

Approved 9/12/23 Date
[Signature]
City Engineer
for Director of Public Works
Approved 9/7/2023 Date
[Signature]
for General Counsel

BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 1 ~ TERRACE PINES

A PORTION OF SECTION 56, FRANCIS RICHARD GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 81 PAGE 156
SHEET 1 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION

BEING A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF TRACT "B" AS SHOWN ON MAP OF PINE TERRACE AT THE MEADOWS, RECORDED IN PLAT BOOK 72, PAGES 150 THROUGH 155 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE WESTERLY LINE OF BAYMEADOWS CIRCLE WEST, A 60 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3060, PAGE 339 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 74°3'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39° 33' 29" EAST, 51.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID ACCESS EASEMENT AN ARC LENGTH OF 51.28 FEET TO A NON-TANGENT POINT; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID ACCESS EASEMENT SOUTH 42° 44' 59" EAST, A DISTANCE OF 279.66 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 433.86 FEET, A CENTRAL ANGLE OF 181°2'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33° 54' 08" EAST, 137.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID ACCESS EASEMENT AN ARC LENGTH OF 137.81 FEET TO A POINT ON THE NORTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18585, PAGE 1684 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 38' 47" WEST ALONG THE NORTH LINES OF LAST SAID LANDS, TO AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9190, PAGE 1720 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 727.51 FEET; THENCE NORTH 63° 14' 04" WEST ALONG THE NORTHEAST LINE OF LAST SAID LANDS, TO AND ALONG THE NORTHEAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14457, PAGE 890, A DISTANCE OF 364.18 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 29° 41' 08" WEST ALONG THE NORTHWEST LINE OF LAST SAID LANDS, A DISTANCE OF 340.00 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTH 86° 28' 36" WEST, A DISTANCE OF 310.47 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 17977, PAGE 2305 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINES OF LAST SAID OFFICIAL RECORDS BOOK THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 29° 30' 28" EAST, 218.37 FEET; COURSE NO. 2: NORTH 14° 25' 06" WEST, 539.16 FEET; COURSE NO. 3: NORTH 75° 22' 03" EAST, 401.87 FEET TO THE SOUTHWEST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 16742, PAGE 1145; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 44° 55' 48" EAST ALONG THE SOUTHWEST LINE OF LAST SAID LANDS, A DISTANCE OF 202.47 FEET TO THE MOST SOUTHERLY CORNER THEREOF; COURSE NO. 2: NORTH 32° 12' 59" EAST, 341.91 FEET; COURSE NO. 3: NORTH 04° 30' 28" EAST, 140.39 FEET; COURSE NO. 4: NORTH 23° 22' 25" EAST, 141.65 FEET TO A POINT ON THE SOUTH LINE OF TRACT "E" AS SHOWN ON SAID PINE TERRACE AT THE MEADOWS; THENCE SOUTH 82° 13' 20" EAST ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 2.39 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID PINE TERRACE AT THE MEADOWS; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 07° 46' 40" WEST, A DISTANCE OF 379.88 FEET; COURSE NO. 2: SOUTH 12° 44' 08" EAST, A DISTANCE OF 43.20 FEET; COURSE NO. 3: SOUTH 37° 57' 17" EAST, A DISTANCE OF 288.64 FEET; COURSE NO. 4: SOUTH 58° 32' 26" EAST, A DISTANCE OF 59.51 FEET; COURSE NO. 5: NORTH 89° 09' 38" EAST, A DISTANCE OF 17.11 FEET; COURSE NO. 6: SOUTH 02° 19' 23" EAST, A DISTANCE OF 55.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°12'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28° 55' 35" EAST, 22.39 FEET; COURSE NO. 7: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 23.22 FEET TO A POINT OF TANGENCY; COURSE NO. 8: SOUTH 55° 31' 47" EAST, A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°18'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82° 19' 01" EAST, 33.56 FEET; COURSE NO. 9: NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 36.79 FEET TO A POINT OF TANGENCY; COURSE NO. 10: NORTH 40° 09' 48" EAST, A DISTANCE OF 122.70 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 16.96 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 13th DAY OF September, 2023.

[Signature]
STEVEN D. LONG JR., P.E.
DIRECTOR OF PUBLIC WORKS
NINA SICKLER, P.E.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 81 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 15 DAY OF SEPTEMBER, 2023.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT
[Signature]



[Signature]
RICHARD W. CLARSON
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 12th DAY OF SEPTEMBER, 2023.

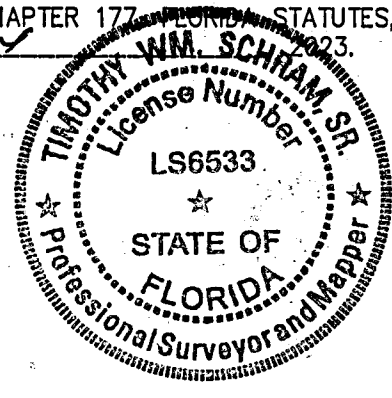
BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 20th DAY OF July, 2023.

BY: [Signature]
TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR AND MAPPER
NO. 6533, STATE OF FLORIDA

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.com



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 1 ~ TERRACE PINES, 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 SAID LANDS.

