

BARTRAM CREEK PHASE ONE

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 16813, PAGE 547 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITHIN THE WEST 1/2 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 67 PAGE 165

SHEET 1 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A tract of land being a portion of that certain property as recorded in Official Records Book 16813, page 547 of the Public Records of Duval County, Florida and lying within the West 1/2 of Section 31, Township 4 South, Range 28 East, City of Jacksonville, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 31; thence N89°14'34"E, along the South line of said Section 31, for 2577.56 feet to the POINT OF BEGINNING of the parcel described herein;

Thence N48°54'14"E, for 8.00 feet; thence N01°57'10"W, for 13.34 feet; thence N15°59'56"E, for 71.30 feet; thence N09°14'19"E, for 30.64 feet; thence N32°55'35"E, for 24.34 feet; thence N28°33'38"E, for 50.51 feet; thence N13°51'06"W, for 33.41 feet; thence N12°39'36"E, for 31.68 feet; thence N24°53'15"W, for 36.40 feet; thence N30°43'54"W, for 28.93 feet; thence N31°38'50"E, for 40.84 feet; thence N00°01'37"W, for 47.66 feet; thence N13°46'43"W, for 23.62 feet; thence N18°12'36"E, for 36.83 feet; thence N32°28'15"W, for 20.53 feet; thence N10°25'00"E, for 26.51 feet; thence N37°27'48"W, for 28.12 feet; thence N23°47'32"W, for 60.78 feet; thence N20°40'32"E, for 51.58 feet; thence N46°09'03"W, for 47.95 feet; thence N09°37'25"E, for 39.20 feet; thence N08°53'14"W, for 55.70 feet; thence N17°13'21"W, for 29.69 feet; thence N18°38'35"W, for 87.72 feet; thence N12°47'17"W, for 40.45 feet; thence N06°03'46"W, for 32.17 feet; thence N14°01'47"W, for 60.08 feet; thence N08°13'42"E, for 21.54 feet; thence N22°07'52"W, for 60.70 feet; thence N20°11'51"W, for 55.47 feet; thence N00°33'50"E, for 45.13 feet; thence N12°22'34"W, for 36.97 feet; thence N23°08'55"E, for 22.17 feet; thence N09°19'28"E, for 32.24 feet; thence N30°28'56"E, for 27.28 feet; thence N11°04'34"W, for 24.28 feet; thence N06°22'59"W, for 22.49 feet; thence N16°39'13"W, for 48.32 feet; thence N29°55'34"E, for 24.99 feet; thence N01°32'37"E, for 24.24 feet; thence S88°54'06"W, for 19.08 feet; thence N01°05'54"W, for 19.99 feet; thence N88°54'06"E, for 20.00 feet; thence N01°32'35"E, for 56.27 feet; thence N44°45'56"E, for 18.14 feet; thence N44°07'17"W, for 25.49 feet; thence N18°13'36"W, for 33.48 feet; thence N35°21'41"W, for 25.49 feet; thence N42°01'44"W, for 18.26 feet; thence N38°08'44"W, for 17.97 feet; thence N18°14'12"W, for 33.86 feet; thence N25°04'27"E, for 38.73 feet; thence N50°03'52"W, for 66.14 feet; thence N13°34'03"W, for 36.84 feet; thence N01°23'19"E, for 39.52 feet; thence N32°16'49"W, for 33.71 feet; thence N05°43'04"W, for 52.38 feet; thence N06°08'44"W, for 26.62 feet; thence N55°52'25"W, for 34.23 feet; thence N20°58'34"W, for 30.04 feet; thence N54°36'05"W, for 55.88 feet; thence N63°55'26"W, for 42.59 feet; thence N26°14'30"W, for 55.39 feet; thence N31°51'45"W, for 33.78 feet; thence N38°14'23"W, for 71.84 feet; thence N50°28'23"W, for 14.36 feet; thence N45°15'13"E, for 146.58 feet; thence N44°44'47"W, for 72.15 feet; thence N45°15'13"E, for 60.00 feet; thence S44°44'47"E, for 141.95 feet; thence N45°15'13"E, for 120.00 feet; thence N02°58'49"W, for 15.04 feet to the point of radial intersection with a curve concave to the North; thence northwesterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 48°14'01", an arc length of 25.26 feet and a chord bearing N68°51'48"W, for 24.52 feet to a non-tangent point; thence N44°44'30"W, for 114.82 feet to the point of intersection with a curve concave to the Southeast; thence northeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 105°31'06", an arc length of 55.25 feet and a chord bearing N08°27'40"E, for 47.77 feet to the point of tangency; thence N61°13'13"E, for 85.18 feet to the point of curvature of a curve concave to the Northwest; thence northeasterly along the arc of said curve, having a radius of 280.00 feet, a central angle of 18°44'45", an arc length of 91.61 feet and a chord bearing N51°50'51"E, for 91.20 feet to the point of reverse curvature of a curve concave to the South; thence northeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 84°26'48", an arc length of 44.22 feet and a chord bearing N84°41'52"E, for 40.32 feet to the point of tangency; thence S53°04'44"E, for 23.93 feet to the point of curvature of a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 52°22'18", an arc length of 27.42 feet and a chord bearing S26°53'35"E, for 26.48 feet to the point of tangency; thence S00°42'26"E, for 33.94 feet; thence N89°17'34"E, for 15.00 feet to the Southwest corner of the East 1/2 of the Northwest 1/4 of said Section 31; thence S87°31'45"E, along the South line of said East 1/2 of the Northwest 1/4, for 639.27 feet; thence S18°15'20"E, leaving said South line, for 76.84 feet; thence S65°37'35"W, for 84.26 feet; thence S02°58'10"W, for 114.13 feet; thence S19°04'04"E, for 95.94 feet; thence S05°27'27"E, for 51.28 feet; thence S44°44'23"W, for 72.05 feet; thence S25°08'48"E, for 96.12 feet; thence S11°14'10"E, for 41.30 feet; thence S46°02'12"E, for 98.22 feet; thence S38°18'59"E, for 44.36 feet; thence S07°26'12"E, for 74.40 feet; thence S32°34'00"E, for 83.49 feet; thence S18°41'02"E, for 54.59 feet; thence S03°58'48"E, for 72.80 feet; thence S03°09'41"E, for 103.51 feet; thence S08°41'09"E, for 98.87 feet; thence S23°27'00"W, for 84.88 feet; thence S65°38'25"W, for 37.62 feet; thence S23°04'41"E, for 56.29 feet; thence S11°42'03"E, for 108.38 feet; thence S48°30'07"E, for 66.81 feet; thence S19°54'36"E, for 55.86 feet; thence S58°18'29"E, for 49.87 feet; thence S01°55'04"W, for 91.72 feet; thence S01°28'22"E, for 46.21 feet; thence S32°39'00"E, for 79.72 feet; thence S75°11'59"E, for 38.04 feet; thence S19°48'42"W, for 44.29 feet; thence S00°41'10"E, for 90.68 feet; thence S59°45'39"E, for 44.76 feet; thence S10°08'43"E, for 46.69 feet; thence S12°45'48"E, for 75.58 feet; thence S48°17'15"E, for 55.44 feet; thence S29°48'12"E, for 51.19 feet; thence S15°16'41"E, for 40.61 feet; thence S36°39'53"E, for 45.07 feet; thence S48°11'00"E, for 48.37 feet; thence S28°45'23"E, for 44.87 feet; thence S04°00'52"W, for 40.44 feet; thence S10°46'06"E, for 55.25 feet; thence S03°24'20"W, for 44.60 feet; thence S06°54'34"E, for 54.24 feet; thence S12°04'36"E, for 33.03 feet; thence S00°45'12"E, for 14.05 feet to the point of intersection with aforesaid South line of said Section 31; thence S89°14'34"W, along said South line, for 1179.28 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 52.95 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.

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 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 the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and the lot corners have been marked and recorded in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this 23rd day of DECEMBER, A.D., 2014

Keith C. Bouffard, P.L.S.
Professional Land Surveyor
License Number LS 5172

ADOPTION AND DEDICATION

This is to certify that KB Home Jacksonville, LLC, a Florida limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Bartram Creek 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 rights-of-way, walkways, sidewalks, unobstructed easements for drainage, maintenance easements and non-access easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns (City). The non-exclusive drainage 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 perform 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 therefor would then fall equally on all lot owners as 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.

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 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 Bartram Creek Phase One. 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 private easements and conservation easements shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. Owner does hereby reserve unto itself, its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements, and also non-exclusive easement(s) over all 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.

Those easements designated as "JEA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance and use of water reuse, water, sewer and/or other public utilities. 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.

Tract "C" (Lift Station) is hereby irrevocably dedicated to JEA, its successors and assigns for use in conjunction with its sewage collection system. Tract "A" (Recreation); Tract "B" (Future Development); Tract "D" (Open Space) and Tracts "E" and "F" (Buffer) are hereby dedicated to the Bartram Creek Homeowners' Association, Inc., a Florida not-for-profit corporation ("Association").

Title to the Landscape Buffer Tract is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract "C".

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, except to the extent proximately caused by JEA's use of Tract "C" or JEA's easement upon the Landscape Buffer Tract. 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.

In witness thereof, Owner has executed this plat on the 5th day of January, 2015.

Witness:

Michelle Hoover
Print Name
WES HINTON
Print Name

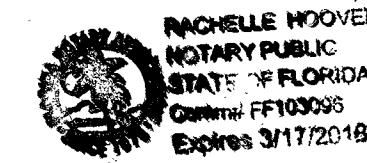
5th day of January, 2015
Todd Holder, President

ACKNOWLEDGEMENT

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 5th day of January, 2015 by Todd Holder, President of KB Home Jacksonville, LLC, a Florida limited liability company on behalf of KB Home Jacksonville, LLC, he is personally known to me or has produced _____ as identification.

Michelle Hoover
Notary Public, State of Florida
Bachelle Hoover
Print Name



My commission expires: 03/17/18

APPROVED FOR RECORD

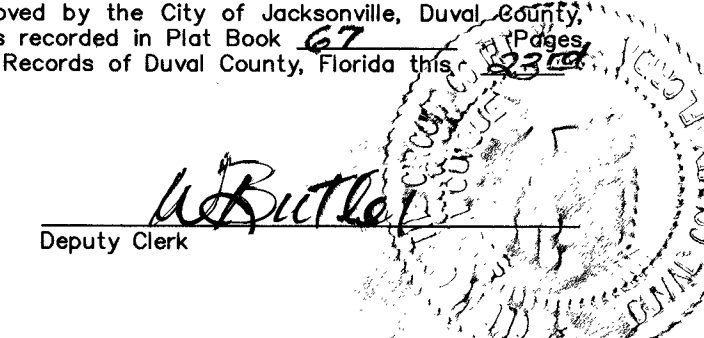
This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, ordinance code this 16th day of JANUARY, 2015.

James M. Robinson, P.E.
Director of Public Works

CLERK'S CERTIFICATE 2015017149

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 67, Page 165-179 of the current Public Records of Duval County, Florida this 23rd day of January, 2015.

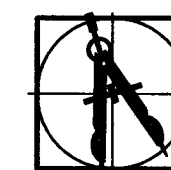
Ronnie Fussell, Clerk of the Circuit Courts



PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 16th day of January, 2015.

W. Monroe Hazen, P.L.S.
Professional Surveyor No. 5398



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



CITY DEV. NO. 5099.087

BARTRAM CREEK PHASE ONE

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 16813, PAGE 547 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITHIN THE WEST 1/2 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **67** PAGE **166**

