

BARTRAM CREEK PHASE TWO

A TRACT OF LAND BEING A REPLAT OF TRACT "B", ACCORDING TO THE PLAT OF BARTRAM CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 67, PAGES 165 THROUGH 179 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 69 PAGE 137

SHEET 1 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A tract of land being a replat of Tract "B", according to the plat of Bartram Creek Phase One, as recorded in Plat Book 67, pages 165 through 179 of the Public Records of Duval County, Florida along with a tract of land lying within Section 31, Township 4 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

BEGIN at the Southwest corner of Lot 70, according to said plat; thence N50°28'27"W, for 52.32 feet; thence N46°25'58"W, for 34.20 feet; thence N30°53'45"W, for 36.93 feet; thence N43°08'31"W, for 41.86 feet; thence N48°13'12"W, for 16.63 feet; thence N34°51'03"W, for 18.68 feet; thence N26°43'10"W, for 27.86 feet; thence N45°10'59"W, for 30.43 feet; thence N15°24'11"W, for 28.57 feet; thence N20°30'48"W, for 36.58 feet to the point of curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 39°24'55", an arc length of 17.20 feet and a chord bearing N40°13'16"W, for 16.86 feet to the point of tangency; thence N59°55'43"W, for 27.94 feet; thence N37°41'40"W, for 9.74 feet; thence N12°46'13"E, for 16.71 feet to the point of curvature of a curve concave to the West; thence northwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 55°48'46", an arc length of 24.34 feet and a chord bearing N15°07'09"W, for 23.39 feet to the point of tangency; thence N43°00'32"W, for 22.71 feet; thence N21°49'49"W, for 59.69 feet; thence N65°40'38"W, for 17.68 feet; thence N22°43'59"W, for 2.72 feet; thence N04°22'08"W, for 26.17 feet; thence N30°03'43"W, for 42.24 feet; thence N35°05'09"W, for 39.38 feet; thence N41°22'37"W, for 10.17 feet; thence N20°06'21"W, for 61.98 feet; thence N47°33'48"W, for 48.75 feet; thence N27°32'53"W, for 62.36 feet; thence N24°50'38"W, for 30.79 feet; thence N45°40'08"W, for 39.70 feet; thence N52°51'40"W, for 51.73 feet; thence N34°40'32"W, for 42.08 feet; thence N44°49'08"W, for 26.44 feet; thence N34°09'08"W, for 72.43 feet; thence N55°38'17"W, for 54.59 feet; thence N44°54'12"W, for 31.90 feet; thence N45°27'39"W, for 53.87 feet; thence N40°12'22"W, for 51.56 feet; thence N53°07'44"W, for 26.43 feet; thence N46°33'24"W, for 47.58 feet; thence N46°50'02"W, for 25.39 feet; thence N32°06'34"W, for 27.73 feet; thence N19°24'11"W, for 31.47 feet; thence N32°41'50"W, for 43.09 feet; thence N05°46'38"E, for 33.92 feet to the point of curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 54°45'46", an arc length of 23.89 feet and a chord bearing N21°36'15"W, for 23.00 feet to the point of tangency; thence N48°59'08"W, for 38.89 feet; thence N09°20'53"E, for 24.00 feet; thence N73°26'03"E, for 198.23 feet to the point of radial intersection with a curve concave to the Northeast; thence southeasterly along the arc of said curve, having a radius of 1000.00 feet, a central angle of 00°28'57", an arc length of 8.42 feet and a chord bearing S16°48'26"E, for 8.42 feet; thence N72°57'06"E, radial to last said curve, for 60.00 feet to the point of radial intersection with a curve concave to the Northeast; thence southeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 93°46'50", an arc length of 49.10 feet and a chord bearing S63°56'19"E, for 43.80 feet to the point of tangency; thence N69°10'16"E, for 88.57 feet to the point of intersection with a curve concave to the Northeast; thence northwesterly along the arc of said curve, having a radius of 820.00 feet, a central angle of 07°39'24", an arc length of 109.58 feet and a chord bearing N14°54'14"W, for 109.50 feet; thence N20°53'39"E, for 25.05 feet to the point of radial intersection with a curve concave to the Northeast; thence northwesterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 65°00'15", an arc length of 28.88 feet and a chord bearing N41°31'43"W, for 27.78 feet to the point of reverse curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve, having a radius of 680.00 feet, a central angle of 12°36'25", an arc length of 149.62 feet and a chord bearing N20°15'18"W, for 149.32 feet to the point of reverse curvature of a curve concave to the Southwest; thence northeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 75°18'51", an arc length of 39.43 feet and a chord bearing N11°05'55"E, for 36.66 feet to the point of tangency; thence N48°45'21"E, for 11.86 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 150.00 feet, a central angle of 130°32'37", an arc length of 341.75 feet and a chord bearing S65°58'21"E, for 272.48 feet to a non-tangent point; thence S00°42'26"E, for 19.24 feet to the point of curvature of a curve concave to the Northwest; thence southeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 39°31'33", an arc length of 20.70 feet and a chord bearing S19°03'20"W, for 20.29 feet; thence S51°10'53"E, radial to last said curve, for 8.89 feet; thence S00°42'26"E, for 122.35 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 530.00 feet, a central angle of 08°50'55", an arc length of 81.85 feet and a chord bearing N84°52'06"E, for 81.77 feet to the point of tangency; thence N89°17'34"E, for 218.47 feet; thence N00°42'26"W, for 110.04 feet; thence N55°39'10"E, for 6.03 feet to the point of radial intersection with a curve concave to the Northeast; thence southeasterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 56°18'36", an arc length of 29.48 feet and a chord bearing N61°08'16"E, for 28.31 feet; thence S57°01'02"E, radial to last said curve, for 6.06 feet; thence S00°42'26"E, for 110.00 feet; thence N89°17'34"E, for 90.00 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 30.00 feet, a central angle of 67°19'36", an arc length of 35.25 feet and a chord bearing N55°37'46"E, for 33.26 feet; thence N89°17'34"E, for 192.32 feet to the point of intersection with the East line of the West 1/2 of the Northwest 1/4 of said Section 31; thence S00°42'26"E, along said East line, for 1078.60 feet to the Southeast corner of the West 1/2 of the Northwest 1/4 of said Section 31, said point also being on the northerly line of aforesaid plat of Bartram Creek Phase One; thence along said northerly line, the following two (2) courses; (1) thence S89°17'34"W, for 15.00 feet; (2) thence N00°42'26"W, for 30.19 feet to the Southeast corner of Tract "B", according to said plat; thence along the southerly lines of said Tract "B", the following three (3) courses; (1) thence S53°33'53"W, for 171.44 feet; (2) thence S44°44'47"E, for 17.72 feet; (3) thence S02°58'49"E, for 97.59 feet to the most northerly corner of Lot 69, according to said plat; thence along the northerly line of said plat, the following five (5) courses; (1) thence S45°15'13"W, for 120.00 feet; (2) thence N44°44'47"W, for 141.95 feet; (3) thence S45°15'13"W, for 60.00 feet; (4) thence S44°44'47"E, for 72.15 feet; (5) thence S45°15'13"W, for 121.45 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 27.95 acres, more or less.

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

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 Two, 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 and maintenance 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:


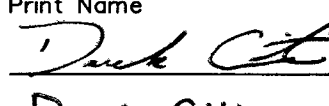
- The drainage easements hereby dedicated shall permit the City to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon the rights-of-way dedicated on this plat, together with all substances or matter which may flow or pass from 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.
- 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 all other matters pertaining to said stormwater management facilities are the responsibility of said owners. 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 all 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.
- 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 platting, 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 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 Bartram Creek Phase Two. 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.

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.

Tracts "A" and "B" (Park) are hereby dedicated to the Bartram Creek Homeowners' Association, Inc., a Florida not-for-profit corporation ("Association"). Tract "C" (Future Development) will remain privately owned by the Owner.

In witness thereof, Owner has executed this plat on the 10th day of JANUARY, 2017.


Witness:

 Wes Hinton
 Print Name

 Derek Citino
 Print Name


 Todd Holder, President

ACKNOWLEDGEMENT

State of Florida
County of Duval


The foregoing instrument was acknowledged before me this 10th day of JANUARY, 2017 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.


 Notary Public, State of Florida
 Sheena Arnold
 Print Name

My commission expires: Aug. 31, 2020

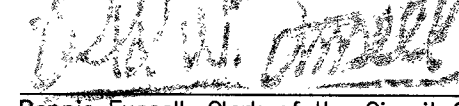
APPROVED FOR RECORD

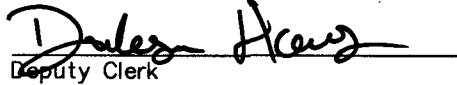
This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, ordinance code this 8th day of February, 2017.


