

BENNINGTON TRACE UNIT TWO

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST,

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 85

SHEET 1 OF 5

CAPTIONS :

PARCEL "A"

A PORTION OF SECTION 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 295 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE NORTH LINE OF SAID SECTION 8; THENCE SOUTH 89°58'23" EAST, ALONG LAST SAID LINE, 774.76 FEET; THENCE NORTH 00°01'57" EAST, 220.51 FEET; THENCE NORTH 89°37'04" EAST, 691.16 FEET TO THE NORTHWESTERLY CORNER OF BENNINGTON TRACE UNIT ONE, AS RECORDED IN PLAT BOOK 46, PAGES 72, 72A, 72B, 72C, AND 72D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE, SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF SAID BENNINGTON TRACE UNIT ONE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE No. ONE (1) SOUTH 00°22'56" EAST, 155.00 FEET; COURSE No. TWO (2) SOUTH 89°37'04" WEST, 23.78 FEET; COURSE No. THREE (3) SOUTH 00°22'59" EAST, 142.17 FEET; COURSE No. FOUR (4) SOUTH 88°24'17" WEST, 60.01 FEET; COURSE No. FIVE (5) SOUTH 00°22'59" EAST, 120.03 FEET; COURSE No. SIX (6) SOUTH 03°03'03" EAST, 106.83 FEET; COURSE No. SEVEN (7) SOUTH 78°08'05" EAST, 75.48 FEET; COURSE No. EIGHT (8) SOUTH 14°35'01" WEST, 172.35 FEET TO A POINT SITUATE ON A CURVE, LEADING TO THE RIGHT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BARBIAON CIRCLE SOUTH (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); COURSE No. NINE (9) THENCE, ALONG AND AROUND THE ARC OF THE CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1175.00 FEET, AN ARC LENGTH OF 12.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°07'12" EAST, 12.16 FEET TO A POINT ON SAID CURVE; COURSE No. TEN (10) SOUTH 16°28'28" WEST, 105.13 FEET; COURSE No. ELEVEN (11) SOUTH 29°20'06" WEST, 278.57 FEET TO A POINT SITUATE ON A CURVE LEADING TO THE RIGHT IN THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 295; THENCE, ALONG AND AROUND THE ARC OF THE CURVE IN SAID NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11309.16 FEET, AN ARC LENGTH OF 669.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°35'23" WEST, 669.41 FEET TO THE SOUTHEAST CORNER OF BENNINGTON TRACE UNIT ONE, AS RECORDED IN PLAT BOOK 46, PAGES 72, 72A, 72B, 72C, AND 72D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE, NORTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID BENNINGTON TRACE UNIT ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE No. ONE (1) NORTH 28°08'56" EAST, 297.36 FEET; COURSE No. TWO (2) SOUTH 63°56'17" EAST, 195.00 FEET; COURSE No. THREE (3) SOUTH 28°03'43" WEST, 10.00 FEET; COURSE No. FOUR (4) SOUTH 63°56'17" EAST, 118.33 FEET; COURSE No. FIVE (5) SOUTH 78°11'07" EAST, 175.55 FEET TO A POINT SITUATE ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PINE ACRES ROAD; THENCE, SOUTH 01°35'43" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 377.58 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PINE ACRES ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH A POINT SITUATE ON A CURVE LEADING TO THE RIGHT IN THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 295 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE, ALONG AND AROUND THE ARC OF THE CURVE IN SAID NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11309.16 FEET, AN ARC LENGTH OF 669.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°35'23" WEST, 669.41 FEET TO THE SOUTHEAST CORNER OF BENNINGTON TRACE UNIT ONE, AS RECORDED IN PLAT BOOK 46, PAGES 72, 72A, 72B, 72C, AND 72D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE, NORTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID BENNINGTON TRACE UNIT ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE No. ONE (1) NORTH 28°08'56" EAST, 297.36 FEET; COURSE No. TWO (2) SOUTH 63°56'17" EAST, 195.00 FEET; COURSE No. THREE (3) SOUTH 28°03'43" WEST, 10.00 FEET; COURSE No. FOUR (4) SOUTH 63°56'17" EAST, 118.33 FEET; COURSE No. FIVE (5) SOUTH 78°11'07" EAST, 175.55 FEET TO A POINT SITUATE ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PINE ACRES ROAD; THENCE, SOUTH 01°35'43" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 377.58 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BENNINGTON TRACE DEVELOPMENT, INC., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS BENNINGTON TRACE UNIT TWO, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT JULINGTON CREEK ACRES, LTD., IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY AND HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, ACCESS AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS, AND ASSIGNS, AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND IS SUBJECT TO THE FOLLOWING COVENANTS, WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS-OF-WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM RIGHTS-OF-WAY, FROM ADJACENT LANDS, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKES AND FILTRATION SYSTEMS ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS, THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCES OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES OR FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING PROPERTY OWNERS, AND; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, FAILURE OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. BENNINGTON TRACE DEVELOPMENT, INC., AS DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY AND DEFEND THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, PROPERTY DAMAGE OR OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN UPON OR AT, OR FORM THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF BENNINGTON TRACE DEVELOPMENT, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND ASSIGNS OF BENNINGTON TRACE DEVELOPMENT, INC., SHALL BE SUBJECT TO IT.

