

# BAYBERRY PHASE 2

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 67 PAGE 140

SHEET 1 OF 3 SHEETS

SEE SHEET 2 FOR NOTES

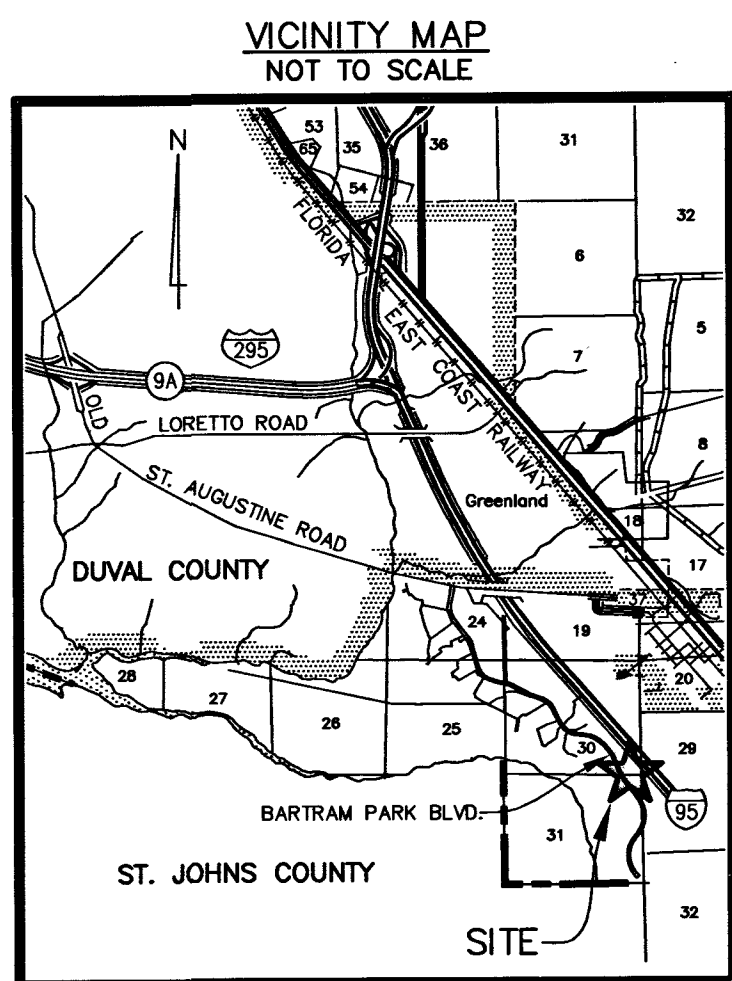
**CAPTION**

A portion of Section 30, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 30, thence South 88°23'24" East, along the Northerly line of said Section 30, a distance of 2052.30 feet to a point lying on the Southwesterly limited access right of way line of Interstate No. 95, a variable width limited access right of way as presently established; thence Southeastery and Southwesterly, along said Southwesterly limited access right of way line the following 4 courses: Course 1, thence South 40°25'28" East, departing said Northerly line, 3962.15 feet; Course 2, thence South 49°34'31" West, 50.00 feet; Course 3, thence South 40°32'32" East, 409.69 feet; Course 4, thence South 40°25'01" East, 505.65 feet to the Point of Beginning.

From said Point of Beginning, thence South 40°25'01" East, continuing along said Southwesterly limited access right of way line, 441.23 feet to the point of curvature of a curve concave Southwesterly having a radius of 3699.72 feet; thence Southeastery along said Southwesterly limited access right of way line and along the arc of said curve, through a central angle of 00°25'18", an arc length of 27.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 40°12'22" East, 27.23 feet; thence South 49°47'05" West, departing said Southwesterly limited access right of way line 550.70 feet to a point lying on the Northerly right of way line of Berryview Road, a 50 foot private right of way as depicted on Bayberry Phase 1, recorded in Plat Book 67, pages 59 through 64 of the Public Records of said county, said line also being the Southerly line of said Bayberry Phase 1; thence Northwesterly along said Northerly right of way line and said Southerly line the following 3 courses: Course 1, thence North 40°12'53" West, 151.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 1615.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 08°07'34", an arc length of 229.05 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 44°16'40" West, 228.86 feet; Course 3, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 471.50 feet, through a central angle of 10°46'08", an arc length of 88.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 42°57'23" West, 88.49 feet; thence North 49°46'41" East, departing said Northerly right of way line and continuing along said Southerly line, 569.60 feet to the Point of Beginning.

