A" to Purchase and Sale Agreement

PARCEL 735

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 10 & 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

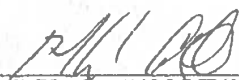
COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.21 FEET; THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 50.04 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170.00 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 80.06 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 493.45 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170; THENCE NORTH 88°42'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 493.44 FEET TO THE **POINT OF BEGINNING**.

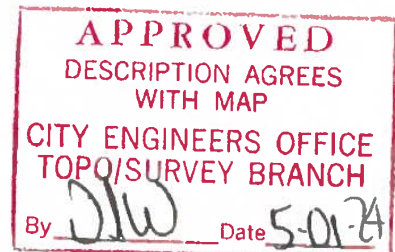
CONTAINING: 2,467 SQUARE FEET, MORE OR LESS.

THIS TEMPORARY CONSTRUCTION EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE COMPLETION OF THE PROJECT BUT NOT LATER THAN DECEMBER 31, 2027.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



Improvements Owned by Others

(Exhibit "B" to Purchase and Sale Agreement)

Not Applicable

Exhibit "C" - Warranty Deed

Prepared By/Record and Return To: Harry
M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 137
RE No.: 002022-0050
Address: 0 S. Chaffee Road

GENERAL WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 20__, by and between, **CTB3, LLC, a Florida limited liability company** whose address is 2100 Ocean Dr. S, Unit 1D, Jacksonville Beach, FL 32250 ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See **Exhibit A** attached hereto and by this
reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed, and delivered.

Seller: **CTB3, LLC a Florida limited liability company**

Print Name: _____

By: _____

Name: _____

Print Name: _____

Its: _____

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (check one) ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__ by _____ as _____ of **CTB3, LLC, a Florida limited liability company**, who (check one) ☐ is personally known to me, or ☐ has produced a valid driver's license as identification.

NOTARY SEAL

Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

Exhibit A to Warranty Deed

PARCEL 137

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 10 & 12


A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.21 FEET; THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 50.04 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170.00 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 80.06 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 493.44 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170; THENCE NORTH 88°42'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 80.06 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 493.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.906 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:43 pm, Aug 18, 2021

Exhibit A to Temporary Construction Easement

PARCEL 735

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 10 & 12

A TEMPORARY CONSTRUCTION EASEMENT FOR ALL USES RELATED OR ANCILLARY TO COMPLETING THE CHAFFEE ROAD (THE "PROJECT") TO BE UNDERTAKEN IN THE RIGHT-OF-WAY ADJACENT THERETO AS WELL AS TYING IN AND HARMONIZING THE PROPERTY AND THE DRIVEWAYS, WALKWAYS, LANDSCAPING, AND OTHER FEATURES THEREON WITH THE PROJECT, IN, OVER, UNDER, UPON, AND THROUGH THE FOLLOWING DESCRIBED LAND IN DUVAL COUNTY, FLORIDA:

A PART OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

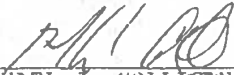
COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD; THENCE SOUTH 00°51'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1,157.21 FEET; THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 50.04 FEET TO THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE (A 170.00 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 80.06 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°39'42" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW WORLD AVENUE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°51'37" EAST, A DISTANCE OF 493.45 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170; THENCE NORTH 88°42'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°51'37" WEST, A DISTANCE OF 493.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,467 SQUARE FEET, MORE OR LESS.

THIS TEMPORARY CONSTRUCTION EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE COMPLETION OF THE PROJECT BUT NOT LATER THAN DECEMBER 31, 2027.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

