

- NOTES
- THIS IS A TOPOGRAPHIC SURVEY.
 - BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF YEAGER ROAD BEING SOUTH 90°00'00" WEST, AS PER DEEDS OF RECORD.
 - BOUNDARY SHOWN AS PER BOUNDARY SURVEY BY THIS FIRM UNDER WORK ORDER No. 2019-1817-3, DATED APRIL 13, 2020.
 - ONLY THOSE EASEMENTS OF WHICH THE SURVEYOR IS AWARE OF ARE SHOWN HERON.
 - BENCH MARK USED IS A MAGNAIL & DISK (LB3672) IN THE NORTHEAST CORNER OF THE INTERSECTION OF COLD STORAGE ROAD WITH WHITTAKER ROAD. ELEVATION = 23.57 N.A.V.D. 1988. SET SITE BENCH MARKS AS SHOWN.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0192J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

- LEGEND
- CONCRETE POWER POLE
 - PRIE HIGHT
 - OVERHEAD ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - WOOD POWER POLE
 - WOOD UTILITY POLE
 - WATER METER
 - WATER LINE MARKER
 - DAG LINE MARKER
 - CONCRETE LIGHT POLE
 - UNDERGROUND ELECTRIC BOX

EXTENSION OF COLD STORAGE ROAD TO BE DEDICATED TO CITY OF JACKSONVILLE

SITE DEVELOPMENT SUMMARY:

SITE AREA = 23.80 ACRES
ZONING = I/L
LAND USE = LI/HI
BUILDING AREA = 408,240 SF
IMPERVIOUS AREA = ±18.1 ACRES (76%)
75 LOADING DOCKS
BUILDING COVERAGE = 39%

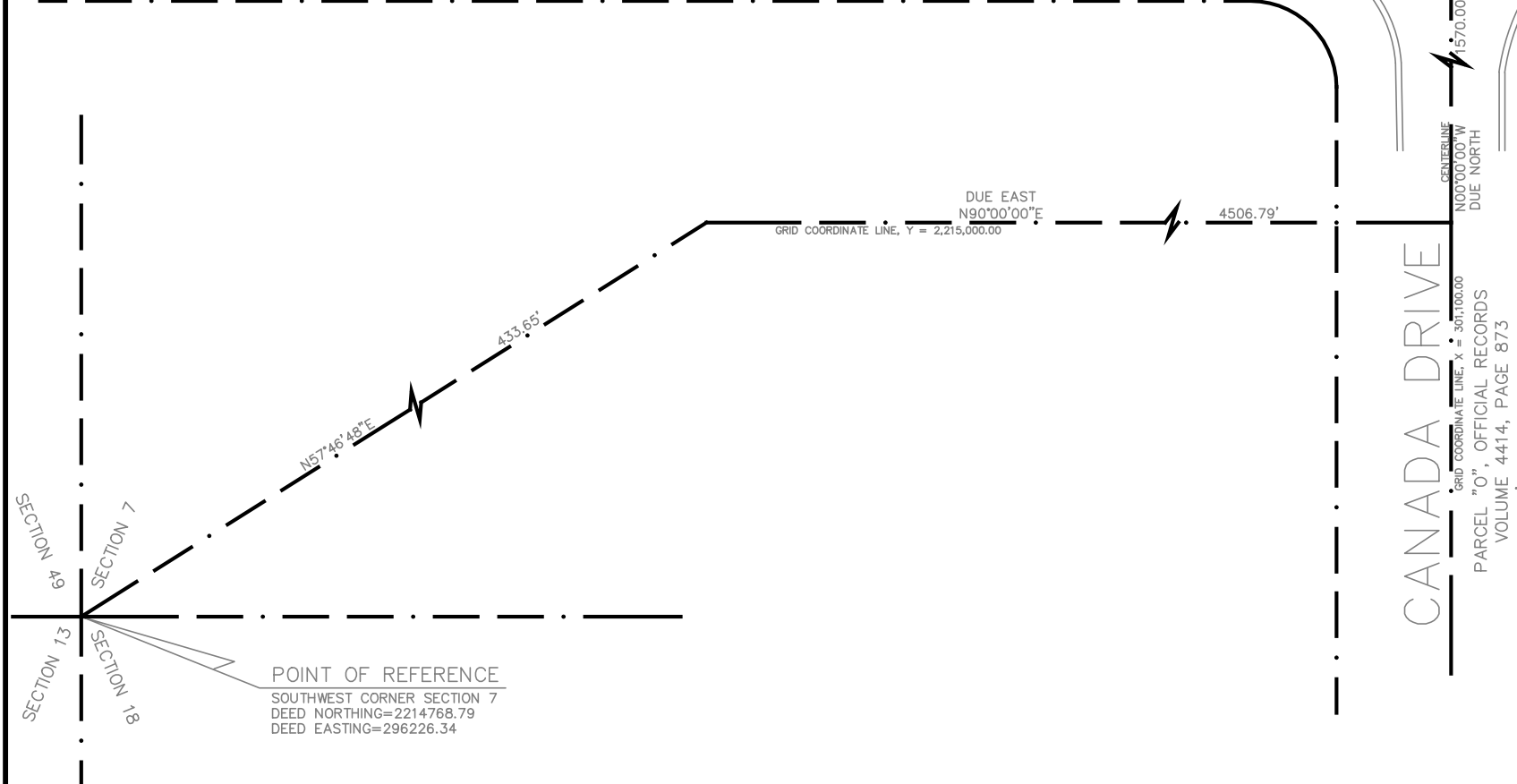
SETBACKS:
FRONT (S) = 171.50' (YEAGER ROAD)
FRONT (E) = 50.00' (FUTURE R/W)
SIDE (W) = 102.39
SIDE (N) = 247.10

