

BARRINGTON COVE PHASE ONE

PLAT BOOK 61, PAGE 23
SHEET 1 OF 5 SHEETS

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF FARMS 17, 18, AND 19, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, ALL LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS BARRINGTON COVE PHASE ONE, 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. ALL ROADS, NON-ACCESS EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, UNOBSTRUCTED ACCESS AND MAINTENANCE EASEMENTS, AND DRAINAGE EASEMENTS (EXCEPT PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, UNDISTURBED NATURAL BUFFERS, AND ALL TRACTS, WHICH ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION TO REMAIN PRIVATELY OWNED BY THE OWNER), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES, AS SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- 1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS (AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SUCH STREETS, ROADS, PARKWAYS, LANES AND COURTS FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- 2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
- 3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 DEVELOPER 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 MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE 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 OF OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BARRINGTON COVE PHASE ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY; IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091 (28).

ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, UNDISTURBED NATURAL BUFFERS, AND LANDSCAPE BUFFERS ARE TO REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SAID OWNER, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY SAID PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, UNDISTURBED NATURAL BUFFERS, AND LANDSCAPE BUFFERS DESIGNATED ON THIS PLAT TO ANY RESPONSIBLE PROPERTY OWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT APPROVED FOR THE CAPTIONED PROPERTY. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING THE DRAINAGE FACILITIES AND STRUCTURES WITHIN SAID PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS.

TRACTS S-1, S-2, AND S-3 (STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE & DRAINAGE) AND TRACTS "W-1", AND "W-2" (WETLAND CONSERVATION AREA), ARE TO REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SAID OWNER, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY SAID TRACTS TO ANY RESPONSIBLE PROPERTY OWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT APPROVED FOR THE CAPTIONED PROPERTY.

TRACT "CS" (COMMUNICATIONS STATION) IS HEREBY IRREVOCABLY DEDICATED TO CAPITAL BROADBAND, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS COMMUNICATIONS SYSTEMS.

TRACT "LS" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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.

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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 177.091 (27)

CAPTION

BARRINGTON COVE PHASE ONE LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF FARMS 17, 18, AND 19, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, ALL LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9438, PAGE 184 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF FARM 16, SAID DINSMORE FARMS; THENCE SOUTH 89°10'19" WEST, ALONG AND WITH THE NORTHERLY RIGHT OF WAY LINE OF DUNN AVENUE (A 100 FOOT RIGHT OF WAY, AS PRESENTLY ESTABLISHED), A DISTANCE OF 358.28 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8092, PAGE 168, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°48'16" EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG AND WITH THE EASTERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 613.55 FEET TO A POINT ON SAID EASTERLY BOUNDARY LINE; THENCE NORTH 89°11'12" EAST, ALONG AND WITH THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9124, PAGE 841 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 77.62 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 02°50'27" WEST, ALONG AND WITH THE EASTERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 217.72 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 88°36'05" WEST, ALONG AND WITH THE NORTHERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 125.02 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 02°55'51" EAST, ALONG AND WITH THE WESTERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 17.48 FEET TO A POINT ON SAID WESTERLY BOUNDARY LINE; THENCE SOUTH 89°17'34" WEST, A DISTANCE OF 70.63 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7769, PAGE 1235 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°17'41" WEST, ALONG AND WITH THE EASTERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 459.85 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 89°04'07" WEST, ALONG AND WITH THE NORTHERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 114.97 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 01°17'00" WEST, ALONG AND WITH THE EASTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7305, PAGE 1881 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 395.76 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE LEAVING THE LAST SAID LANDS RUN THE FOLLOWING FIVE COURSES AND DISTANCES: COURSE NUMBER ONE: NORTH 12°48'55" EAST, A DISTANCE OF 179.71 FEET TO A POINT; COURSE NUMBER TWO: NORTH 41°30'35" EAST, A DISTANCE OF 84.80 FEET TO A POINT; COURSE NUMBER THREE: NORTH 83°31'41" EAST, A DISTANCE OF 288.31 FEET TO A POINT; COURSE NUMBER FOUR: SOUTH 74°48'13" EAST, A DISTANCE OF 107.74 FEET TO A POINT; COURSE NUMBER FIVE: SOUTH 08°11' EAST, A DISTANCE OF 57.28 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6224, PAGE 2102 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°34'18" EAST, ALONG AND WITH LAST SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 56.06 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 89°37'02" EAST, ALONG AND WITH THE SOUTHERLY BOUNDARY LINE OF LAST SAID LANDS, A DISTANCE OF 49.96 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9886, PAGE 1068, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF AFORESAID FARMS 19, 18, AND 17; THENCE SOUTH 00°34'13" EAST, ALONG AND WITH THE WESTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9886, PAGE 1068, AND THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9438, PAGE 184, SAID LINE ALSO BEING THE EASTERLY BOUNDARY LINES OF SAID FARMS 19, 18, AND 17, A DISTANCE OF 1836.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SUBJECT TO A 60 FOOT NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS PER OFFICIAL RECORDS BOOK 8800, PAGE 241 OF SAID CURRENT PUBLIC RECORDS AND AMENDMENT TO GRANT OF EASEMENT AS PER OFFICIAL RECORDS BOOK 13065, PAGE 358 OF SAID CURRENT PUBLIC RECORDS AND CONTAIN 853,291 SQUARE FEET OR 19.59 ACRES, MORE OR LESS, IN AREA.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, 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, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61617-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. CERTIFIED THIS 23RD DAY OF MARCH, A.D., 2006.