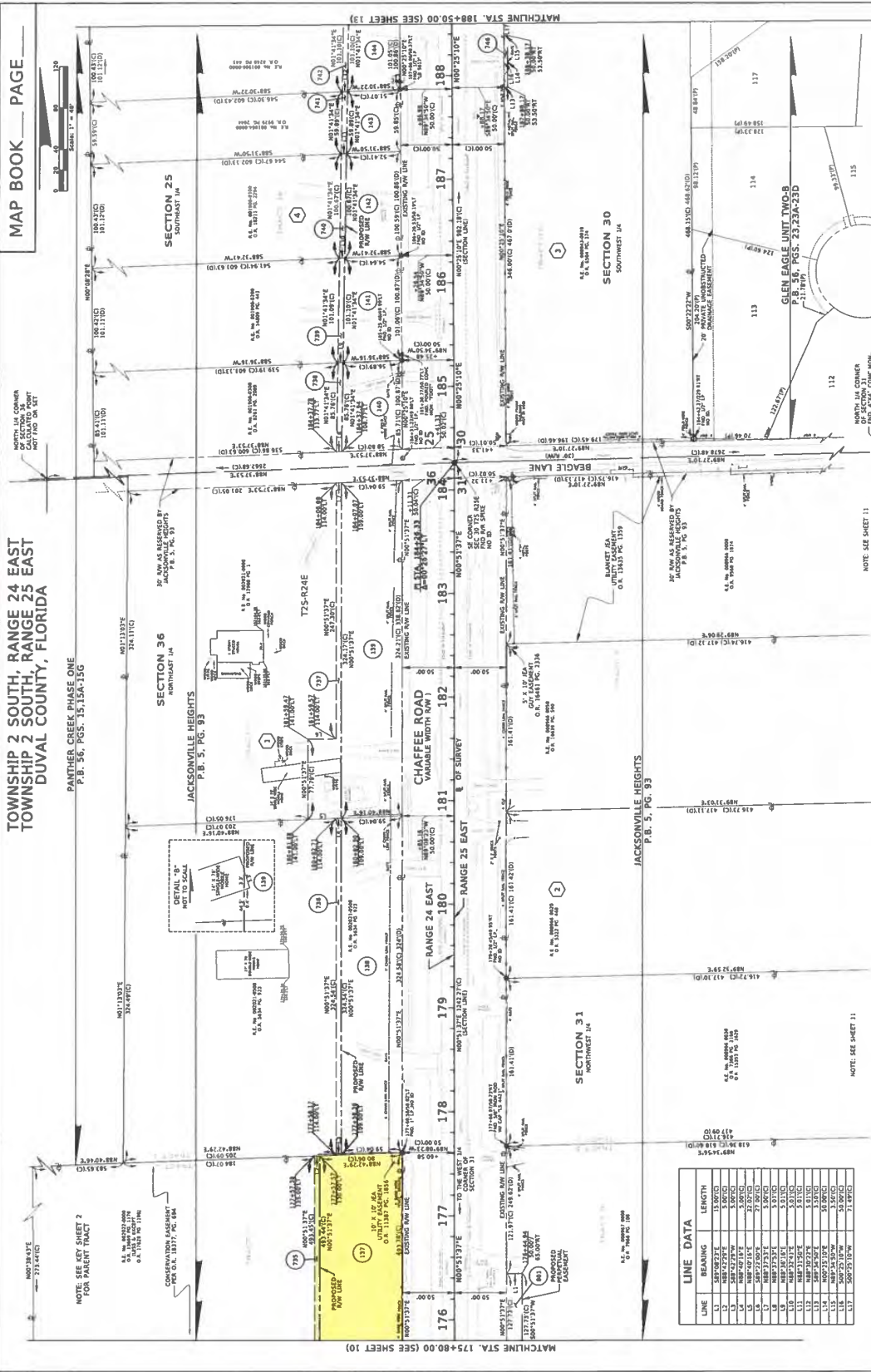

MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: MARCH 06, 2024
NOT VALID UNLESS SIGNED AND SEALED



PRELIMINARY - SUBJECT TO CHANGE

TOWNSHIP 2 SOUTH, RANGE 24 EAST
TOWNSHIP 2 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

