

BAINEBRIDGE ESTATES UNIT TWO - C

CAPTION: A PARCEL OF LAND BEING A PORTION OF LOT 3 OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THE CHARLES SETON GRANT, AND LYING IN SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

LEGAL DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF LOT 3 OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THE CHARLES SETON GRANT, AND LYING IN SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 45, TOWNSHIP 1 NORTH, RANGE 27 EAST, N89°49'25"E ALONG THE SOUTHERLY LINE OFFICIAL RECORDS BOOK 13022, PAGE 1421, A DISTANCE OF 627.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US INTERSTATE 95, SECTION NO. 72290-2401; THENCE S05°00'49"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1740.44 FEET TO A POINT, SAID POINT BEING ON THE DIVIDING LINE OF LOT 3, AND LOT 6 OF THE TISON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S89°18'52"W ALONG NORTHERLY LINE OF LOT 6, A DISTANCE OF 1770.70 FEET TO THE SOUTHEAST CORNER OF LOT 484 OF BAINEBRIDGE ESTATES UNIT ONE; THENCE N04°44'57"E ALONG LOTS 484, 489, 488, 487, TO THE ANGLE POINT IN LOT 486, A DISTANCE OF 775.35; THENCE N21°54'58"W ALONG THE NORTHERLY LOT LINE OF LOT 486, 485 AND TO AN ANGLE POINT ON LOT 484 A DISTANCE OF 141.05 FEET TO A POINT; THENCE S69°51'57"W ALONG LOTS 484 AND PART OF 483 A DISTANCE OF 111.44 FEET TO A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS 720.00 AND AN ARC LENGTH 92.56; BEING SUBTENDED BY A CHORD BEARING S66°10'55"W WITH A CHORD DISTANCE OF 92.50 FEET TO THE CURRENT END OF BAINEBRIDGE DRIVE; THENCE N27°30'01"W ALONG BAINEBRIDGE DRIVE A DISTANCE 60.00 FEET RADIAL TO THE PREVIOUS CURVE; THENCE ALONG CURVE NON TANGENT BEING CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS 780.00 AND AN ARC LENGTH 100.28, BEING SUBTENDED BY A CHORD BEARING N68°10'58"E WITH A CHORD DISTANCE OF 100.21 FEET; THENCE N69°51'57"E A DISTANCE OF 109.57 FEET TO THE NORTHEASTERLY CORNER OF LOT 316; THENCE N21°54'58"W ALONG NORTHERLY LOT LINE OF LOTS 316, 315, 314, 313, 312, 311, 310, 309, AND TRACT H, A DISTANCE OF 1000.36 FEET TO A POINT ON THE SOUTH LINE OF SECTION LOT 45 ALSO BEING THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13022, PAGE 1421; THENCE ALONG SAID SECTION LINE A BEARING OF S84°27'16"E A DISTANCE OF 1388.46' TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE PARCEL:

A PORTION OF LOT 3 TISON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 45, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 89°49'25" EAST, ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7245, PAGE 2347, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED TRACT B, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5901, PAGE 959 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 627.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 05°00'49" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1226.52 FEET TO THE POINT OF BEGINNING.

THENCE S87°51'11"W, 70.13 FEET; THENCE N61°05'12"W, 130.66 FEET; THENCE S87°32'23"W, 57.39 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 24.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S37°43'29"E, 24.49 FEET; THENCE N87°32'23"E, 37.63 FEET; THENCE S61°05'12"E, 137.09 FEET; THENCE S02°08'49"E, 16.85 FEET; THENCE N87°51'11"E, 72.14 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE N05°01'04"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 40.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA

SAID TRACT CONTAINS 72.70 ACRES MORE OR LESS

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 17th DAY OF JULY, 2015.

James M. Robinson, P.E.
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2015166361

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 68, PAGES 81-95, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 21st DAY OF July, 2015.

Ronnie Fussell
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURTS
Keith Butler
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF July, 2015.

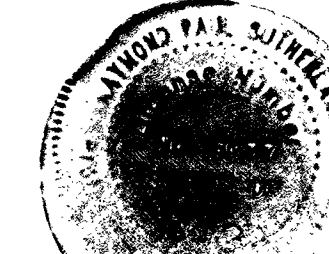
W. Monroe Hazen, P.L.S. OR *Danny S. Wheeler, P.S.M.*
W. MONROE HAZEN, P.L.S. OR DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR No. 3398 PROFESSIONAL SURVEYOR No. 6902

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 30th DAY OF JUNE, 2015.

Raymond Paul Suter
RAYMOND PAUL SUTER AND
PROFESSIONAL SURVEYOR AND MAPPER CERT. No. 6477
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BAINEBRIDGE 249, LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS BAINEBRIDGE ESTATES UNIT TWO-C, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S). THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES, UPON FAILURE OF THE HOME OWNERS' ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES; AS WELL AS TRACTS AND PARCELS FOR ANY USE, AS SHOWN HEREON, THE OBLIGATION THEREFORE WOULD THEN FALL EQUALLY ON THE OWNERS OF ALL LOTS SHOWN ON THIS PLAT.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.
- (4) TRACT "A" SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE BAINEBRIDGE ESTATES UNIT TWO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO TRACT "A" ARE THE RESPONSIBILITY OF THE ASSOCIATION. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR TRACT "A".

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BAINEBRIDGE ESTATES UNIT TWO-C. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "JEA-E-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS _____ DAY OF _____, 2015.

BAINEBRIDGE 249, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *Scott Keling*
SCOTT KELING, AS VICE PRESIDENT

PURSUANT TO AUTHORITY CONFERRED BY SECRETARY'S CERTIFICATE RECORDED IN OFFICIAL RECORDS BOOK 17131, PAGE 2489, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

WITNESS SIGNATURE *Adam Desjardin*

PRINT NAME ADAM DESJARDIN

WITNESS SIGNATURE *Jamie Koenig*

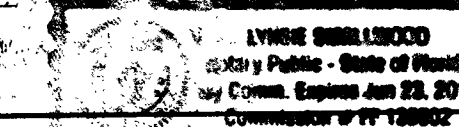
PRINT NAME Jamie Koenig

NOTARY FOR BAINEBRIDGE 249, LLC

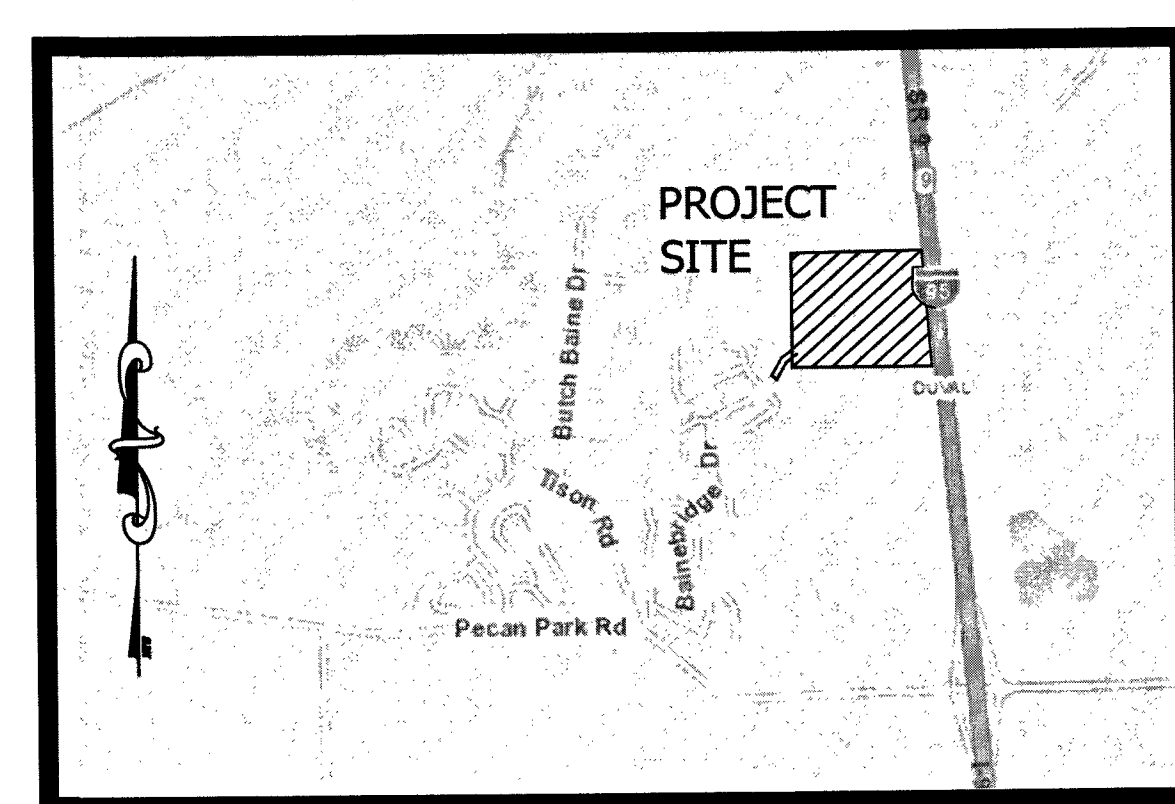
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF June, 2015, BY SCOTT KELING AS VICE PRESIDENT OF BAINEBRIDGE 249, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF BAINEBRIDGE 249, LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Yvonne Smallwood
SIGNATURE - NOTARY PUBLIC, STATE OF FLORIDA



VICINITY MAP NOT TO SCALE



- GENERAL NOTES:**
1. BEARINGS ARE BASED ON THE SOUTH BOUNDARY LINE OF THE SUBJECT PARCEL AS BEING S89°18'52"W.
 2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
 4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
 5. 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 7. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
 8. "JEA-E-E" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
 9. THE STORMWATER MANAGEMENT FACILITIES, (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.
 10. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120077, PANEL NUMBER 0045H, DATED, JUNE 3, 2014. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.
 11. DISTANCES SHOWN WITHIN PARENTHESIS, E.G. (100.00'), DENOTE DISTANCES ALONG PROPERTY LINES FROM ROAD RIGHTS-OF-WAY TO BUFFERS OR DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED.
 12. STATE PLANE COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE, EAST ZONE (ZONE 0901), IN U.S. SURVEY FEET, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
 13. THE DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS FOR BAINEBRIDGE 2C IS RECORDED IN OFFICIAL RECORDS BOOK 16397, PAGE 1711 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 14. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE PUBLISHED N.G.S. CONTROL POINTS. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/91 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 15. 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. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 16. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY, AND/OR ANY OTHER FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENTS AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THESE AREAS TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND RECERTIFIED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.

PREPARED BY:
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GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

JEA# 2015-1332 CITY DEV. NO. 6044.005

SEE SHEET 1 FOR GENERAL NOTES
SEE KEY SHEET 2 FOR LEGEND
SEE SHEET 3 FOR OVERALL

BAINEBRIDGE ESTATES UNIT TWO - C

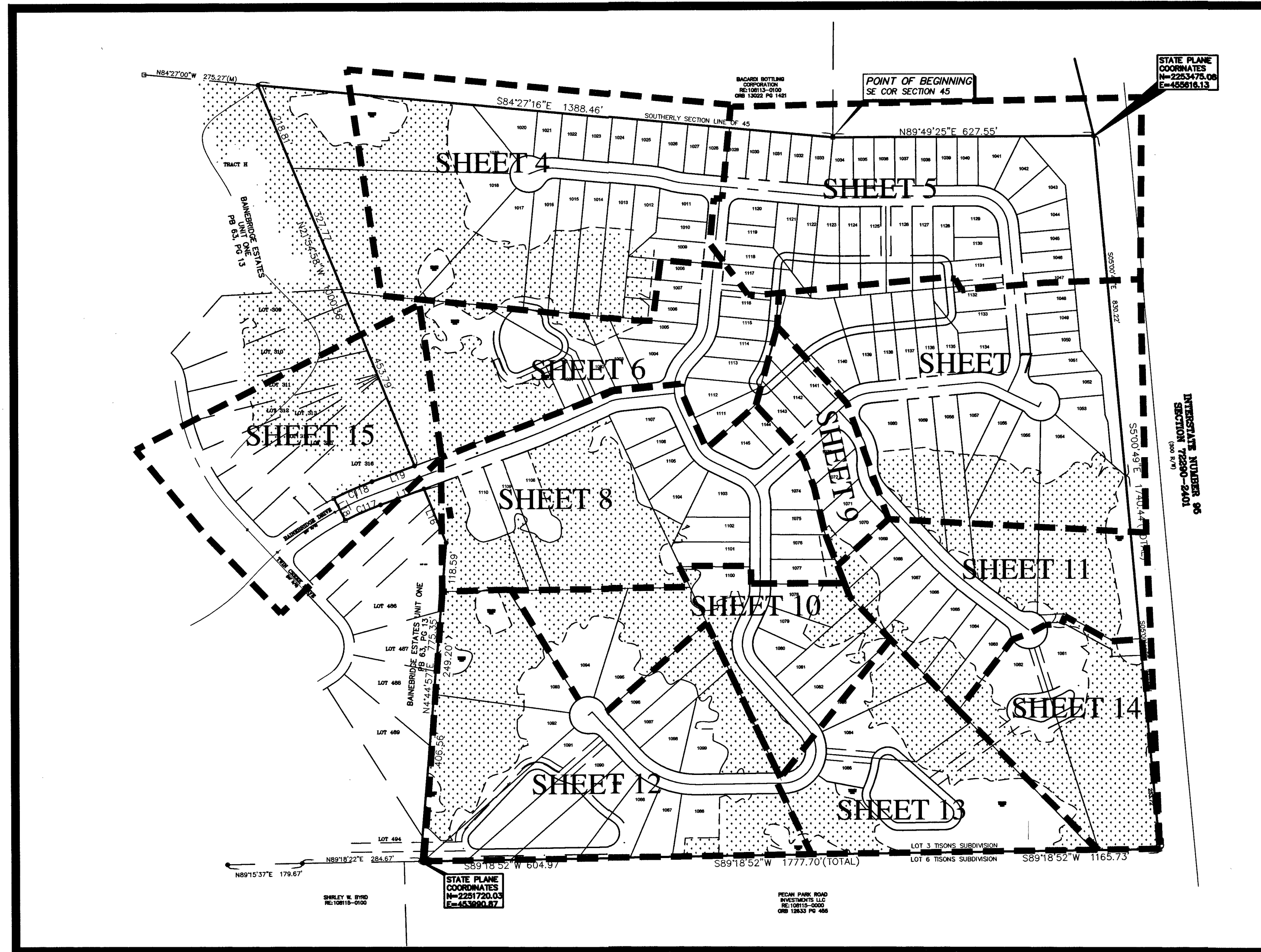
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PLAT BOOK 68 PAGE 82

