

Approved 1/3/2024
Date
City Engineer
for Director of Public Works
Approved 12/21/2023
Date
for General Counsel

BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 3 ~ ALDEN LANDING

PLAT BOOK 82 PAGE 42

PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 1 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION

BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 3 - ALDEN LANDING;
BEING A PORTION OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE 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 3080, 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 7°43'52" 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 POINT OF TANGENCY; 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 CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 433.86 FEET, A CENTRAL ANGLE OF 18°12'00" 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 AND THE POINT OF BEGINNING; THENCE SOUTH 30° 18' 24" EAST ALONG THE SOUTHWEST LINES OF LAST SAID LANDS, TO AND ALONG THE SOUTHWEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16178, PAGE 1057, A DISTANCE OF 428.67 FEET TO THE SOUTH LINE OF LAST SAID OFFICIAL RECORDS BOOK; THENCE NORTH 89° 42' 47" EAST ALONG THE SOUTH LINES OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 16178, PAGE 1057, OFFICIAL RECORDS BOOK 15930, PAGE 2455, OFFICIAL RECORDS BOOK 5924, PAGE 1298, OFFICIAL RECORDS BOOK 15472, PAGE 341, OFFICIAL RECORDS BOOK 13806, PAGE 1400, OFFICIAL RECORDS BOOK 17867, PAGE 1334, OFFICIAL RECORDS BOOK 7928, PAGE 2379, OFFICIAL RECORDS BOOK 15340, PAGE 422, OFFICIAL RECORDS BOOK 19317, PAGE 373, OFFICIAL RECORDS BOOK 17634, PAGE 967, OFFICIAL RECORDS BOOK 18281, PAGE 1181 AND OFFICIAL RECORDS BOOK 17152, PAGE 1958 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,025.05 FEET TO THE NORTHWEST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5993, PAGE 1961 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 00° 21' 33" EAST ALONG THE WEST LINE OF LAST SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 249.61 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18785, PAGE 2327 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; COURSE NO. 1: SOUTH 89° 41' 41" WEST, A DISTANCE OF 1,000.26 FEET; COURSE NO. 2: NORTH 62° 27' 09" WEST, A DISTANCE OF 128.89 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 17977, PAGE 2305 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY LINES OF LAST SAID OFFICIAL RECORDS BOOK, THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 37° 55' 17" WEST, 599.23 FEET; COURSE NO. 2: NORTH 33° 16' 58" WEST, 127.58 FEET; THENCE SOUTH 86° 28' 36" EAST, A DISTANCE OF 310.47 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 9.00 ACRES, MORE OR LESS.

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 3 - ALDEN LANDING, 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 TRACT "A" (20' PERIMETER BUFFER), TRACTS "B", "F" & "G" (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT), TRACT "C", "D", "E", "I" & "K" (OPEN SPACE), TRACTS "J" & "H" (CONSERVATION) 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.

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; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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.

THOSE EASEMENTS DESIGNATED AS "SEWER EASEMENTS" (SE) ARE HEREBY RETAINED BY THE OWNER AND ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE WITH ITS UNDERGROUND WATER AND/OR SEWER UTILITIES, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, INCLUDING WITHOUT LIMITATION, AN OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER ITS SUCCESSORS AND ASSIGNS.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 21st DAY OF December, 2023.

Jennifer E. Grose
WITNESS
Jennifer E. Grose
PRINT NAME

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

[Signature]
WITNESS
Anthony Sharp
PRINT NAME

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 5th DAY OF January, 2023: 4

[Signature]
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 3rd DAY OF January, 2023.

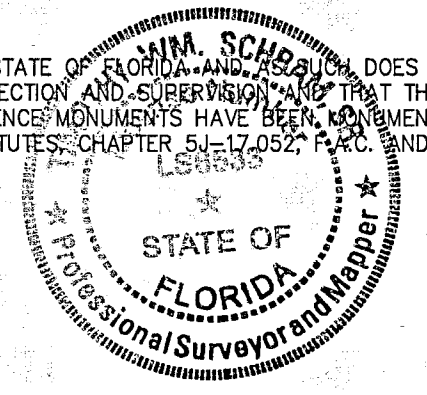
BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

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 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 HAVE BEEN PLACED AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.052, AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 20th DAY OF December, 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

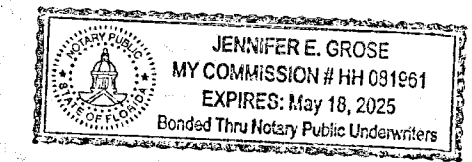


STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF December, 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 Jennifer E. Grose AS IDENTIFICATION.

