

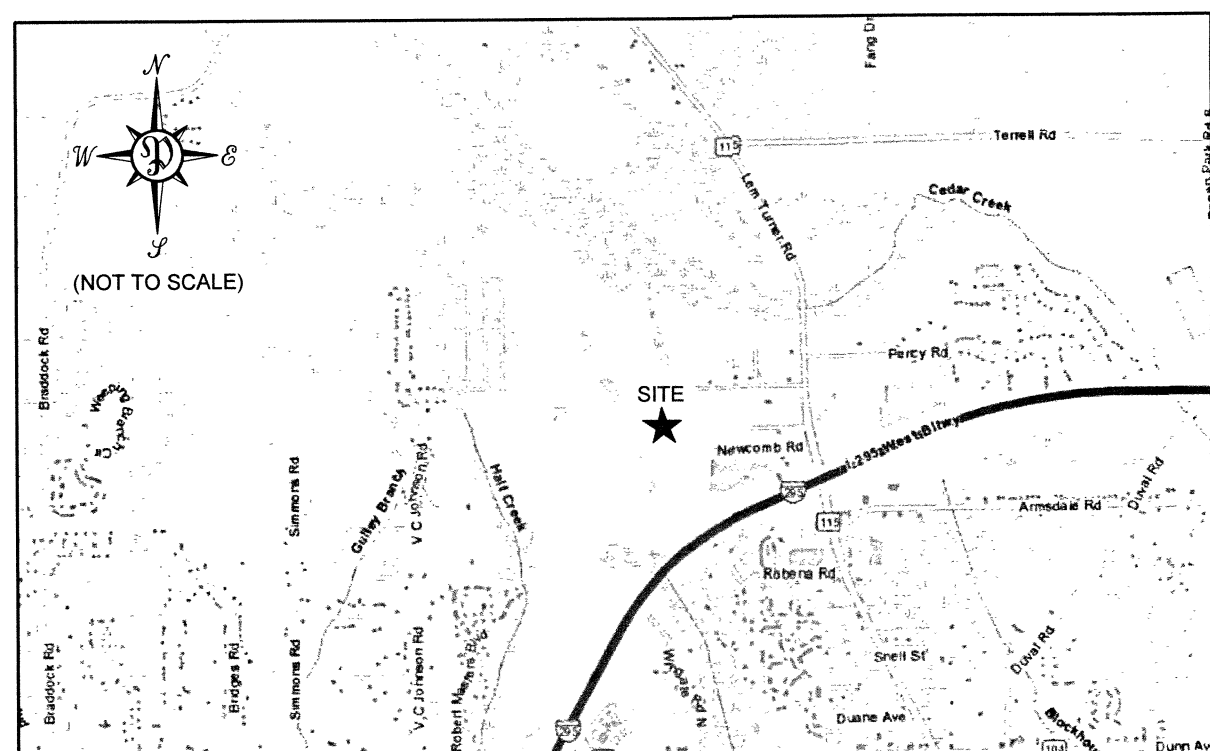
ARBORS - PHASE 1B

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 79 PAGE 131

SHEET 2 OF 6 SHEETS

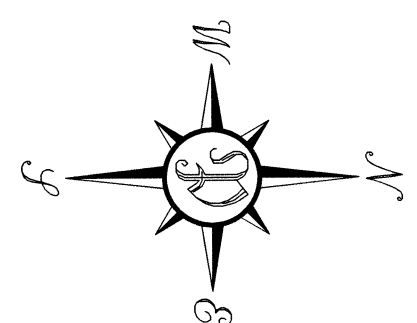
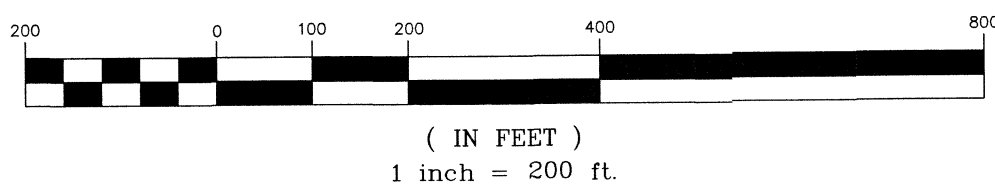
VICINITY MAP



NOTES:

- 1.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "U", ARBORS - PHASE 1A, AS RECORDED IN PLAT BOOK XX, PAGES XX-XX OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AS S89°35'12"W.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE 0901.
- 3.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- 6.) THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
- NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA").
- 7.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 8.) NOTICE: INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRON ZONE AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS.
- 9.) LANDS SHOWN HEREON ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 17458, PAGE 2424, AS AFFECTED BY PARTIAL RELEASE OF AND AMENDMENT TO REGULATORY CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19349, PAGE 1567, OF SAID RECORDS.