THE J.E.A. EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION AND MAINTENANCE OF ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS THEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR AGENTS AND SEALS AFFIXED.

THIS 11th DAY OF February, 1991.

BENNINGTON TRACE DEVELOPMENT, INC.

BY: Donald P. Hinson
DONALD P. HINSON, PRESIDENT

C. L. Joseph
WITNESS

Kenneth L. Johnson
WITNESS

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, A. D., 1991, BY DONALD P. HINSON, PRESIDENT, BENNINGTON TRACE DEVELOPMENT, INC.

C. L. Joseph
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES

JULINGTON CREEK ACRES, LTD.

BY: J. A. Mixon
J. A. MIXON, GENERAL PARTNER

Kenneth L. Johnson
WITNESS

Sherry G. Ayers
WITNESS

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF Feb, A. D., 1991, BY J. A. MIXON, GENERAL PARTNER, JULINGTON CREEK ACRES, LTD..

Sherry G. Ayers
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
April 4 1994
MY COMMISSION EXPIRES

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE No. 91-258-71, OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR.

SIGNED THIS 13th DAY OF March, A. D., 1991.

Thomas A. Hinson
MAYOR OF THE CITY OF JACKSONVILLE

Sherry G. Ayers
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE 91-0026958

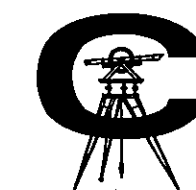
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 46, PAGES 85, 85A, 85B, 85C, 85D OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF March, A. D., 1991.

Henry W. Cook
CLERK: HENRY W. COOK

BY: Bridget G. DeBourgh
DEPUTY CLERK

Prepared By :



COURSON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
ONE SAN JOSE PLACE
SUITE 24
JACKSONVILLE, FL. 32257
PHONE (904) 280-4233

APPROVED
DATE: 2/13/91
For Director of Public Works
By: Sam E. Mearns
City Engineer
For General Counsel
By: Theresa Mearns

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT BENNINGTON TRACE DEVELOPMENT, INC. HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT (100%) OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION AND COSTS OF PLACING PERMANENT CONTROL POINTS (P.C.P.'S), INCLUDING SIDEWALKS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 11th DAY OF February, 1991.

Donald P. Hinson
DONALD P. HINSON, PRESIDENT
BENNINGTON TRACE DEVELOPMENT, INC.
DEVELOPER

Donald P. Hinson
DIRECTOR OF PUBLIC WORKS
CITY OF JACKSONVILLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT ALL PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID STATUTE, AND THAT ALL ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT, HAVE BEEN COMPLIED WITH.

SIGNED THIS 12th DAY OF February, 1991.

