

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 3, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-338**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

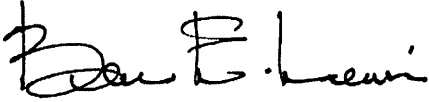
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-338

July 22, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-338**.

<i>Location:</i>	0 Broward Road; west of Broward Road and north of Island Point Drive
<i>Real Estate Numbers:</i>	022159-0000
<i>Current Zoning District:</i>	Planned Unit Development (PUD 2005-414-E); Residential Low Density-60 (RLD-60); Residential Medium Density-A (RMD-A); Commercial Neighborhood (CN)
<i>Proposed Zoning District:</i>	Conservation (CSV)
<i>Current Land Use Category:</i>	Low Density Residential (LDR); Medium Density Residential (MDR) & Community/General Commercial (CGC)
<i>Proposed Land Use Category:</i>	Conservation (CSV)
<i>Planning District:</i>	North, District 6
<i>Applicant:</i>	City of Jacksonville 214 N Hogan Street, Suite 300 Jacksonville, FL 32202
<i>Owner:</i>	David Shacter Trout River Land Holdings, LLC 426 Orange Bluff Avenue Jacksonville, Florida 32211
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-338** seeks to rezone 15.59 acres of land from Planned Unit Development (PUD 2005-414-E); Residential Low Density-60 (RLD-60); Residential Medium Density-A (RMD-A); Commercial Neighborhood (CN) to Conservation (CSV) Zoning District with a Conservation (CSV) Land Use Category. The wetlands that this ordinance encompasses is seeking designation as conservation land to prevent development in these areas. The wetlands are a portion of a larger area, which will be developed into multi-family dwellings, if approved, per Ord. 2021-069-E in is still in committee.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is currently located in the Low Density Residential (LDR), Medium Density Residential (MDR) & Community/General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5515-21A (Ordinance 2021-337) that seeks to amend the portion of the site that is within the LDR, MDR, and CGC land use categories to CSV. Staff is recommending that Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5515-21A be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. According to the Category Description within the Future Land Use Element (FLUE), Conservation (CSV) category depicted on the FLUMs includes areas that are protected

through public or private nonprofit ownership and management. Conservation lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. CSV lands are protected through public or private nonprofit ownership and management over time. Development potential in these areas is generally limited to open space, resource and recreational uses. Conservation areas may include regional, state or national forests, parks, sanctuaries, preserves and Special Management Areas. More specific uses and activities permitted in these areas are guided by the approved management plans for each area when such plans exist.

The subject properties are environmentally sensitive lands as they contain saltwater marsh and riverine wetlands and are almost entirely in the Coastal High Hazard Area (CHHA) and the 100-year flood zone (AE).

The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) and Conservation/Coastal Management Element (CCME) of the 2030 Comprehensive Plan:

FLUE Objective 7.2

The City shall implement strategies so as to encourage the preservation of environmentally sensitive lands, including lands managed by the Preservation Project Jacksonville (PPJ).

The Planning and Development Department supports the rezoning from Planned Unit Development (PUD 2005-414-E), Residential Low Density-60 (RLD-60), Residential Medium Density-A (RMD-A), and Commercial Neighborhood (CN) to CSV for the conservation of wetlands in a proposed multi-family development.

CCME Policy 3.3.3

The City shall encourage landowners and developers to protect or preserve Environmentally Sensitive Lands within developments, where feasible. Developers will be informed, through development review processes, and provided options for preservation of these areas.

The Planning & Development Department supports the rezoning from Planned Unit Development (PUD 2005-414-E), Residential Low Density-60 (RLD-60), Residential Medium Density-A (RMD-A), and Commercial Neighborhood (CN) to CSV for the conservation of wetlands in a proposed multi-family development. This conservation will be 15.59 acres of wetlands. Also previously stated, the subject properties are environmentally sensitive lands as they contain saltwater marsh and riverine wetlands and are almost entirely in the Coastal High Hazard Area (CHHA) and the 100-year flood zone (AE).

CCME Policy 4.1.7

High intensity wetlands surveys shall be submitted for all land use amendments where City data indicates potential existence of wetlands on the subject site. Rezoning and site plan applications shall include high intensity wetlands surveys where City data indicates potential existence of wetlands on the subject site and where there is a high potential for wetland impact. For the purposes of this policy, a high intensity wetlands survey shall include the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Land Use amendments to the Conservation Future Land Use Category are exempt from this requirement.

Most of the subject site is located within the Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The amendment request for the subject site is to change the land use designation from CGC, LDR, and MDR to CSV. No development is proposed on the subject site.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property meets the requirements of the CSV Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Wetlands
South	MDR	RMD-C	Wetlands
East	CGC	CCG-1	Vacant-Commercial
West	MDR	RMD-B	Wetlands

The proposed conservation wetlands are located within a proposed multi-family development in an area where residential uses are the main type of development. Most properties in the immediate area are currently developed with family dwellings, single or multi. Subdivisions in the area include RLD-60 and multi-family dwellings in RMD-D & RMD-C. This rezoning would allow for conservation land in an area where a proposed multi-family development.

SUPPLEMENTARY INFORMATION

Planning & Development Department placed the required Notice of Public Hearing signs on the property on **June 14, 2021**.

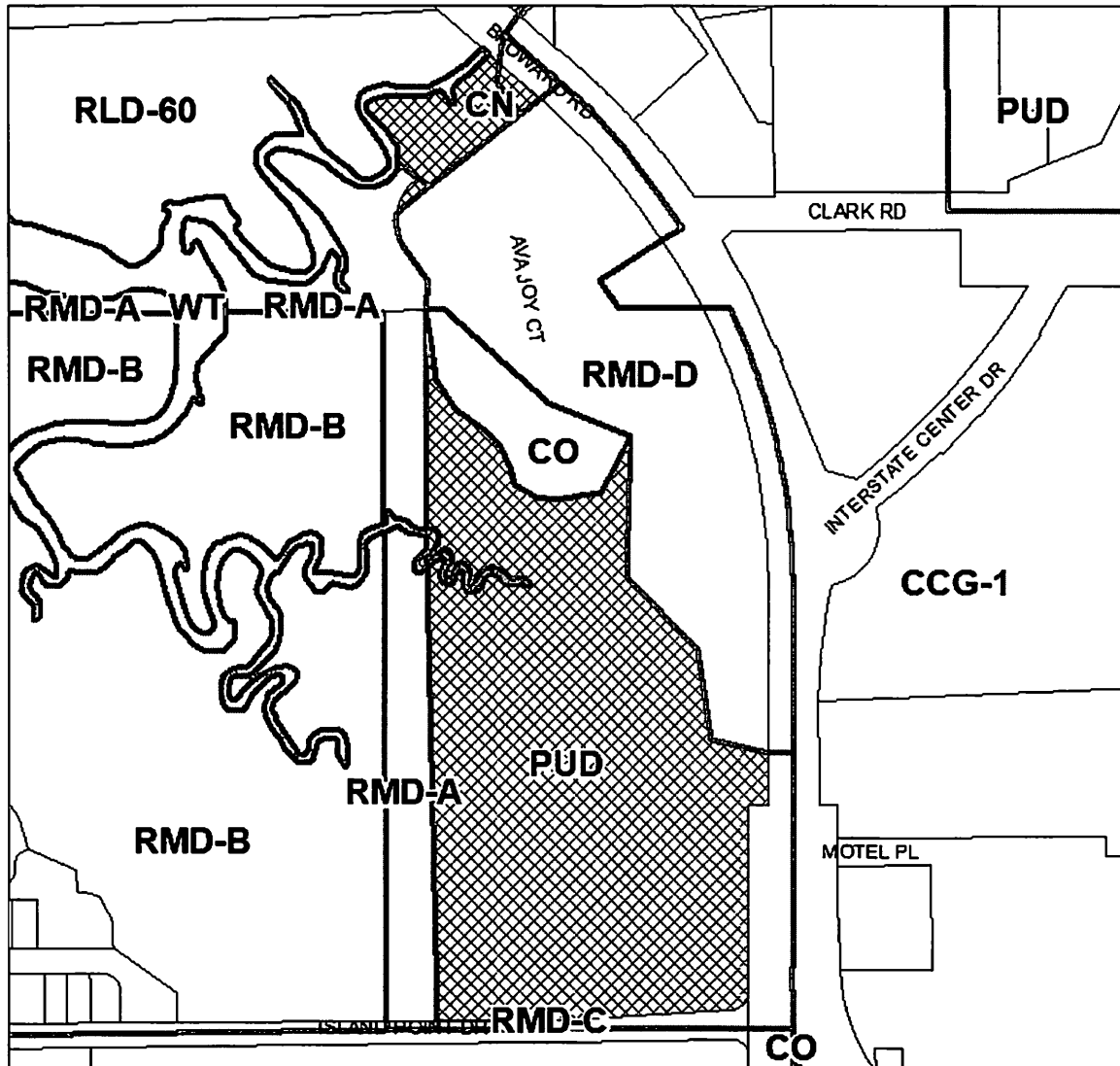


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0016** be **APPROVED**.