Jennifer E. Grose
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

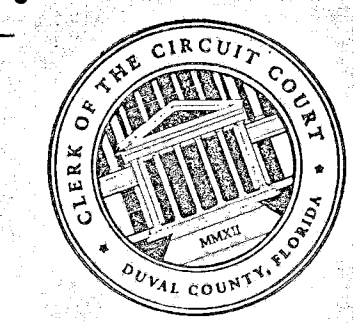
Jennifer E. Grose
PRINT NAME
MY COMMISSION EXPIRES:



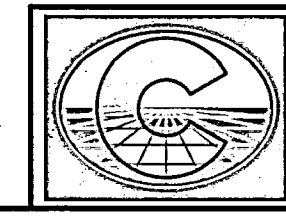
CLERK'S CERTIFICATE

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 82, PAGES 42-45 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 5th DAY OF Jan, 2024.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT



DEPUTY CLERK: [Signature]



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfl.com

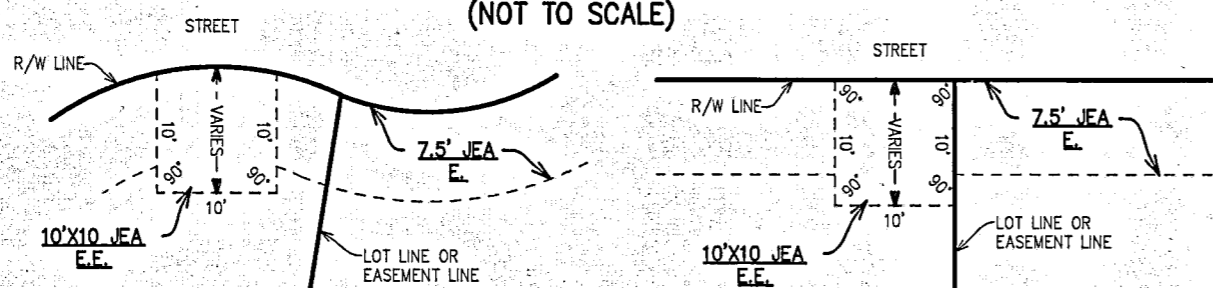
BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 3 ~ ALDEN LANDING

PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 82 PAGE 43

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

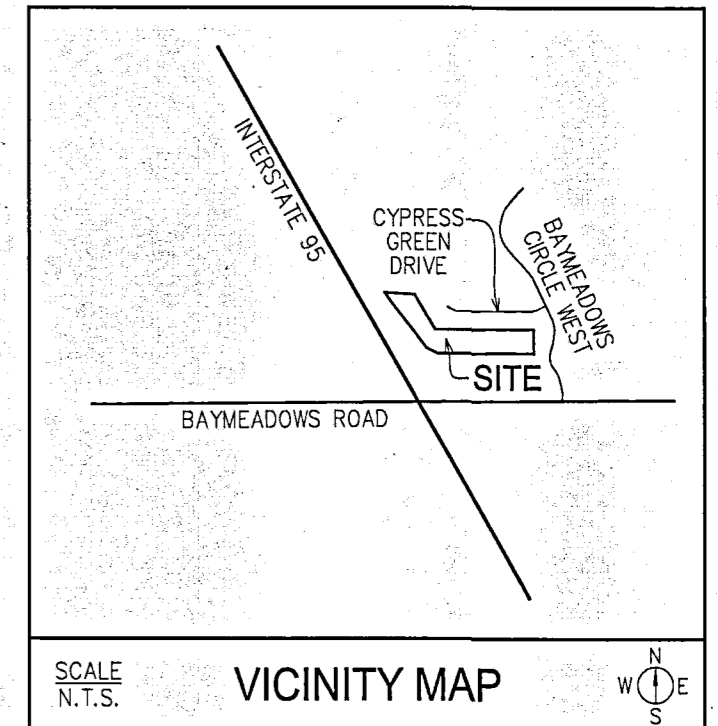
TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



