

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-18-02 (ORDINANCE 2018-0373)

July 24, 2018

Location: 6233 San Jose Boulevard (SR 13)
Between Camellia Oaks Lane and Furman Road

Real Estate Number: 149786-0000

Waiver Sought: Allow for Illumination or Change Using Internal Lighting.

Current Zoning District: Commercial Residential Office (CRO)
Residential Low Density-60 (RLD-60)

Current Land Use Category: Residential Professional Industrial (RPI)
Low Density Residential (LDR)

Planning District: 3-Southeast

Applicant /Agent: Chuck Knight
Heritage Signs Inc. P.O. BOX 236
Green Cove Springs, FL. 32043
(904)-529-7446

Owner: San Jose Church of Christ
6233 San Jose Blvd.
Jacksonville, FL. 32217
(904)-607-8670

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0373 (SW-18-02)** seeks to allow for an internally illuminated LED sign with changing messages. The new LED sign will replace the existing manual letter area on the existing sign and will not change the overall size of the structure.

The 3.86 acre subject property is located along San Jose Boulevard (SR 13) approximately one quarter of a mile south of University Boulevard (SR 109). San Jose Boulevard (SR 13) is a four lane Minor Arterial Roadway with a center turn lane which serves both the northbound and southbound traffic. The surrounding area primarily consists of single family residential properties,

but does include some commercial to the North around the University Boulevard (SR109) Intersection.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The immediate are of San Jose Boulevard (SR 13) has other manual changing message signs. Even though this will be the first internally illuminated changing message sign on this stretch of San Jose Boulevard (SR 13), the overall size of the message area is consistent with the surrounding signs.

The applicant did mention to the department that another church in the area has been approved for a similar type sign in the past. This is in fact true in that Lakewood Presbyterian Church at 2001 University Boulevard (SR 109) was approved for an internally illuminated changing message sign by a Sign Waiver in 2010 (SW-09-09). However, this sign is smaller than the requested sign, and has other commercial property across located across from their property. The subject property has single family residential across the street and will need to follow the guidelines that state that no glare or light from the illumination can be shined onto residential property (656.1303(v)(C)(3)).

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. The sign would be only the second in the immediate area that has an automatic changing message device. However as mentioned in section (i), the new sign will be the only one located on San Jose Boulevard (SR 13) in the area. This is not seen as promoting the non-conforming signs, but rather one exception to the standard sign regulations.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The effect of the internally illuminated sign will not affect property values in the surrounding area. The sign will have to follow all applicable laws in part 13 of the City of Jacksonville Zoning Codes in terms of sign regulations. If all codes are met the new sign will not injure or interfere with any of the neighboring residential properties that are located across from the proposed sign.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. As mentioned in part (iii) the new sign will have to follow all applicable codes that related to the brightness and amount of time between message changes. These codes are designed to ensure that no excessive light or other effects will cause traffic issues. There is also a large tree on the northern side of the sign that will reduce the visibility of the message area.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The proposed waiver is not detrimental to the public health, safety, or welfare. The new sign will provide an easy to read message for any church member or commuter to read, as well as potentially providing any directional assistance need to access the churches property.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

No. The subject property does not have any physical limitations or characteristics which would make imposing the strict letter of the regulation unduly burdensome. The current sign is exceeding the strict letter of the regulation.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. The request is not based on a desire to reduce the costs associated with compliance. The overall cost of the new electronic sign is higher than it would be to install a new manual sign, and the new signs potentially come with a higher electric cost.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No, the request is not the result of any cited violations.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

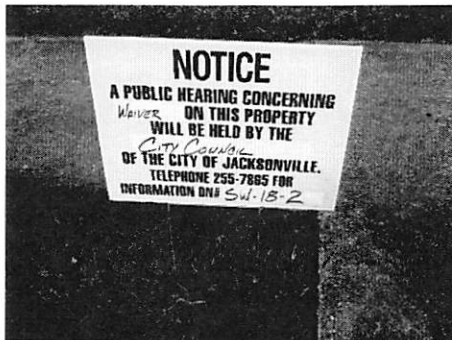
Yes. The sign will accomplish a result that is a compelling image to the public's interest, although the new sign will not be preserving or destroying any natural resources.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

No. The internally illuminated sign will have a comparable cost to the current externally illuminated sign.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 5, 2018**, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



Date: July 5th, 2018

Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-18-02 (Ordinance 2018-0373) be **Approved**



Aerial View

Date: July 5th, 2018
Source: JAXGIS



View of the current sign facing north.