Aerial

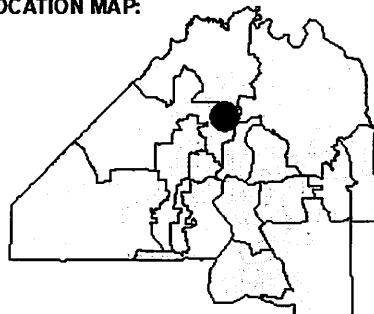


REQUEST SOUGHT:

FROM: PUD, RMD-A, CN, &
RLD-60

TO: CSV

LOCATION MAP:



0 110 220 440
Feet

COUNCIL DISTRICT:

8

ORDINANCE NUMBER

ORD-2021-0338

TRACKING NUMBER

T-2021-3510

**EXHIBIT 2
PAGE 1 OF 1**



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Quinto
Current Planning Division

FROM: Eric Hinton
Community Planning Division

RE: 2021-338

DATE: June 28, 2021

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use	CGC, LDR, MDR
LU Companion Application	L-5515-21A
Current Zoning	PUD, CN, RLD-60, RMD-A
Proposed Zoning	CSV
Land Development Area	Suburban Development Area
Acres	15.59

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES ☒ NO ☐

ZONING REQUEST:

Change land use category and zoning district to conservation.

LAND USE CATEGORY CONSISTENCY REVIEW:

The combined 15.59 acre sites are located near the east side of Trout River, northwest of the intersection of Interstate 95 and Zoo Parkway. The site is in the CGC, MDR, and LDR land use categories and within the Suburban Development Area. The proposed land use is CSV. The zoning request is for CSV. Conservation lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. CSV lands are protected through public or private nonprofit ownership and management over time. Development potential in these areas is generally limited to open space, resource and recreational uses. Conservation areas may include regional, state or national forests, parks, sanctuaries, preserves and Special Management Areas. More specific uses and activities permitted in these areas are guided by the approved management plans for each area when such plans exist.

The subject properties are environmentally sensitive lands as they contain saltwater marsh and riverine wetlands and are almost entirely in the Coastal High Hazard Area (CHHA) and the 100-year flood zone (AE).

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

- | | |
|---------------|--|
| Goal 1 | To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| Objective 1.5 | Maintain, enhance and conserve natural and environmental resources, especially coastal resources, and ensure that all development and redevelopment within the coastal area is consistent with the Conservation/Coastal Management Element, including the Hurricane Evacuation Plan, and Aquifer Recharge Sub-element. |
| Policy 1.5.2 | Permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map series as Conservation, unless development is undertaken by federal, state or local government in the public interest, and the impacts are mitigated. |
| Policy 1.5.14 | In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement. |
| Goal 3 | To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas. |

Conservation/Coastal Management Element:

- | | |
|--------|---|
| Goal 4 | To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetlands resources over the long-term and improve the water quality and fish and wildlife values of wetlands. |
|--------|---|

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this objective and its associated policies, the City shall continue to work with the applicable regional, state and federal agencies charged with these regulatory responsibilities.

Policy 4.1.19 The City shall sponsor placing "Environmentally Sensitive Lands" into Conservation land use category and zoning district and/or conservation easement, where there is a willing property owner.

Policy 4.4.3 The City shall act as applicant for property owners who voluntarily place their high functional valued wetland into the Conservation land use category and/or Conservation zoning district.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

Most of the subject site is located within the Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The amendment request for the subject site is to change the land use designation from CGC, LDR, and MDR to CSV. No development is proposed on the subject site.

Conservation/Coastal Management Element

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

Policy 11.5.2 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0338 **Staff Sign-Off/Date** CMQ / 05/05/2021

Filing Date 06/08/2021 **Number of Signs to Post** 7

Hearing Dates:

1st City Council 07/27/2021 **Planning Commission** 07/22/2021

Land Use & Zoning 08/03/2021 **2nd City Council** N/A

Neighborhood Association HECKSCHER DR COMM CLUB; TROUT RIVER JAX

Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3510

Application Status PENDING

Date Started 04/27/2021

Date Submitted 04/27/2021

General Information On Applicant

Last Name	First Name	Middle Name
JACKSONVILLE	CITY OF	

Company Name
CITY OF JACKSONVILLE

Mailing Address
214 NORTH HOGAN STREET, SUITE 300

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9042557800		COMMUNITYPLANNING@COJ.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SHACTER	DAVID	

Company/Trust Name
TROUT RIVER LAND HOLDINGS, LLC

Mailing Address
426 ORANGE BLUFF AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
		DSCHACTER@TERRAWISEHOMES.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 022159 0000	8	6	PUD	CSV
Map 022159 0000	8	6	RLD-60,RMD-A	CSV
Map 022159 0000	8	6	CN	CSV

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category**Land Use Category Proposed?**

If Yes, State Land Use Application #

5515

Total Land Area (Nearest 1/100th of an Acre) 15.59

Justification For Rezoning Application

CHANGE LAND USE CATEGORY AND ZONING DISTRICT TO CONSERVATION

Location Of Property**General Location**

House #	Street Name, Type and Direction	Zip Code
0	BROWARD RD	

Between Streets

ISLAND POINT DRIVE and CLARK ROAD

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
 - 2) Plus Cost Per Acre or Portion Thereof**
15.59 Acres @ \$10.00 /acre: \$160.00
 - 3) Plus Notification Costs Per Addressee**
20 Notifications @ \$7.00 /each: \$140.00
 - 4) Total Rezoning Application Cost: \$0.01**
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