SHEET 2 OF 15 SHEETS

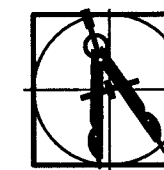
KEY SHEET

NOT TO SCALE



LEGEND

- ⊙ - DENOTES IRON MARKER PER OTHERS
- - DENOTES 5/8" REBAR SET LB #6691
- - DENOTES 4"x4" CONCRETE MONUMENT LB #3731
- - DENOTES 4"x4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
- R/W - DENOTES RIGHT OF WAY
- ∠ - DENOTES CENTRAL ANGLE
- CB - DENOTES CHORD BEARING
- L - DENOTES ARC LENGTH
- PT - DENOTES POINT OF TANGENCY
- PRC - DENOTES POINT OF REVERSE CURVE
- PC - DENOTES POINT OF CURVATURE
- R - DENOTES RADIUS
- T - DENOTES TANGENT
- CH - DENOTES CHORD
- PL - DENOTES PLAT
- (CALC) - DENOTES CALCULATED
- (M) - DENOTES MEASURED
- (D) - DENOTES DEED
- CL - DENOTES CENTERLINE OF R/W
- (E.C.B.) - DENOTES ELECTRIC CONTROL BOX
- ⊕ - DENOTES ELECTRIC MANHOLE
- ⊗ - DENOTES SEWER MANHOLE
- ⊖ - DENOTES WATERMETER
- - DENOTES BREAK LINE
- ⊗ - DENOTES JURISDICTIONAL WETLANDS
- U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.E. - DENOTES UNOBSTRUCTED ACCESS EASEMENT
- N.V.B. - DENOTES NATURAL VEGETATED BUFFER



PREPARED BY:
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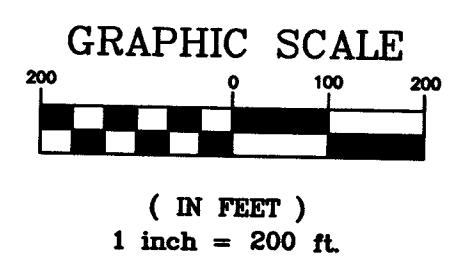
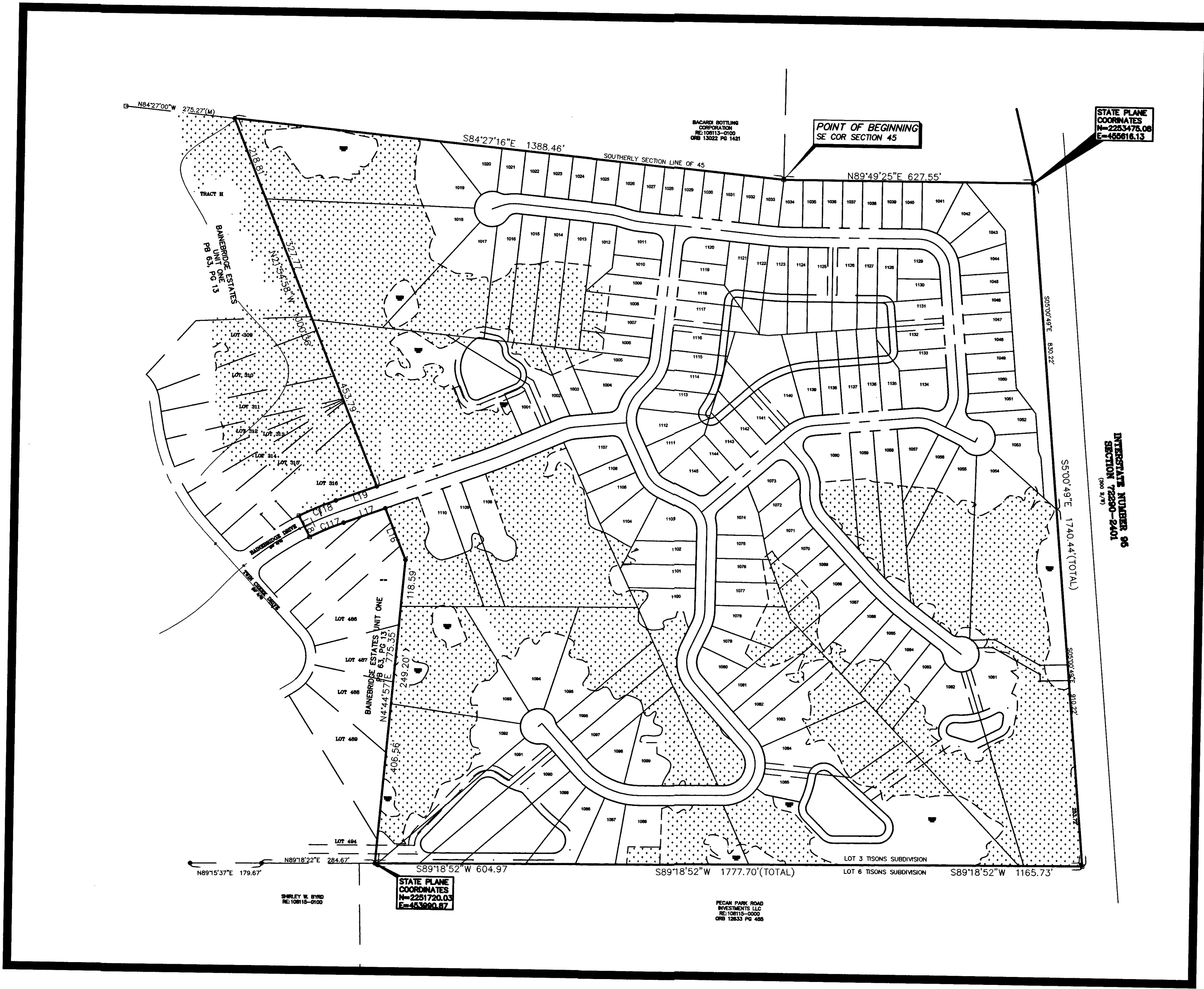


SEE SHEET 1 FOR GENERAL NOTES
 SEE KEY SHEET 2 FOR LEGEND
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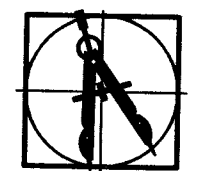
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PLAT BOOK 68 PAGE 83
 SHEET 3 OF 15 SHEETS



LINE TABLE		
LINE	DIRECTION	LENGTH
L16(M)	N21°54'58"W	141.05
L17(M)	S69°51'57"W	111.44
L18(M)	N27°30'01"W	60.00
L19(M)	N69°51'57"E	109.57

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C117(M)	720.00	92.56	S66°10'58"W	92.50	72°1'58"
C118(M)	780.00	100.28	N66°10'58"E	100.21	72°1'58"



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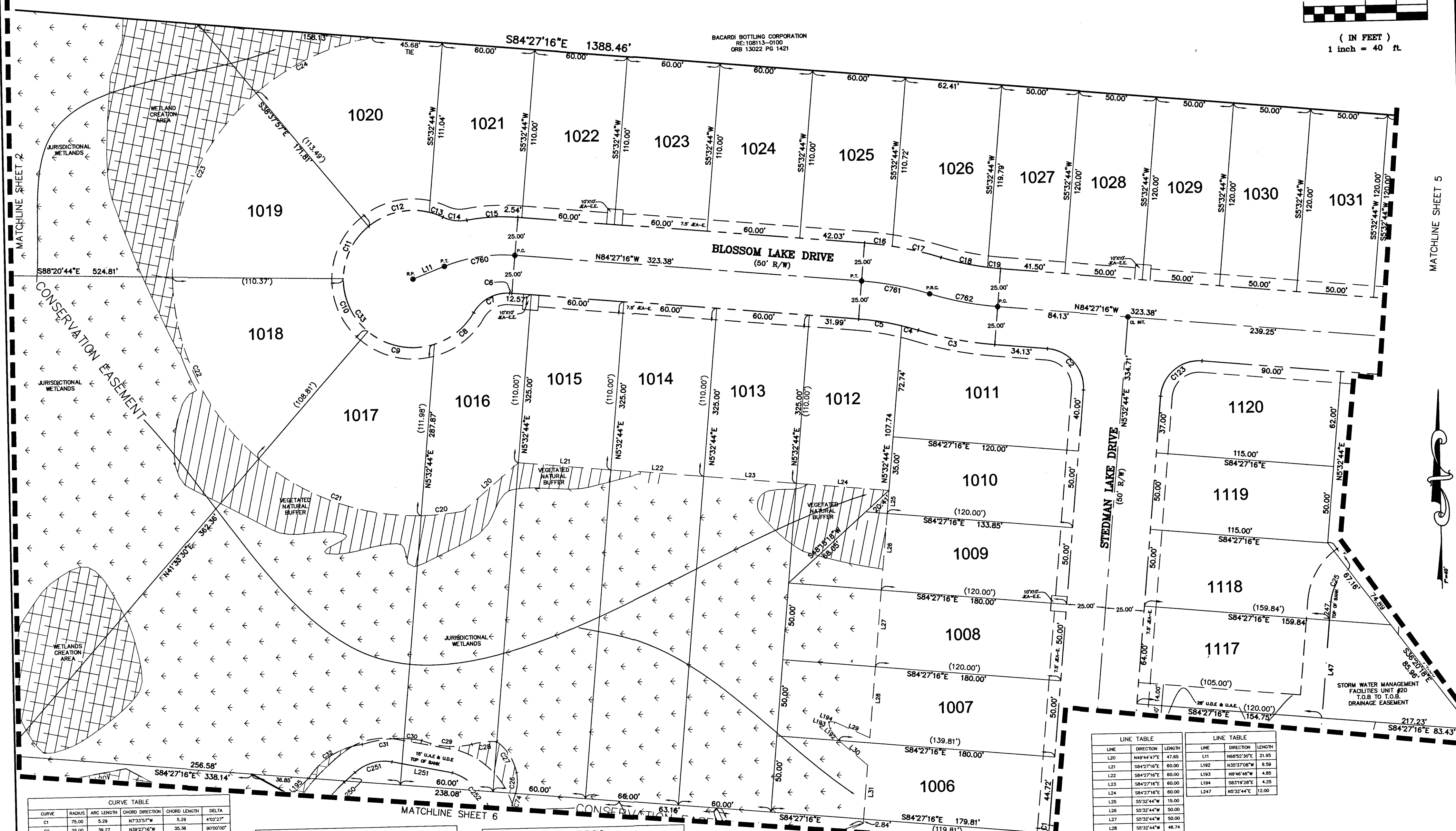
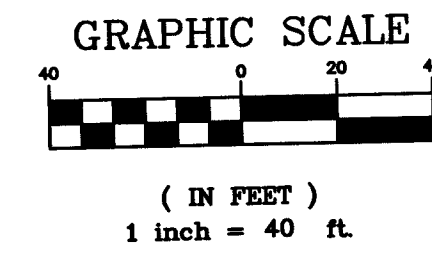
SEE SHEET 1 FOR GENERAL NOTES
SEE KEY SHEET 2 FOR LEGEND
SEE SHEET 3 FOR OVERALL

BAINEBRIDGE ESTATES UNIT TWO - C

A PARCEL OF LAND BEING A PORTION OF LOT 3 OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THE CHARLES SETON GRANT, AND LYING IN SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 4 OF 15 SHEETS



