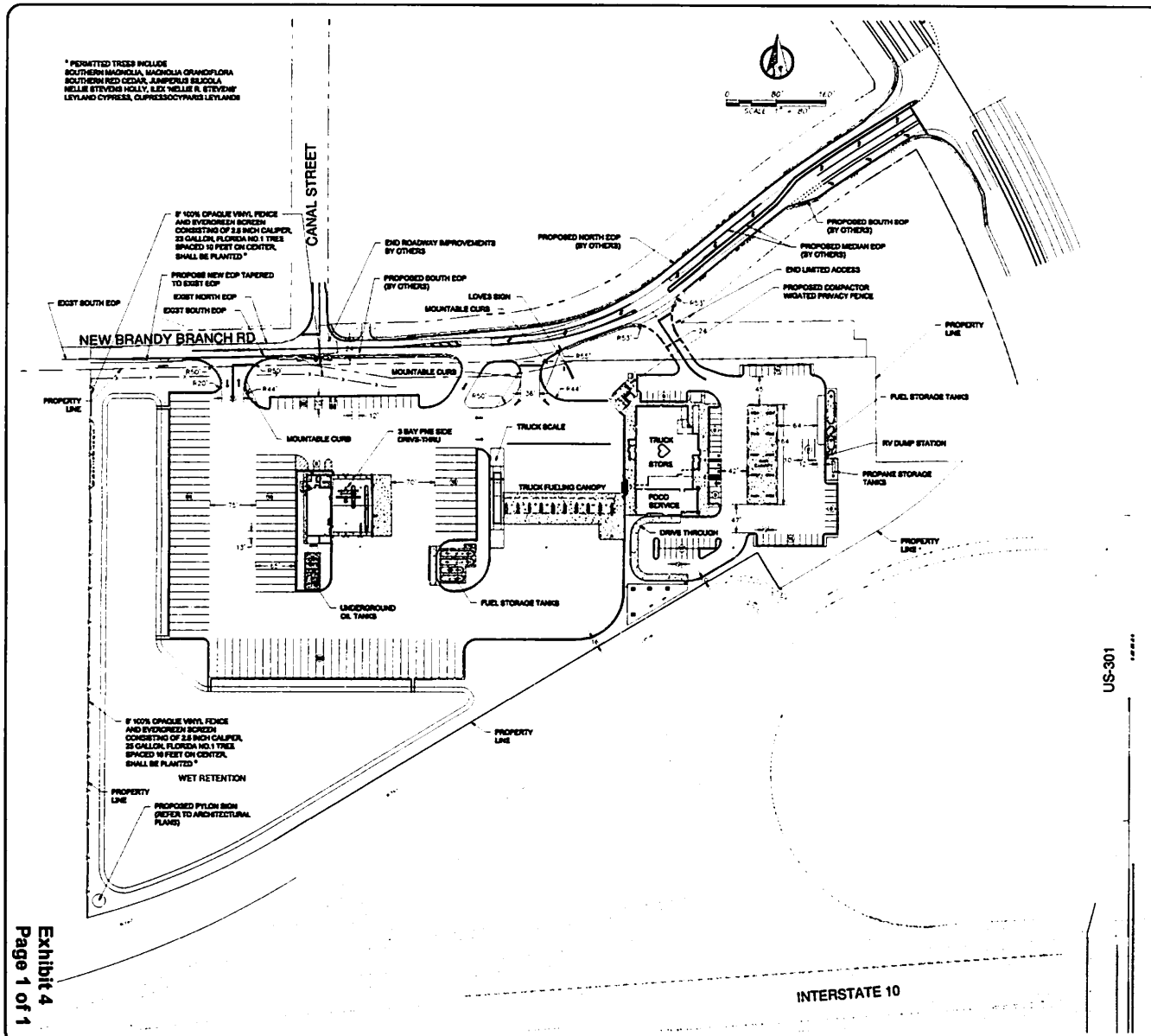
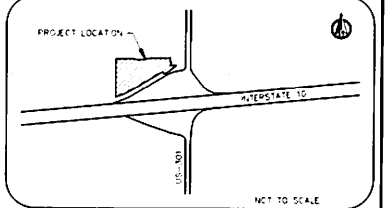


