

BARTRAM CREEK PHASE FOUR

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **73** PAGE **85**

SHEET 1 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

Approved 4/16/2019
Date
William P. Perret
City Clerk
for Director of Public Works
Approved April 12, 2019
Date
Ronnie Fussell
for General Counsel

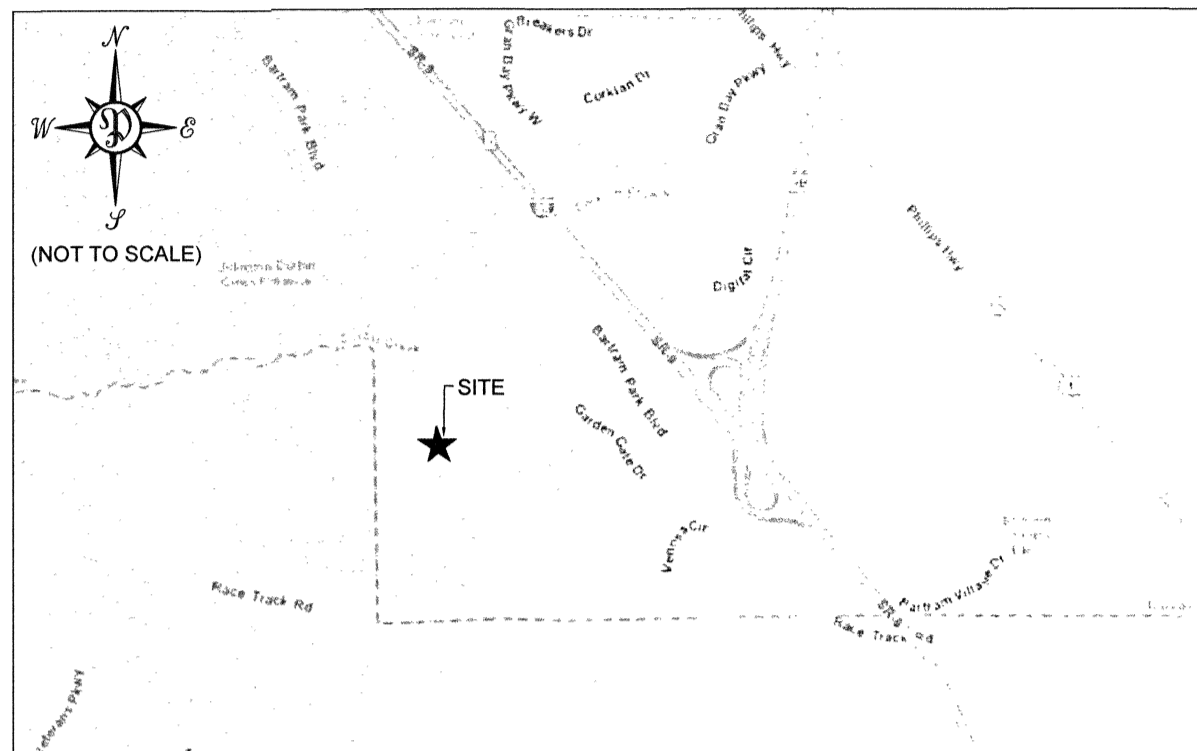
CAPTION

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°14'34" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 150.00 FEET TO THE SOUTHEASTERN CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100 AS RECORDED IN OFFICIAL RECORDS BOOK 11935, PAGE 1823, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°02'41" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 718.05 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 101 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 11935, PAGE 1823; THENCE NORTH 89°59'10" EAST, ALONG LAST SAID LINE, 350.00 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°00'50" WEST, ALONG LAST SAID LINE, 2800.96 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 71°12'28" WEST, ALONG LAST SAID LINE, 582.72 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3040, PAGE 1006, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°02'41" WEST, ALONG LAST SAID LINE, 361.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'41" WEST, ALONG LAST SAID LINE, 1119.71 FEET; THENCE SOUTH 56°43'06" EAST, 42.28 FEET; THENCE SOUTH 66°59'39" EAST, 47.88 FEET; THENCE SOUTH 63°39'29" EAST, 21.55 FEET; THENCE SOUTH 41°12'39" EAST, 26.19 FEET; THENCE SOUTH 61°38'05" EAST, 64.74 FEET; THENCE SOUTH 77°37'00" EAST, 22.66 FEET; THENCE SOUTH 47°02'18" EAST, 57.29 FEET; THENCE SOUTH 85°17'57" EAST, 122.43 FEET; THENCE SOUTH 45°51'48" EAST, 39.82 FEET; THENCE SOUTH 89°19'53" EAST, 97.84 FEET; THENCE SOUTH 65°34'59" EAST, 55.33 FEET; THENCE SOUTH 87°56'35" EAST, 82.18 FEET; THENCE NORTH 25°46'32" EAST, 29.11 FEET; THENCE NORTH 77°34'46" EAST, 25.45 FEET; THENCE SOUTH 25°46'32" WEST, 31.81 FEET; THENCE NORTH 77°34'46" EAST, 37.94 FEET; THENCE SOUTH 58°52'39" EAST, 35.31 FEET; THENCE SOUTH 32°00'42" EAST, 73.48 FEET; THENCE SOUTH 46°22'08" EAST, 71.39 FEET; THENCE SOUTH 24°42'28" EAST, 74.39 FEET; THENCE SOUTH 74°27'05" EAST, 56.70 FEET; THENCE SOUTH 16°30'22" WEST, 180.95 FEET; THENCE SOUTH 73°29'38" EAST, 17.45 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTH EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°54'19" EAST, 32.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°40'59" WEST, 520.54 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°59'09" WEST, 33.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 27.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°06'35" WEST, 27.33 FEET; THENCE SOUTH 00°30'29" EAST, 60.00 FEET; THENCE SOUTH 07°40'59" WEST, 167.94 FEET; THENCE NORTH 86°17'16" WEST, 8.12 FEET; THENCE NORTH 31°10'25" WEST, 22.04 FEET; THENCE NORTH 85°19'42" WEST, 60.13 FEET; THENCE SOUTH 79°40'32" WEST, 69.38 FEET; THENCE NORTH 81°27'31" WEST, 15.29 FEET; THENCE NORTH 73°44'26" WEST, 42.66 FEET; THENCE NORTH 67°15'56" WEST, 29.00 FEET; THENCE NORTH 77°20'14" WEST, 60.80 FEET; THENCE NORTH 74°20'22" WEST, 31.89 FEET; THENCE NORTH 80°59'58" WEST, 24.73 FEET; THENCE NORTH 59°10'47" WEST, 48.11 FEET; THENCE NORTH 56°45'06" WEST, 17.74 FEET; THENCE NORTH 67°32'25" WEST, 60.60 FEET; THENCE NORTH 64°43'45" WEST, 33.06 FEET; THENCE NORTH 75°17'39" WEST, 44.63 FEET; THENCE NORTH 59°50'11" WEST, 22.02 FEET; THENCE NORTH 59°03'27" WEST, 25.95 FEET; THENCE NORTH 66°22'32" WEST, 104.66 FEET; THENCE NORTH 76°00'31" WEST, 72.30 FEET; THENCE SOUTH 63°29'15" WEST, 6.64 FEET; THENCE NORTH 78°53'44" WEST, 11.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.52 ACRES, MORE OR LESS.

