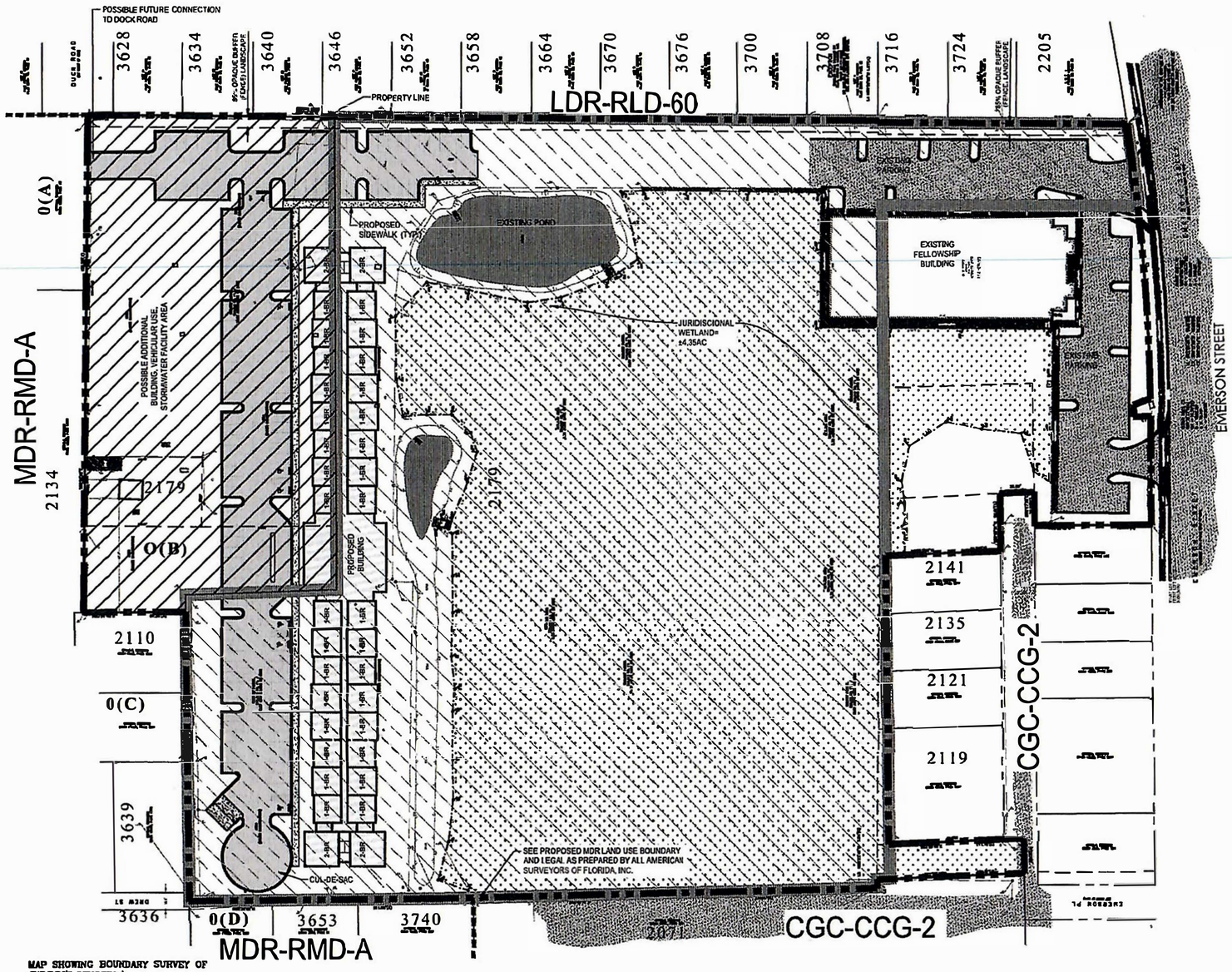

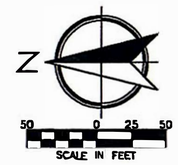

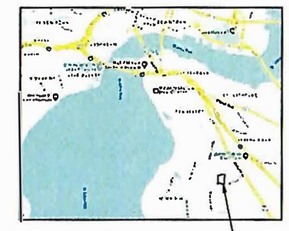

VICINITY MAP

PROJECT SITE

SITE DATA SUMARY

PROPERTY OWNER (CHURCH):	SOUTHSIDE CHURCH OF GOD IN CHRIST, INC.
SITE ADDRESS:	2179 EMERSON ST.32207 JACKSONVILLE, FL 32207 2179 EMERSON ST.32207
TOTAL OWNED SITE AREA:	12.07 AC
TOTAL MDR AREA: (EX. 2.07 AC + PROP. 8.45 AC.)	10.52 AC
MAP PANEL:	7431
PLANNING DISTRICT:	3
MINIMUM YARD REQUIREMENTS	
FRONT SETBACK:	25
SIDE SETBACK:	10
REAR SETBACK:	10
MAX STRUCTURE HEIGHT:	48

(85% OPAQUE BUFFER ALONG EAST PROPERTY LINE)

PARKING REQUIREMENTS
VEHICLE: (0.5 spaces per units)

GENERAL	
Property Appraiser Number (RE #)	126635-0000
Existing Zoning Designations	PUD / RMD-A / CCG-2
Proposed Zoning	PUD
PUD Ordinance Number	TBD
FIRM – Community – Panel	12031C0367J
Flood Zones (Show in Plans)	ZONE X