LOCATION MAP



LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATED IN DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That certain tract or parcel of land being a part of the Southeast 1/4 of the Southeast 1/4 and a part of the East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida being more particularly described as beginning at the intersection of the westerly boundary of said East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27 with the Southerly right-of-way line of Old Brandy Branch Road (a 66' foot right-of-way); thence North 89° 44' 47" East, along the Southerly right-of-way line of said Old Brandy Branch Road, 313.49 feet; thence continue along said right-of-way line North 89° 51' 33" East, 800 feet to the Westerly boundary of the lands described in Official Record Book 1253, Page 192 of the Public Records of said County; thence South 0° 34' 38" East, along the Westerly boundary of said lands, 172.72 feet to the Southeast corner thereof; thence North 88° 30' 22" East, along the Southerly boundary of said lands, 140.16 feet to an intersection with the said right-of-way line of Interstate 10, as now established; thence along a line or right-of-way line, said curve being concave to the Northwest and having a radius of 5,640 feet, a distance of 187.14 feet, (said arc being subtended by a chord bearing South 32° 19' 55" West, thence continue along said right-of-way line South 58° 45' 11" West, 176.74 feet to a transition in said right-of-way; thence North 31° 14' 49" West, along said transition line, 10 feet; thence continue along said right-of-way line South 58° 45' 11" West, 897.76 feet to a point of curve; thence along a curve being concave to the Northwest and having a radius of 11792.5 feet, a distance of 350.0 feet (a chord bearing South 57° 24' 40" West to an intersection with the Westerly boundary of said East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27; thence North 0° 11' 11" East, along said Westerly boundary, 894.89 feet to the point of beginning. Containing 17.20 acres, more or less.

AND LESS AND EXCEPT THE REAL PROPERTY CONVEYED IN THE FOLLOWING DEEDS:

Warranty Deed dated April 10, 2013 by Thomas E. Broadbent and Terry Jo Broadbent to the State of Florida Department of Transportation, filed April 17, 2013, and recorded in Off Book 17155, Page 1944, Duval County, Florida records and a more particularly described as follows:

PARCEL NO. 101

A PART OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°51'33" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,421.60 FEET TO A POINT ON THE BASELINE OF SURVEY OF STATE ROAD NO. 200 (U.S. 301 BYPASS) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72140 F.R. NO. 2080374); SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT; HAVING A RADIUS OF 11,612.96 FEET; THENCE DEPARTING SAID NORTHERLY LINE ALONG SAID BASELINE OF SURVEY OF STATE ROAD NO. 200 (U.S. 301 BYPASS) THE FOLLOWING 3 COURSES AND DISTANCES: (1) FROM A TANGENT BEARING OF SOUTH 30°48'07" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'13" AN ARC LENGTH OF 307.68 FEET TO A POINT OF TANGENCY; (2) SOUTH 57°19'33" EAST 590.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11,370.00 FEET; (3) SOUTHEASTERLY ALONG SAID BASELINE OF SURVEY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'7" AN ARC LENGTH OF 4198.98 FEET TO A POINT ON THE BASELINE OF SURVEY OF NEW BRANCH BRANCH ROAD (A 66 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72140-2502); THENCE SOUTH 89°27'44" WEST, DEPARTING SAID BASELINE OF SURVEY OF STATE ROAD NO. 200 (U.S. 301 BYPASS) AND ALONG SAID BASELINE OF SURVEY OF NEW BRANCH BRANCH ROAD A DISTANCE OF 844.31 FEET; THENCE SOUTH 00°32'16" EAST, DEPARTING SAID BASELINE OF SURVEY OF NEW BRANCH BRANCH ROAD, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID NEW BRANCH BRANCH ROAD, ALSO BEING ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF CANAL STREET (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°27'13" EAST, DEPARTING SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW BRANCH BRANCH ROAD AND ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CANAL STREET A DISTANCE OF 573.19 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF BRANCH BRANCH ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°21'13" EAST, DEPARTING SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF BRANCH BRANCH ROAD, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF BRANCH BRANCH ROAD AND THE POINT OF BEGINNING; THENCE NORTH 88°38'47" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 396.02 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 533.73 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80°05'2" WEST, 158.71 FEET; THENCE SOUTHWESTERLY, DEPARTING SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°02'01" AN ARC LENGTH OF 159.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°34'04" WEST A DISTANCE OF 138.23 FEET; THENCE NORTH 81°19'57" WEST A DISTANCE OF 132.05 FEET TO SAID SOUTHERLY EXISTING RIGHT OF WAY LINE; THENCE NORTH 88°34'04" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE A DISTANCE OF 29.16 FEET TO THE POINT OF BEGINNING CONTAINING 7,216 SQUARE FEET, MORE OR LESS.

SITE DATA TABLE			
TOTAL SITE	749,699	SF=17.21 AC	(100%)
BUILDING	26,700	SF=0.61 AC	(4%)
IMPERVIOUS	394,021.791	SF=9.00 AC	(52%)
POND	174,810.77	SF=4.00 AC	(23%)
PERVIOUS AREA	154,166.44	SF=3.55 AC	(21%)

PARKING TABLE	
REGULAR SPACES	= 69
HANDICAP SPACES	= 4
RV SPACES	= 2
BOBTAIL SPACES	= 20
TRAILER SPACES	= 95
TOTAL SPACES	= 190

ADKINSON ENGINEERING
6550 St. Augustine Rd. suite 203
Jacksonville Florida 32217
(904)329-5804

LOVE'S
BALDWIN, FL
TRAVEL STOPS & COUNTRY STORES
10601 N. Pennsylvania Avenue
Oklahoma City, OK 73120

PRELIMINARY SITE PLAN

JOB NO. 1706
DATE February 12, 2019
SCALE AS SHOWN
SHEET —

Exhibit 4
Page 1 of 1

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