Date: July 5th, 2018

Source: Planning and Development Department



View of the current sign facing south.

Date: July 5th, 2018

Source: Planning and Development Department



View of the neighboring property's sign to the north.

Date: July 5th, 2018

Source: Planning and Development Department



View of another neighboring parcel to the north sign.

Date: July 5th, 2018

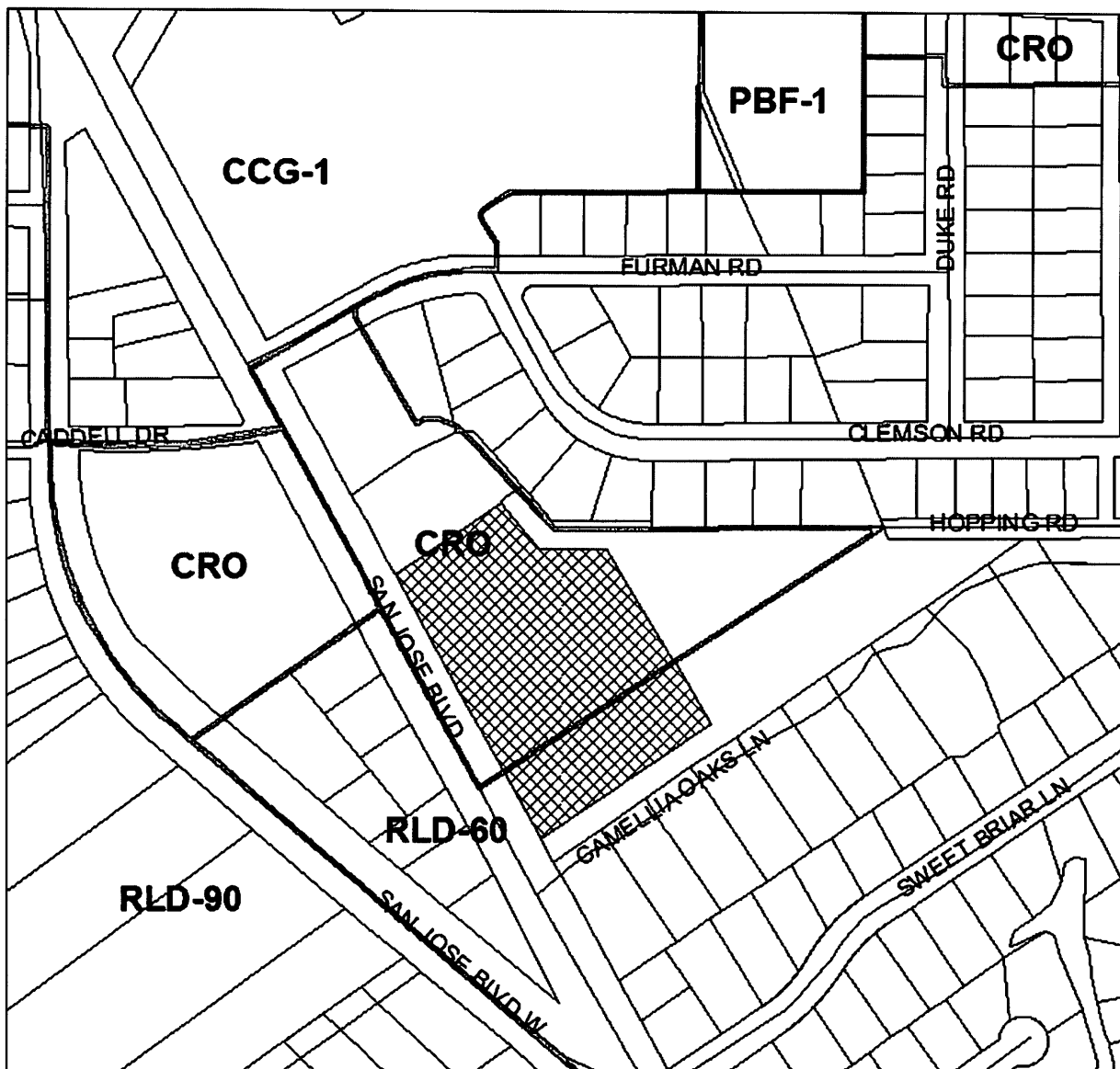
Source: Planning and Development Department



