

# BELLBROOKE PHASE 2

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS (SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

Approved 4-30-2025  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 04/24/2025  
Date  
[Signature]  
for General Counsel

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DFC BELLBROOKE, LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY ARE SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS ("OWNER"), EACH AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ARE COLLECTIVELY THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BELLBROOKE PHASE 2, AND HAVE 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.

RIGHTS OF WAY SHOWN HEREON AS CREEKBLUFF WAY, DRAINAGE EASEMENTS, & DRAINAGE AND ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY").

RIGHTS OF WAY SHOWN HEREON AS FIREBIRD DRIVE, CONFERENCE DRIVE, BLEDSOE DRIVE AND RYDER COURT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH RIGHT OF WAYS OR THE OBLIGATION FOR MAINTENANCE OF SAID RIGHT OF WAYS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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 MAY 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 DRAINAGE 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. TRACT "A" (OPEN SPACE), TRACT "B" (RECREATION AREA), TRACT "C" (OPEN SPACE), TRACT "D" (RECREATION AREA), TRACT "E" (OPEN SPACE), TRACT "F" (OPEN SPACE), TRACT "G" (OPEN SPACE), TRACT "H" (OPEN SPACE), TRACT "I" (OPEN SPACE), TRACT "J" (RECREATION AREA), TRACT "K" (OPEN SPACE), TRACT "L" (OPEN SPACE), TRACT "M" (OPEN SPACE), & TRACT "N" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL EASEMENTS (INCLUDING PRIVATE DRAINAGE EASEMENTS) SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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 EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" AND "JEA UTILITY/ACCESS 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.

IN WITNESS THEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF April, 2025, ON BEHALF OF THE COMPANY

[Signature]  
WITNESS  
KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature] A DELAWARE CORPORATION,  
AS ITS SOLE MEMBER

PRINT NAME: Scott Blunk  
[Signature]  
WITNESS  
TODD HOLDER, PRESIDENT, KB HOME JACKSONVILLE LLC  
AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC.

PRINT NAME: James C. Summers

IN WITNESS THEREOF, Kyle Hudson OF DFC BELLBROOKE LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF April, 2025, ON BEHALF OF THE COMPANY

[Signature]  
WITNESS  
OWNER: DFC BELLBROOKE LLC,  
A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY

PRINT NAME: Wyatt Sutton  
[Signature]  
WITNESS  
BY: [Signature]  
KYLE HUDSON  
ITS AUTHORIZED PERSON

PRINT NAME: Louis P. Cowling, Jr.

## CAPTION

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20, THENCE SOUTH 89°31'36" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.99 FEET TO THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°10'45" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID EAST LINE, A DISTANCE OF 1161.69 FEET; THENCE NORTH 55°33'28" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 77.28 FEET, THENCE NORTH 66°52'04" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 55°33'28" EAST, A DISTANCE OF 150.00 FEET, THENCE SOUTH 34°26'32" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 30°10'49" EAST, A DISTANCE OF 50.02 FEET, THENCE SOUTH 34°26'32" EAST, A DISTANCE OF 121.00 FEET; THENCE NORTH 55°33'28" EAST, A DISTANCE OF 665.06 FEET, THENCE NORTH 34°45'19" WEST, A DISTANCE OF 96.14 FEET; THENCE NORTH 21°26'20" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 55°14'41" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 34°45'19" EAST, A DISTANCE OF 2.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 180.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°35'52" EAST, 162.19 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°33'36" EAST, A DISTANCE OF 184.15 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 00°19'43" WEST, A DISTANCE OF 1712.74 FEET TO THE POINT OF BEGINNING

CONTAINING .41 ± ACRES, MORE OR LESS

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 23 DAY OF April, 2025, BY TODD HOLDER AS PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC. ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION

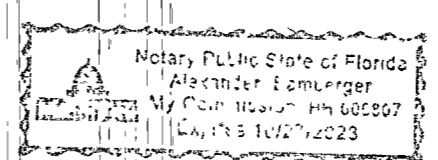
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: S. Gilbert  
COMMISSION NO.: HH606967  
MY COMMISSION EXPIRES 2-25-2029



## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 23 DAY OF April, 2025, BY KYLE HUDSON AS AUTHORIZED PERSON, OF DFC BELLBROOKE LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Alexander Bamberg  
COMMISSION NO.: HH 606807  
MY COMMISSION EXPIRES: 10/27/28