PANTHER CREEK SECTION ONE
P.B. 56, PGS. 15, 15A-15G



DETAIL SHEET
CHAFFEE ROAD FROM LAUREN DUCK LANE
TO LAUREN DUCK LANE
SCALE: 1" = 40'
PROJECT No. 2010-230
SHEET 12 OF 21

CITY OF JACKSONVILLE
ENGINEERING DIVISION

RIGHT OF WAY MAP

THIS MAP IS NOT A SURVEY

CITY OF JACKSONVILLE
ENGINEERING DIVISION

CHAFFEE ROAD

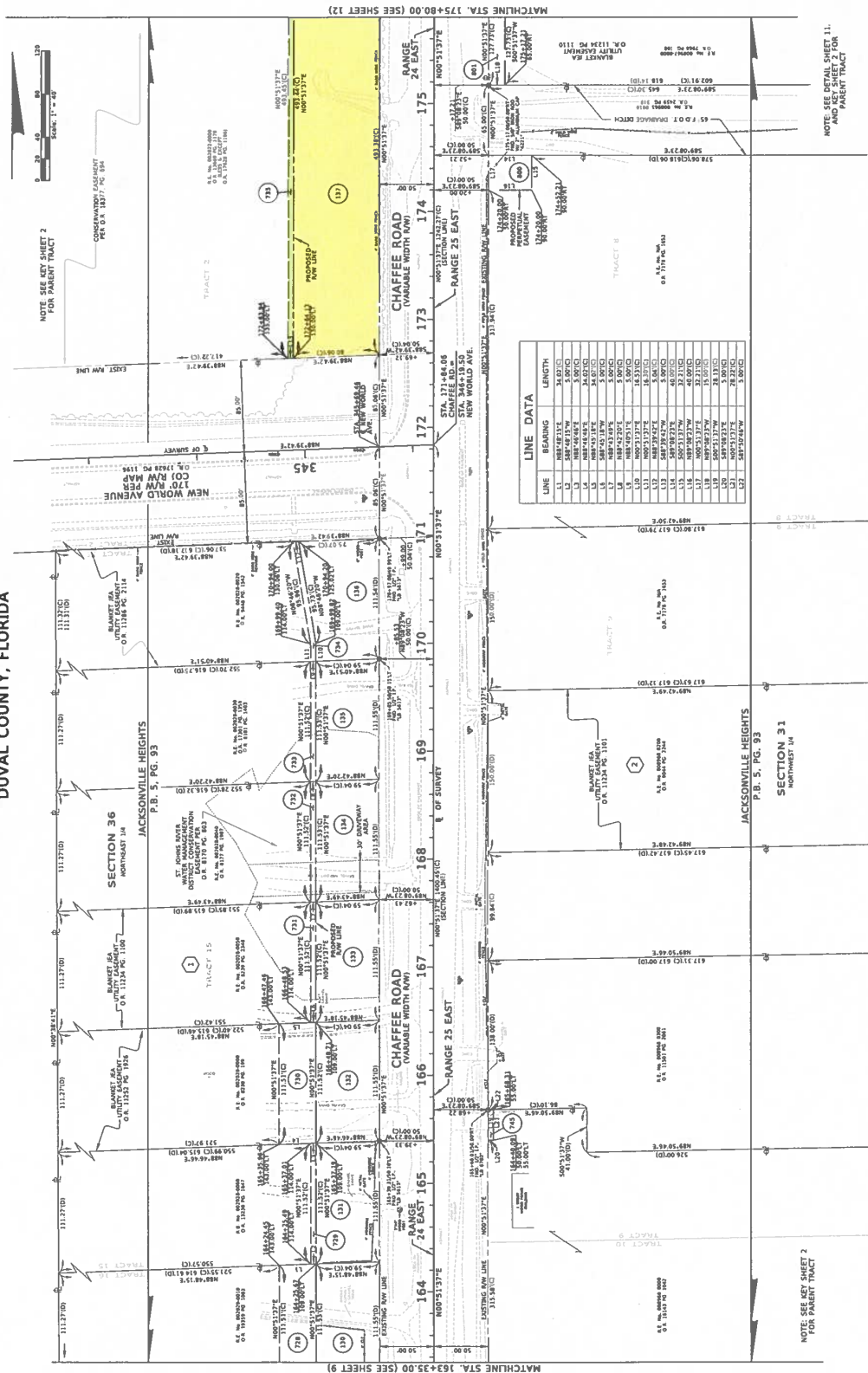
MAP BOOK PAGE

Exhibit F

PRELIMINARY - SUBJECT TO CHANGE

TOWNSHIP 2 & SOUTH, RANGE 24 EAST
TOWNSHIP 2 & SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

MAP BOOK PAGE



NOTE: SEE KEY SHEET 2 FOR PARENT TRACT

NOTE: SEE KEY SHEET 11 FOR PARENT TRACT

NOTE: SEE KEY SHEET 2 FOR PARENT TRACT

THIS MAP IS NOT A SURVEY

CITY OF JACKSONVILLE
ENGINEERING DIVISION

RIGHT OF WAY MAP

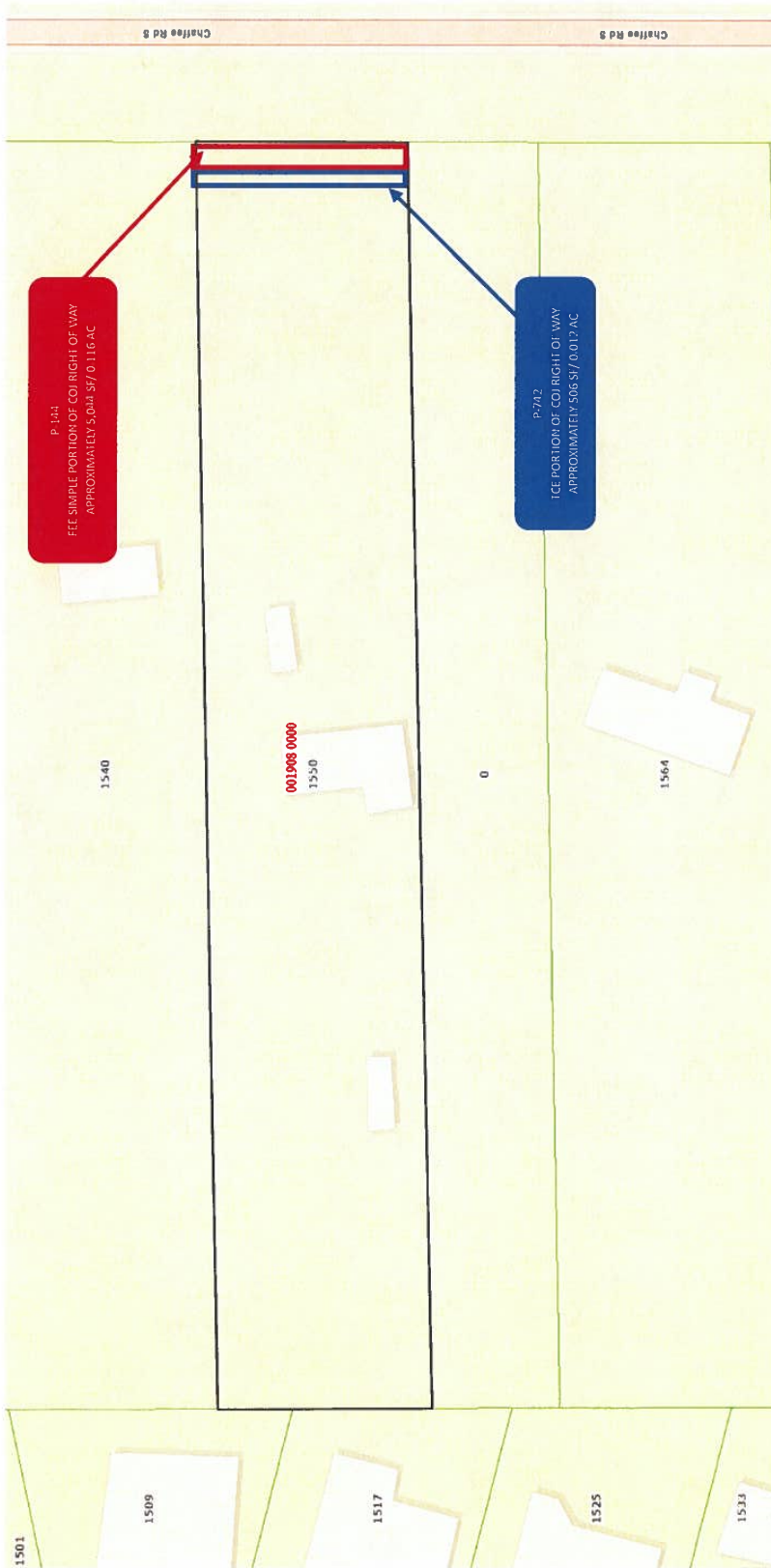
SEE SHEET 1 FOR LEGEND, NOTES, LEGEND, AND DEFINITIONS