GRAPHIC SCALE



UNPLATTED LANDS
ORB 18769 ~ PAGE 503

UNPLATTED LANDS
PORTION OF SECTION 32
TOWNSHIP 1 NORTH ~ RANGE 26 EAST

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3789 ~ PAGE 792

UNPLATTED LANDS
PORTION OF SECTION 32
TOWNSHIP 1 NORTH ~ RANGE 26 EAST

RED PLUMERIA ROAD

SHEET 3

EUROPEAN BEECH ROAD

SHEET 4

CUCURBIT TREE STREET

SHEET 6

CACAO TREE TRAIL

SHEET 5

ARBORS - PHASE 1A
PLAT BOOK 79 ~ PAGES 112-124

ARBORS - PHASE 1A
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UNPLATTED LANDS
OFFICIAL RECORDS BOOK 14293 ~ PAGE 834

UNPLATTED LANDS
ORB 19751 ~ PAGE 1461

UNPLATTED LANDS
ORB 1709
PAGE 576

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 5869 ~ PAGE 1744

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 14293 ~ PAGE 834

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2226179.3277	429183.8873	POINT OF BEGINNING
2	2229820.7499	429730.3876	MOST NORTHERLY CORNER OF LOT 120

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

PUD ORDINANCE #: 2017-717-E

PLANS CITY DEV.#: 8308.3

PLAT CITY DEV.#: 8308.006

LEGEND

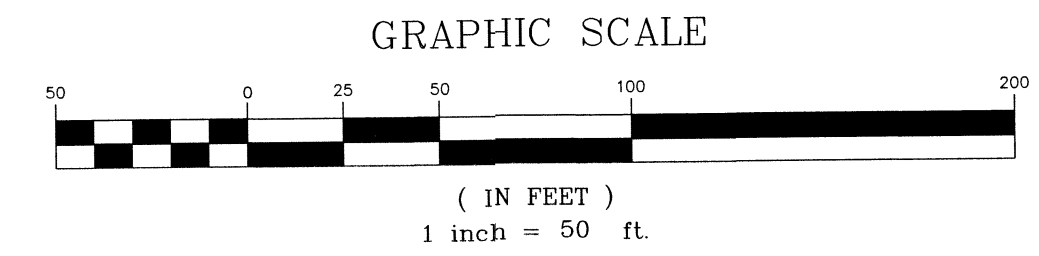
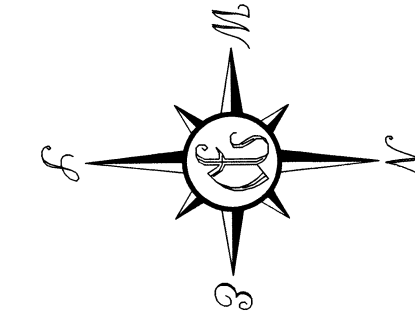
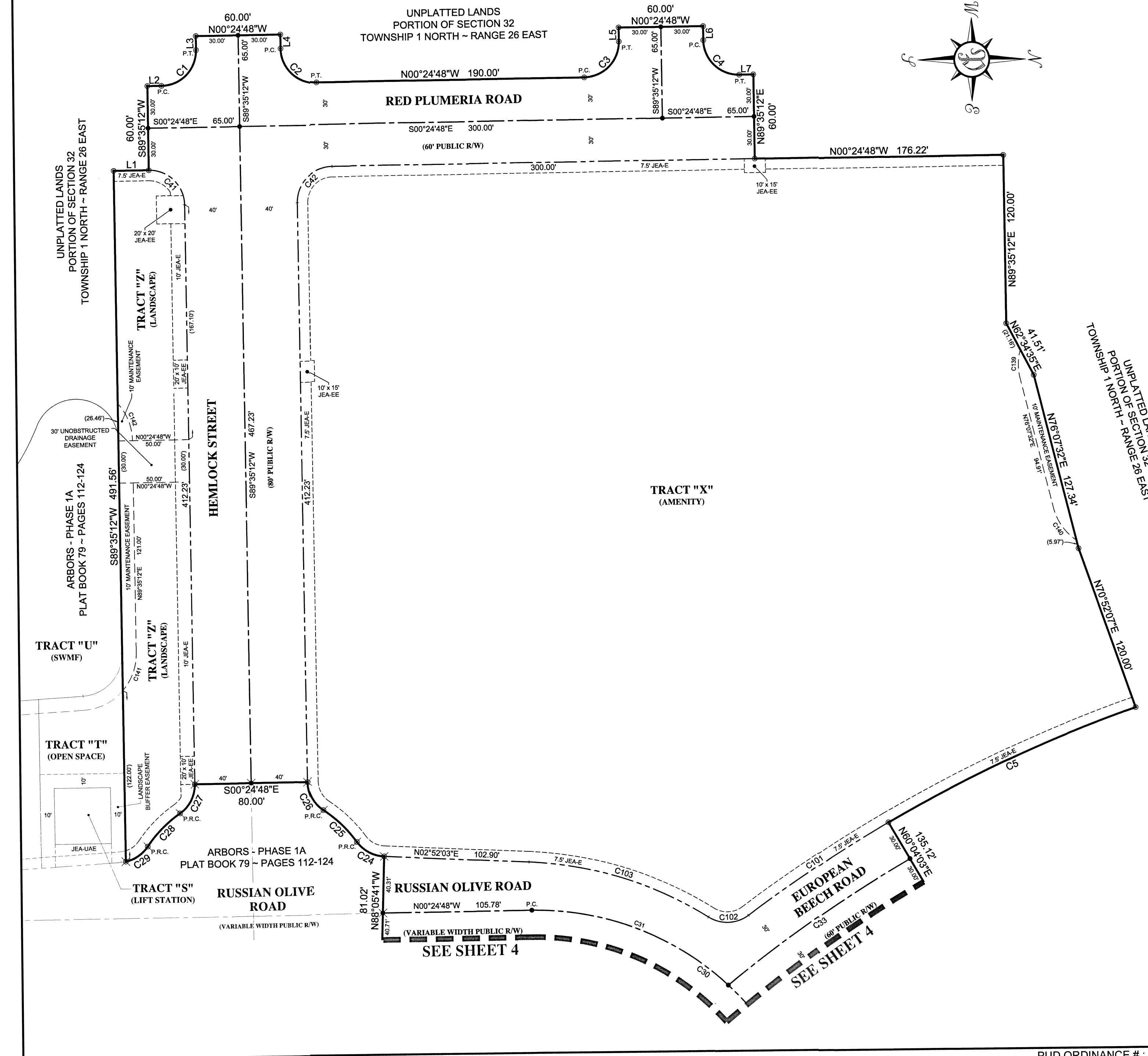
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- DENOTES SET No. 5 REBAR STAMPED PRM L.B. 6715
- DENOTES FD. No. 5 REBAR STAMPED PRM L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UAE JEA UTILITY AND ACCESS EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- POE PRIVATE DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- WETLANDS WETLANDS
- UPLAND BUFFER UPLAND BUFFER