 John Pappas
 Director of Public Works

CLERK'S CERTIFICATE 2017031956

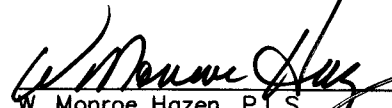
This is to certify that this plat has been approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording, and is recorded in Plat Book 69, Page 137, of the current Public Records of Duval County, Florida, this 12th day of February, 2017.


 Ronnie Fussell, Clerk of the Circuit Courts


 Deputy Clerk

PLAT CONFORMITY REVIEW


This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 28 day of January, 2017.

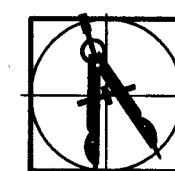
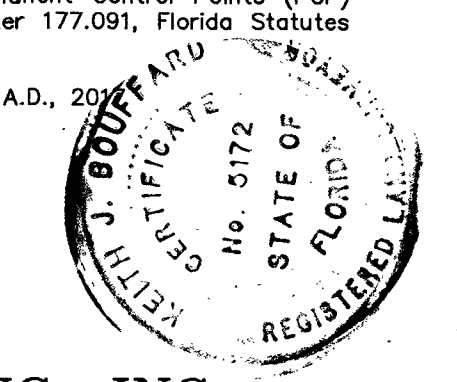

 W. Monroe Hazen, P.L.S.
 Professional Surveyor No. 63398

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 of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this 9th day of JANUARY, A.D., 2017.


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



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



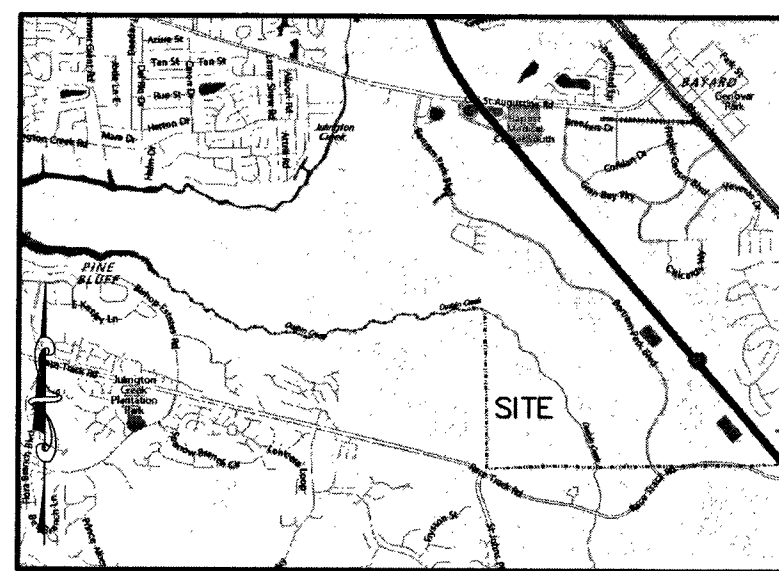
(PLAT & PLANS) CITY DEV. NO. 5099.116

BARTRAM CREEK PHASE TWO

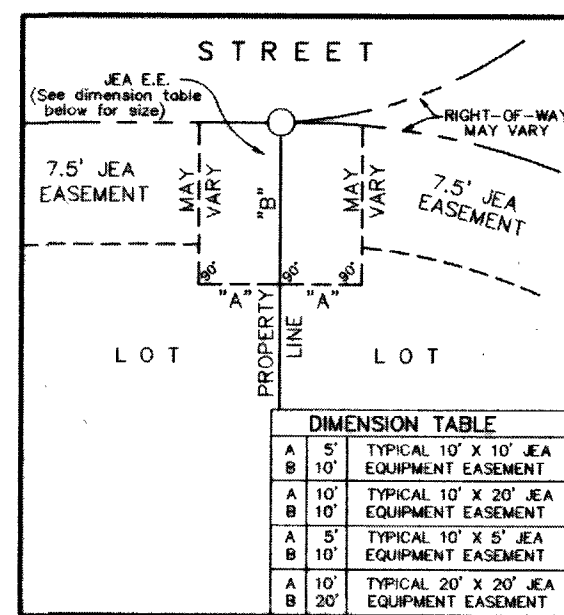
A TRACT OF LAND BEING A REPLAT OF TRACT "B", ACCORDING TO THE PLAT OF BARTRAM CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 67, PAGES 165 THROUGH 179 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **69** PAGE **138**

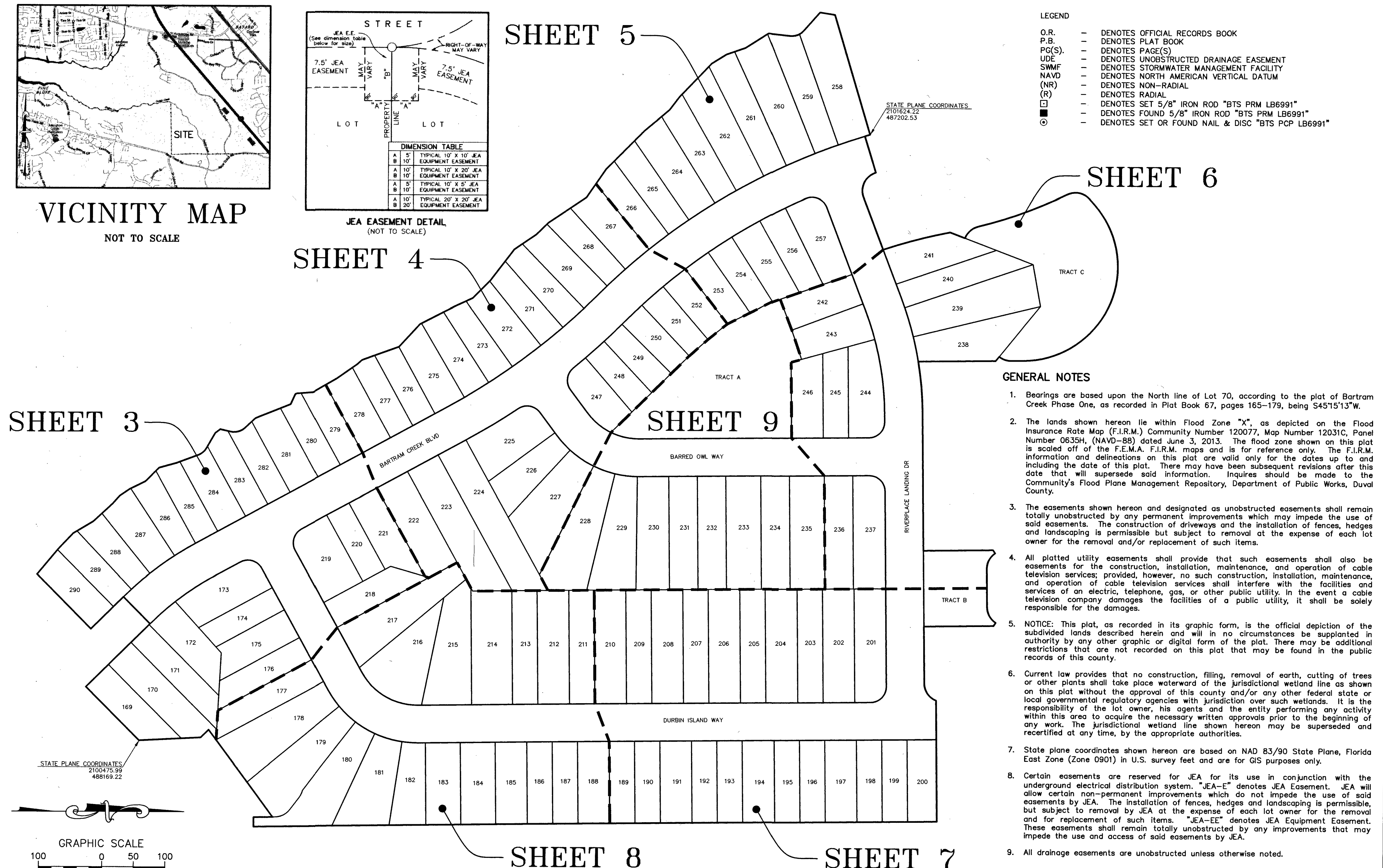
SHEET **2** OF **9** SHEETS



VICINITY MAP
NOT TO SCALE

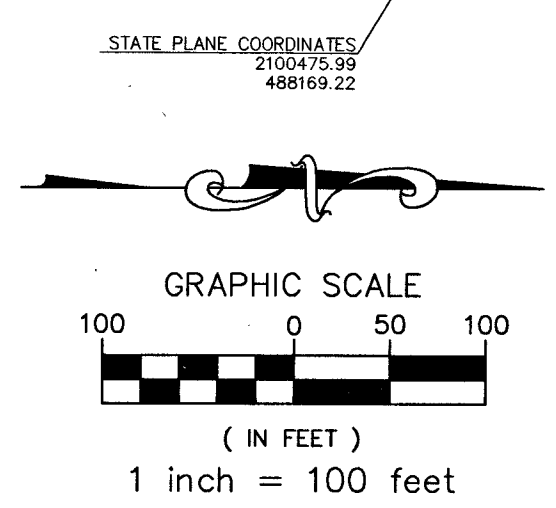


JEA EASEMENT DETAIL
(NOT TO SCALE)