## APPROVED FOR THE RECORD

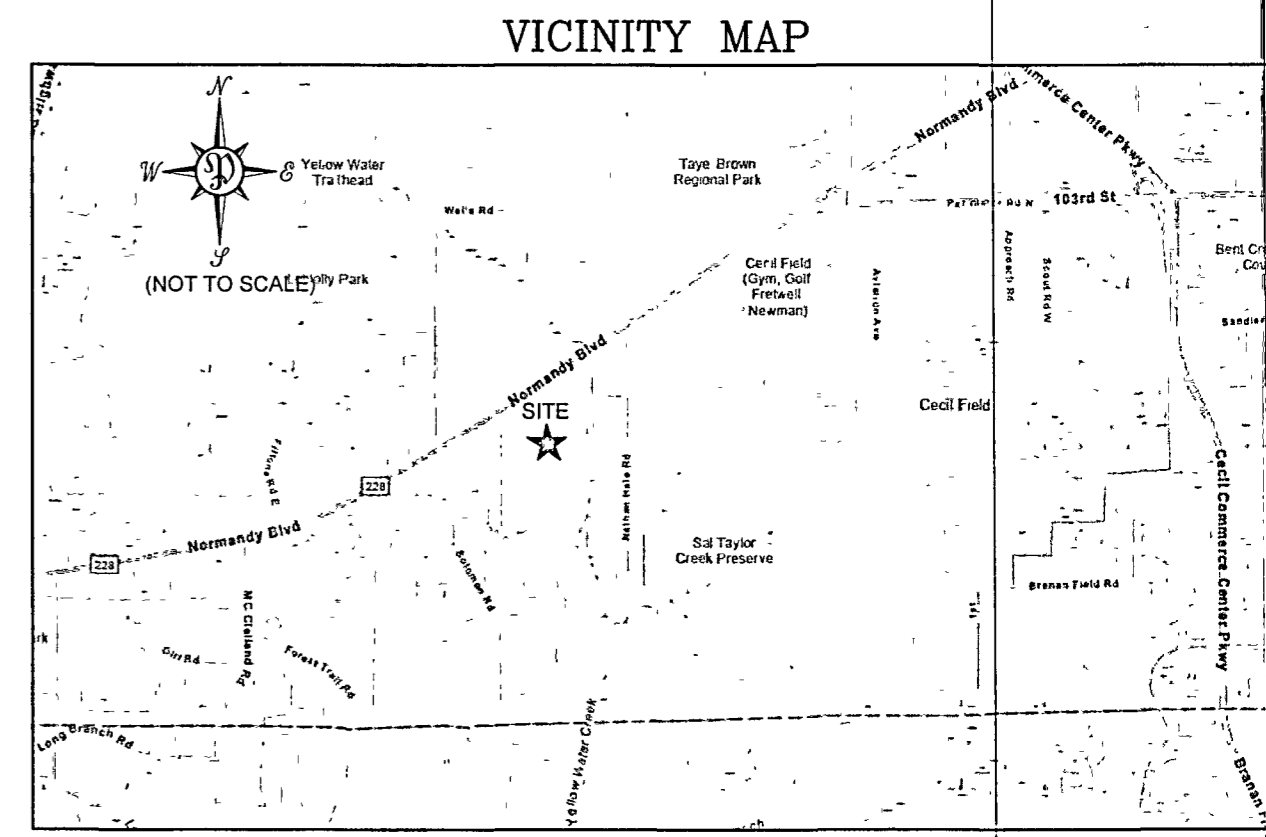
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 5th DAY OF May, 2025.

[Signature]  
NINA SICKLER P E  
DIRECTOR OF PUBLIC WORKS

## 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, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 84 PAGES 71-77 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 4th DAY OF May, 2025.  
[Signature]  
JODY PHILLIPS  
CLERK OF THE CIRCUIT COURT



## PLAT CONFORMITY REVIEW

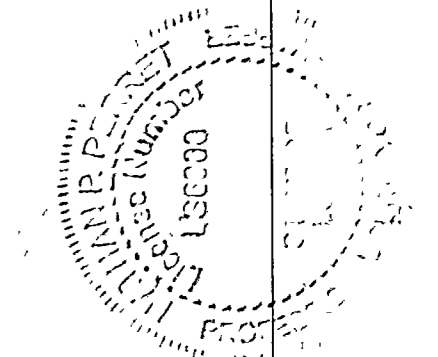
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 29th DAY OF April, 2025.

[Signature]  
DANNY S. WHEELER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6902

## 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 FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AND PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.052, F.A.C. AND SECTION 654 110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 21st DAY OF April, 2025.  
[Signature]  
NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.

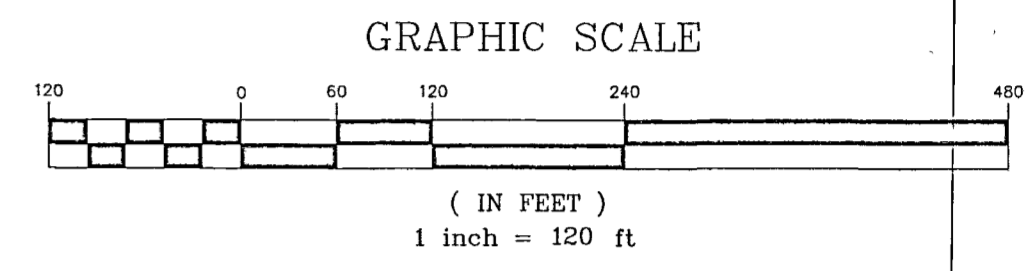
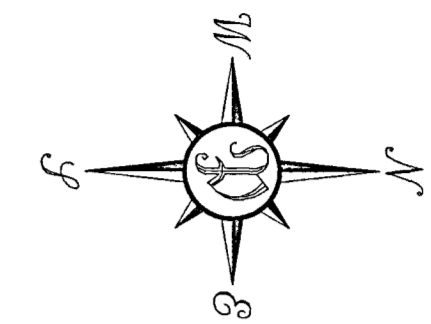
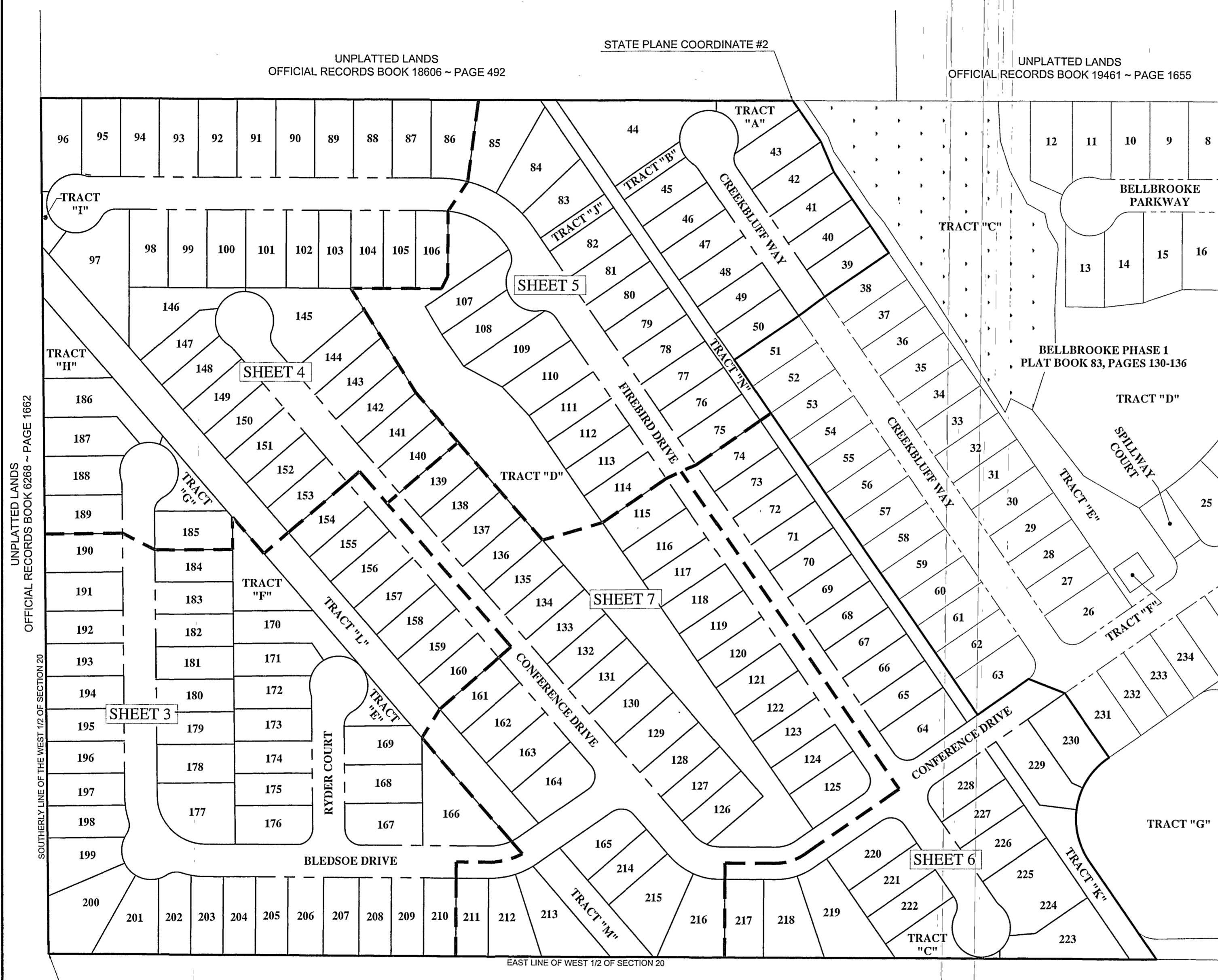


PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# BELLBROOKE PHASE 2

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 7 SHEETS



- NOTES
- 1) "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."
  - 2) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 20 AS S89°31'36"W
  - 3) 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 (NSRS2011), FLORIDA EAST ZONE 0901
  - 4) 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 BY THE CITY OF JACKSONVILLE
  - 5) AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA"). 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
  - 6) 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 PRIVATE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION
  - 7) NOTICE INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRON ZONE AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS.
  - 8) NOTICE ALL LOTS SHOWN HEREON LIE WITHIN AN AIRPORT NOTICE ZONE
  - 9) LANDS DEPICTED HEREON ARE SUBJECT TO AN EASEMENT GRANTED TO HOUSTON TEXAS GAS AND OIL CORPORATION DESCRIBED IN OFFICIAL RECORDS BOOK 762, PAGE 584 AND OFFICIAL RECORDS BOOK 690, PAGE 60 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
  - 10) LANDS DEPICTED HEREON ARE SUBJECT TO AN EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY DESCRIBED IN OFFICIAL RECORDS BOOK 2607, PAGE 735 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

- LEGEND
- ⊗ DENOTES FD No 5 REBAR STAMPED PRM L.B. 6715
  - ⊗ DENOTES FD PERMANENT REFERENCE MONUMENT NO 1 D (UNLESS NOTED OTHERWISE)
  - 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
  - C/L CENTERLINE
  - CB CHORD BEARING
  - Δ DELTA
  - R P RADIUS POINT
  - (100 1) DENOTES DISTANCE TO EASEMENT
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - ORB OFFICIAL RECORDS BOOK
  - POB POINT OF BEGINNING
  - PRM PERMANENT REFERENCE MONUMENT
  - TOB TOP OF BANK
  - SWMF STORMWATER MANAGEMENT FACILITY
  - ⊞ WETLANDS

RECREATION AREA TABLE

| TRACT | AREA        |
|-------|-------------|
| B     | 2.13± ACRES |
| D     | 0.07± ACRES |
| J     | 0.07± ACRES |

STATE PLANE COORDINATES TABLE

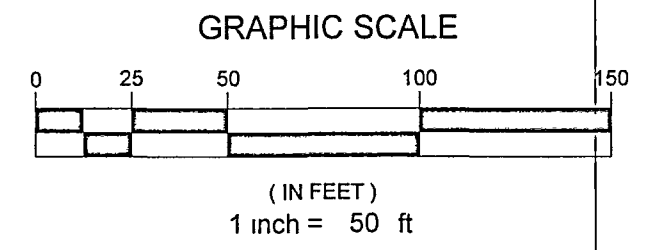
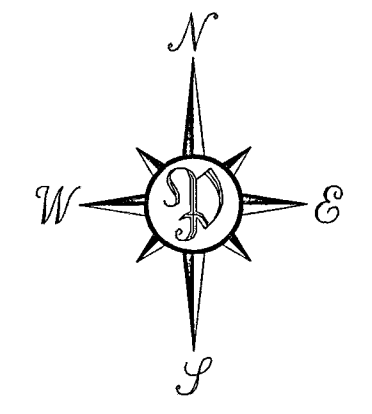
| POINT | NORTHING     | EASTING     | DESCRIPTION                       |
|-------|--------------|-------------|-----------------------------------|
| 1     | 2139777.6331 | 364248.3910 | POINT OF BEGINNING                |
| 2     | 2140928.4012 | 362931.0797 | NORTHWESTERLY CORNER OF TRACT "A" |