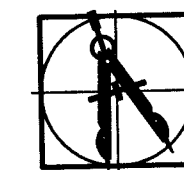
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	75.00	5.29	N73°57'37\"	5.29	4°02'22\"
C2	25.00	28.27	N39°27'18\"	35.36	80°00'00\"
C3	225.00	50.42	S78°02'01\"	86.31	12°00'18\"
C4	175.00	11.08	N132°02'45\"	11.08	9°12'42\"
C5	175.00	28.13	N79°02'58\"	28.10	9°12'36\"
C6	75.00	1.54	N85°02'35\"	1.54	1°10'31\"
C7	25.00	27.82	S82°25'41\"	28.45	83°52'51\"
C8	45.00	33.58	N91°52'06\"	32.81	42°48'46\"
C9	45.00	45.80	S77°24'47\"	32.81	42°48'46\"
C10	45.00	39.35	S23°33'27\"	38.10	50°02'46\"
C11	45.00	39.07	S28°31'01\"	37.85	49°43'31\"
C12	45.00	41.78	S77°51'18\"	40.18	53°02'27\"
C13	45.00	9.56	N89°22'11\"	9.55	12°10'58\"
C14	25.00	15.85	S81°54'14\"	15.59	30°19'43\"
C15	125.00	33.06	S87°56'54\"	32.97	19°09'18\"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C16	225.00	17.99	N82°08'48\"	17.99	4°34'54\"
C17	225.00	32.42	N79°44'40\"	32.40	8°15'25\"
C18	175.00	30.71	S10°38'37\"	30.67	10°03'18\"
C19	175.00	8.50	S83°03'47\"	8.50	2°47'00\"
C20	157.57	27.27	N85°04'56\"	27.23	9°54'55\"
C21	157.57	113.86	S89°15'54\"	111.40	41°24'08\"
C22	157.57	135.00	S24°00'54\"	130.91	49°02'14\"
C23	157.58	136.18	S20°10'59\"	131.86	49°23'25\"
C24	157.58	84.10	S65°12'37\"	83.10	30°34'35\"
C25	30.00	24.91	S28°56'48\"	23.83	46°48'08\"
C26	31.55	13.74	N45°41'23\"	13.63	24°56'52\"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C27	34.33	24.63	N30°57'48\"	24.10	41°06'07\"
C28	47.06	16.30	S84°50'17\"	16.23	19°00'37\"
C29	53.67	33.08	S84°10'24\"	32.53	30°17'12\"
C30	78.78	11.56	N82°32'36\"	11.55	8°24'34\"
C31	78.78	27.48	S83°10'56\"	27.32	18°58'21\"
C32	47.73	42.33	S58°20'20\"	40.95	50°48'54\"
C33	40.00	209.10	S18°22'48\"	65.70	208°08'25\"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C700	30.00	24.51	S28°56'48\"	23.83	46°48'08\"
C760	100.00	46.55	S82°12'37\"	46.13	28°40'14\"
C761	200.00	44.82	N78°02'37\"	44.72	12°50'14\"
C762	200.00	44.82	S78°02'37\"	44.72	12°50'14\"

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L20	N48°44'47\"	47.65	L11	N68°52'30\"	21.95
L21	S84°27'16\"	60.00	L12	N33°37'08\"	8.59
L22	S84°27'16\"	60.00	L13	N94°40'48\"	4.80
L23	S84°27'16\"	60.00	L14	S81°12'32\"	4.25
L24	S84°27'16\"	60.00	L147	N53°24'42\"	12.00
L25	S5°32'44\"	15.00			
L26	S5°32'44\"	50.00			
L27	S5°32'44\"	50.00			
L28	S5°32'44\"	46.74			
L29	N41°10'37\"	24.68			
L30	S49°03'37\"	24.87			
L31	S02°37'37\"	35.41			



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(904) 284-2224 FAX (904) 284-2258

JE# 2013-1332 CITY DEV. NO. 6044.005

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SEE KEY SHEET 2 FOR LEGEND
SEE SHEET 3 FOR OVERALL

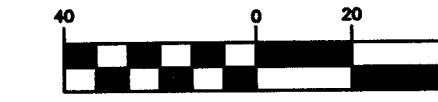
BAINEBRIDGE ESTATES UNIT TWO - C

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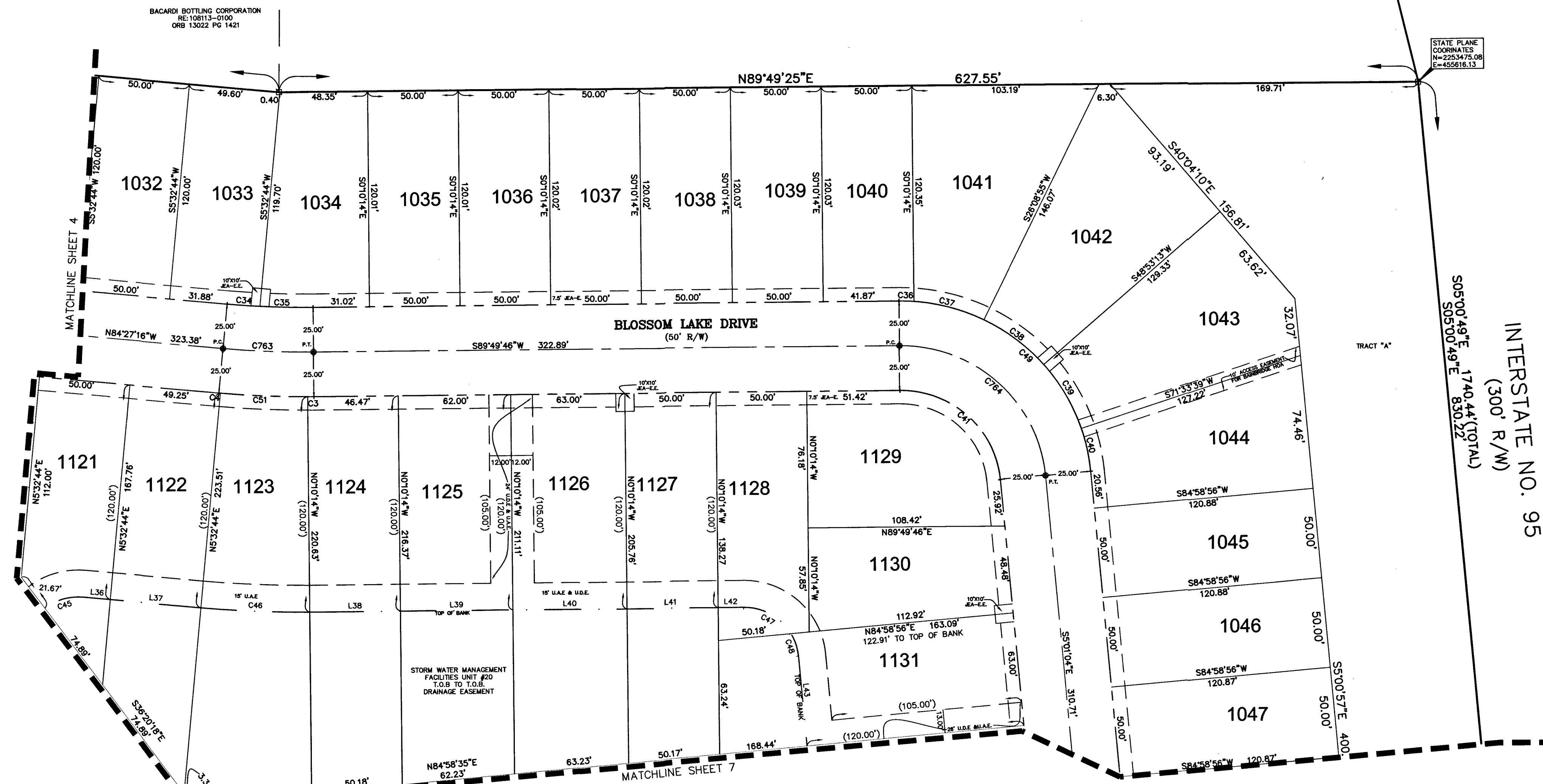
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SHEET 5 OF 15 SHEETS

GRAPHIC SCALE



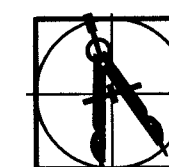
(IN FEET)
1 inch = 40 ft.



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C34	475.00	18.12	S89°29'51"E	18.12	231°07'
C35	475.00	29.27	S89°24'20"E	29.26	379°48'
C36	105.00	8.14	N87°51'03"W	8.13	478°22'
C37	105.00	46.10	N74°47'29"W	39.85	215°47'
C38	105.00	41.67	N52°28'56"W	41.40	224°18'
C39	105.00	41.55	N29°46'34"W	41.26	274°08'
C40	105.00	24.60	N17°53'47"W	24.54	175°07'
C41	55.00	81.74	N47°30'39"W	74.42	85°09'10"
C42	525.00	3.53	S89°58'41"E	3.53	00°23'07"
C43	525.00	48.10	S87°09'38"E	48.09	51°43'59"
C44	525.00	0.74	S84°29'42"E	0.74	07°04'32"
C45	30.00	22.63	S73°36'48"W	22.06	431°15'
C46	645.00	60.07	S87°11'20"E	60.05	52°01'11"
C47	30.00	31.27	N60°18'29"W	29.88	59°43'30"
C48	30.00	13.31	N17°43'54"W	13.20	25°25'40"
C49	105.00	156.05	N47°30'39"W	142.08	85°09'10"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C763	500.00	48.88	S87°14'57"E	49.86	94°21'08"
C764	80.00	118.90	N47°30'39"W	108.25	85°09'10"

LINE	DIRECTION	LENGTH
L36	S84°27'16"E	15.00
L37	S84°27'16"E	50.00
L38	N89°50'25"E	50.00
L39	N89°49'46"E	62.00
L40	N89°48'37"E	62.99
L41	N89°48'56"E	50.00
L42	N89°49'46"E	14.14
L43	N51°04'14"W	50.13



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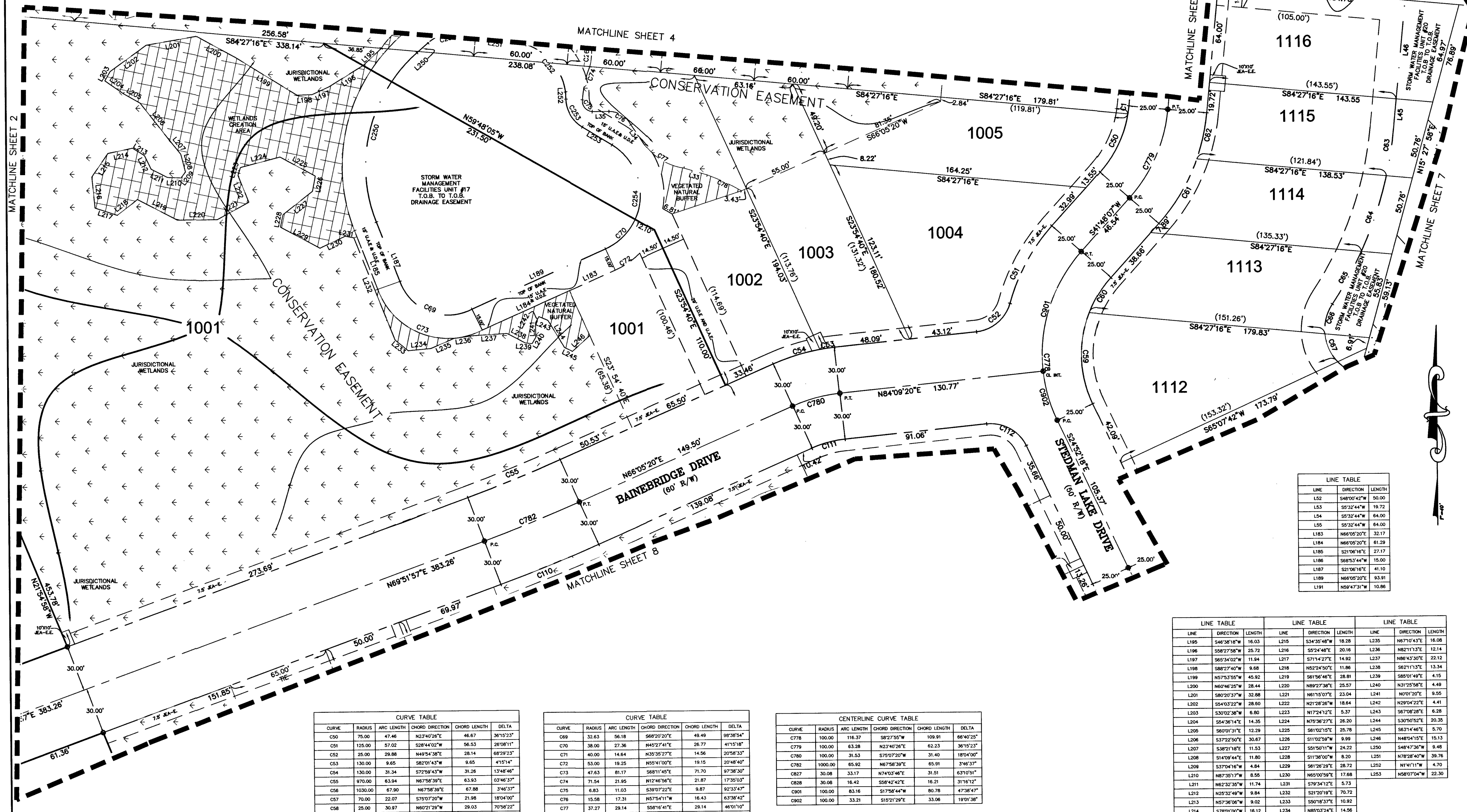


BAINEBRIDGE ESTATES UNIT TWO - C

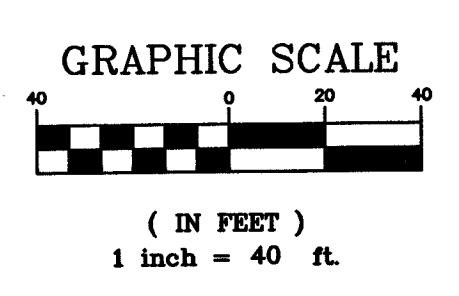
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PLAT BOOK 68 PAGE 86