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - P.B. - DENOTES PLAT BOOK
 - PC(S) - DENOTES PAGE(S)
 - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
 - NAVD - DENOTES NORTH AMERICAN VERTICAL DATUM
 - (NR) - DENOTES NON-RADIAL
 - (R) - DENOTES RADIAL
 - - DENOTES SET 5/8" IRON ROD "BTS PRM LB6991"
 - - DENOTES FOUND 5/8" IRON ROD "BTS PRM LB6991"
 - - DENOTES SET OR FOUND NAIL & DISC "BTS PCP LB6991"

- GENERAL NOTES**
1. Bearings are based upon the North line of Lot 70, according to the plat of Bartram Creek Phase One, as recorded in Plat Book 67, pages 165-179, being S45°15'13"W.
 2. The lands shown hereon lie within Flood Zone "X", as depicted on the Flood Insurance Rate Map (F.I.R.M.) Community Number 120077, Map Number 12031C, Panel Number 0635H, (NAVD-88) dated June 3, 2013. The flood zone shown on this plat is scold off of the F.E.M.A. F.I.R.M. maps and is 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. Inquires should be made to the Community's Flood Plane Management Repository, Department of Public Works, Duval County.
 3. 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.
 4. 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 any public utility, in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. All drainage easements are unobstructed unless otherwise noted.



PREPARED BY:
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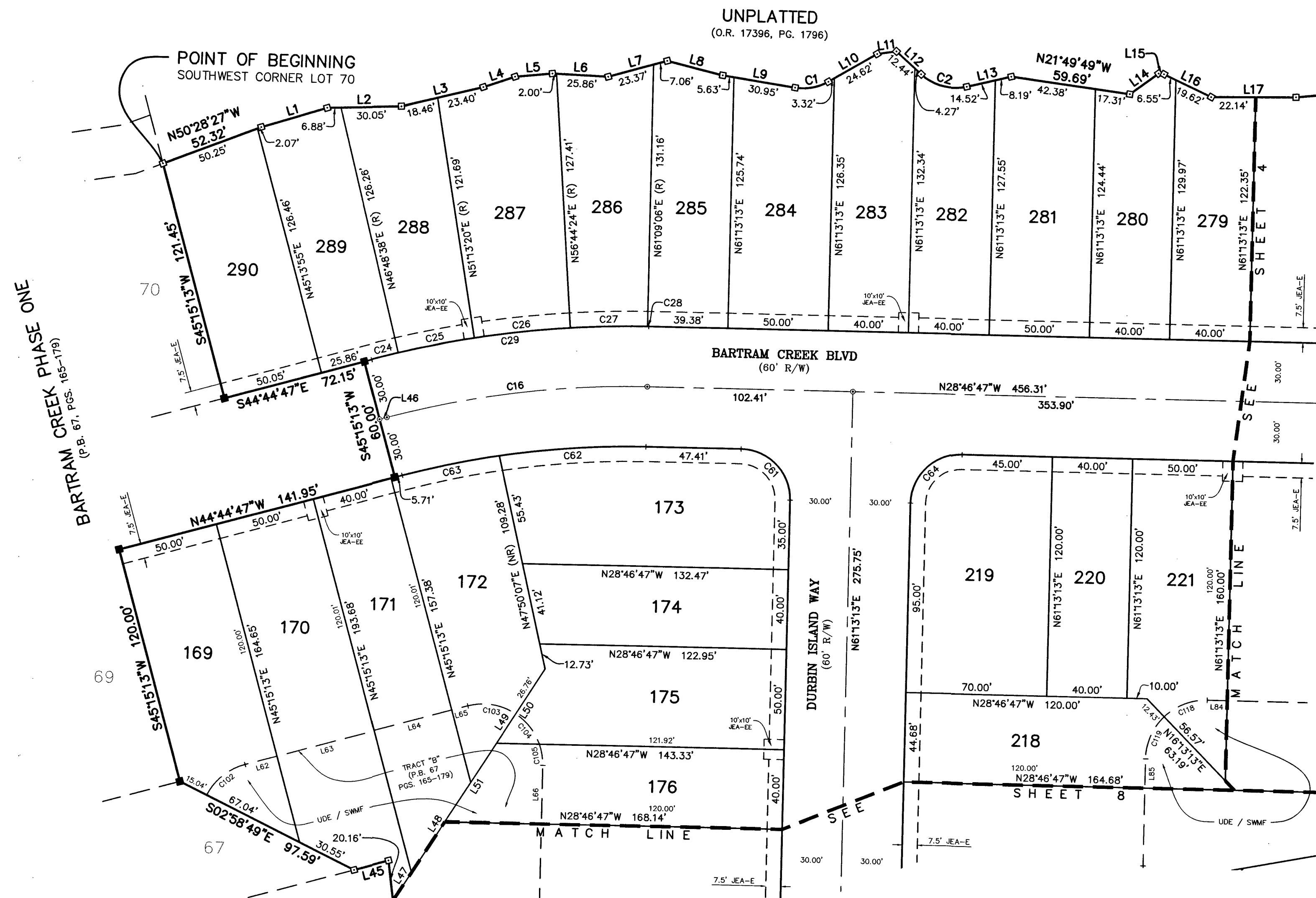
BARTRAM CREEK PHASE TWO

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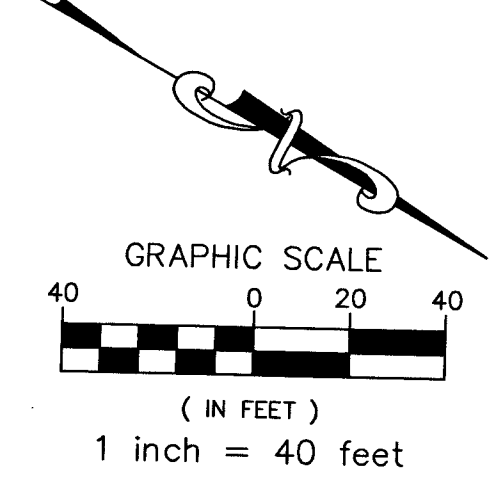
PLAT BOOK **69** PAGE **139**

SHEET 3 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



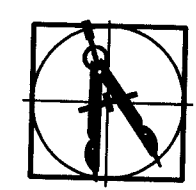
Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	25.00'	39°24'55"	17.20'	16.86'	N40°13'16"W
C2	25.00'	55°46'46"	24.34'	23.39'	N15°07'09"W
C16	470.00'	15°58'00"	130.98'	130.55'	N36°45'47"W
C24	500.00'	01°33'25"	13.59'	13.59'	S43°58'05"E
C25	500.00'	04°24'42"	38.50'	38.49'	S40°59'01"E
C26	500.00'	05°31'04"	48.15'	48.13'	S36°01'08"E
C27	500.00'	04°24'42"	38.50'	38.49'	S31°03'15"E
C28	500.00'	00°04'07"	0.60'	0.60'	S28°48'50"E
C29	500.00'	15°58'00"	139.34'	138.89'	S36°45'47"E
C61	25.00'	90°00'00"	39.27'	35.36'	S16°13'13"W
C62	440.00'	09°32'06"	73.22'	73.14'	S33°32'50"E
C63	440.00'	06°25'55"	49.39'	49.37'	S41°31'50"E
C64	25.00'	90°00'00"	39.27'	35.36'	S73°46'47"E
C102	30.00'	48°14'01"	25.26'	24.52'	N68°51'48"W
C103	30.00'	47°30'40"	24.88'	24.17'	S20°32'33"E
C104	30.00'	37°22'23"	19.57'	19.22'	S21°53'58"W
C105	30.00'	20°38'04"	10.80'	10.75'	S50°54'11"W
C118	30.00'	45°00'00"	23.56'	22.96'	S51°16'47"E
C119	30.00'	45°00'00"	23.56'	22.96'	N83°43'13"E