TITLE TO TRACTS "A" (20' PERIMETER BUFFER) TRACT "B" (20' PERIMETER BUFFER & JEA UTILITY EASEMENT), TRACTS "C", "E" & "F" SMFUDE - (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT), TRACT "L" (ACTIVE RECREATION), TRACTS "M", "K" & "O" (OPEN SPACE), AND TRACTS "H", "I", & "N" (CONSERVATION AREAS) ARE HEREBY RETAINED BY OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, AN OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS 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.

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.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR 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 AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MY BE DESIGNATED, THE NON- EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY. OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

UPON FAILURE OF THE "OWNER", OR OWNER'S ASSOCIATION; THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES, UNLESS OTHERWISE SPECIFIED, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR, SERVICE AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHT OF WAYS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TRACT "D" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT, TRACT "J" (BUFFER), IS HEREBY RETAINED BY THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER(S) 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(S), 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(S) 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 THE PUMP STATION TRACT.

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.

THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E.E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 31 DAY OF July, 2023.

[Signature]
RSPnt
WITNESS
[Signature]
Robert S. Porter
PRINT NAME

D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION
BY: [Signature]
PRINT NAME: PHILIP A. FREMENTO
AS ITS: EXECUTIVE VICE PRESIDENT

[Signature]
WITNESS
[Signature]
Anthony Sharp
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 31 DAY OF July, 2023, BY PHILIP A. FREMENTO, AS EXECUTIVE VICE PRESIDENT OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 66 967814

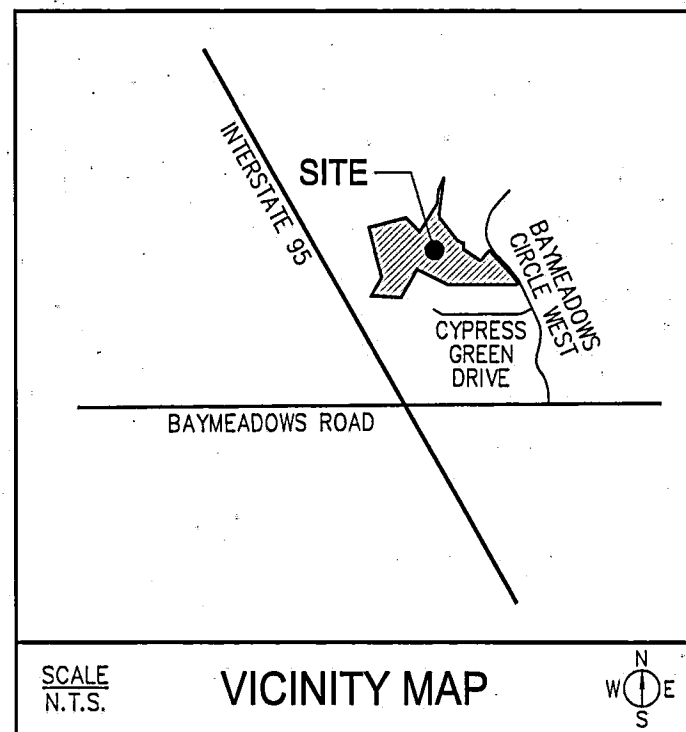
[Signature]
PRINT NAME
MY COMMISSION EXPIRES:



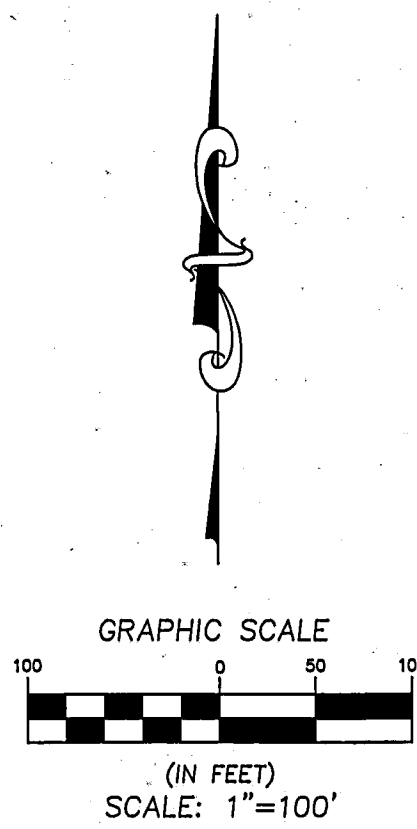
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A PORTION OF SECTION 56, FRANCIS RICHARD GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