Jonathon B. Bowman
JONATHON B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600
A & J LAND SURVEYORS, INC.
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
LB 6661

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

THIS 23RD DAY OF MARCH, A.D., 2006.

Alan R. Mosely, P.E.
ALAN R. MOSELY, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2006102611

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 61, PAGES 23-24, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23 DAY OF MARCH, A.D., 2006.

Jim Fuller
BY: JIM FULLER
Jan Marshall
BY: JAN MARSHALL
DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS 20TH DAY OF MARCH, A.D., 2006.

W. Monroe Hazen
W. MONROE HAZEN
PROFESSIONAL LAND SURVEYOR No. 3398

D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

WITNESS: *John Cunningham*
JOHN CUNNINGHAM
TYPE OR PRINT NAME

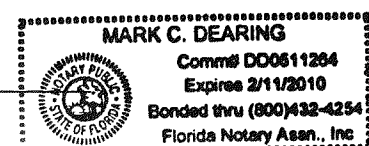
WITNESS: *John Cunningham*
JOHN CUNNINGHAM
TYPE OR PRINT NAME

NOTARY FOR D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL
A.D. 2006 BY
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS
DAY OF MARCH
JAN DOAN, VICE PRESIDENT OF D.R. HORTON, INC. - JACKSONVILLE, A
DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND
NO OATH WAS TAKEN.

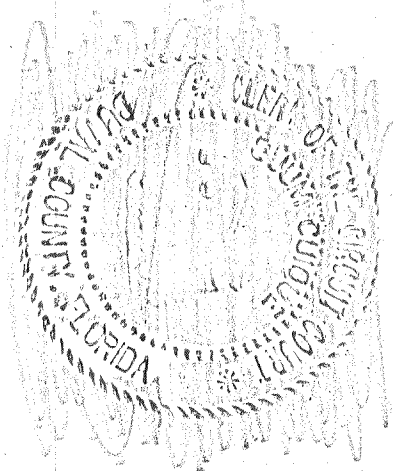
Mark C. Dearing
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME
MY COMMISSION EXPIRES:



A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

Approved 3/20/06
John P. Pappas
John P. Pappas
City Engineer
for Director of Public Works
Approved 3/23/06
John Pappas
John Pappas
for General Counsel