Line Table		
Line #	Bearing	Distance
L1	N46°25'58"W	34.20'
L2	N30°53'45"W	36.93'
L3	N43°08'31"W	41.86'
L4	N48°13'12"W	16.63'
L5	N34°51'03"W	18.68'
L6	N26°43'10"W	27.86'
L7	N45°10'59"W	30.43'
L8	N15°24'11"W	28.57'
L9	N20°30'48"W	36.58'
L10	N59°55'43"W	27.94'
L11	N37°41'40"W	9.74'

Line Table		
Line #	Bearing	Distance
L12	N12°46'13"E	16.71'
L13	N43°00'32"W	22.71'
L14	N65°40'38"W	17.68'
L15	N22°43'59"W	2.72'
L16	N04°22'08"W	26.17'
L17	N30°03'43"W	42.24'
L45	S44°44'47"E	17.72'
L46	N44°44'47"W	3.76'
L47	N86°58'17"W	16.76'
L48	N86°58'17"W	54.02'

Line Table		
Line #	Bearing	Distance
L49	N86°58'17"W	67.63'
L50	S86°58'17"E	44.26'
L51	S86°58'17"E	47.07'
L62	S44°44'30"E	16.41'
L63	S44°44'30"E	50.00'
L64	S44°44'30"E	40.00'
L65	S44°44'30"E	8.21'
L66	S61°13'13"W	29.43'
L84	S28°46'47"E	10.00'
L85	N61°13'13"E	14.68'



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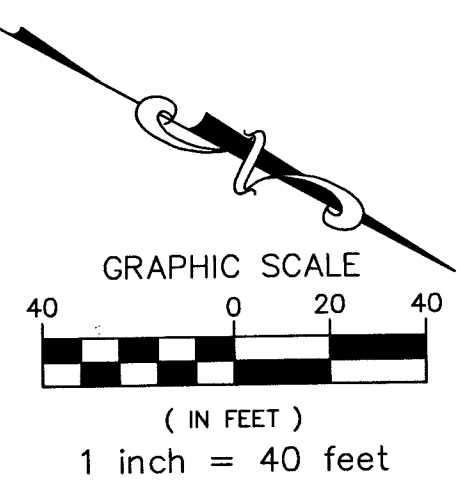
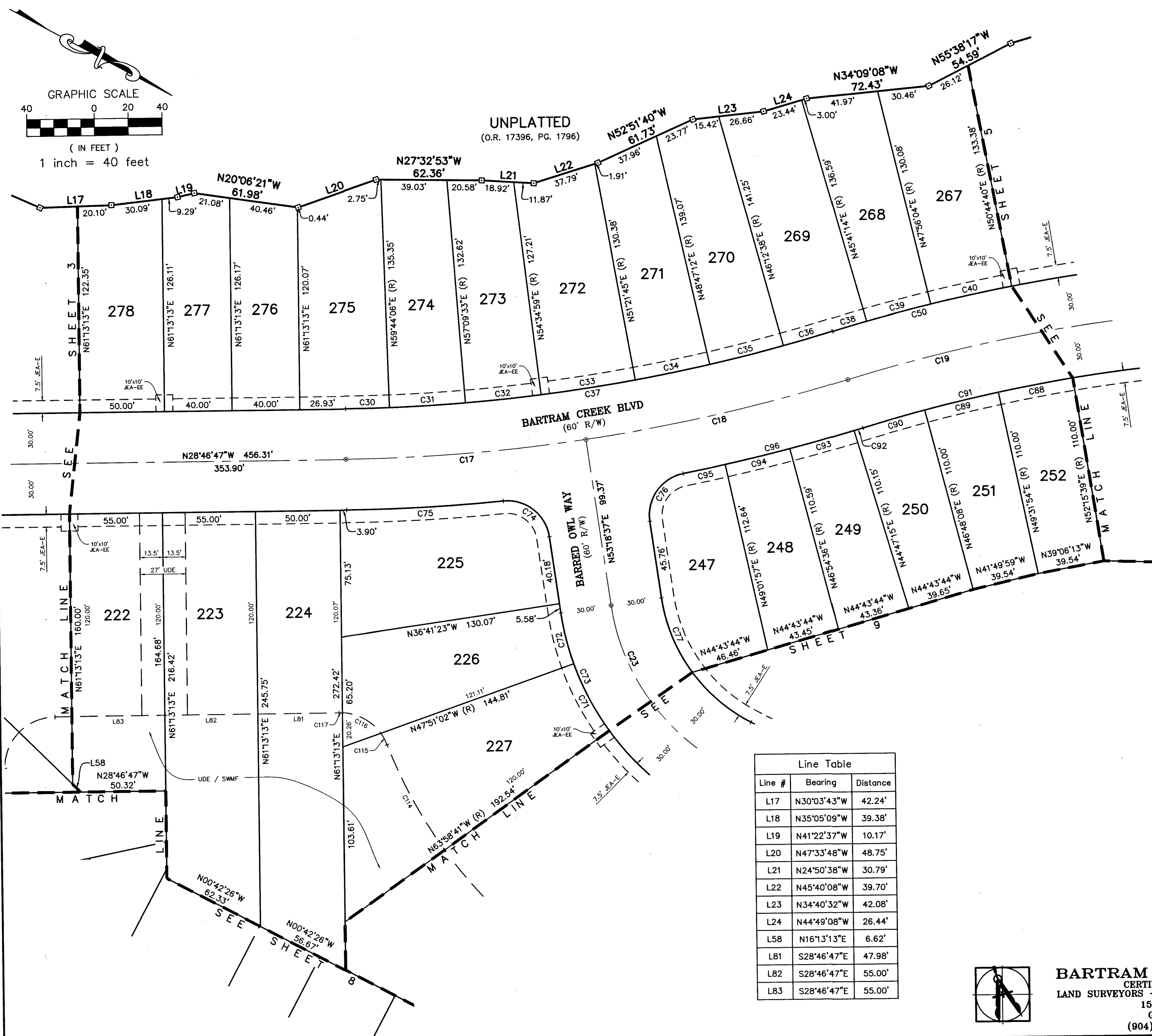
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BARTRAM CREEK PHASE TWO

A TRACT OF LAND BEING A REPLAT OF TRACT "B", ACCORDING TO THE PLAT OF BARTRAM CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 67, PAGES 165 THROUGH 179 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

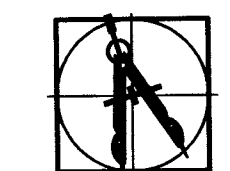
SHEET 4 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C17	1030.00'	07°54'36"	142.20'	142.08'	N32°44'05"W
C18	1030.00'	08°49'22"	158.61'	158.45'	N41°06'04"W
C19	970.00'	24°41'01"	417.89'	414.66'	N33°10'15"W
C23	130.00'	54°01'03"	122.56'	118.07'	N26°18'05"E
C30	1000.00'	01°29'07"	25.92'	25.92'	N29°31'20"W
C31	1000.00'	02°34'33"	44.96'	44.96'	N31°33'10"W
C32	1000.00'	02°34'33"	44.96'	44.96'	N34°07'44"W
C33	1000.00'	03°13'14"	56.21'	56.20'	N37°01'38"W
C34	1000.00'	02°34'33"	44.96'	44.96'	N39°55'31"W
C35	1000.00'	02°34'33"	44.96'	44.96'	N42°30'05"W
C36	1000.00'	01°43'24"	30.08'	30.08'	N44°39'03"W
C37	1000.00'	16°43'58"	292.04'	291.01'	N37°08'46"W
C38	1000.00'	01°11'59"	20.94'	20.94'	S44°54'46"E
C39	1000.00'	02°14'51"	39.23'	39.22'	S43°11'21"E
C40	1000.00'	02°48'35"	49.04'	49.03'	S40°39'38"E
C50	1000.00'	28°27'51"	496.79'	491.70'	S31°16'50"E
C71	160.00'	16°07'39"	45.04'	44.89'	N34°05'08"E
C72	160.00'	11°09'39"	31.17'	31.12'	N47°43'48"E
C73	160.00'	54°01'03"	150.85'	145.32'	N26°18'05"E
C74	25.00'	87°05'40"	38.00'	34.45'	S09°45'47"W
C75	1060.00'	05°00'16"	92.58'	92.55'	N31°16'55"W
C76	25.00'	87°05'40"	38.00'	34.45'	S83°08'33"E
C77	100.00'	27°42'33"	48.36'	47.89'	N39°27'20"E
C88	940.00'	02°43'46"	44.78'	44.77'	S39°06'13"E
C89	940.00'	02°43'46"	44.78'	44.77'	S41°49'59"E
C90	940.00'	02°18'53"	37.98'	37.97'	S44°21'19"E
C91	940.00'	21°14'15"	348.43'	346.43'	S34°53'38"E
C92	1060.00'	00°18'00"	5.55'	5.55'	N45°21'45"W
C93	1060.00'	02°07'21"	39.27'	39.27'	N44°09'04"W
C94	1060.00'	02°07'21"	39.27'	39.27'	N42°01'43"W
C95	1060.00'	01°22'19"	25.38'	25.38'	N40°16'53"W
C96	1060.00'	05°55'02"	109.47'	109.42'	N42°33'14"W
C114	280.00'	14°33'34"	71.15'	70.96'	N33°18'06"E
C115	30.00'	14°51'32"	7.78'	7.76'	S33°09'06"W
C116	30.00'	50°38'16"	26.51'	25.66'	S00°24'12"W
C117	30.00'	03°51'51"	2.02'	2.02'	S26°50'51"E