Carl S. Courson
CARL S. COURSON, P.L.S.
FLA. CERTIFICATE #3129

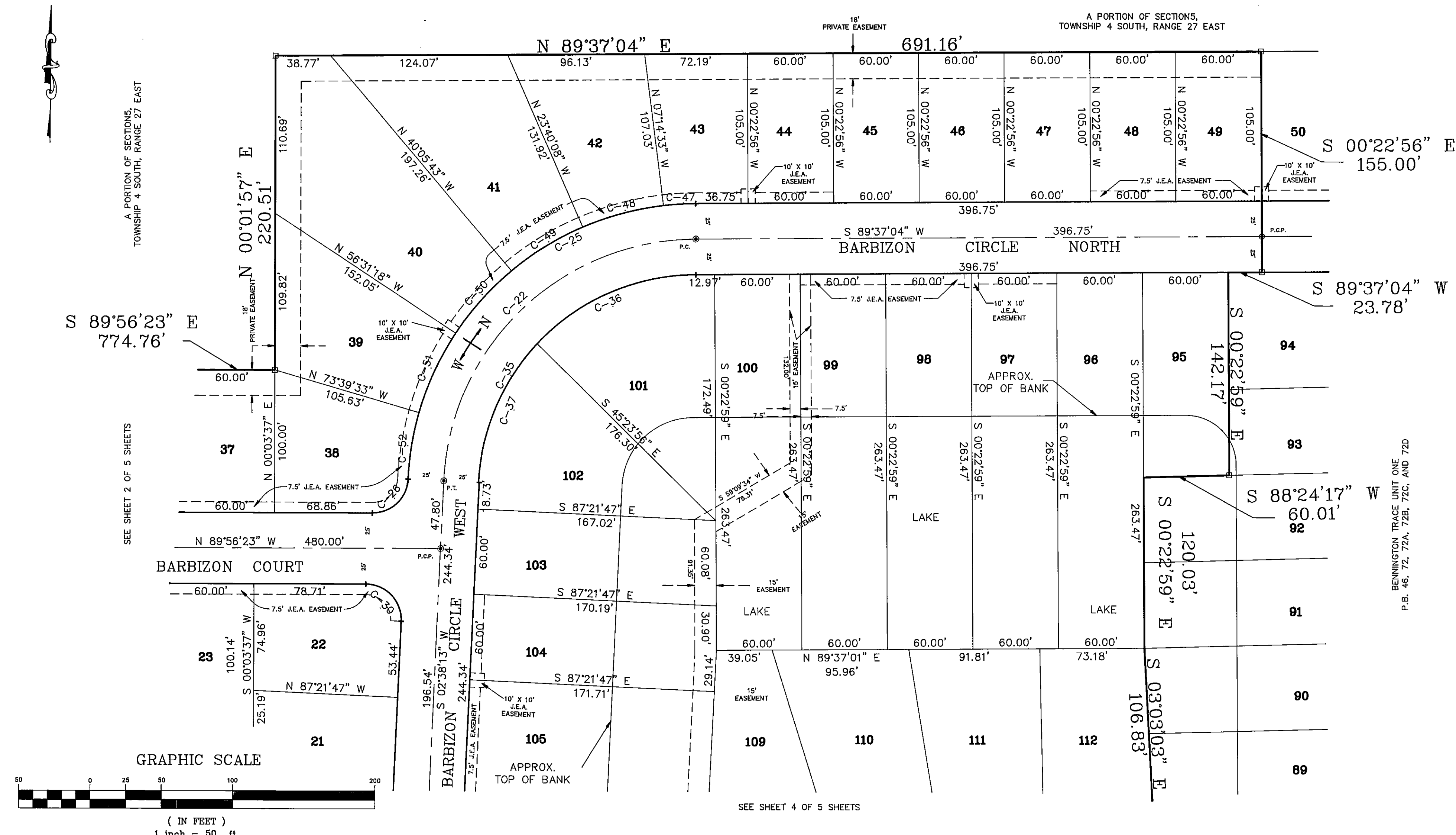
BENNINGTON TRACE UNIT TWO

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST,

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **46** PAGE **85B**

SHEET **3** OF **5**



CURVE DATA TABLE						
LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C/L	C-22	178.05'	270.30'	245.08'	S 46°07'39" W	86°58'51"
R/W	C-25	203.05'	308.25'	279.49'	S 46°07'39" W	86°58'51"
LOT 38	C-26	25.00'	38.15'	34.55'	N 46°20'55" E	87°25'24"
LOT 22	C-30	25.00'	40.39'	36.14'	N 43°39'05" W	92°34'36"
R/W	C-35	153.02'	232.87'	211.04'	S 46°14'01" W	87°11'34"
LOT 101	C-36	153.02'	124.99'	121.55'	S 66°25'45" W	46°48'05"
LOT 102	C-37	153.02'	107.87'	105.65'	S 22°49'58" W	40°23'30"
LOT 43	C-47	203.05'	22.70'	22.69'	S 86°24'52" W	06°24'24"
LOT 42	C-48	203.05'	58.89'	58.69'	S 74°54'08" W	16°37'05"
LOT 41	C-49	203.05'	58.97'	58.76'	S 58°16'24" W	16°38'22"
LOT 40	C-50	203.05'	58.98'	58.78'	S 41°37'55" W	16°38'37"
LOT 39	C-51	203.05'	61.47'	61.24'	S 24°38'14" W	17°20'46"
LOT 38	C-52	203.05'	47.23'	47.12'	S 09°18'02" W	13°19'38"

SEE SHEET 4 OF 5 SHEETS FOR GENERAL NOTES, LEGEND, AND DETAILS

PLAT BOOK 46 PAGE 85C

SHEET 4 OF 5

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C/L	C-23	180.00'	376.34'	311.44'	S 57°15'35" E	119°47'33"
C/L	C-24	400.00'	291.40'	285.00'	S 83°42'49" W	41°44'25"
R/W	C-31	205.00'	428.61'	354.70'	S 57°15'35" E	119°47'33"
R/W	C-32	375.00'	273.19'	287.19'	S 83°42'49" W	41°44'25"
R/W	C-33	425.00'	309.61'	302.81'	S 83°42'49" W	41°44'25"
R/W	C-34	155.00'	324.07'	268.19'	S 57°15'35" E	119°47'33"