SHEET 6 OF 15 SHEETS



SEE SHEET 1 FOR GENERAL NOTES
SEE KEY SHEET 2 FOR LEGEND
SEE SHEET 3 FOR OVERALL



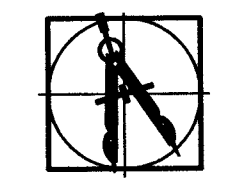
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C50	75.00	47.46	N23°40'20"E	46.87	36°15'23"
C51	105.00	57.02	S84°27'16"E	56.53	26°09'17"
C52	28.00	28.00	N45°34'30"E	28.14	68°29'23"
C53	130.00	9.65	S82°01'43"W	9.65	4°15'14"
C54	130.00	31.34	S72°59'43"W	31.28	13°48'46"
C55	970.00	63.94	N67°58'39"E	63.83	3°46'33"
C56	1030.00	67.89	N67°58'39"E	67.88	3°46'33"
C57	70.00	22.07	S70°07'07"W	21.98	18°34'22"
C58	25.00	30.97	N60°21'28"W	29.03	70°58'22"
C59	75.00	60.61	S14°53'17"E	58.97	46°18'01"
C60	75.00	26.67	S31°36'55"W	26.53	20°22'24"
C61	125.00	48.51	N30°41'04"E	48.21	22°14'07"
C62	125.00	38.58	N1°33'22"E	38.58	14°01'40"
C63	245.00	30.36	N80°05'42"E	30.34	7°06'02"
C64	245.00	51.43	N18°38'33"E	51.34	12°01'42"
C65	245.00	36.74	N29°12'15"E	36.70	9°03'30"
C66	30.08	20.16	S14°23'59"W	19.78	36°23'57"
C67	30.08	20.10	S23°36'18"E	19.72	38°56'18"
C68	30.08	16.45	S08°42'42"E	16.21	31°46'12"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C69	33.83	56.18	S68°20'20"E	49.49	89°39'54"
C70	38.00	27.36	N45°34'30"E	26.77	41°51'56"
C71	40.00	14.14	N30°25'27"E	14.46	20°58'53"
C72	53.00	19.25	N05°01'00"E	19.15	20°48'40"
C73	47.63	81.17	S68°11'45"E	71.70	97°38'30"
C74	71.54	21.85	N12°46'56"E	21.87	17°50'03"
C75	6.83	11.03	S30°07'22"E	8.87	92°53'47"
C76	15.98	17.31	N45°34'30"E	16.43	63°38'42"
C77	37.27	29.14	S08°16'41"E	29.14	46°01'10"
C78	136.73	24.17	N64°28'28"W	24.14	10°01'45"
C79	98.00	119.55	S12°52'40"W	112.28	69°53'52"
C80	28.00	25.77	S70°09'38"W	24.87	52°42'44"
C81	36.58	41.50	N36°59'48"W	38.53	87°16'18"
C82	36.58	21.87	S22°24'18"E	20.80	56°29'53"
C83	36.00	82.38	N39°09'07"E	67.17	124°12'20"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C778	100.00	116.37	S82°55'56"W	109.91	66°40'25"
C779	100.00	63.89	N23°40'20"E	62.23	36°15'23"
C780	100.00	31.53	S10°07'20"W	31.40	138°04'00"
C782	1000.00	65.92	N67°58'39"E	65.91	3°46'33"
C827	30.08	33.17	N74°03'46"E	31.51	63°10'51"
C828	30.08	16.42	S08°42'42"E	16.21	31°16'12"
C801	100.00	83.18	S17°56'44"W	80.78	47°38'47"
C802	100.00	33.21	S10°27'29"E	33.08	18°01'38"

LINE	DIRECTION	LENGTH
L52	S48°07'42"W	50.00
L53	S9°32'44"W	19.72
L54	S10°07'20"W	64.00
L55	S32°44'48"W	64.00
L183	N68°00'20"E	32.17
L184	N68°00'20"E	61.29
L185	S21°06'18"E	27.17
L186	S68°52'44"W	13.00
L187	S10°07'20"E	41.10
L189	N68°00'20"E	83.91
L191	N69°47'31"W	10.86

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L195	S48°38'18"W	16.03	L215	S34°35'48"W	18.28	L235	N67°10'43"E	16.08
L196	S68°27'40"W	25.72	L216	S23°44'48"E	20.16	L236	N82°11'13"E	12.14
L197	S65°34'02"W	11.84	L217	S71°14'27"E	14.92	L237	N86°42'30"E	22.12
L198	S68°27'40"W	9.08	L218	N62°24'06"E	11.86	L238	S82°11'13"E	13.24
L199	N57°15'52"W	45.92	L219	S81°56'46"E	28.81	L239	S88°01'49"E	4.15
L200	N60°46'22"W	28.44	L220	N89°27'38"E	25.57	L240	N31°25'58"E	4.49
L201	S80°20'27"W	32.88	L221	N61°15'07"E	23.04	L241	N00°10'20"E	9.55
L202	S54°03'22"W	28.80	L222	N21°28'38"W	18.84	L242	N29°04'22"E	4.41
L203	S30°02'26"W	6.80	L223	N17°24'12"E	5.37	L243	S87°02'28"E	6.28
L204	S54°36'12"E	14.35	L224	N75°38'27"E	26.20	L244	S30°02'26"E	20.35
L205	S60°01'31"E	12.29	L225	S81°02'16"E	25.78	L245	S83°4'46"E	5.70
L206	S37°22'00"E	30.87	L226	S11°02'58"W	9.99	L246	N48°14'15"E	15.13
L207	S38°21'18"E	11.53	L227	S51°50'11"W	24.22	L250	S48°47'38"W	6.48
L208	S14°09'44"E	11.80	L228	S11°38'00"W	8.20	L251	N19°58'40"W	36.76
L209	S37°04'14"W	4.84	L229	S81°36'28"E	28.72	L252	N74°11'17"W	4.70
L210	N87°30'17"E	8.55	L230	N60°00'50"E	17.68	L253	N68°07'04"W	22.30
L211	N82°32'55"W	11.74	L231	S79°51'12"E	5.73			
L212	N29°32'48"W	9.84	L232	S21°20'18"E	70.72			
L213	N57°36'06"W	9.02	L233	S00°18'37"E	10.92			
L214	S78°01'00"W	16.12	L234	N85°03'24"E	14.56			



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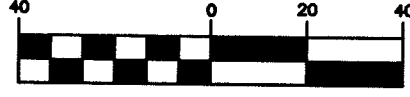
BAINEBRIDGE ESTATES UNIT TWO - C

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PLAT BOOK **68** PAGE **87**

SHEET **7** OF 15 SHEETS

GRAPHIC SCALE



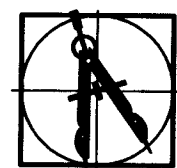
(IN FEET)
1 inch = 40 ft.

LINE	DIRECTION	LENGTH
L56	N48°02'42"E	54.58
L57	N84°34'48"E	22.43
L58	N84°34'48"E	50.00
L59	N84°34'48"E	50.00
L60	N84°34'48"E	50.00
L61	N84°34'48"E	19.98
L62	N45°50'36"W	62.99
L63	N84°35'01"E	63.67
L64	N84°35'01"E	35.43
L65	S86°36'02"E	37.84
L66	S81°00'00"E	5.50
L67	S86°36'04"E	22.81
L68	S86°36'04"E	57.85
L70	N26°59'13"E	10.12
L71	S63°50'47"E	63.13
L72	N84°40'23"E	36.72
L73	N84°40'23"E	78.98
L74	N42°50'55"E	60.08
L75	N42°50'55"E	70.43
L76	S91°04'4"E	102.29

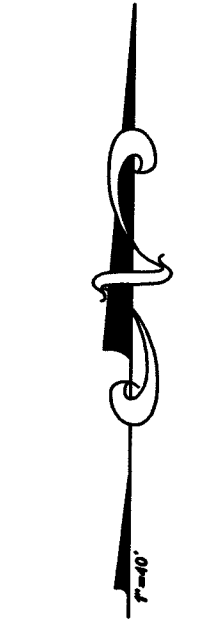
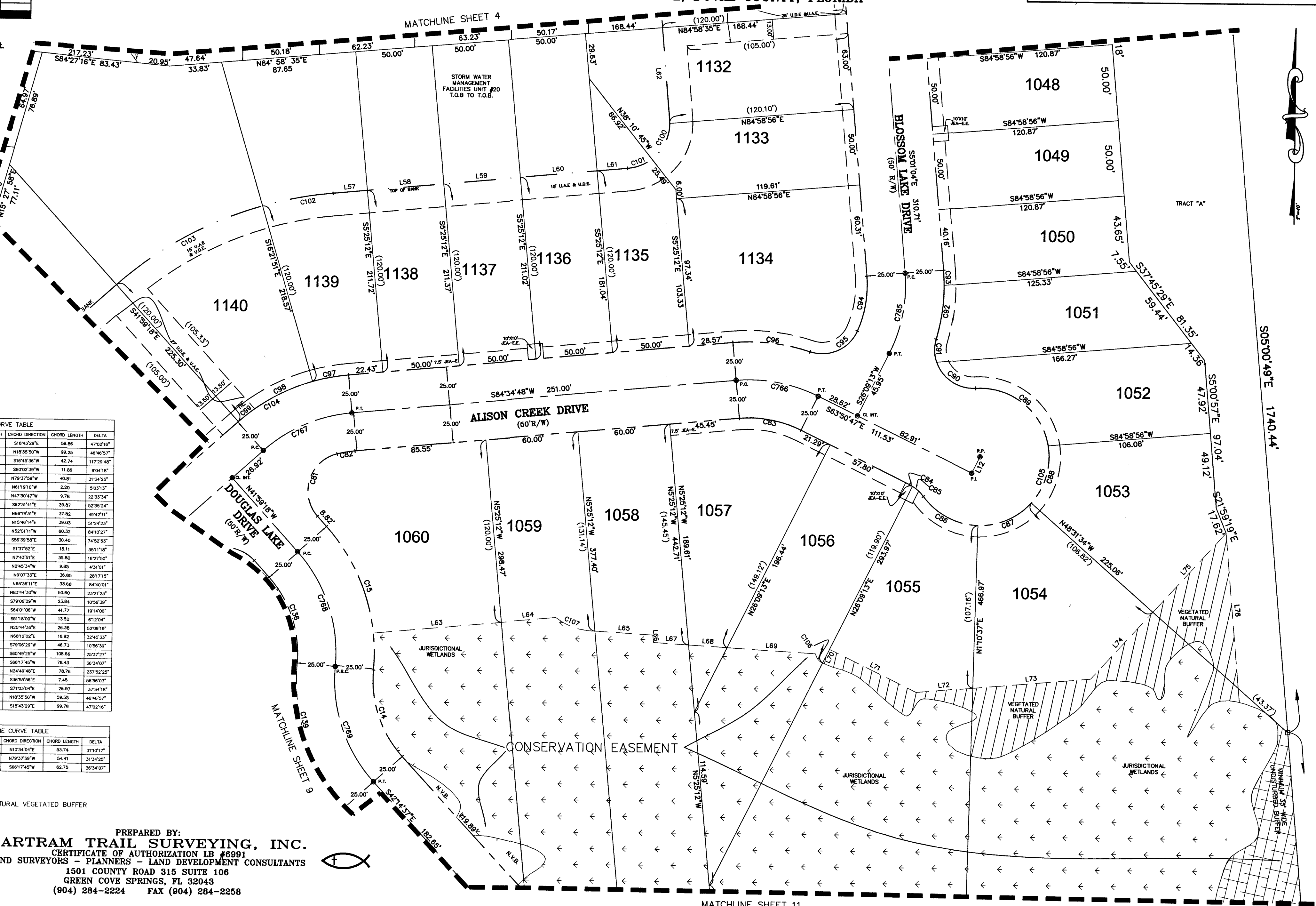
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C79	75.00	61.57	S18°43'29"E	59.86	47°02'14"
C80	125.00	102.06	N18°35'50"W	89.25	46°46'53"
C81	25.00	61.57	S18°43'29"E	43.74	117°29'48"
C82	75.00	11.87	S80°02'30"W	11.86	87°54'48"
C83	75.00	41.33	N79°33'58"W	40.81	31°34'25"
C84	25.00	2.21	N61°19'07"W	2.20	5°03'13"
C85	25.00	9.84	N47°30'47"W	9.78	22°33'34"
C86	45.00	41.30	S82°01'41"E	39.87	52°32'24"
C87	45.00	39.04	N88°12'17"E	37.82	49°42'17"
C88	45.00	40.37	N15°48'14"E	38.03	31°54'23"
C89	45.00	66.11	N52°01'11"W	60.32	64°02'27"
C90	25.00	32.67	S86°38'56"E	30.40	74°52'53"
C91	25.00	15.35	S17°32'52"E	15.11	35°11'18"
C92	125.00	35.83	N74°53'19"E	35.80	16°57'50"
C93	125.00	9.85	N2°40'34"W	9.85	43°01'07"
C94	75.00	37.03	N89°07'33"E	36.85	28°17'15"
C95	25.00	36.95	N85°38'11"E	33.68	84°40'01"
C96	125.00	50.96	N83°44'30"W	50.60	23°21'33"
C97	125.00	23.88	S79°08'29"W	23.94	10°56'38"
C98	125.00	41.96	S84°03'08"W	41.77	18°18'06"
C99	125.00	13.53	S51°18'00"W	13.52	61°04'04"
C100	30.00	27.31	N25°44'35"E	26.38	62°09'19"
C101	30.00	17.15	N88°12'02"E	16.92	32°40'33"
C102	245.00	46.80	S79°08'29"W	46.73	10°56'38"
C103	245.00	109.57	S80°02'30"W	108.86	25°32'27"
C104	125.00	41.30	S66°17'45"W	78.43	36°34'07"
C105	45.00	186.83	N24°48'48"E	78.76	237°52'25"
C106	7.82	7.77	S36°55'56"E	7.45	56°58'03"
C107	41.88	27.48	S71°02'04"E	28.97	37°34'18"
C108	75.00	61.24	N82°55'56"W	58.55	46°46'53"
C109	125.00	102.62	S18°43'29"E	98.78	47°02'14"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C765	100.00	54.40	N12°34'04"E	53.74	37°01'19"
C766	100.00	55.11	N79°27'59"W	54.41	31°34'25"
C767	100.00	63.82	S66°17'45"W	62.75	36°34'07"

N.V.B. = DENOTES NATURAL VEGETATED BUFFER



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SEE SHEET 3 FOR OVERALL

BAINEBRIDGE ESTATES UNIT TWO - C

A PARCEL OF LAND BEING A PORTION OF LOT 3 OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THE CHARLES SETON GRANT, AND LYING IN SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