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# BELLBROOKE PHASE 2

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L3         | 20 00' | S45°04'11"E |
| L9         | 32 19' | S55°25'38"W |

| CURVE TABLE |         |         |            |               |         |
|-------------|---------|---------|------------|---------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD BEARING | CHORD   |
| C9          | 61 24'  | 100 00' | 35°05'17"  | S17°12'41"E   | 60 29'  |
| C10         | 55 29'  | 85 88'  | 36°53'20"  | N72°01'39"W   | 54 34'  |
| C11         | 77 84'  | 100 00' | 44°35'52"  | S22°37'53"W   | 75 89'  |
| C12         | 77 84'  | 100 00' | 44°35'52"  | S87°13'45"W   | 75 89'  |
| C13         | 155 68' | 100 00' | 89°11'44"  | S44°55'49"W   | 140 43' |
| C38         | 22 27'  | 125 00' | 10°12'25"  | S05°26'10"W   | 22 24'  |
| C39         | 15 54'  | 125 00' | 7°07'30"   | S14°08'07"W   | 15 53'  |
| C40         | 22 58'  | 25 00'  | 51°45'12"  | S08°12'45"E   | 21 82'  |
| C41         | 14 78'  | 45 00'  | 18°49'02"  | S24°40'50"E   | 14 71'  |
| C42         | 36 56'  | 45 00'  | 48°33'16"  | S08°00'19"W   | 35 57'  |
| C43         | 25 52'  | 45 00'  | 32°29'22"  | S47°31'38"W   | 25 18'  |
| C44         | 41 58'  | 45 00'  | 52°56'28"  | N89°45'28"W   | 40 12'  |
| C45         | 5 68'   | 45 00'  | 7°14'14"   | N59°40'08"W   | 5 68'   |
| C46         | 22 58'  | 25 00'  | 51°45'12"  | N81°55'37"W   | 21 82'  |
| C47         | 24 09'  | 125 00' | 11°02'28"  | S77°43'01"W   | 24 05'  |
| C48         | 13 72'  | 125 00' | 6°17'27"   | S86°22'58"W   | 13 72'  |
| C56         | 116 76' | 75 00'  | 89°11'44"  | N44°55'49"E   | 105 32' |
| C57         | 39 62'  | 25 00'  | 90°48'16"  | N45°04'11"W   | 35 60'  |
| C58         | 7 10'   | 25 00'  | 16°16'41"  | S81°23'21"W   | 7 08'   |
| C59         | 28 50'  | 45 00'  | 36°17'23"  | N88°36'18"W   | 28 03'  |
| C60         | 30 95'  | 45 00'  | 39°24'37"  | N50°45'18"W   | 30 35'  |
| C61         | 63 10'  | 45 00'  | 80°20'28"  | N09°07'14"E   | 58 06'  |
| C62         | 80 34'  | 45 00'  | 102°17'23" | S79°33'50"E   | 70 09'  |
| C63         | 27 08'  | 25 00'  | 62°03'10"  | S59°26'44"E   | 25 77'  |
| C64         | 38 92'  | 25 00'  | 89°11'44"  | N44°55'49"E   | 35 11'  |
| C65         | 33 35'  | 75 00'  | 25°28'53"  | N12°24'29"W   | 33 08'  |



UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 6268 - PAGE 1662

POINT OF BEGINNING  
SE CORNER OF WEST 1/2 OF SECTION 20

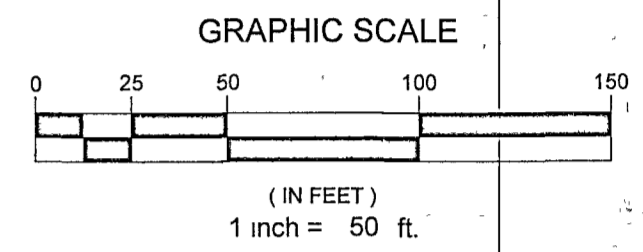
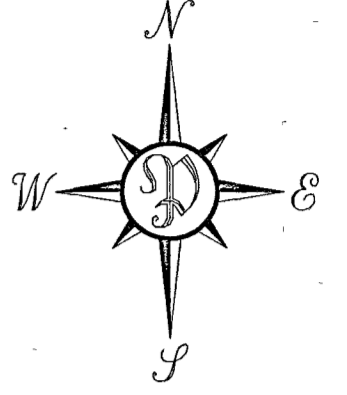
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 6268 - PAGE 1662