ARBORS - PHASE 1B

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 79 PAGE 132

SHEET 3 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N00°24'48\"W
L2	10.00'	N00°24'48\"W
L3	10.00'	S89°35'12\"W
L4	10.00'	N89°35'12\"E
L5	10.00'	S89°35'12\"W
L6	10.00'	N89°35'12\"E
L7	10.00'	N00°24'48\"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00\"	N45°24'48\"W
C2	39.27'	25.00'	90°00'00\"	N44°35'12\"E
C3	39.27'	25.00'	90°00'00\"	N45°24'48\"W
C4	39.27'	25.00'	90°00'00\"	N44°35'12\"E
C5	194.17'	1030.00'	10°48'04\"	S28°56'53\"W
C24	22.78'	25.00'	52°09'40\"	S28°56'53\"W
C25	33.02'	90.00'	21°01'27\"	S44°30'59\"W
C26	24.25'	25.00'	55°34'57\"	S61°47'44\"W
C27	24.25'	25.00'	55°34'57\"	S62°37'19\"E
C28	33.18'	90.00'	21°07'25\"	S45°23'32\"E
C29	19.38'	25.00'	44°28'20\"	S33°44'35\"E
C30	266.00'	200.00'	76°12'14\"	N37°41'20\"E
C31	152.86'	200.00'	43°47'28\"	N21°28'57\"E
C32	113.14'	200.00'	32°24'46\"	N59°35'04\"E
C33	157.28'	1000.00'	9°00'42\"	S34°26'18\"E
C41	39.27'	25.00'	90°00'00\"	S44°35'12\"W
C42	39.27'	25.00'	90°00'00\"	S45°24'48\"E
C101	119.38'	1030.00'	6°38'28\"	N33°15'10\"W
C102	30.17'	25.00'	69°08'30\"	N02°00'08\"W
C103	134.78'	280.00'	29°42'05\"	N17°43'05\"E
C139	20.65'	40.00'	29°38'15\"	S69°03'20\"E
C140	28.91'	40.00'	41°24'35\"	N55°25'15\"E
C141	28.91'	40.00'	41°24'35\"	S69°42'30\"E
C142	28.91'	40.00'	41°24'35\"	S68°52'55\"W

