

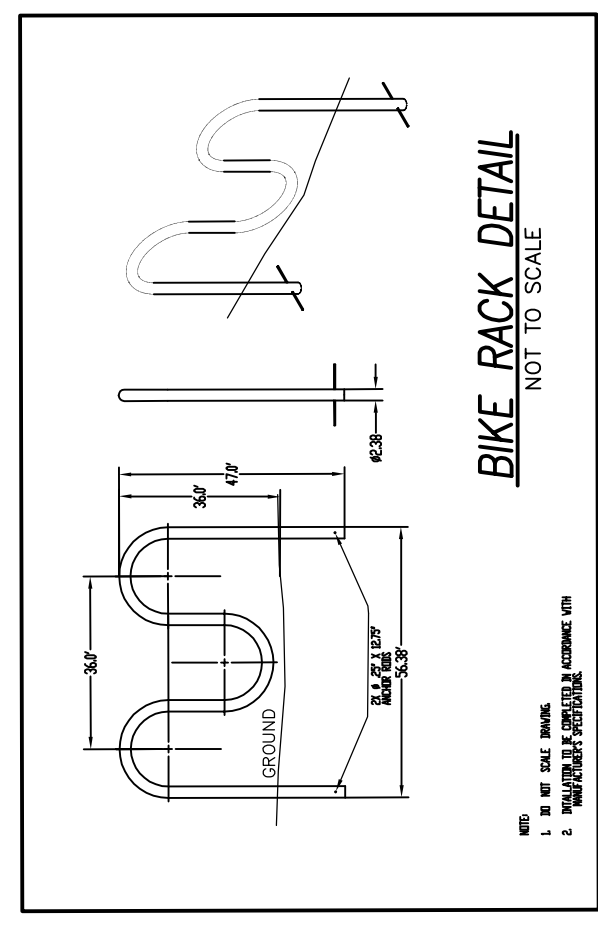
# SURVEYOR'S LEGAL DESCRIPTION

PARCELS  
 A PORTION OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 4, SOUTH RANGE, 27 EAST, DUVAL COUNTY, FLORIDA, AS SHOWN ON PLAT BOOK 25, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 21 OF SAID REPLAT OF CLAIRBORO, SAID POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF CLARE LANE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), THENCE NORTH 89°45'00" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°08'00" WEST ALONG A LINE 100 FEET LONG TO THE POINT OF BEGINNING, THENCE NORTH 89°45'00" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE TO CLAIRBORO, A DISTANCE OF 376.00 FEET; THENCE NORTH 89°45'00" EAST, A DISTANCE OF 289.86 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8155, PAGE 448 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°08'00" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°08'00" WEST ALONG SAID EASTERLY LINE TO SOUTH 89°45'00" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 289.86 FEET TO THE POINT OF BEGINNING, CONTAINING 108,987 SQ. FT. OR 2.50 ACRES, MORE OR LESS.

- LEGEND**
- CL = CENTERLINE
  - CL = CHAIN LINK
  - CMP = CORRUGATED METAL PIPE
  - FH = FIRE HYDRANT
  - CS = CURB SIDE
  - R/W = RIGHT OF WAY
  - TYP. = TYPICAL
  - WM = WATER METER
  - WV = WATER VALVE

## SURVEYOR'S NOTES

- 1) NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO BE GIVEN BY THIS SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 2) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THIS MAP AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE LIABILITY OF THIS SURVEYOR TO THOSE INDIVIDUALS WHOSE WRITTEN CONSENT OF SURVEYOR.
- 3) THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
- 4) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
- 5) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
- 6) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- 7) THIS SURVEY MAP IS THE PROPERTY OF THE SURVEYOR AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 8) THE DIMENSIONS OF THE BUILDINGS SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
- 9) UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- 10) ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