POINT OF REFERENCE
EAST CORNER OF TRACT "B"
PINE TERRACE AT THE MEADOWS
P.B. 72, PG. 150-155

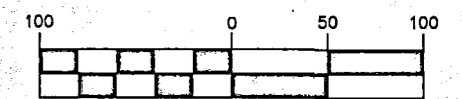
TRACT "B"
PINE TERRACE AT THE MEADOWS
PLAT BOOK 72,
PAGES 150 THROUGH 155

BAYMEADOWS CIRCLE WEST
(60' ACCESS EASEMENT)
O.R.B. 3080, PG. 339

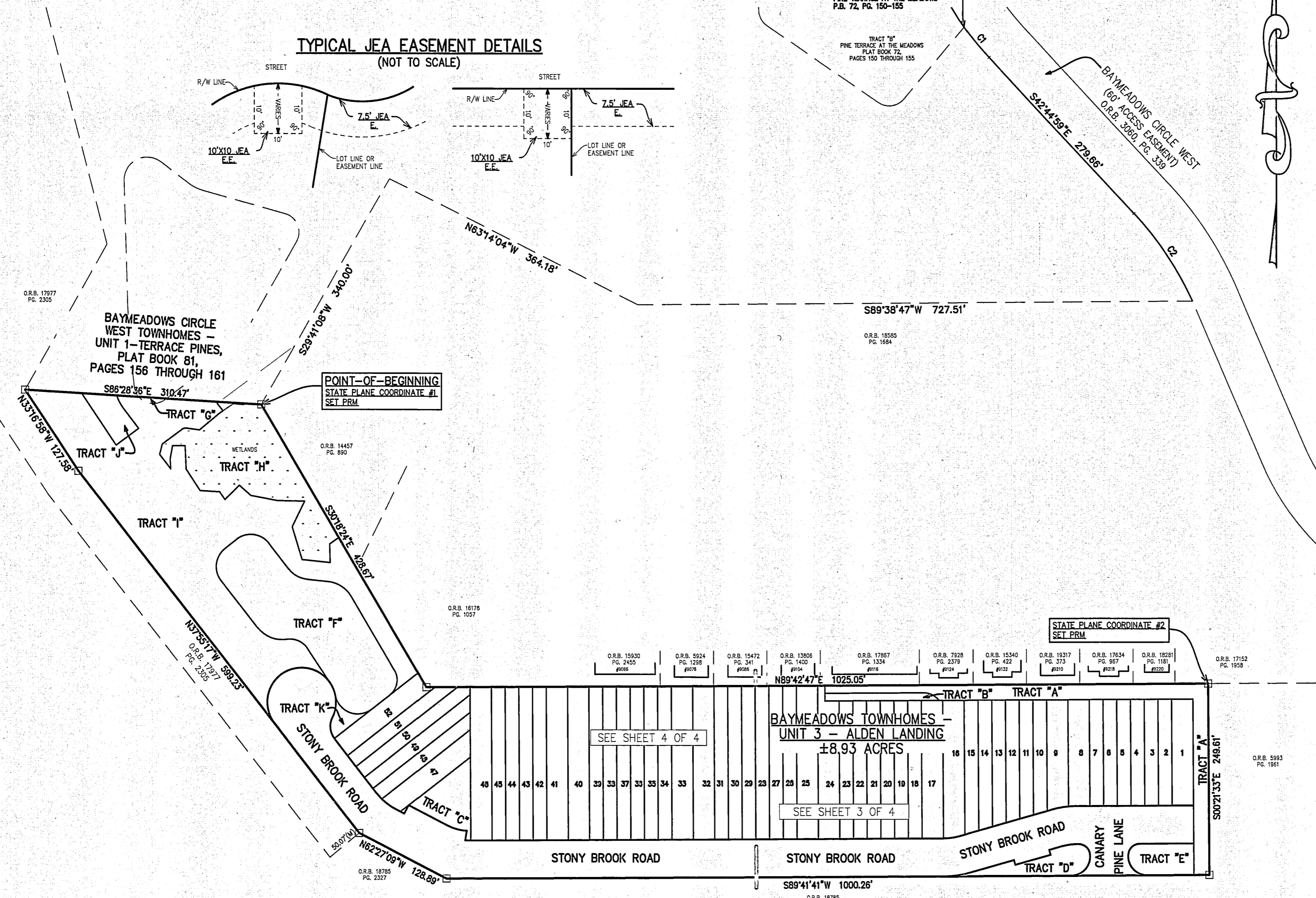


SCALE N.T.S. VICINITY MAP

GRAPHIC SCALE



(IN FEET)
SCALE: 1"=100'



POINT-OF-BEGINNING
STATE PLANE COORDINATE #1
SET PRM.

STATE PLANE COORDINATE #2
SET PRM.

O.R.B. 15930 PG. 2455 #226
O.R.B. 5924 PG. 1298 #1016
O.R.B. 15472 PG. 341 #226
O.R.B. 13906 PG. 1400 #1014
O.R.B. 17867 PG. 1334 #216
O.R.B. 7928 PG. 2379 #1014
O.R.B. 15340 PG. 422 #112
O.R.B. 19317 PG. 373 #210
O.R.B. 17634 PG. 987 #218
O.R.B. 18281 PG. 1181 #226
O.R.B. 17152 PG. 1958

N89°42'47"E 1025.05'

TRACT "B" TRACT "A"

BAYMEADOWS TOWNHOMES - UNIT 3 - ALDEN LANDING ±8.93 ACRES

SEE SHEET 4 OF 4

SEE SHEET 3 OF 4

STONY BROOK ROAD CANARY LANE PINE LANE

TRACT "D" TRACT "E"

S89°41'41"W 1000.26'

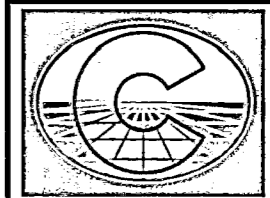
NOTES:

- 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.
- THOSE EASEMENTS DESIGNATED AS "JEA" ARE HEREBY IRREVOCABLY DEDICATED TO "JEA", ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
- 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 DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. REMOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED.
- THERE IS A TOTAL OF 52 LOTS AND 11 TRACTS IN THIS PHASE.