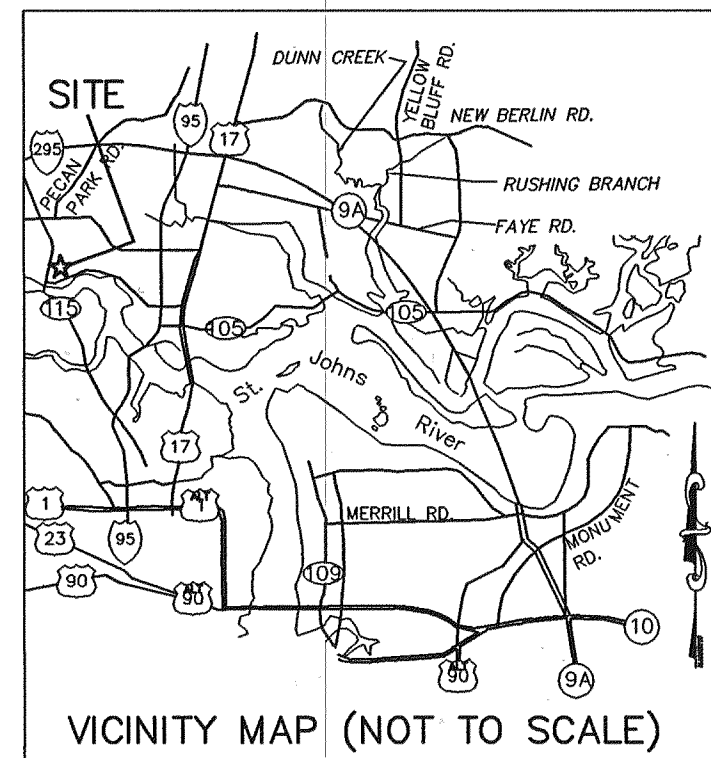
BARRINGTON COVE PHASE ONE

PLAT BOOK 61, PAGE 24

SHEET 2 OF 5 SHEETS

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF FARMS 17, 18, AND 19, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, ALL LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

KEY MAP



LEGEND

ESMT.....	EASEMENT
O.R.B.....	OFFICIAL RECORDS BOOK
PG.....	PAGE
(OA).....	OVERALL
P.C.....	POINT OF CURVATURE
P.T.....	POINT OF TANGENCY
P.R.C.....	POINT OF REVERSE CURVE
R.P.....	RADIUS POINT
P.I.....	POINT OF INTERSECTION
P.C.C.....	POINT OF COMPOUND CURVE
CL.....	CENTERLINE INTERSECTION
L.....	ARC LENGTH
CH.....	CHORD DISTANCE
C4.....	TABULATED CURVE DATA
L4.....	TABULATED LINE DATA
V.N.B.....	VEGETATED NATURAL BUFFER
R/W.....	RIGHT OF WAY
□.....	DENOTES PERMANENT REFERENCE MONUMENT (AS NOTED)
✓.....	STREET NAME CHANGE
S.W.M.F.....	STORMWATER MANAGEMENT FACILITY
○.....	PERMANENT CONTROL POINT (AS NOTED)

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR BARRINGTON COVE PHASE ONE ARE THE STATE PLANE COORDINATES SHOWN HEREON AND ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983/ (1990), FLORIDA ZONE EAST, U.S. FEET. SAID STATE PLANE COORDINATES ARE BASED ON THE STATION NAMES AS FOLLOWS:

STATION NAME: G052
STATION NAME: G075
STATION NAME: G076

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. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.

4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.

5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.

6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.

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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

8. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

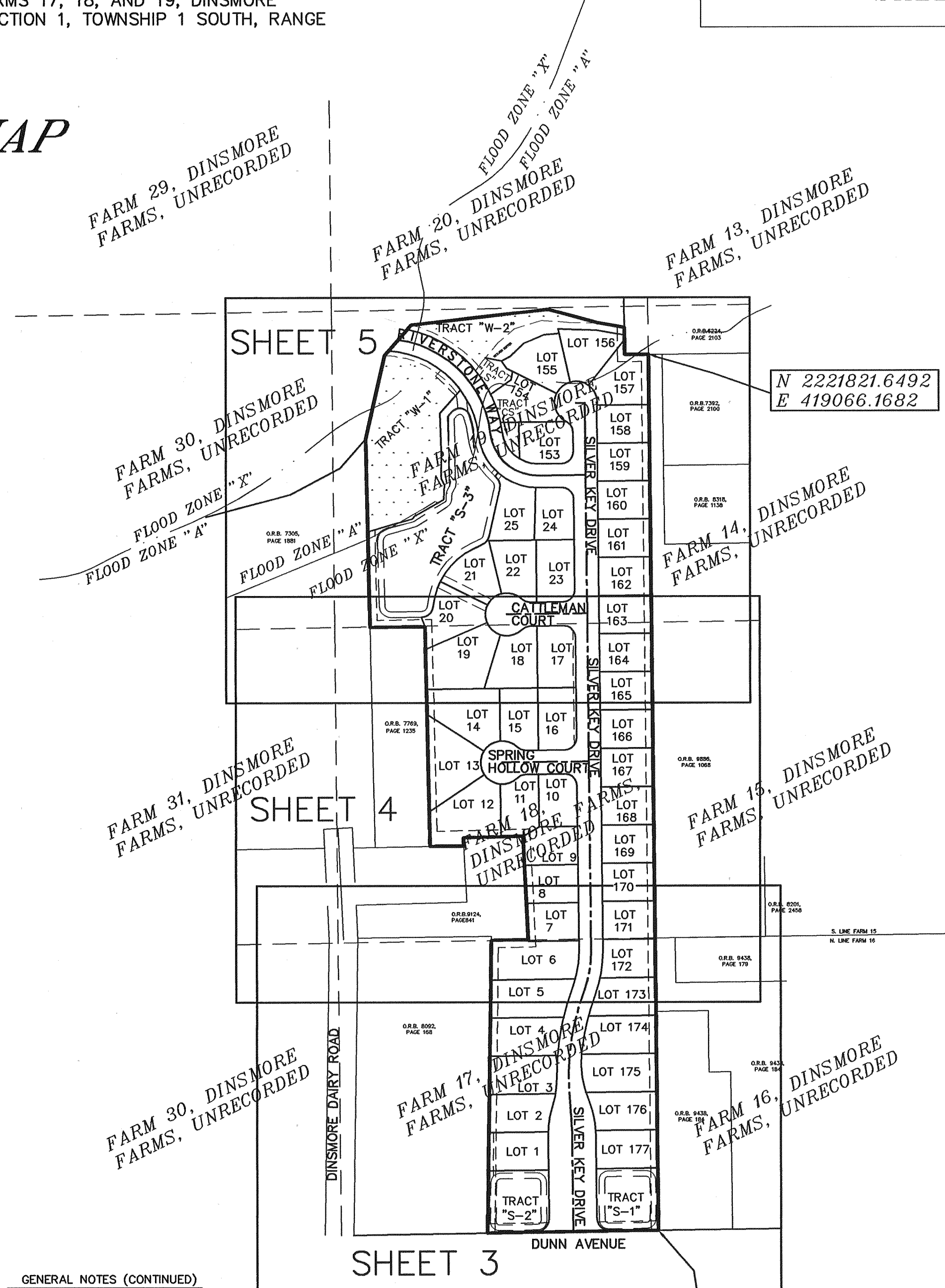
10. "JEA-EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

GENERAL NOTES (CONTINUED)