# BELLBROOKE PHASE 2

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

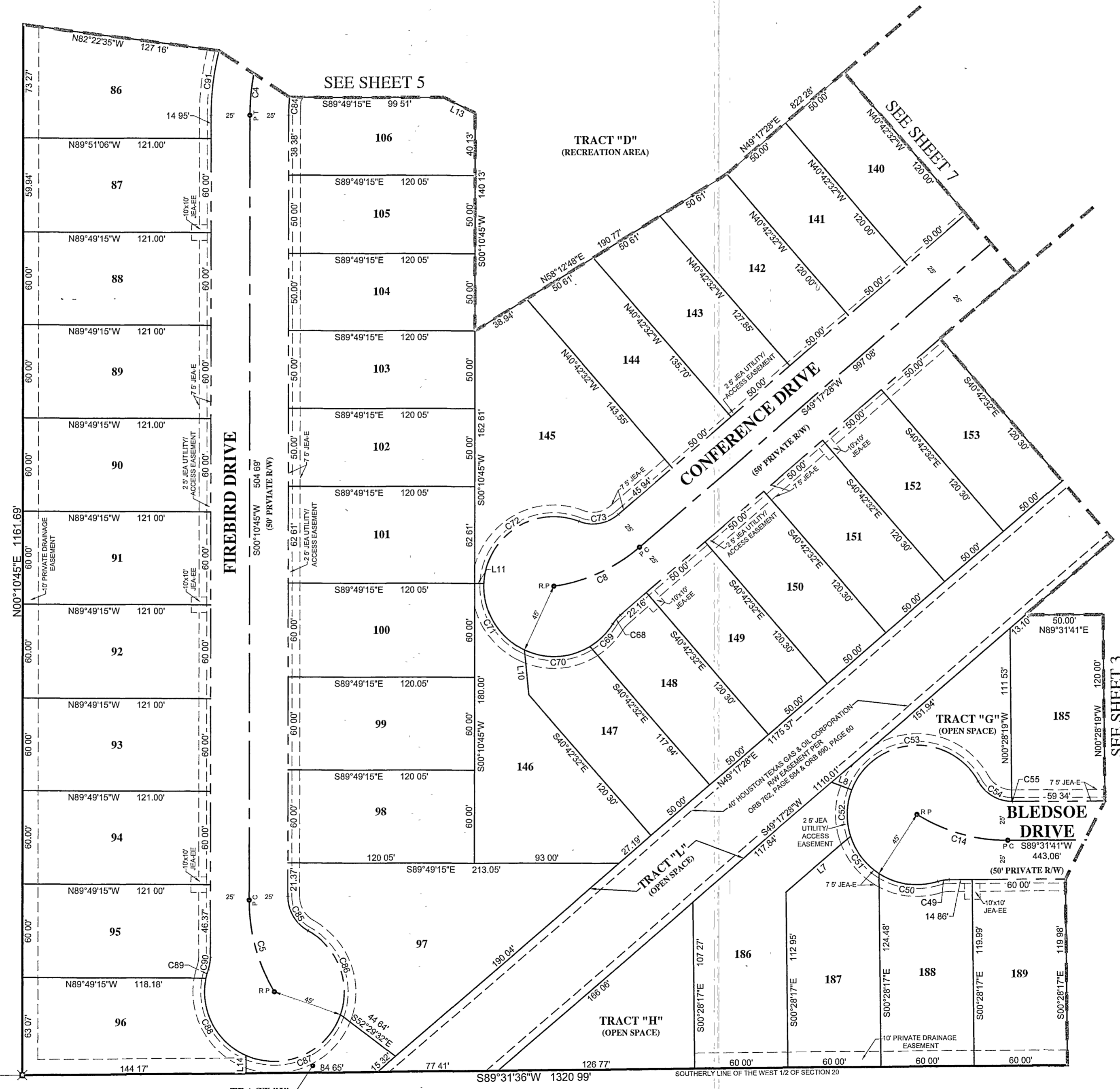
SHEET 4 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



| LINE TABLE |        |             |  |
|------------|--------|-------------|--|
| LINE #     | LENGTH | DIRECTION   |  |
| L7         | 54.96' | S49°17'28"W |  |
| L8         | 13.93' | N69°39'34"W |  |
| L10        | 28.72' | S05°29'53"E |  |
| L11        | 5.88'  | N89°49'15"W |  |
| L13        | 22.29' | S83°33'14"E |  |
| L14        | 11.54' | S00°28'19"E |  |

| CURVE TABLE |         |         |            |               |         |
|-------------|---------|---------|------------|---------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD BEARING | CHORD   |
| C4          | 144.01' | 149.00' | 55°22'44"  | S27°52'07"W   | 138.47' |
| C5          | 62.00'  | 114.97' | 30°53'55"  | S15°16'12"E   | 61.25'  |
| C8          | 61.56'  | 108.50' | 32°30'28"  | N65°32'42"E   | 60.74'  |
| C14         | 61.57'  | 108.54' | 32°30'09"  | S74°13'14"E   | 60.75'  |
| C49         | 7.35'   | 25.00'  | 16°50'06"  | S81°06'38"W   | 7.32'   |
| C50         | 39.57'  | 45.00'  | 50°22'46"  | N82°07'02"W   | 38.31'  |
| C51         | 30.59'  | 45.00'  | 38°56'33"  | N37°27'22"W   | 30.00'  |
| C52         | 30.59'  | 45.00'  | 38°56'41"  | N01°29'15"E   | 30.00'  |
| C53         | 102.45' | 45.00'  | 130°28'29" | N86°10'50"E   | 81.71'  |
| C54         | 26.34'  | 25.00'  | 60°21'35"  | S58°46'44"E   | 25.14'  |
| C55         | 0.66'   | 25.00'  | 1°30'48"   | S89°42'55"E   | 0.66'   |
| C68         | 7.35'   | 25.00'  | 16°50'06"  | S40°52'25"W   | 7.32'   |
| C69         | 20.83'  | 45.00'  | 26°31'03"  | S45°42'53"W   | 20.64'  |
| C70         | 43.98'  | 45.00'  | 55°59'54"  | S86°58'22"W   | 42.25'  |
| C71         | 53.03'  | 45.00'  | 67°31'28"  | N31°15'58"W   | 50.02'  |
| C72         | 85.35'  | 45.00'  | 108°40'04" | N56°49'48"E   | 73.12'  |
| C73         | 27.00'  | 25.00'  | 61°52'23"  | N80°13'39"E   | 25.70'  |
| C84         | 11.64'  | 124.00' | 5°22'41"   | S02°52'05"W   | 11.63'  |
| C85         | 26.72'  | 25.00'  | 61°14'13"  | S30°26'22"E   | 25.47'  |
| C86         | 62.96'  | 45.00'  | 80°09'44"  | S20°58'37"E   | 57.95'  |
| C87         | 74.66'  | 45.00'  | 95°03'35"  | S66°38'03"W   | 66.39'  |
| C88         | 60.68'  | 45.00'  | 77°15'53"  | N27°12'13"W   | 56.19'  |
| C89         | 5.83'   | 45.00'  | 7°25'09"   | N15°08'18"E   | 5.82'   |
| C90         | 8.15'   | 25.00'  | 18°40'08"  | N09°30'49"E   | 8.11'   |
| C91         | 42.19'  | 174.00' | 13°53'35"  | N07°07'32"E   | 42.09'  |