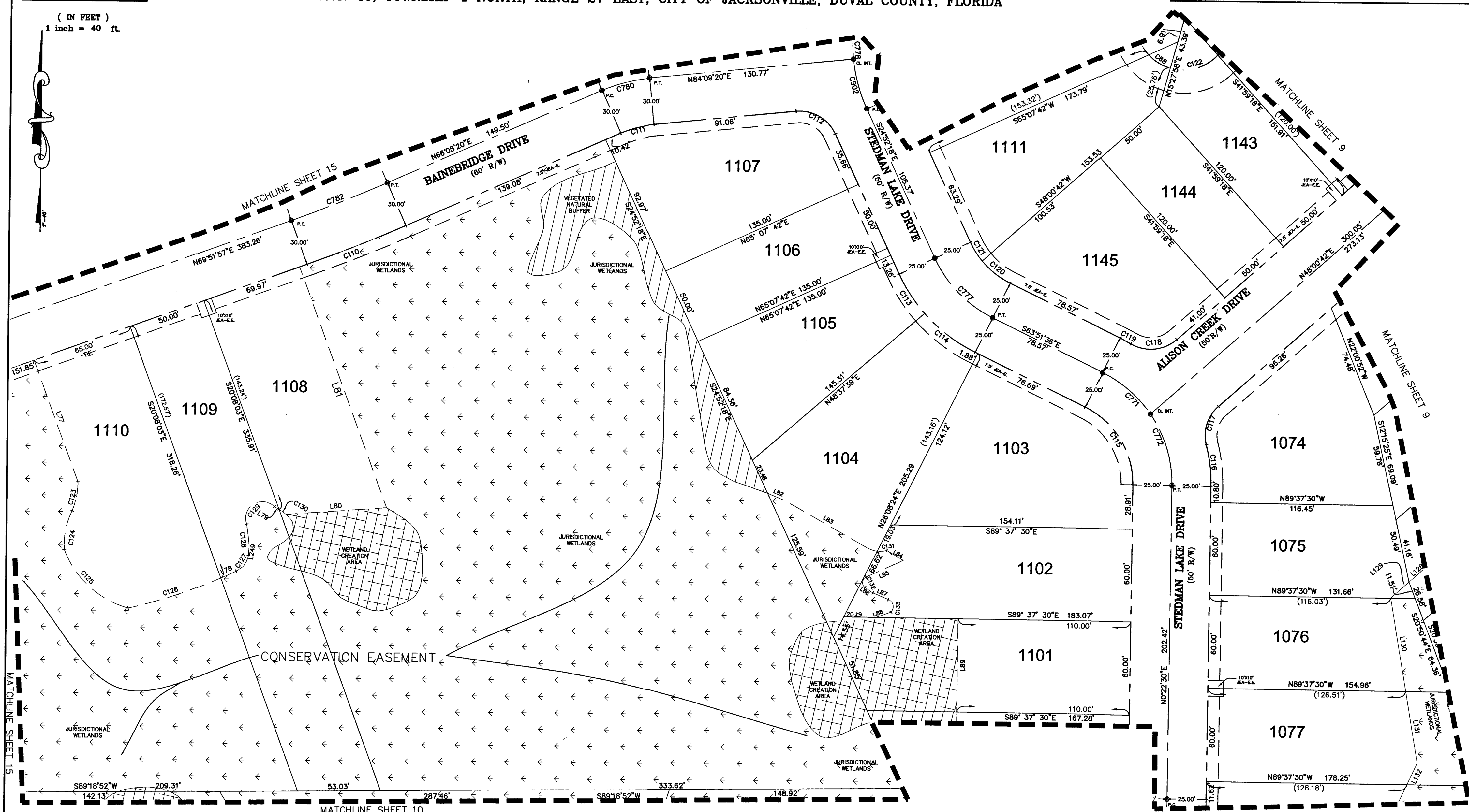
PLAT BOOK 68 PAGE 88

SHEET 8 OF 15 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



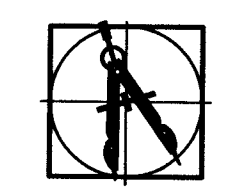
LINE	DIRECTION	LENGTH
L11	N48°29'54"E	12.16
L77	N20°08'03"E	83.42
L78	N85°14'46"E	10.87
L79	S59°41'14"E	3.50
L80	N89°14'31"E	64.31
L81	N20°08'03"E	165.36
L82	S6°09'31"E	12.73
L83	S60°17'40"E	59.23
L84	S59°09'32"E	12.32
L85	S65°00'12"W	22.21
L86	S56°18'50"E	6.02
L87	S6°12'31"E	10.83

LINE	DIRECTION	LENGTH
L88	S69°41'37"W	10.58
L89	S22°23'37"W	60.00
L90	S22°23'37"W	60.00
L91	S89°37'30"E	106.72
L249	N03°09'41"E	6.82

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C110	103.00	67.90	N67°58'39"E	67.88	748°37'
C111	70.00	22.07	S78°07'30"W	21.88	180°40'
C112	25.00	20.97	N60°21'39"W	29.03	70°58'22"
C113	105.00	30.24	S33°07'19"E	30.13	16°30'03"
C114	105.00	41.21	S22°23'37"E	40.85	22°29'16"
C115	55.00	61.66	N31°14'33"W	56.48	64°43'08"
C116	105.00	38.99	N6°59'16"W	26.91	144°33'
C117	25.00	27.21	S16°49'50"W	25.89	82°21'44"
C118	25.00	31.51	N84°07'19"E	29.47	72°23'15"
C119	105.00	7.50	N61°46'50"W	7.50	0°00'00"
C120	55.00	33.17	S51°42'28"E	23.00	24°08'18"
C121	55.00	14.28	S32°17'48"E	14.22	14°51'01"
C122	30.08	33.17	N74°06'46"E	31.51	63°03'51"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C123	47.66	19.23	N09°41'30"E	19.10	170°07'
C124	47.66	25.84	S10°44'18"W	25.53	305°23'
C125	60.76	37.76	S47°34'29"E	55.61	54°28'00"
C126	33.15	62.38	N71°14'14"E	62.27	81°24'47"
C127	12.77	13.42	N38°59'28"E	12.81	80°13'00"
C128	286.72	13.71	N8°52'48"W	13.71	2°56'48"
C129	10.73	29.32	S85°37'32"W	21.01	196°34'30"
C130	24.86	5.65	N62°14'14"W	5.64	130°03'37"
C131	16.75	6.23	N68°54'08"E	6.19	217°56'
C132	4.00	8.16	S0°40'50"W	6.85	115°30'24"
C133	4.98	9.83	N11°32'32"W	8.91	113°01'56"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C172	80.00	89.89	N31°44'33"W	85.07	64°14'00"
C173	100.00	43.20	N12°50'00"E	42.86	2°44'59"
C174	80.00	93.17	S81°43'00"E	87.99	66°42'30"
C176	100.00	31.93	S75°07'20"W	31.40	18°04'00"
C178	1000.00	65.92	N67°58'39"E	65.91	346°37'



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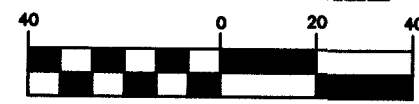
BAINEBRIDGE ESTATES UNIT TWO - C

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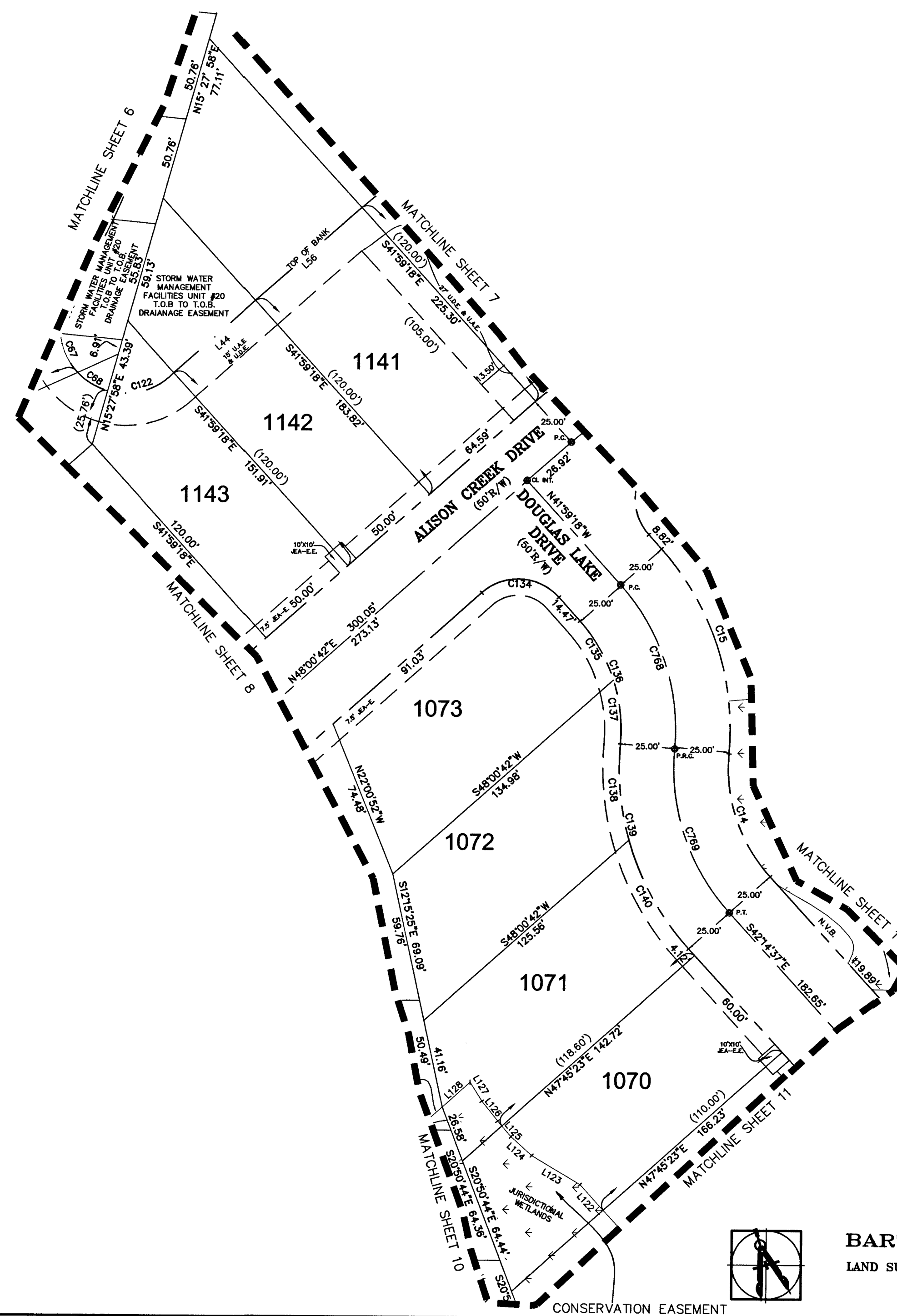
PLAT BOOK 68 PAGE 89

SHEET 9 OF 15 SHEETS

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.



LINE	DIRECTION	LENGTH
L44	N48°00'42"E	50.00
L56	N48°00'42"E	64.59
L122	N42°14'37"W	15.89
L123	N59°02'44"W	25.84
L124	N47°51'17"W	12.85
L125	N47°02'07"W	8.59
L126	N38°38'41"W	14.62
L127	N37°43'51"W	10.34
L128	S47°45'23"W	17.22

CURVE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH	DELTA
C134	25.00	38.27	N86°59'18"W	35.36	90°00'00"	
C135	75.00	31.44	N29°56'41"W	31.21	24°01'15"	
C136	75.00	61.24	N18°25'00"W	59.55	46°46'57"	
C137	75.00	29.80	N69°32'12"W	29.60	22°45'43"	
C138	125.00	44.87	S22°19'19"E	44.83	20°33'50"	
C139	125.00	99.76	S18°43'39"E	99.76	47°02'16"	
C140	125.00	67.75	S29°00'27"E	57.24	26°28'21"	
C141	75.00	61.57	S18°43'29"E	56.86	47°02'16"	
C142	125.00	102.06	N18°25'00"W	99.25	46°46'57"	

CURVE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH	DELTA
C139	100.00	61.65	N18°25'00"W	78.40	46°46'57"	
C143	30.00	33.17	N74°03'46"E	31.31	63°03'51"	

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BAINEBRIDGE ESTATES UNIT TWO - C