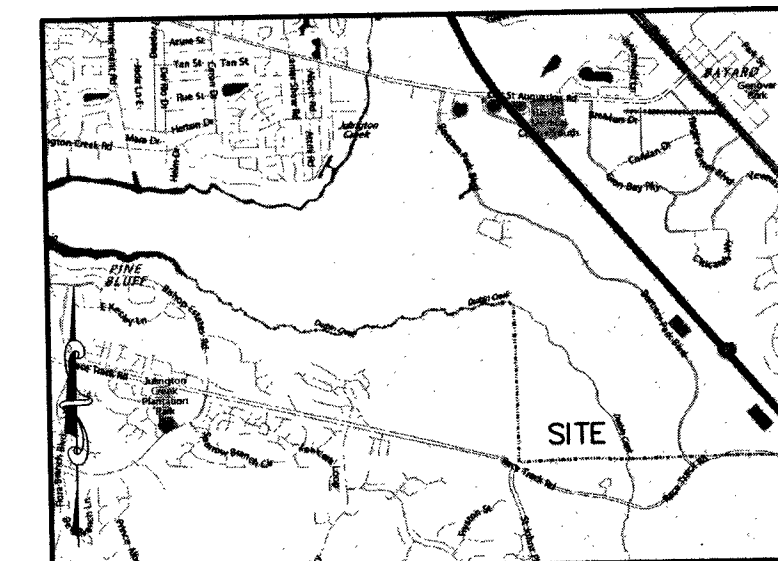
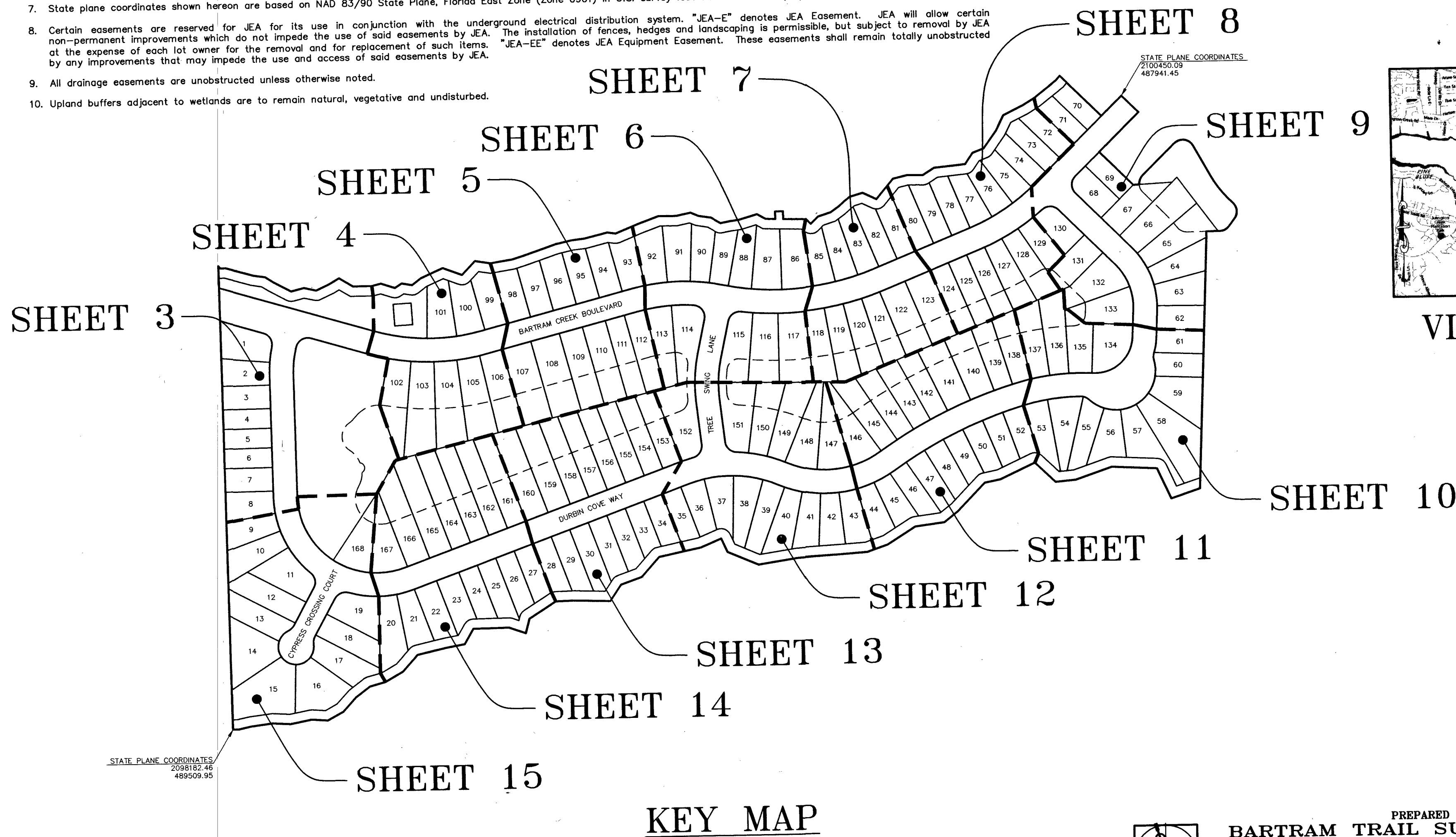
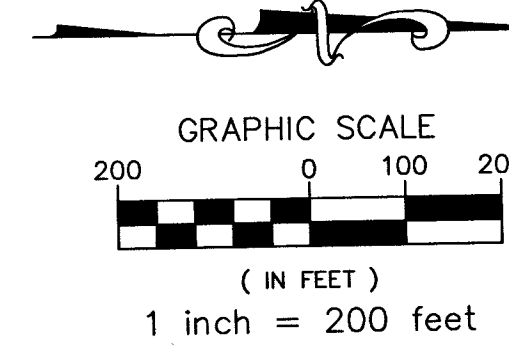
SHEET 2 OF 15 SHEETS

GENERAL NOTES

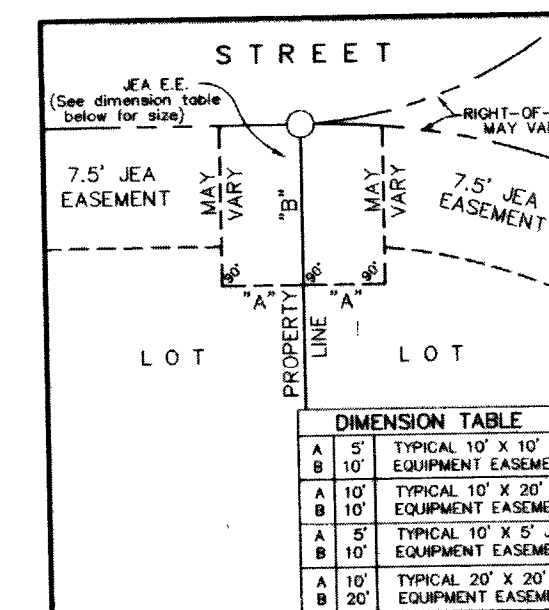
- Bearings are based upon the South line of Section 31, Township 4 South, Range 28 East, being N89°14'34"E.
- The lands shown hereon lie within Flood Zones "X" and "AE(8 & 9)", as depicted on the Flood Insurance Rate Map (F.I.R.M.) Community Number 12031C, Panel Number 0635H, dated June 3, 2013. The flood zones shown on this plat 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 plat are valid only for the dates up to and including the date of this plat. 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.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
- All platted utility easements shall provide that such 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- 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.
- 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 this area 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.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
- Certain easements are reserved for JEA for its use in conjunction with the underground electrical distribution system. "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. "JEA-EE" denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easements by JEA.
- All drainage easements are unobstructed unless otherwise noted.
- Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

LEGEND

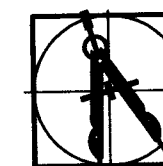
- O.R. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- PG(S) - DENOTES PAGE(S)
- UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- SMWF - DENOTES STORMWATER MANAGEMENT FACILITY
- DE - DENOTES DRAINAGE EASEMENT
- PDE - DENOTES PRIVATE DRAINAGE EASEMENT
- UPDE - DENOTES UNOBSTRUCTED PRIVATE DRAINAGE EASEMENT
- UDA/E - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- UE - DENOTES UTILITY EASEMENT
- PC - DENOTES POINT OF CURVATURE
- PRC - DENOTES POINT OF REVERSE CURVATURE
- PT - DENOTES POINT OF TANGENCY
- PI - DENOTES POINT OF INTERSECTION
- PCC - DENOTES POINT OF COMPOUND CURVATURE
- RP - DENOTES RADIUS POINT
- (NR) - DENOTES NON-RADIAL
- (R) - DENOTES RADIAL
- LBT - DENOTES LANDSCAPE BUFFER TRACT
- - DENOTES SET 5/8" IRON ROD "BTS PRM LB6991"
- ⊙ - DENOTES SET NAIL & DISC "BTS PCP LB6991"



VICINITY MAP
NOT TO SCALE



JEA EASEMENT DETAIL
(NOT TO SCALE)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
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CITY DEV. NO. 5099.087

BARTRAM CREEK PHASE ONE

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 16813, PAGE 547 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITHIN THE WEST 1/2 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **67** PAGE **167**

SHEET **3** OF **15** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Curve Table				
Curve #	Radius	Delta	Arc	Chord
C5	300.00'	17°29'36"	91.59'	91.24'
C6	230.00'	60°35'46"	243.25'	232.07'
C8	230.00'	109°14'17"	438.51'	375.05'
C21	30.00'	85°13'11"	44.62'	40.62'
C22	330.00'	06°54'21"	39.77'	39.75'
C23	330.00'	05°48'26"	33.45'	33.43'
C24	260.00'	08°57'30"	40.65'	40.61'
C28	260.00'	48°39'21"	220.79'	214.22'
C110	560.00'	05°31'56"	54.07'	54.05'
C116	560.00'	31°22'20"	306.63'	302.81'
C129	200.00'	109°14'17"	381.31'	326.13'
C130	270.00'	15°06'19"	71.18'	70.98'
C131	30.00'	92°23'17"	48.37'	43.30'
C208	25.00'	37°32'52"	16.38'	16.09'
C209	25.00'	42°24'44"	18.51'	18.09'
C223	75.00'	53°48'36"	70.44'	67.88'
C224	72.00'	17°51'28"	22.44'	22.35'
C225	42.00'	103°43'16"	76.03'	66.07'
C226	42.00'	08°18'37"	6.09'	6.09'
C227	68.88'	28°41'55"	34.50'	34.14'
C228	68.88'	06°31'05"	7.84'	7.83'
C229	13.00'	144°53'59"	32.88'	24.79'
C230	68.88'	30°07'21"	36.21'	35.80'
C231	65.00'	71°36'49"	81.24'	76.06'

Line Table		
Line #	Bearing	Distance
L164	N00°01'37"W	57.77'
L165	N31°38'50"E	32.80'
L166	N30°43'54"W	15.08'
L167	N24°53'15"W	37.68'
L168	N12°39'36"E	25.79'
L169	N13°51'06"W	27.52'
L170	N28°33'38"E	51.46'
L171	N32°55'35"E	20.05'
L172	N09°14'19"E	26.88'
L173	N15°59'56"E	68.82'
L174	N01°57'10"W	15.09'

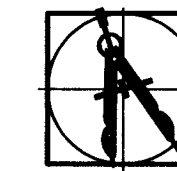
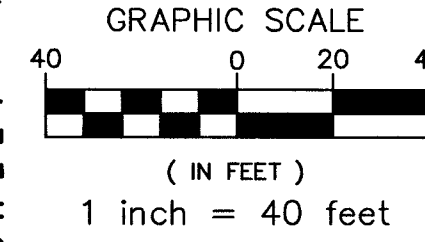
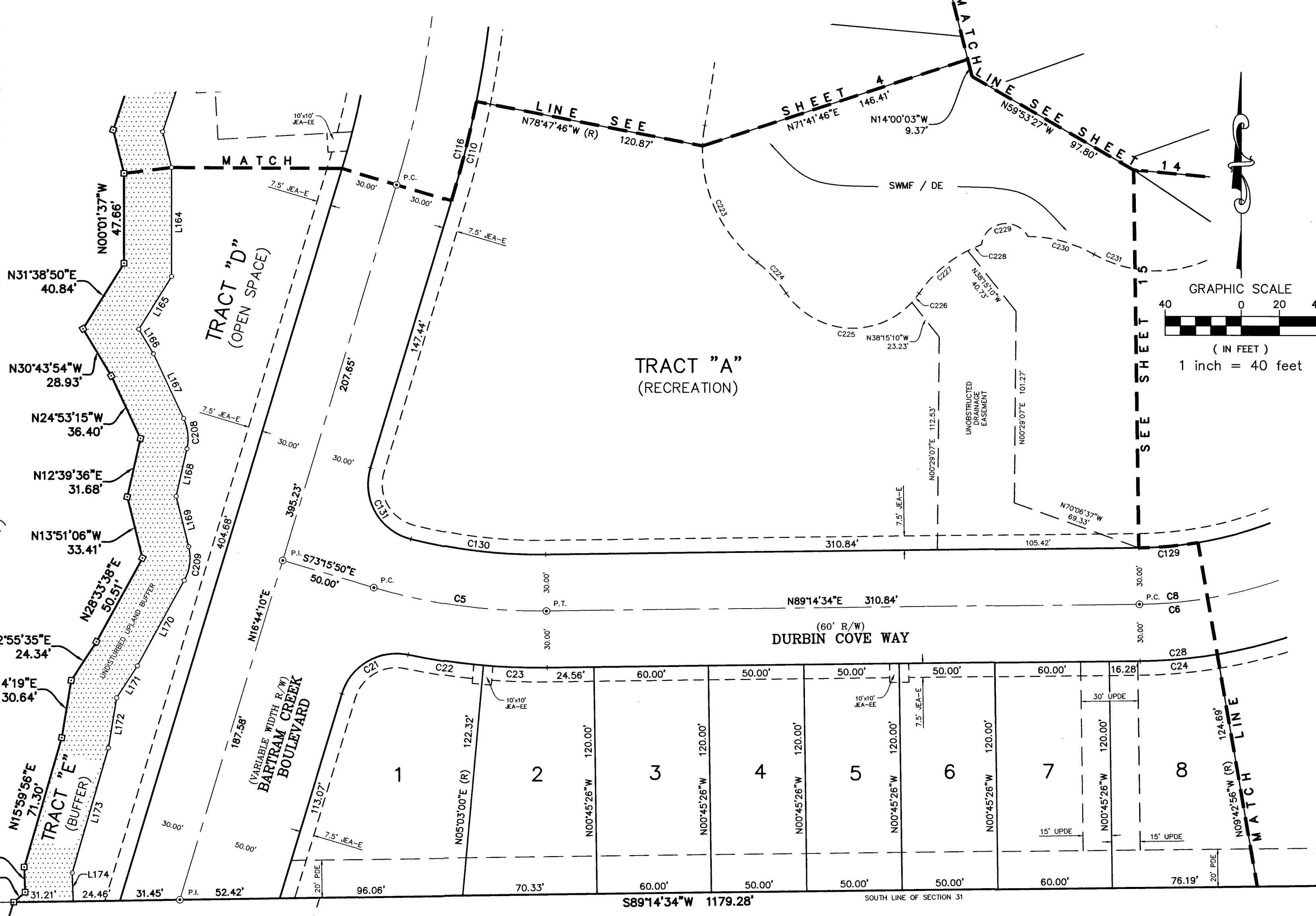
POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SECTION 31