CITY OF JACKSONVILLE
ENGINEERING DIVISION

DETAIL SHEET
CHAFFEE ROAD
TO CRISTAL SPRING ROAD

PROJECT NO. 230338 FILE NO. 735-2388 SHEET 10 OF 21

1550 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#001908-0000
PARCEL 144/742 LOCATION MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-144 = 5,044 SQUARE FEET (0.116 AC) / P-742 = 506 SQUARE FEET (0.012 AC)



1550 CHAFFEE ROAD SOUTH	CHAFFEE ROAD SOUTH	RE#001908-0000
PARCEL 144/742 AERIAL MAP	FEE SIMPLE & TEMPORARY CONSTRUCTION EASEMENT	P-144 = 5,044 SQUARE FEET (0.116 AC)/ P-742 = 506 SQUARE FEET (0.012 AC)



PARCEL 144

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NOS. 12 & 13

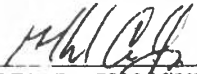
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°30'22" WEST, ALONG SAID SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, A DISTANCE OF 51.07 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.83 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 101.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,044 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

PARCEL 742

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 12 & 13


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°30'22" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 51.07 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°30'22" WEST, ALONG LAST SAID LINE A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF LAST SAID LANDS, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, SAID JACKSONVILLE HEIGHTS; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 101.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 506 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:53 pm, Aug 18, 2021

Project No.: PW2009-0018
Parcel No.: 144 & 742
RE No.: 001908-0000
Site Address: 1550 S. Chaffee Road, Jacksonville, FL 32221

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 20__, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **Wiley D. Thompson and Merie J. Thompson, husband and wife**, whose address is **1550 S. Chaffee Road, Jacksonville, FL 32221** (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.
2. **Improvements Owned by Others.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property (a separate offer may be made for these items): N/A
3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **\$120,407.55** and is inclusive of the following:

Parcel 144 Partial Fee (5,044 SF)

Land:	\$10,100.00
Improvements:	\$25,300.00
(Asphalt paving, gate – chain link, fence – chain link Landscaping - residential)	
Net Damages &/or Cost to Cure:	<u>\$38,100.00</u>
Total:	<u>\$73,500.00</u>

Parcel 742 Temporary Construction Easement (506 SF)

Land:	\$ 500.00
Improvements:	\$ 1,000.00
(Fence – Chain link, Landscaping – residential, driveway)	
Net Damages &/or Cost to Cure:	<u>\$ 0.00</u>
Total:	<u>\$ 1,500.00</u>

Fees & Cost

Attorney Fees:	\$21,306.00
Engineer Fees:	\$ 6,791.85
Land Planner Fee:	\$ 8,591.40
Appraisal Fee:	<u>\$ 8,718.30</u>
Total:	\$45,407.55

Taxes (to be calculated when closing date set)	\$ TBD
--	--------

Total Amount Paid by City	\$120,407.55
----------------------------------	---------------------

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Subject to the terms of paragraph 9 of this Real Estate Purchase Agreement and the accompanying addendum, which is incorporated into this agreement, no additional fees, cost, or compensation of any kind shall be paid by the City of Jacksonville with respect to the interest of the Seller in Parcel 144 & 742.

4. **Conditions and Limitations.**

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within sixty (60) days after final City Council approval, if such approval is required, on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than _____, 20__, unless extended mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants, or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") in substantially the form and content attached hereto as **Exhibit "C"** and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien, or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust, or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided. N/A

6. Seller and City agree that this agreement and accompanying addendum represent the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance

with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement and accompanying addendum contain the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement or the accompanying addendum shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement and accompanying addendum shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors, and assigns. Time is of the essence of this Agreement and accompanying addendum. Wherever under the terms and provisions of this Agreement and accompanying addendum the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement and accompanying addendum may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement and accompanying addendum shall be executed and delivered by each Party at Closing. This Agreement and accompanying addendum shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND ACCOMPANYING ADDENDUM AND EACH AND EVERY PROVISION HEREOF. This Agreement and accompanying addendum is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement and accompanying addendum or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and accompanying addendum and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

10. **Release of City.** Subject to paragraphs number 1 and 2 of the accompanying and incorporated Addendum, execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement and/or the accompanying and incorporated Addendum, which will survive closing. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

11. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

"SELLER"

Wiley D. Thompson

By: Wiley D. Thompson

Date: 5-17-24

Merie J. Thompson

By: Merie J. Thompson

Date: 5-17-24

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:

Print Name: _____

Print Name _____

"CITY"

CITY OF JACKSONVILLE,

a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida

By: _____

Title: _____

Date: _____

APPROVED AS TO FORM

By: Harry Wilson

Assistant General Counsel

Project No.: PW2009-0018
Parcel Nos.: 14 & 742
RE No.: 001908 - 000
Site Address: 1550 S. Chaffee Road, Jacksonville, FL 32221

ADDENDUM TO PURCHASE AGREEMENT

1. This agreement is based on the construction plans attached hereto as Exhibit "P" and said plans are hereby incorporated by reference. In the event that this agreement results in a closing, then thereafter both parties shall have the same legal rights that would have been available under law if transfer of title and compensation had been resolved through eminent domain proceedings in circuit court with said plans being the basis for said resolution and having been made a part of the record. This condition shall survive the closing of the property sale.
2. City of Jacksonville shall provide suitable and reasonable access to Property Owner and his successor's remainder site during the construction of the project. This condition shall survive the closing of the property sale.