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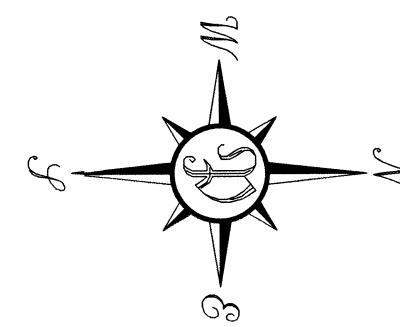
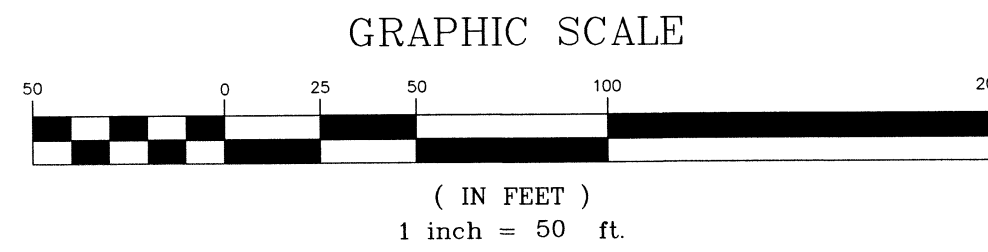
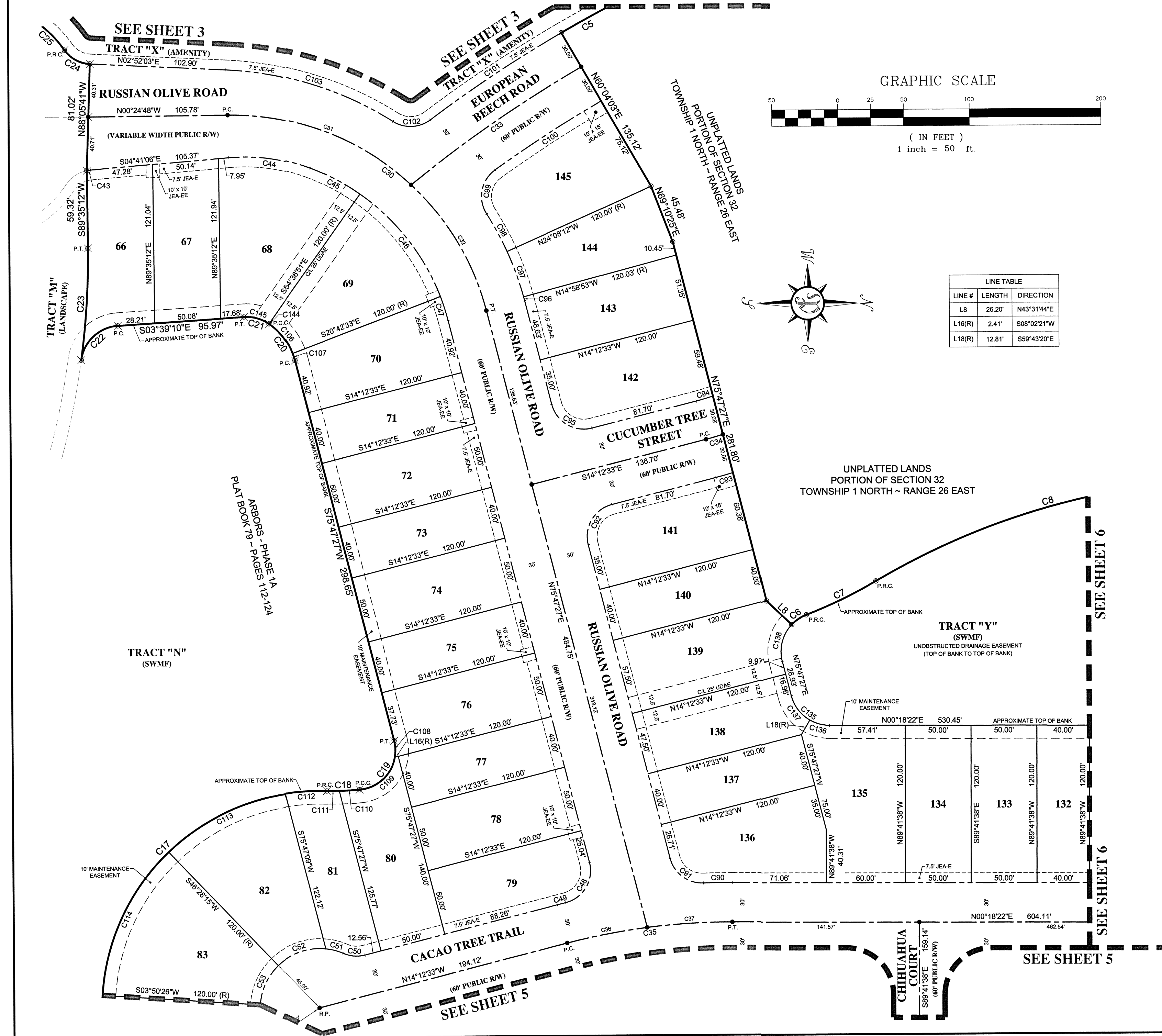
PUD ORDINANCE #: 2017-71-E PLANS CITY DEV #: 8308.3 PLAT CITY DEV #: 8308.006