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'

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2141785.5114	475716.5398	POINT-OF-BEGINNING, SET PRM
2	2141420.5605	476957.8972	NORTHWEST CORNER O.R.B. 5993, PAGE 1961

LEGEND	
○	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
SMWF	STORMWATER MANAGEMENT FACILITY



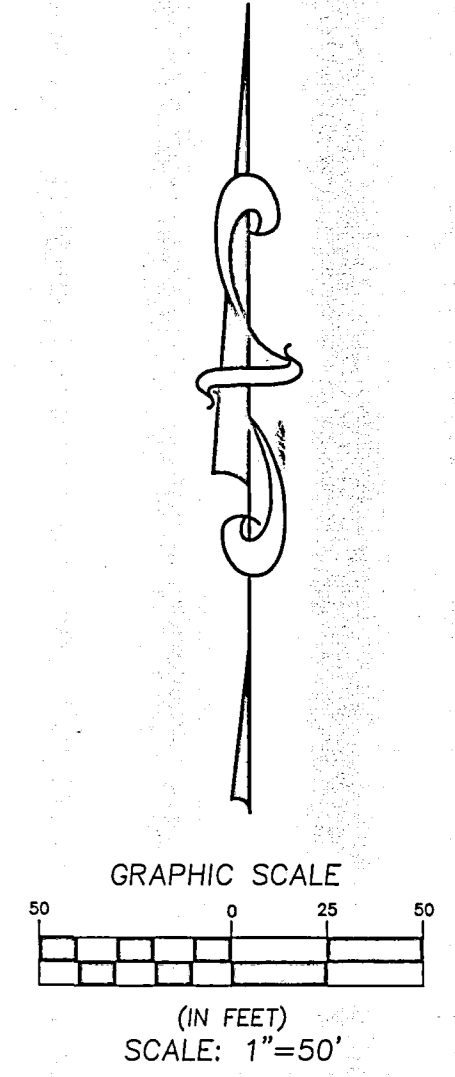
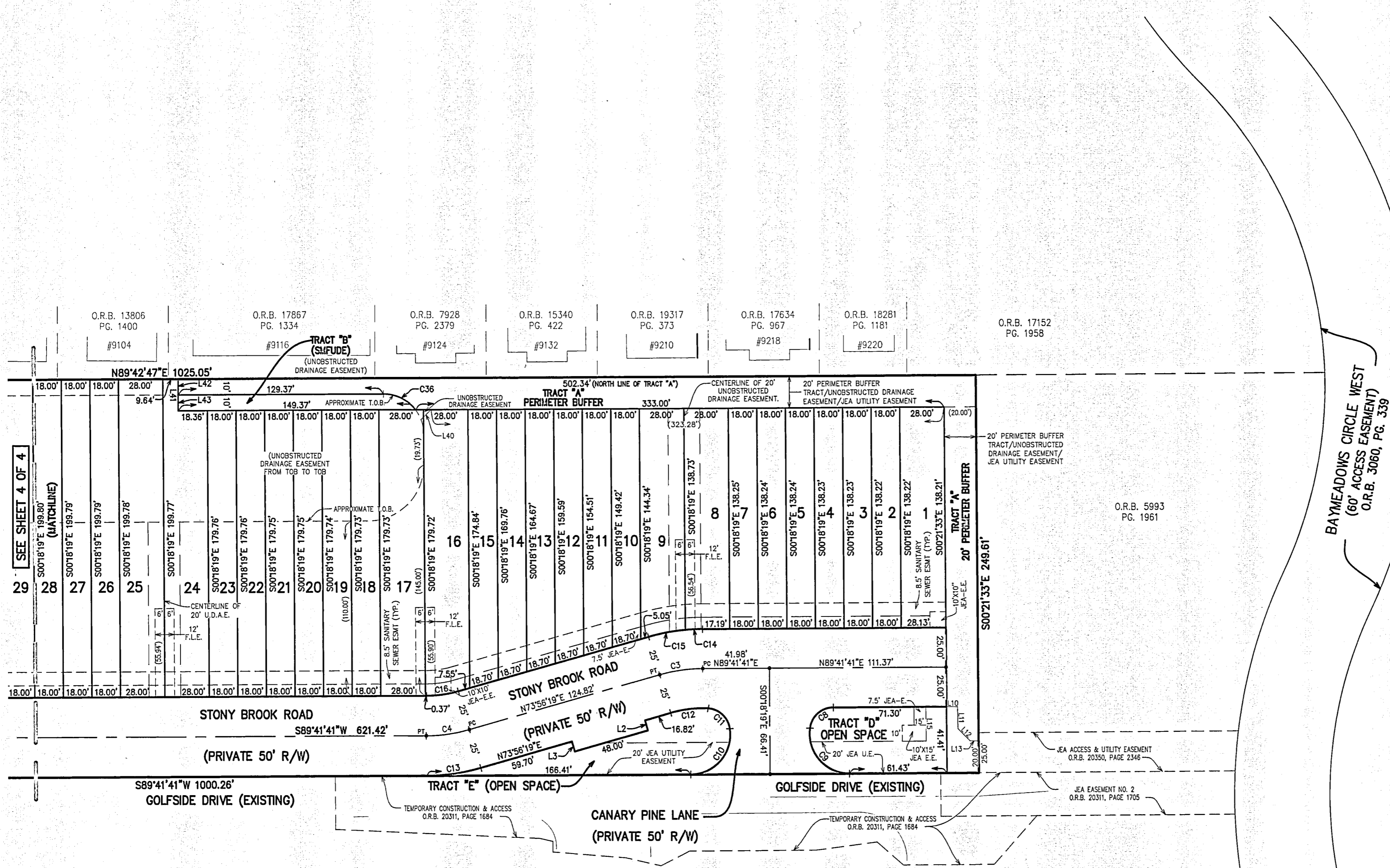
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BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 3 ~ ALDEN LANDING

PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 82 PAGE 44

SHEET 3 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)




LINE TABLE

LINE #	LENGTH	DIRECTION
L2	6.50'	N16°03'41"W
L3	6.50'	S16°03'41"E
L10	7.00'	S89°41'41"W
L11	13.66'	N00°21'33"W
L12	10.96'	N45°18'19"W
L13	5.28'	S89°41'41"W
L15	21.41'	N00°21'33"W
L40	8.83'	S44°40'58"W
L41	20.00'	N00°18'19"W
L42	10.00'	S00°18'19"E
L43	10.00'	S00°18'19"E

CURVE TABLE

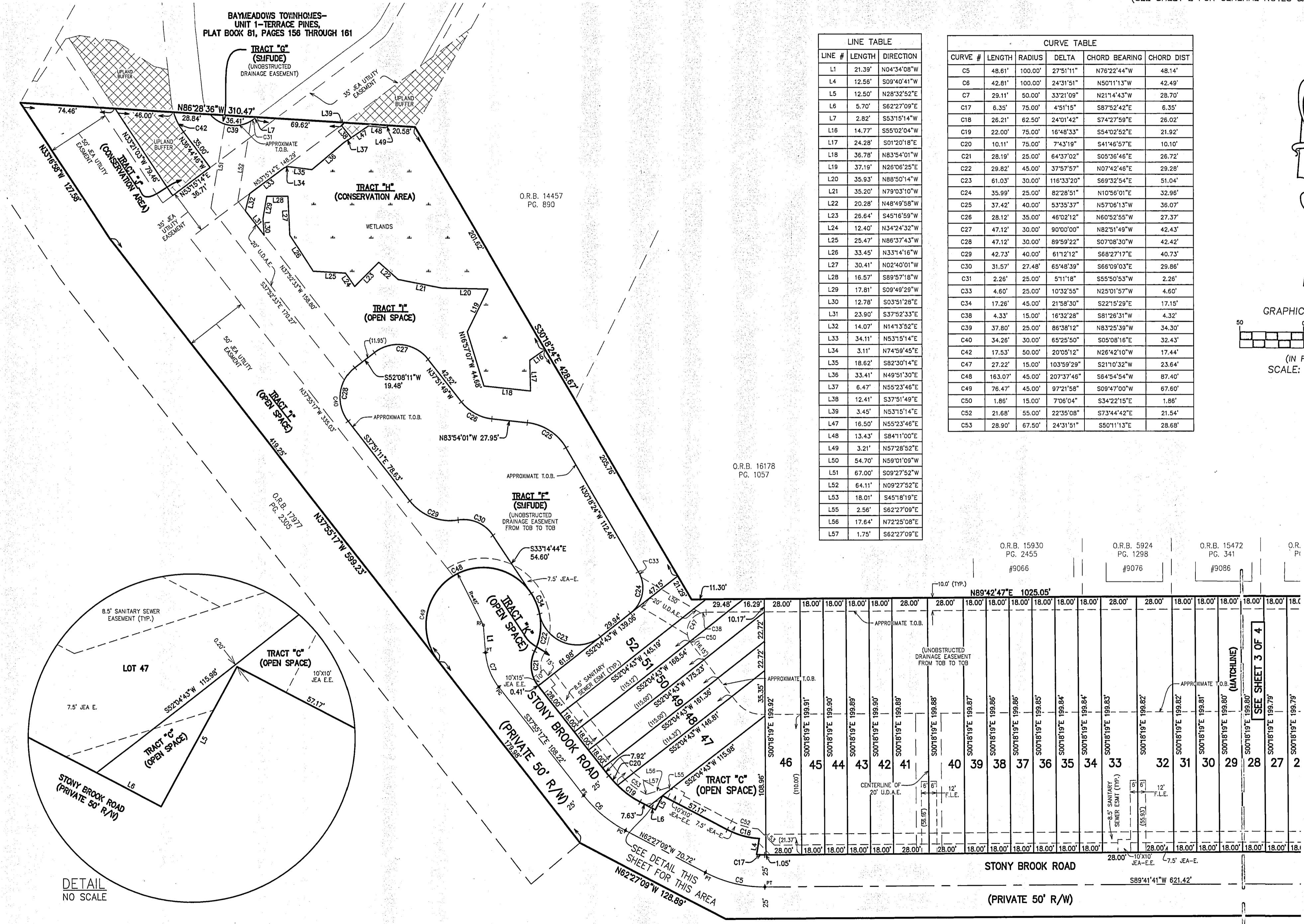
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C3	27.50'	100.00'	15°45'21"	N81°49'00"E	27.41'
C4	27.50'	100.00'	15°45'21"	N81°49'00"E	27.41'
C8	21.44'	15.00'	81°54'32"	N48°44'25"E	19.66'
C9	42.80'	25.00'	98°05'28"	N41°15'35"W	37.76'
C10	42.79'	25.00'	98°04'04"	S40°39'38"W	37.75'
C11	20.01'	15.00'	76°25'08"	S46°34'58"E	18.56'
C12	23.94'	75.00'	18°17'29"	N83°05'04"E	23.84'
C13	34.67'	125.00'	15°53'29"	N81°44'58"E	34.56'
C14	10.82'	125.00'	4°57'33"	S87°12'54"W	10.82'
C15	23.56'	125.00'	10°47'49"	S79°20'14"W	23.52'
C16	20.62'	75.00'	15°45'21"	N81°49'00"E	20.56'
C36	23.18'	25.00'	53°08'06"	N63°43'11"W	22.36'

Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 - Website: clarsonfl.com

BAYMEADOWS CIRCLE WEST TOWNHOMES UNIT 3 ~ ALDEN LANDING

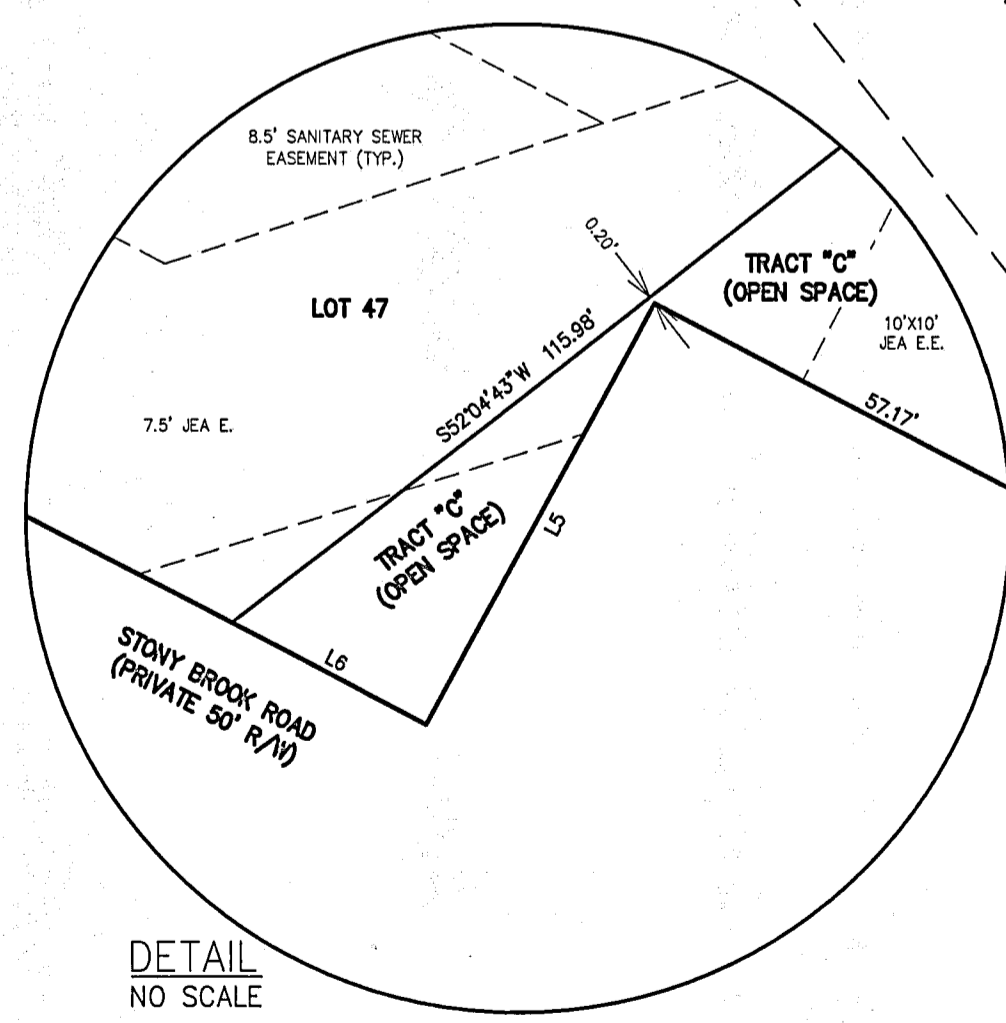
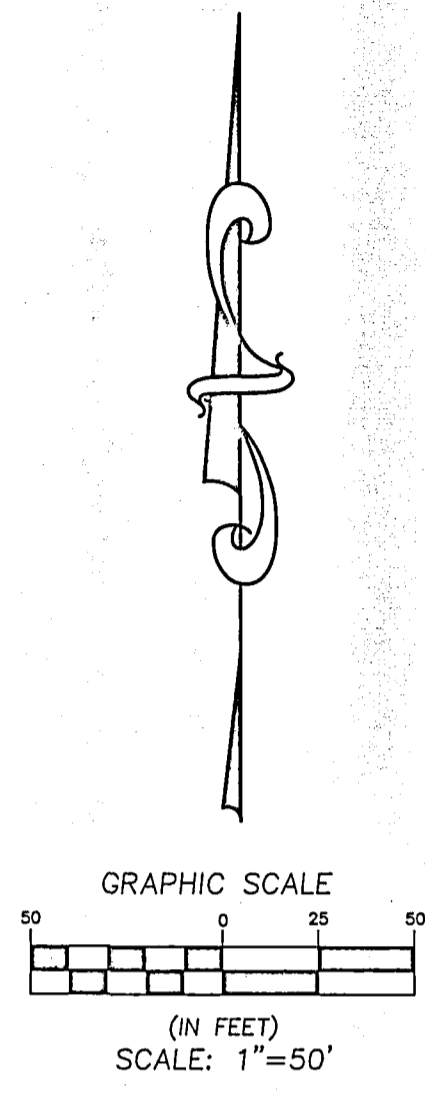
PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