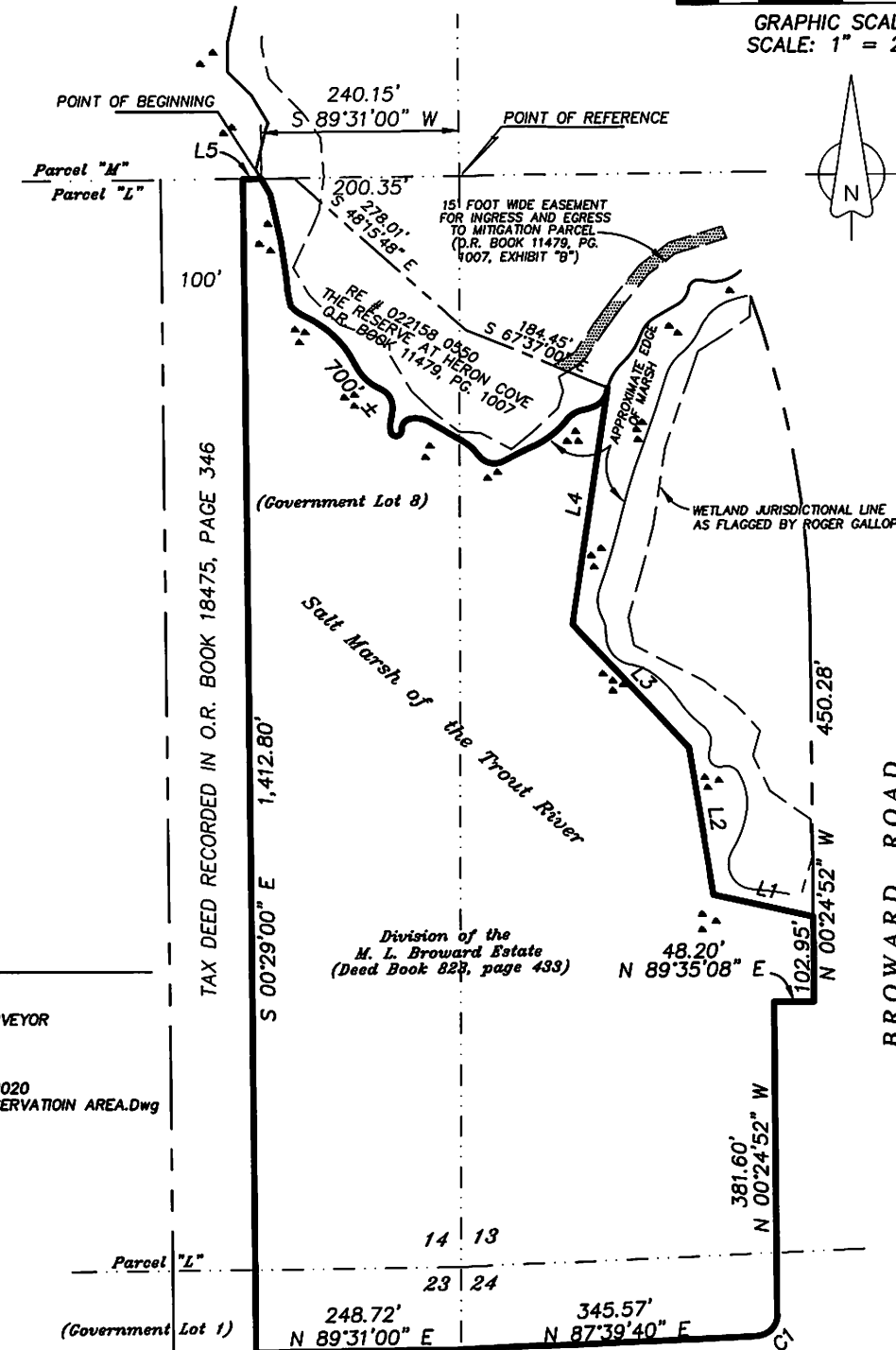
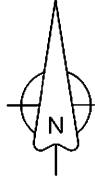
MAP SHOWING SKETCH OF

PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

0 200 400



GRAPHIC SCALE
SCALE: 1" = 200'



JONATHAN B. BOWAN
STATE OF FLORIDA,
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 51154
DATE: NOVEMBER 9, 2020
CAD FILE NAME: CONSERVATION AREA.Dwg

Prepared by:
A & J Land Surveyors, Inc.
847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT
RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGES 643-667

ISLAND POINT DRIVE

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 77°22'04" W	123.30'
L2	N 09°12'43" W	181.17'
L3	N 43°09'23" W	204.98'
L4	N 08°35'20" E	289.41'
L5	S 89°23'05" W	21.75'

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°04'31"	38.43'	N 43°37'24" E	34.76'

Prepared by:

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

MAP SHOWING SKETCH OF

PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CONSERVATION AREA # 1
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 240.15 FEET, TO THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 89°31'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 21.75 FEET, TO A POINT LYING 100 FEET EASTERLY OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 00°29'00" EAST, PARALLEL WITH AND 100 FEET EASTERLY OF THE AFORESAID EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ, A DISTANCE OF 1,412.80 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THAT EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGE 643 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EXHIBIT "E", (SHARED ROAD), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

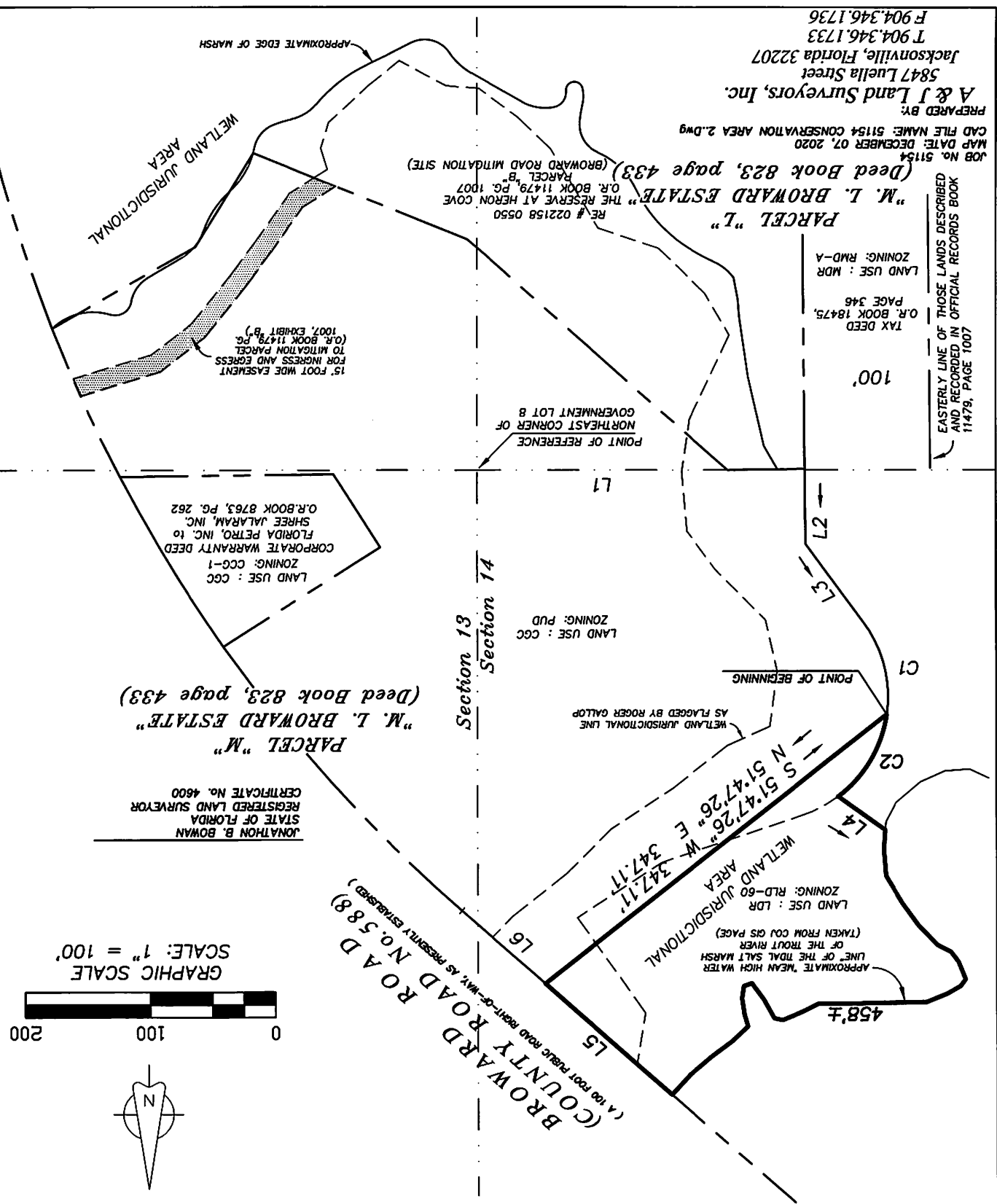
COURSE No. 1: RUN THENCE, NORTH 89°31'00" EAST, A DISTANCE OF 248.72 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 87°39'40" EAST, A DISTANCE OF 345.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
COURSE No. 3: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°04'31" TO THE LEFT, AN ARC DISTANCE OF 38.43 FEET, TO THE POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY LINE OF BROWARD ROAD, (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), LAST SAID ARC BEING SUBTENDED BY A CHORD BARING AND DISTANCE OF NORTH 43°37'24" EAST, 34.76 FEET; RUN THENCE ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SAID BROWARD ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 381.60 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 89°35'08" EAST, A DISTANCE OF 48.20 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 102.95 FEET, TO A POINT; THENCE DEPARTING FROM AFORESAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
COURSE No. 1: RUN THENCE, NORTH 77°22'04" WEST, A DISTANCE OF 123.30 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 09°12'43" WEST, A DISTANCE OF 181.17 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 43°09'23" WEST, A DISTANCE OF 204.98 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, NORTH 08°35'20" EAST, A DISTANCE OF 289.41 FEET, TO A POINT ON THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG AND AROUND THE EDGE OF MARSH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 637,789 SQUARE FEET, OR 14.6 ACRES, MORE OR LESS, IN AREA.