ARBORS - PHASE 1B

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 79 PAGE 133

SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	26.20'	N43°31'44\"E
L16(R)	2.41'	S08°02'21\"W
L18(R)	12.81'	S59°43'20\"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C5	194.17'	1030.00'	10°48'04\"	S24°31'55\"E
C6	13.47'	30.00'	25°43'10\"	N33°36'41\"W
C7	58.78'	350.00'	9°37'30\"	N25°33'46\"W
C8	287.60'	550.00'	22°57'38\"	N15°23'37\"W
C17	613.30'	185.00'	212°57'57\"	S75°47'27\"W
C18	24.80'	200.00'	7°08'16\"	N01°16'43\"W
C19	52.03'	30.00'	99°22'43\"	N54°31'12\"W
C20	34.58'	50.00'	39°37'15\"	S55°58'49\"W
C21	20.85'	30.00'	39°49'22\"	S16°15'30\"W
C22	41.09'	30.00'	78°28'23\"	S42°53'22\"E
C23	85.34'	590.00'	8°17'14\"	N86°16'11\"W
C24	22.76'	25.00'	52°09'40\"	S28°56'53\"W
C25	33.02'	90.00'	21°01'12\"	S44°30'59\"W
C30	266.00'	200.00'	76°12'14\"	N37°41'20\"E
C31	152.86'	200.00'	43°47'28\"	N21°28'57\"E
C32	113.14'	200.00'	32°24'46\"	N59°35'04\"E
C33	157.28'	1000.00'	9°00'42\"	S34°26'18\"E
C34	13.31'	200.00'	3°48'44\"	S16°06'55\"E
C35	126.67'	500.00'	14°30'59\"	N06°57'06\"W
C36	61.90'	500.00'	7°05'34\"	N10°39'47\"W
C37	64.77'	500.00'	7°29'22\"	N03°24'19\"W
C43	2.67'	25.00'	6°39'18\"	S07°58'45\"E
C44	62.64'	140.00'	25°38'09\"	S08°07'58\"W
C45	42.83'	170.00'	14°26'07\"	S28°10'05\"W
C46	100.60'	170.00'	33°54'18\"	S52°20'18\"W
C47	19.29'	170.00'	6°29'59\"	S72°32'27\"W
C48	39.57'	25.00'	80°41'44\"	N58°51'41\"W
C49	6.43'	530.00'	0°41'44\"	N13°51'41\"W
C50	16.67'	25.00'	38°12'48\"	N04°53'50\"E
C51	13.82'	45.00'	17°36'03\"	N15°12'13\"E
C52	39.22'	45.00'	49°55'56\"	N18°33'47\"W
C53	33.48'	45.00'	42°37'50\"	N64°50'39\"W
C90	21.95'	530.00'	2°22'24\"	N00°52'50\"W
C91	33.97'	25.00'	77°51'28\"	N36°51'42\"E
C92	39.27'	25.00'	90°00'00\"	S59°12'33\"E
C93	13.30'	230.00'	3°18'52\"	S15°51'59\"E
C94	13.31'	170.00'	47°29'10\"	N16°27'09\"W
C95	39.27'	25.00'	90°00'00\"	N30°26'27\"E
C96	3.10'	230.00'	0°46'20\"	N75°24'17\"E
C97	36.75'	230.00'	9°09'19\"	N70°26'27\"E
C98	32.43'	230.00'	8°04'39\"	N61°49'28\"E
C99	37.79'	25.00'	86°36'32\"	S78°54'35\"E
C100	96.04'	970.00'	5°40'23\"	S32°46'08\"E
C101	119.38'	1030.00'	6°38'26\"	N33°15'10\"W
C102	30.17'	25.00'	69°08'30\"	N02°00'08\"W
C103	134.78'	260.00'	29°42'05\"	N174°30'5\"E
C108	28.90'	50.00'	33°07'16\"	N52°43'49\"E
C107	5.67'	50.00'	6°29'59\"	S72°32'27\"W
C108	11.65'	30.00'	22°14'54\"	S86°54'54\"W
C109	40.39'	30.00'	77°07'49\"	N43°23'45\"W
C110	15.43'	200.00'	4°25'13\"	N02°37'14\"W
C111	9.37'	200.00'	2°41'03\"	N00°55'54\"E
C112	31.61'	165.00'	10°58'37\"	S03°12'53\"E
C113	100.29'	165.00'	34°49'33\"	S26°06'58\"E
C114	122.77'	165.00'	42°37'50\"	S64°50'39\"E
C135	39.52'	30.00'	75°29'05\"	N38°02'54\"E
C136	15.69'	30.00'	29°58'18\"	N15°17'31\"E
C137	23.83'	30.00'	45°30'46\"	N53°02'03\"E
C138	30.23'	30.00'	57°44'17\"	S75°20'25\"E
C144	0.68'	30.00'	1°18'24\"	S35°30'59\"W
C145	20.17'	30.00'	38°30'58\"	S15°38'18\"W