POINT OF BEGINNING

BARTRAM CREEK
BOULEVARD
MAP BOOK 72,
PAGES 73 - 76
(ST. JOHNS COUNTY)

UNPLATTED
(OR 1917, PG 919)
(ST. JOHNS COUNTY)

UNPLATTED
(OR 16811, PG 927)



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CITY DEV. NO. 5099.087

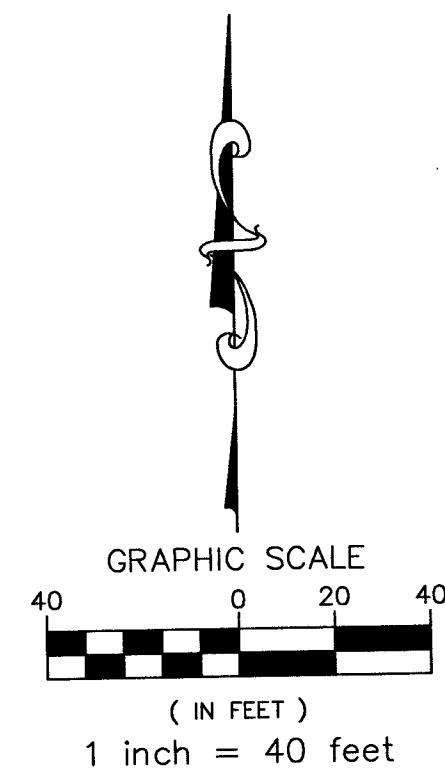
BARTRAM CREEK PHASE ONE

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 18813, PAGE 547 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITHIN THE WEST 1/2 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 67 PAGE 168

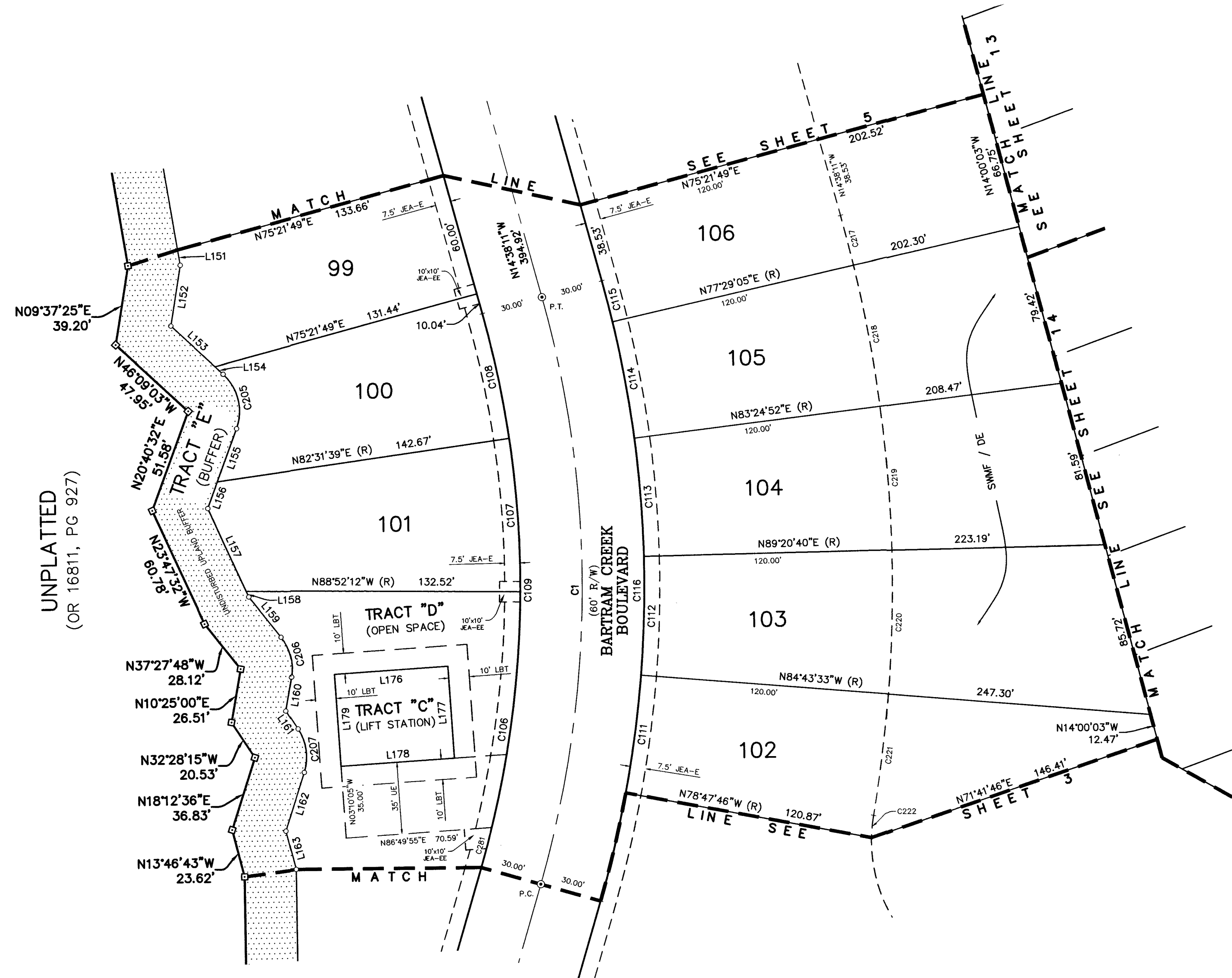
SHEET 4 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L151	S08°53'14"E	7.65'
L152	N09°37'25"E	30.04'
L153	S46°09'03"E	29.32'
L154	S46°09'03"E	5.40'
L155	S20°40'32"W	27.55'
L156	S20°40'32"W	13.81'
L157	S23°47'32"E	44.58'
L158	S23°47'32"E	2.98'
L159	N37°27'48"W	25.12'
L160	N10°25'00"E	16.69'
L161	N32°28'15"W	10.71'
L162	N18°12'36"E	29.66'
L163	N13°46'43"W	19.46'
L176	N86°49'55"E	55.00'
L177	S03°10'05"E	45.00'
L178	S86°49'55"W	55.00'
L179	N03°10'05"W	45.00'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	530.00'	31°22'20"	290.20'	286.59'	N01°03'00"E
C106	500.00'	15°36'21"	136.19'	135.77'	N08°55'59"E
C107	500.00'	08°36'09"	75.07'	75.00'	N03°10'16"W
C108	500.00'	07°09'50"	62.52'	62.48'	N11°03'16"W
C109	500.00'	31°22'20"	273.77'	270.37'	N01°03'00"E
C111	560.00'	05°55'47"	57.96'	57.93'	N08°14'21"E
C112	560.00'	05°55'47"	57.96'	57.93'	N02°18'33"E
C113	560.00'	05°55'47"	57.96'	57.93'	N03°37'14"W
C114	560.00'	05°55'47"	57.96'	57.93'	N09°33'01"W
C115	560.00'	02°07'16"	20.73'	20.73'	N13°34'33"W
C116	560.00'	31°22'20"	306.63'	302.81'	N01°03'00"E
C205	25.00'	66°49'34"	29.16'	27.53'	N12°44'16"W
C206	25.00'	47°52'48"	20.89'	20.29'	N13°31'24"W
C207	25.00'	50°40'48"	22.11'	21.40'	N07°07'49"W
C217	680.00'	02°07'16"	25.17'	25.17'	N13°34'33"W
C218	680.00'	05°55'47"	70.38'	70.34'	N09°33'01"W
C219	680.00'	05°55'47"	70.38'	70.34'	N03°37'14"W
C220	680.00'	05°55'47"	70.38'	70.34'	N02°18'33"E
C221	680.00'	05°01'12"	59.58'	59.56'	N07°47'03"E
C222	75.00'	08°17'19"	10.85'	10.84'	S06°08'59"W
C281	500.00'	02°18'02"	20.08'	20.08'	N15°35'09"E



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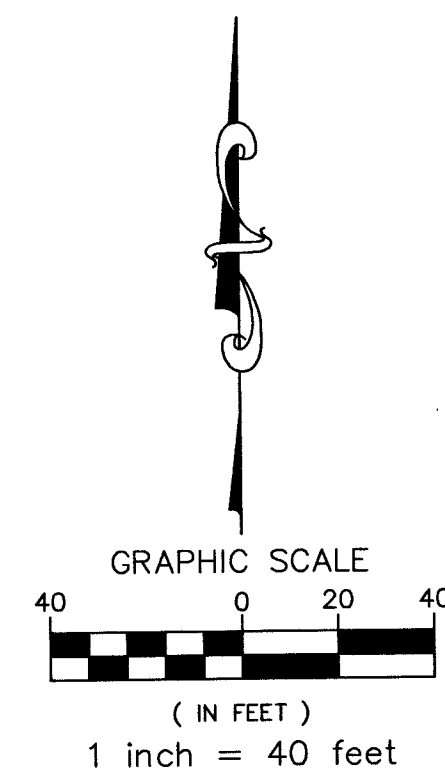
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PLAT BOOK **67** PAGE **169**

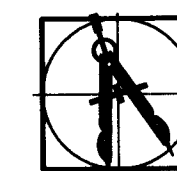
SHEET 5 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L138	S22°07'52"W	40.65'
L139	S08°13'42"W	15.16'
L140	S08°13'42"W	1.46'
L141	N14°01'47"W	56.90'
L142	S06°03'46"E	1.77'
L143	S06°03'46"E	30.67'
L144	S12°47'17"E	29.69'
L145	S12°47'17"E	8.01'
L146	S18°38'35"E	52.12'
L147	S18°38'35"E	34.63'
L148	S17°13'21"E	25.48'
L149	S17°13'21"E	6.33'
L150	S08°53'14"E	53.94'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	470.00'	26°42'06"	219.04'	217.06'	N01°17'07"W
C104	500.00'	03°52'16"	33.78'	33.78'	S12°42'02"E
C105	500.00'	26°42'06"	233.02'	230.91'	S01°17'07"E
C117	440.00'	02°21'52"	18.16'	18.16'	S13°27'14"E
C120	440.00'	18°17'12"	140.43'	139.84'	S05°29'34"E
C204	25.00'	30°21'34"	13.25'	13.09'	N06°57'04"W
C216	320.00'	02°21'52"	13.21'	13.20'	S13°27'14"E



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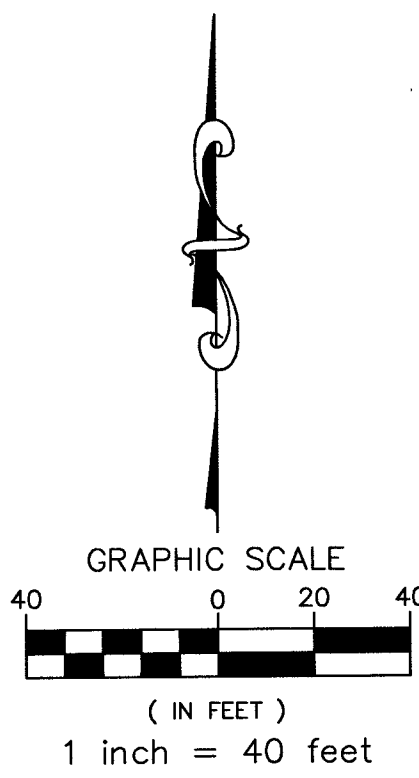
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PLAT BOOK 67 PAGE 170