Line Table		
Line #	Bearing	Distance
L17	N30°03'43"W	42.24'
L18	N35°05'09"W	39.38'
L19	N41°22'37"W	10.17'
L20	N47°33'48"W	48.75'
L21	N24°50'38"W	30.79'
L22	N45°40'08"W	39.70'
L23	N34°40'32"W	42.08'
L24	N44°49'08"W	26.44'
L58	N16°13'13"E	6.62'
L81	S28°46'47"E	47.98'
L82	S28°46'47"E	55.00'
L83	S28°46'47"E	55.00'



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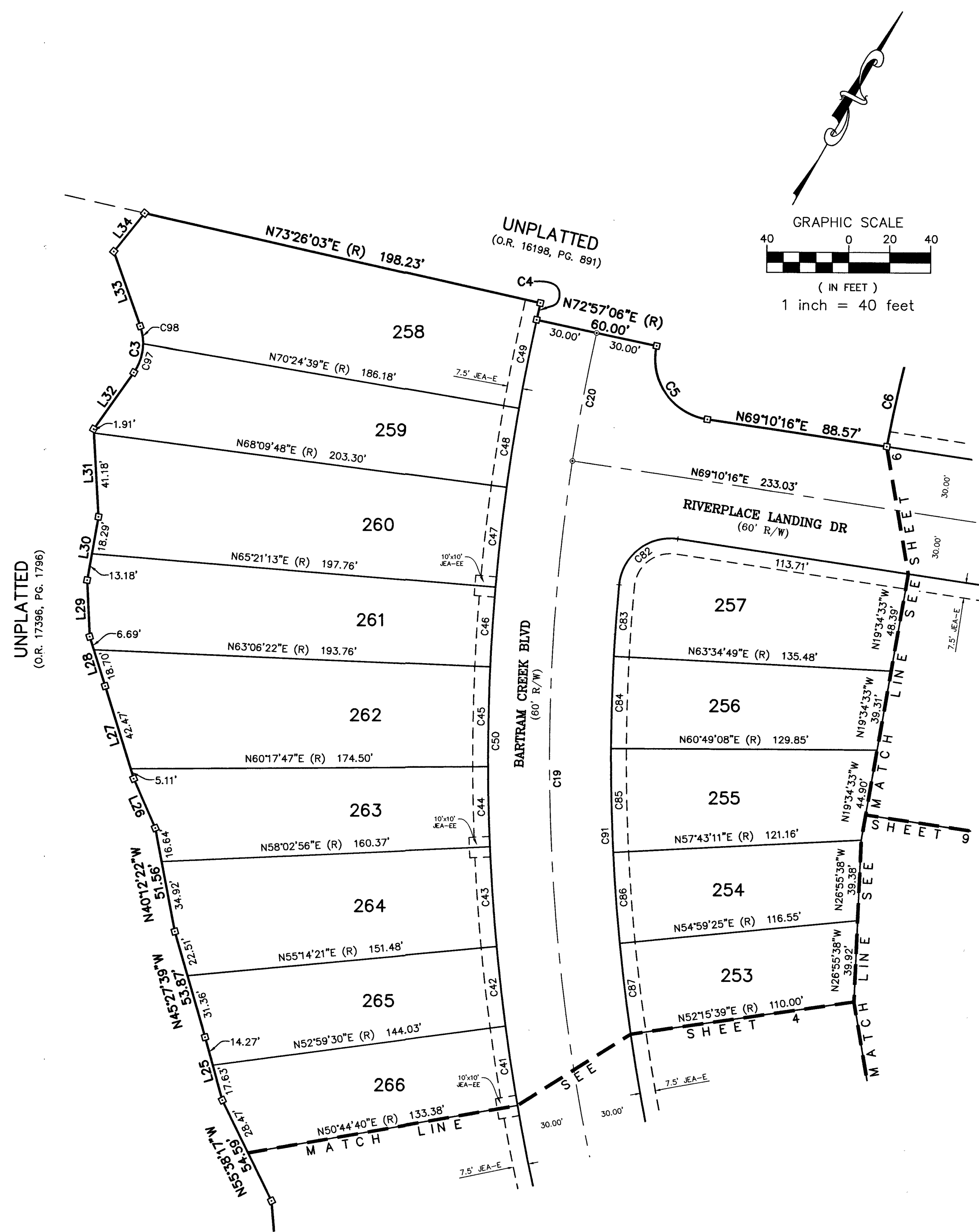
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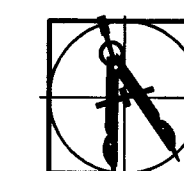
SHEET **5** OF **9** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L25	N44°54'12"W	31.90'
L26	N53°07'44"W	26.43'
L27	N46°33'24"W	47.58'
L28	N46°50'02"W	25.39'
L29	N32°06'34"W	27.73'
L30	N19°24'11"W	31.47'
L31	N32°41'50"W	43.09'
L32	N05°46'38"E	33.92'
L33	N48°59'08"W	38.89'
L34	N09°20'53"E	24.00'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	25.00'	54°45'46"	23.89'	23.00'	N21°36'15"W
C4	1000.00'	00°28'57"	8.42'	8.42'	S16°48'26"E
C5	30.00'	93°46'50"	49.10'	43.80'	S63°56'19"E
C6	820.00'	07°39'24"	109.58'	109.50'	N14°54'14"W
C19	970.00'	24°41'01"	417.89'	414.66'	N33°10'15"W
C20	970.00'	03°46'50"	64.00'	63.99'	N18°56'19"W
C41	1000.00'	02°14'51"	39.23'	39.22'	S38°07'55"E
C42	1000.00'	02°14'51"	39.23'	39.22'	S35°53'04"E
C43	1000.00'	02°48'35"	49.04'	49.03'	S33°21'21"E
C44	1000.00'	02°14'51"	39.23'	39.22'	S30°49'38"E
C45	1000.00'	02°48'35"	49.04'	49.03'	S28°17'55"E
C46	1000.00'	02°14'51"	39.23'	39.22'	S25°46'12"E
C47	1000.00'	02°48'35"	49.04'	49.03'	S23°14'29"E
C48	1000.00'	02°14'51"	39.23'	39.22'	S20°42'46"E
C49	1000.00'	03°01'24"	52.76'	52.76'	S18°04'39"E
C50	1000.00'	28°27'51"	498.79'	491.70'	S31°16'50"E
C82	25.00'	93°26'46"	40.77'	36.40'	S22°26'53"W
C83	940.00'	02°08'41"	35.19'	35.19'	S25°20'50"E
C84	940.00'	02°45'41"	45.31'	45.30'	S27°48'02"E
C85	940.00'	03°05'56"	50.84'	50.84'	S30°43'51"E
C86	940.00'	02°43'46"	44.78'	44.77'	S33°38'42"E
C87	940.00'	02°43'46"	44.78'	44.77'	S36°22'28"E
C91	940.00'	21°14'15"	348.43'	346.43'	S34°53'38"E
C97	25.00'	34°29'26"	15.05'	14.82'	N11°28'05"W
C98	25.00'	20°16'20"	8.85'	8.80'	N38°50'58"W