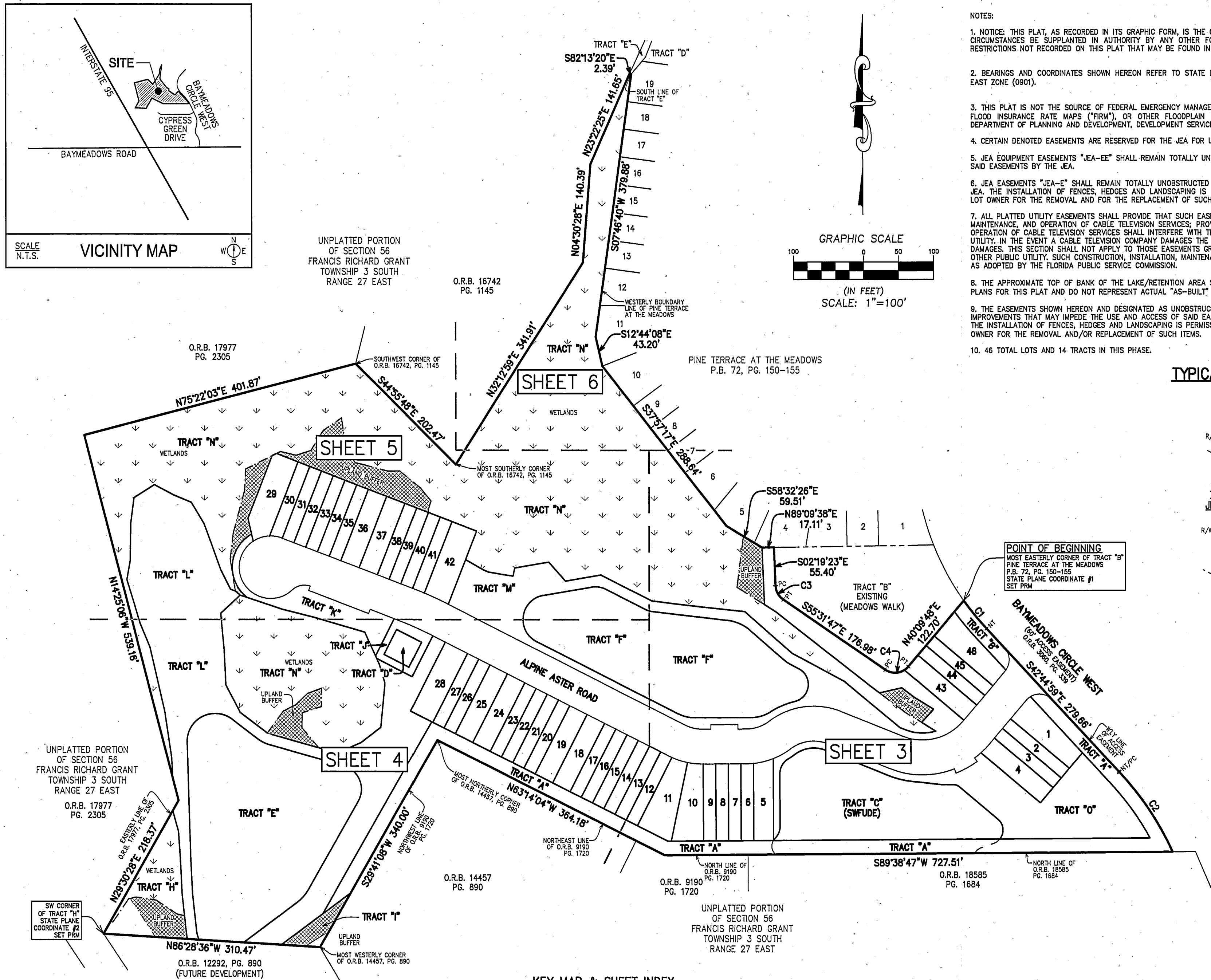
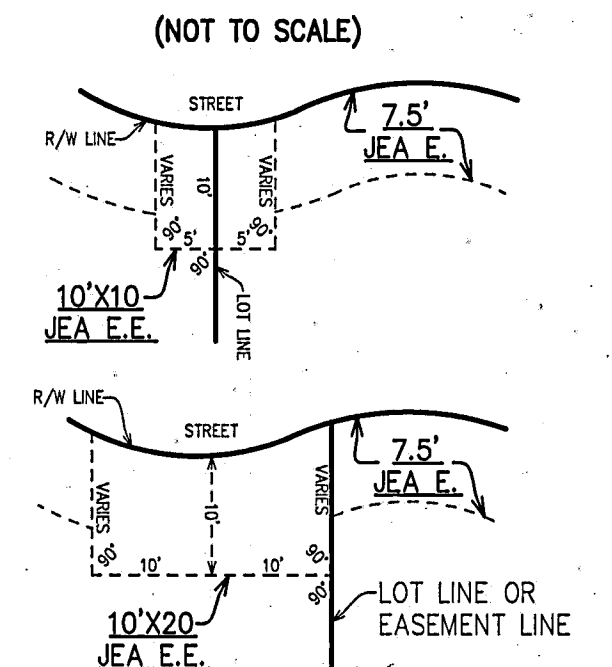
UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST



NOTES:

- 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
- THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
- CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA EQUIPMENT EASEMENTS "JEA-EE" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
- JEA EASEMENTS "JEA-E" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE 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. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 46 TOTAL LOTS AND 14 TRACTS IN THIS PHASE.

TYPICAL JEA EASEMENT DETAILS



UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST O.R.B. 17977 PG. 2305

SW CORNER OF TRACT "H" STATE PLANE COORDINATE #2 SET PRM

POINT	NORTHING	EASTING	DESCRIPTION
1	2142280.1414	476638.5630	POINT OF BEGINNING, SET PRM
2	2141804.5917	475406.6535	SOUTHWEST CORNER OF TRACT "E", SET PRM

KEY MAP & SHEET INDEX SCALE: 1"=100'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	51.28'	380.00'	7°43'52"	S39°33'29"E	51.24'
C2	137.81'	433.86'	18°12'00"	S33°54'08"E	137.24'
C3	23.22'	25.00'	53°12'24"	S28°59'35"E	22.39'
C4	36.79'	25.00'	84°18'24"	N82°19'01"E	33.56'