LOT 107	C-39	155.00'	130.00'	126.22'	S 49°53'48" E	48°03'11"
LOT 108	C-40	155.00'	116.96'	114.20'	N 84°27'37" E	43°14'00"
LOT 108	C-41	425.00'	13.66'	13.66'	N 63°45'51" E	01°50'28"
LOT 109	C-42	425.00'	59.35'	59.30'	N 68°41'07" E	08°00'05"
LOT 110	C-43	425.00'	59.35'	59.30'	N 76°41'16" E	08°00'05"
LOT 111	C-44	425.00'	59.35'	59.30'	N 84°41'16" E	08°00'05"
LOT 112	C-45	425.00'	59.35'	59.30'	S 87°18'40" E	08°00'05"
LOT 113	C-46	425.00'	58.55'	58.51'	S 79°21'48" E	07°53'38"
LOT 18	C-60	205.00'	58.77'	58.57'	S 34°05'00" E	16°25'35"
LOT 17	C-61	205.00'	66.65'	68.33'	S 51°53'26" E	19°11'17"
LOT 16	C-62	205.00'	58.77'	58.57'	S 69°41'53" E	16°25'35"
LOT 15	C-63	205.00'	58.77'	58.57'	S 86°07'28" E	16°25'35"
LOT 14	C-64	205.00'	58.77'	58.57'	N 77°26'57" E	16°25'35"
LOT 13	C-65	205.00'	22.87'	22.86'	N 66°02'23" E	06°23'35"
LOT 13	C-66	375.00'	44.52'	44.49'	N 66°14'40" E	08°48'07"
LOT 12	C-67	375.00'	77.73'	77.59'	N 75°35'00" E	11°52'32"
LOT 11	C-68	375.00'	77.73'	77.59'	N 87°27'32" E	11°52'32"
LOT 10	C-69	375.00'	73.22'	73.10'	S 81°00'36" E	11°11'13"
LOT 10	C-70	11309.16'	53.70'	53.70'	N 60°31'44" W	00°16'19"
LOT 11	C-71	11309.16'	46.68'	46.68'	N 60°16'29" W	00°41'11"
LOT 12	C-72	11309.16'	39.37'	39.37'	N 60°03'24" W	00°11'58"
LOT 13	C-73	11309.16'	48.77'	48.77'	N 59°50'00" W	00°14'49"
LOT 14	C-74	11309.16'	63.97'	63.97'	N 59°32'52" W	00°19'27"
LOT 15	C-75	11309.16'	68.79'	68.79'	N 59°12'42" W	00°20'55"
LOT 16	C-76	11309.16'	97.53'	97.53'	N 58°47'25" W	00°29'39"
LOT 17	C-77	11309.16'	111.39'	111.39'	N 58°15'40" W	00°33'52"
LOT 18	C-78	11309.16'	112.62'	112.62'	N 57°41'37" W	00°34'14"