Prepared by:
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CONSERVATION AREA # 2
 MAP SHOWING REZONING SKETCH OF
 A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26
 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



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

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND (P) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATA, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST), (P) AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

- 2) THIS REZONING SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS REZONING SKETCH AND ONLY FOR THIS PARTICULAR TRANSFERENCE AND SCOPE OF WORK. ANY USE OF THIS REZONING SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS REZONING SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS REZONING SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTIONS/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, SJ-17.051.

- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY, TO THOSE INDIVIDUALS, ENTITIES OR FIRMS BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYOR AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY LIMITS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY FOR THE PURPOSES OF THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS. 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

- 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

- 9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

MAP SHOWING REZONING SKETCH OF

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

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND (P) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATA, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST), (P) AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

- 2) THIS REZONING SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS REZONING SKETCH AND ONLY FOR THIS PARTICULAR TRANSFERENCE AND SCOPE OF WORK. ANY USE OF THIS REZONING SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS REZONING SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS REZONING SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTIONS/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, SJ-17.051.

- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS. 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

- 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

- 9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

PREPARED BY:
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	44°37'39"	77.89'	N 13°55'22" W	75.94'
C2	100.00'	44°32'23"	77.74'	N 30°39'39" E	75.79'

CURVE TABLE FOR REZONING SKETCH

LINE	BEARING	DISTANCE
L1	S 89°31'00" W	261.90'
L2	N 00°29'00" W	59.64'
L3	N 36°14'12" W	78.08'
L4	N 54°25'22" W	45.99'
L5	S 48°45'00" E	134.14±
L6	S 48°45'00" E	88.42'

LINE TABLE FOR REZONING SKETCH

MAP SHOWING REZONING SKETCH OF

CONSERVATION AREA # 2
REZONING SKETCH

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

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 261.90 FEET, TO A POINT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT TAX DEED, RECORDED IN OFFICIAL RECORDS BOOK 18475, PAGE 346 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°29'00" WEST, ALONG A NORTHERLY PROLONGATION OF SAID LANDS, A DISTANCE OF 59.64 FEET, TO A POINT; RUN THENCE, NORTH 36°14'12" WEST, A DISTANCE OF 78.08 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°37'39" TO THE RIGHT, AN ARC DISTANCE OF 77.89 FEET, TO THE POINT OF BEGINNING, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°55'22" WEST, 75.94 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTHEASTERLY, ALONG AND AROUND LAST SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°32'23" TO THE RIGHT, AN ARC DISTANCE OF 77.74 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°39'39" EAST, 75.79 FEET; RUN THENCE, NORTH 54°25'22" WEST, DEPARTING FROM LAST SAID CURVE, A DISTANCE OF 45.99 FEET, TO THE "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER; RUN THENCE, ALONG THE AFORESAID "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER, IN A GENERAL NORTHERLY, SOUTHEASTERLY, AND THEN EASTERLY DIRECTION, A DISTANCE OF 458 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, (COUNTY ROAD No. 588), A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED; RUN THENCE, SOUTH 48°45'00" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.14 FEET, TO A POINT WHICH LIES 88.42 FEET, FROM THE POINT OF TANGENCY OF SAID RIGHT-OF-WAY LINE, SAID POINT ALSO LYING NORTH 51°47'26" EAST, A DISTANCE OF 347.11 FEET, FROM THE POINT OF BEGINNING; RUN THENCE, SOUTH 51°47'26" WEST, A DISTANCE OF 347.11 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 41,198 SQUARE FEET, OR 0.94 ACRES, MORE OR LESS, IN AREA

PREPARED BY:

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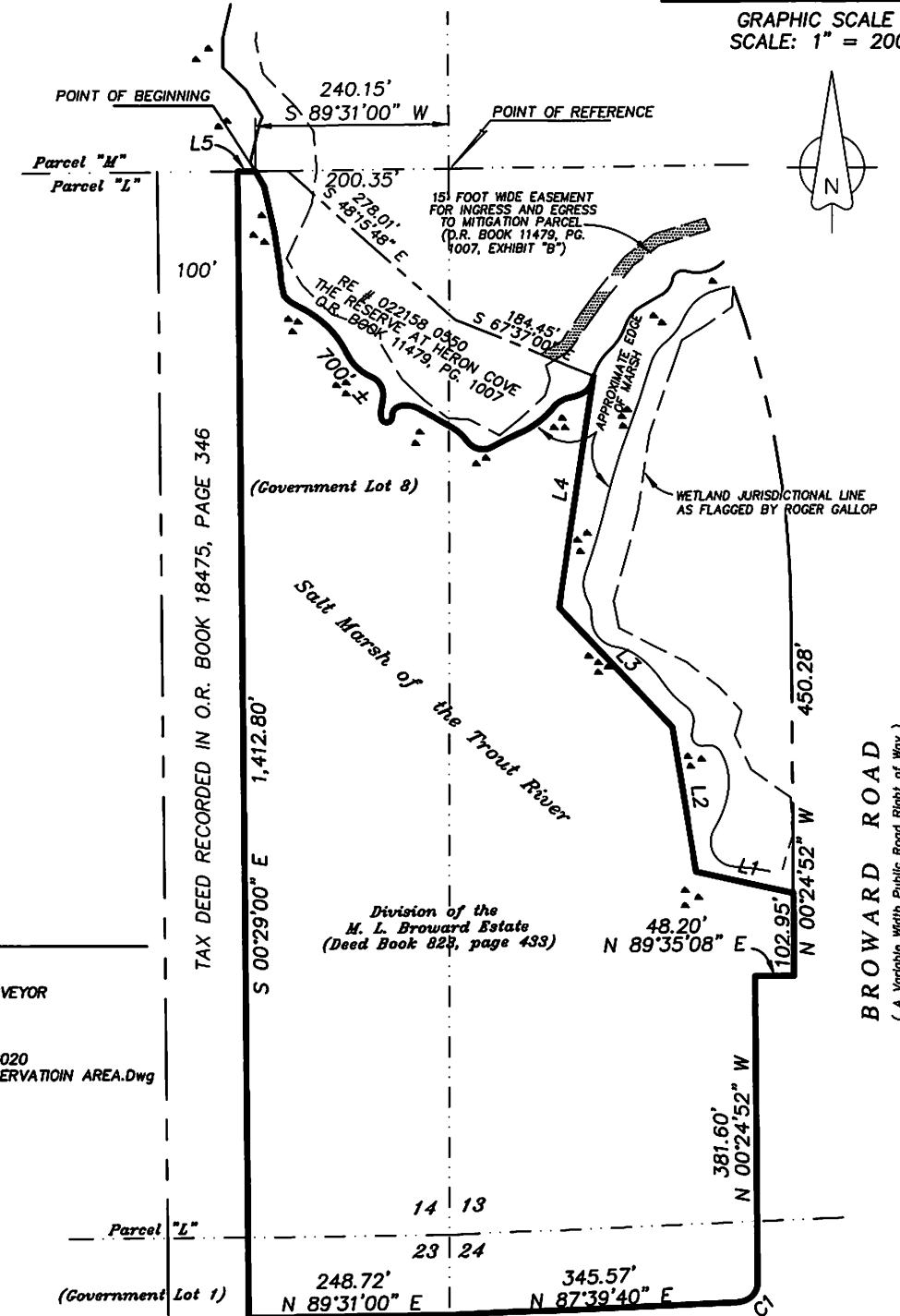
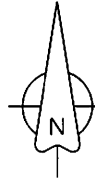
MAP SHOWING SKETCH OF

PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

0 200 400



GRAPHIC SCALE
SCALE: 1" = 200'



JONATHON B. BOWAN
STATE OF FLORIDA,
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 51154
DATE: NOVEMBER 9, 2020
CAD FILE NAME: CONSERVATION AREA.Dwg

Prepared by:
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EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT
RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGES 643-667

ISLAND POINT DRIVE

BROWARD ROAD
(A Variable Width Public Road Right of Way)

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE (FULL IN), AS (BEARING), AS MONUMENTED AND (d) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST), (b) AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

- 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, SJ-17.051.

- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

- 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS. (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS

- 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL MAP IS TO THE ORIGINAL SIZE AND SCALE.

- 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

- 9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°04'31"	38.43'	N 43°37'24" E	34.76'

CURVE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 77°22'04" W	123.30'
L2	N 09°12'43" W	181.17'
L3	N 43°09'23" W	204.98'
L4	N 08°35'20" E	289.41'
L5	S 89°23'05" W	21.75'

LINE TABLE FOR THIS SKETCH

MAP SHOWING SKETCH OF

PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CONSERVATION AREA # 1
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 240.15 FEET, TO THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 89°31'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 21.75 FEET, TO A POINT LYING 100 FEET EASTERLY OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 00°29'00" EAST, PARALLEL WITH AND 100 FEET EASTERLY OF THE AFORESAID EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ, A DISTANCE OF 1,412.80 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THAT EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGE 643 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EXHIBIT "E", (SHARED ROAD), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°31'00" EAST, A DISTANCE OF 248.72 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 87°39'40" EAST, A DISTANCE OF 345.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°04'31" TO THE LEFT, AN ARC DISTANCE OF 38.43 FEET, TO THE POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY LINE OF BROWARD ROAD, (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), LAST SAID ARC BEING SUBTENDED BY A CHORD BARING AND DISTANCE OF NORTH 43°37'24" EAST, 34.76 FEET; RUN THENCE ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SAID BROWARD ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 381.60 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°35'08" EAST, A DISTANCE OF 48.20 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 102.95 FEET, TO A POINT; THENCE DEPARTING FROM AFORESAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 77°22'04" WEST, A DISTANCE OF 123.30 FEET, TO A POINT;

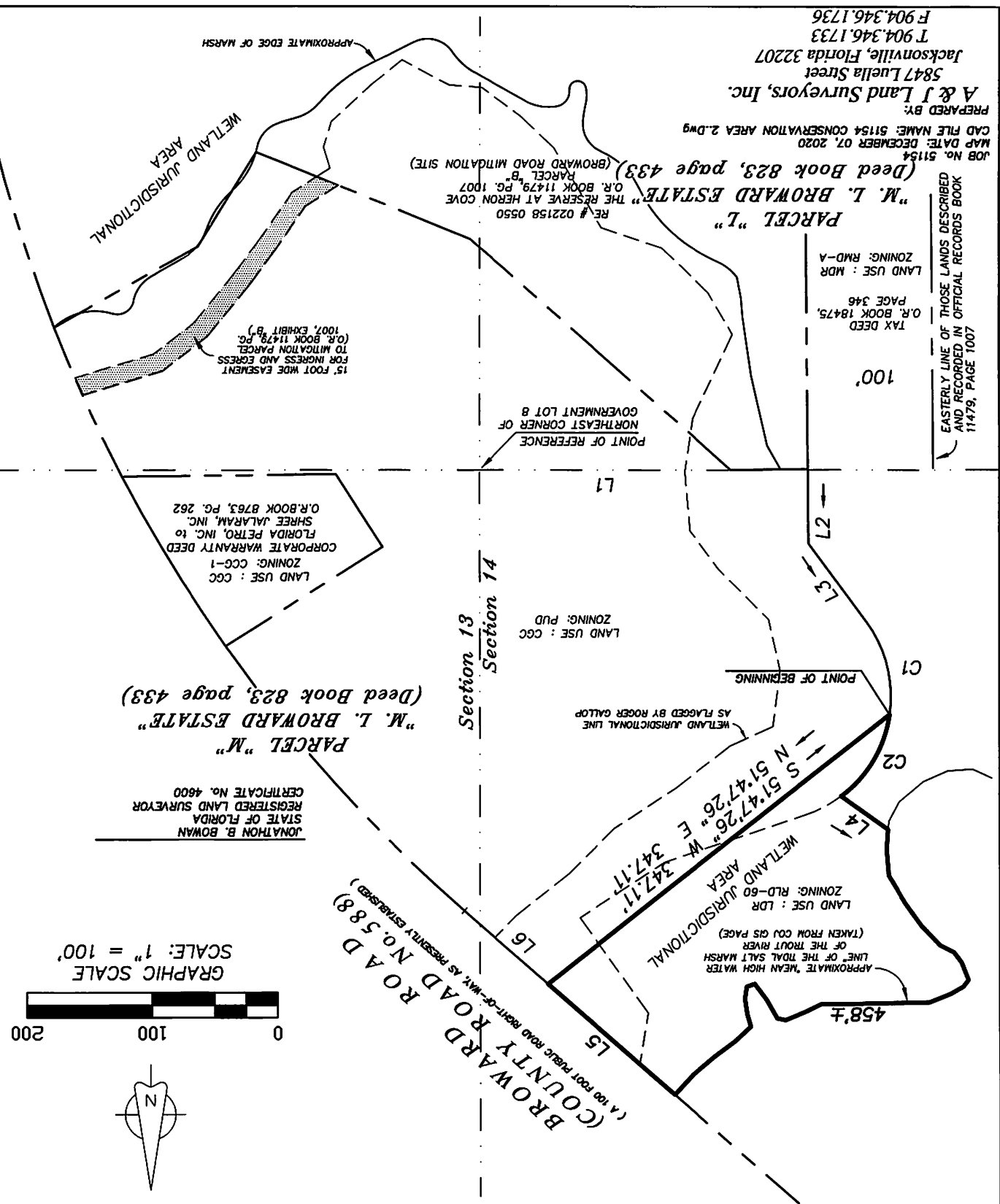
COURSE No. 2: RUN THENCE, NORTH 09°12'43" WEST, A DISTANCE OF 181.17 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 43°09'23" WEST, A DISTANCE OF 204.98 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 08°35'20" EAST, A DISTANCE OF 289.41 FEET, TO A POINT ON THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG AND AROUND THE EDGE OF MARSH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 637,789 SQUARE FEET, OR 14.6 ACRES, MORE OR LESS, IN AREA.