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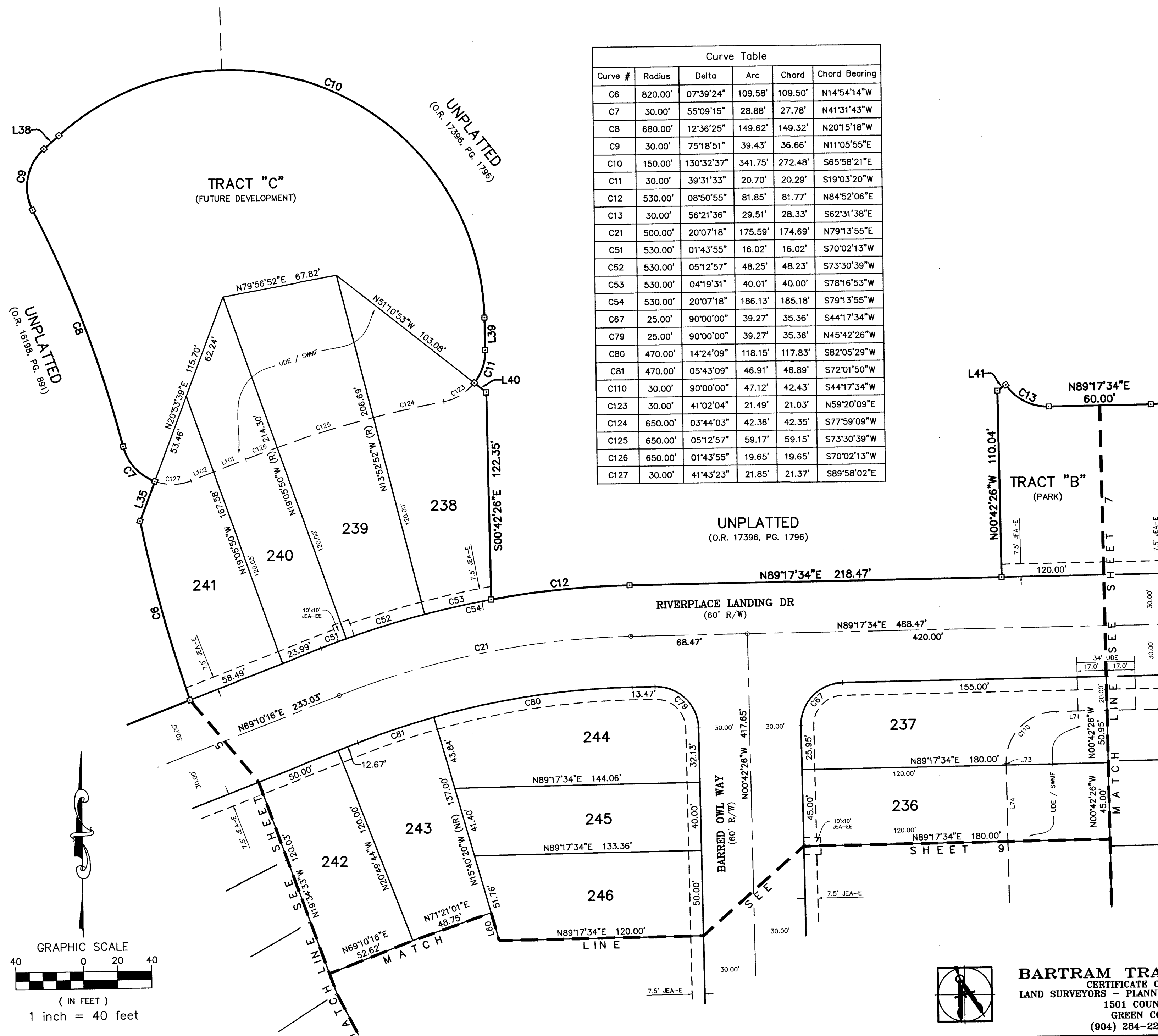
BARTRAM CREEK PHASE TWO

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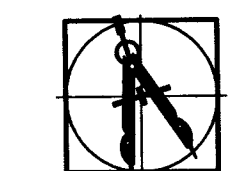
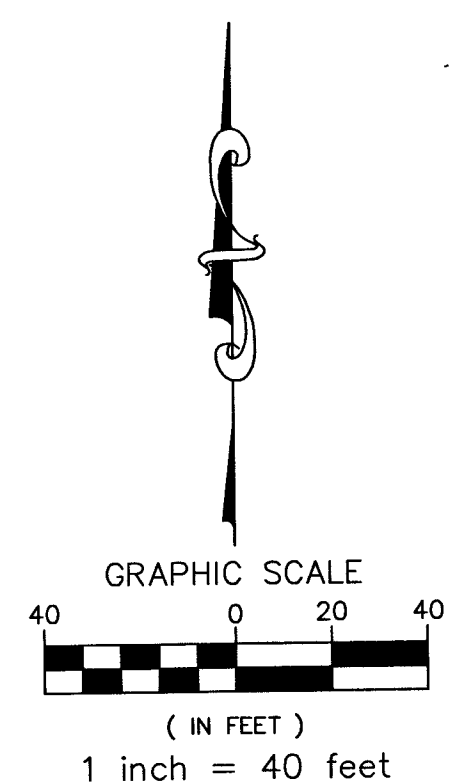
SHEET 6 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C6	820.00'	07°39'24"	109.58'	109.50'	N14°54'14"W
C7	30.00'	55°09'15"	28.88'	27.78'	N41°31'43"W
C8	680.00'	12°36'25"	149.62'	149.32'	N20°15'18"W
C9	30.00'	75°18'51"	39.43'	36.66'	N11°05'55"E
C10	150.00'	130°32'37"	341.75'	272.48'	S65°58'21"E
C11	30.00'	39°31'33"	20.70'	20.29'	S19°03'20"W
C12	530.00'	08°50'55"	81.85'	81.77'	N84°52'06"E
C13	30.00'	56°21'36"	29.51'	28.33'	S62°31'38"E
C21	500.00'	20°07'18"	175.59'	174.69'	N79°13'55"E
C51	530.00'	01°43'55"	16.02'	16.02'	S70°02'13"W
C52	530.00'	05°12'57"	48.25'	48.23'	S73°30'39"W
C53	530.00'	04°19'31"	40.01'	40.00'	S78°16'53"W
C54	530.00'	20°07'18"	186.13'	185.18'	S79°13'55"W
C67	25.00'	90°00'00"	39.27'	35.36'	S44°17'34"W
C79	25.00'	90°00'00"	39.27'	35.36'	N45°42'26"W
C80	470.00'	14°24'09"	118.15'	117.83'	S82°05'29"W
C81	470.00'	05°43'09"	46.91'	46.89'	S72°01'50"W
C110	30.00'	90°00'00"	47.12'	42.43'	S44°17'34"W
C123	30.00'	41°02'04"	21.49'	21.03'	N59°20'09"E
C124	650.00'	03°44'03"	42.36'	42.35'	S77°59'09"W
C125	650.00'	05°12'57"	59.17'	59.15'	S73°30'39"W
C126	650.00'	01°43'55"	19.65'	19.65'	S70°02'13"W
C127	30.00'	41°43'23"	21.85'	21.37'	S89°58'02"E

Line #	Bearing	Distance
L35	N20°53'39"E	25.05'
L38	N48°45'21"E	11.86'
L39	S00°42'26"E	19.24'
L40	S51°10'53"E	8.89'
L41	N55°39'10"E	6.03'
L60	N15°40'20"W	17.00'
L71	S89°17'34"W	30.00'
L73	S00°42'26"E	0.95'
L74	S00°42'26"E	45.00'
L101	N69°10'16"E	20.37'
L102	N69°10'16"E	14.17'