**View facing north along San Jose Boulevard (SR 13)
showing other commercial signs in the immediate area.**

Date: July 5th, 2018

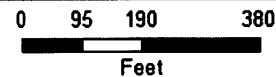
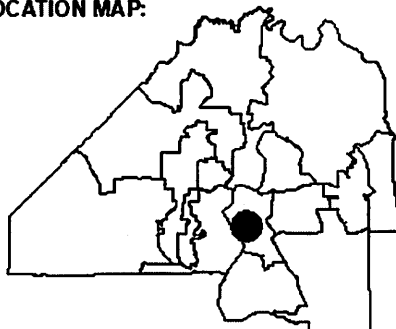
Source: Planning and Development Department



REQUEST SOUGHT:

ALLOW FOR INTERNAL
LIGHTING

LOCATION MAP:



COUNCIL DISTRICT:
5

APPLICATION NUMBER
SW-18-02

EXHIBIT 2

Legal Map

Date Submitted:	3/22/18
Date Filed:	5/10/18

Application Number:	SW-18-02
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	CRD/RD-6D	Current Land Use Category:	RPI/LDR
Council District:	5	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): E-89-284 V-92-119			
Applicable Section of Ordinance Code: 656.1303 (c)			
Notice of Violation(s): no active violations			
Neighborhood Associations: _____			
Overlay: _____			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fee:	\$1420
		Zoning Asst. Initials:	MZ

PROPERTY INFORMATION	
1. Complete Property Address: 6233 SAN JOSE BLVD. JACKSONVILLE, FL 32217	2. Real Estate Number: 149786-0000
3. Land Area (Acres): 3.86	4. Date Lot was Recorded: 1955
5. Property Located Between Streets: CAMELLIA OAKS LANE AND FURMAN ROAD	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to **X** _____ internal lighting

Reduce minimum setback from _____ feet to _____ feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
SAN JOSE CHURCH OF CHRIST

9. Is transferability requested? *if approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: SAN JOSE CHURCH OF CHRIST	11. E-mail: trj2002@comcast.net
12. Address (including city, state, zip): 6233 SAN JOSE BLVD JACKSONVILLE, FL 32217	13. Preferred Telephone: 904-608-8670

APPLICANT'S INFORMATION (if different from owner)

14. Name: CHUCK KNIGHT	15. E-mail: chuck@heritagesignsfl.com
16. Address (including city, state, zip): HERITAGE SIGNS INC. PO BOX 236 GREEN COVE SPRINGS, FL 32043	17. Preferred Telephone: 904-529-7446

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The new internally illuminated sign proposed to replace the current externally illuminated sign will fit the character of the surrounding mix of commercial, institutional, and residential properties and will not negatively effect the aesthetic character of the area. The use of non-offensive low intensity LED lighting in the message board will aid with the church's advertising and can reduce traffic congestion in this highly traveled area by clearly conveying the church message. The old sign of similar size has difficult to read manually placed lettering with limited community reach. It's manual changing mechanism is becoming obsolete and its function has become a hazard to church staff due to its age and use.

The new sign will be installed within the same masonry structure and will be comparable to the sign at Lakewood Presbyterian Church at 2001 University Blvd. W. and other signs in the area. Additionally, the existing landscaping around the sign will remain and be maintained in its current state.