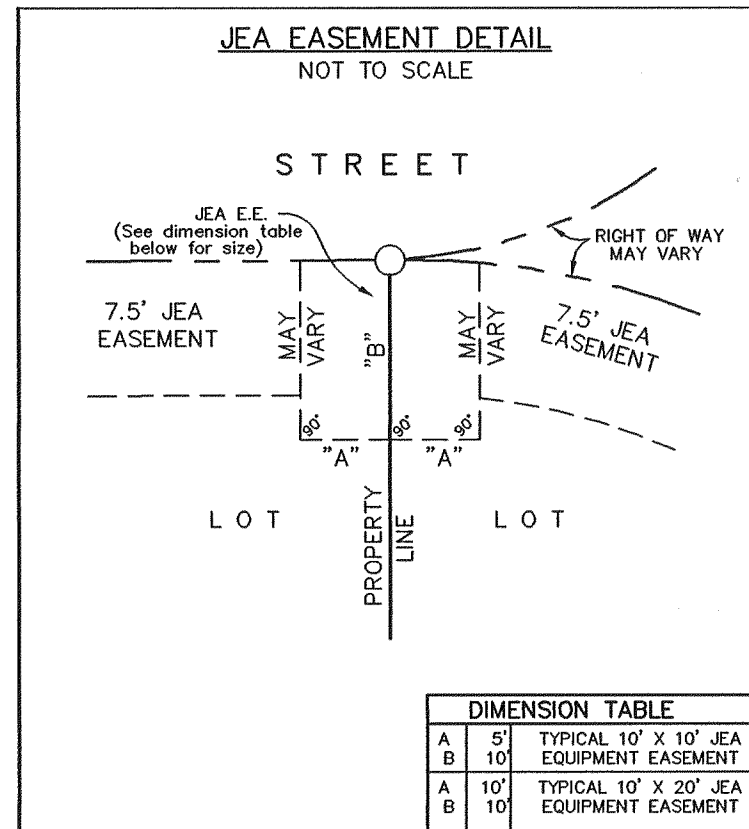
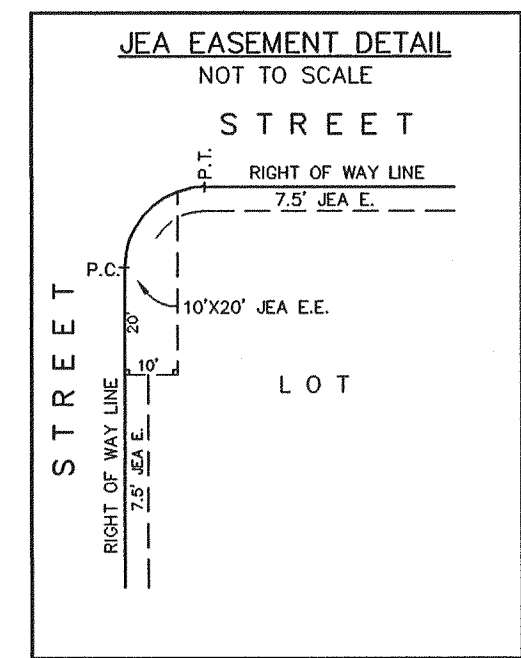
11. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

12. (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.

13. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" (UNSHADED) AND "A" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0061, SUFFIX (E), DATED AUGUST 15, 1989. THE (FIRM) INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.



POINT OF BEGINNING
N 2219985.1813
E 419084.4515



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BARRINGTON COVE PHASE ONE

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF FARMS 17, 18, AND 19, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, ALL LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