VICINITY MAP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BARTRAM CREEK PHASE FOUR. AND HAS 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 SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE 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 OWNER AND/OR 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 HOMEOWNERS' ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, AS WELL AS TRACTS AND PARCELS FOR ANY USE, AS SHOWN HEREON, THE OBLIGATION THEREFORE WOULD THEN FALL EQUALLY ON THE OWNERS OF ALL LOTS SHOWN ON THIS PLAT.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

THE 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 OR SERVANTS. OWNERS 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-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: (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 14th DAY OF February, 2019, ON BEHALF OF THE COMPANY.

[Signature]
WITNESS
OWNER: KB HOME JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY
[Signature]
BY:
TODD HOLDER
ITS DIVISION PRESIDENT
PRINT NAME: Christopher A. Huer
[Signature]
WITNESS
PRINT NAME: Michael E. Brown II

APPROVED FOR THE 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 15th DAY OF April, 2019.

[Signature]
W. MONROE HAZEN, P.L.C.
DIRECTOR OF PUBLIC WORKS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF February, 2019, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Derek S. Citino
COMMISSION NO.: GG 064012
MY COMMISSION EXPIRES: 1/18/2021
DEREK S. CITINO
MY COMMISSION # GG 064012
EXPIRES: January 18, 2021
Bonds This Notary Public Undertakes

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 15th DAY OF April, 2019.

[Signature]
W. MONROE HAZEN, P.L.C.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 3398

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, FILED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 73 PAGES 85-90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED AND FILED 16th DAY OF April, 2019.
[Signature]
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURTS
K. D. Gaffney
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 29th DAY OF January, 2019.
[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD, SUITE #6
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