This request is not a result of any current violation and is not based upon a desire to reduce costs.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		



NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) Print name: _____ Signature: _____	Applicant or Agent (if different than owner) Print name: <u>AMUCK KNIGHT</u> Signature: <u></u>
Owner(s) Print name: <u>Michael Hott</u> Signature: <u></u>	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

4-45 42-3S-27E 3.870 HOPPINGS S/D PT LOTS 1,2 RECD D BKS 1767-181,
1747-396,PT LOTS 2,3 E OF SAN JOSE BV RECD O/R 937-147(EX PT RECD O/R
8827-442,PT IN RD & ST DITCH),PT LOT 4 RECD O/R 7735-567

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: January 25th, 2018

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: 6233 San Jose Blvd. Jacksonville, FL 32217. RE#(s): 149786-000

To Whom it May Concern:

I Michael Hott, as Registered Agent of San Jose Church of Christ, a corporation organized under the laws of the state of Florida, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a sign waiver submitted to the Jacksonville Planning and Development Department.

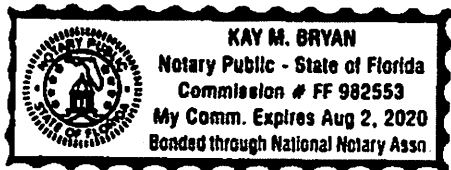
(signature) 

(print name) Michael Hott

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc. ATTACHED!

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 28th day of January 2018, by Michael Hott, as Registered Agent of San Jose Church of Christ, a corporation, who is personally known to me or who has produced _____ as identification and who took an oath.



Kay M. Bryan
(Signature of NOTARY PUBLIC)

KAY M. BRYAN
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8-2-2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
SAN JOSE CHURCH OF CHRIST, INC.

Filing Information

Document Number	703204
FEI/EIN Number	59-0839565
Date Filed	11/16/1961
State	FL
Status	ACTIVE

Principal Address

6233 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217

Mailing Address

6233 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217

Registered Agent Name & Address

Hott, Michael W
6233 SAN JOSE BLVD
JACKSONVILLE, FL 32217

Name Changed: 01/16/2015

Address Changed: 04/16/2002

Officer/Director Detail

Name & Address

Title ELDER

Hott, Michael
6233 SAN JOSE BLVD
JACKSONVILLE, FL 32217

ALL ELDER

Title ELDER

**ICE, BOB
6233 SAN JOSE BLVD
JACKSONVILLE, FL 32217**

Title ELDER

**Bowling, John
6233 SAN JOSE BLVD
JACKSONVILLE, FL 32217**

Title Elder

**BAILEY, ROGER L
6233 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217**

Title ELDER

**SWEARINGEN, GARRY L
6233 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217**

Annual Reports

Report Year	Filed Date
2016	01/26/2016
2017	02/08/2017
2018	01/17/2018

Document Images

<u>01/17/2018 - ANNUAL REPORT</u>	View image in PDF format
<u>02/08/2017 - ANNUAL REPORT</u>	View image in PDF format
<u>01/26/2016 - ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2015 - ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2014 - ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2013 - ANNUAL REPORT</u>	View image in PDF format
<u>01/03/2012 - ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2011 - ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2010 - ANNUAL REPORT</u>	View image in PDF format
<u>08/03/2009 - ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2008 - ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2007 - ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2006 - ANNUAL REPORT</u>	View image in PDF format

EXHIBIT B

Agent Authorization - Corporation

Date: 3/6/18

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

Re: Agent Authorization for the following site location in Jacksonville, Florida
Address: 6233 San Jose Blvd. Jacksonville, FL 32217 RE#(s): Registered Agent / 149786-0000

To Whom it May Concern:

You are hereby advised that Michael Hott, as Registered Agent of San Jose Church of Christ, a corporation organized under the laws of the state of Florida, hereby authorizes and empowers Chuck Knight to act as agent to file application(s) for a waiver of the current zoning law for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Michael Hott

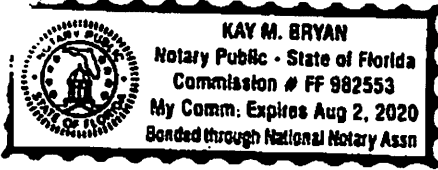
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6th day of March 2018, by _____, as Registered Agent, of San Jose Church of Christ, a church corporation, who (is personally known to me) and who has produced _____ as identification and who took an oath.