SHEET 6 OF 15 SHEETS

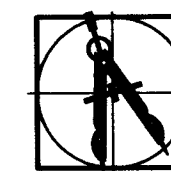
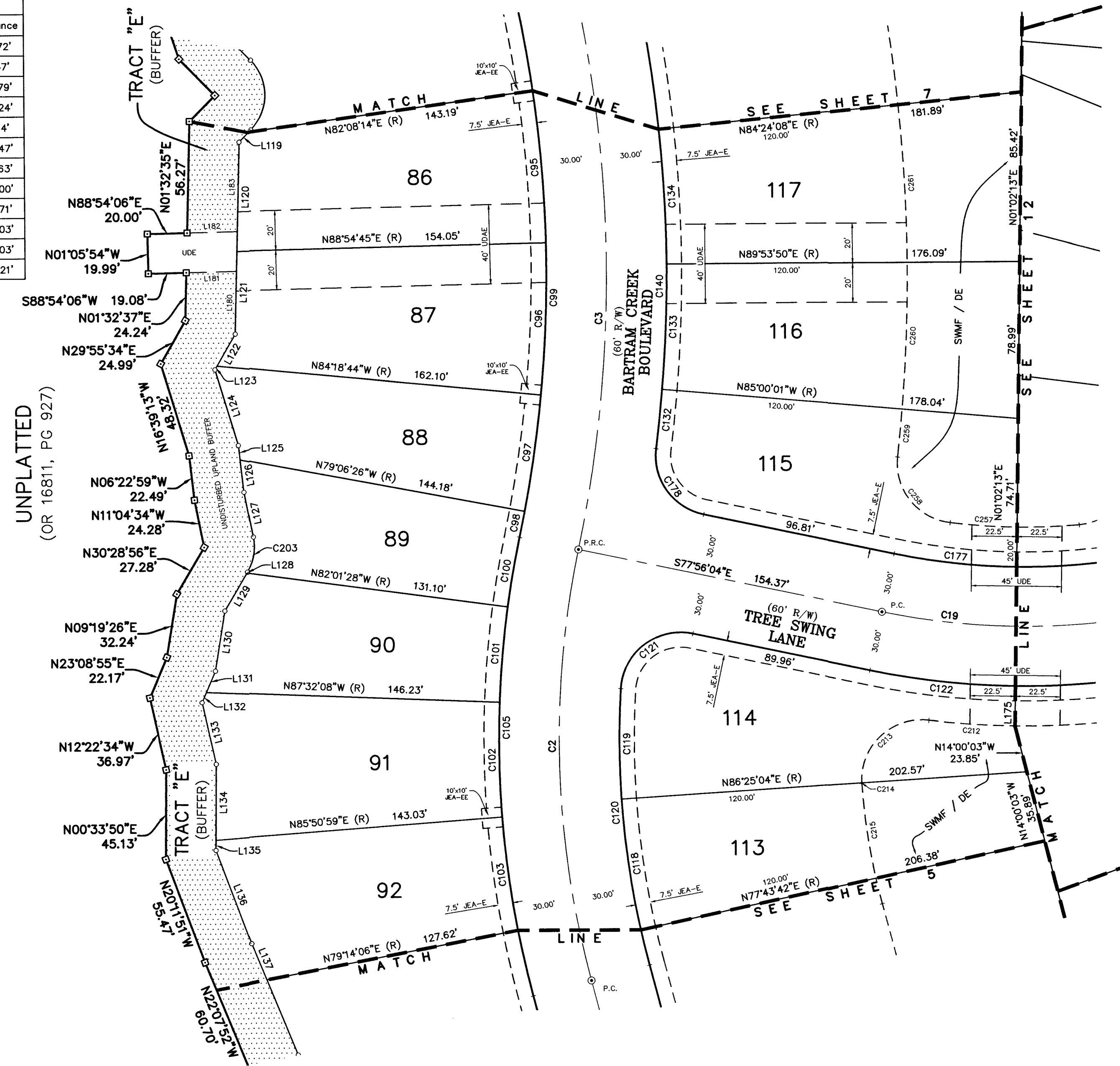
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L119	S44°45'56"W	6.68'
L120	S01°32'35"W	55.20'
L121	S01°32'35"W	41.73'
L122	S29°55'34"W	18.52'
L123	S29°55'34"W	2.04'
L124	N16°39'13"W	39.80'
L125	S06°22'59"E	7.38'
L126	S06°22'59"E	16.33'
L127	N11°04'34"W	23.26'
L128	S30°28'56"W	0.80'
L129	S30°28'56"W	21.82'
L130	N09°19'26"E	30.61'

Line #	Bearing	Distance
L131	S23°08'55"W	11.72'
L132	S23°08'55"W	5.47'
L133	N12°22'34"W	31.79'
L134	S00°33'50"W	38.24'
L135	S00°33'50"W	5.14'
L136	N20°11'51"W	50.47'
L137	S22°07'52"E	19.63'
L175	N01°02'13"E	20.00'
L180	S01°32'35"W	31.71'
L181	S88°54'06"W	25.03'
L182	N88°54'06"E	25.03'
L183	S01°32'35"W	45.21'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	470.00'	26°42'06"	219.04'	217.06'	N01°17'07"W
C3	680.00'	34°15'15"	406.54'	400.51'	N05°03'42"W
C19	350.00'	18°14'21"	111.42'	110.95'	S87°03'15"E
C95	650.00'	06°46'31"	76.86'	76.82'	N04°28'30"W
C96	650.00'	06°46'31"	76.86'	76.82'	N02°18'01"E
C97	650.00'	05°12'18"	59.05'	59.03'	N08°17'25"E
C98	650.00'	01°10'21"	13.30'	13.30'	N11°28'45"E
C99	650.00'	34°15'15"	388.60'	382.84'	N05°03'42"W
C100	500.00'	04°05'23"	35.69'	35.68'	S10°01'14"W
C101	500.00'	05°30'41"	48.10'	48.08'	S05°13'12"W
C102	500.00'	06°36'53"	57.72'	57.69'	S00°50'35"E
C103	500.00'	06°36'53"	57.72'	57.69'	S07°27'28"E
C105	500.00'	26°42'06"	233.02'	230.91'	S01°17'07"E
C118	440.00'	08°41'22"	66.73'	66.67'	S07°55'37"E
C119	440.00'	07°13'58"	55.54'	55.51'	S00°02'03"W
C120	440.00'	18°17'12"	140.43'	139.84'	S05°29'34"E
C121	30.00'	98°24'54"	51.53'	45.42'	S52°51'29"W
C122	380.00'	11°01'42"	73.14'	73.03'	S83°26'55"E
C132	710.00'	02°24'55"	29.93'	29.93'	N06°12'26"E
C133	710.00'	05°06'08"	63.23'	63.21'	N02°26'55"E
C134	710.00'	05°29'42"	68.09'	68.07'	N02°51'01"W
C140	710.00'	29°36'12"	366.84'	362.77'	N07°23'13"W
C177	320.00'	11°01'42"	61.59'	61.50'	S83°26'55"E
C178	30.00'	85°20'57"	44.69'	40.67'	S35°15'36"E
C203	25.00'	41°33'29"	18.13'	17.74'	N09°42'10"E
C212	400.00'	06°10'01"	43.05'	43.03'	S85°52'46"E
C213	30.00'	100°19'22"	52.53'	46.07'	S47°02'33"W
C214	30.00'	00°30'41"	0.27'	0.27'	S03°22'28"E
C215	320.00'	08°38'30"	48.26'	48.22'	S07°57'04"E
C257	300.00'	06°23'38"	33.48'	33.46'	S85°45'58"E
C258	30.00'	89°14'17"	46.72'	42.14'	S37°57'01"E
C259	830.00'	01°40'09"	24.18'	24.18'	N05°50'03"E
C260	830.00'	05°06'08"	73.91'	73.89'	N02°26'55"E
C261	830.00'	05°29'42"	79.60'	79.57'	N02°51'01"W



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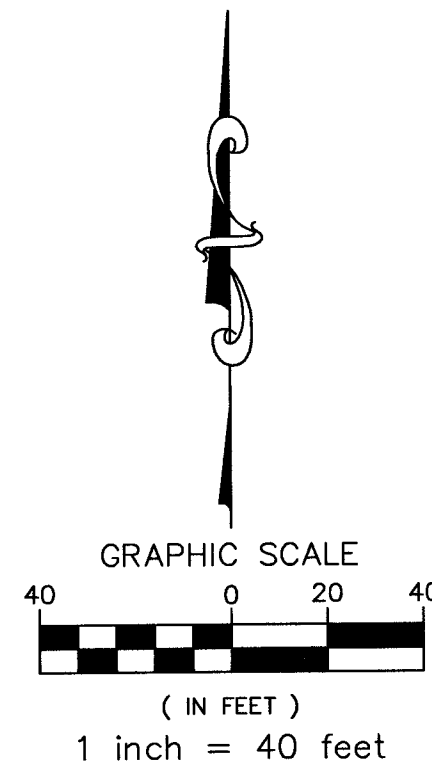
BARTRAM CREEK PHASE ONE

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PLAT BOOK **67** PAGE **171**

SHEET 7 OF 15 SHEETS

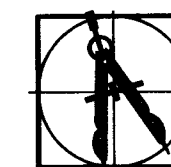
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L107	S50°03'52"E	29.81'
L108	N25°04'27"E	29.31'
L109	N16°14'12"W	19.60'
L110	S38°08'44"E	4.39'
L111	S38°08'44"E	7.90'
L112	N42°01'14"W	18.87'
L113	S35°21'41"E	21.80'
L114	S35°21'41"E	8.91'
L115	N18°13'36"W	31.49'
L116	S44°07'17"E	6.74'
L117	S44°07'17"E	13.00'
L118	S44°45'56"W	1.56'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	680.00'	34°15'15"	406.54'	400.51'	N05°03'42"W
C92	650.00'	03°54'17"	44.30'	44.29'	N20°14'10"W
C93	650.00'	05°12'38"	59.11'	59.09'	N15°40'43"W
C94	650.00'	05°12'38"	59.11'	59.09'	N10°28'05"W
C99	650.00'	34°15'15"	388.60'	382.84'	N05°03'42"W
C135	710.00'	03°55'30"	48.64'	48.63'	N07°33'37"W
C136	710.00'	03°55'30"	48.64'	48.63'	N11°29'08"W
C137	710.00'	03°55'30"	48.64'	48.63'	N15°24'38"W
C138	710.00'	03°55'30"	48.64'	48.63'	N19°20'09"W
C139	710.00'	00°53'25"	11.03'	11.03'	N21°44'36"W
C140	710.00'	29°36'12"	366.84'	362.77'	N07°23'13"W
C200	25.00'	56°28'02"	24.64'	23.65'	N21°49'52"W
C201	25.00'	18°40'19"	8.15'	8.11'	N15°44'19"E
C202	25.00'	88°53'10"	38.78'	35.01'	N00°19'18"E
C262	830.00'	03°55'30"	56.86'	56.85'	N07°33'37"W
C263	830.00'	03°55'30"	56.86'	56.85'	N11°29'08"W
C264	830.00'	03°55'30"	56.86'	56.85'	N15°24'38"W
C265	830.00'	03°55'30"	56.86'	56.85'	N19°20'09"W
C266	830.00'	00°53'25"	12.90'	12.90'	N21°44'36"W

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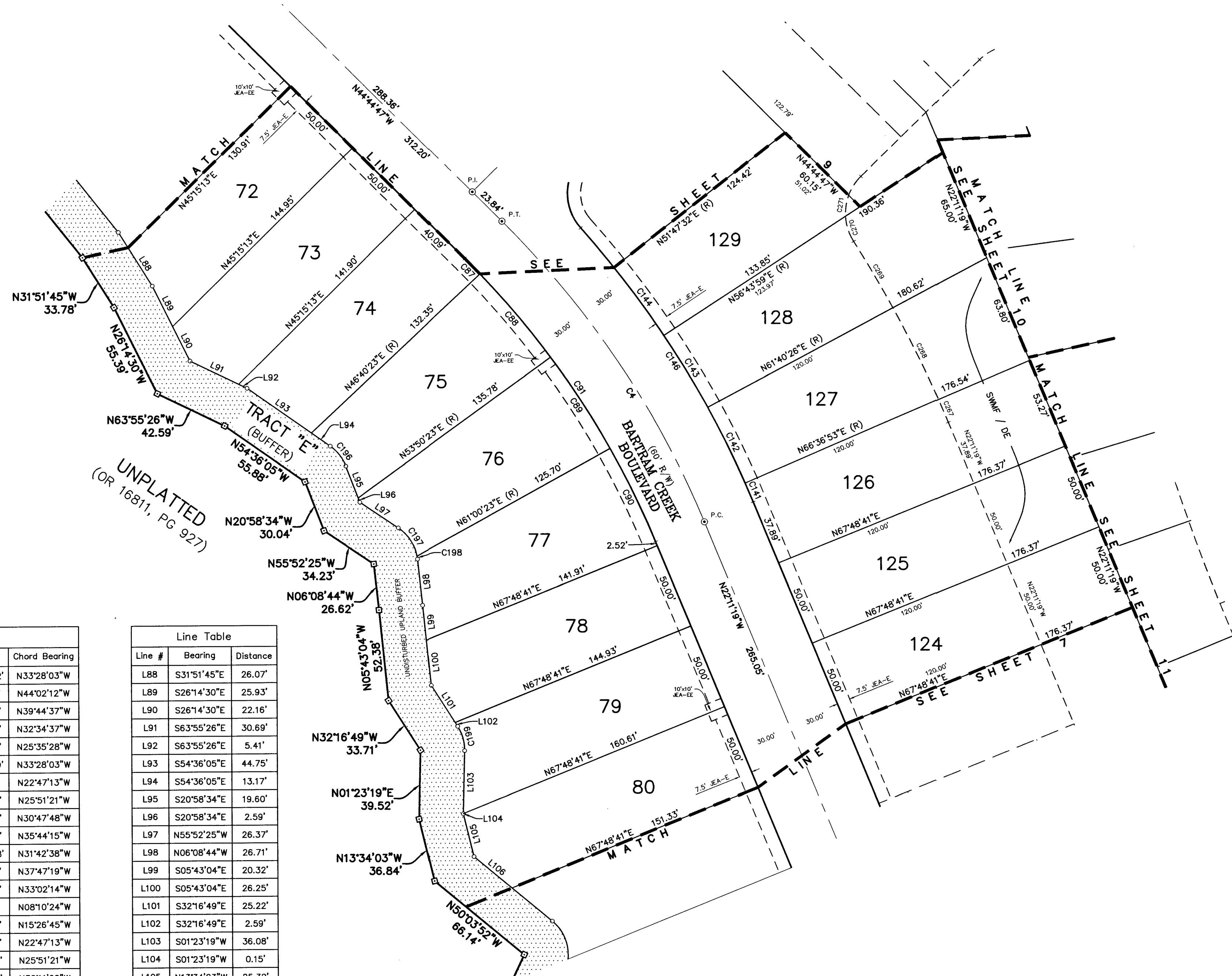
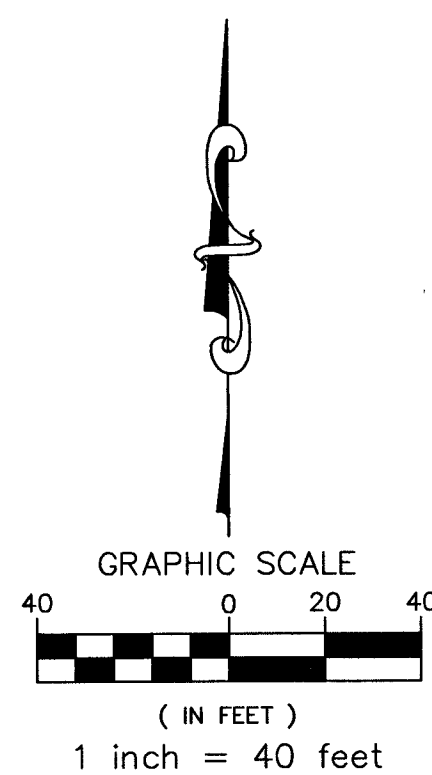
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PLAT BOOK 67 PAGE 172