(IN FEET)
1 inch = 50 ft.

SEE SHEET 3 OF 5 SHEETS

GENERAL NOTES :

- (1) BEARINGS SHOWN HEREON ARE BASED ON SOUTH 01°35'43" EAST, FOR THE WESTERLY RIGHT-OF-WAY LINE OF PINE ACRES ROAD.
- (2) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL SYSTEM
- (4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (5) THE 20-FOOT EASEMENT PARALLEL WITH AND ADJACENT TO INTERSTATE 1-295 SHOWN HEREON IS NON-EXCLUSIVE AND THE GRANTOR RESERVES UNTO ITSELF, AND ITS ASSIGNS, THE RIGHT TO MAINTAIN SIGNAGE AND LANDSCAPING BERM WITHIN SAID 20-FOOT EASEMENT. THE GRANTEE SHALL RESTORE ALL IMPROVEMENTS WITHIN SAID 20-FOOT EASEMENT TO ORIGINAL CONDITION, SHOULD ANY DAMAGE OCCUR DUE TO GRANTEE'S UTILIZATION OF SAID 20-FOOT EASEMENT.

LEGEND :

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND
- ◎ DENOTES PERMANENT CONTROL POINT (P.C.P.) TO BE SET AFTER STREETS ARE PAVED

P/L

J. E. A. PADMOUNT TRANSFORMER EASEMENT DETAILS
NOT TO SCALE

$$\begin{array}{l} R = 11309.16' \\ C = 1514.57' \end{array}$$

INTERSTATE

C.B. L = 1515.70'
= N 56°49'31" W
(300' R/W) 295

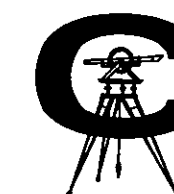
NOTE:

REFER TO NOTE (5) ON SHEET 4 OF 5
FOR SPECIAL RESERVATIONS EFFECTING
THIS 20-FOOT EASEMENT

Prepared By :