Kay M. Bryan
(Signature of NOTARY PUBLIC)

Kay M. Bryan
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8-2-20



TekStar Color
10mm 96x288
CABINET SIZE: 6'x12'

CAPABILITIES
1 TO 12 ROWS
2.76" TO 37.8" CHARACTERS



Header Vinyl: Light Beige
Text Color: Holly Green
Flowing Text Vinyl:
Paint Color: White/Holly Green
Draft: White
SIGN DESIGN #

Approved as shown

Date _____
Approved with listed changes

Date _____

APHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise. Non-illuminating daylight hours may result in graphics appearing darker than expected.



3/8"=1'
Sk: 910867-3d
Cust: 1044145
1/11/2018
DR/cWoehner
PROPOSAL

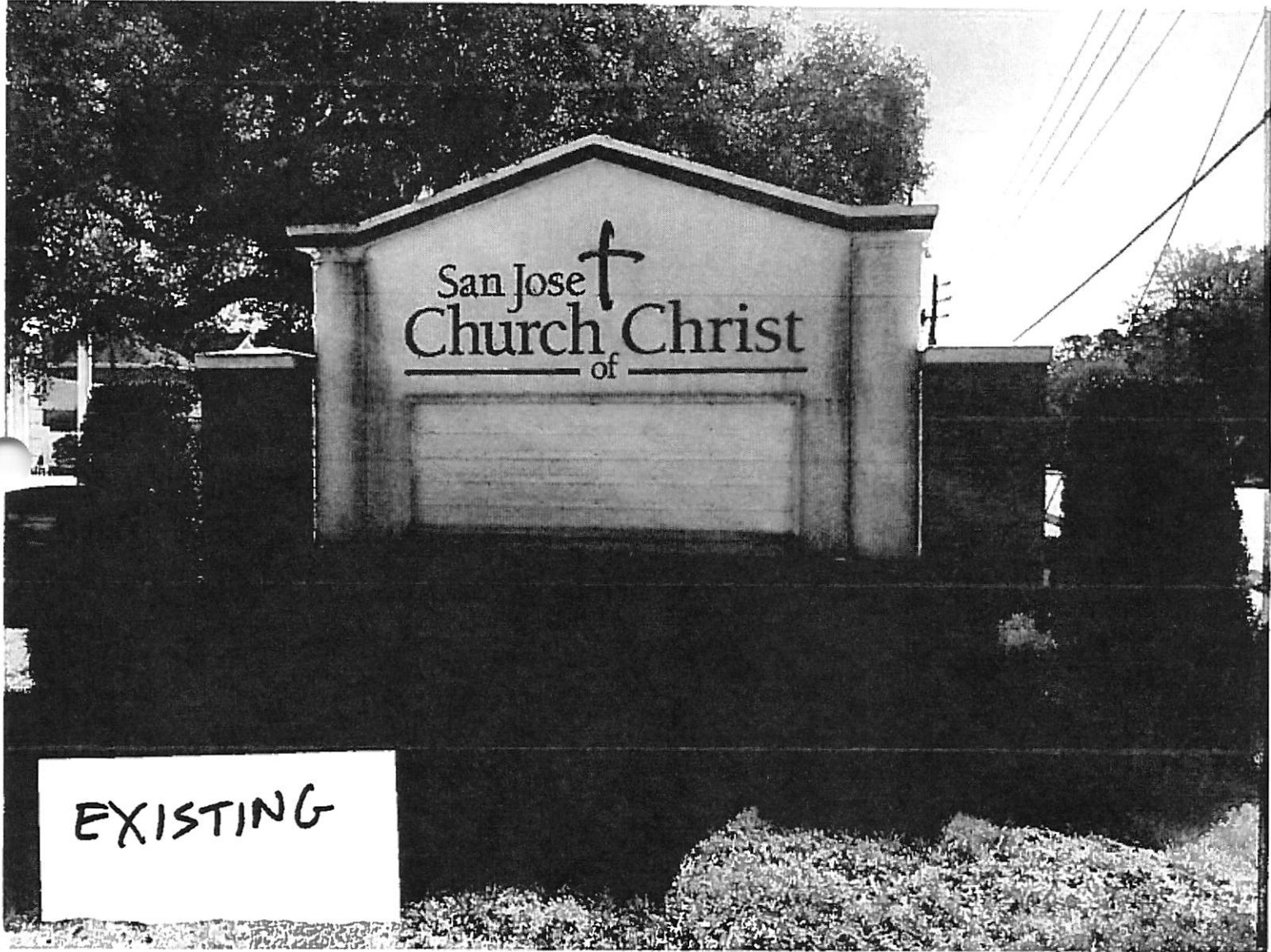
ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 - FAX 1-800-485-4280