BARTRAM CREEK PHASE FOUR

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

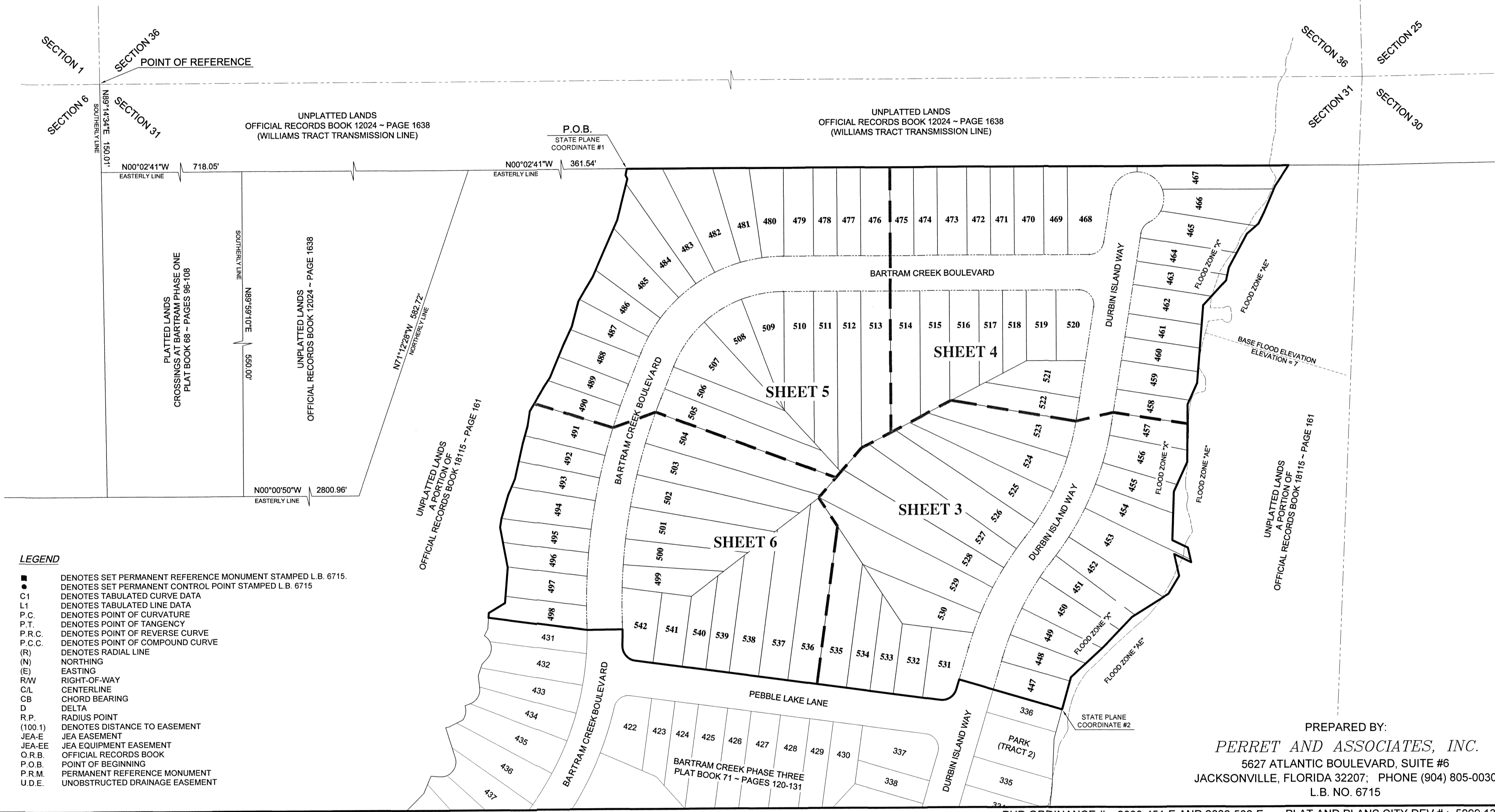
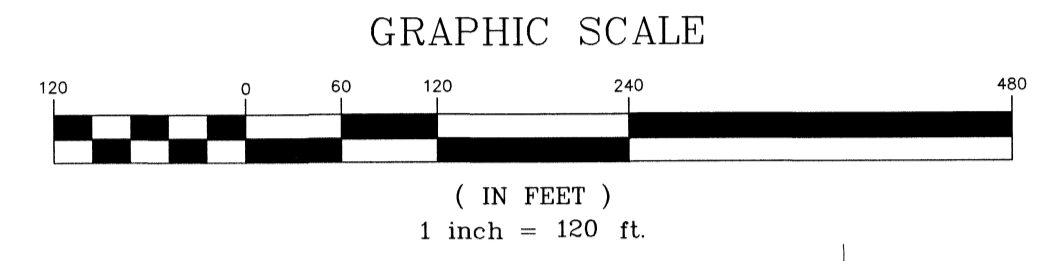
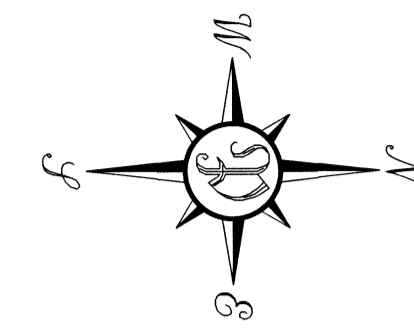
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SHEET 2 OF 6 SHEETS

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BARTRAM PARK PHASE THREE AS S07°40'59"W
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
- 6) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AND "AE" (EL. 7) AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-00394, DATED 6-3-2013 (NAVD-83). THE FLOOD ZONE INFORMATION ON THIS PLAT IS 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 7) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.
- 8) THE LANDS SHOWN HEREON BENEFIT FROM AN EASEMENT GRANTED IN OFFICIAL RECORDS BOOK 17396, PAGE 1813 AND OFFICIAL RECORDS BOOK 18115, PAGE 220 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, OVER A PORTION OF BARTRAM CREEK BOULEVARD. (NOTE: THIS EASEMENT WILL TERMINATE UPON ACCEPTANCE OF THOSE PORTIONS OF BARTRAM CREEK BOULEVARD BY THE CITY OF JACKSONVILLE.)

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2102203.1939	485900.2518	POINT OF BEGINNING
2	2102934.8796	486821.6238	NORTHEAST CORNER OF LOT 447



- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
 - C1 DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVE
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - CB CHORD BEARING
 - D DELTA
 - R.P. RADIUS POINT
 - (100.1) DENOTES DISTANCE TO EASEMENT
 - JEA-E JEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.O.B. POINT OF BEGINNING
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT

PREPARED BY:
PERRET AND ASSOCIATES, INC.
 5627 ATLANTIC BOULEVARD, SUITE #6
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
 L.B. NO. 6715

PUD ORDINANCE #: 2000-451-E AND 2006-506-E PLAT AND PLANS CITY DEV #: 5099.131

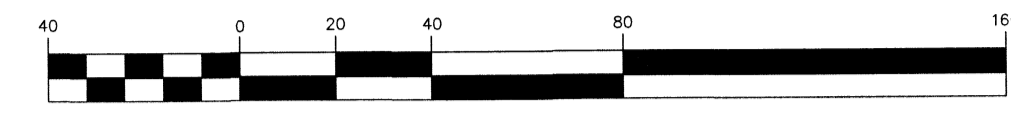
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A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

