

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 180

SHEET 1 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 2/17/21
Date
[Signature]
City Engineer
for Director of Public Works
Approved 2/19/21
Date
[Signature]
for General Counsel

CAPTION

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

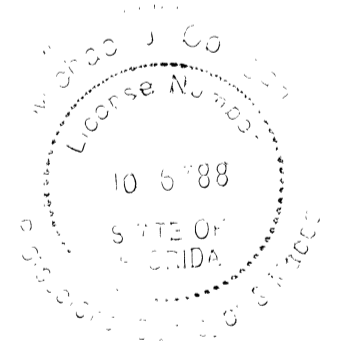
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 31, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, NORTH 00°20'48" WEST, 1312.66 FEET; COURSE NO. 2, NORTH 00°27'10" WEST, 84.80 FEET, TO THE POINT OF BEGINNING; COURSE NO. 3, CONTINUE NORTH 00°27'10" WEST, 985.43 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18463, PAGE 1091 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°37'38" EAST, ALONG LAST SAID LINE, 340.65 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°23'50" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18110, PAGE 1015 OF SAID CURRENT PUBLIC RECORDS, 353.56 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18866, PAGE 1118 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHWESTERLY AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, NORTH 85°47'54" WEST, 155.16 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2, NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1382.40 FEET, AN ARC DISTANCE OF 108.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°02'24" WEST, 108.15 FEET; COURSE NO. 3, SOUTH 88°08'46" WEST, 87.11 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF GATE ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°27'10" WEST, ALONG LAST SAID LINE, 51.71 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1402.40 FEET, AN ARC DISTANCE OF 208.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°03'59" EAST, 208.47 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°47'54" EAST, CONTINUING ALONG LAST SAID LINE, 1282.04 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5594, PAGE 2034 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°37'14" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2459, PAGE 475 OF SAID CURRENT PUBLIC RECORDS, 865.62 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4078, PAGE 874 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°08'40" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF OFFICIAL RECORDS BOOK 16784, PAGE 2481 AND OFFICIAL RECORDS BOOK 3425, PAGE 938, BOTH OF SAID CURRENT PUBLIC RECORDS, 1274.15 FEET; THENCE NORTH 00°30'07" WEST, 92.47 FEET; THENCE SOUTH 89°38'05" WEST, 89.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34.30 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE, SIGNED THE 30 DAY OF FEBRUARY, A.D., 2021.

[Signature]
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731



REVIEWS
OFFICE: SPB
FIELD: KRF
CHECKED BY
DRAFT:
CLOSURES/DATA: SPB
COVER SHEET: SPB
PRMS: KRF

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS THE "OWNER", IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRADLEY POND UNIT 1, 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 THOSE LANDS.

ALL RIGHTS OF WAY (R/W) SHOWN HEREON (CREEKSIDE BLUFF STREET, CLAPBOARD CROSSING WAY, COACH LIGHT DRIVE, FARMHOUSE GATE TRAIL, HAY BALER LANE, HAYSTACK COURT, AND HARVEST GRAIN TRAIL) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS (CITY). ADDITIONALLY, TRACT 18 (MULTI-USE TRAIL) AND TRACTS 20 AND 21 (SIDEWALK) SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, PARKS, RECREATIONS, AND COMMUNITY SERVICES. FURTHER, THE UNOBSTRUCTED DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES (SWMF) SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BRADLEY POND UNIT 1. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. UPON FAILURE OF THE HOME OWNERS' ASSOCIATION, OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT, OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF BRADLEY POND UNIT 1 AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF BRADLEY POND UNIT 1 ENCUMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR SUCH OTHER ENTITY OR ENTITIES THAT ASSUMES THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES EASEMENTS FOR ACCESS AND OPERATION AND MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES.

ALL EASEMENTS SHOWN HEREIN, OTHER THAN THOSE SPECIFICALLY DEDICATED TO A PARTY OTHER THAN OWNER HEREIN, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACTS 1, 2 AND 3 (STORMWATER MANAGEMENT FACILITY), TRACT 5 (20' ALLEY), TRACTS 6 AND 7 (10' PEDESTRIAN ACCESS), TRACTS 8, 9, 15, 16 AND 17 (LANDSCAPE BUFFER), TRACTS 10, 11, 12 AND 13 (LANDSCAPE), TRACT 14 (CELL ACCESS & UTILITY), TRACTS 19 AND 22 (LANDSCAPE AND UTILITIES), TRACTS 23 AND 24 (RECREATION AND UTILITIES), AND 25 (OPEN SPACE AND UTILITIES), SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO ANY ENTITIES, INCLUDING WITHOUT LIMITATION, A HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITY OR AGENCY HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

TITLE TO TRACT 4 (PUMP STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS.