San Jose
Church of Christ

EXISTING



San Jose
Church of Christ

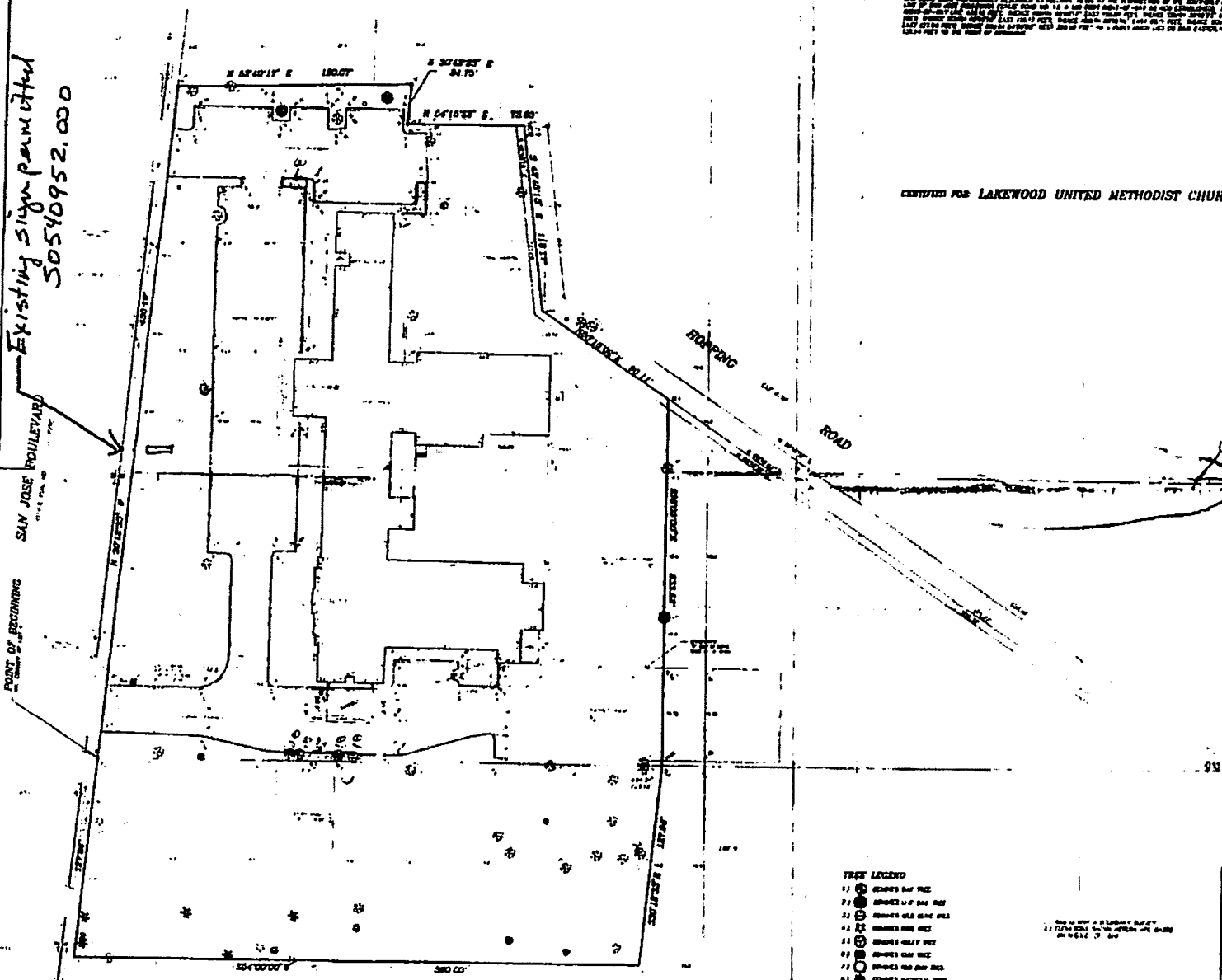
EXISTING

SITE PLAN

MAP SHOWING TOPOGRAPHIC SURVEY OF

TOPOGRAPHIC SURVEY OF A CERTAIN LOT OF LAND BEING AS AN APPROXIMATE BENCH MARK, BEING A POINT OF LAST CORNER PLACED IN A GROUP OF BENCH MARKS PLACED AS APPROXIMATE BENCH MARKS AT THE CORNER OF THE ALLEYWAY AND THE WEST SIDE OF THE LOT BEING SURVEYED AS SHOWN ON THE PLAN. THE BENCH MARKS ARE PLACED AS APPROXIMATE BENCH MARKS AT THE CORNER OF THE ALLEYWAY AND THE WEST SIDE OF THE LOT BEING SURVEYED AS SHOWN ON THE PLAN. THE BENCH MARKS ARE PLACED AS APPROXIMATE BENCH MARKS AT THE CORNER OF THE ALLEYWAY AND THE WEST SIDE OF THE LOT BEING SURVEYED AS SHOWN ON THE PLAN.

CERTIFIED FOR: LAKEWOOD UNITED METHODIST CHURCH & SAN JOSE CHURCH OF CHRIST



Existing sign permitted
SOS40952.000

SAN JOSE BOULEVARD

POINT OF BEGINNING

TREE LEGEND

- 1) CIRCLES ONE INCH
- 2) CIRCLES TWO INCH
- 3) CIRCLES THREE INCH
- 4) CIRCLES FOUR INCH
- 5) CIRCLES FIVE INCH
- 6) CIRCLES SIX INCH
- 7) CIRCLES SEVEN INCH
- 8) CIRCLES EIGHT INCH
- 9) CIRCLES NINE INCH
- 10) CIRCLES TEN INCH

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES TRUE TO THE ACTUAL CONDITIONS ON THE GROUND AND I AM NOT PROVIDING ANY WARRANTIES OR GUARANTEES EXCEPT AS NOTED AND THAT THE SURVEYOR'S LIABILITY IS LIMITED TO THE CONTRACT. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