○	SET 1/2" IRON PIPE (LB 1704)
■	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
●	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
(P)	PLAT
(D)	DEED
(M)	MEASURED
LB	LICENSED BUSINESS
BFE	BASE FLOOD ELEVATION
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
P.B.	PLAT BOOK
NT	NON-TANGENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
SQ.FT.	SQUARE FOOT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA-E	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA ELECTRIC EQUIPMENT EASEMENT
JEA-U.E.	JEA UTILITY EASEMENT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.E.	UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
P.U.D.E.	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY

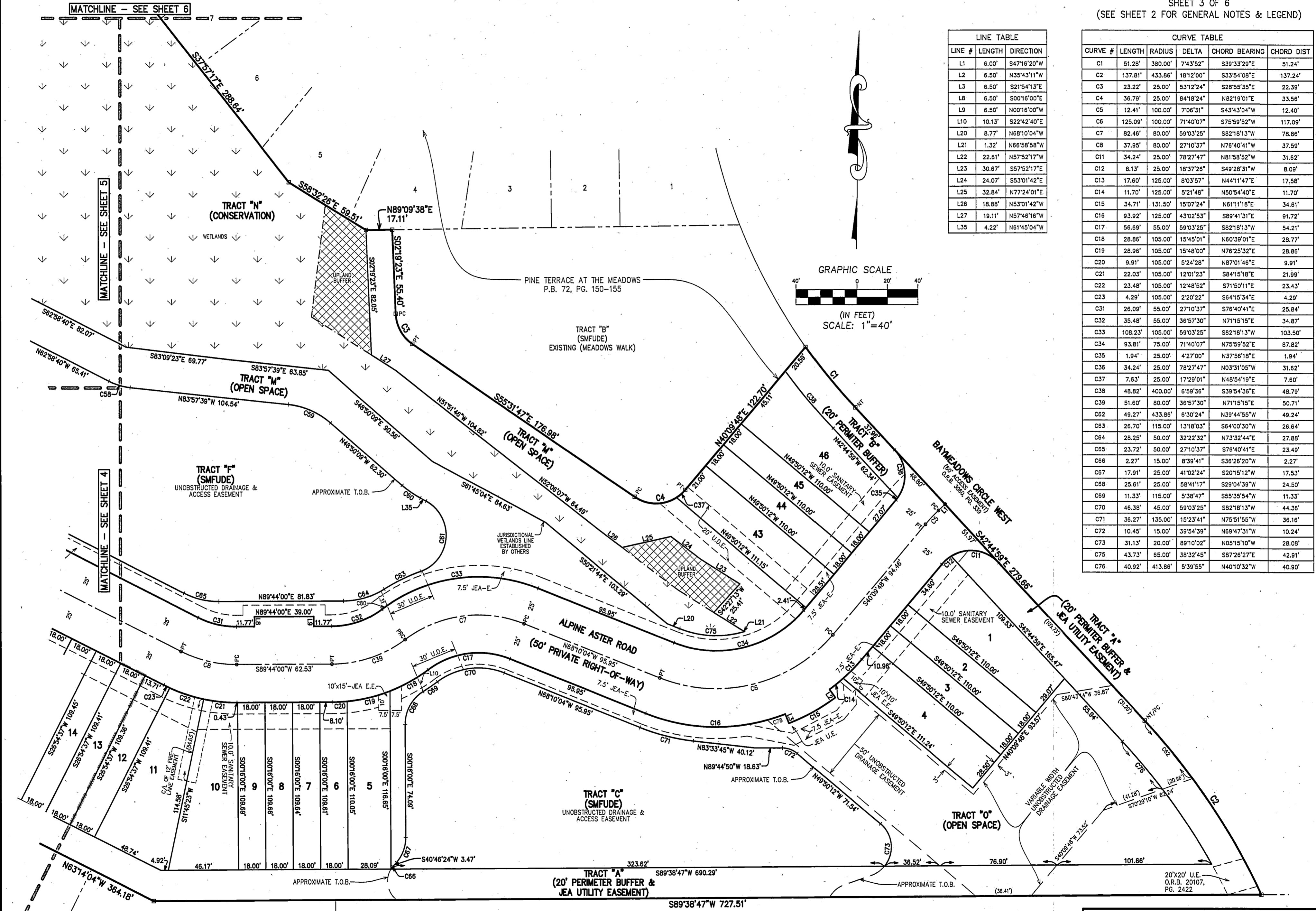
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PLAT BOOK **81** PAGE **158**