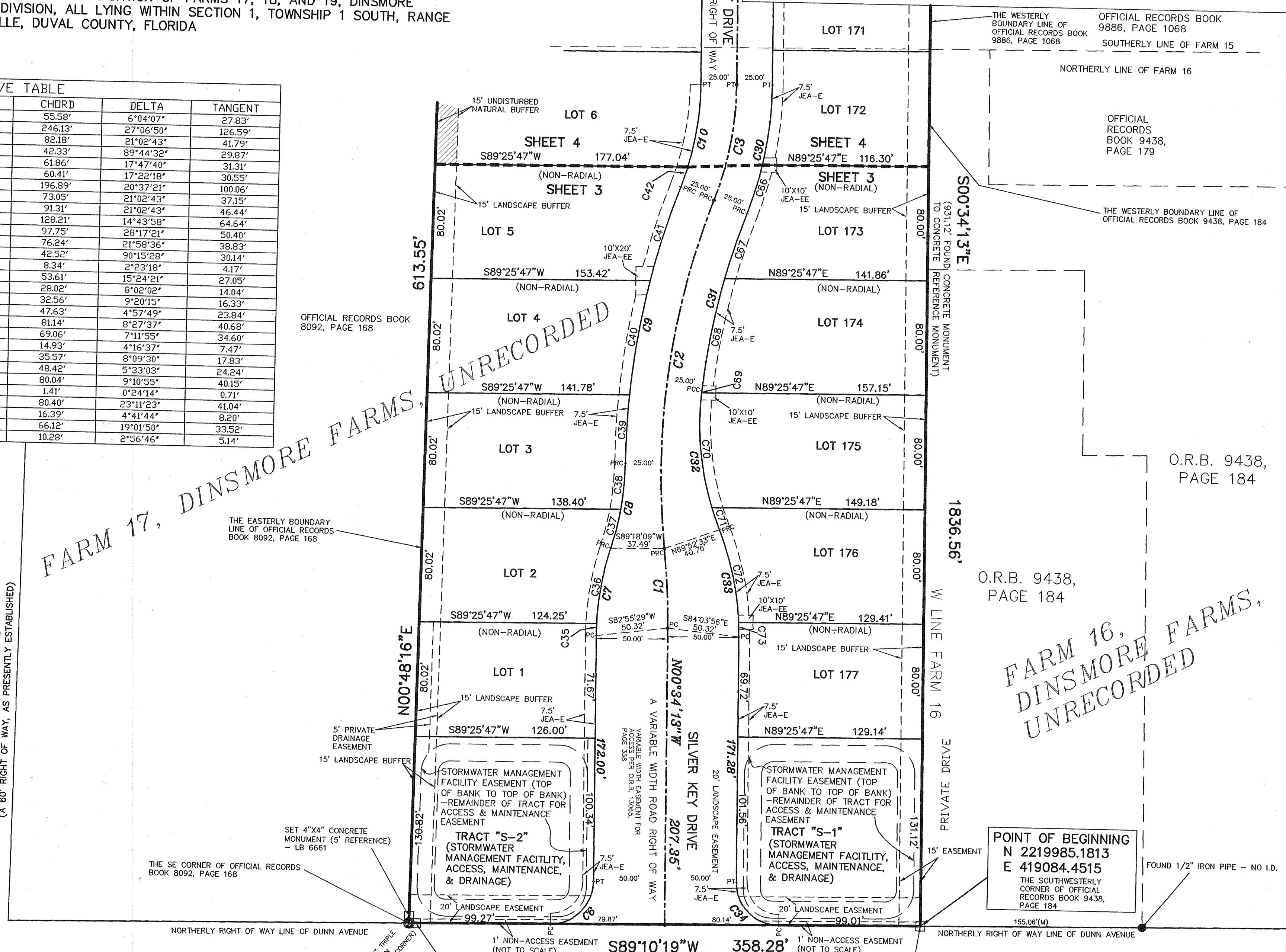
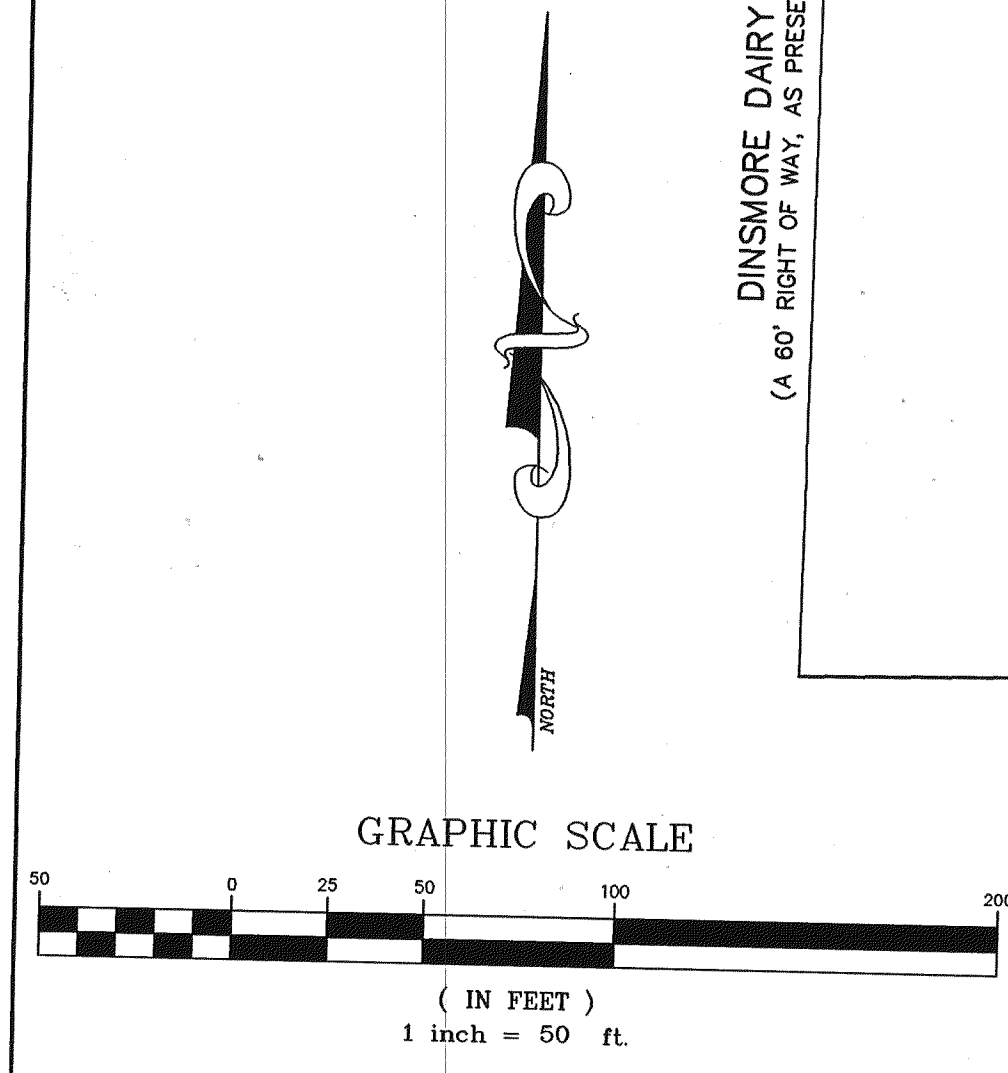
PLAT BOOK 61, PAGE 25