Containing 5.98 acres, more or less.



Approved 11/25/14  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved Nov. 20, 2014  
Date  
[Signature]  
for General Counsel

**APPROVED FOR RECORD**

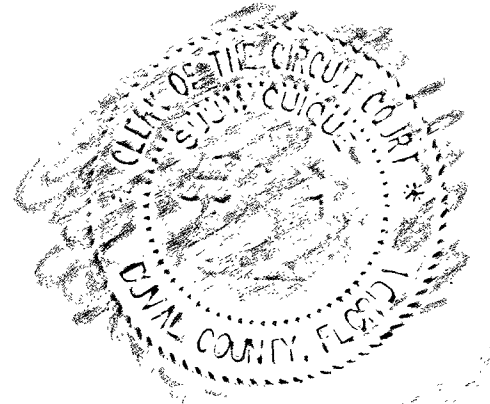
This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

[Signature] 11/25/14  
James M. Robinson, P.E. Date  
Director of Public Works

**CLERK'S CERTIFICATE 2014267189**

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 67, pages 140-142 of the Public Records of Duval County, Florida, this 25th day of November, 2014.

[Signature] [Signature]  
Ronnie Fussell, Clerk of the Circuit Court Deputy Clerk Wendy Butler



**PLAT CONFORMITY REVIEW**

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 29 day of November, 2014.

[Signature]  
W. Monroe Hazen, P.L.S.  
Professional Land Surveyor Number 3398

**SURVEYOR'S CERTIFICATE**

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 11th day of NOVEMBER, 2014.

[Signature]  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida LS No. 6284



**ADOPTION AND DEDICATION**

This is to certify that Pulte Home Corporation, a Michigan corporation ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Bayberry Phase 2, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as the true and correct plat of said lands.

All rights of ways, drives, courts, circles, and Tracts "A", "B" and "C" (Common Area) and all drainage easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

The undersigned Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and their successors and assigns, guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by Owner, its successors and assigns, to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private rights of way. The Owner, its successors and assigns, hereby reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

The undersigned Owner, its successors and assigns, hereby reserves and shall have sole and absolute right at any time with the consent of the City of Jacksonville to dedicate to the public all or part of the lands on this plat designated as roadways, including all unobstructed easements for drainage.

Those easements designated as "JEA Utility Easements" are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its 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.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has caused these presents to be signed by the designated officer shown below on this 15th day of OCTOBER, 2014.

[Signature]  
Witness  
DAN REYNOLDS  
Print Name  
[Signature]  
Witness  
Kelly A. Wilson  
Print Name

OWNER: Pulte Home Corporation  
a Michigan corporation  
By [Signature]  
Justin Dudley  
Director of Land Development

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 15th day of October, 2014, by Justin Dudley, the Director of Land Development of Pulte Home Corporation, a Michigan corporation on behalf of the corporation, who is personally known to me.