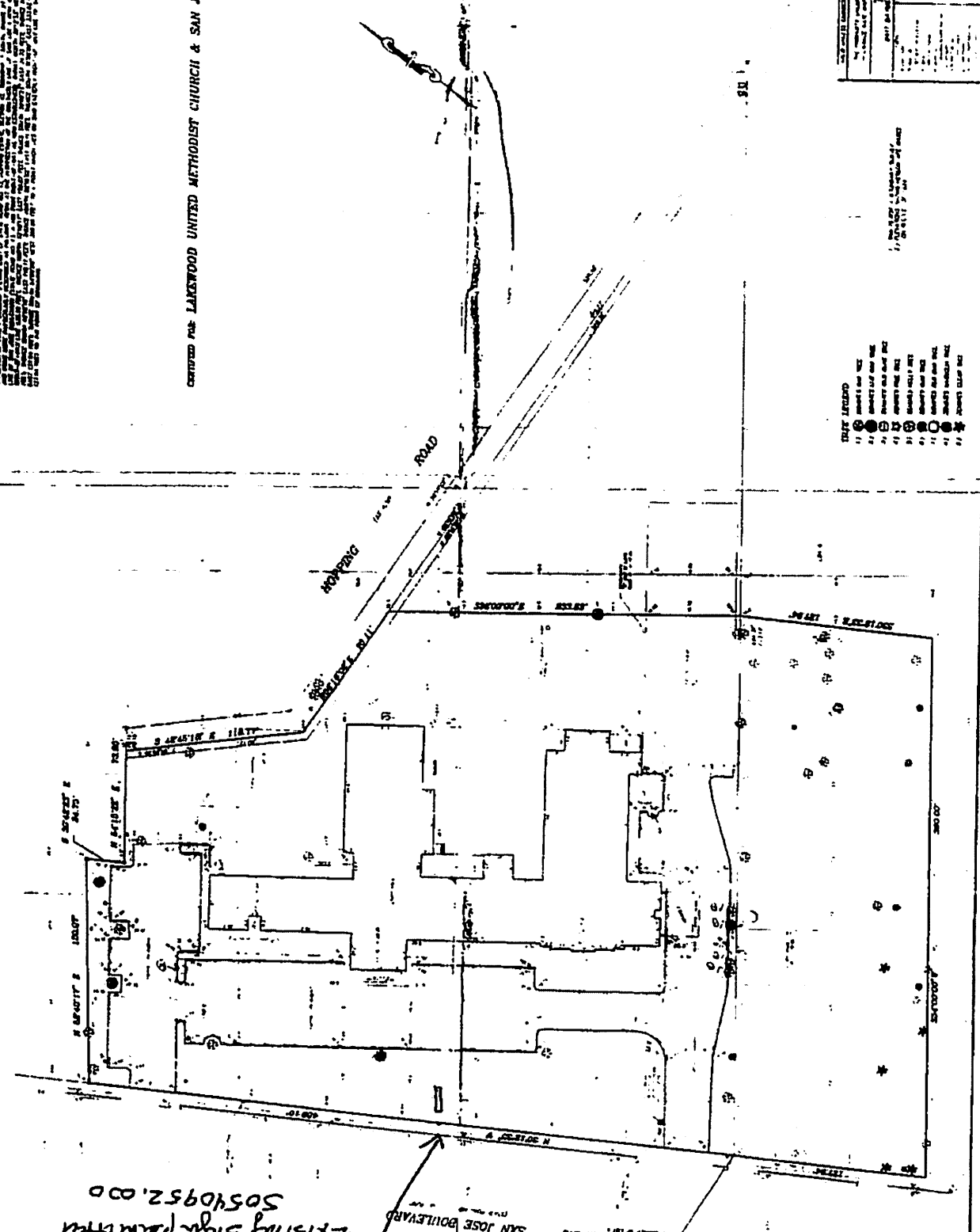
TRI-STATE LAND SURVEYORS, INC.
1111 BARRACLOUGH ROAD, SUITE 22 JACKSONVILLE, FLORIDA 32209 (904) 731-7725

DATE: 11/15/2011
BY: [Signature]

MAP SHOWING TOPOGRAPHIC SURVEY OF

Small, faint text block at the top of the page.

CERTIFIED FOR LAKEWOOD UNITED METHODIST CHURCH & SAN JOSE CHURCH OF CHRIST



*Existing sign permitted
SOS4952.000*

PORT OF RECORDS
SAN JOSE BOULEVARD

- 1. CENTER POINT
- 2. CORNER OF LOT
- 3. CORNER OF LOT
- 4. CORNER OF LOT
- 5. CORNER OF LOT
- 6. CORNER OF LOT
- 7. CORNER OF LOT
- 8. CORNER OF LOT
- 9. CORNER OF LOT
- 10. CORNER OF LOT
- 11. CORNER OF LOT
- 12. CORNER OF LOT

Vertical text label on the right side of the map.

TRI-STATE LAND SURVEYORS INC
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OFFICE HOURS: 9:00 AM TO 5:00 PM
FIELD HOURS: 8:00 AM TO 6:00 PM
MEMBER: JAMES W. [Signature]
DATE: 12/15/00
MAP NO. 12345