SHEET 3 OF 5 SHEETS

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	55.61'	525.00'	N03°36'17"W	55.58'	6°04'07"	27.83'
C2	248.44'	525.00'	S06°55'05"W	246.13'	27°06'50"	126.59'
C3	82.64'	225.00'	N09°57'08"E	82.18'	21°02'43"	41.79'
C6	46.99'	30.00'	N44°18'03"E	42.33'	89°44'32"	29.87'
C7	62.11'	200.00'	S08°19'36"W	61.86'	17°47'40"	31.31'
C8	60.64'	200.00'	N08°32'18"E	60.41'	17°22'18"	30.55'
C9	197.96'	550.00'	S10°09'49"W	196.89'	20°37'21"	100.06'
C10	73.46'	200.00'	N09°57'08"E	73.05'	21°02'43"	37.15'
C30	91.83'	250.00'	N09°57'08"E	91.31'	21°02'43"	46.44'
C31	128.57'	500.00'	S13°06'31"W	128.21'	14°43'58"	64.64'
C32	98.75'	200.00'	S08°24'09"E	97.75'	28°17'21"	50.40'
C33	76.71'	200.00'	N11°33'31"W	76.24'	21°58'36"	38.83'
C34	47.26'	30.00'	S45°41'57"E	42.52'	90°15'28"	30.14'
C35	8.34'	200.00'	S00°37'26"W	8.34'	2°23'18"	4.17'
C36	53.78'	200.00'	S09°31'16"W	53.61'	15°24'21"	27.05'
C37	28.04'	200.00'	N13°12'25"E	28.02'	8°02'02"	14.04'
C38	32.59'	200.00'	N04°31'16"E	32.56'	9°20'15"	16.33'
C39	47.65'	550.00'	S02°20'03"W	47.63'	4°57'49"	23.84'
C40	81.21'	550.00'	S09°02'46"W	81.14'	8°27'37"	40.68'
C41	69.10'	550.00'	S16°52'32"W	69.06'	7°11'55"	34.60'
C42	14.93'	200.00'	N18°20'11"E	14.93'	4°16'37"	7.47'
C66	35.60'	250.00'	N16°23'44"E	35.57'	8°09'30"	17.83'
C67	48.44'	500.00'	S17°41'58"W	48.42'	5°33'03"	24.24'
C68	80.13'	500.00'	S10°19'59"W	80.04'	9°10'55"	40.15'
C69	1.41'	200.00'	S05°32'24"W	1.41'	0°24'14"	0.71'
C70	80.95'	200.00'	S06°15'24"E	80.40'	23°11'23"	41.04'
C71	16.39'	200.00'	S20°11'57"E	16.39'	4°41'44"	8.20'
C72	66.43'	200.00'	N13°01'54"W	66.12'	19°01'50"	33.52'
C73	10.28'	200.00'	N02°02'36"W	10.28'	2°56'46"	5.14'