Addendum to Purchase Agreement
reviewed and approved by
Property Owner/Seller,
Wiley D. Thompson
Merie J. Thompson

Initials WDT/MST

A270\45-23-298\1898\136

Exhibit "A" to Purchase Sale Agreement - Page 1

PARCEL 144

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NOS. 12 & 13


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°30'22" WEST, ALONG SAID SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, A DISTANCE OF 51.07 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.83 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 101.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,044 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

Exhibit "A" to Purchase Sale Agreement - Page 2

PARCEL 742

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 12 & 13


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°30'22" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 51.07 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°30'22" WEST, ALONG LAST SAID LINE A DISTANCE OF 5.01 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF LAST SAID LANDS, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, SAID JACKSONVILLE HEIGHTS; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE SOUTH 01°41'34" WEST, A DISTANCE OF 101.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 506 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:53 pm, Aug 18, 2021

Improvements Owned by Others
(Exhibit "B" to Purchase and Sale Agreement)
Not Applicable

Exhibit "C" - Warranty Deed

Prepared By/Record and Return To:
Harry M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 144
RE No.: 001908-0000
Site Address: 1550 S. Chaffee Road

GENERAL WARRANTY DEED

THIS INDENTURE is made this _____ day of _____, 20__, by and between, **Wiley D. Thompson and Merie J. Thompson, husband and wife**, whose address is 1550 S. Chaffee Road, Jacksonville, FL 32221 ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See Exhibit A attached hereto and by this
reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed, and delivered.

Grantor: **Wiley D. Thompson**

Signature of Witness

By: _____

Print Name: _____

Date: _____

Address: _____

Grantor: **Merie J. Thompson**

Signature of Witness

By: _____

Print Name: _____

Date: _____

Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____ by **Wiley D. Thompson** who *(check one)* ☐ is personally known to me, or ☐ has produced _____ as identification.

{NOTARY SEAL}

Print Name:

Notary Public, State and County Aforesaid

My Commission Expires: _____

Commission Number: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____ by **Merie J. Thompson** who *(check one)* ☐ is personally known to me, or ☐ has produced _____ as identification.

{NOTARY SEAL}

Print Name:_____
Notary Public, State and County Aforesaid
My Commission Expires:_____
Commission Number:_____

Exhibit A

PARCEL 144

FEE SIMPLE

PROJECT NO: 2020-338
SHEET NOS. 12 & 13


A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 360.65 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 88°30'22" WEST, ALONG SAID SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, A DISTANCE OF 51.07 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 101.10 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, ALSO BEING THE NORTH LINE OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°26'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.83 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND SAID WESTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD; THENCE SOUTH 00°25'10" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 101.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,044 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:44 pm, Aug 18, 2021

Exhibit "C" - Temporary Construction Easement

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Harry M. Wilson, IV
Gov. Operations Dept.
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202

Project No.: PW2009-0018
Parcel No.: 742
RE No.: 001908-0000
Site Address: 1550 S. Chaffee Road

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this _____ day of _____, 20__ by **Wiley D. Thompson and Merie J. Thompson, husband and wife**, hereinafter referred to as the "**Grantor**", whose mailing address is 1550 S. Chaffee Road, Jacksonville, FL 32221 to the **CITY OF JACKSONVILLE**, a Florida municipal corporation and political subdivision existing under the laws of the state of Florida, hereafter referred to as "**Grantee**", whose mailing address is 117 West Duval St, Jacksonville, Florida 32202.

WITNESSETH: Grantor, for \$10.00 and in consideration of the **ACCEPTANCE** of this Temporary Construction Easement by Grantee, receipt of which is hereby acknowledged; does hereby give, grant, bargain and release unto Grantee, a Temporary Construction Easement for the purpose of providing additional workspace and for tying in and harmonizing Grantor's property and the improvements and land elevations thereon with the construction of improvements associated with a Public Works Project to be undertaken by Grantee, said Temporary Construction Easement being located in, upon, over and through the following described land in Duval County, Florida, described as follows:

Please See Attached Exhibit A

THIS Temporary Construction Easement specifically grants unto Grantee the right to temporarily relocate fences and the right to remove trees and other vegetation as is reasonably necessary to utilize the Temporary Construction Easement herein granted, and

This Temporary Construction Easement Agreement shall automatically expire and terminate upon the earlier of: (x) completion of the Project, or (y) 60 months.

IN WITNESS WHEREOF, the said Grantor has signed this day and year first above written.

Signed sealed and delivered in the presence
of:

Signature of Witness

Print Name: _____

Address: _____

Signature of Witness

Print Name: _____

Address: _____

"Grantor"

Wiley D. Thompson

By: _____

Date: _____

Merie J. Thompson

By: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization, this ____ day of _____, 20____, by **Wiley D. Thompson**, who ☐ is personally known
to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Printed Name: _____

Commission No.: _____

My commission expires: _____

[NOTARIAL SEAL]

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by **Merie J. Thompson**, who ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

Exhibit A

PARCEL 742

TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NO. 2020-338
SHEET NOS. 12 & 13

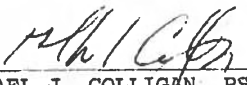
A PART OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8248, PAGE 443, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 506 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

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MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED

By Danny Wheeler at 2:53 pm, Aug 18, 2021

**Public Disclosure Act
Disclosure Affidavit**

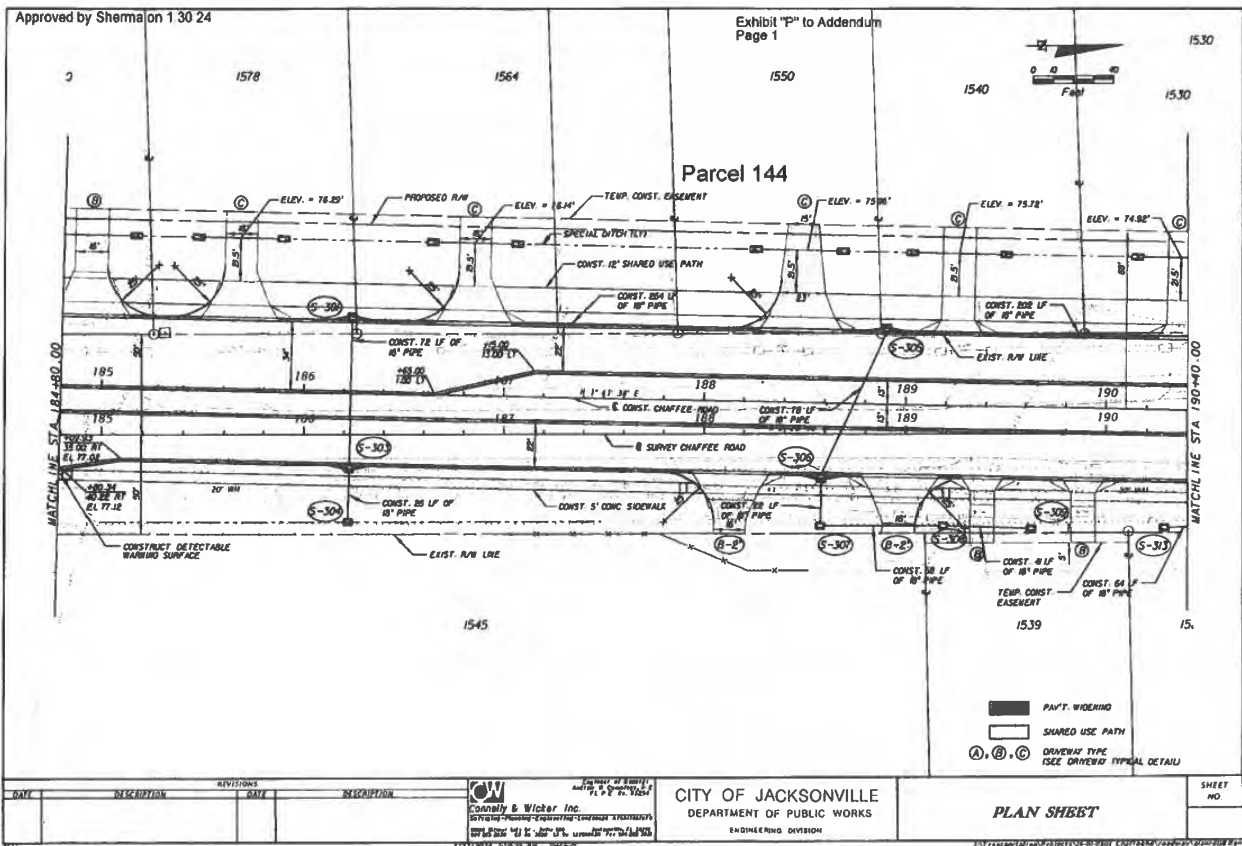
(Exhibit "D" to Purchase and Sale Agreement)