[Signature]  
Notary Public, State of Florida  
[Signature]  
Printed Name

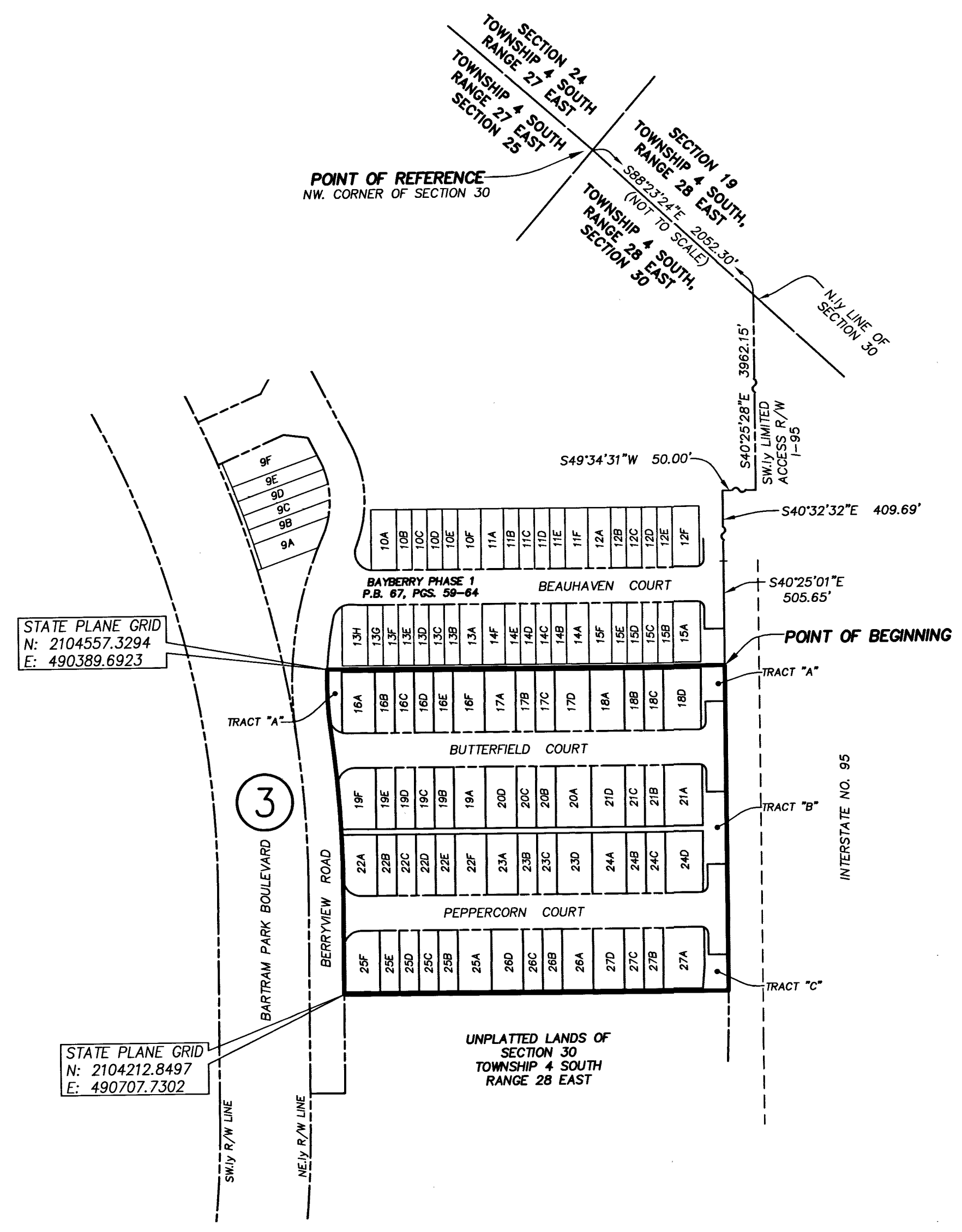
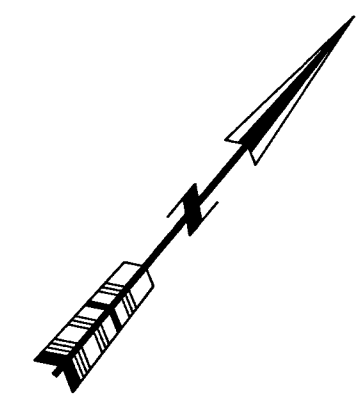
My Commission Expires \_\_\_\_\_  
Commission Expires \_\_\_\_\_  
Notary Public, State of Florida  
My Comm. Expires Jan. 23, 2015  
Commission No. EE 57198

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT NO. 5099.006

# BAYBERRY PHASE 2

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

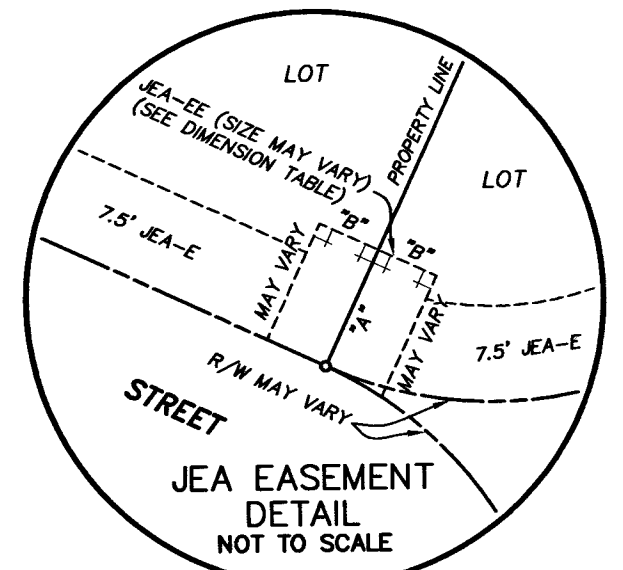


STATE PLANE GRID  
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E: 490389.6923