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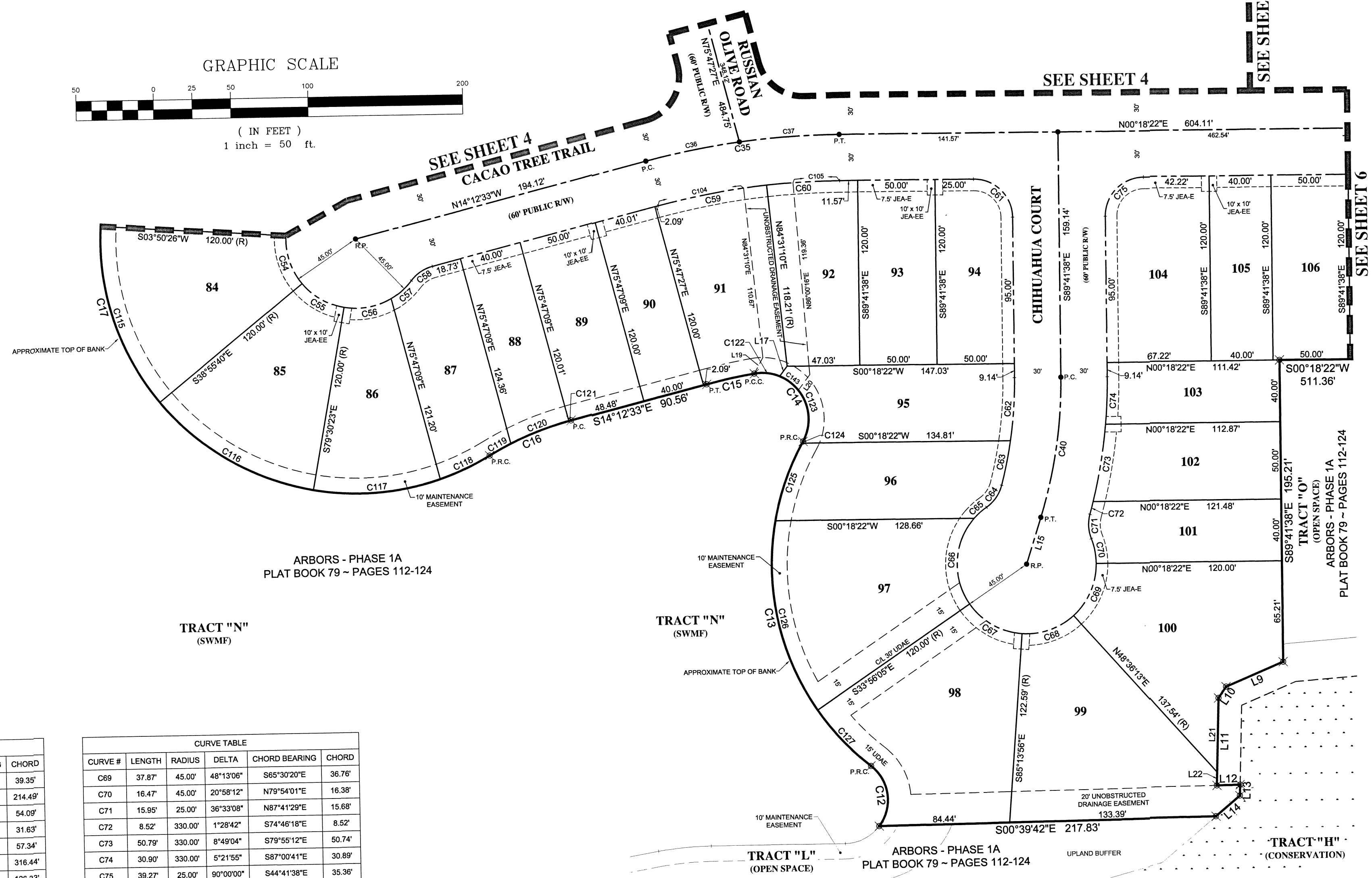
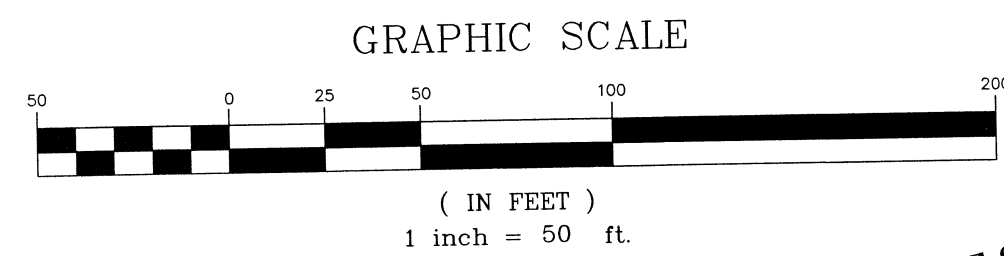
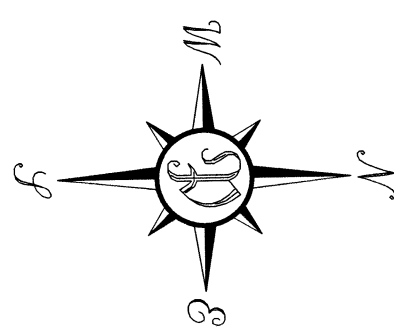
PUD ORDINANCE #: 2017-717-E PLANS CITY DEV #: 8308.3 PLAT CITY DEV #: 8308.006