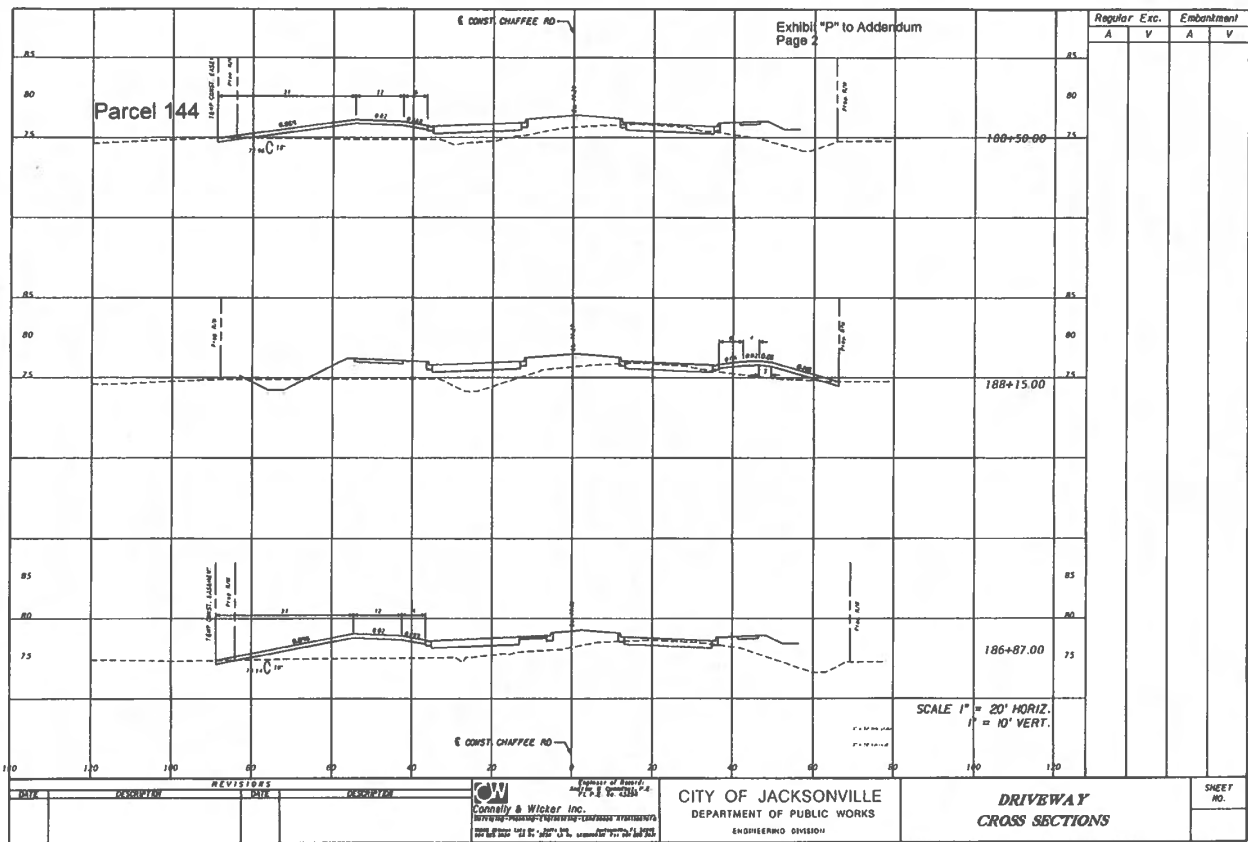
Not Applicable

Special Conditions

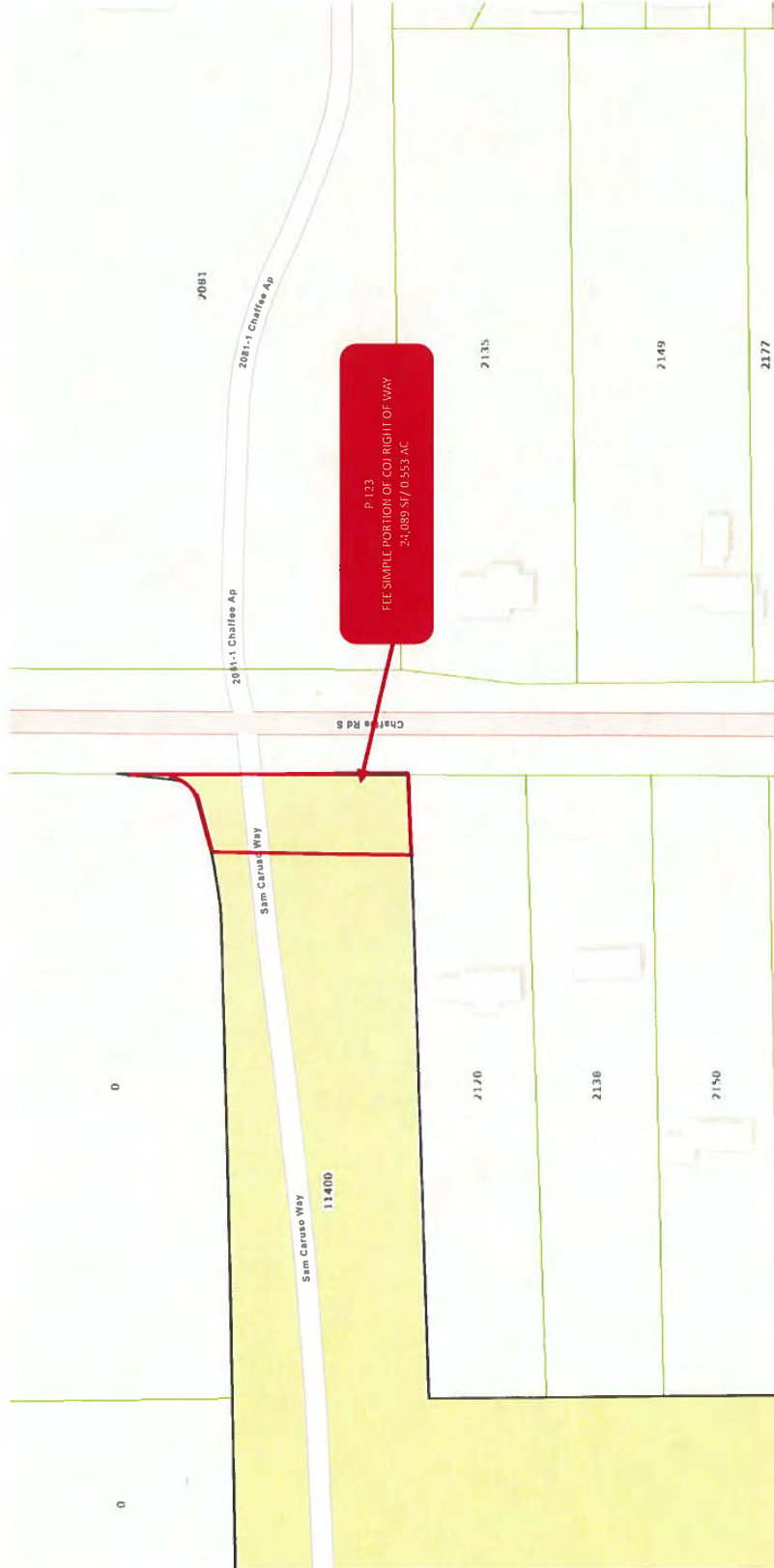
(Exhibit "E" to Purchase and Sale Agreement)

Not Applicable





11400 SAM CARUSO WAY	CHAFFEE ROAD SOUTH	RE# 002043-0000
PARCEL 123 LOCATION MAP	FEE SIMPLE	P-123 = 24,089 SQUARE FEET/ 0.553 AC



PARCEL 123

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8

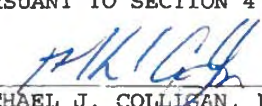
A PART OF SAM CARUSO WAY (HAVING A VARIABLE WIDTH PRIVATE RIGHT OF WAY), LYING IN TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12405, PAGE 820, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 417, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 0.553 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

APPROVED By SCC Date 7/26/21
By Danny Wheeler at 2:41 pm, Aug 18, 2021

Project No.: PW2009-0018
Parcel No.: 123
RE No.: 002043-0000
Site Address: 11400 Sam Caruso Way
Jacksonville, FL 32221

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made this _____ day of _____, 20__, by and between **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, with an address of 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202, Attn: Corporation Secretary (the "City") and **The School Board of Duval County, Florida a/k/a Duval County School Board, a body politic and corporate**, whose address is 1701 Prudential Drive, Jacksonville, FL 32207 (the "Seller"). (City and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the "Property"). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.