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




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.00'	S47°16'20"W
L2	6.50'	N35°43'11"W
L3	6.50'	S21°54'13"E
L4	6.50'	S00°16'00"E
L9	6.50'	N00°16'00"W
L10	10.13'	S22°42'40"E
L20	8.77'	N68°10'04"W
L21	1.32'	N66°58'58"W
L22	22.61'	N57°52'17"W
L23	30.67'	S57°52'17"E
L24	24.07'	S53°01'42"E
L25	32.84'	N77°24'01"E
L26	18.88'	N53°01'42"W
L27	19.11'	N57°46'16"W
L35	4.22'	N61°48'04"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	51.28'	380.00'	7°43'52"	S39°33'29"E	51.24'
C2	137.61'	433.86'	18°12'00"	S33°54'08"E	137.24'
C3	23.22'	25.00'	53°12'24"	S28°55'35"E	22.39'
C4	36.79'	25.00'	84°18'24"	N82°19'01"E	33.56'
C5	12.41'	100.00'	7°06'31"	S43°43'04"W	12.40'
C6	125.09'	100.00'	71°40'07"	S75°59'52"W	117.09'
C7	82.46'	80.00'	59°03'25"	S82°18'13"W	78.86'
C8	37.95'	80.00'	27°10'37"	N76°40'41"W	37.59'
C11	34.24'	25.00'	78°27'47"	N81°58'52"W	31.82'
C12	8.13'	25.00'	18°37'26"	S49°28'31"W	8.09'
C13	17.60'	125.00'	8°03'57"	N44°11'47"E	17.58'
C14	11.70'	125.00'	5°21'48"	N50°54'40"E	11.70'
C15	34.71'	131.50'	15°07'24"	N61°11'18"E	34.61'
C16	93.92'	125.00'	43°02'53"	S89°41'31"E	91.72'
C17	56.69'	55.00'	59°03'25"	S82°18'13"W	54.21'
C18	28.86'	105.00'	15°45'01"	N60°39'01"E	28.77'
C19	28.96'	105.00'	15°48'00"	N76°25'32"E	28.86'
C20	9.91'	105.00'	5°24'28"	N87°01'46"E	9.91'
C21	22.03'	105.00'	12°01'23"	S84°15'18"E	21.99'
C22	23.48'	105.00'	12°48'52"	S71°50'11"E	23.43'
C23	4.29'	105.00'	2°20'22"	S64°15'34"E	4.29'
C31	26.09'	55.00'	27°10'37"	S76°40'41"E	25.84'
C32	35.48'	55.00'	36°57'30"	N71°15'15"E	34.87'
C33	108.23'	105.00'	59°03'25"	S82°18'13"W	103.50'
C34	93.81'	75.00'	71°40'07"	N75°59'52"E	87.82'
C35	1.94'	25.00'	4°27'00"	N37°56'18"E	1.94'
C36	34.24'	25.00'	78°27'47"	N83°31'05"W	31.82'
C37	7.63'	25.00'	17°29'01"	N48°54'19"E	7.60'
C38	48.82'	400.00'	6°59'36"	S39°54'36"E	48.79'
C39	51.60'	80.00'	36°57'30"	N71°15'15"E	50.71'
C62	49.27'	433.86'	6°30'24"	N39°44'55"W	49.24'
C63	26.70'	115.00'	13°18'03"	S64°00'30"W	26.64'
C64	28.25'	50.00'	32°22'32"	N73°32'44"E	27.88'
C65	23.72'	50.00'	27°10'37"	S76°40'41"E	23.49'
C66	2.27'	15.00'	8°39'41"	S36°26'20"W	2.27'
C67	17.91'	25.00'	41°02'24"	S20°15'12"W	17.53'
C68	25.61'	25.00'	58°41'17"	S29°04'39"W	24.50'
C69	11.33'	115.00'	5°38'47"	S55°35'54"W	11.33'
C70	46.38'	45.00'	59°03'25"	S82°18'13"W	44.36'
C71	36.27'	135.00'	15°23'41"	N75°51'55"W	36.16'
C72	10.45'	15.00'	39°54'39"	N69°47'31"W	10.24'
C73	31.13'	20.00'	89°10'02"	N05°15'10"W	28.08'
C75	43.73'	65.00'	38°32'45"	S87°26'27"E	42.91'
C76	40.92'	413.86'	5°39'55"	N40°10'32"W	40.90'

