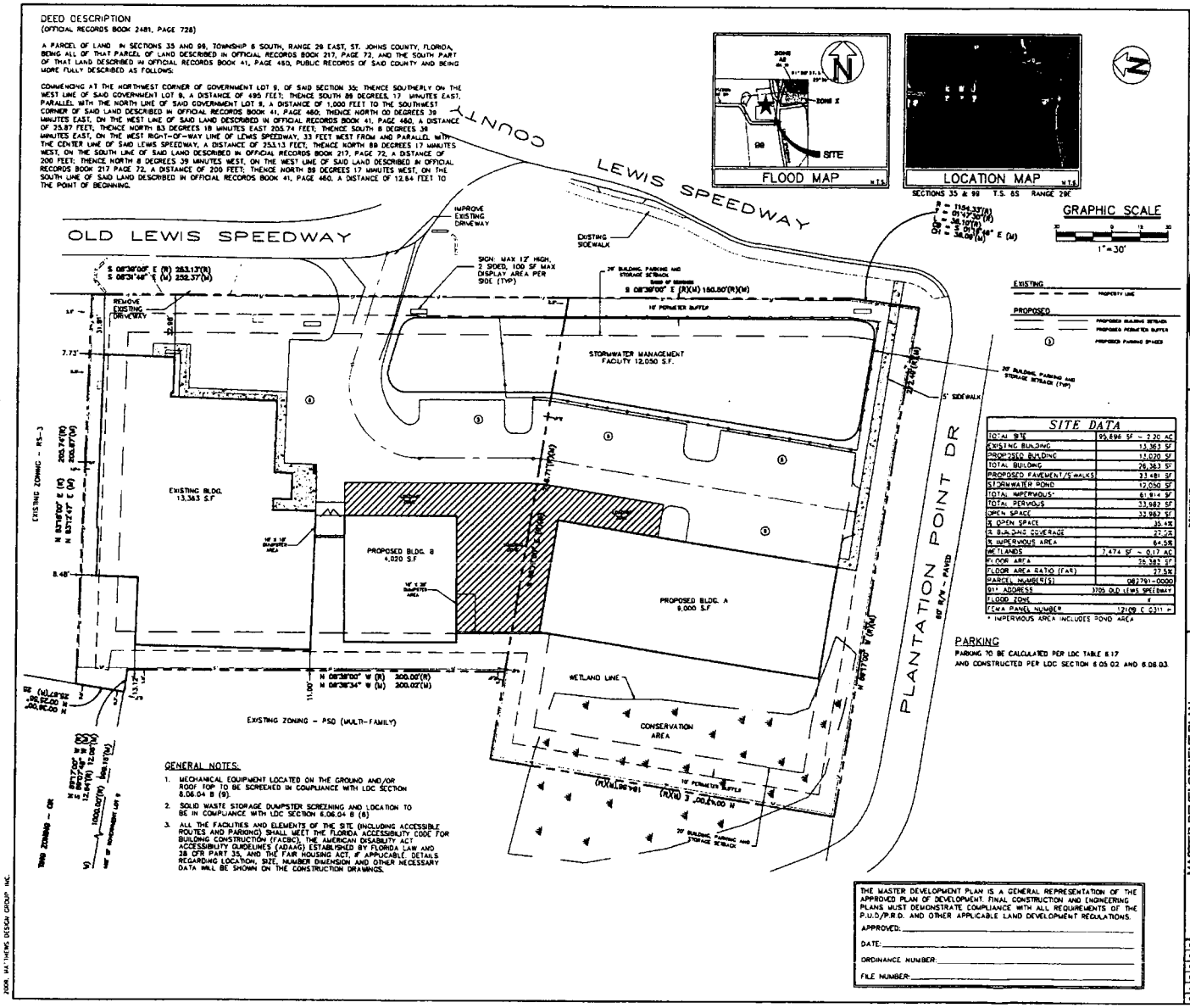
I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 22nd DAY OF December 20 09
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of Co[illegible] m[illegible]issioners
BY: [illegible] D.C.

DEED DESCRIPTION
(OFFICIAL RECORDS BOOK 2481, PAGE 728)

A PARCEL OF LAND IN SECTIONS 35 AND 99, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING ALL OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72, AND THE SOUTH PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 9, OF SAID SECTION 35; THENCE SOUTHERLY ON THE WEST LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 495 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 1,000 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460; THENCE NORTH 00 DEGREES 39 MINUTES EAST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, A DISTANCE OF 25.87 FEET; THENCE NORTH 83 DEGREES 18 MINUTES EAST 205.74 FEET; THENCE SOUTH 8 DEGREES 38 MINUTES EAST, ON THE WEST RIGHT-OF-WAY LINE OF LEWIS SPEEDWAY, 33 FEET WEST FROM AND PARALLEL WITH THE CENTER LINE OF SAID LEWIS SPEEDWAY, A DISTANCE OF 353.13 FEET; THENCE NORTH 89 DEGREES 17 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72, A DISTANCE OF 200 FEET; THENCE NORTH 8 DEGREES 39 MINUTES WEST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217 PAGE 72, A DISTANCE OF 200 FEET; THENCE NORTH 89 DEGREES 17 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, A DISTANCE OF 12.84 FEET TO THE POINT OF BEGINNING.

SECTIONS 35 & 99 T.S. 6S RANGE 29E



SITE DATA	
TOTAL SITE	95,896 SF - 2.20 AC
EXISTING BUILDING	13,363 SF
PROPOSED BUILDING	13,020 SF
TOTAL BUILDING	26,383 SF
PROPOSED PAVEMENT/SIDEWALKS	33,481 SF
STORMWATER POND	12,050 SF
TOTAL IMPERVIOUS*	61,914 SF
TOTAL PERVIOUS	33,982 SF
OPEN SPACE	32,982 SF
% OPEN SPACE	35.4%
% BUILDING COVERAGE	27.5%
% IMPERVIOUS AREA	64.5%
WETLANDS	7,474 SF - 0.17 AC
FLOOR AREA	26,383 SF
FLOOR AREA RATIO (FAR)	27.5%
PARCEL NUMBER(S)	082791-0000
911 ADDRESS	3705 OLD LEWIS SPEEDWAY
FLOOD ZONE	X
FEMA PANEL NUMBER	12109 C 0311 F

* IMPERVIOUS AREA INCLUDES POND AREA

PARKING

PARKING TO BE CALCULATED PER LDC TABLE 6.17 AND CONSTRUCTED PER LDC SECTION 6.05.02 AND 6.06.03

GENERAL NOTES:

1. MECHANICAL EQUIPMENT LOCATED ON THE GROUND AND/OR ROOF TOP TO BE SCREENED IN COMPLIANCE WITH LDC SECTION 6.06.04 B (9).
2. SOLID WASTE STORAGE DUMPSTER SCREENING AND LOCATION TO BE IN COMPLIANCE WITH LDC SECTION 6.06.04 B (8)
3. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 35, AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

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NO.	DATE	REVISIONS DESCRIPTION

MASTER DEVELOPMENT PLAN
HARWIL FIXTURES
ST. JOHNS COUNTY, FLORIDA

PREPARED FOR
HARWIL FIXTURES

DESIGN BY: RAM
DRAWN BY: JCD
CHECK BY: GEC
DATE: 11-23-09
JOB NO.: 8048
SHEET NO. 1 OF 1

2008, MATTHEWS DESIGN GROUP, INC.