ARBORS - PHASE 1B

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 79 PAGE 134

SHEET 5 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C12	43.63	28.00	89°19'22"	S83°15'21"W
C13	233.49	165.00	81°04'38"	S79°09'29"W
C14	67.40	30.00	128°43'38"	S56°19'59"W
C15	31.64	350.00	5°10'44"	S11°13'11"E
C16	57.54	200.00	16°28'59"	S72°27'03"E
C17	613.30	165.00	212°57'57"	S79°47'27"W
C35	126.67	500.00	14°30'55"	N06°57'06"W
C40	92.09	300.00	17°35'13"	S80°54'02"E
C54	33.59	45.00	42°46'05"	S72°27'23"W
C55	31.87	45.00	40°34'43"	S30°46'59"W
C56	31.58	45.00	40°12'28"	S09°36'37"E
C57	17.83	45.00	22°42'30"	S41°04'08"E
C58	16.67	25.00	38°12'48"	S33°18'57"E
C59	71.60	470.00	8°43'44"	S09°50'42"E
C60	47.47	470.00	5°47'11"	S02°35'14"E
C61	39.27	25.00	90°00'00"	S45°18'22"W
C62	41.01	270.00	8°42'12"	N85°20'32"W
C63	29.36	270.00	6°13'51"	N77°52'31"W
C64	17.68	25.00	40°31'02"	N54°30'04"W
C65	10.80	45.00	13°44'50"	N41°06'58"W
C66	69.65	45.00	75°56'41"	N85°07'44"W
C67	40.29	45.00	51°17'51"	S30°26'00"W
C68	36.26	45.00	46°09'51"	S18°18'52"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C69	37.87	45.00	48°13'06"	S65°30'20"E
C70	16.47	45.00	20°56'12"	N79°54'01"E
C71	15.95	25.00	36°33'08"	N87°41'29"E
C72	8.52	330.00	1°28'42"	S74°46'18"E
C73	50.79	330.00	8°49'04"	S79°55'12"E
C74	30.90	330.00	5°21'55"	S87°00'41"E
C75	39.27	35.00	90°00'00"	S44°41'38"E
C104	56.80	470.00	6°54'00"	S10°45'34"E
C105	30.29	470.00	3°41'31"	S01°32'24"E
C115	123.16	165.00	42°46'05"	N72°27'23"E
C116	116.86	165.00	40°34'43"	N30°46'59"E
C117	83.19	165.00	28°53'14"	N03°57'00"W
C118	35.42	165.00	12°17'55"	N24°32'35"W
C119	15.71	200.00	4°30'01"	S28°29'31"E
C120	40.30	200.00	11°32'46"	S20°25'08"E
C121	1.52	30.00	0°26'11"	S14°25'39"E
C122	16.73	30.00	31°57'35"	S06°56'59"W
C123	50.67	30.00	96°46'03"	S71°18'47"W
C124	1.19	165.00	0°24'46"	S80°30'35"E
C125	53.35	165.00	18°31'27"	S69°58'41"E
C126	128.71	165.00	44°41'40"	N78°24'45"E
C127	50.24	165.00	17°26'45"	N47°20'33"E
C143	15.16	30.00	28°57'19"	S37°24'25"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	40.31	S22°40'37"E
L10	8.78	S55°17'54"E
L11	56.59	S87°55'10"E
L12	15.02	N00°39'42"W
L13	7.02	S87°55'08"E
L14	20.50	S39°58'11"E
L15	31.63	S72°06'28"E
L17	8.16	S52°51'09"E
L21	48.05	N87°55'10"W
L22	8.53	N87°55'10"W

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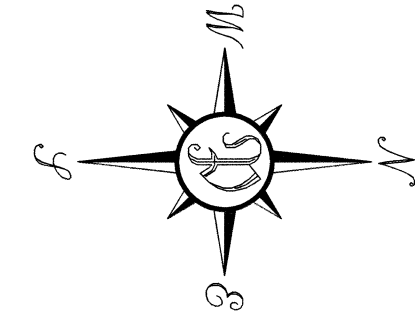
ARBORS - PHASE 1B