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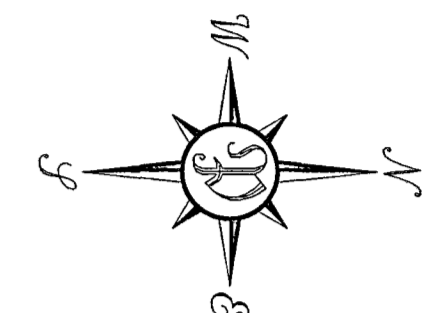
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JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
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# BELLBROOKE PHASE 2

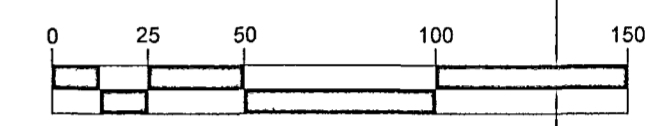
A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 5 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

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GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 50.99' | N66°52'04"E |
| L4         | 20.00' | S34°26'32"E |
| L12        | 37.31' | S34°07'50"E |
| L13        | 22.29' | S63°33'14"E |
| L15        | 16.88' | N89°49'15"W |

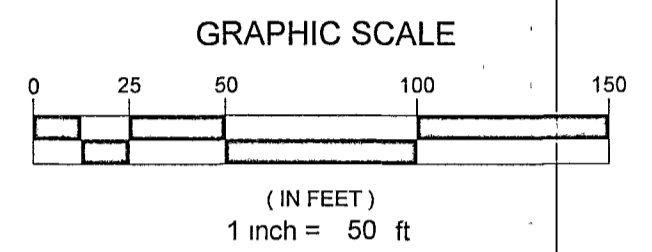
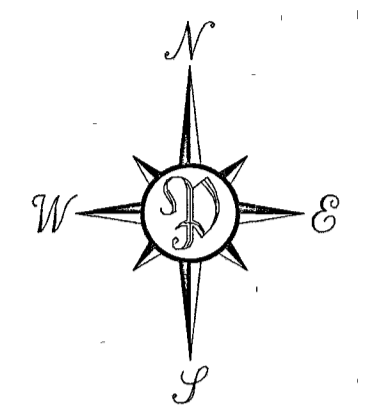
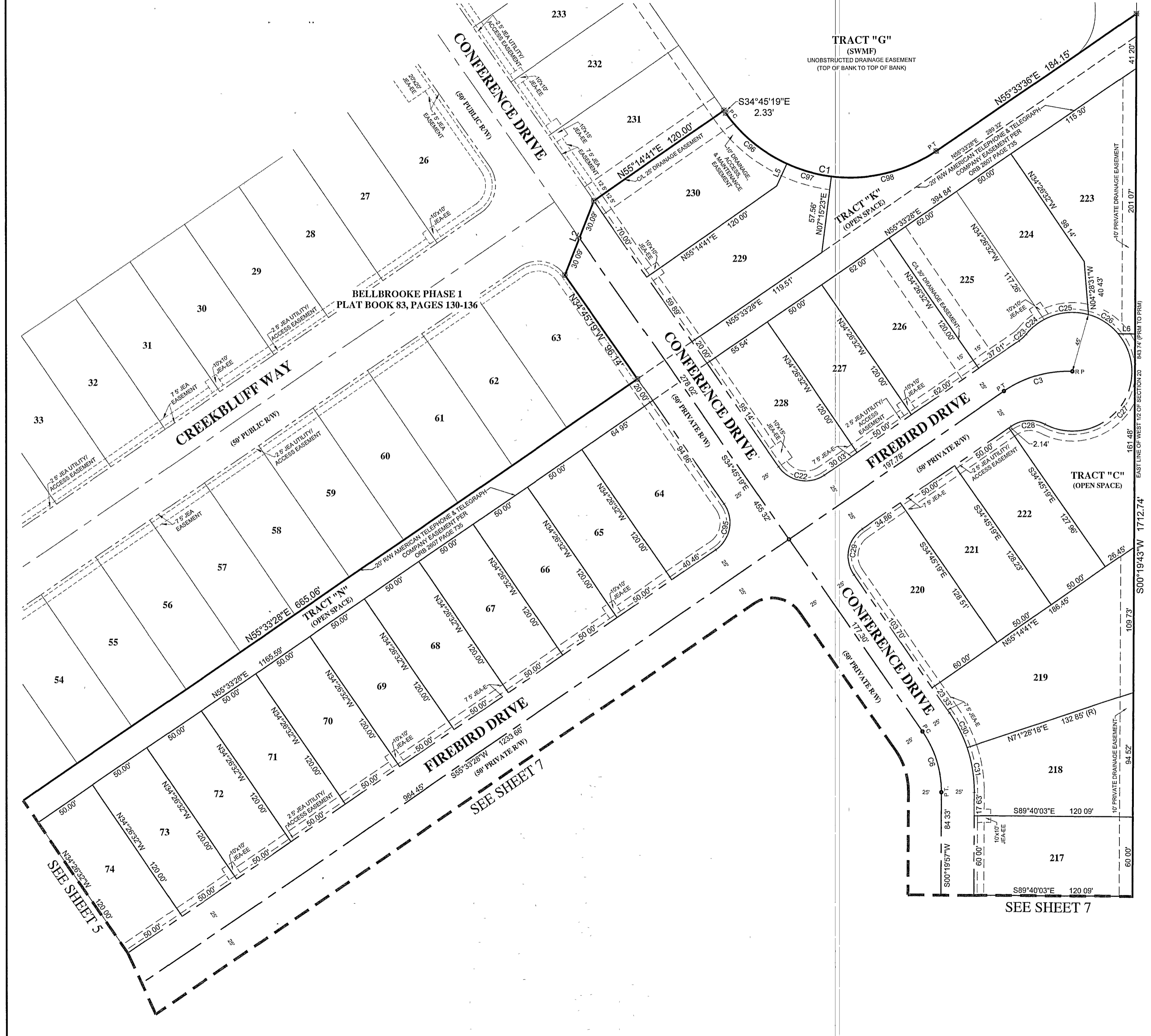
| CURVE TABLE |         |         |            |               |         |
|-------------|---------|---------|------------|---------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD BEARING | CHORD   |
| C2          | 69.54'  | 164.83' | 24°10'23"  | S67°38'40"W   | 69.03'  |
| C4          | 144.01' | 149.00' | 55°22'44"  | S27°52'07"W   | 138.47' |
| C15         | 22.18'  | 25.00'  | 50°49'42"  | S80°58'19"W   | 21.46'  |
| C16         | 3.78'   | 25.00'  | 8°39'14"   | N69°17'12"W   | 3.77'   |
| C17         | 78.72'  | 45.00'  | 100°13'26" | N64°55'42"E   | 69.06'  |
| C18         | 85.74'  | 45.00'  | 109°10'06" | N39°46'04"W   | 73.35'  |
| C19         | 26.07'  | 45.00'  | 33°11'48"  | S69°02'58"W   | 25.71'  |
| C20         | 15.59'  | 45.00'  | 19°51'17"  | S42°31'26"W   | 15.52'  |
| C21         | 10.02'  | 25.00'  | 22°57'41"  | S44°04'38"W   | 9.95'   |
| C78         | 20.18'  | 25.00'  | 46°14'25"  | S32°26'16"W   | 19.63'  |
| C79         | 8.02'   | 25.00'  | 18°22'58"  | S00°07'34"W   | 7.99'   |
| C80         | 65.85'  | 45.00'  | 83°50'19"  | S32°51'15"W   | 60.13'  |
| C81         | 33.65'  | 45.00'  | 42°50'36"  | N83°48'17"W   | 32.87'  |
| C82         | 30.84'  | 30.00'  | 58°54'25"  | S88°09'48"W   | 29.50'  |
| C83         | 115.03' | 124.00' | 53°09'10"  | S32°08'01"W   | 110.95' |
| C92         | 47.47'  | 174.00' | 15°37'49"  | N21°53'15"E   | 47.32'  |
| C93         | 51.68'  | 174.00' | 17°01'06"  | N38°12'43"E   | 51.49'  |
| C94         | 26.84'  | 174.00' | 8°50'13"   | N51°08'22"E   | 26.81'  |