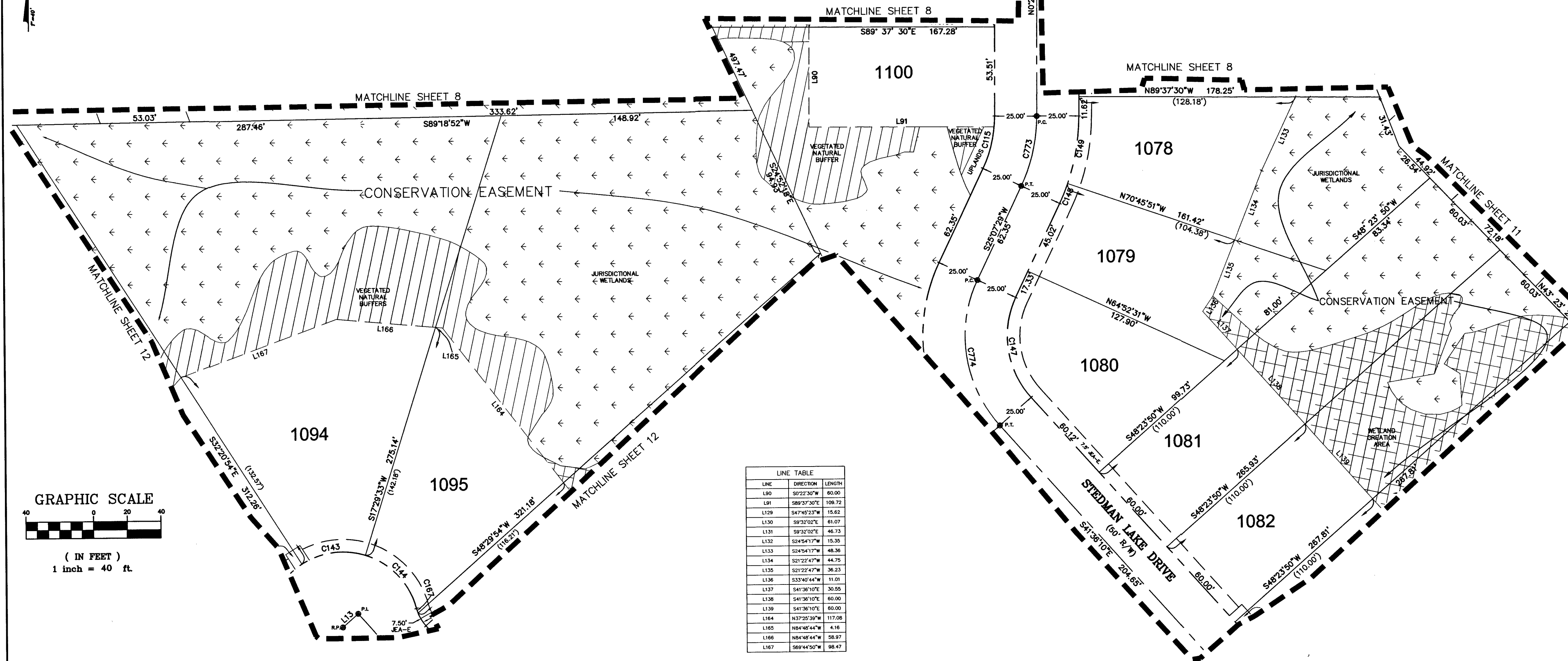
A PARCEL OF LAND BEING A PORTION OF LOT 3 OF TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THE CHARLES SETON GRANT, AND LYING IN SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 90

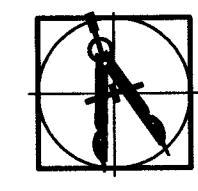
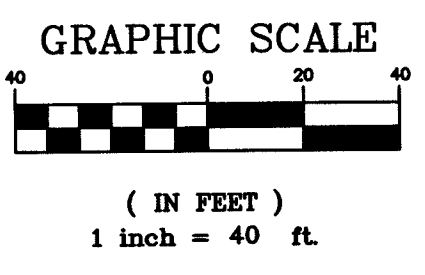
SHEET 10 OF 15 SHEETS

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C775	80.00	182.79	N23°51'21"E	145.55	130°50'01"
C776	200.00	171.68	S68°09'27"W	166.46	49°11'02"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C143	45.00	38.14	S82°34'19"W	27.92	49°50'22"
C144	45.00	45.85	N43°19'12"W	43.89	58°22'30"
C198	25.00	8.96	S31°12'25"E	8.84	20°35'22"
C147	35.00	44.05	S21°42'07"E	61.49	89°43'30"
C148	125.00	12.85	N32°10'49"E	12.84	5°53'20"
C149	125.00	41.15	N9°48'50"E	40.96	18°51'39"
C150	75.00	32.40	N12°45'00"E	32.15	24°44'59"
C167	25.00	2.96	S17°31'21"E	2.96	6°48'46"



LINE	DIRECTION	LENGTH
L90	S02°30'30"W	60.00
L91	S89°37'30"E	109.72
L109	S47°45'23"W	15.62
L130	S9°32'02"E	45.07
L131	S9°32'02"E	46.73
L132	S24°54'17"W	15.35
L133	S24°54'17"W	48.36
L134	S21°22'47"W	44.79
L150	S01°22'47"W	36.23
L156	S33°40'44"W	11.01
L137	S41°36'10"E	30.55
L138	S41°36'10"E	60.00
L139	S41°36'10"E	60.00
L164	N40°25'59"W	117.08
L165	N84°48'44"W	5.16
L166	N84°48'44"W	58.97
L167	S89°44'50"W	98.47



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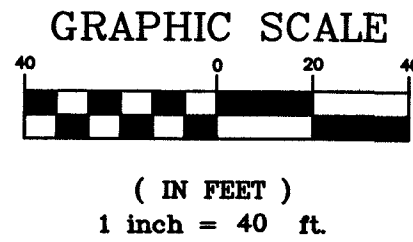
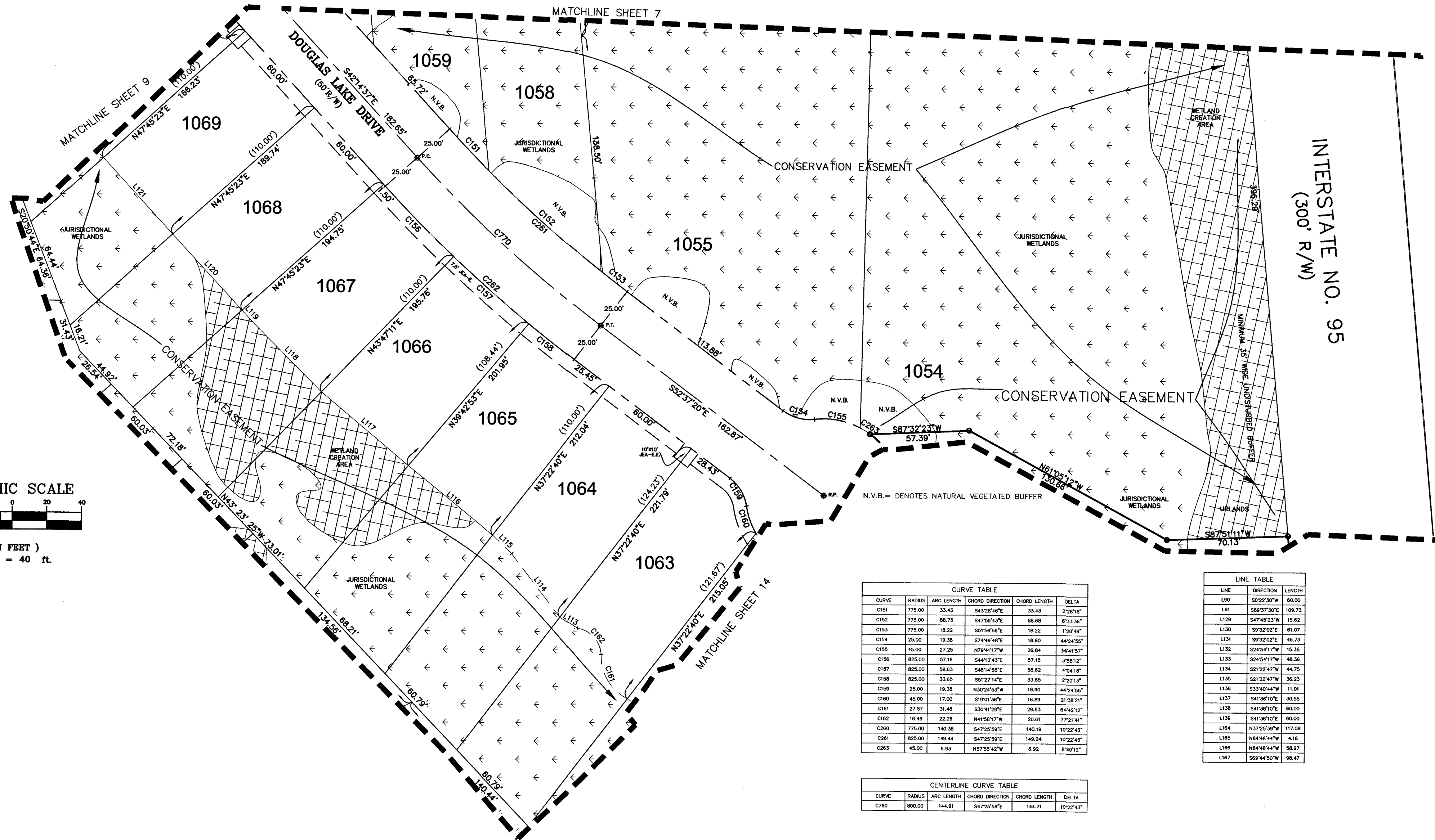
SEE SHEET 1 FOR GENERAL NOTES
SEE KEY SHEET 2 FOR LEGEND
SEE SHEET 3 FOR OVERALL

BAINEBRIDGE ESTATES UNIT TWO - C

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PLAT BOOK 68 PAGE 91

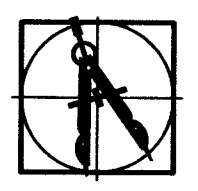
SHEET 11 OF 15 SHEETS



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C151	775.00	33.43	S43°28'46"E	33.43	2°28'18"
C152	775.00	86.73	S47°56'43"E	86.88	6°33'36"
C153	775.00	18.22	S59°56'56"E	18.32	2°02'48"
C154	25.00	19.38	S74°48'48"E	18.90	44°24'50"
C155	45.00	27.25	N79°41'17"W	26.84	54°41'57"
C156	825.00	57.16	S44°12'43"E	57.15	3°58'12"
C157	825.00	58.63	S48°14'58"E	58.62	4°04'18"
C158	825.00	33.65	S59°57'14"E	33.65	2°27'13"
C159	25.00	19.38	N32°24'52"W	18.90	44°24'50"
C160	45.00	17.00	S19°01'36"E	16.89	21°28'21"
C161	27.87	31.48	S30°41'36"E	29.83	64°42'12"
C162	18.49	22.26	N41°58'17"W	20.61	77°21'41"
C163	775.00	140.38	S47°25'59"E	140.19	10°22'43"
C164	825.00	148.44	S47°25'59"E	148.24	10°22'43"
C165	45.00	6.93	N37°50'42"W	6.92	8°48'12"

LINE	DIRECTION	LENGTH
L10	S22°30'W	60.00
L11	S89°37'30"E	108.72
L12	S47°48'23"W	13.82
L13	S23°02'02"E	60.07
L14	S92°02'02"E	46.73
L15	S24°54'17"W	15.35
L16	S24°54'17"W	48.36
L17	S21°22'47"W	44.79
L18	S21°22'47"W	26.23
L19	S33°40'44"W	11.01
L20	S41°36'10"E	30.55
L21	S41°36'10"E	60.00
L22	N41°25'39"W	117.68
L23	N64°48'44"W	4.16
L24	N64°48'44"W	58.97
L25	S89°44'30"W	98.47

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C166	800.00	144.91	S47°25'59"E	144.71	10°22'43"



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PLAT BOOK 68 PAGE 92

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SHEET 12 OF 15 SHEETS

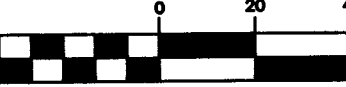
SEE SHEET 1 FOR GENERAL NOTES
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SEE SHEET 3 FOR OVERALL

SEE SHEET 15
(DETAIL "A")
FOR LOT 1093 GEOMETRY

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C775	80.00	182.79	N43°51'31"E	145.50	130°50'01"
C776	200.00	171.88	S86°03'37"E	166.46	49°11'02"

GRAPHIC SCALE



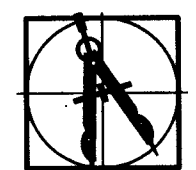
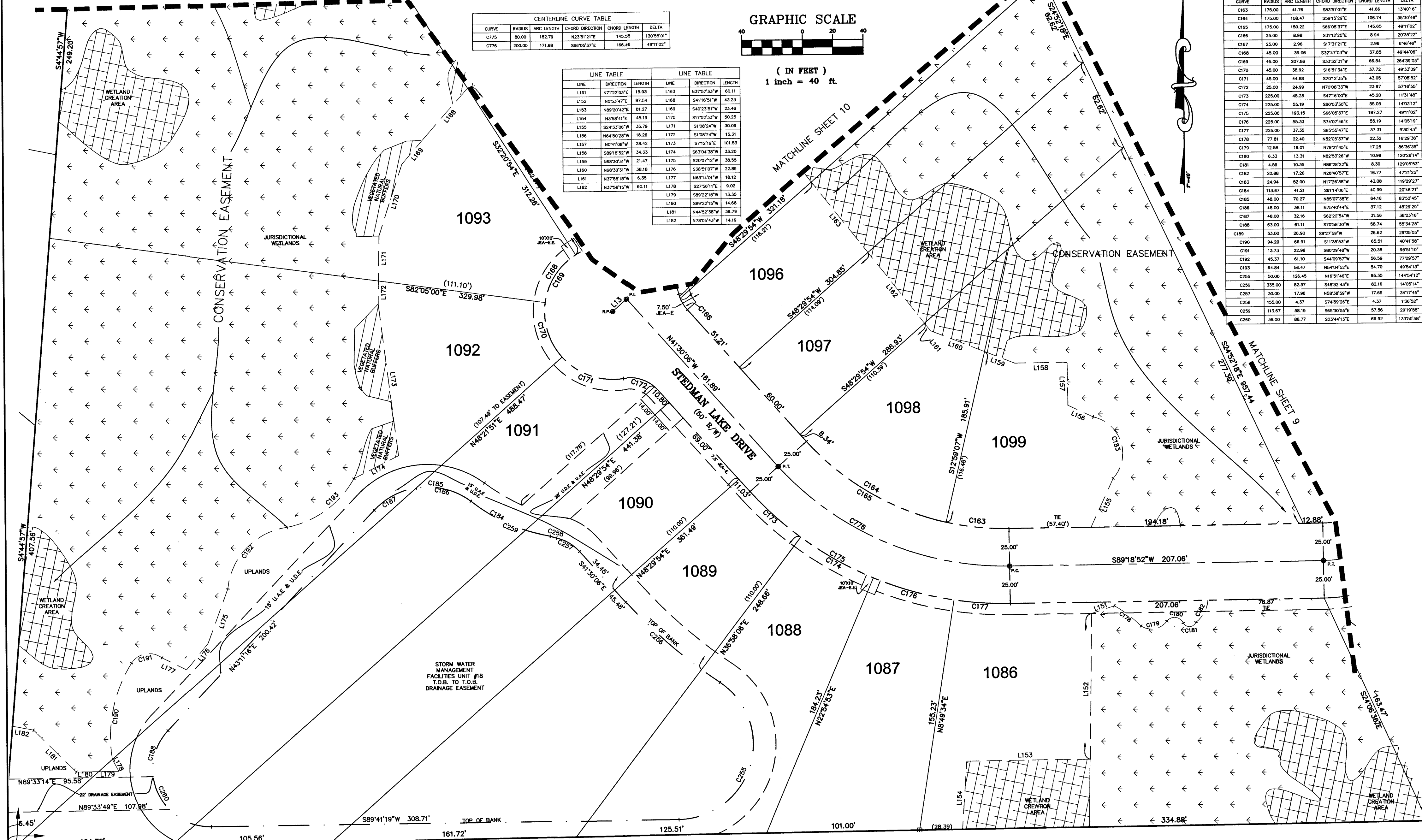
(IN FEET)
1 inch = 40 ft.