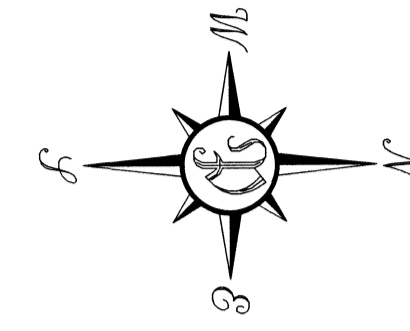
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SHEET 3 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LINE TABLE

LINE #	LENGTH	DIRECTION
L5	29.11'	N25°46'32"E
L6	25.45'	N77°34'46"E
L7	31.81'	S25°46'32"W
L8	37.94'	N77°34'46"E
L9	35.31'	S58°52'59"E
L10	17.45'	S73°29'38"E
L26	20.68'	N77°34'46"E
L44	13.96'	N07°40'59"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	35.42'	25.00'	81°10'25"	S32°54'19"E	32.53'
C4	199.36'	530.00'	21°33'07"	N62°43'05"W	198.19'
C5	238.09'	470.00'	29°01'29"	N66°27'16"W	235.55'
C10	40.69'	500.00'	4°39'47"	N71°09'44"W	40.68'
C11	48.86'	500.00'	5°35'55"	N66°01'53"W	48.84'
C12	61.13'	500.00'	7°00'17"	N59°43'47"W	61.09'
C13	37.40'	500.00'	4°17'07"	N54°55'05"W	37.39'
C14	7.92'	500.00'	0°54'29"	N52°23'45"W	7.92'
C15	38.50'	500.00'	4°24'42"	N55°03'21"W	38.49'
C16	56.30'	500.00'	6°27'07"	N60°29'15"W	56.27'
C17	44.06'	500.00'	5°03'04"	N66°14'21"W	44.07'
C18	38.73'	500.00'	4°26'17"	N70°59'02"W	38.72'
C19	48.15'	500.00'	5°31'04"	N75°57'42"W	48.13'
C20	19.60'	500.00'	2°14'46"	N79°50'37"W	19.60'
C26	63.07'	440.00'	8°12'48"	N76°12'26"W	63.02'
C61	63.07'	440.00'	8°12'48"	N67°59'39"W	63.02'
C62	63.07'	440.00'	8°12'48"	N59°46'51"W	63.02'
C63	28.66'	440.00'	3°43'56"	N53°48'29"W	28.66'
C64	23.47'	560.00'	2°24'06"	N53°08'34"W	23.47'
C65	38.65'	560.00'	3°57'16"	N56°19'15"W	38.64'
C66	38.65'	560.00'	3°57'16"	N60°16'31"W	38.64'
C67	48.34'	560.00'	4°56'44"	N64°43'31"W	48.32'
C68	35.55'	560.00'	3°38'14"	N69°01'00"W	35.54'
C69	25.98'	560.00'	2°39'30"	N72°09'53"W	25.98'
C70	21.45'	30.00'	40°57'27"	N12°47'45"W	20.99'
C71	19.66'	30.00'	37°32'56"	N52°02'56"W	19.31'
C72	43.03'	680.00'	3°37'31"	N69°00'39"W	43.02'
C73	58.69'	680.00'	4°56'44"	N64°43'31"W	58.68'
C74	46.93'	680.00'	3°57'16"	N60°16'31"W	46.92'
C75	46.93'	680.00'	3°57'16"	N56°19'15"W	46.92'
C76	28.50'	680.00'	2°24'06"	N53°08'34"W	28.50'
C77	20.85'	320.00'	3°43'56"	N53°48'29"W	20.84'
C78	45.87'	320.00'	8°12'48"	N59°46'51"W	45.83'
C79	45.87'	320.00'	8°12'48"	N67°59'39"W	45.83'
C80	45.87'	320.00'	8°12'48"	N76°12'26"W	45.83'