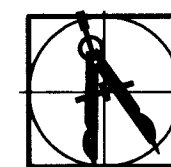
SHEET 8 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C4	530.00'	22°33'28"	208.67'	207.32'	N33°28'03"W
C87	500.00'	01°25'10"	12.39'	12.39'	N44°02'12"W
C88	500.00'	07°10'00"	62.54'	62.50'	N39°44'37"W
C89	500.00'	07°10'00"	62.54'	62.50'	N32°34'37"W
C90	500.00'	06°48'18"	59.38'	59.35'	N25°35'28"W
C91	500.00'	22°33'28"	196.85'	195.59'	N33°28'03"W
C141	560.00'	01°11'48"	11.70'	11.70'	N22°47'13"W
C142	560.00'	04°56'27"	48.29'	48.28'	N25°51'21"W
C143	560.00'	04°56'27"	48.29'	48.28'	N30°47'48"W
C144	560.00'	04°56'27"	48.29'	48.28'	N35°44'15"W
C146	560.00'	19°02'38"	186.13'	185.28'	N31°42'38"W
C196	25.00'	33°37'33"	14.67'	14.46'	N37°47'19"W
C197	25.00'	45°40'21"	19.93'	19.40'	N33°02'14"W
C198	25.00'	04°03'20"	1.77'	1.77'	N08°10'24"W
C199	25.00'	33°40'08"	14.69'	14.48'	N15°26'45"W
C267	680.00'	01°11'48"	14.20'	14.20'	N22°47'13"W
C268	680.00'	04°56'27"	58.64'	58.62'	N25°51'21"W
C269	680.00'	03°42'51"	44.08'	44.07'	N30°11'00"W
C270	30.00'	29°12'37"	15.29'	15.13'	S17°26'07"E
C271	30.00'	23°09'45"	12.13'	12.05'	S08°45'04"W

Line Table		
Line #	Bearing	Distance
L88	S31°51'45"E	26.07'
L89	S26°14'30"E	25.93'
L90	S26°14'30"E	22.16'
L91	S63°55'26"E	30.69'
L92	S63°55'26"E	5.41'
L93	S54°36'05"E	44.75'
L94	S54°36'05"E	13.17'
L95	S20°58'34"E	19.60'
L96	S20°58'34"E	2.58'
L97	N55°52'25"W	26.37'
L98	N06°08'44"W	26.71'
L99	S05°43'04"E	20.32'
L100	S05°43'04"E	26.25'
L101	S32°16'49"E	25.22'
L102	S32°16'49"E	2.59'
L103	S01°23'19"W	36.08'
L104	S01°23'19"W	0.15'
L105	N13°34'03"W	25.32'
L106	S50°03'52"E	28.09'



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BARTRAM CREEK PHASE ONE

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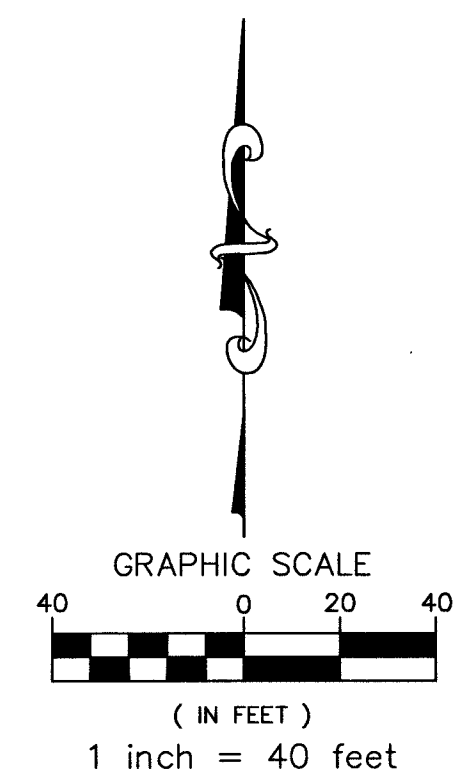
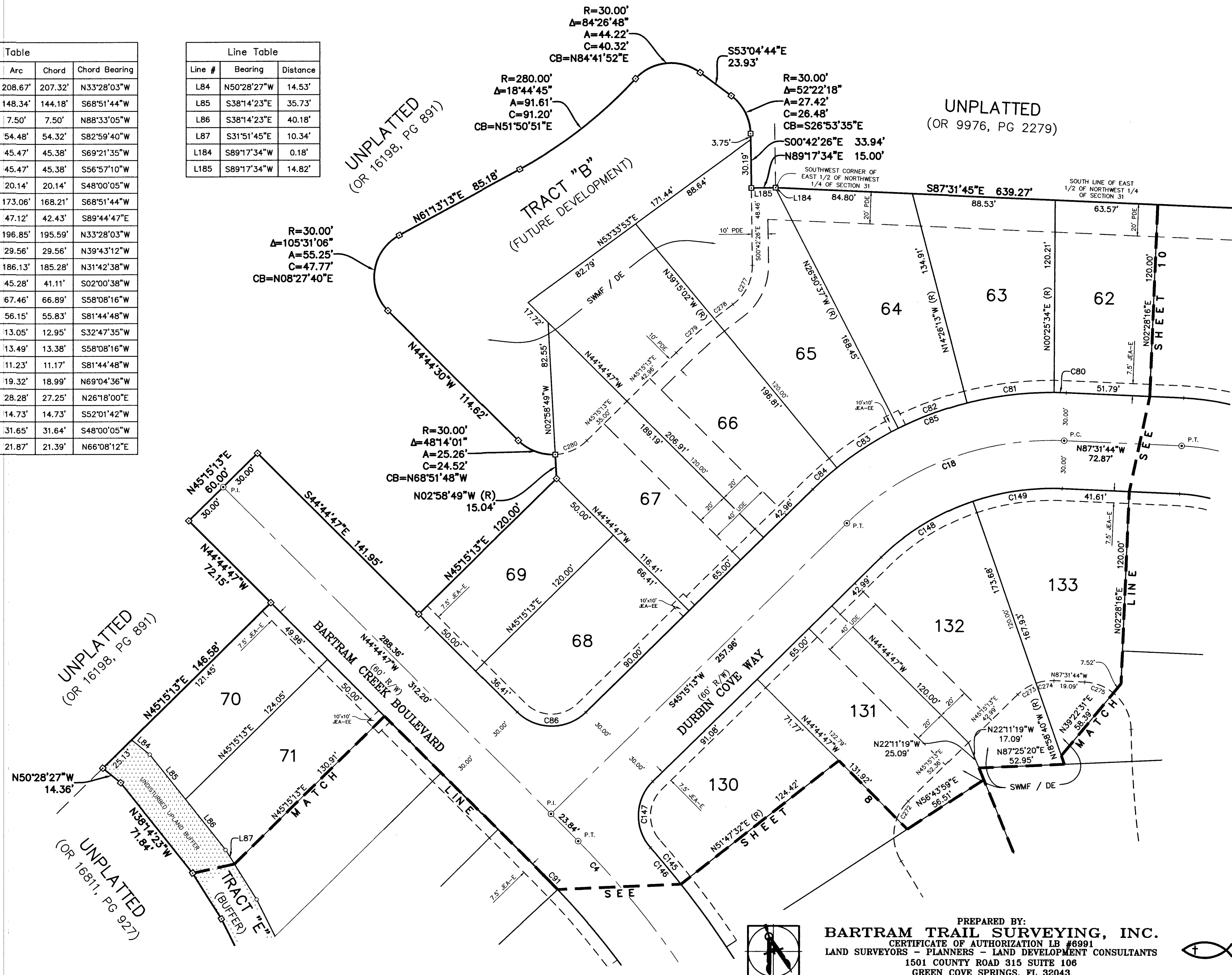
PLAT BOOK **67** PAGE **173**

SHEET **9** OF **15** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Curve Table				
Curve #	Radius	Delta	Arc	Chord
C4	530.00'	22°33'28"	208.67'	207.32'
C18	180.00'	47°13'03"	148.34'	144.18'
C80	210.00'	02°02'43"	7.50'	7.50'
C81	210.00'	14°51'46"	54.48'	54.32'
C82	210.00'	12°24'25"	45.47'	45.38'
C83	210.00'	12°24'25"	45.47'	45.38'
C84	210.00'	05°29'45"	20.14'	20.14'
C85	210.00'	47°13'03"	173.06'	168.21'
C86	30.00'	90°00'00"	47.12'	42.43'
C91	500.00'	22°33'28"	196.85'	195.59'
C145	560.00'	03°01'28"	29.56'	29.56'
C146	560.00'	19°02'38"	186.13'	185.28'
C147	30.00'	86°29'09"	45.28'	41.11'
C148	150.00'	25°46'07"	67.46'	66.89'
C149	150.00'	21°26'57"	56.15'	55.83'
C272	30.00'	24°55'16"	13.05'	12.95'
C273	30.00'	25°46'07"	13.49'	13.38'
C274	30.00'	21°26'57"	11.23'	11.17'
C275	30.00'	36°54'15"	19.32'	18.99'
C277	30.00'	54°00'53"	28.28'	27.25'
C278	330.00'	02°33'29"	14.73'	14.73'
C279	330.00'	05°29'45"	31.65'	31.64'
C280	30.00'	41°45'59"	21.87'	21.39'

Line Table		
Line #	Bearing	Distance
L84	N50°28'27"W	14.53'
L85	S38°14'23"E	35.73'
L86	S38°14'23"E	40.18'
L87	S31°51'45"E	10.34'
L184	S89°17'34"W	0.18'
L185	S89°17'34"W	14.82'