2. **Improvements Owned by Others.** The items specified on **Exhibit "B"** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property (a separate offer may be made for these items): **N/A**

3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **ONE HUNDRED TWENTY THOUSAND, FOUR HUNDRED FIFTY DOLLARS AND 00/100 (\$120,450.00)** and is inclusive of the following:

Parcel 123 Partial Fee (24,089 SF)

Land:	\$120,450.00
Improvements:	\$ 0
N/A	
Net Damages &/or Cost to Cure:	\$ 0
Total:	\$120,450.00

Total Amount Paid by City: \$120,450.00

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; ii the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment. At Closing the Seller shall pay all costs to prepare and record any documents necessary to cure any title defect. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Except as provided above, each Party shall pay its own attorney's or other consultants. All other costs incurred at Closing shall be borne by the Parties in accordance with the custom and usage in Duval County, Florida.

4. **Conditions and Limitations.**

1. This Agreement may be subject to the final approval of the Jacksonville City Council ("City Council"). Closing shall occur within sixty (60) days after final City Council approval, if such approval is required, on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than _____, 20__, unless extended mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata shares of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") in substantially the form and content attached hereto as **Exhibit "C"** and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided.

6. Seller and City agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each Party at Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **No Representation or Warranty of Facilities.** Seller acknowledges and agrees that this Agreement is not contingent upon City's construction of any specific transportation facilities or improvements and the design and location of any contemplated or proposed transportation facilities are not guaranteed.

10. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

11. **Release of City.** By execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City, including, without limitation, any claim for loss of access to Seller's remaining property, severance damages to Seller's remaining property, business damages or any other damages. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

12. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

"SELLER"

**The School Board of Duval County, Florida
a/k/a Duval County School Board, a body
politic and corporate**

By: _____

Its: _____

Date: _____

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:

"CITY"

CITY OF JACKSONVILLE

a consolidated political subdivision and
municipal corporation existing under the laws of
the state of Florida

Print Name: _____

Print Name: _____

By: _____

Title: _____

Date: _____

APPROVED AS TO FORM

By: _____

Assistant General Counsel

PARCEL 123

FEE SIMPLE

PROJECT NO. 2020-338

SHEET NO. 8

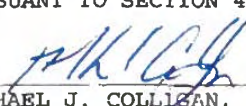
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CONTAINING: 0.553 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

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MICHAEL J. COLLIGAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6788
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
DATE: JULY 21, 2021
NOT VALID UNLESS SIGNED AND SEALED

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

APPROVED By SCC Date 7/26/21
By Danny Wheeler at 2:41 pm, Aug 18, 2021

Improvements Owned by Others

(Exhibit "B" to Purchase and Sale Agreement)

Not Applicable

Prepared By/Record and Return To:
Harry M. Wilson, IV
Office of General Counsel
City of Jacksonville
117 W. Duval Street, Suite 480
Jacksonville, FL 32202

Exhibit C - Warranty Deed

Project No.: PW2009-0018
Parcel No.: 123
RE No.: 002043-0000
Address: 11400 Sam Caruso Way
Jacksonville, FL 32221

GENERAL WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 20__, by and between, **The School Board of Duval County, Florida a/k/a Duval County School Board, a body politic and corporate**, whose address is 1701 Prudential Drive, Jacksonville, FL 32207 ("Grantor"), and **CITY OF JACKSONVILLE**, a consolidated municipal corporation and political subdivision existing under the laws of the state of Florida ("Grantee"), whose business address is 117 West Duval Street, Jacksonville, Florida 32202;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida:

See Exhibit A attached hereto and by this
reference made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the foregoing land (the "Property").

To have and to hold the Property in fee simple forever. The said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby releases any and all interest, right and title it has or may have to all the phosphates, minerals and metals that are or may be in, on, or under the surface of the subject land, together with any interest, right and title it has or may have in and to all petroleum that is or may be in, on, or under the surface of the subject land, created pursuant to Section 270.11, Florida Statutes.

Note to Clerk: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed, and delivered.

Seller: **The School Board of Duval County,
Florida a/k/a Duval County School Board, a
body politic and corporate**

Print Name: _____
Address: _____

By: _____
Name: _____
Its: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__ by _____ as _____ for **The School Board of Duval County, Florida a/k/a Duval County School Board, a body politic and corporate**, who *(check one)* ☐ is personally known to me, or ☐ have produced a valid driver's license as identification.

Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

{NOTARY SEAL}

Exhibit A, to Exhibit C - Warranty Deed

PARCEL 123

FEE SIMPLE

PROJECT NO. 2020-338
SHEET NO. 8


A PART OF SAM CARUSO WAY (HAVING A VARIABLE WIDTH PRIVATE RIGHT OF WAY), LYING IN TRACT 2, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12405, PAGE 820, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 417, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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APPROVED
DESCRIPTION AGREES
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CITY ENGINEERS OFFICE
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APPROVED By SCC Date 7/16/21
By Danny Wheeler at 2:41 pm, Aug 18, 2021

**Public Disclosure Act
Disclosure Affidavit**

(Exhibit "D" to Purchase and Sale Agreement)

Not Applicable

Special Conditions

(Exhibit "E" to Purchase and Sale Agreement)

Not Applicable