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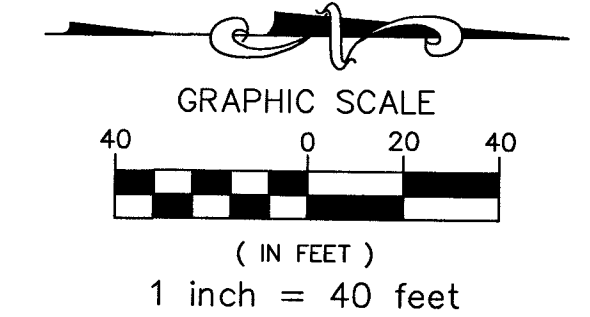
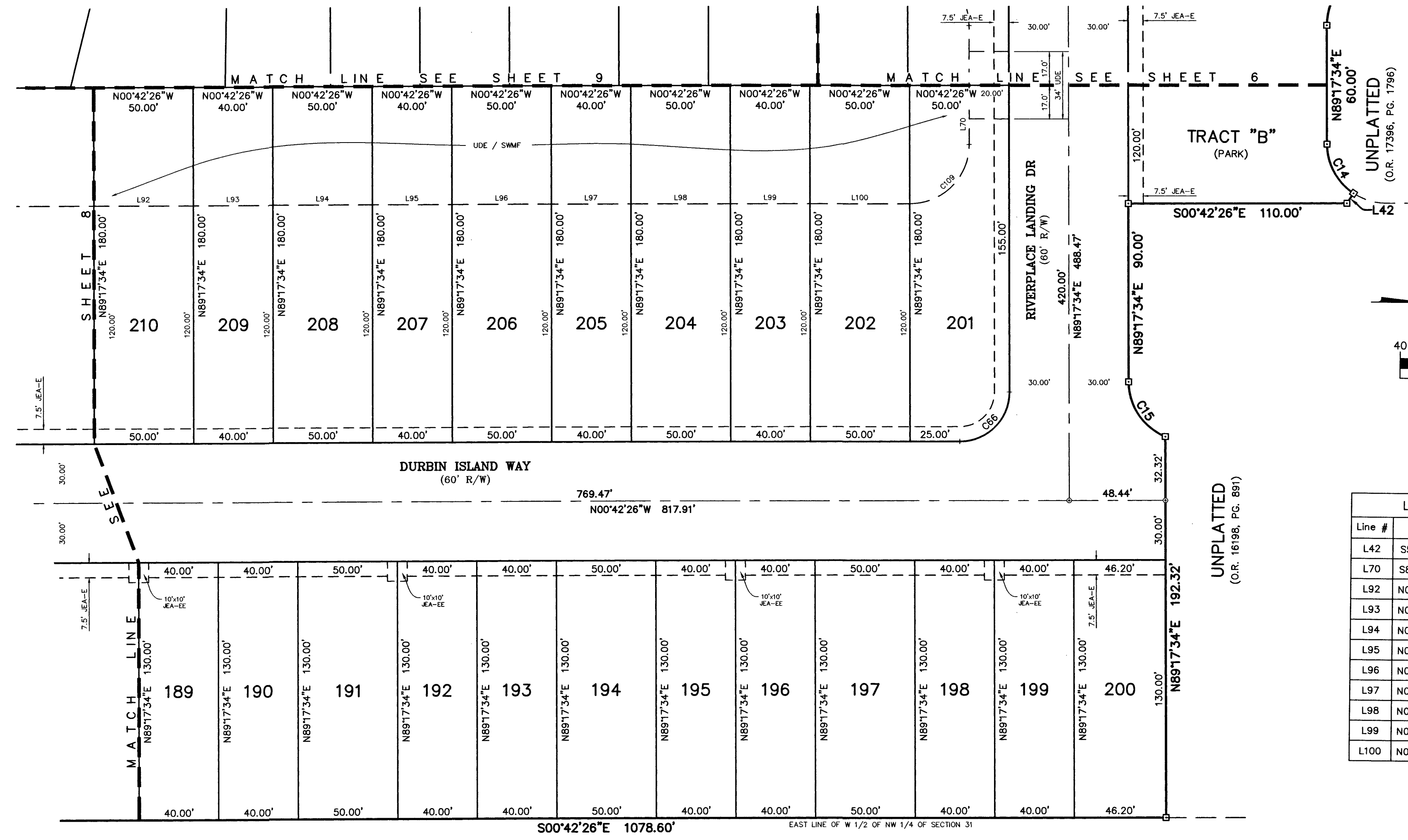
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SHEET 7 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

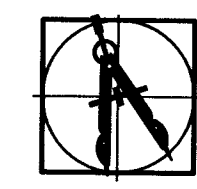


Line #	Bearing	Distance
L42	S57°01'02"E	6.06'
L70	S89°17'34"W	30.00'
L92	N00°42'26"W	50.00'
L93	N00°42'26"W	40.00'
L94	N00°42'26"W	50.00'
L95	N00°42'26"W	40.00'
L96	N00°42'26"W	50.00'
L97	N00°42'26"W	40.00'
L98	N00°42'26"W	50.00'
L99	N00°42'26"W	40.00'
L100	N00°42'26"W	50.00'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C14	30.00'	56°18'36"	29.48'	28.31'	N61°08'16"E
C15	30.00'	67°19'36"	35.25'	33.26'	N55°37'46"E
C66	25.00'	90°00'00"	39.27'	35.36'	N45°42'26"W
C109	30.00'	90°00'00"	47.12'	42.43'	N45°42'26"W

UNPLATTED
(O.R. 9976, PG. 2279)

UNPLATTED
(O.R. 16198, PG. 881)



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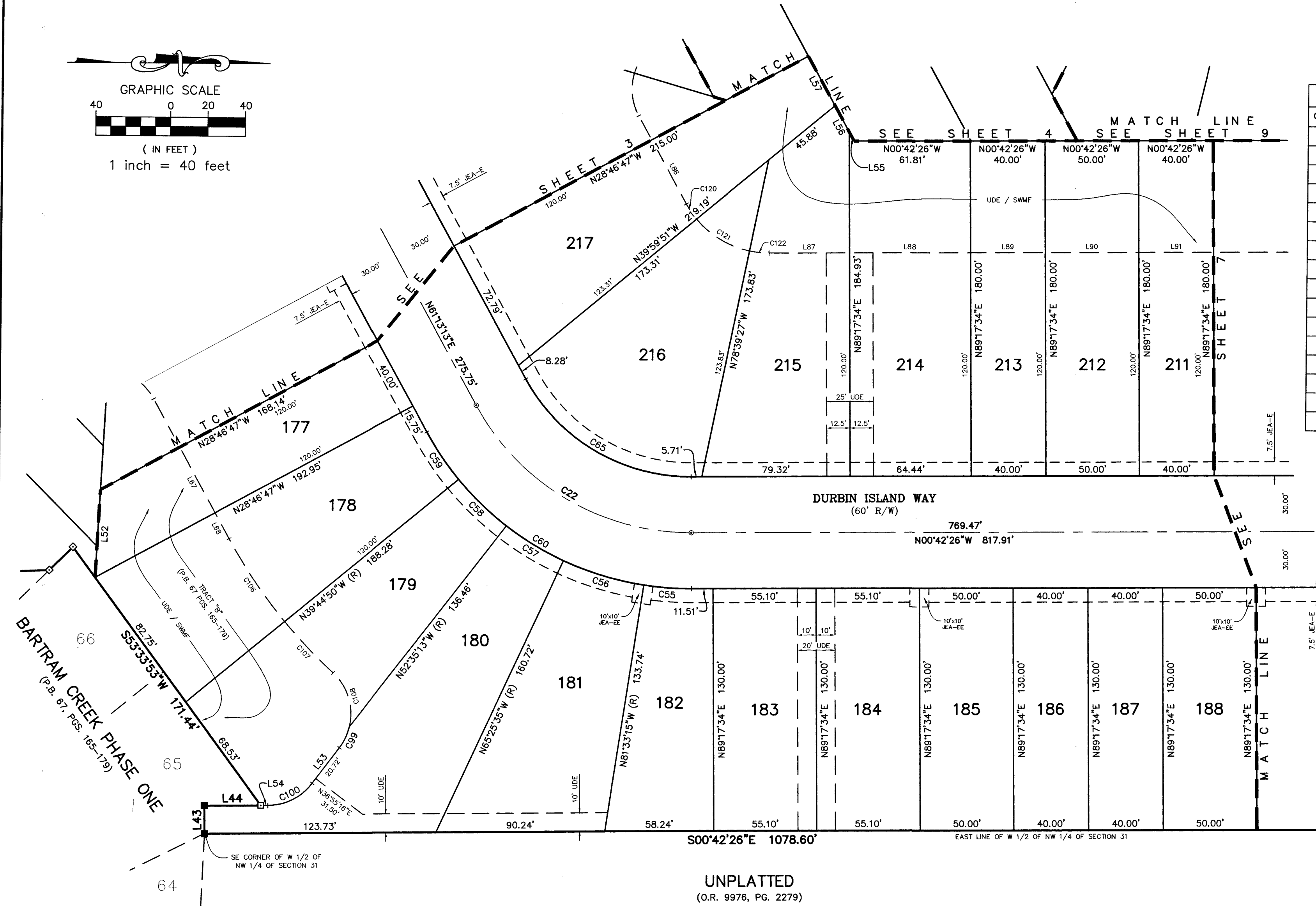
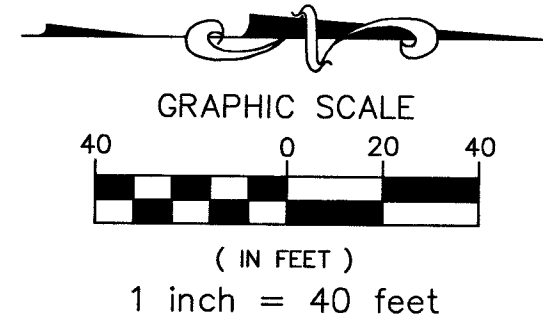
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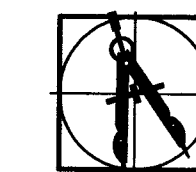
SHEET **8** OF **9** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C22	130.00'	61°55'39"	140.51'	133.77'	N30°15'23"E
C55	160.00'	09°09'11"	25.56'	25.53'	N03°52'10"E
C56	160.00'	16°07'39"	45.04'	44.89'	N16°30'35"E
C57	160.00'	12°50'23"	35.85'	35.78'	N30°59'36"E
C58	160.00'	12°50'23"	35.85'	35.78'	N43°49'59"E
C59	160.00'	10°58'03"	30.63'	30.58'	N55°44'11"E
C60	160.00'	61°55'39"	172.93'	164.64'	N30°15'23"E
C65	100.00'	61°55'39"	108.08'	102.90'	N30°15'23"E
C99	30.00'	23°46'37"	12.45'	12.36'	N64°58'03"W
C100	30.00'	52°22'18"	27.42'	26.48'	N26°53'35"W
C106	280.00'	10°58'03"	53.60'	53.52'	N55°44'11"E
C107	280.00'	07°46'42"	38.01'	37.98'	N46°21'49"E
C108	30.00'	60°40'11"	31.77'	30.30'	N72°48'33"E
C120	50.00'	11°13'04"	9.79'	9.77'	N55°36'41"E
C121	50.00'	38°39'35"	33.74'	33.10'	N30°40'21"E
C122	50.00'	12°03'00"	10.52'	10.50'	N05°19'04"E