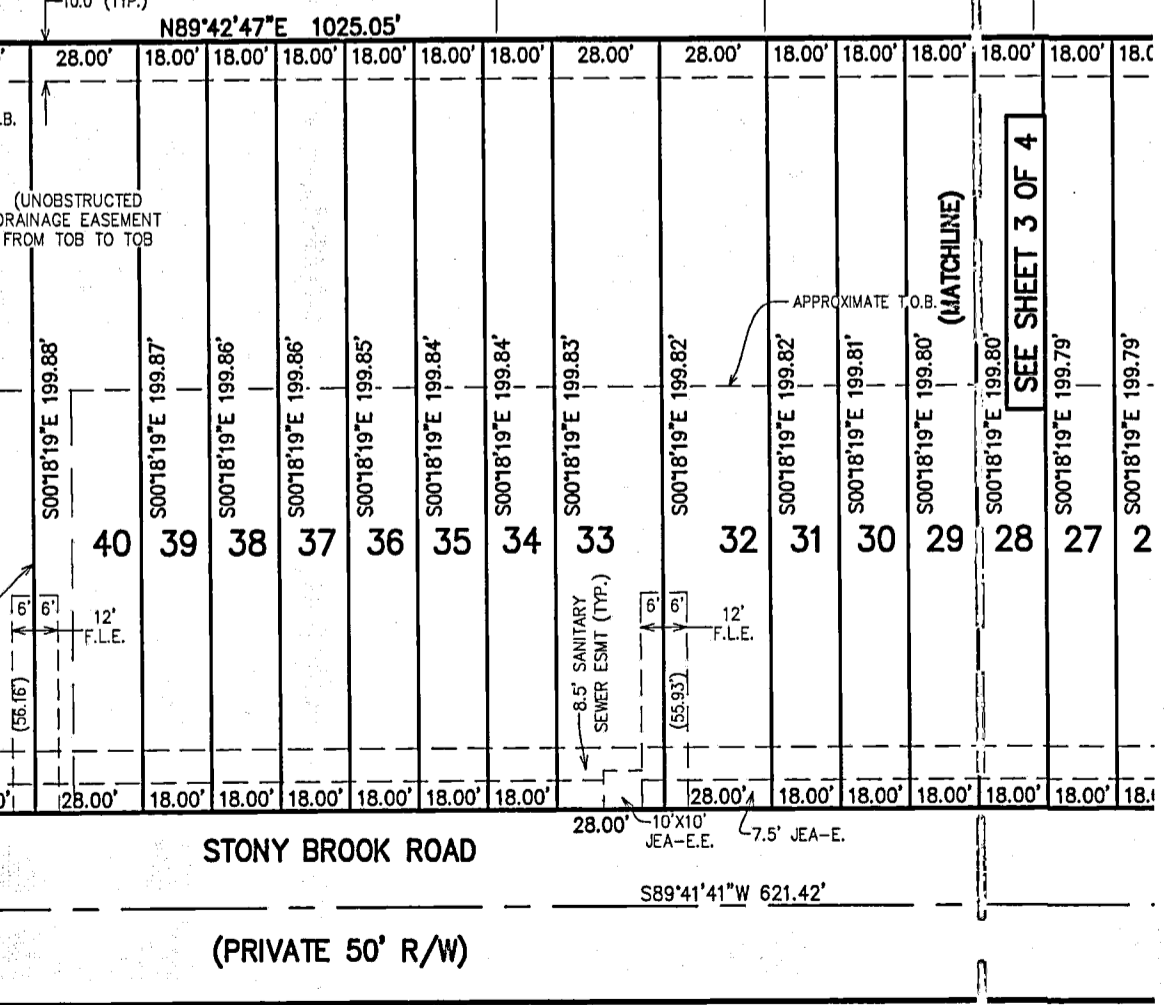


LINE #	LENGTH	DIRECTION
L1	21.39'	N04°34'08"W
L4	12.56'	S09°40'41"W
L5	12.50'	N28°32'52"E
L6	5.70'	S62°27'09"E
L7	2.82'	S53°15'14"W
L16	14.77'	S55°02'04"W
L17	24.28'	S01°20'18"E
L18	36.78'	N83°54'01"W
L19	37.19'	N26°06'25"E
L20	35.93'	N88°50'14"W
L21	35.20'	N79°03'10"W
L22	20.28'	N48°49'58"W
L23	26.64'	S45°16'59"W
L24	12.40'	N34°24'32"W
L25	25.47'	N86°37'43"W
L26	33.45'	N33°14'16"W
L27	30.41'	N02°40'01"W
L28	16.57'	S89°57'18"W
L29	17.81'	S09°49'29"W
L30	12.78'	S03°51'28"E
L31	23.90'	S37°52'33"E
L32	14.07'	N14°13'52"E
L33	34.11'	N53°15'14"E
L34	3.11'	N74°59'45"E
L35	18.62'	S82°30'14"E
L36	33.41'	N49°51'30"E
L37	6.47'	N55°23'46"E
L38	12.41'	S37°51'49"E
L39	3.45'	N53°15'14"E
L47	16.50'	N55°23'46"E
L48	13.43'	S84°11'00"E
L49	3.21'	N57°28'52"E
L50	54.70'	N59°01'09"W
L51	67.00'	S09°27'52"W
L52	64.11'	N09°27'52"E
L53	18.01'	S45°18'19"E
L55	2.56'	S62°27'09"E
L56	17.64'	N72°25'08"E
L57	1.75'	S62°27'09"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C5	48.61'	100.00'	27°51'11"	N76°22'44"W	48.14'
C6	42.81'	100.00'	24°31'51"	N50°11'13"W	42.49'
C7	29.11'	50.00'	33°21'09"	N21°14'43"W	28.70'
C17	6.35'	75.00'	4°51'15"	S87°52'42"E	6.35'
C18	26.21'	62.50'	24°01'42"	S74°27'59"E	26.02'
C19	22.00'	75.00'	16°48'33"	S54°02'52"E	21.92'