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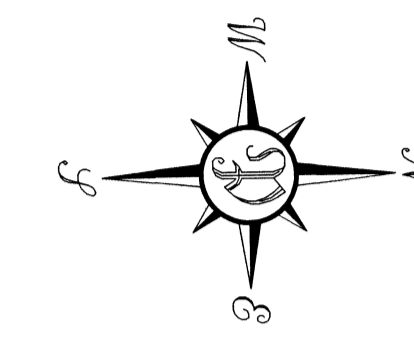
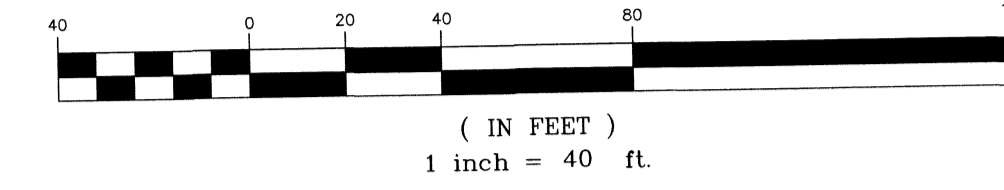
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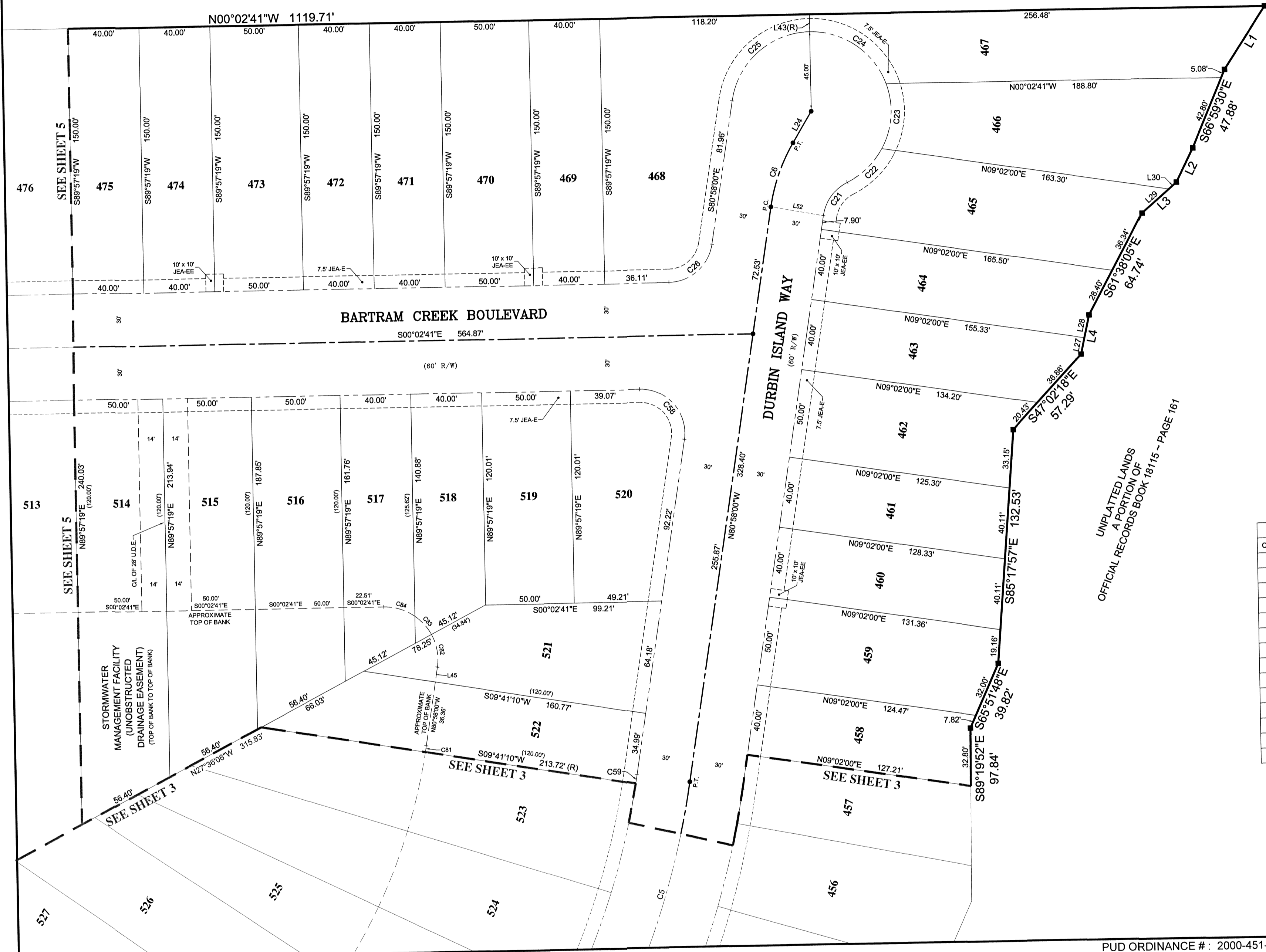
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SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE



UNPLATTED LANDS
OFFICIAL RECORDS BOOK 12024 - PAGE 1638
(WILLIAMS TRACT TRANSMISSION LINE)



LINE #	LENGTH	DIRECTION
L1	42.28'	S56°43'36"E
L2	21.55'	S63°39'29"E
L3	26.19'	S41°12'39"E
L4	22.66'	S77°37'00"E
L24	20.62'	N58°58'24"W
L27	9.43'	S77°37'00"E
L28	13.23'	S77°37'00"E
L29	20.43'	S41°12'39"E
L30	5.76'	S41°12'39"E
L43(R)	9.89'	S89°57'19"W
L45	8.47'	N80°58'00"W
L52	30.01'	N10°42'21"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	238.09'	470.00'	29°01'29"	N66°27'16"W	235.55'
C6	38.39'	100.00'	21°59'36"	N69°58'12"W	38.15'
C21	24.06'	25.00'	55°08'58"	N53°23'31"W	23.15'
C22	27.65'	45.00'	35°12'25"	N43°25'14"W	27.22'
C23	37.96'	45.00'	48°19'38"	N85°11'16"W	36.84'
C24	55.52'	45.00'	70°41'30"	S35°18'10"W	52.07'
C25	63.79'	45.00'	81°12'53"	S40°39'01"E	58.58'
C26	35.31'	25.00'	80°55'19"	S40°30'20"E	32.45'
C58	43.23'	25.00'	99°04'41"	S49°29'40"W	38.04'
C81	5.01'	440.00'	0°39'10"	N80°38'25"W	5.01'
C89	3.65'	320.00'	0°39'10"	N80°38'25"W	3.65'
C82	19.17'	30.00'	36°37'11"	S80°43'25"W	18.85'
C83	14.03'	30.00'	26°48'10"	S49°00'44"W	13.91'
C84	18.67'	30.00'	35°39'20"	S17°46'59"W	18.37'

