

49,549 TOTAL LOT SIZE

SEE LANDSCAPE NOTES FOR EX- TREES
 We are in the process of acquiring a new survey to insure location of trees

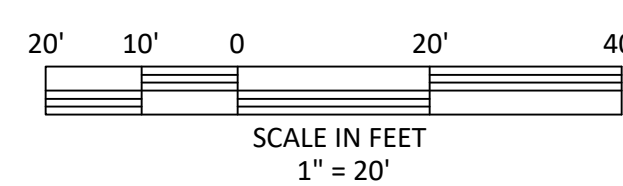
Mc Donald's

EX. NEIGHBORING RESIDENTIAL HOME

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL & WASHER FOUND (LB 1381) AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF GOVERNOR'S STREET (60' PUBLIC R/W) AND THE SOUTHWESTERLY RIGHT OF WAY OF NORTH ORANGE AVENUE (A.K.A. U.S. HIGHWAY 17, FLORIDA STATE ROAD 15, A VARIABLE WIDTH PUBLIC R/W), SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF GOVERNOR'S STREET S22°16'12"W, A DISTANCE OF 180.93 FEET TO A 1/2" PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY OF GOVERNOR'S STREET N59°06'40"W, A TOTAL DISTANCE OF 265.04 FEET TO A BULKHEAD ALONG THE SHORELINE OF GOVERNOR'S CREEK, PASSING THROUGH A 1/2" PIPE FOUND BEFORE REACHING SAID BULKHEAD; THENCE CONTINUING ALONG THE MEANDER OF SAID BULKHEAD AND SHORELINE N00°35'46"E, A DISTANCE OF 10.42 FEET; THENCE N01°57'10"W, A DISTANCE OF 20.81 FEET; THENCE N19°27'24"E, A DISTANCE OF 11.03 FEET; THENCE N08°34'32"E, A DISTANCE OF 78.59 FEET; THENCE N16°48'17"W, A DISTANCE OF 19.43 FEET; THENCE N04°20'49"E, A DISTANCE OF 9.70 FEET; THENCE N26°41'19"W, A DISTANCE OF 14.71 FEET; THENCE N67°09'35"E, A DISTANCE OF 7.62 FEET; THENCE N06°52'54"E, A DISTANCE OF 10.07 FEET TO A POINT ON THE AFORESAID RIGHT OF WAY OF NORTH ORANGE AVENUE; THENCE ALONG SAID RIGHT OF WAY S64°07'23"E, A TOTAL DISTANCE OF 264.03 FEET, PASSING THROUGH A 1/2" PIPE FOUND AT 34.45 FEET FROM SAID SHORELINE; THENCE N30°49'02"E, A DISTANCE OF 1.00 FEET TO A NAIL & WASHER FOUND; THENCE S58°55'03"E, A DISTANCE OF 54.19 FEET TO THE POINT OF BEGINNING.



- LEGEND
- Found 4"x4" Concrete Monument
 - Found Iron Pipe (as noted)
 - Set 1/2" Iron Pipe (LB 1381)
 - Fence
 - Powerline/Pole and Anchor
 - Telephone Line
 - Cable TV Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad

CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL. 32006
 904-759-9576 ---- SITEOPT@BELLSOUTH.NET

DATE	DATE#	REVISION#	REVISIONS
6-9-2023			XXX

KNIGHT CENTER
 EXISTING CONDITIONS PLAN
 PRELIMINARY SITE PLAN

DATE 5-9-2023
 DRAWN BY
 CHKD. BY
 JOB NO.

ROBERT HARTWIG
 LA 0012

SHT. LC-2