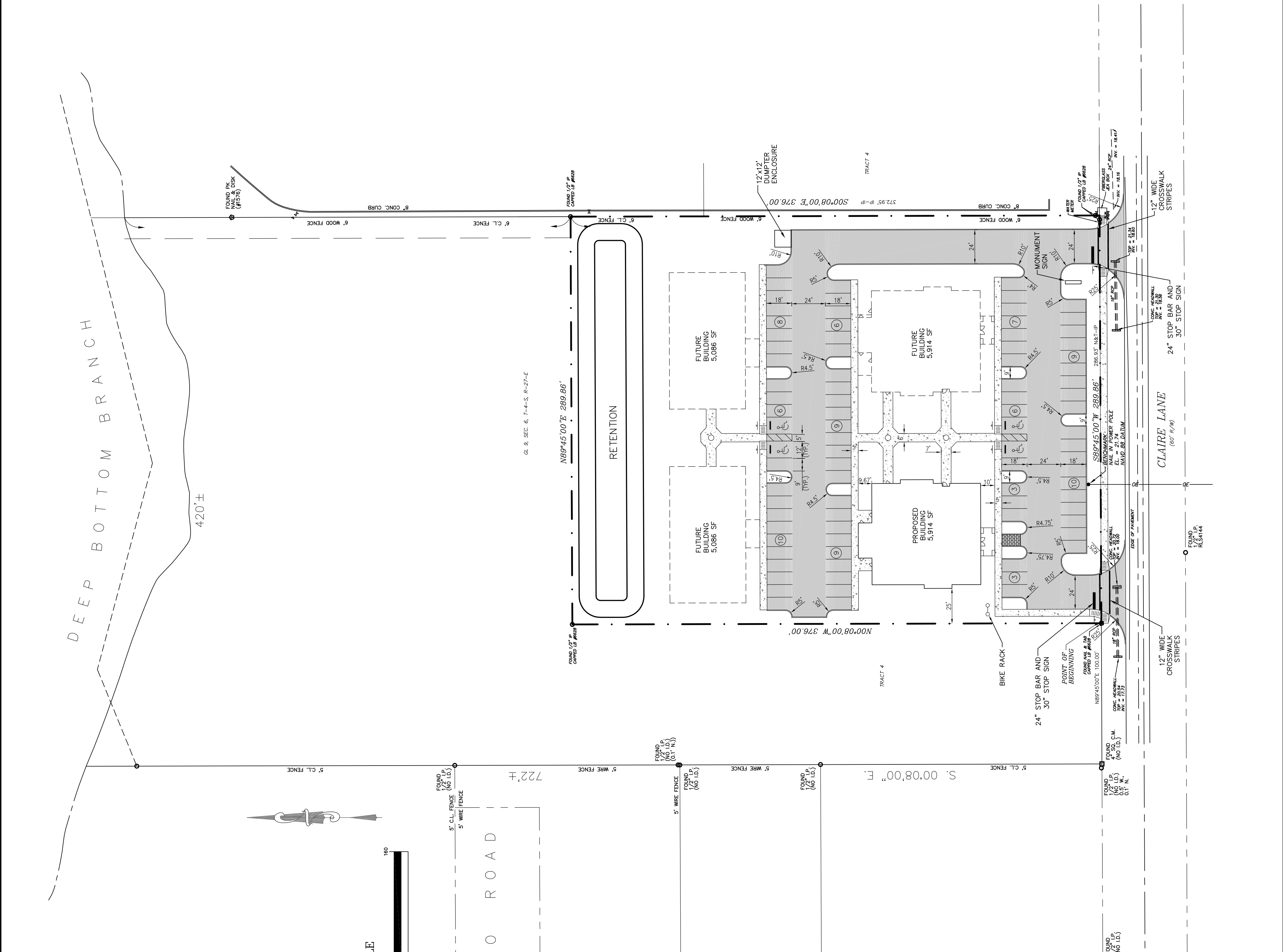


NO.	BY	DATE	REVISION

DATA SUMMARY:	REQUIRED	PROPOSED
ZONING: PUD LAND USE: RC		
PARKING REQUIREMENTS: MEDICAL OFFICE		
REQUIRED PARKING:		
X DOCTORS AT 7 SPACE/PER	X	
X EMPLOYEES AT 1.5 SPACE/PER	X	
X EMPLOYEES AT 0.5 SPACE/PER	X	
TOTAL		86
PARKING CALCULATIONS:		
9' X 18' SPACES =		82
12' X 18' HANDICAP SPACES =		4
TOTAL:		86
BICYCLE PARKING:		
5% OF REQUIRED SPACE, BUT NOT GREATER THAN 10		5
86 SPACES x .05 =		5
LOT AREA:	108,987 SF (2.50 ACRES)	
MAXIMUM LOT COVERAGE (35%):		
1 PROPOSED BUILDING (FIRST FLOOR):	5,914 SF	5.4%
5,914 SF / 108,987 SF =		
4 FINAL BUILDINGS (FIRST FLOORS):	22,000 SF	20.2%
22,000 SF / 108,987 SF =		
MAXIMUM BUILDING HEIGHT = 60 FT		20 FT

NOTE: ALL REGULAR PARKING SPACES ARE 9'X18' AND ALL HANDICAP SPACES ARE 12'X18'.



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 DRAWN BY: SBD  
 DESIGNED BY: JML  
 APPROVED BY: JML  
 DATE: NOVEMBER 2013

GEOMETRIC CONTROL PLAN OF  
 MEDICAL BUSINESS PARK  
 FOR  
 DR. MICHAEL WILLENS

DRAWING NO. 1 OF 1  
 JOB NO. 1322  
 FILE: 1322PSP

SEAL & SIGNATURE:  
 JAMES M. LUCAS, P.E. 18370