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

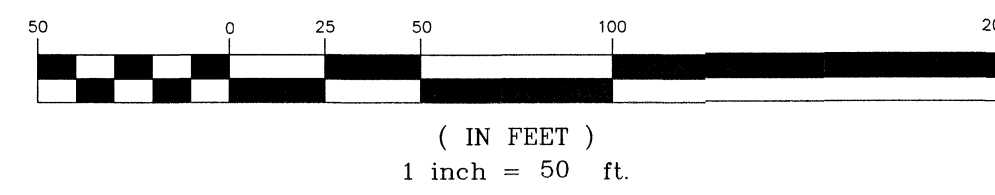
PLAT BOOK 79 PAGE 135

SHEET 6 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

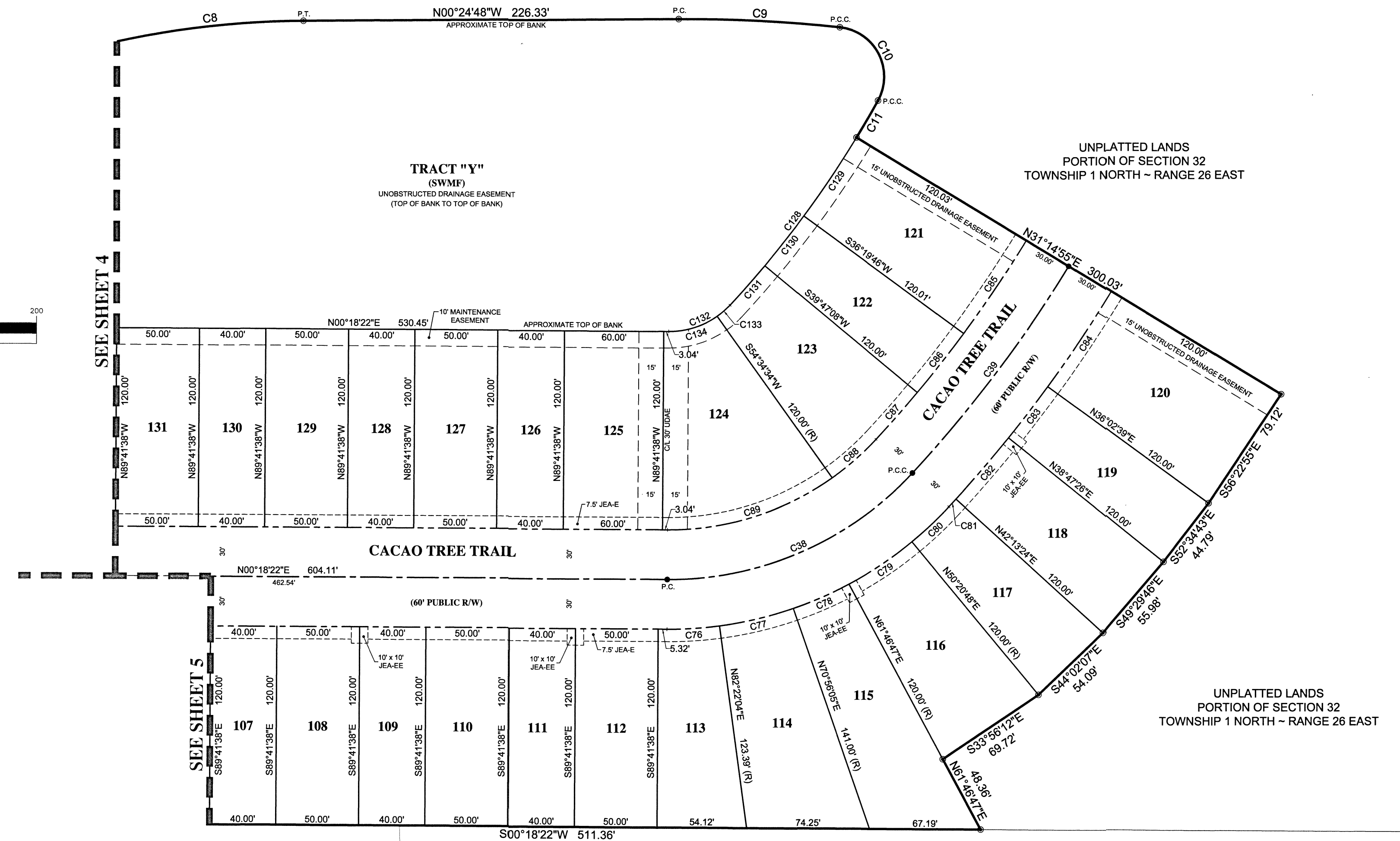
UNPLATTED LANDS
PORTION OF SECTION 32
TOWNSHIP 1 NORTH - RANGE 26 EAST



GRAPHIC SCALE



SEE SHEET 4



SEE SHEET 5

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C8	287.60'	550.00'	29°57'38"	N16°23'37"W 284.34'
C9	97.56'	850.00'	6°34'34"	N02°52'29"E 97.50'
C10	58.97'	30.00'	112°37'46"	N62°26'39"E 49.93'
C11	25.95'	633.18'	2°20'54"	N60°02'01"E 25.95'
C38	166.30'	200.00'	47°38'25"	N23°30'51"W 161.55'
C39	157.26'	784.54'	11°20'05"	N53°04'35"W 156.99'
C76	31.87'	230.00'	7°56'18"	S03°39'47"E 31.84'
C77	45.89'	230.00'	11°25'58"	S13°20'56"E 45.82'
C78	36.75'	230.00'	9°09'18"	S23°38'34"E 36.71'
C79	45.89'	230.00'	11°25'58"	S33°56'12"E 45.82'
C80	30.83'	230.00'	7°40'51"	S43°29'37"E 30.81'
C81	6.29'	814.54'	0°26'33"	S47°33'20"E 6.29'
C82	48.80'	814.54'	3°25'58"	S49°29'35"E 48.79'
C83	39.04'	814.54'	2°44'47"	S52°34'57"E 39.04'
C84	69.10'	814.54'	4°51'38"	S56°23'10"E 69.08'
C85	67.99'	754.54'	5°09'45"	N56°14'25"W 67.96'
C86	45.43'	754.54'	3°27'00"	N51°56'03"W 45.43'
C87	37.86'	754.54'	2°52'30"	N48°46'18"W 37.86'
C88	35.34'	170.00'	11°54'37"	N41°22'45"W 35.27'
C89	106.01'	170.00'	35°43'46"	N17°33'32"W 104.30'
C126	127.37'	633.18'	11°31'31"	N53°05'48"W 127.15'
C129	57.34'	633.18'	5°11'20"	N56°10'54"W 57.32'
C130	38.19'	633.18'	3°27'22"	N51°56'33"W 38.19'
C131	31.83'	633.18'	2°52'49"	N48°46'27"W 31.83'
C132	41.57'	50.00'	47°38'25"	N23°30'51"W 40.39'
C133	10.39'	50.00'	11°54'37"	N41°22'45"W 10.37'
C134	31.18'	50.00'	35°43'46"	N17°33'32"W 30.68'

TRACT "O"
(OPEN SPACE)

ARBORS - PHASE 1A
PLAT BOOK 79 - PAGES 112-124

TRACT "H"
(CONSERVATION)

PREPARED BY:
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