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# BELLBROOKE PHASE 2

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 6 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L2         | 60.17' | N21°26'20"E |
| L5         | 18.43' | N24°46'18"E |
| L6         | 12.85' | S89°40'03"E |

| CURVE TABLE |         |         |            |               |         |
|-------------|---------|---------|------------|---------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD BEARING | CHORD   |
| C1          | 180.01' | 115.00' | 89°41'04"  | S79°35'52"E   | 162.19' |
| C3          | 64.92'  | 85.69'  | 36°43'18"  | S73°55'07"W   | 53.98'  |
| C6          | 48.99'  | 80.00'  | 35°05'17"  | S17°12'41"E   | 48.23'  |
| C22         | 39.13'  | 25.00'  | 89°41'12"  | S78°35'56"E   | 35.26'  |
| C23         | 7.34'   | 25.00'  | 16°49'13"  | N47°08'52"E   | 7.31'   |
| C24         | 17.98'  | 45.00'  | 22°51'55"  | N50°10'13"E   | 17.84'  |
| C25         | 34.63'  | 45.00'  | 44°05'43"  | N83°39'02"E   | 33.78'  |
| C26         | 27.13'  | 45.00'  | 34°32'55"  | S57°01'39"E   | 26.73'  |
| C27         | 123.46' | 45.00'  | 157°11'20" | S38°50'28"W   | 88.22'  |
| C28         | 27.00'  | 25.00'  | 61°52'40"  | S86°29'48"W   | 25.71'  |
| C29         | 39.41'  | 25.00'  | 90°18'48"  | S10°24'04"W   | 35.45'  |
| C30         | 29.74'  | 105.00' | 16°13'37"  | S26°38'31"E   | 29.64'  |
| C31         | 34.56'  | 105.00' | 18°51'39"  | S09°05'52"E   | 34.41'  |
| C95         | 39.41'  | 25.00'  | 90°18'48"  | N10°24'04"E   | 35.45'  |
| C96         | 61.17'  | 115.00' | 30°28'33"  | S49°59'36"E   | 60.45'  |
| C97         | 35.15'  | 115.00' | 17°30'52"  | S73°59'19"E   | 35.02'  |
| C98         | 83.69'  | 115.00' | 41°41'39"  | N76°24'26"E   | 81.85'  |