UNPLATTED LANDS
A PORTION OF
OFFICIAL RECORDS BOOK 18115 - PAGE 161

PREPARED BY:
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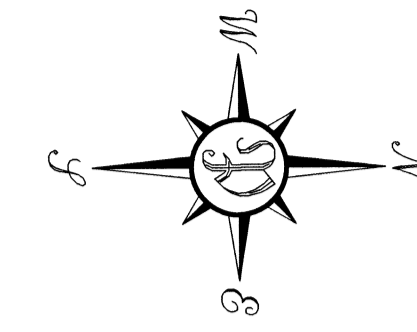
PUD ORDINANCE # : 2000-451-E AND 2006-506-E PLAT AND PLANS CITY DEV.# : 5099.131

BARTRAM CREEK PHASE FOUR

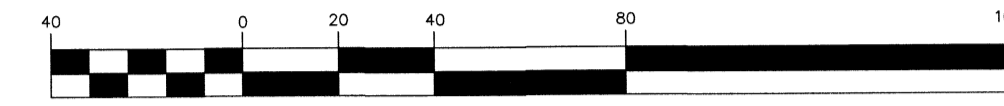
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **73** PAGE **89**

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



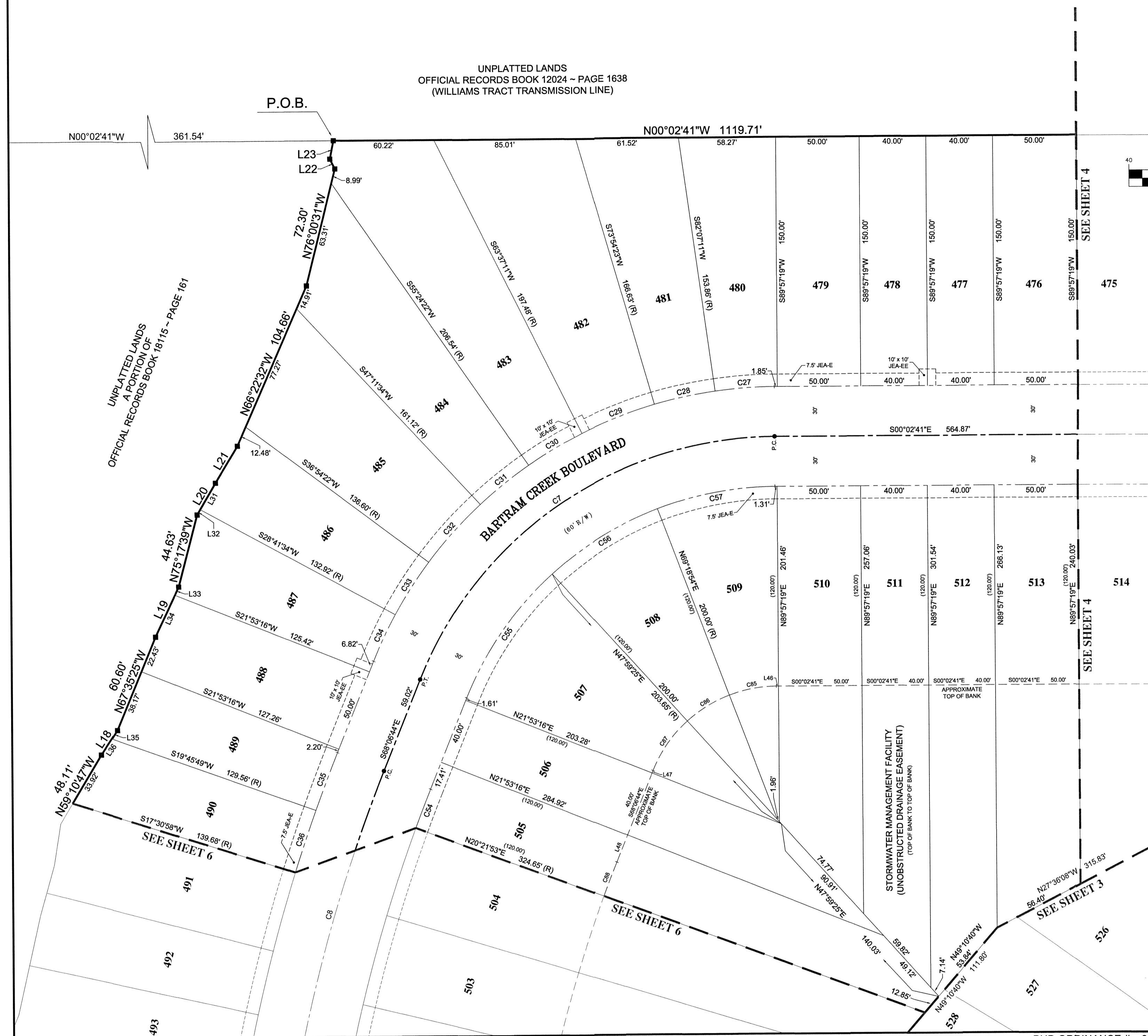
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