O.R.B. 9190
Pg. 1720

O.R.B. 18585
Pg. 1684

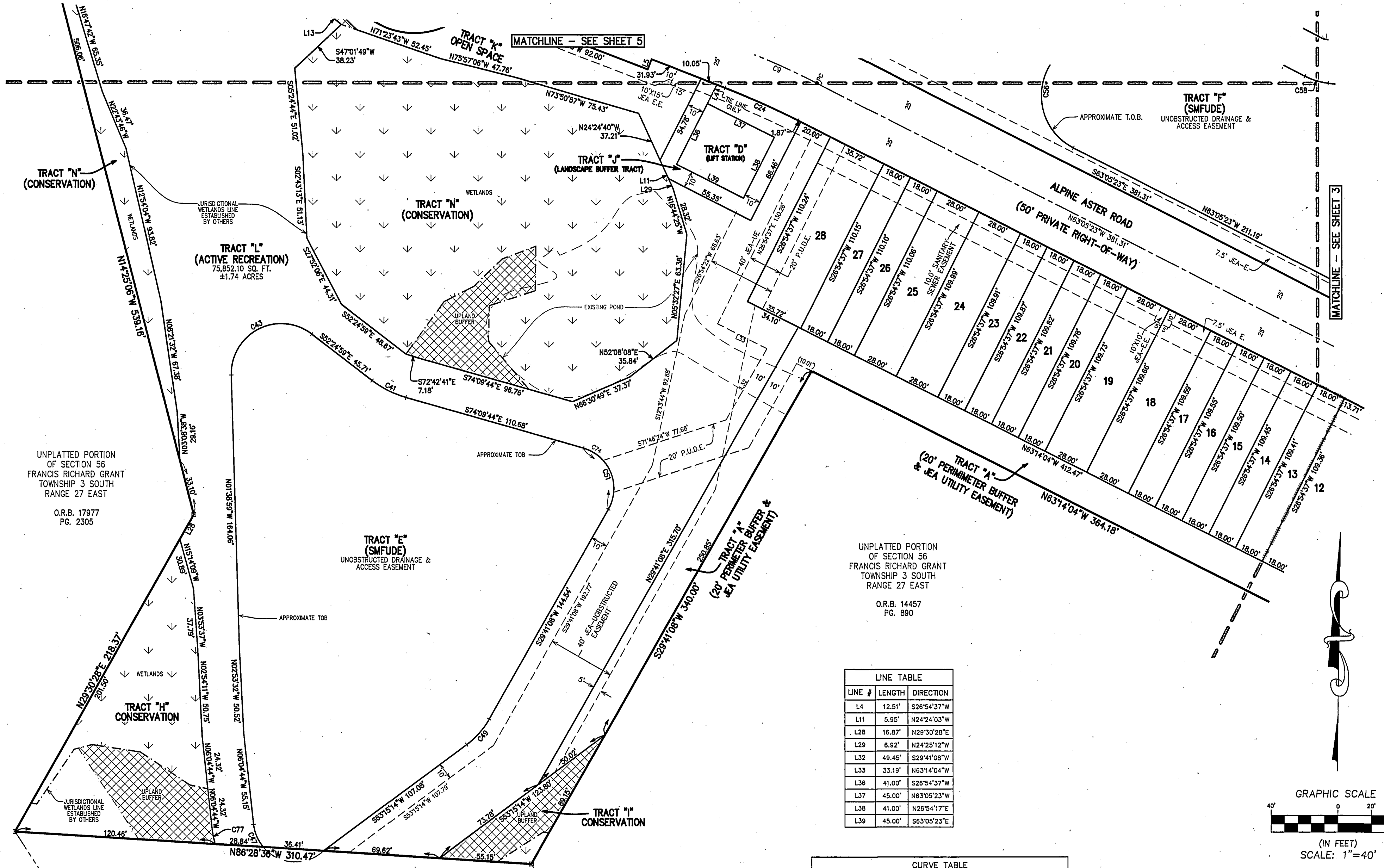
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BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 1 ~ TERRACE PINES

A PORTION OF SECTION 56, FRANCIS RICHARD GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 4 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST
O.R.B. 17977 PG. 2305

UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST
O.R.B. 14457 PG. 890

O.R.B. 12292, PG. 890 (FUTURE DEVELOPMENT)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	12.51'	S26°54'37"W
L11	5.95'	N24°24'03"W
L28	16.87'	N29°30'28"E
L29	6.92'	N24°25'12"W
L32	49.45'	S29°41'08"W
L33	33.19'	N63°14'04"W
L36	41.00'	S26°54'37"W
L37	45.00'	N63°05'23"W
L38	41.00'	N26°54'17"E
L39	45.00'	S63°05'23"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C24	48.00'	475.00'	5°47'25"	N65°59'05"W	47.88'
C41	22.77'	60.00'	21°44'46"	S63°17'21"E	22.64'
C43	67.67'	30.00'	129°14'01"	N62°58'01"E	54.21'
C47	14.85'	25.00'	34°01'49"	N23°05'39"W	14.63'
C49	20.57'	50.00'	23°34'07"	S41°28'11"W	20.42'
C51	45.31'	25.00'	103°50'52"	S22°14'18"E	39.38'
C74	14.12'	25.00'	32°21'27"	N57°59'01"W	13.93'
C77	9.23'	50.00'	10°34'50"	S11°22'09"E	9.22'



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BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 1 ~ TERRACE PINES