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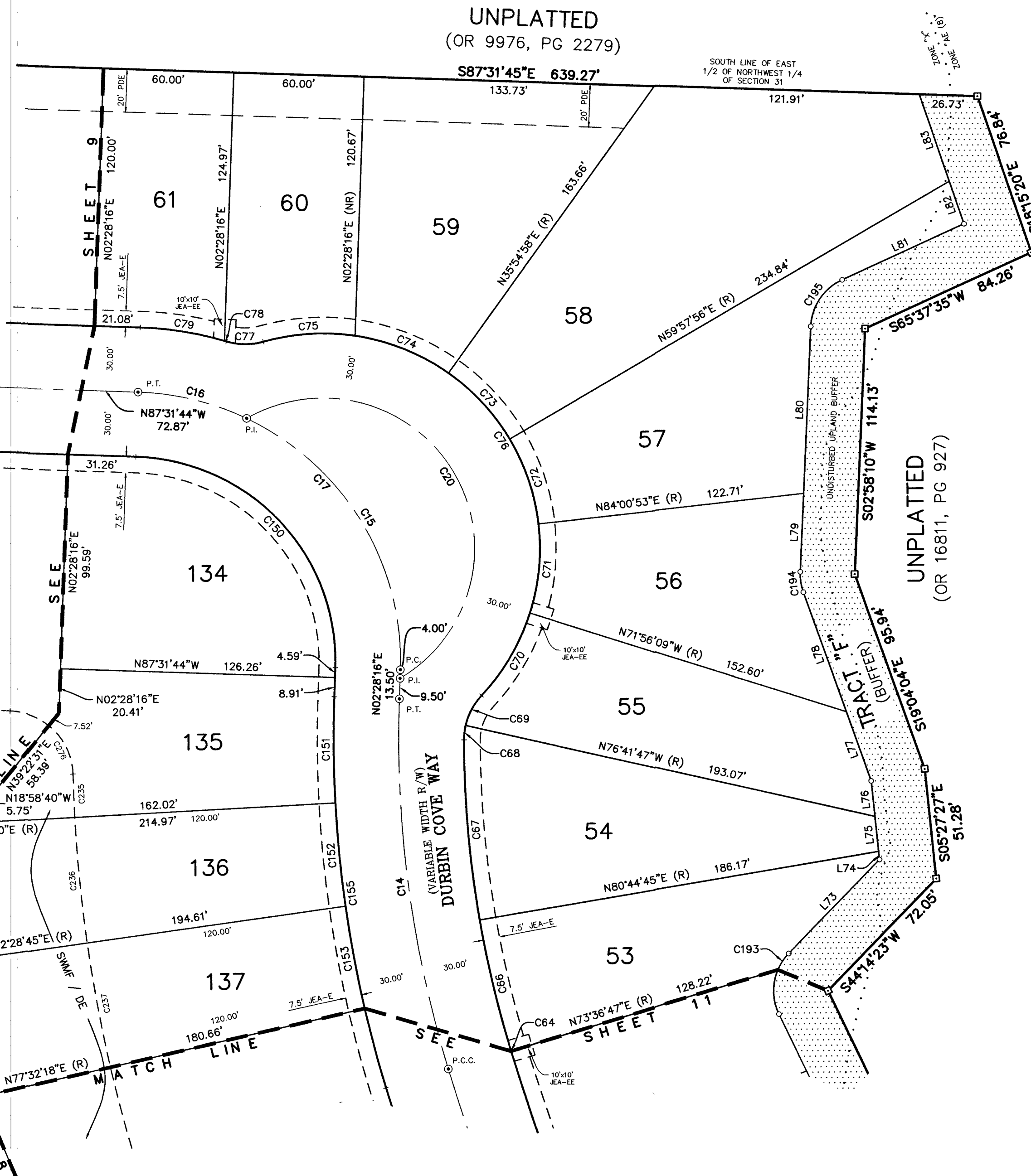
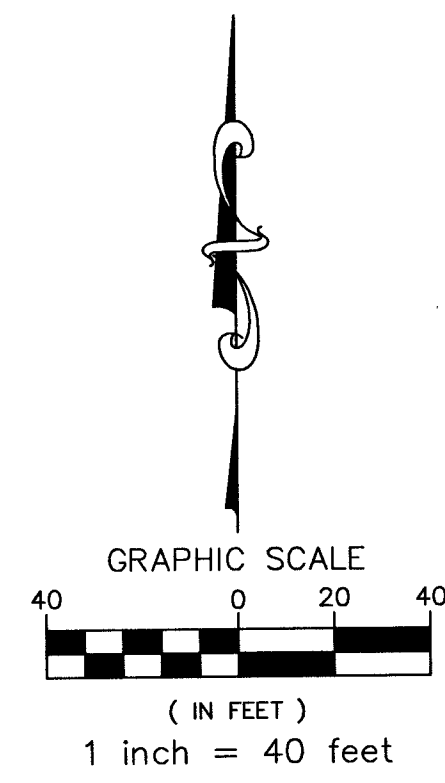
BARTRAM CREEK PHASE ONE

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PLAT BOOK **67** PAGE **174**

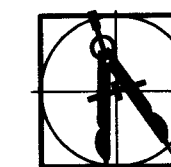
SHEET 10 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L73	S44°14'23"W	60.48'
L74	N05°27'27"W	3.81'
L75	N05°27'27"W	16.33'
L76	N05°27'27"W	16.57'
L77	N19°04'04"W	34.18'
L78	N19°04'04"W	58.78'
L79	N02°58'10"E	36.58'
L80	N02°58'10"E	77.55'
L81	S65°37'35"W	61.80'
L82	N18°15'20"W	21.00'
L83	N18°15'20"W	42.83'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C14	530.00'	18°50'08"	174.23'	173.45'	N06°56'48"W
C15	125.00'	66°15'22"	144.55'	136.63'	N30°39'25"W
C16	125.00'	23°44'38"	51.80'	51.43'	N75°39'25"W
C17	125.00'	90°00'00"	196.35'	176.78'	N42°31'44"W
C20	70.00'	179°21'44"	219.13'	140.00'	N29°45'41"W
C64	1100.00'	00°01'21"	0.43'	0.43'	S16°22'32"E
C66	500.00'	07°06'37"	62.05'	62.01'	S12°48'33"E
C67	500.00'	09°39'30"	84.29'	84.19'	S04°25'30"E
C68	30.00'	12°53'58"	6.75'	6.74'	S06°51'14"W
C69	30.00'	30°15'47"	15.85'	15.66'	S28°26'07"W
C70	100.00'	25°30'09"	44.51'	44.14'	N30°48'56"E
C71	100.00'	24°02'58"	41.97'	41.67'	N06°02'22"E
C72	100.00'	24°02'58"	41.97'	41.67'	N18°00'35"W
C73	100.00'	24°02'58"	41.97'	41.67'	N42°03'33"W
C74	100.00'	26°47'40"	46.77'	46.34'	N67°28'52"W
C75	100.00'	24°27'14"	42.68'	42.36'	S86°53'41"W
C76	100.00'	148°53'57"	259.88'	192.68'	N30°52'58"W
C77	30.00'	32°42'34"	17.13'	16.89'	S88°58'39"E
C78	155.00'	00°21'53"	0.99'	0.99'	N72°48'18"W
C79	155.00'	14°32'29"	39.34'	39.23'	N80°15'29"W
C150	95.00'	90°00'00"	149.23'	134.35'	N42°31'44"W
C151	560.00'	05°02'57"	49.35'	49.33'	S00°03'12"E
C152	560.00'	04°56'34"	48.31'	48.30'	S05°02'58"E
C153	560.00'	04°56'27"	48.29'	48.28'	S09°59'28"E
C155	560.00'	18°50'08"	184.10'	183.27'	S06°56'48"E
C193	25.00'	20°51'58"	9.10'	9.05'	S33°48'26"W
C194	25.00'	22°02'14"	9.62'	9.56'	S08°02'57"E
C195	25.00'	62°39'25"	27.34'	26.00'	S34°17'52"W
C235	680.00'	01°41'54"	20.16'	20.15'	S01°43'44"E
C236	680.00'	04°56'34"	58.66'	58.65'	S05°02'58"E
C237	680.00'	04°56'27"	58.64'	58.62'	S09°59'28"E
C276	30.00'	49°44'42"	26.05'	25.24'	N25°45'08"W



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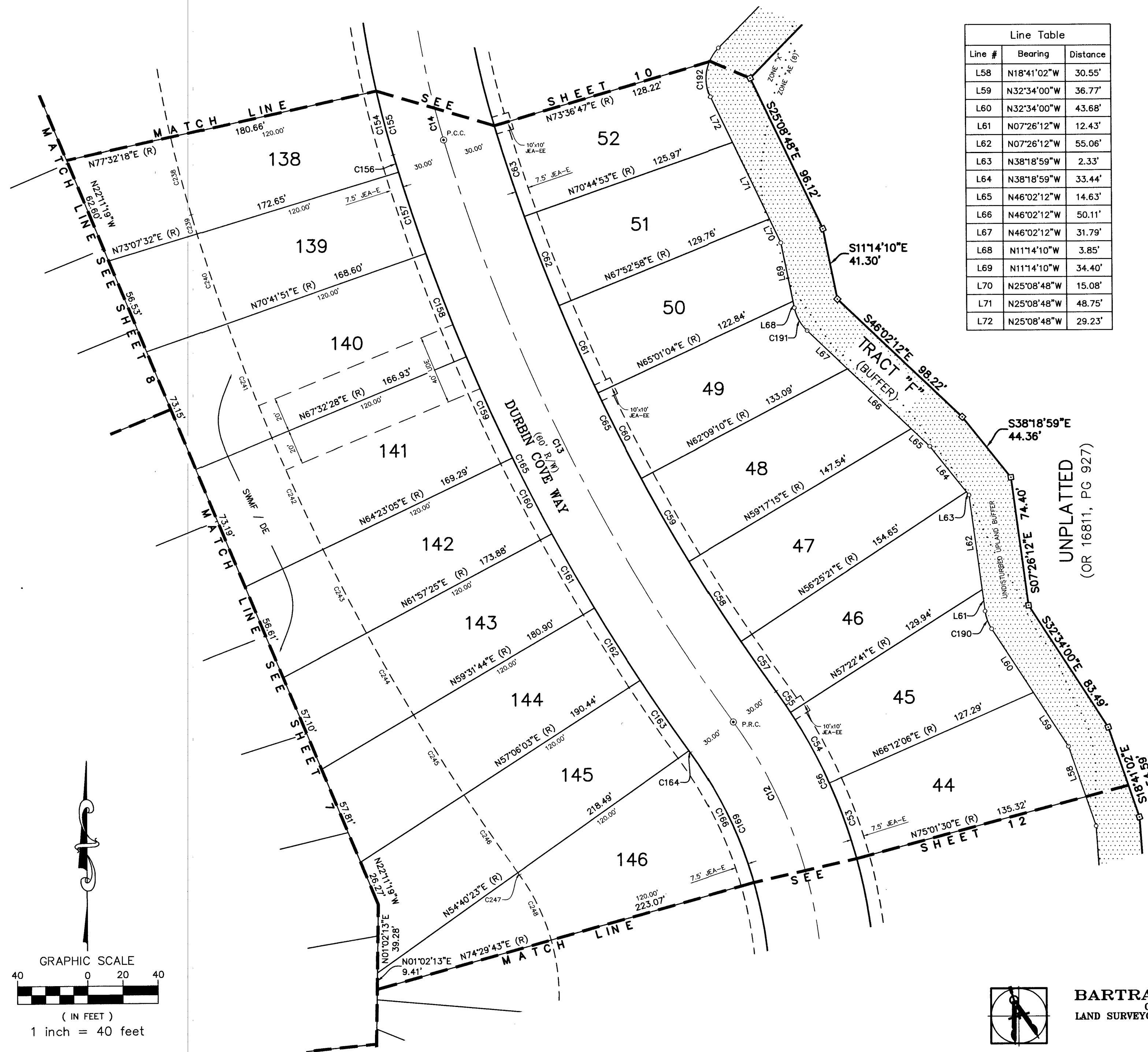
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PLAT BOOK **67** PAGE **175**

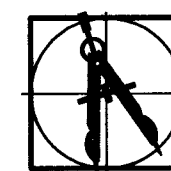
SHEET 11 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L58	N18°41'02"W	30.55'
L59	N32°34'00"W	36.77'
L60	N32°34'00"W	43.68'
L61	N07°26'12"W	12.43'
L62	N07°26'12"W	55.06'
L63	N38°18'59"W	2.33'
L64	N38°18'59"W	33.44'
L65	N46°02'12"W	14.63'
L66	N46°02'12"W	50.11'
L67	N46°02'12"W	31.79'
L68	N11°14'10"W	3.85'
L69	N11°14'10"W	34.40'
L70	N25°08'48"W	15.08'
L71	N25°08'48"W	48.75'
L72	N25°08'48"W	29.23'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C12	270.00'	59°02'10"	278.20'	266.06'	N05°53'02"W
C13	1130.00'	19°02'15"	375.46'	373.74'	N25°53'00"W
C14	530.00'	18°50'08"	174.23'	173.45'	N06°56'48"W
C53	300.00'	08°49'24"	46.20'	46.15'	N19°23'12"W
C54	300.00'	08°49'24"	46.20'	46.15'	N28°12'36"W
C55	300.00'	02°46'49"	14.56'	14.56'	N34°00'43"W
C56	300.00'	59°02'10"	309.11'	295.62'	N05°53'02"W
C57	1100.00'	01°49'28"	35.03'	35.03'	S34°29'23"E
C58	1100.00'	02°51'54"	55.01'	55.00'	S32°08'42"E
C59	1100.00'	02°51'54"	55.01'	55.00'	S29°16'47"E
C60	1100.00'	02°51'54"	55.01'	55.00'	S26°24'53"E
C61	1100.00'	02°51'54"	55.01'	55.00'	S23°32'59"E
C62	1100.00'	02°51'54"	55.01'	55.00'	S20°41'04"E
C63	1100.00'	02°51'54"	55.01'	55.00'	S17°49'10"E
C65	1100.00'	19°02'15"	365.50'	363.82'	S25°53'00"E
C154	560.00'	03°54'10"	38.15'	38.14'	S14°24'47"E
C155	560.00'	18°50'08"	184.10'	183.27'	S06°56'48"E
C156	1160.00'	00°30'36"	10.33'	10.33'	S16°37'10"E
C157	1160.00'	02°25'41"	49.16'	49.15'	S18°05'19"E
C158	1160.00'	03°09'23"	63.90'	63.89'	S20°52'50"E
C159	1160.00'	03°09'23"	63.90'	63.89'	S24°02'13"E
C160	1160.00'	02°25'41"	49.16'	49.15'	S26°49'45"E
C161	1160.00'	02°25'41"	49.16'	49.15'	S29°15'26"E
C162	1160.00'	02°25'41"	49.16'	49.15'	S31°41'06"E
C163	1160.00'	02°25'41"	49.16'	49.15'	S34°06'47"E
C164	1160.00'	00°04'30"	1.52'	1.52'	S35°21'52"E
C165	1160.00'	19°02'15"	385.43'	383.66'	S25°53'00"E
C166	240.00'	19°53'50"	83.35'	82.93'	N25°27'12"W
C169	240.00'	59°02'10"	247.29'	236.50'	N05°53'02"W
C190	25.00'	25°07'48"	10.97'	10.88'	S20°00'06"E
C191	25.00'	34°48'04"	15.18'	14.95'	S28°38'11"E
C192	25.00'	48°31'14"	21.17'	20.54'	S00°53'10"E
C238	680.00'	03°54'10"	46.32'	46.31'	S14°24'47"E
C239	1280.00'	00°30'36"	11.40'	11.40'	S16°37'10"E
C240	1280.00'	02°25'41"	54.24'	54.24'	S18°05'19"E
C241	1280.00'	03°09'23"	70.51'	70.50'	S20°52'50"E
C242	1280.00'	03°09'23"	70.51'	70.50'	S24°02'13"E
C243	1280.00'	02°25'41"	54.24'	54.24'	S26°49'45"E
C244	1280.00'	02°25'41"	54.24'	54.24'	S29°15'26"E
C245	1280.00'	02°25'41"	54.24'	54.24'	S31°41'06"E
C246	1280.00'	02°25'41"	54.24'	54.24'	S34°06'47"E
C247	1280.00'	00°04'30"	1.68'	1.68'	S35°21'52"E
C248	120.00'	19°53'50"	41.67'	41.46'	N25°27'12"W