LINE #	LENGTH	DIRECTION
L18	17.74	N56°45'08"W
L19	33.06	N64°43'45"W
L20	22.02	N59°50'11"W
L21	25.95	N59°03'27"W
L22	6.64	S63°29'15"W
L23	11.27	N78°53'44"W
L31	18.31	S59°50'11"E
L32	3.71	S59°50'11"E
L33	5.44	N64°43'45"W
L34	27.62	N64°43'45"W
L35	6.01	N56°45'08"W
L36	11.73	N56°45'08"W
L46	1.31	S00°02'41"E
L47	1.61	S68°06'44"E
L48	17.42	S68°06'44"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	273.24	230.00	69°04'03"	S34°04'42"E	257.45
C8	400.44	970.00	23°39'12"	S79°56'20"E	397.61
C27	35.56	260.00	7°50'08"	S03°57'45"E	35.53
C28	37.27	260.00	8°12'48"	S11°59'13"E	37.24
C29	46.68	260.00	10°17'12"	S21°14'13"E	46.62
C30	37.27	260.00	8°12'48"	S30°29'14"E	37.24
C31	37.27	260.00	8°12'48"	S38°42'02"E	37.24
C32	46.68	260.00	10°17'12"	S47°57'02"E	46.62
C33	37.27	260.00	8°12'48"	S57°12'02"E	37.24
C34	30.88	260.00	6°48'18"	S64°42'39"E	30.86
C35	37.07	1000.00	2°07'27"	S69°10'27"E	37.07
C36	39.23	1000.00	2°14'51"	S71°21'36"E	39.22
C54	24.99	940.00	1°31'23"	S68°52'25"E	24.99
C55	91.11	200.00	26°06'09"	S55°03'40"E	90.33
C56	74.44	200.00	21°19'29"	S31°20'51"E	74.01
C57	72.05	200.00	20°38'25"	S10°21'54"E	71.66
C85	28.82	80.00	20°38'25"	S10°21'54"E	28.66
C86	29.77	80.00	21°19'29"	S31°20'51"E	29.60
C87	36.45	80.00	26°06'09"	S55°03'40"E	36.13
C88	21.80	820.00	1°31'23"	S68°52'25"E	21.80



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PUD ORDINANCE #: 2000-451-E AND 2006-506-E PLAT AND PLANS CITY DEV.#: 5099.131

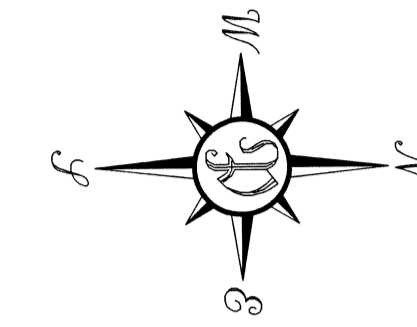
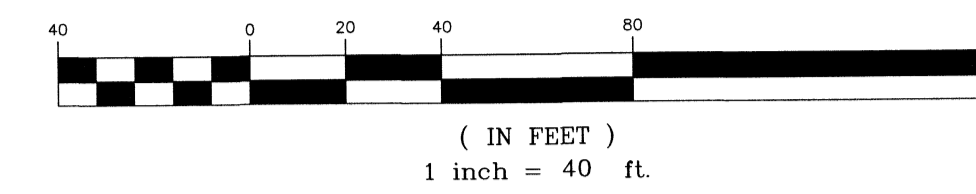
BARTRAM CREEK PHASE FOUR