CONSERVATION AREA # 2
SHEET ONE (1) of THREE (3) SHEETS
MAP SHOWING REZONING SKETCH OF
A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26
EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



MAP SHOWING REZONING SKETCH OF

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

GENERAL NOTES:

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

LINE TABLE FOR REZONING SKETCH

LINE	BEARING	DISTANCE
L1	S 89°31'00" W	261.90'
L2	N 00°29'00" W	59.64'
L3	N 36°14'12" W	78.08'
L4	N 54°25'22" W	45.99'
L5	S 48°45'00" E	134.14'±
L6	S 48°45'00" E	88.42'

CURVE TABLE FOR REZONING SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	44°37'39"	77.89'	N 13°55'22" W	75.94'
C2	100.00'	44°32'23"	77.74'	N 30°39'39" E	75.79'

PREPARED BY:

& J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

MAP SHOWING REZONING SKETCH OF

CONSERVATION AREA # 2
REZONING SKETCH

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

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 261.90 FEET, TO A POINT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT TAX DEED, RECORDED IN OFFICIAL RECORDS BOOK 18475, PAGE 346 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°29'00" WEST, ALONG A NORTHERLY PROLONGATION OF SAID LANDS, A DISTANCE OF 59.64 FEET, TO A POINT; RUN THENCE, NORTH 36°14'12" WEST, A DISTANCE OF 78.08 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°37'39" TO THE RIGHT, AN ARC DISTANCE OF 77.89 FEET, TO THE POINT OF BEGINNING, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°55'22" WEST, 75.94 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTHEASTERLY, ALONG AND AROUND LAST SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°32'23" TO THE RIGHT, AN ARC DISTANCE OF 77.74 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°39'39" EAST, 75.79 FEET; RUN THENCE, NORTH 54°25'22" WEST, DEPARTING FROM LAST SAID CURVE, A DISTANCE OF 45.99 FEET, TO THE "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER; RUN THENCE, ALONG THE AFORESAID "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER, IN A GENERAL NORTHERLY, SOUTHEASTERLY, AND THEN EASTERLY DIRECTION, A DISTANCE OF 458 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, (COUNTY ROAD No. 588), A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED; RUN THENCE, SOUTH 48°45'00" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.14 FEET, TO A POINT WHICH LIES 88.42 FEET, FROM THE POINT OF TANGENCY OF SAID RIGHT-OF-WAY LINE, SAID POINT ALSO LYING NORTH 51°47'26" EAST, A DISTANCE OF 347.11 FEET, FROM THE POINT OF BEGINNING; RUN THENCE, SOUTH 51°47'26" WEST, A DISTANCE OF 347.11 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 41,198 SQUARE FEET, OR 0.94 ACRES, MORE OR LESS, IN AREA

PREPARED BY:

A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: Oct. 19, 2020

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: O Broward Rd. RE#(s): 022159-0000

To Whom It May Concern:

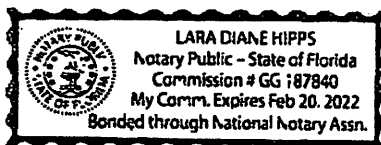
I David Shacter as Manager of Trout River Land Holdings, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Amendment submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]
(print name) David Shacter

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 19th day of October 2020, by David Shacter, as Manager of Trout River Land Holdings, LLC, a Limited Liability Company, who is personally known to me or who has produced as identification and who took an oath.

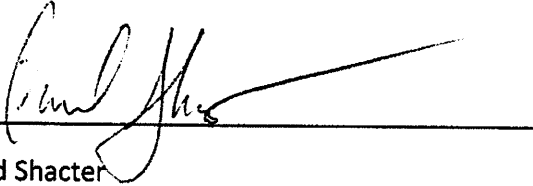


Lara Diane Hipps
(Signature of NOTARY PUBLIC)
Lara Diane Hipps
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Feb 20, 2022

I, David Shacter, authorize the City of Jacksonville to change the Land Use and Zoning on the attached Maps depicting the Current Land Use and Legal Descriptions of Conservation Areas 1 & 2 to Conservation.

Please feel free to contact me with any questions at 904-465-2514 or dshacter@terraswisehomes.com.

A handwritten signature in black ink, appearing to read "David Shacter", is written over a horizontal line.

David Shacter

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

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9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR THIS SKETCH

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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°04'31"	38.43'	N 43°37'24" E	34.76'

Prepared by:
A & J Land Surveyors, Inc.
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MAP SHOWING SKETCH OF

PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CONSERVATION AREA # 1
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 240.15 FEET, TO THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 89°31'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 21.75 FEET, TO A POINT LYING 100 FEET EASTERLY OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 00°29'00" EAST, PARALLEL WITH AND 100 FEET EASTERLY OF THE AFORESAID EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ, A DISTANCE OF 1,412.80 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THAT EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGE 643 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EXHIBIT "E", (SHARED ROAD), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°31'00" EAST, A DISTANCE OF 248.72 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 87°39'40" EAST, A DISTANCE OF 345.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°04'31" TO THE LEFT, AN ARC DISTANCE OF 38.43 FEET, TO THE POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY LINE OF BROWARD ROAD, (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°37'24" EAST, 34.76 FEET; RUN THENCE ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SAID BROWARD ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 381.60 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°35'08" EAST, A DISTANCE OF 48.20 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 102.95 FEET, TO A POINT; THENCE DEPARTING FROM AFORESAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 77°22'04" WEST, A DISTANCE OF 123.30 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 09°12'43" WEST, A DISTANCE OF 181.17 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 43°09'23" WEST, A DISTANCE OF 204.98 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 08°35'20" EAST, A DISTANCE OF 289.41 FEET, TO A POINT ON THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG AND AROUND THE EDGE OF MARSH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 637,789 SQUARE FEET, OR 14.6 ACRES, MORE OR LESS, IN AREA.

Prepared by:

A & J Land Surveyors, Inc.