LINE TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L151	N71°22'05"E	15.83	L143	N43°51'31"W	80.11
L152	N05°51'07"E	97.54	L168	S41°16'51"W	43.23
L153	N89°20'42"E	81.27	L169	S40°13'51"W	23.46
L154	N3°58'41"E	45.19	L170	S17°52'33"W	50.25
L155	S24°33'04"W	35.79	L171	S1°08'24"W	30.09
L156	N64°50'28"W	16.28	L172	S1°08'24"W	15.31
L157	N01°10'18"W	28.42	L173	S17°23'32"E	101.63
L158	S89°18'52"W	34.33	L174	S63°04'38"W	33.20
L159	N68°30'31"W	21.47	L175	S2°07'12"W	38.56
L160	N68°30'31"W	38.18	L176	S38°51'07"W	22.89
L161	N43°51'31"W	6.20	L177	N63°14'07"W	18.12
L162	N43°51'31"W	60.11	L178	S27°26'17"E	9.02
			L180	S89°22'15"W	13.35
			L181	N44°30'38"W	39.79
			L182	N78°05'43"W	14.19

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C163	175.00	41.76	S83°51'01"E	41.66	134°18'
C164	175.00	108.97	S89°12'29"E	106.74	35°32'46"
C165	175.00	150.52	S66°02'37"E	145.65	49°11'02"
C166	25.00	8.98	S31°12'25"E	8.94	20°52'22"
C167	25.00	2.96	S17°31'21"E	2.96	6°46'46"
C168	45.00	38.08	S32°47'03"W	37.85	49°44'06"
C169	45.00	307.88	S33°32'31"W	46.54	284°39'03"
C170	45.00	36.52	S16°15'14"E	37.72	48°53'08"
C171	45.00	44.88	S70°12'35"E	43.05	57°58'52"
C172	25.00	24.99	N10°58'33"W	23.97	57°16'56"
C173	225.00	45.28	S47°16'00"E	45.20	11°31'48"
C174	225.00	55.19	S60°13'30"E	55.05	14°51'17"
C175	225.00	184.15	S60°13'30"E	183.27	49°11'02"
C176	225.00	55.33	S74°57'46"E	55.19	14°50'19"
C177	225.00	37.35	S85°10'47"E	37.31	9°30'43"
C178	77.81	22.40	N82°02'57"W	22.32	16°29'36"
C179	12.58	19.01	N79°21'45"E	17.25	89°36'35"
C180	8.33	13.31	N62°52'28"W	10.99	122°24'14"
C181	4.58	10.35	N66°28'22"E	8.30	129°00'53"
C182	20.88	17.26	N28°40'57"E	16.77	47°21'25"
C183	24.84	52.00	N17°26'38"W	43.08	119°29'27"
C184	113.67	41.21	S61°14'06"E	40.99	20°40'21"
C185	48.00	70.27	N89°17'07"E	64.16	67°52'45"
C186	48.00	38.11	N70°14'44"E	37.12	45°52'28"
C187	48.00	32.16	S62°22'54"W	31.26	38°23'16"
C188	63.00	61.11	S70°56'30"W	58.74	55°34'28"
C189	53.00	26.90	S92°27'59"W	26.62	29°00'05"
C190	84.20	66.81	S11°20'53"W	65.51	49°41'58"
C191	13.73	23.86	S62°02'46"W	20.38	95°51'10"
C192	45.37	61.10	S44°59'57"W	56.59	77°09'57"
C193	64.84	56.47	N54°04'52"E	54.70	49°54'13"
C250	50.00	128.45	N16°51'46"E	95.35	144°54'12"
C251	325.00	82.37	S48°32'43"E	82.16	14°50'14"
C252	32.06	17.88	N68°36'59"W	17.69	34°14'45"
C253	155.00	4.37	S74°59'24"E	4.37	136°30'20"
C254	113.67	58.19	S65°30'55"E	57.56	29°19'38"
C260	38.00	88.77	S23°44'13"E	69.92	133°50'58"



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SEE KEY SHEET 2 FOR LEGEND
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BAINEBRIDGE ESTATES UNIT TWO - C

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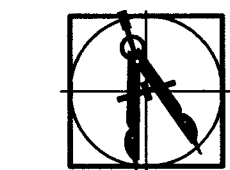
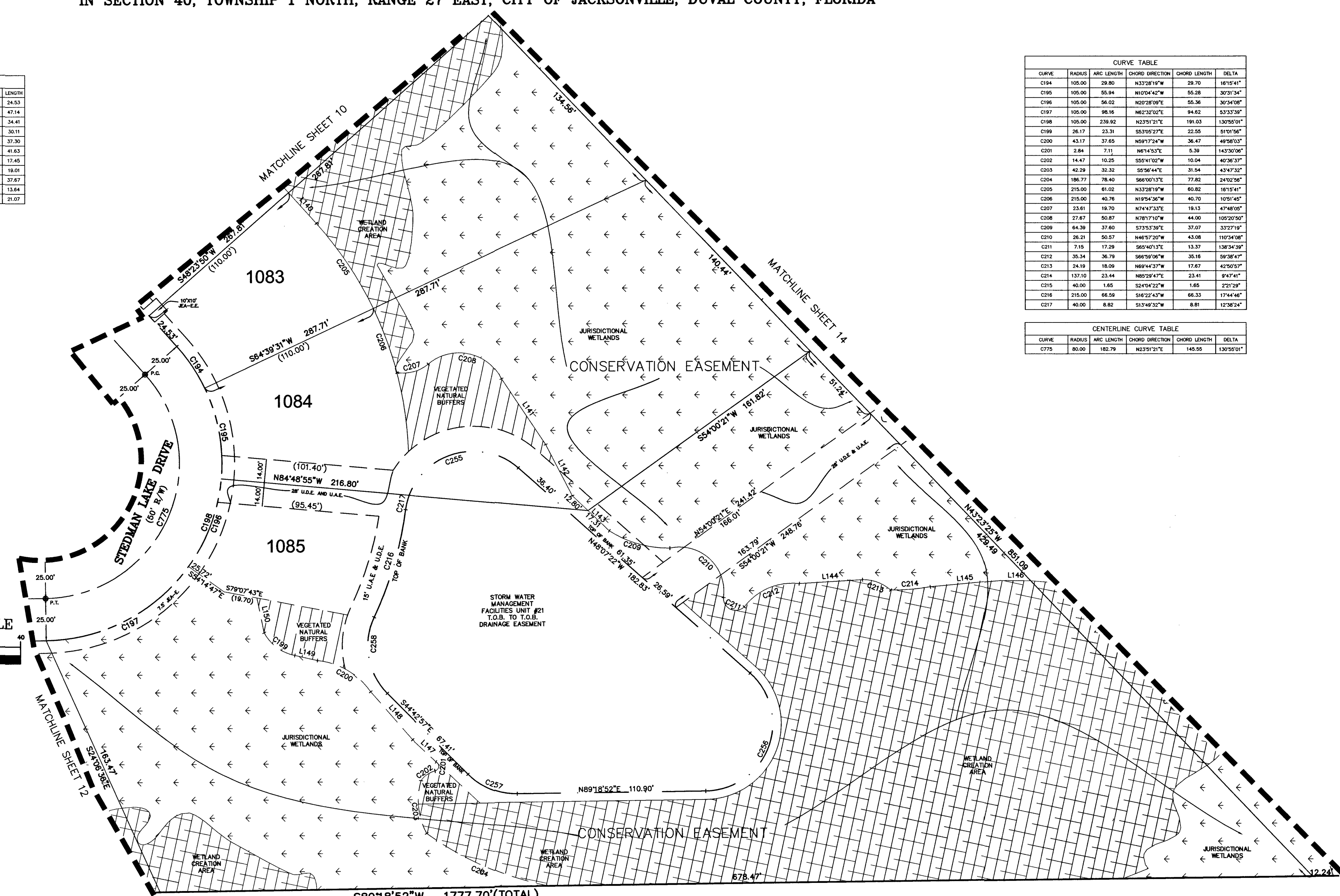
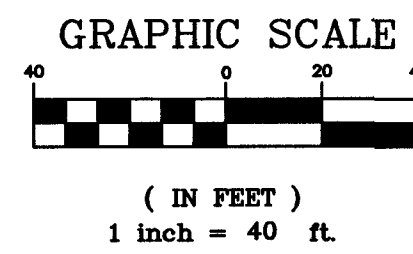
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SHEET 13 OF 15 SHEETS

LINE	DIRECTION	LENGTH
L140	S41°36'10"E	24.53
L141	S33°17'35"E	47.14
L142	S27°07'48"E	34.41
L143	S46°14'51"E	35.11
L144	N86°29'07"E	37.36
L145	N84°39'56"E	41.83
L146	S89°39'56"E	17.45
L147	S46°38'41"E	19.01
L148	S47°28'58"E	37.67
L149	S77°17'25"E	13.44
L150	S71°29'13"E	21.07

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C184	105.00	28.80	N23°28'19"W	28.76	18°18'41"
C185	105.00	55.84	N10°04'42"W	55.28	32°31'34"
C186	105.00	56.02	N02°08'09"E	55.36	30°34'08"
C187	105.00	98.16	N62°32'02"E	94.62	53°33'38"
C188	105.00	238.92	N23°51'21"E	191.03	130°58'01"
C189	26.17	23.31	S53°09'27"E	22.59	51°01'56"
C200	43.17	37.65	N59°17'24"W	36.47	49°50'02"
C201	2.84	7.11	N81°43'31"E	5.39	143°30'50"
C202	14.47	10.25	S55°41'02"W	10.04	40°36'37"
C203	42.28	32.32	S5°56'44"E	31.54	43°47'32"
C204	186.77	78.40	S66°00'13"E	77.82	24°02'58"
C205	215.00	41.02	N33°29'19"W	40.82	18°15'41"
C206	215.00	40.76	N19°54'36"W	40.70	10°51'42"
C207	23.61	19.70	N74°47'33"E	19.13	47°48'05"
C208	27.87	50.87	N78°17'10"W	44.00	105°20'50"
C209	44.38	37.80	S73°53'39"E	37.07	33°27'19"
C210	25.21	55.57	N46°57'29"W	43.88	110°34'58"
C211	7.15	17.29	S50°40'17"E	13.37	138°34'38"
C212	35.34	36.79	S66°58'08"W	35.16	59°38'47"
C213	24.18	18.09	N69°44'37"E	17.87	42°50'33"
C214	137.10	23.44	N85°29'47"E	23.41	9°47'41"
C215	40.00	1.65	S41°04'22"W	1.65	2°21'29"
C216	215.00	66.56	S42°24'47"W	66.33	17°24'44"
C217	40.00	8.82	S13°49'52"W	8.81	12°38'24"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C275	80.00	182.79	N23°51'21"E	145.55	130°58'01"