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SEE SHEET 5

SEE SHEET 7

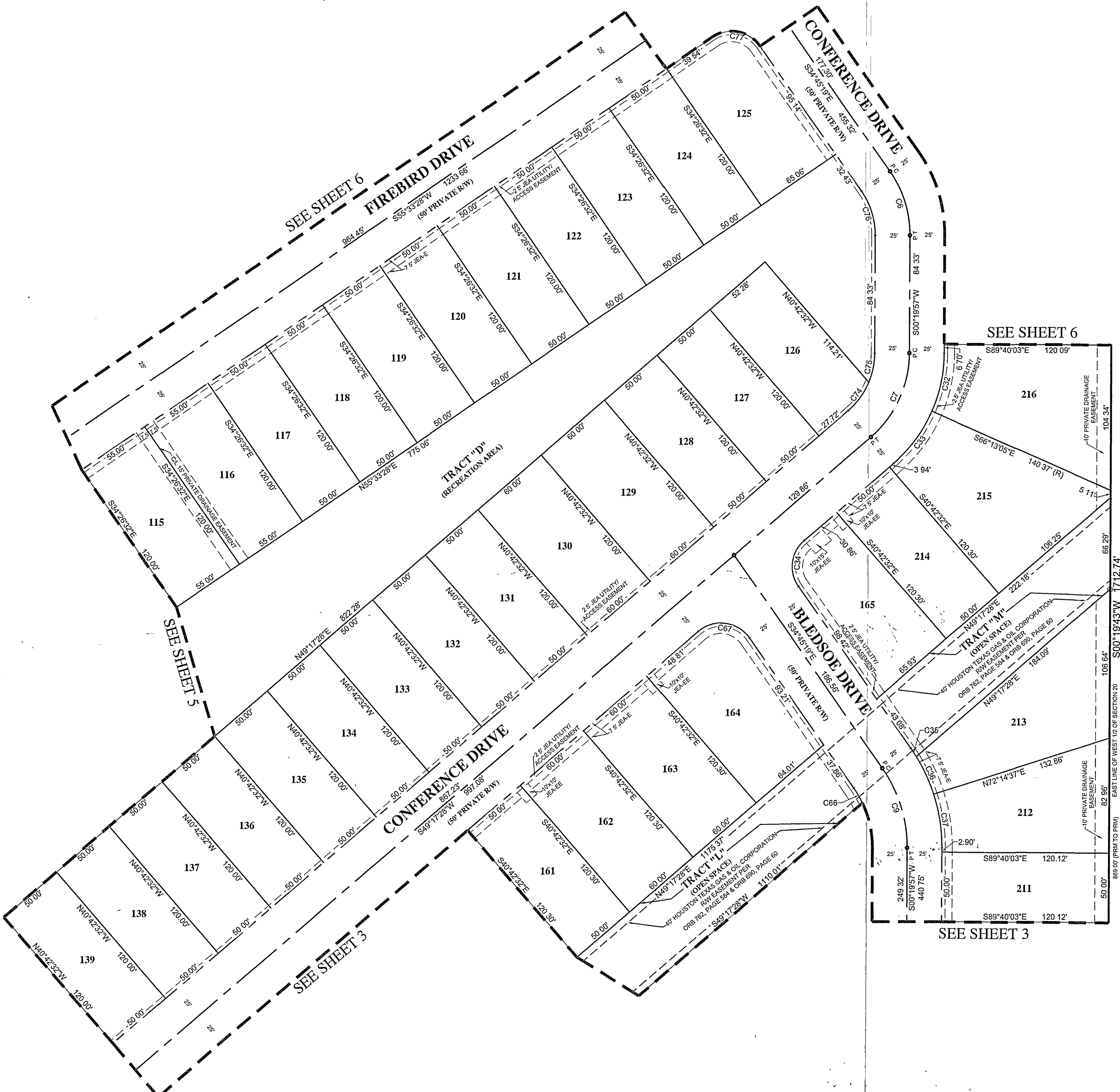
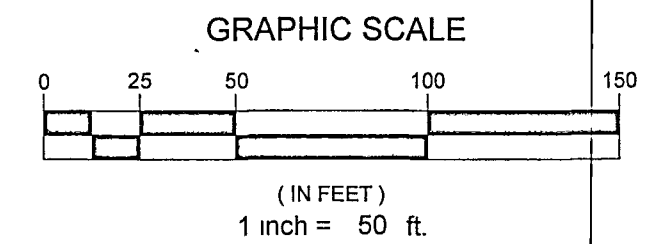
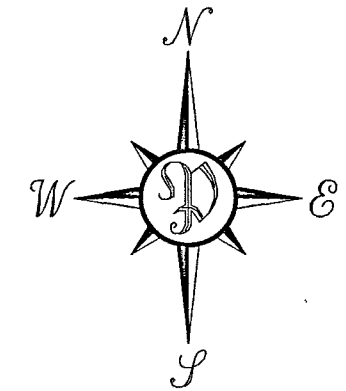
SEE SHEET 7

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# BELLBROOKE PHASE 2

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



| CURVE TABLE |        |         |           |               |        |
|-------------|--------|---------|-----------|---------------|--------|
| CURVE #     | LENGTH | RADIUS  | DELTA     | CHORD BEARING | CHORD  |
| C6          | 48 99' | 80 00'  | 35°05'17" | S17°12'41"E   | 48 23' |
| C7          | 68 36' | 80 00'  | 48°57'31" | S24°48'43"W   | 66 30' |
| C9          | 61 24' | 100 00' | 35°05'17" | S17°12'41"E   | 60 29' |
| C32         | 42 97' | 105 00' | 23°26'58" | S12°03'28"W   | 42 67' |
| C33         | 46 75' | 105 00' | 25°30'33" | S36°32'12"W   | 46 36' |
| C34         | 36 67' | 25 00'  | 84°02'47" | S07°16'04"W   | 33 47' |
| C35         | 7 22'  | 125 00' | 3°18'31"  | S33°05'04"E   | 7 22'  |
| C36         | 29 87' | 125 00' | 13°41'28" | S24°38'08"E   | 29 80' |
| C37         | 39 46' | 125 00' | 18°05'20" | S08°42'43"E   | 39 30' |
| C66         | 12 58' | 75 00'  | 9°36'24"  | N29°57'07"W   | 12 56' |
| C67         | 41 87' | 25 00'  | 95°57'13" | N82°43'56"W   | 37 14' |
| C74         | 25 45' | 55 00'  | 26°31'01" | N36°01'57"E   | 25 23' |
| C75         | 21 54' | 55 00'  | 22°28'30" | N11°33'12"E   | 21 40' |
| C76         | 33 68' | 55 00'  | 35°05'17" | N17°12'41"W   | 33 16' |
| C77         | 39 13' | 25 00'  | 89°41'12" | N79°35'56"W   | 35 26' |

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