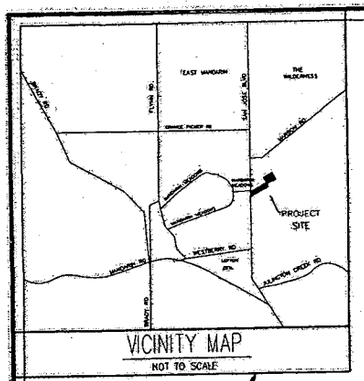

VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

COMMENCE AT THE N.W. CORNER OF SECTION 46, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SARAH BOWDEN GRANT; THENCE SOUTH 19° EAST 867 FEET, THENCE NORTH 70° EAST 7.3 FEET TO A IRON LOCATED ON THE EASTERLY SIDE OF STATE ROAD NO. 13, THENCE NORTH 0°10' EAST 176.78 FEET TO A STAKE FOR THE POINT OF BEGINNING, THENCE NORTH 70° EAST 720.7 FEET; THENCE NORTHERLY 166.75 FEET TO A STAKE, THENCE SOUTH 70° WEST 666.2 FEET TO THE EASTERLY SIDE OF SAID STATE ROAD NO. 13; THENCE SOUTH 0°10' WEST 176.78 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE NORTHEAST CORNER OF THE OTHER DESCRIBED PARCEL, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 26.5 FEET, THENCE NORTH 70° EAST 428.2 FEET TO A STAKE; THENCE NORTH 26°30' WEST 30.3 FEET TO A STAKE; THENCE SOUTH 70° WEST 375.3 FEET, TO A STAKE; THENCE SOUTHERLY 333.5 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF STATE ROAD NO. 13 AND ANY PORTION OF THE ABOVE DESCRIBED PROPERTY THAT LIES WITHIN THE BOUNDARIES OF THE PLAT OF JULINGTON HILLS, UNIT 2, AS RECORDED IN PLAT BOOK 38, PAGES 35, 35A AND 35B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT PARCEL 2.69+/- AC.

PARCEL 2

SAN JOSE BOULEVARD

SAN JOSE BOULEVARD (STATE ROAD 13) (100' R/W)

EXISTING SANITARY SEWER MANHOLE

0.6' DIA. FIBERGLASS LIGHTPOLE

PADDLEBOAT LANE

23' ASPH. PAVEMENT

24" PIPE

18" W/C

EXISTING GRATE INLET

S 70° 00' 00" W 375.30' (P)
S 70°03'58" W 321.78'(M)

PROPOSED 50' NON-ACCESS PRIVATE EASEMENT FOR UTILITIES AND DRAINAGE

B.M. #2

NO 101

PHASE I

BLDG. NO. 5 PHASE III

BLDG. NO. 6 PHASE III

BLDG. NO. 4 PHASE III

SOUTHERLY 333.60' (D)
S 18°09'38" E 334.65'(C)
S 19°57'14" E 334.77'(M)

WESTERLY LINE OF DED.

JULINGTON HILLS UNIT TWO

BLOCK 1

N 26°30'00" W 303.30'(D)
N 26°30'38" W 303.30'(M)

N 70°-00'-00" E 358.45

N 70°01'53" E 358.45'(M)
N 70° 00' 00" E 428.20'(D)

O.R. 5946 PG. 167

DB. 270, PG. 239

OR. 516, PG. 171

S 70° 00' 00" W 666.20' (D)
S 69°58'36" W 658.27'(M)

PROPOSED 15' PRIVATE EASEMENT FOR INGRESS/EGRESS AND DRAINAGE

N 70° 00' 00" E 720.70' (D)
N 70°01'28" E 719.07'(M)

N 7° 45' 35" W 166.07' (D)
N 19°57'14" W 166.49'(M)

S 00° 10' 00" W 176.78' (D)
176.75'(M)

PARCEL 1 POB

BENCHMARK #1 & P.P.

OVERHEAD ELECTRIC & POWER

P.P.

BLDG. NO. 1 PHASE II

BLDG. NO. 2 PHASE I

BLDG. NO. 3 PHASE II

OR. 5946, PG. 167

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTES:

CITY APPROVAL IS CONDITIONAL UPON ANY AND ALL REQUIRED STATE/FEDERAL APPROVALS.

ANNUAL REPORTS IN COMPLIANCE WITH C.I.P.V.M.O. STORMWATER PERMITS, ARE REQUIRED FROM THE MAINTENANCE ENTITY OF ALL STORMWATER TREATMENT FACILITIES. SUCH REPORTS TO BE OFFICE OF THE CITY ENGINEER, CITY OF JACKSONVILLE, CITY HALL, ROOM 901, 220 EAST BAY STREET, JACKSONVILLE, FLORIDA, 32202.

KOHLER
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PHONE (904) 384-3455 BALDWIN PARK, FLORIDA 32073

SHIVASHANKAR MEDICAL OFFICES
SITE GEOMETRY PLAN
JACKSONVILLE, FLORIDA

REVISIONS
NO DATE

JOB NO. 95-044
FILENAME 95-044-1
DATE 31JAN96
DRAWN BY LAR
CHECKED BY MTF

C-1
OF 9

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