COURSON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

ONE SAN JOSE PLACE
SUITE 24
JACKSONVILLE, FL 32257
PHONE (904) 260-4233

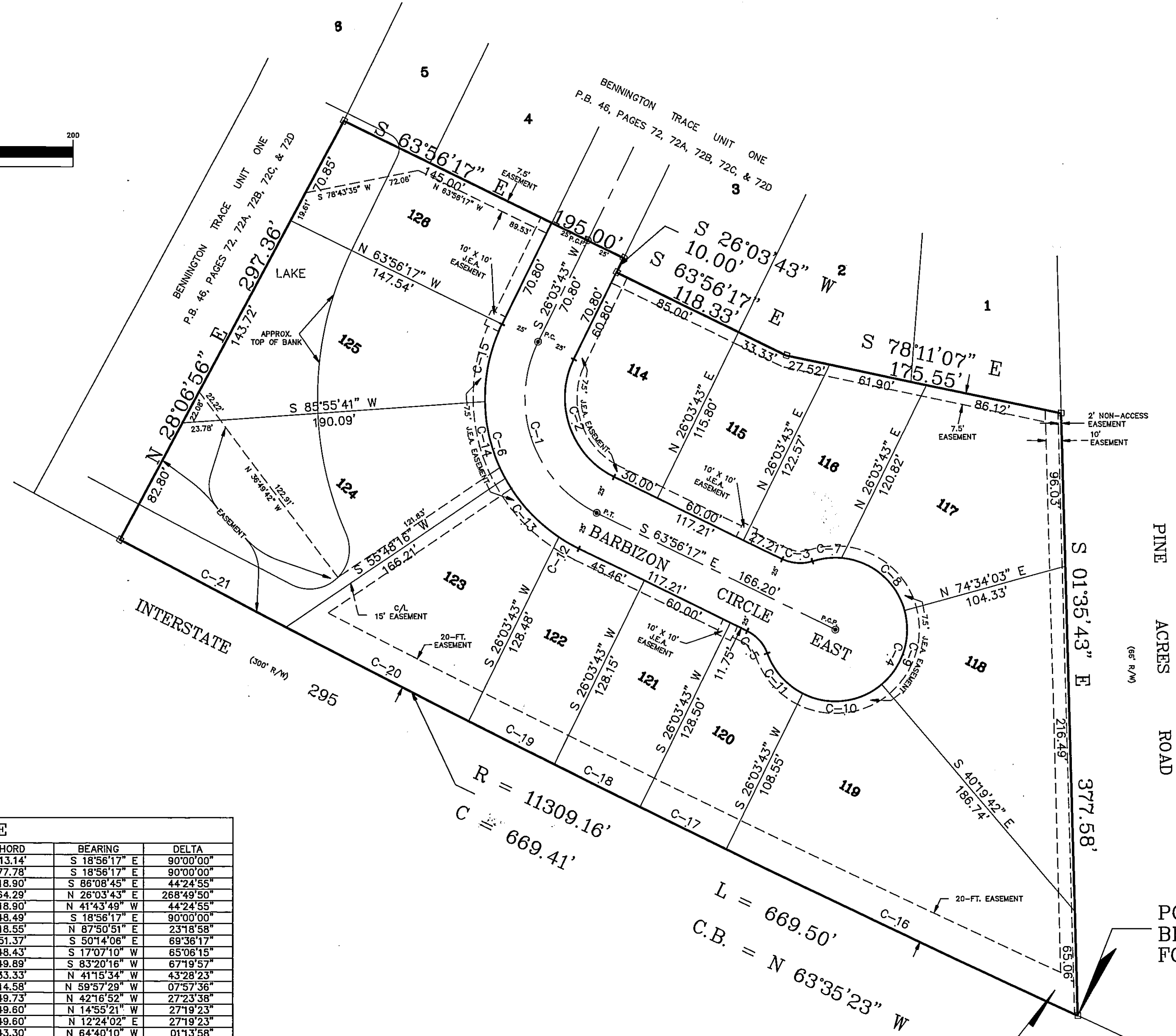
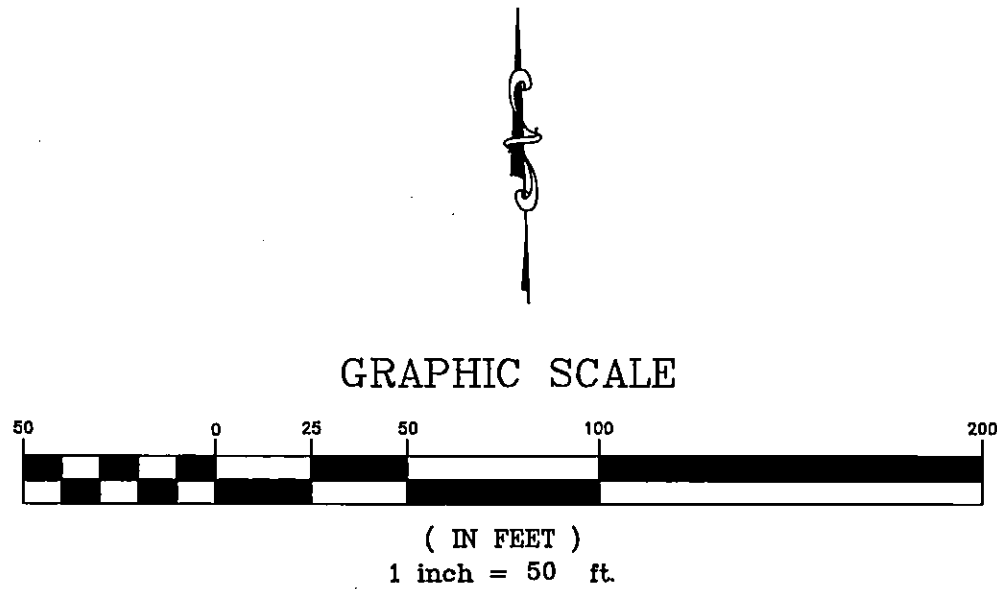