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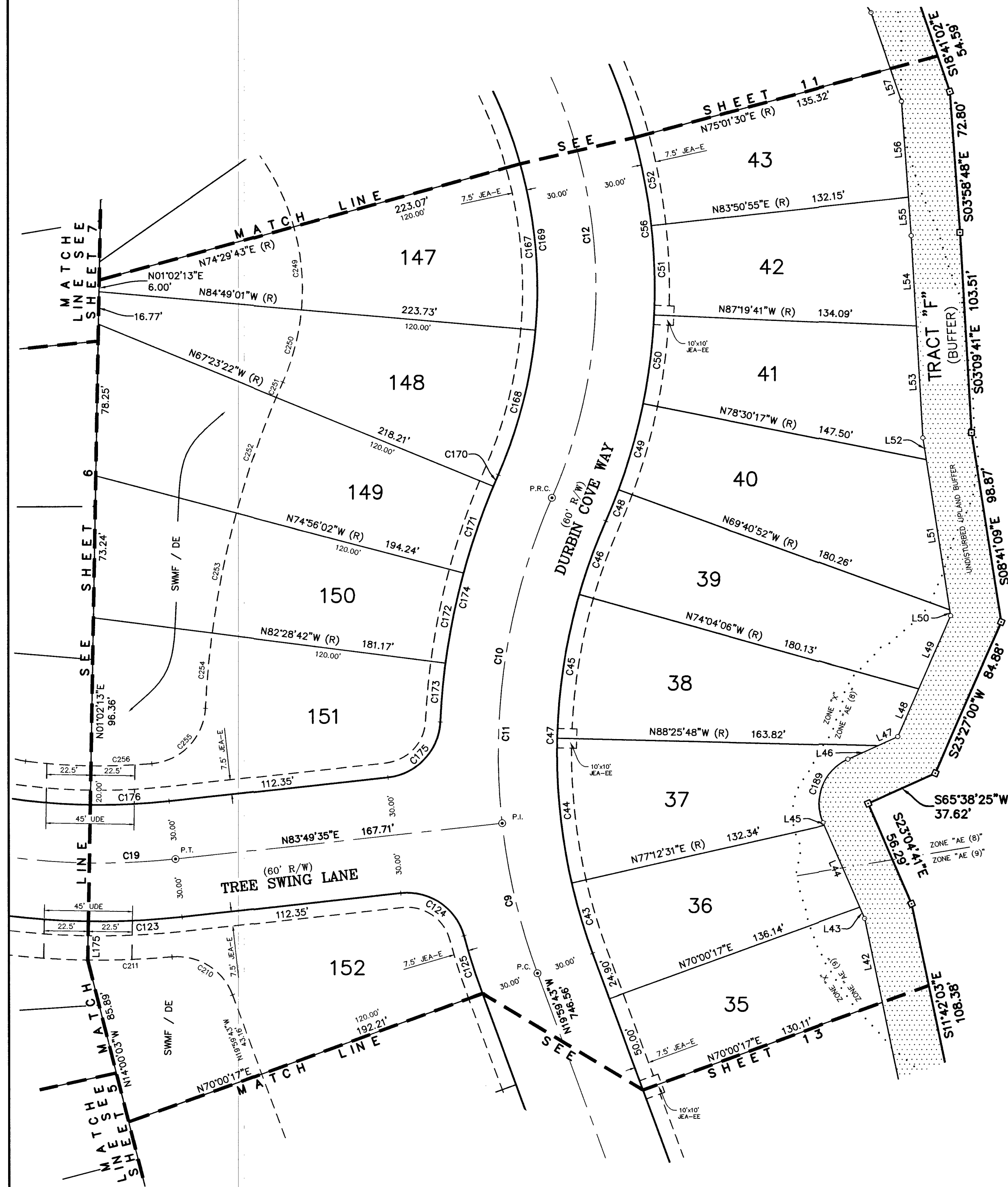
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PLAT BOOK **67** PAGE **176**

SHEET **12** OF **15** SHEETS

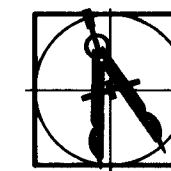
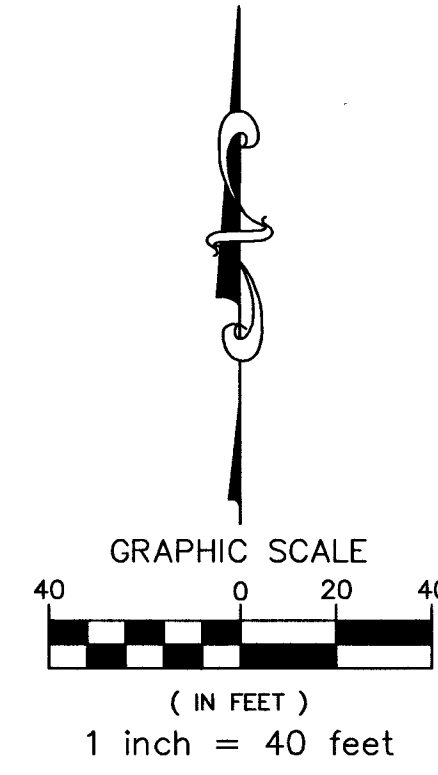
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



UNPLATTED
(OR 16811, PG 927)

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C9	330.00'	13°49'18"	79.61'	79.41'	N13°05'04"W
C10	330.00'	29°48'28"	171.68'	169.75'	N08°43'49"E
C11	330.00'	43°37'46"	251.29'	245.26'	N01°49'10"E
C12	270.00'	59°02'10"	278.20'	266.06'	N05°53'02"W
C19	350.00'	18°14'21"	111.42'	110.95'	S87°03'15"E
C43	300.00'	07°12'14"	37.72'	37.69'	S16°23'36"E
C44	300.00'	14°21'41"	75.20'	75.00'	S05°36'39"E
C45	300.00'	14°21'41"	75.20'	75.00'	S08°45'03"W
C46	300.00'	07°42'09"	40.33'	40.30'	S19°46'58"W
C47	300.00'	43°37'46"	228.44'	222.96'	S01°49'10"W
C48	300.00'	03°18'55"	17.36'	17.36'	N21°58'35"E
C49	300.00'	08°49'24"	46.20'	46.15'	N15°54'26"E
C50	300.00'	08°49'24"	46.20'	46.15'	N07°05'01"E
C51	300.00'	08°49'24"	46.20'	46.15'	N01°44'23"W
C52	300.00'	08°49'24"	46.20'	46.15'	N10°33'48"W
C56	300.00'	59°02'10"	309.11'	295.62'	N05°53'02"W
C123	380.00'	07°12'39"	47.82'	47.79'	N87°25'54"E
C124	30.00'	81°09'00"	42.49'	39.03'	N55°35'55"W
C125	360.00'	04°58'18"	31.24'	31.23'	S17°30'34"E
C167	240.00'	20°41'17"	86.66'	86.19'	N05°09'39"W
C168	240.00'	18°27'04"	77.29'	76.95'	N14°24'31"E
C169	240.00'	59°02'10"	247.29'	236.50'	N05°53'02"W
C170	360.00'	01°01'25"	6.43'	6.43'	S23°07'20"W
C171	360.00'	07°32'40"	47.40'	47.37'	S18°50'18"W
C172	360.00'	07°32'40"	47.40'	47.37'	S11°17'38"W
C173	360.00'	04°50'44"	30.45'	30.44'	S05°05'56"W
C174	360.00'	20°57'29"	131.68'	130.95'	S13°09'19"W
C175	30.00'	81°09'00"	42.49'	39.03'	N43°15'04"E
C176	320.00'	07°12'39"	40.27'	40.25'	N87°25'54"E
C189	25.00'	88°43'08"	38.71'	34.96'	S21°16'53"W
C210	30.00'	75°08'04"	39.34'	36.58'	N57°33'45"W
C211	400.00'	06°10'01"	43.05'	43.03'	N87°57'13"E
C249	120.00'	20°41'17"	43.33'	43.09'	N05°09'39"W
C250	120.00'	18°27'04"	38.64'	38.48'	N14°24'31"E
C251	480.00'	01°01'25"	8.58'	8.58'	S23°07'20"W
C252	480.00'	07°32'40"	63.20'	63.16'	S18°50'18"W
C253	480.00'	07°32'40"	63.20'	63.16'	S11°17'38"W
C254	480.00'	04°39'47"	39.07'	39.05'	S05°11'25"W
C255	30.00'	82°14'02"	43.06'	39.46'	N43°58'32"E
C256	300.00'	05°56'41"	31.13'	31.11'	N88°03'53"E

Line Table		
Line #	Bearing	Distance
L42	N11°42'03"W	44.14'
L43	N23°04'41"W	6.33'
L44	N23°04'41"W	45.99'
L45	N23°04'41"W	1.48'
L46	N65°38'25"E	16.76'
L47	N65°38'25"E	11.21'
L48	N23°27'00"E	26.76'
L49	N23°27'00"E	41.28'
L50	N08°41'09"W	3.03'
L51	N08°41'09"W	78.49'
L52	N08°41'09"W	11.36'
L53	N03°09'41"W	57.81'
L54	N03°09'41"W	46.73'
L55	N03°58'48"W	19.93'
L56	N03°58'48"W	49.46'
L57	N18°41'02"W	17.77'
L175	N01°02'13"E	20.00'



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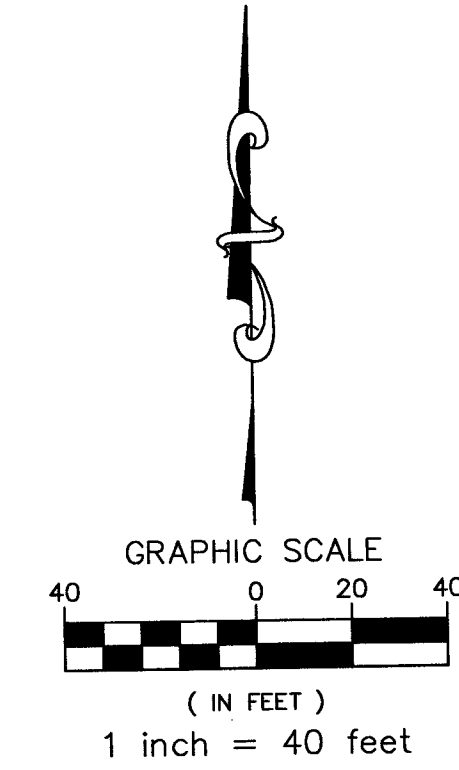
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PLAT BOOK 67 PAGE 177

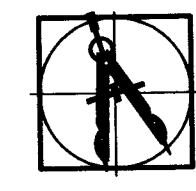
SHEET 13 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L30	N01°28'22"W	42.47'
L31	N01°28'22"W	4.48'
L32	N01°55'04"E	49.32'
L33	N01°55'04"E	29.22'
L34	N56°18'29"W	28.41'
L35	N56°18'29"W	7.34'
L36	N19°34'36"W	29.10'
L37	N19°34'36"W	20.31'
L38	N48°30'07"W	33.78'
L39	N48°30'07"W	26.58'
L40	N11°42'03"W	11.22'
L41	N11°42'03"W	50.53'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C186	25.00'	22°37'26"	9.87'	9.81'	S12°47'04"E
C187	25.00'	36°43'50"	16.03'	15.75'	S37°56'33"E
C188	25.00'	36°48'04"	16.06'	15.78'	S30°06'05"E