AUTOMOBILE PARKING SPACES:
408,240 / 2,000 = 204 SPACES REQUIRED
425 PARKING SPACES PROVIDED

95 TRAILER PARKING SPACES

MAP SHOWING SURVEY OF

PARCEL "C"
 A PORTION LOT 11A, PHASES IV AND VI, IMESON INTERNATIONAL INDUSTRIAL PARK AS RECORDED IN OFFICIAL RECORDS BOOK 4418, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND LYING IN SECTIONS 7 AND 8, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, AND RUN NORTH 57°46'48" EAST, A DISTANCE OF 433.65 FEET TO A POINT ON THE GRID COORDINATE LINE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 1927) HAVING A "Y" VALUE OF 2,215,000; RUN THENCE DUE EAST ALONG SAID GRID COORDINATE LINE, A DISTANCE OF 4,506.79 FEET TO THE CENTERLINE OF CANADA DRIVE (HAVING AN 80 FOOT RIGHT OF WAY); RUN THENCE DUE NORTH ALONG THE CENTERLINE OF SAID CANADA DRIVE AND ALONG A GRID COORDINATE LINE HAVING AN "X" VALUE OF 301,100, A DISTANCE OF 1,570.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11A, PHASES IV AND VI, IMESON INTERNATIONAL INDUSTRIAL PARK AND TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF YEAGER ROAD (FORMERLY ROAD N-150, AN 80 FOOT RIGHT OF WAY). FROM THE POINT OF BEGINNING THIS DESCRIBED RUN DUE WEST, AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 269.39 FEET; THENCE DUE NORTH, A DISTANCE OF 711.44 FEET TO THE SOUTH LINE OF POND No. 4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 18539, PAGE 1867; THENCE NORTH 86°17'36" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 32.80 FEET TO THE SOUTHWEST CORNER OF SAID POND No. 4; THENCE NORTH 03°08'34" WEST, ALONG THE EAST LINE OF SAID POND No. 4, A DISTANCE OF 60.94 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14685, PAGE 147; THENCE NORTH 86°18'34" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS AND THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14717, PAGE 993, A DISTANCE OF 450.09 FEET; THENCE SOUTH 00°40'33" EAST, A DISTANCE OF 60.68 FEET TO THE SOUTHWEST CORNER OF POND 5 AS DESCRIBED IN OFFICIAL RECORDS BOOK 17934, PAGE 792; THENCE NORTH 86°51'04" EAST, ALONG THE SOUTH LINE OF SAID POND 5, A DISTANCE OF 108.58 FEET TO THE WEST LINE OF PARCEL "SS-R" AS RECORDED IN OFFICIAL RECORDS BOOK 4595, PAGE 1049; THENCE DUE SOUTH, ALONG SAID WEST LINE, A DISTANCE OF 759.33 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.12 FEET, MAKING A CENTRAL ANGLE OF 90°00'00" AND HAVING A CHORD BEARING OF SOUTH 45°00'00" WEST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF YEAGER ROAD; THENCE DUE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING.



760 Yeager Road
Jacksonville, Florida

ISSUE/DESCRIPTION	DATE
Site Plan Review	01/27/2021

Overall Site Plan
C-2.0