Line Table		
Line #	Bearing	Distance
L43	S89°17'34"W	15.00'
L44	N00°42'26"W	30.19'
L52	S86°58'17"E	47.07'
L53	S53°04'44"E	23.93'
L54	S00°42'26"E	3.75'
L55	S61°13'13"W	5.59'
L56	S61°13'13"W	16.00'
L57	S61°13'13"W	30.15'
L66	S61°13'13"W	29.43'
L67	S61°13'13"W	40.00'
L86	N61°13'13"E	39.07'
L87	N00°42'26"W	43.04'
L88	N00°42'26"W	64.44'
L89	N00°42'26"W	40.00'
L90	N00°42'26"W	50.00'
L91	N00°42'26"W	40.00'



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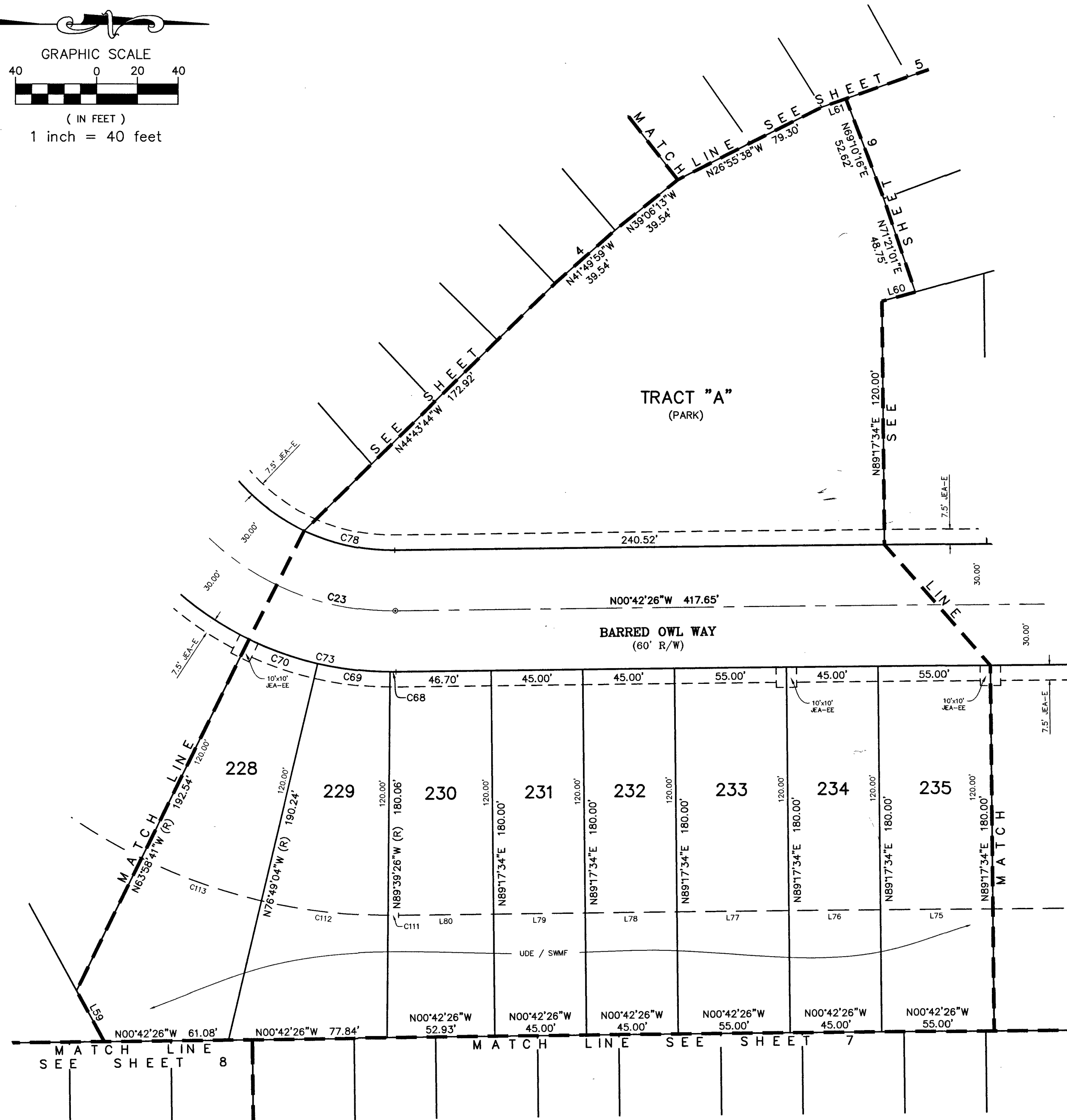
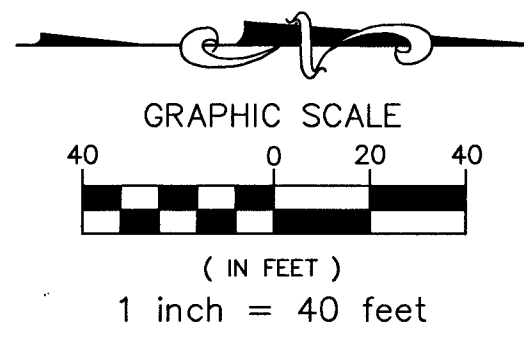
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A TRACT OF LAND BEING A REPLAT OF TRACT "B", ACCORDING TO THE PLAT OF BARTRAM CREEK PHASE ONE, AS RECORDED IN PLAT BOOK 67, PAGES 165 THROUGH 179 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **69** PAGE **145**

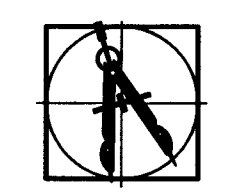
SHEET 9 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L59	N61°13'13"E	28.48'
L60	N15°40'20"W	17.00'
L61	N19°34'33"W	12.57'
L75	S00°42'26"E	55.00'
L76	S00°42'26"E	45.00'
L77	S00°42'26"E	55.00'
L78	S00°42'26"E	45.00'
L79	S00°42'26"E	45.00'
L80	S00°42'26"E	46.70'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C23	130.00'	54°01'03"	122.56'	118.07'	N26°18'05"E
C68	160.00'	01°03'00"	2.93'	2.93'	N00°10'56"W
C69	160.00'	12°50'23"	35.85'	35.78'	N06°45'45"E
C70	160.00'	12°50'23"	35.85'	35.78'	N19°36'07"E
C73	160.00'	54°01'03"	150.85'	145.32'	N26°18'05"E
C78	100.00'	26°18'30"	45.92'	45.51'	N12°26'49"E
C111	280.00'	01°03'00"	5.13'	5.13'	N00°10'56"W
C112	280.00'	12°50'23"	62.75'	62.61'	N06°45'45"E
C113	280.00'	12°50'23"	62.75'	62.61'	N19°36'07"E



PREPARED BY:
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