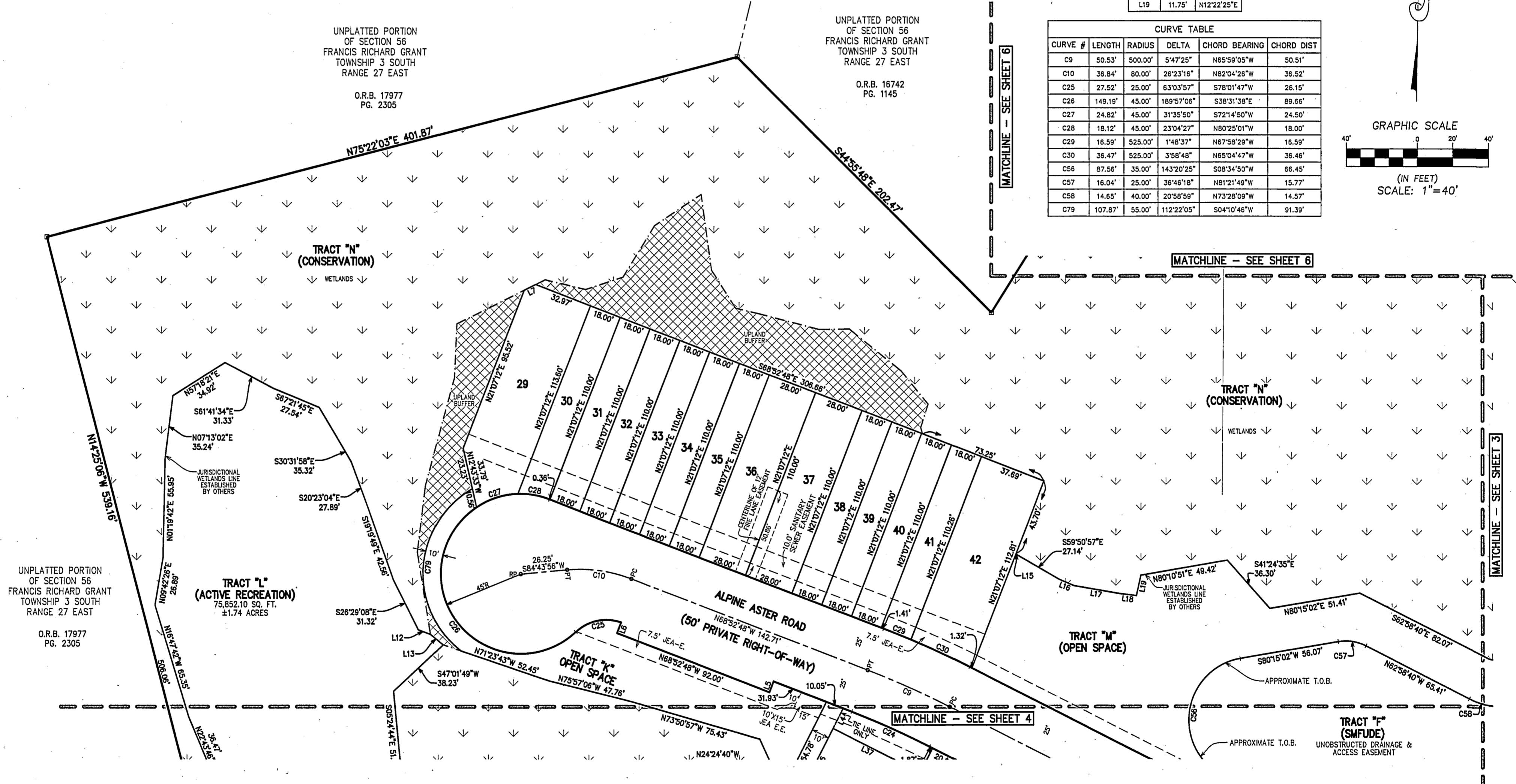
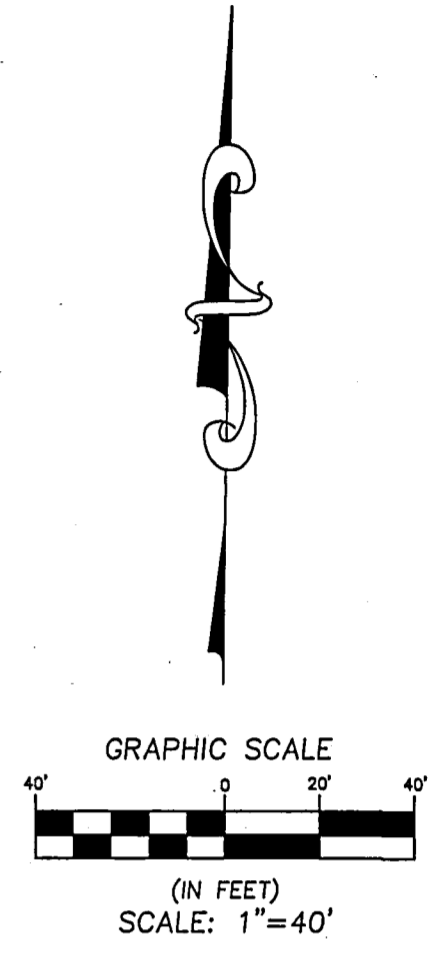
A PORTION OF SECTION 56, FRANCIS RICHARD GRANT, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 81 PAGE 160

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	6.50'	N21°07'12"E
L6	6.49'	S21°07'12"W
L7	7.30'	N63°29'33"E
L12	7.31'	S69°07'52"E
L13	9.22'	S50°26'51"E
L15	1.22'	S47°53'36"E
L16	9.02'	S66°27'18"E
L17	26.40'	S90°13'25"E
L18	9.21'	S82°45'57"E
L19	11.75'	N12°22'25"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C9	50.53'	500.00'	5°47'25"	N65°59'05"W	50.51'
C10	36.84'	80.00'	26°23'16"	N82°04'26"W	36.52'
C25	27.52'	25.00'	63°03'57"	S78°01'47"W	26.15'
C26	149.19'	45.00'	189°57'06"	S38°31'38"E	89.66'
C27	24.82'	45.00'	31°35'50"	S72°14'50"W	24.50'
C28	18.12'	45.00'	23°04'27"	N80°25'01"W	18.00'
C29	16.59'	525.00'	1°48'37"	N67°58'29"W	16.59'
C30	36.47'	525.00'	3°58'48"	N65°04'47"W	36.46'
C56	87.56'	35.00'	143°20'25"	S08°34'50"W	66.45'
C57	16.04'	25.00'	36°46'18"	N81°21'49"W	15.77'
C58	14.65'	40.00'	20°58'59"	N73°28'09"W	14.57'
C79	107.87'	55.00'	112°22'05"	S04°10'46"W	91.39'



UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST
O.R.B. 17977 PG. 2305

UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST
O.R.B. 16742 PG. 1145

UNPLATTED PORTION OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST
O.R.B. 17977 PG. 2305

TRACT "L" (ACTIVE RECREATION)
75,852.10 SQ. FT.
±1.74 ACRES

TRACT "X" (OPEN SPACE)

TRACT "M" (OPEN SPACE)