847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

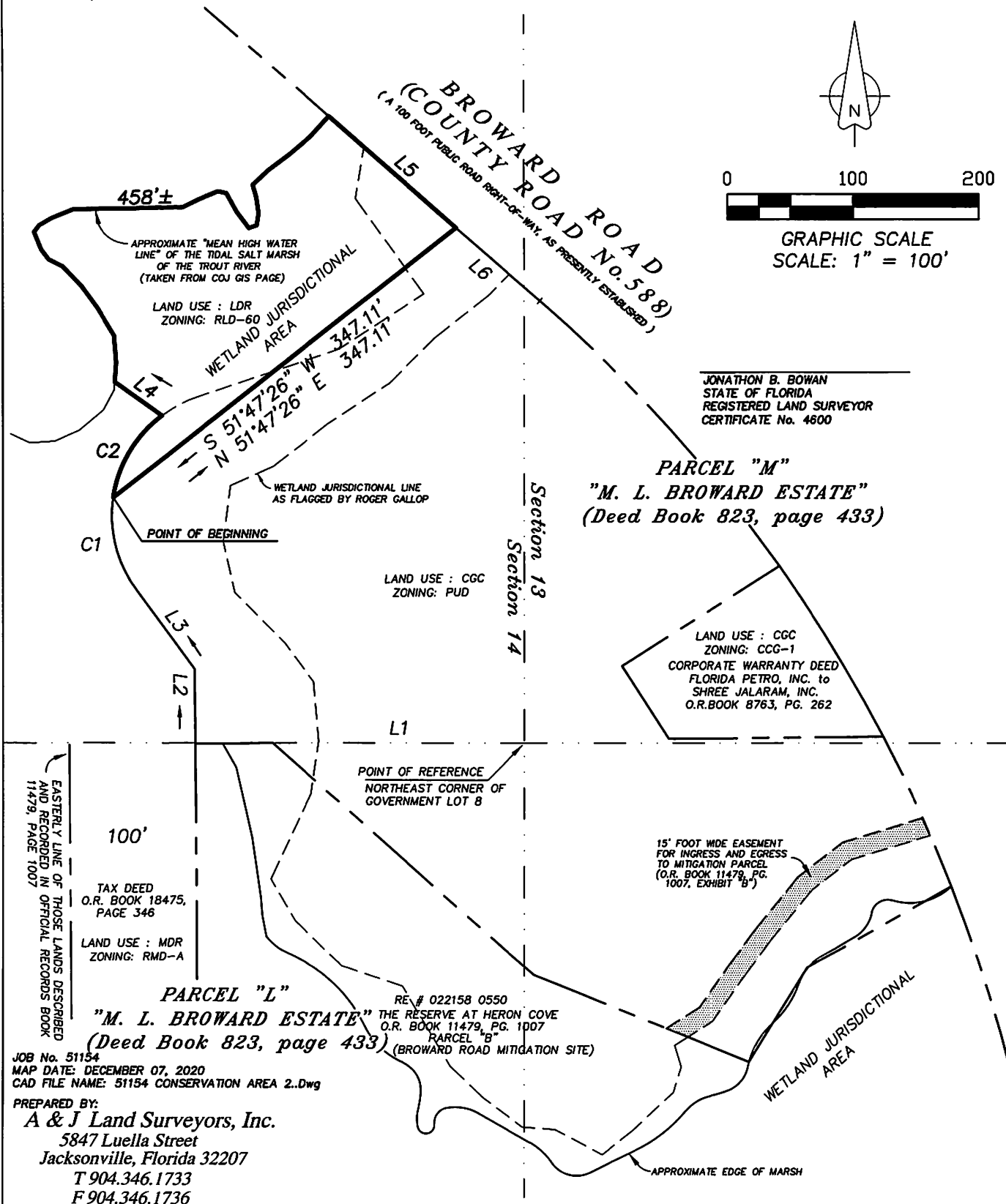
F 904.346.1736

CONSERVATION AREA # 2

SHEET ONE (1) of THREE (3) SHEETS

MAP SHOWING REZONING SKETCH OF

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



JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

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

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

POINT OF REFERENCE
NORTHEAST CORNER OF
GOVERNMENT LOT 8

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

TAX DEED
O.R. BOOK 18475,
PAGE 346

LAND USE : MDR
ZONING: RMD-A

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

RE # 022158 0550
THE RESERVE AT HERON COVE
O.R. BOOK 11479, PG. 1007
PARCEL "B"
(BROWARD ROAD MITIGATION SITE)

JOB No. 51154
MAP DATE: DECEMBER 07, 2020
CAD FILE NAME: 51154 CONSERVATION AREA 2.Dwg

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
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MAP SHOWING REZONING SKETCH OF

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

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS REZONING SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS REZONING SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS REZONING SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS REZONING SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS REZONING SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY TRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY OUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR REZONING SKETCH

LINE	BEARING	DISTANCE
L1	S 89°31'00" W	261.90'
L2	N 00°29'00" W	59.64'
L3	N 36°14'12" W	78.08'
L4	N 54°25'22" W	45.99'
L5	S 48°45'00" E	134.14'±
L6	S 48°45'00" E	88.42'

CURVE TABLE FOR REZONING SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	44°37'39"	77.89'	N 13°55'22" W	75.94'
C2	100.00'	44°32'23"	77.74'	N 30°39'39" E	75.79'

PREPARED BY:

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Jacksonville, Florida 32207
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MAP SHOWING REZONING SKETCH OF

CONSERVATION AREA # 2
REZONING SKETCH

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

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 261.90 FEET, TO A POINT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT TAX DEED, RECORDED IN OFFICIAL RECORDS BOOK 18475, PAGE 346 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°29'00" WEST, ALONG A NORTHERLY PROLONGATION OF SAID LANDS, A DISTANCE OF 59.64 FEET, TO A POINT; RUN THENCE, NORTH 36°14'12" WEST, A DISTANCE OF 78.08 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°37'39" TO THE RIGHT, AN ARC DISTANCE OF 77.89 FEET, TO THE POINT OF BEGINNING, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°55'22" WEST, 75.94 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTHEASTERLY, ALONG AND AROUND LAST SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°32'23" TO THE RIGHT, AN ARC DISTANCE OF 77.74 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°39'39" EAST, 75.79 FEET; RUN THENCE, NORTH 54°25'22" WEST, DEPARTING FROM LAST SAID CURVE, A DISTANCE OF 45.99 FEET, TO THE "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER; RUN THENCE, ALONG THE AFORESAID "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER, IN A GENERAL NORTHERLY, SOUTHEASTERLY, AND THEN EASTERLY DIRECTION, A DISTANCE OF 458 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, (COUNTY ROAD No. 588), A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED; RUN THENCE, SOUTH 48°45'00" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.14 FEET, TO A POINT WHICH LIES 88.42 FEET, FROM THE POINT OF TANGENCY OF SAID RIGHT-OF-WAY LINE, SAID POINT ALSO LYING NORTH 51°47'26" EAST, A DISTANCE OF 347.11 FEET, FROM THE POINT OF BEGINNING; RUN THENCE, SOUTH 51°47'26" WEST, A DISTANCE OF 347.11 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 41,198 SQUARE FEET, OR 0.94 ACRES, MORE OR LESS, IN AREA

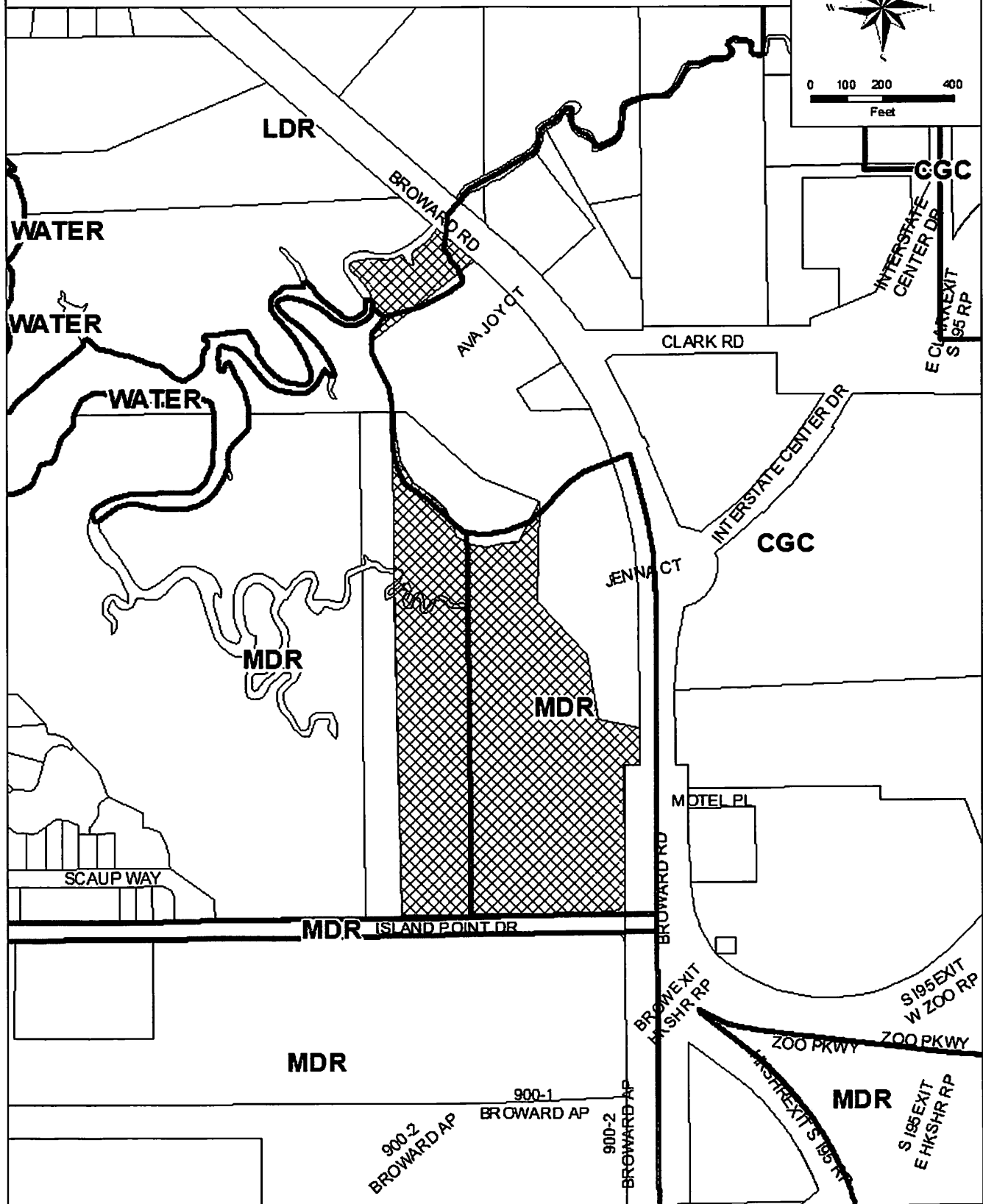
PREPARED BY:

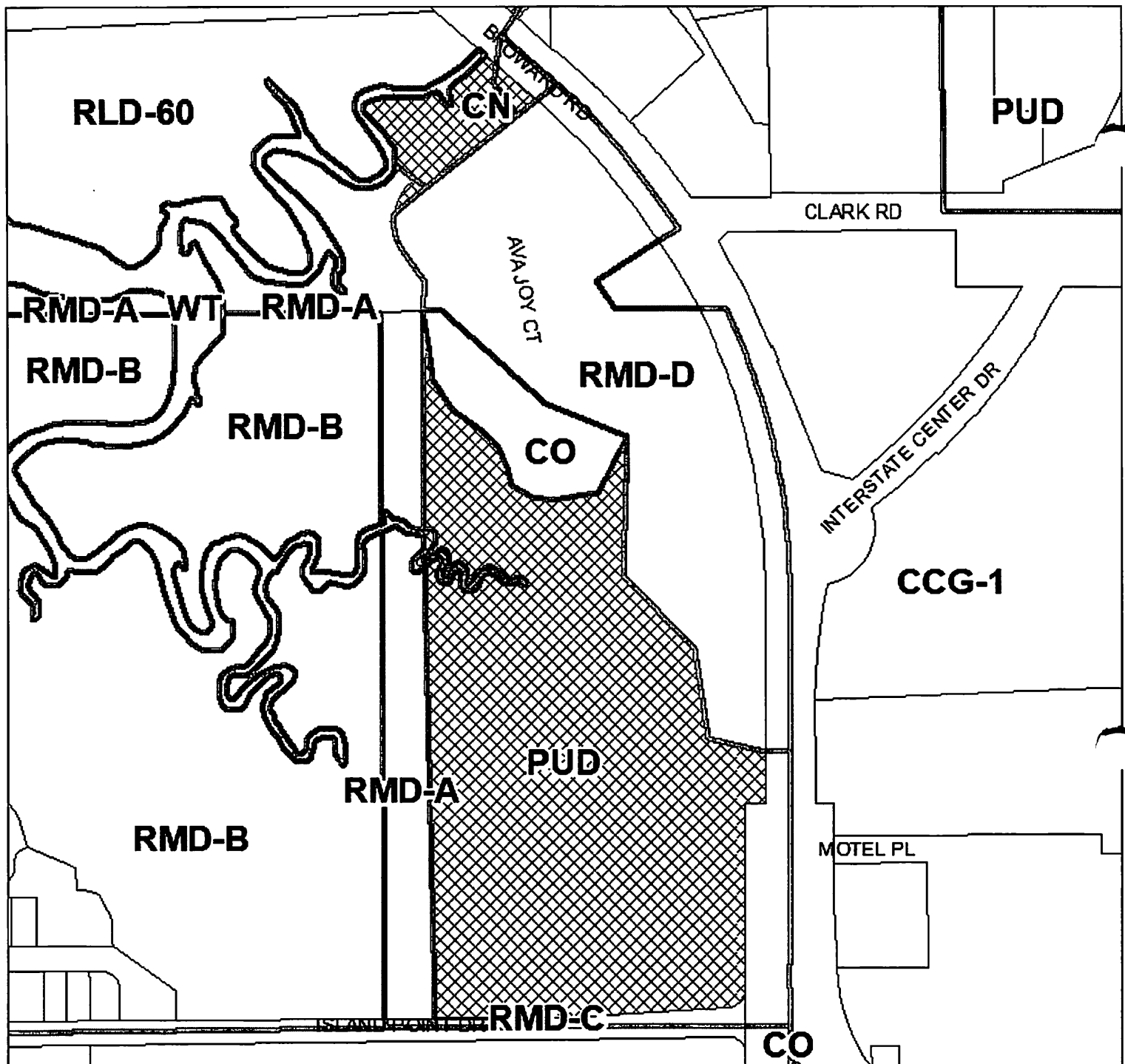
A & J Land Surveyors, Inc.
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CURRENT LAND USE



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Feet



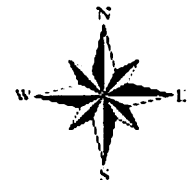
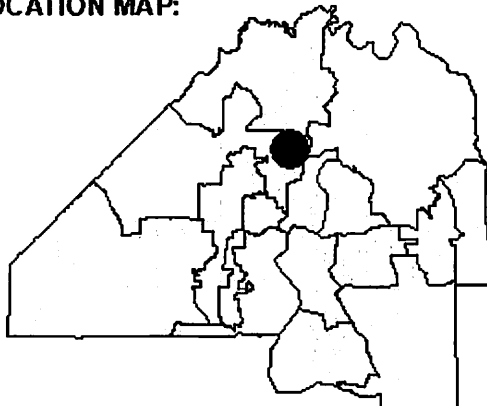


REQUEST SOUGHT:

FROM: PUD, RMD-A, CN, & RLD-60

TO: CSV

LOCATION MAP:



0 110 220 440



Feet

COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3510

**EXHIBIT 2
PAGE 1 OF 1**

Land Development Review

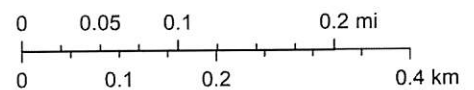


May 5, 2021



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL	MAIL_CITY	MAIL	MAIL_ZIP
2	022106 0100	AMC JACKSONVILLE PROPETIES LLC		4251 UNIVERSITY BLVD S SUITE 201			JACKSONVILLE	FL	32216
3	022105 0020	BRADDOCK GRADY LIVING TRUST		344 BROWARD RD			JACKSONVILLE	FL	32218
4	022152 0100	BROWARD POINTE LLC		C/O SAGEBRUSH COMPANIES	1415 PARK AVE W		DENVER	CO	80205
5	022105 0010	DPC JAX LLC		11250 OLD ST AUGUSTINE RD STE 15-331			JACKSONVILLE	FL	32257
6	022159 0200	FOLEY MAUREEN E		1330 BROWARD RD			JACKSONVILLE	FL	32218-5314
7	020693 0005	HARDAGE KAREN BECK ET AL		1257 BROWARD RD			JACKSONVILLE	FL	32218
8	022106 0095	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202-3155
9	022106 0020	JAX 1057 BROWARD LLC		11 SW 12TH AVE STE 106			DANIA	FL	33004
10	022163 0000	MCKNIGHT GERTRUDE B SLADE		314 BROWARD RD			JACKSONVILLE	FL	32218
11	022158 0000	NGUYEN DANH		PO BOX 3672			SAN JOSE	CA	95156
12	022157 0000	PRESERVE AT ISLAND POINTE LLC		C/O BECOVIC COMPANIES	12000 EXIT 5 PKWY		FISHERS	IN	46037
13	022158 0550	RESERVE AT HERON COVE OWNERS ASSOCIATION INC		1550 MADRUGA AVE STE 130			CORAL GABLES	FL	33146
14	022106 0200	SAS VENTURES LLC		1650 RANDALL MILL PL NW			ATLANTA	GA	30327
15	020691 0000	SHAH VRAJESH ET AL		6237 ARLINGTON EXPY			JACKSONVILLE	FL	32211-5702
16	020695 0010	SHREE JALARAM INC		1188 BROWARD RD			JACKSONVILLE	FL	32218-5310
17	022159 0000	TROUT RIVER LAND HOLDINGS LLC		434 ORANGE BLUFF AV			JACKSONVILLE	FL	32211
18	022159 0500	VALLURU SATYAM V		8428 BLAZING STAR CIR			SHAKOPEE	MN	55379
19		HECKSCHER DR COMMUNITY CLUB	HECKSHHER DR CC PRESIDENT	9364 HECKSCHER DR			JACKSONVILLE	FL	32226
20		TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD			JACKSONVILLE	FL	32208
21		NORTH	MIKE GETCHELL	1185 EAGLE BEND CT			JACKSONVILLE	FL	32226