BENNINGTON TRACE UNIT TWO

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 850

SHEET 5 OF 5



CURVE DATA TABLE						
LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C/L	C-1	80.00'	125.66'	113.14'	S 18°56'17" E	90°00'00"
LOT 114	C-2	55.00'	86.39'	77.78'	S 18°56'17" E	90°00'00"
LOT 116	C-3	25.00'	19.38'	18.90'	S 86°08'45" E	44°24'55"
R/W	C-4	45.00'	211.14'	64.29'	N 26°03'43" E	268°49'50"
LOT 120	C-5	25.00'	19.38'	18.90'	N 41°43'49" W	44°24'55"
R/W	C-6	105.00'	164.93'	148.49'	S 18°56'17" E	90°00'00"
LOT 116	C-7	46.50'	18.92'	18.55'	N 87°50'51" E	23°18'58"
LOT 117	C-8	45.00'	54.67'	51.37'	S 50°14'06" E	69°36'17"
LOT 118	C-9	45.00'	51.13'	48.43'	S 17°07'10" W	65°06'15"
LOT 119	C-10	45.00'	52.88'	49.89'	S 83°20'16" W	67°19'57"
LOT 120	C-11	45.00'	34.14'	33.33'	N 41°15'34" W	43°28'23"
LOT 122	C-12	105.00'	14.59'	14.58'	N 59°57'29" W	07°57'36"
LOT 123	C-13	105.00'	50.20'	49.73'	N 42°16'52" W	27°23'38"
LOT 124	C-14	105.00'	50.07'	49.60'	N 14°55'21" W	27°19'23"
LOT 125	C-15	105.00'	50.07'	49.60'	N 12°24'02" E	27°19'23"
LOT 119	C-16	11309.16'	243.31'	243.30'	N 64°40'10" W	01°13'58"
LOT 120	C-17	11309.16'	60.00'	60.00'	N 63°54'03" W	00°18'14"
LOT 121	C-18	11309.16'	60.00'	60.00'	N 63°35'49" W	00°18'14"
LOT 122	C-19	11309.16'	60.00'	60.00'	N 63°17'35" W	00°18'14"
LOT 123	C-20	11309.16'	128.70'	128.70'	N 62°48'54" W	00°39'07"
LOT 124	C-21	11309.16'	117.50'	117.50'	N 62°11'29" W	00°35'43"

SEE SHEET 4 OF 5 SHEETS FOR GENERAL NOTES, LEGEND, AND DETAILS

NOTE:
REFER TO NOTE (S) ON SHEET 4 OF 5 FOR SPECIAL RESERVATIONS EFFECTING THIS 20-FOOT EASEMENT

POINT OF BEGINNING FOR PARCEL "B"



Prepared By :
COURSON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
ONE SAN JOSE PLACE
SUITE 24
JACKSONVILLE, FL 32257
PHONE (904) 280-4233