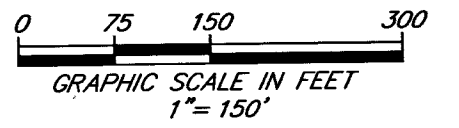
STATE PLANE GRID  
N: 2104212.8497  
E: 490707.7302

- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Section 30 as being South 88°23'24" East.
  - 2) 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 depicted on this plat that may be found in the Public Records of this county.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates:  
N 2182508.373 E 493662.530  
Coordinate Datum: State Plane in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NSRS 2007).
  - 4) The lands shown hereon lie within flood zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0635, suffix H, dated June 3, 2013. The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquires for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
  - 5) Lands depicted hereon are subject to Declaration of Easements, Covenants, Conditions and Restrictions recorded in Official Records Book 13265, Page 429, of the current Public Records of Duval County, Florida. (Blanket in nature)
  - 6) Lands depicted hereon are subject to Easement to Bellsouth Telecommunications, Inc., recorded in Official Records Book 13646, Page 1472, of the current Public Records of Duval County, Florida. (Blanket in nature)
  - 7) Lands depicted hereon are subject to Easement recorded in Official Records Book 13797, Page 515, of the current Public Records of Duval County, Florida. (Blanket in nature)

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
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  - L ARC LENGTH
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  - CT TABULATED CURVE DATA
  - LT TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.B. PLAT BOOK
  - P.O. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT. EASEMENT
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - ③ SHEET REFERENCE NUMBER
  - MATCHLINE



"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



CITY DEVELOPMENT NO. 5099.096

PREPARED BY:  
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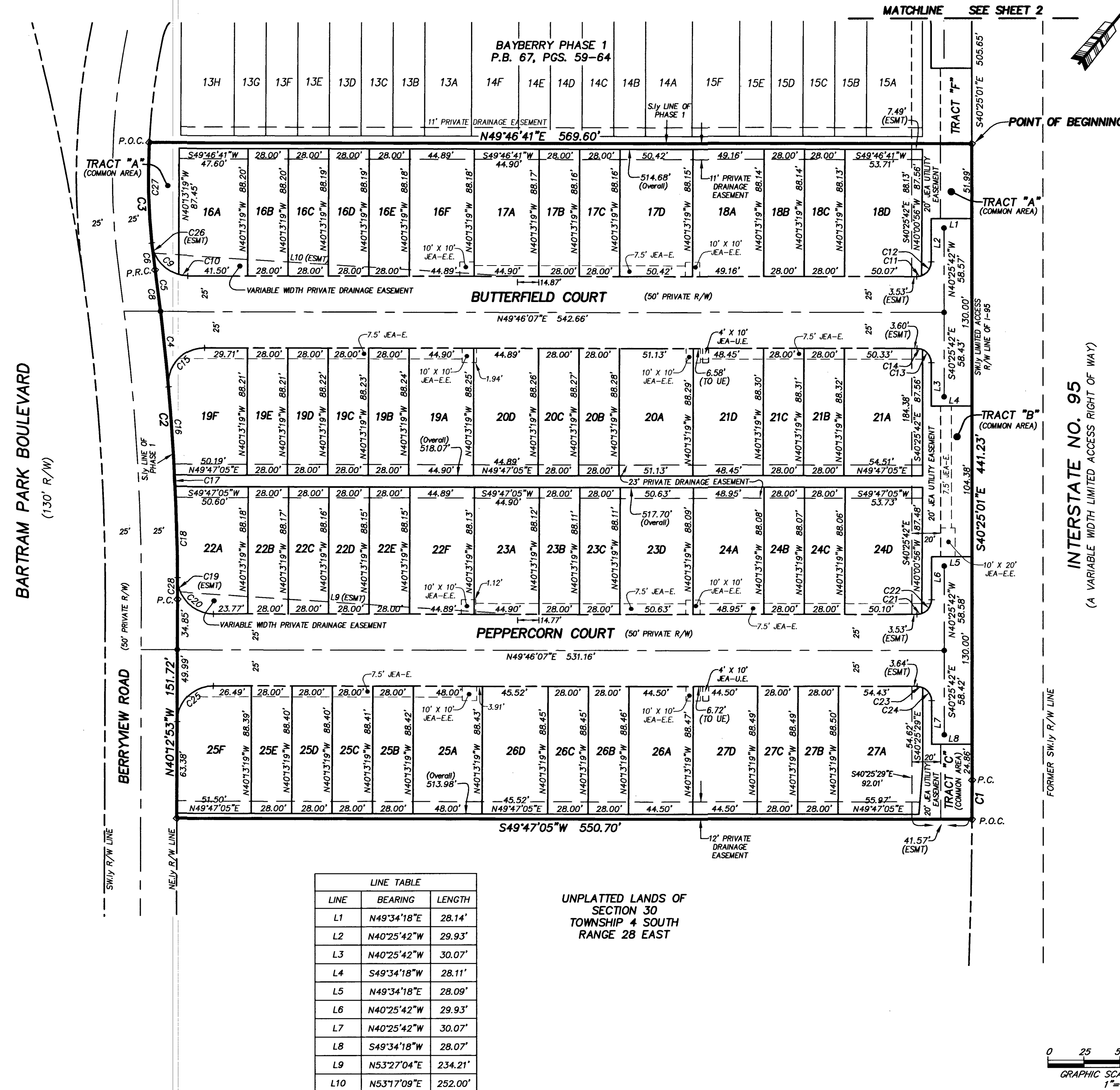
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PLAT BOOK 67 PAGE 142