PROPERTY NUMBER	EXISTING ZONING	EXISTING LAND USE	ACRES
2179	PUD	LI (8.16 AC), MDR (2.07 AC), CGC (1.84 AC)	
2205	CCG-2	CGC	0.22
3724	CCG-2	CGC	0.18
3716	RLD-60	LDR	0.18
3708	RLD-60	LDR	0.17
3700	RLD-60	LDR	0.16
3676	RLD-60	LDR	0.15
3670	RLD-60	LDR	0.17
3664	RLD-60	LDR	0.18
3658	RLD-60	LDR	0.15
3652	RLD-60	LDR	0.17
3646	RLD-60	LDR	0.16
3640	RLD-60	LDR	0.18
3634	RLD-60	LDR	0.17
3628	RLD-60	LDR	0.17
0(A)	RMD-A	LDR	0.38
2134	RMD-A	LDR	1.69
2179	RMD-A	MDR	0.14
0(B)	PUD	MDR	0.38
2110	RMD-A	MDR	0.15
0(C)	RMD-A	MDR	0.16
3639	RMD-A	MDR	0.16
3636	RMD-A	MDR	0.11
0(D)	RMD-A	MDR	0.29
3653	RMD-A	MDR	0.29
3740	RMD-A	MDR	0.58
2071	CCG-2	CGC	3.3
2119	CCG-2	CGC	0.29
2121	CCG-2	CGC	0.14
2135	CCG-2	CGC	0.13
2141	CCG-2	CGC	0.11

MAP SHOWING BOUNDARY SURVEY OF
(SURVEYOR'S DESCRIPTION)

PART OF LOT 17, THOMAS REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN A THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1969.86 FEET); THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 238.33 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°15'00" WEST, 238.37 FEET); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 22°06'33" WEST, A DISTANCE OF 15.01 FEET; THENCE SOUTH 88°12'03" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°37'14" EAST, A DISTANCE OF 14.00 FEET TO THE SAID NORTH RIGHT OF WAY LINE, SAID POINT LYING A // POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1969.86 FEET), A DISTANCE OF 10.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°32'13" WEST, 10.29 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 89°41'41" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.34 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°26'19" WEST ALONG THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 15139, PAGE 888 OF SAID COUNTY, A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STUBBS LANE (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°07'25" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 29.07 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, NORTH 02°13'28" WEST, A DISTANCE OF 29.86 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STUBBS LANE; THENCE SOUTH 89°22'21" WEST ALONG SAID NORTH RIGHT OF WA Y LINE, A DISTANCE OF 50.01 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 02°13'28" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6112, PAGE 2117 OF SAID COUNTY, A DISTANCE OF 99.78 FEET; THENCE SOUTH 89°22'21" WEST, A DISTANCE OF 250.09 FEET; THENCE SOUTH 02°23'49" EAST, A DISTANCE OF 117.76 FEET; THENCE SOUTH 89°13'06" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19121, PAGE 1879 OF SAID COUNTY; THENCE NORTH 02°23'49" WEST ALONG SAID EAST LINE, A DISTANCE OF 127.91 FEET; THENCE NORTH 89°22'43" WEST, A DISTANCE OF 7.54 FEET; THENCE NORTH 01°18'10" WEST, A DISTANCE OF 378.90 FEET TO A POINT OF INTERSECT; THENCE NORTH 00°33'58" WEST ALONG THE EAST LINE OF LANDS DESCR D IN OFFICIAL RECORDS BOOK 1903, PAGE 359, AND BOOK 3910, PAGE 71, AND BOOK 17769, PAGE 1118 OF SAID COUNTY, A DISTANCE OF 214.68 FEET TO THE TERMINUS OF DREW STREET (A 15 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°19'08" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15165, PAGE 1788, AND BOOK 17957, PAGE 1314, AND BOOK 5662, PAGE 1009 OF SAID COUNTY, A DISTANCE OF 250.21 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5662, PAGE 1009; THENCE NORTH 00°04'43" WEST ALONG SAID EAST LINE, A DISTANCE OF 87.58 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16606, PAGE 1869 OF SAID COUNTY; THENCE SOUTH 89°29'42" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 430.50 FEET TO THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°26'36" WEST ALONG SAID WEST LINE, A DISTANCE OF 681.74 FEET; THENCE NORTH 89°29'00" WEST, A DISTANCE OF 1.57 FEET; THENCE SOUTH 00°24'08" WEST, A DISTANCE OF 215.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID EMERSON STREET AND THE POINT OF BEGINNING.

CONTAINING: 525,821 SQ. FT. / 12.07 ACRES MORE OR LESS

LEGEND

AREA OWNED BY CHURCH ALREADY IN MDR LAND USE CLASSIFICATION=±2.07 AC

DELINEATES CHURCH OWNED LANDS =±12.07AC

AREA OWNED BY CHURCH TO CHANGE TO MDR LAND USE CLASSIFICATION= 8.45 AC (20 UNITS/AC)

GBA
Goodson Bergen and Associates
CONSULTING ENGINEERS
Engineering License Number: CA3298
10175 FORTUNE PARKWAY, SUITE 403
JACKSONVILLE, FLORIDA 32256
Phone: (904) 519-7770
Fax: (904) 519-7776

FL. PE #63060

JEFFREY E. BERGEN, PE

PREPARED FOR:

EMERSON
2179 EMERSON ST,
JACKSONVILLE, FL
32207-5543

DATE : 05-05-21
PROJECT NO. : 19208S
DESIGNED BY : EDWARD GOODSON
DRAWN BY : DM
SCALE 1"=50'

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

EXHIBIT-1

EX-1
SHEET