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **73** PAGE **90**

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

GRAPHIC SCALE



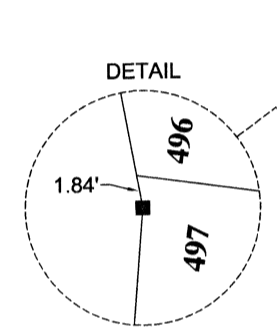
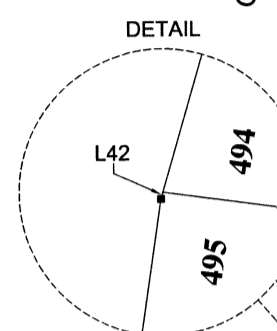
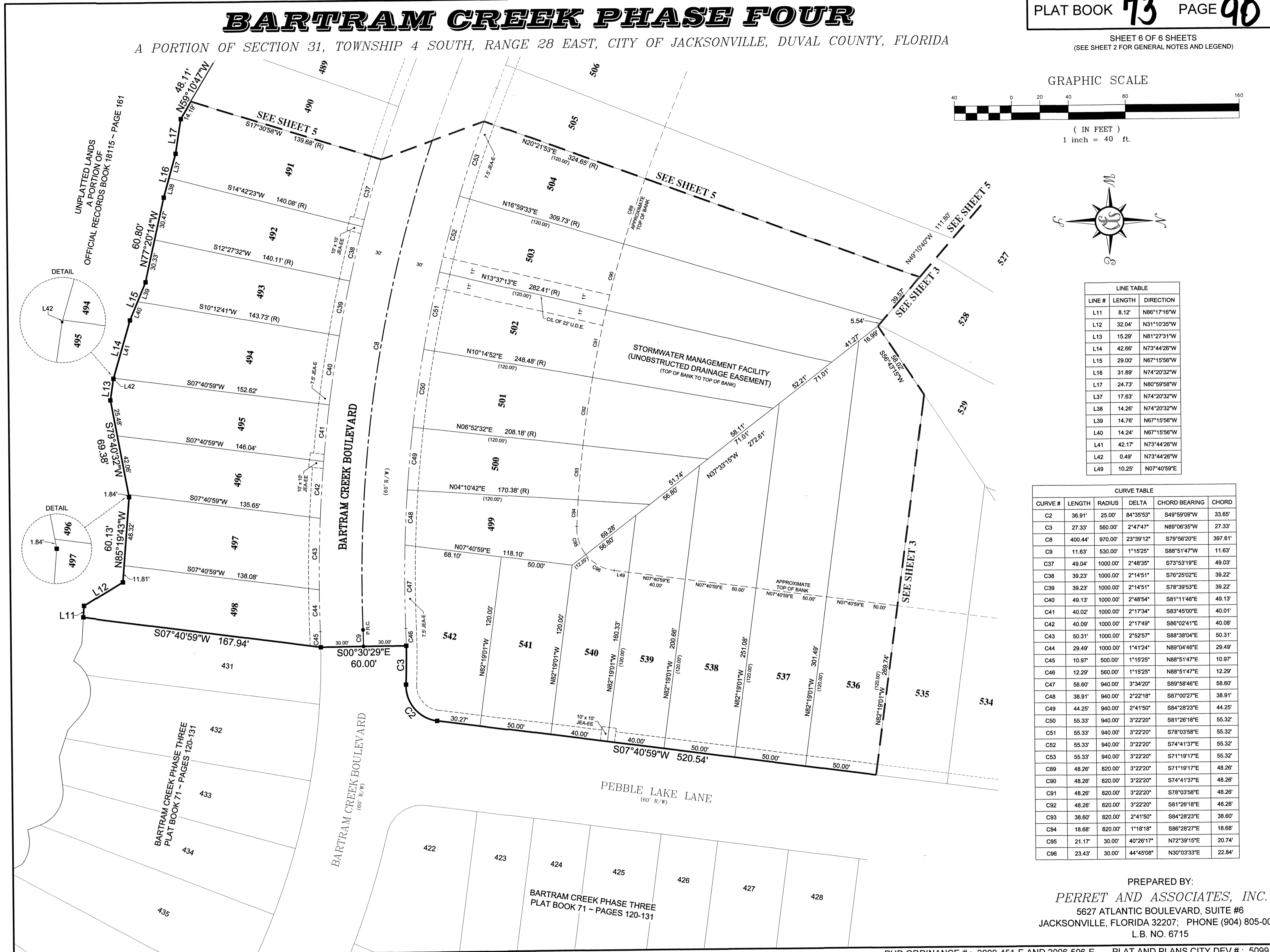
LINE #	LENGTH	DIRECTION
L11	8.12	N86°17'16"W
L12	32.04	N31°10'35"W
L13	15.29	N81°27'31"W
L14	42.66	N73°44'28"W
L15	29.07	N67°15'56"W
L16	31.89	N74°20'32"W
L17	24.73	N80°59'58"W
L37	17.63	N74°20'32"W
L38	14.26	N74°20'32"W
L39	14.76	N67°15'56"W
L40	14.24	N73°44'28"W
L41	42.17	N73°44'28"W
L42	0.49	N73°44'28"W
L49	10.25	N07°40'59"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	36.91	25.00	84°35'53"	S49°59'09"W	33.65
C3	27.33	560.00	2°47'47"	N89°06'35"W	27.33
C8	400.44	970.00	23°39'12"	S79°56'20"E	397.61
C9	11.63	530.00	1°15'25"	S88°51'47"W	11.63
C37	49.04	1000.00	2°48'35"	S73°53'19"E	49.03
C38	39.23	1000.00	2°14'51"	S78°25'02"E	39.22
C39	39.23	1000.00	2°14'51"	S78°39'53"E	39.22
C40	49.13	1000.00	2°48'54"	S81°11'46"E	49.13
C41	40.02	1000.00	2°17'34"	S63°45'00"E	40.01
C42	40.09	1000.00	2°17'49"	S86°02'41"E	40.08
C43	50.31	1000.00	2°52'57"	S88°38'04"E	50.31
C44	29.49	1000.00	1°14'24"	N89°04'48"E	29.49
C45	10.97	500.00	1°15'25"	N88°51'47"E	10.97
C46	12.29	560.00	1°15'25"	N88°51'47"E	12.29
C47	58.60	940.00	3°34'20"	S89°58'46"E	58.60
C48	38.91	940.00	2°22'18"	S87°00'27"E	38.91
C49	44.25	940.00	2°41'50"	S84°28'23"E	44.25
C50	55.33	940.00	3°22'20"	S81°26'18"E	55.32
C51	55.33	940.00	3°22'20"	S78°03'58"E	55.32
C52	55.33	940.00	3°22'20"	S74°41'37"E	55.32
C53	55.33	940.00	3°22'20"	S71°19'17"E	55.32
C59	48.26	820.00	3°22'20"	S71°19'17"E	48.26
C80	48.26	820.00	3°22'20"	S74°41'37"E	48.26
C81	48.26	820.00	3°22'20"	S78°03'58"E	48.26
C82	48.26	820.00	3°22'20"	S81°26'18"E	48.26
C83	38.60	820.00	2°41'50"	S84°28'23"E	38.60
C84	18.68	820.00	1°18'18"	S86°28'27"E	18.68
C85	21.17	30.00	40°26'17"	N72°39'15"E	20.74
C86	23.43	30.00	44°45'08"	N30°03'33"E	22.84

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BARTRAM CREEK PHASE THREE
PLAT BOOK 71 - PAGES 120-131

BARTRAM CREEK PHASE THREE
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