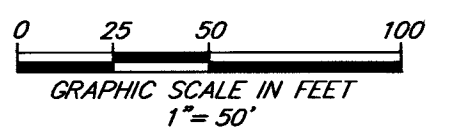
SHEET 3 OF 3 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L1	N49°34'18"E	28.14'
L2	N40°25'42"W	29.93'
L3	N40°25'42"W	30.07'
L4	S49°34'18"W	28.11'
L5	N49°34'18"E	28.09'
L6	N40°25'42"W	29.93'
L7	N40°25'42"W	30.07'
L8	S49°34'18"W	28.07'
L9	N53°27'04"E	234.21'
L10	N53°17'09"E	252.00'

UNPLATTED LANDS OF  
SECTION 30  
TOWNSHIP 4 SOUTH  
RANGE 28 EAST



CITY DEVELOPMENT NO. 5099.096

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3699.72'	0°25'18"	27.23'	S40°12'22"E	27.23'
C2	1615.00'	8°07'34"	229.05'	N44°16'40"W	228.86'
C3	471.50'	10°46'08"	88.62'	N42°57'23"W	88.49'
C4	1615.00'	1°51'55"	52.58'	N46°22'44"W	52.57'
C5	1615.00'	1°01'45"	29.01'	N47°49'35"W	29.01'
C6	471.50'	2°17'26"	18.85'	S47°11'44"E	18.85'
C7	200.00'	12°21'01"	43.11'	S29°43'05"E	43.03'
C8	1615.00'	1°01'45"	29.01'	N47°49'35"W	29.01'
C9	25.00'	7°03'36"	30.57'	S81°04'50"E	28.70'
C10	25.00'	14°07'15"	6.16'	N56°49'45"E	6.15'
C11	10.00'	19°25'53"	3.39'	N40°03'11"E	3.38'
C12	10.00'	7°04'56"	12.35'	N05°02'44"W	11.58'
C13	10.00'	6°70'36"	11.70'	N73°56'30"W	11.04'
C14	10.00'	22°46'34"	3.98'	S61°09'25"W	3.95'
C15	25.00'	95°12'54"	41.55'	S02°09'40"W	36.93'
C16	1615.00'	2°10'01"	61.08'	N44°21'46"W	61.08'
C17	1615.00'	0°17'03"	8.01'	N43°08'14"W	8.01'
C18	1615.00'	2°15'03"	63.45'	N41°52'11"W	63.44'
C19	25.00'	22°57'34"	10.02'	S52°13'26"E	9.95'
C20	25.00'	89°29'13"	39.05'	S85°29'16"E	35.20'
C21	10.00'	19°20'28"	3.38'	N40°05'54"E	3.36'
C22	10.00'	7°05'22"	12.37'	N05°00'01"W	11.59'
C23	10.00'	22°43'02"	3.96'	S61°07'39"W	3.94'
C24	10.00'	6°70'08"	11.71'	N73°58'16"W	11.05'
C25	25.00'	89°59'01"	39.26'	S04°46'37"W	35.35'
C26	25.00'	16°37'03"	7.25'	S54°21'33"E	7.23'
C27	471.50'	8°28'42"	69.77'	S41°48'40"E	69.71'
C28	1615.00'	0°31'46"	14.93'	N40°28'46"W	14.93'

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