C20	10.11'	75.00'	7°43'19"	S41°46'57"E	10.10'
C21	28.19'	25.00'	64°37'02"	S05°36'46"E	26.72'
C22	29.82'	45.00'	37°57'57"	N07°42'46"E	29.28'
C23	61.03'	30.00'	116°33'20"	S69°32'54"E	51.04'
C24	35.99'	25.00'	82°28'51"	N10°56'01"E	32.96'
C25	37.42'	40.00'	53°35'37"	N57°06'13"W	36.07'
C26	28.12'	35.00'	46°02'12"	N60°52'55"W	27.37'
C27	47.12'	30.00'	90°00'00"	N82°51'49"W	42.43'
C28	47.12'	30.00'	89°59'22"	S07°08'30"W	42.42'
C29	42.73'	40.00'	61°12'12"	S68°27'17"E	40.73'
C30	31.57'	27.48'	65°48'39"	S68°09'03"E	28.86'
C31	2.26'	25.00'	5°11'18"	S55°50'53"W	2.26'
C33	4.60'	25.00'	10°32'55"	N25°01'57"W	4.60'
C34	17.26'	45.00'	21°58'30"	S22°15'29"E	17.15'
C38	4.33'	15.00'	16°32'28"	S81°26'31"W	4.32'
C39	37.80'	25.00'	86°38'12"	N83°25'39"W	34.30'
C40	34.26'	30.00'	65°25'50"	S05°08'16"E	32.43'
C42	17.53'	50.00'	20°05'12"	N26°42'10"W	17.44'
C47	27.22'	15.00'	103°59'29"	S21°10'32"W	23.64'
C48	163.07'	45.00'	207°37'46"	S64°54'54"W	87.40'
C49	76.47'	45.00'	97°21'58"	S09°47'00"W	67.60'
C50	1.86'	15.00'	7°06'04"	S34°22'15"E	1.86'
C52	21.68'	55.00'	22°35'08"	S73°44'42"E	21.54'
C53	28.90'	67.50'	24°31'51"	S50°11'13"E	28.68'



O.R.B. 14457 PG. 890
 O.R.B. 16178 PG. 1057
 O.R.B. 15930 PG. 2455
 O.R.B. 5924 PG. 1298
 O.R.B. 15472 PG. 341
 O.R. P. #9066
 #9076
 #9086



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