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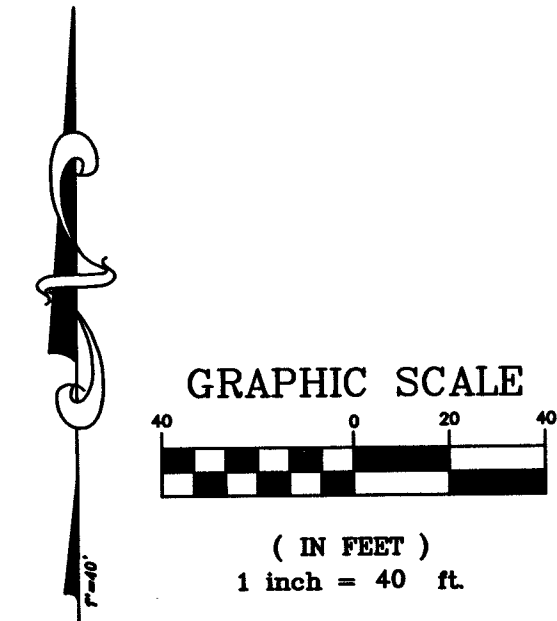
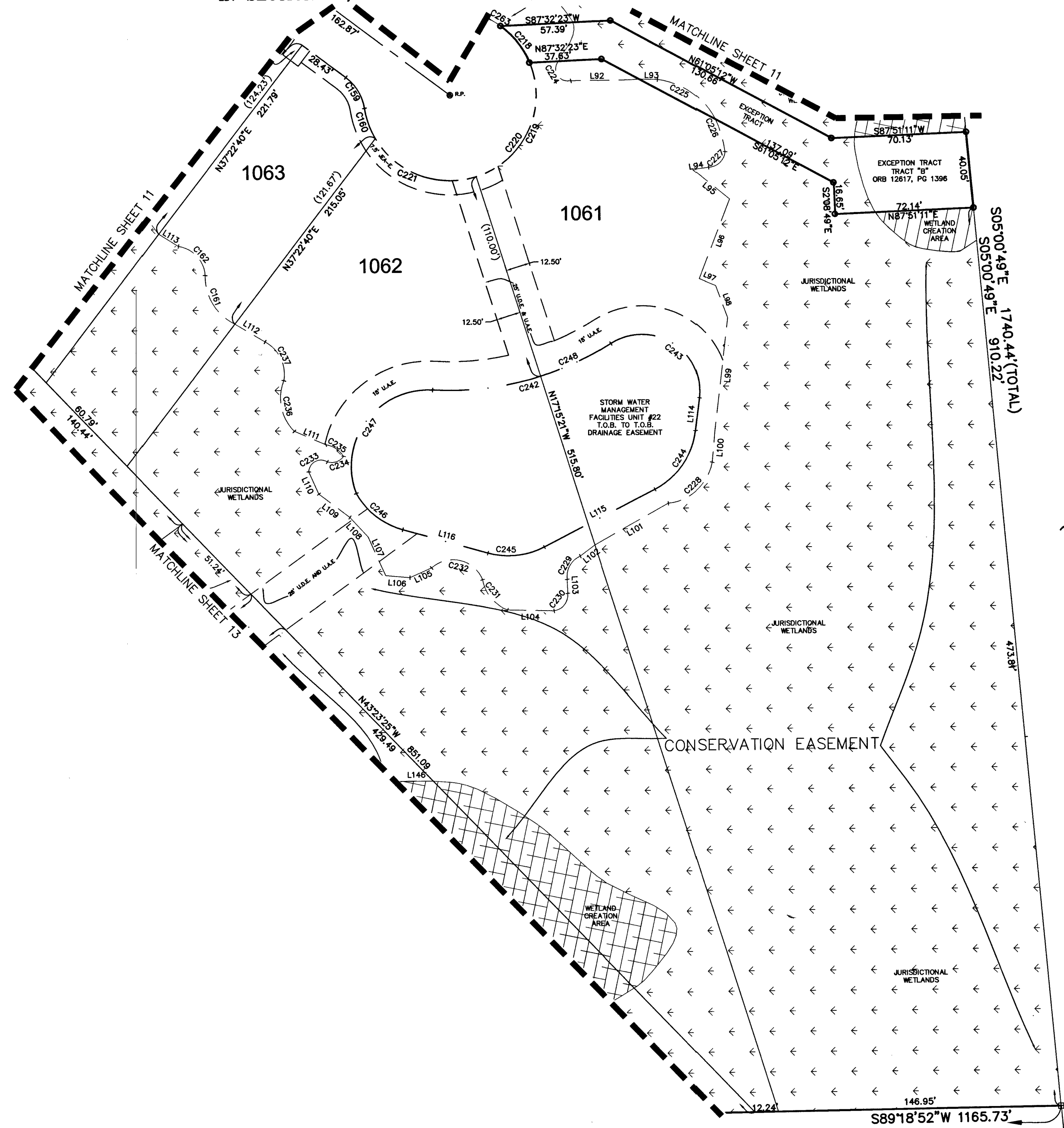
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PLAT BOOK 68 PAGE 94

SHEET 14 OF 15 SHEETS



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C218	45.00	24.81	N37°42'29"W	24.49	31°51'13"
C219	45.00	24.36	N29°42'32"E	24.18	9°40'33"
C220	45.00	20.14	N37°27'40"E	19.29	20°04'50"
C221	45.00	40.80	S06°53'04"E	39.28	27°24'30"
C222	45.00	17.00	S19°07'36"E	16.89	31°38'21"
C223	25.00	18.38	N30°24'53"W	18.90	44°24'50"
C224	6.37	15.39	S29°50'53"E	11.91	138°37'18"
C225	39.60	38.39	N41°13'30"W	36.91	50°33'02"
C226	65.18	17.77	N15°50'03"W	17.21	10°37'04"
C227	8.77	12.83	N46°24'36"E	11.79	84°30'53"
C228	25.82	33.48	N47°28'39"E	31.18	74°17'22"
C229	11.80	14.97	S29°44'28"W	13.99	72°40'41"
C230	8.52	12.76	N38°26'22"E	11.60	80°46'25"
C231	21.22	21.26	S38°42'47"E	20.64	108°10'06"
C232	16.52	31.98	N76°30'11"W	27.22	310°50'11"
C233	6.28	13.34	S61°44'59"W	10.97	121°38'51"
C234	7.42	9.60	N71°42'17"E	8.94	74°07'34"
C235	13.29	11.43	N56°10'15"W	11.08	48°15'35"
C236	24.81	28.75	S11°00'03"E	27.17	40°23'26"
C237	18.47	14.42	N32°04'57"W	12.53	70°57'17"
C238	23.87	31.48	S30°41'29"E	29.83	64°42'12"
C239	16.48	22.26	N41°58'17"W	20.81	77°27'41"

LINE	DIRECTION	LENGTH
L96	N88°17'25"E	31.38
L97	S88°34'00"E	9.50
L98	S82°34'17"W	8.21
L99	S50°07'45"E	24.53
L100	S21°01'27"W	44.70
L101	S66°17'20"E	9.21
L102	S19°46'25"E	17.80
L103	S6°46'18"W	80.13
L104	S5°24'32"W	16.10
L105	S60°38'58"W	44.09
L106	S52°40'11"W	9.80
L107	S25°40'05"E	7.41
L108	N88°24'00"W	24.19
L109	S68°20'07"W	12.38
L110	N84°37'45"W	12.64
L111	N23°48'04"W	22.38
L112	N42°07'04"W	13.93
L113	N52°17'31"W	20.30
L114	N23°53'53"W	12.73
L115	N68°09'22"W	17.82
L116	N58°48'24"W	18.32
L117	N57°28'56"W	12.12

INTERSTATE NO. 95
(300' R/W)

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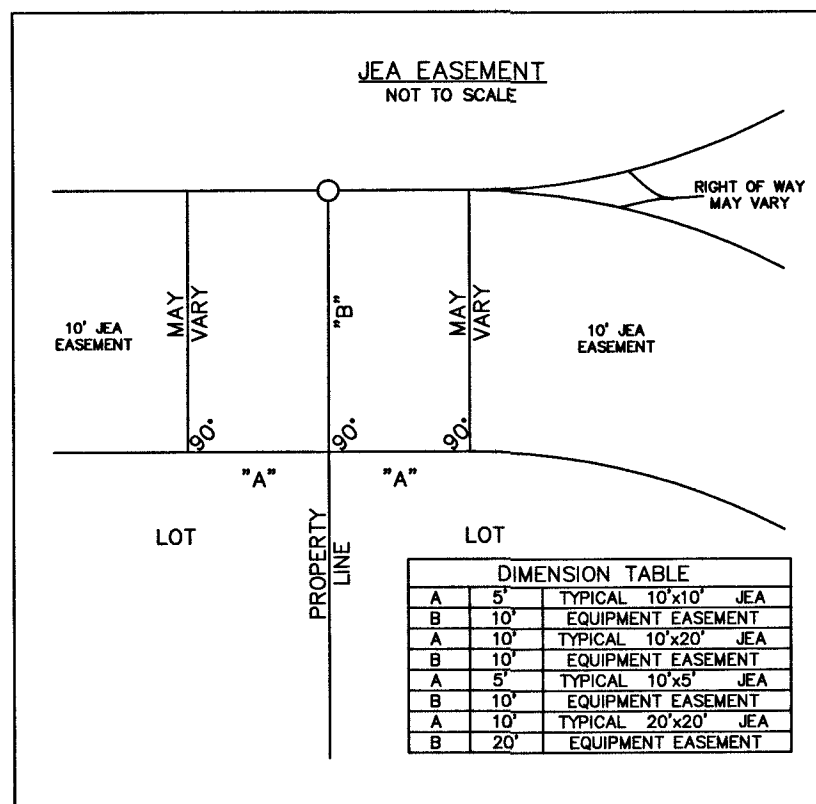
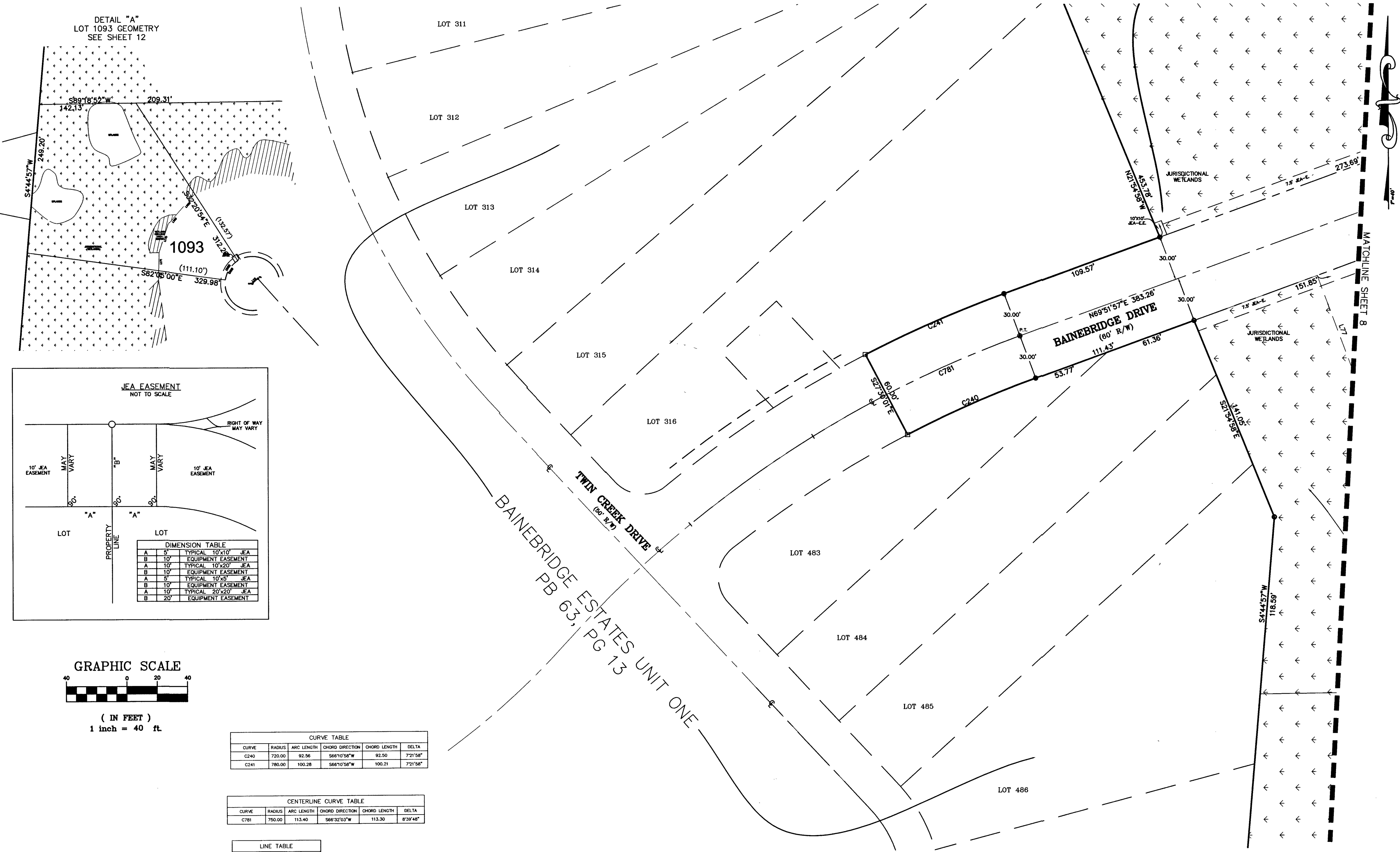
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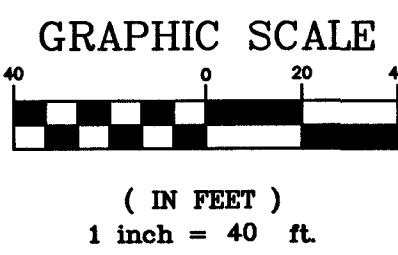
PLAT BOOK 68 PAGE 95

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SHEET 15 OF 15 SHEETS



DIMENSION TABLE	
A	5' TYPICAL 10x10' JEA
B	10' EQUIPMENT EASEMENT
A	10' TYPICAL 10x20' JEA
B	10' EQUIPMENT EASEMENT
A	5' TYPICAL 10x25' JEA
B	10' EQUIPMENT EASEMENT
A	10' TYPICAL 20x20' JEA
B	20' EQUIPMENT EASEMENT

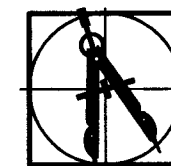


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C240	720.00	92.36	S66°10'58"W	92.50	73°1'58"
C241	780.00	100.28	S66°10'58"W	100.21	73°1'58"

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C781	750.00	113.40	S66°32'03"W	113.30	87°8'48"

LINE TABLE		
LINE	DIRECTION	LENGTH
L7	S60°58'00"E	83.42

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NOTES: THIS SURVEY CONSISTS OF 15 SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL 15 SHEETS.