TRACT "F" (SMFUDE)
UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT



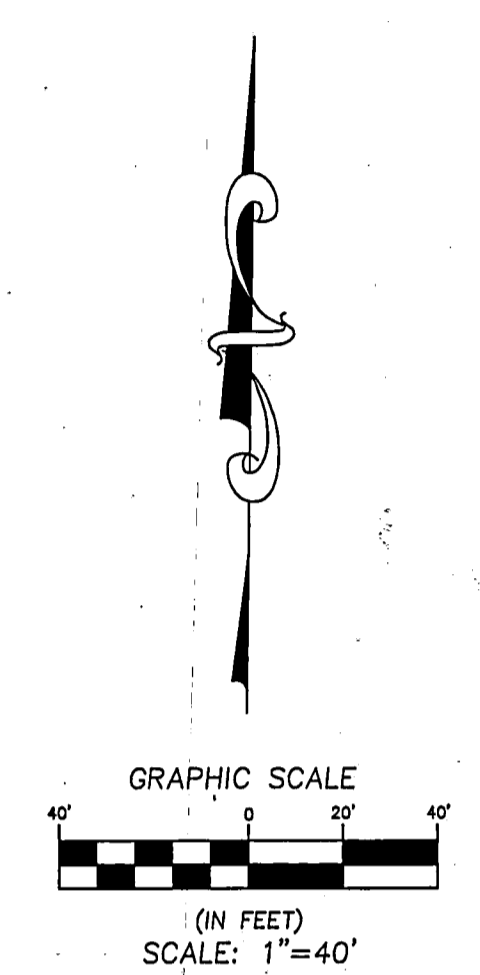
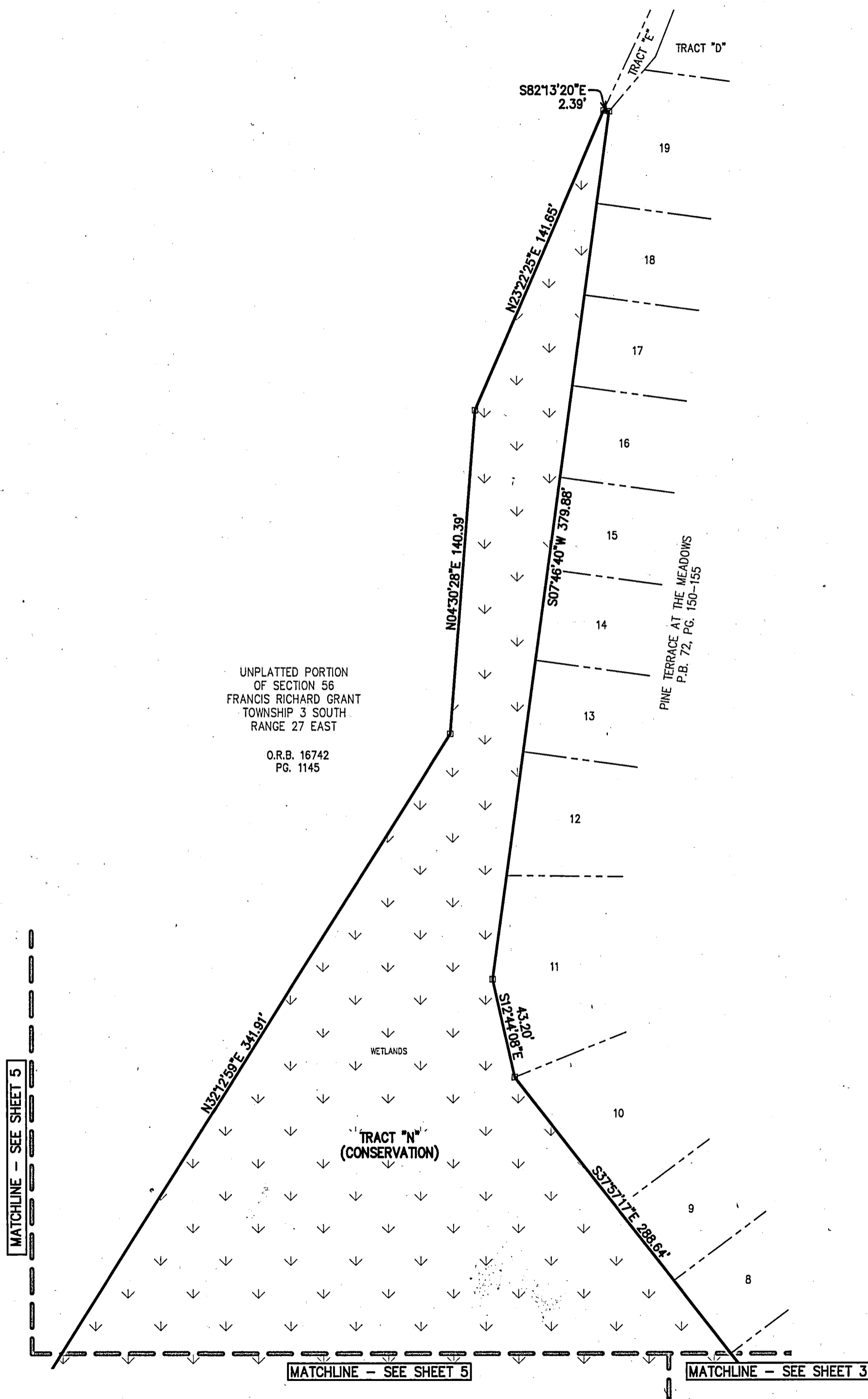
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