FARM 17, DINSMORE FARMS, UNRECORDED

FARM 16, DINSMORE FARMS, UNRECORDED



POINT OF BEGINNING
N 2219985.1813
E 419084.4515
THE SOUTHWESTERLY CORNER OF OFFICIAL RECORDS BOOK 9438, PAGE 184

A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLE STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

BARRINGTON COVE PHASE ONE

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF FARMS 17, 18, AND 19, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, ALL LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

FARM 31,
DINSMORE FARMS,
UNRECORDED

LINE	BEARING	LENGTH
L27	N02°50'27"W	2.92'

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C3	82.64'	225.00'	N09°57'08"E	82.18'	21°02'43"	41.79'
C10	73.46'	200.00'	N09°57'08"E	73.05'	21°02'43"	37.15'
C11	39.27'	25.00'	N45°34'13"W	35.36'	90°00'00"	25.00'
C12	19.38'	25.00'	S67°13'19"W	18.90'	44°24'55"	10.21'
C13	211.14'	45.00'	S00°34'13"E	64.29'	268°49'50"	45.93'
C14	19.38'	25.00'	S68°21'46"E	18.90'	44°24'55"	10.21'
C15	39.27'	25.00'	N44°25'47"E	35.36'	90°00'00"	25.00'
C30	91.83'	250.00'	N09°57'08"E	91.31'	21°02'43"	46.44'
C43	58.53'	200.00'	N07°48'50"E	58.32'	16°46'06"	29.48'
C44	38.91'	45.00'	N69°47'06"E	37.71'	49°32'30"	20.77'
C45	40.67'	45.00'	S59°33'20"E	39.30'	51°46'38"	21.84'
C46	51.99'	45.00'	S00°34'13"E	49.14'	66°11'36"	29.33'
C47	41.29'	45.00'	S58°48'43"W	39.86'	52°34'16"	22.23'
C48	38.29'	45.00'	N70°31'44"W	37.14'	48°44'51"	20.39'
C65	56.23'	250.00'	N05°52'23"E	56.11'	12°53'13"	28.23'

END OF ROAD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

FARM 30,
DINSMORE FARMS,
UNRECORDED

DINSMORE DAIRY ROAD
(A 60' RIGHT OF WAY, AS PRESENTLY ESTABLISHED)
EASTERLY RIGHT OF WAY LINE

FARM 17, DINSMORE FARMS,
UNRECORDED

THE EASTERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 8092, PAGE 168

OFFICIAL RECORDS BOOK 8092, PAGE 168

OFFICIAL RECORDS BOOK 9124, PAGE 841

THE SE CORNER OF OFFICIAL RECORDS BOOK 9124, PAGE 841 FOUND 4"x4" CONCRETE MONUMENT -6628

THE NORTHERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 9124, PAGE 841

THE SE CORNER OF OFFICIAL RECORDS BOOK 9124, PAGE 841 FOUND 4"x4" CONCRETE MONUMENT -6628

THE WESTERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 9124, PAGE 841

UNPLATTED LANDS OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST
NOT A PART OF THIS PLAT

THE SE CORNER OF OFFICIAL RECORDS BOOK 7769, PAGE 1235
FOUND 4"x4" CONCRETE MONUMENT -6628

THE EASTERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 7769, PAGE 1235

OFFICIAL RECORDS BOOK 7769, PAGE 1235

OFFICIAL RECORDS BOOK 7305, PAGE 1881

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