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CITY DEV. NO. 5099.087

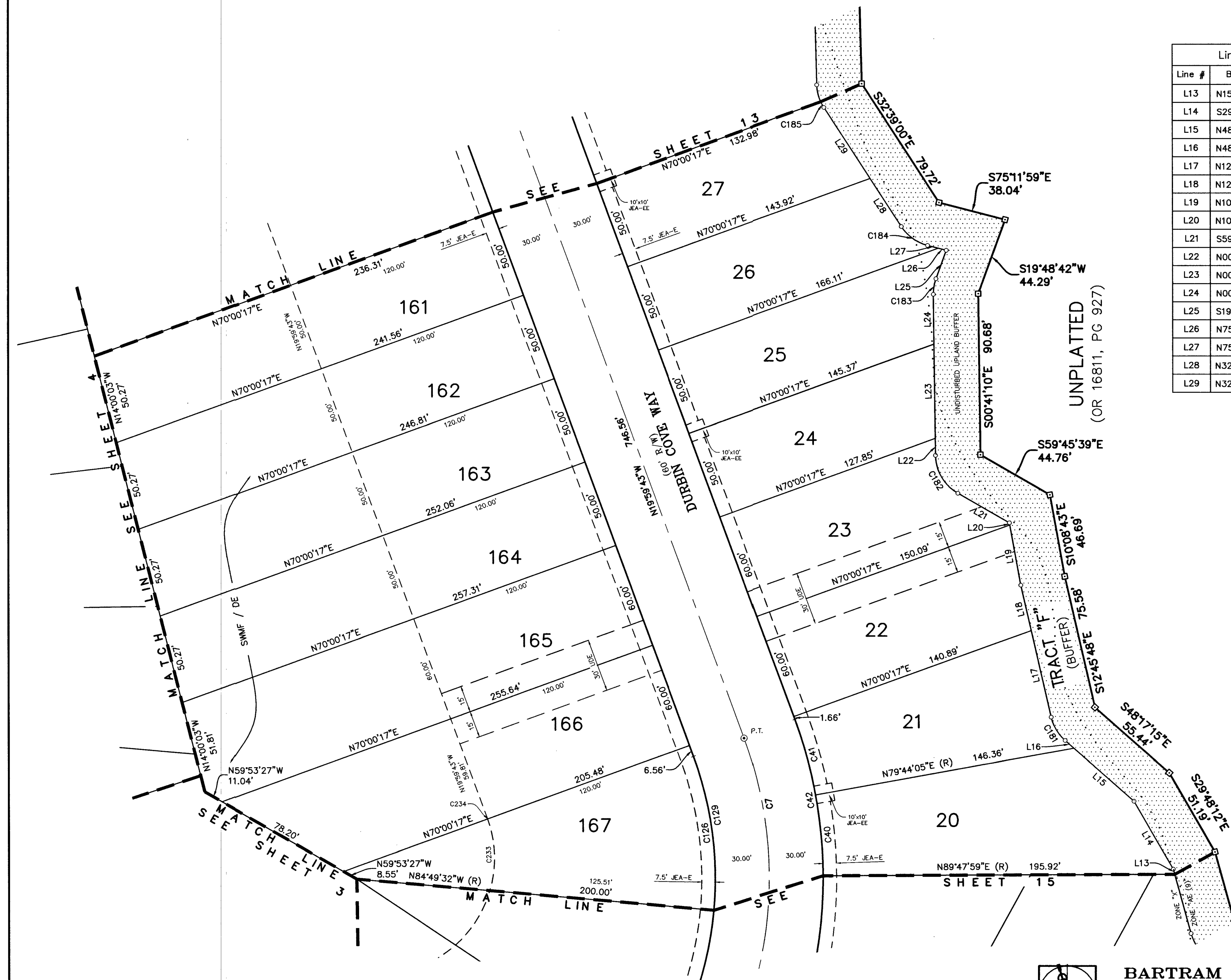
BARTRAM CREEK PHASE ONE

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 16813, PAGE 547 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITHIN THE WEST 1/2 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

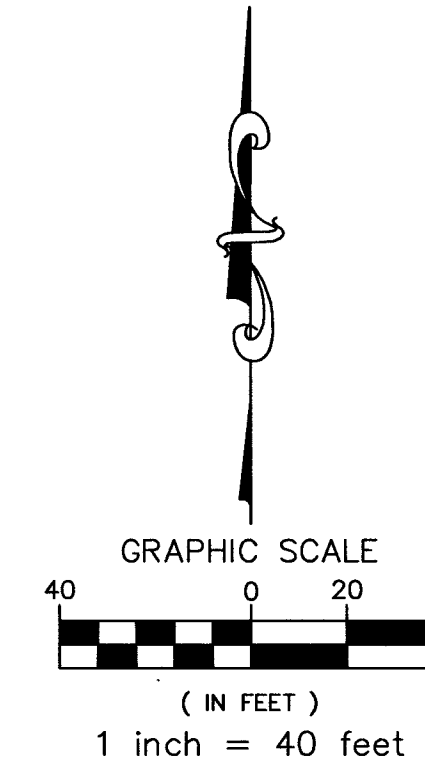
PLAT BOOK 67 PAGE 178

SHEET 14 OF 15 SHEETS

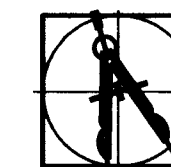
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L13	N1516°41'W	2.99'
L14	S29°48'12"E	43.94'
L15	N481°17'15"W	44.79'
L16	N481°17'15"W	6.58'
L17	N12°45'48"W	49.95'
L18	N12°45'48"W	26.20'
L19	N10°08'43"W	34.51'
L20	N10°08'43"W	1.19'
L21	S59°45'39"E	33.20'
L22	N00°41'10"W	9.58'
L23	N00°41'10"W	52.98'
L24	N00°41'10"W	28.12'
L25	S19°48'42"W	17.00'
L26	N75°11'59"W	4.67'
L27	N75°11'59"W	6.08'
L28	N32°39'00"W	32.26'
L29	N32°39'00"W	47.46'



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C7	230.00'	48°38'30"	195.26'	189.45'	N04°19'32"E
C40	260.00'	10°03'53"	45.67'	45.61'	N05°13'58"W
C41	260.00'	09°43'48"	44.15'	44.10'	N15°07'49"W
C42	260.00'	36°42'04"	166.54'	163.71'	N01°38'41"W
C126	200.00'	25°10'11"	87.86'	87.15'	N07°24'38"W
C129	200.00'	109°14'17"	381.31'	326.13'	N34°37'26"E
C181	25.00'	35°31'25"	15.50'	15.25'	S30°31'32"E
C182	25.00'	59°04'32"	25.78'	24.65'	S30°13'25"E
C183	25.00'	20°29'51"	8.94'	8.90'	S09°33'47"W
C184	25.00'	42°32'57"	18.57'	18.14'	S53°55'29"E
C185	25.00'	08°33'14"	3.73'	3.73'	S28°22'24"E
C233	65.00'	36°04'46"	40.93'	40.26'	N01°47'14"W
C234	65.00'	00°10'06"	0.19'	0.19'	N19°54'40"W



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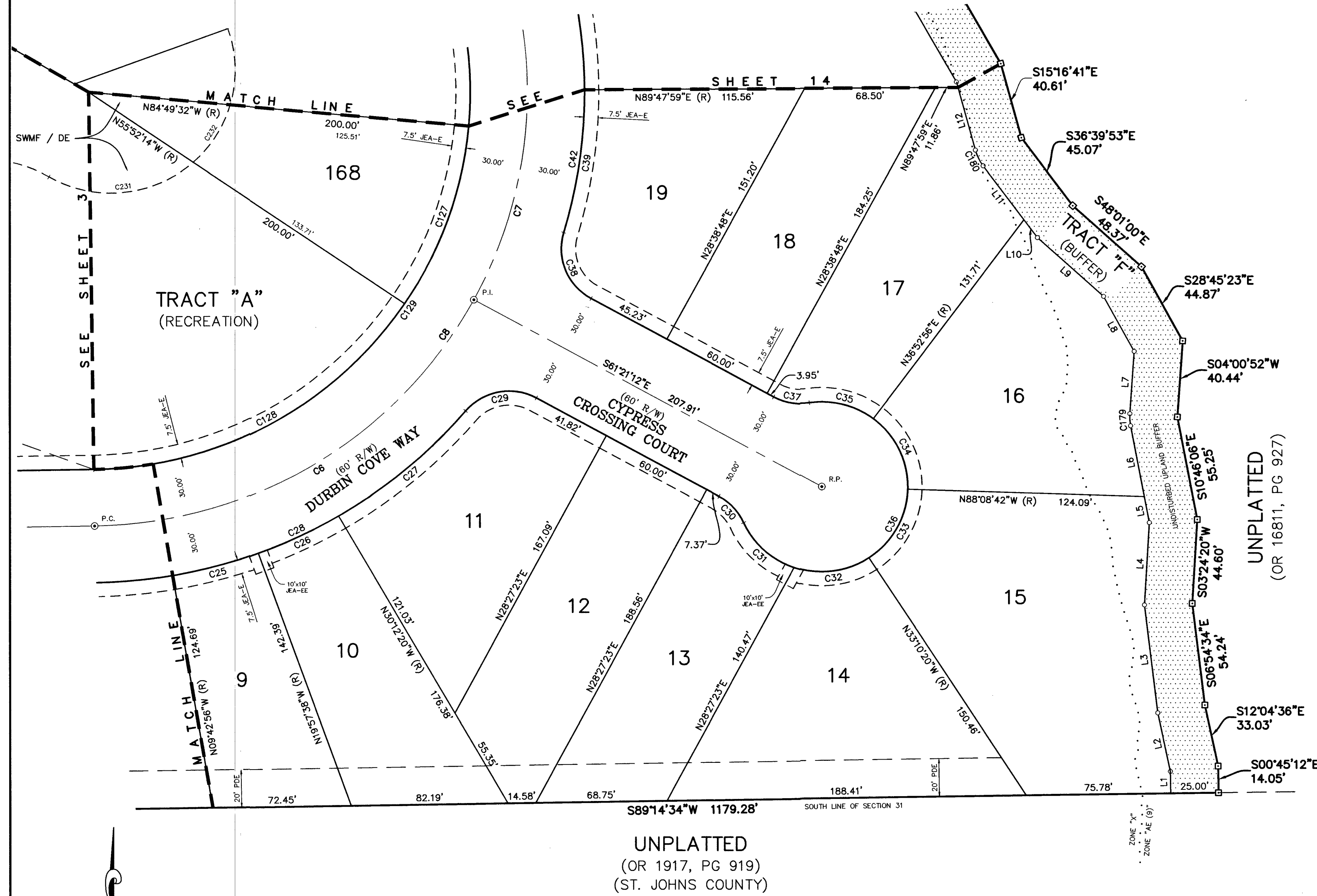
BARTRAM CREEK PHASE ONE

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PLAT BOOK 67 PAGE 179

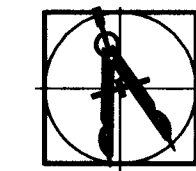
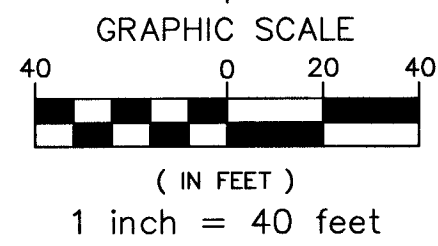
SHEET 15 OF 15 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C6	230.00'	60°35'46"	243.25'	232.07'	N58°56'41"E
C7	230.00'	48°38'30"	195.26'	189.45'	N04°19'32"E
C8	230.00'	109°14'17"	438.51'	375.05'	N34°37'26"E
C25	260.00'	10°14'42"	46.49'	46.43'	N75°09'43"E
C26	260.00'	10°14'42"	46.49'	46.43'	N64°55'01"E
C27	260.00'	19°12'26"	87.16'	86.75'	N50°11'27"E
C28	260.00'	48°39'21"	220.79'	214.22'	N64°54'54"E
C29	30.00'	78°03'34"	40.87'	37.78'	S79°37'00"W
C30	30.00'	36°52'12"	19.31'	18.97'	N42°55'07"W
C31	45.00'	46°41'51"	36.68'	35.67'	S47°49'57"E
C32	45.00'	51°59'27"	40.83'	39.45'	N82°49'24"E
C33	45.00'	54°58'22"	43.18'	41.54'	N29°20'29"E
C34	45.00'	54°58'22"	43.18'	41.54'	N25°37'53"W
C35	45.00'	45°06'20"	35.43'	34.52'	N75°40'14"W
C36	45.00'	25°44'23"	199.29'	72.00'	N28°38'48"E
C37	30.00'	36°52'12"	19.31'	18.97'	S79°47'18"E
C38	30.00'	78°03'34"	40.87'	37.78'	S22°19'25"E
C39	260.00'	16°54'23"	76.72'	76.44'	N08°15'10"E
C42	260.00'	36°42'04"	166.54'	163.71'	N01°38'41"W
C127	200.00'	28°57'18"	101.07'	100.00'	N19°39'07"E
C128	200.00'	55°06'48"	192.38'	185.05'	N61°41'10"E
C129	200.00'	109°14'17"	381.31'	326.13'	N34°37'26"E
C179	25.00'	14°46'59"	6.45'	6.43'	S03°22'37"E
C180	25.00'	21°23'13"	9.33'	9.28'	S25°58'17"E
C231	65.00'	71°36'49"	81.24'	76.06'	N84°17'13"E
C232	65.00'	32°13'39"	36.56'	36.08'	N32°21'59"E

Line Table		
Line #	Bearing	Distance
L1	S00°45'12"E	11.57'
L2	S12°04'36"E	31.69'
L3	S06°54'34"E	57.61'
L4	S03°24'20"W	43.75'
L5	N10°46'06"W	13.95'
L6	N10°46'06"W	38.19'
L7	S04°00'52"W	33.09'
L8	S28°45'23"E	33.28'
L9	S48°01'00"E	46.61'
L10	N36°39'53"W	11.87'
L11	N36°39'53"W	35.69'
L12	N15°16'41"W	34.43'



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