SUBJECT TO THE IMMEDIATELY FOLLOWING PARAGRAPH, TITLE TO THE 5' AND 10' LANDSCAPE BUFFER EASEMENTS (L.B.E.) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID 5' AND 10' LANDSCAPE BUFFER EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH 5' AND 10' LANDSCAPE BUFFER EASEMENTS SHALL BE HELD AND USED BY OWNER, 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 HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE 5' AND 10' LANDSCAPE BUFFER EASEMENTS, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT 4 (PUMP STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE 5' AND 10' LANDSCAPE BUFFER EASEMENTS, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT 4 (PUMP STATION) OR JEA'S EXERCISE OF ITS EASEMENT RIGHTS UPON THE 5' AND 10' LANDSCAPE BUFFER EASEMENTS. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE 5' AND 10' LANDSCAPE BUFFER EASEMENTS WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN. OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF BRADLEY POND UNIT 1 AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF BRADLEY POND UNIT 1 ENCUMBERED BY SUCH EASEMENT OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE 5' AND 10' LANDSCAPE BUFFER 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. TRACT 20 (SIDEWALK) IS SUBJECT TO A "JEA-E."

THOSE EASEMENTS DESIGNATED AS "JEA-U.E." 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.

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, (1) NON-EXCLUSIVE EASEMENT(S) FOR LANDSCAPING, FENCING AND SIGNAGE OVER ALL LANDSCAPE BUFFER TRACTS (TRACTS 8, 9, 15, 16 AND 17), LANDSCAPE TRACTS (TRACTS 10, 11, 12 AND 13), AND EASEMENTS SHOWN ON THIS PLAT THAT ARE NOT ACCESS EASEMENTS, (2) NON-EXCLUSIVE EASEMENT(S) FOR UTILITIES OVER ALL UTILITY TRACTS (TRACTS 1, 2, 3, 14, 19, 22, 23, 24 AND 25), AND (3) NON-EXCLUSIVE EASEMENT(S) FOR DRAINAGE 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 RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL APPLICABLE OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY UNDER ITS GOVERNING DOCUMENTS.

THIS 30 DAY OF FEBRUARY, A.D., 2021.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature] WITNESS: [Signature]
PRINT NAME: JUSTIN DUDLEY PRINT NAME: Aubrey D Crosby
TITLE: VICE PRESIDENT OF LAND WITNESS: [Signature]
PRINT NAME: Caitlyn Christian

NOTARY FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3 DAY OF FEBRUARY, 2021, A.D., BY JUSTIN DUDLEY AS VICE PRESIDENT OF LAND OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN OR PRODUCED IDENTIFICATION [Signature] TYPE OF IDENTIFICATION PRODUCED FLORIDA DL
[Signature]
NOTARY PUBLIC STATE OF FLORIDA
NAME: LOUISE WILSON
MY COMMISSION EXPIRES: 10/20/2023
MY COMMISSION NUMBER IS: 66999248

CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 76, PAGES 180-189 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THE 19 DAY OF Feb, A.D., 2021.

[Signature] BY: [Signature]
JODY PHILLIPS DEPUTY CLERK
CLERK OF CIRCUIT COURT

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 OF THE ORDINANCE CODE.

BY: [Signature] 2/17/21
JOHN APPAS, P.E. DATE
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 16 DAY OF FEBRUARY, A.D., 2021.

[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902



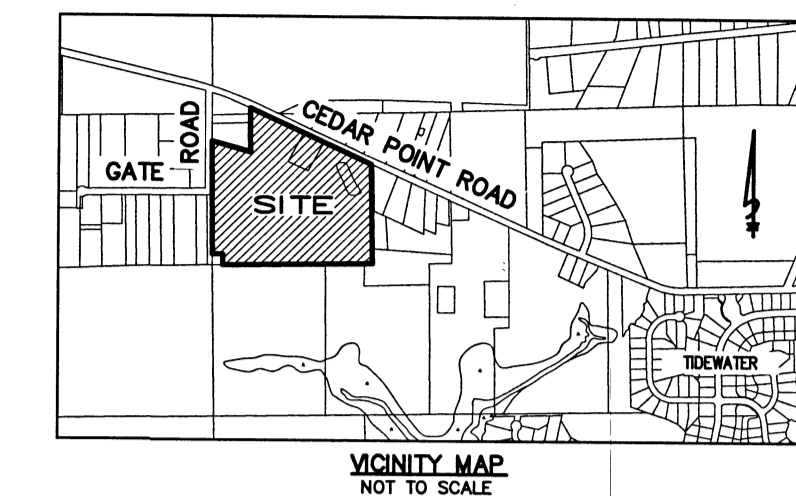
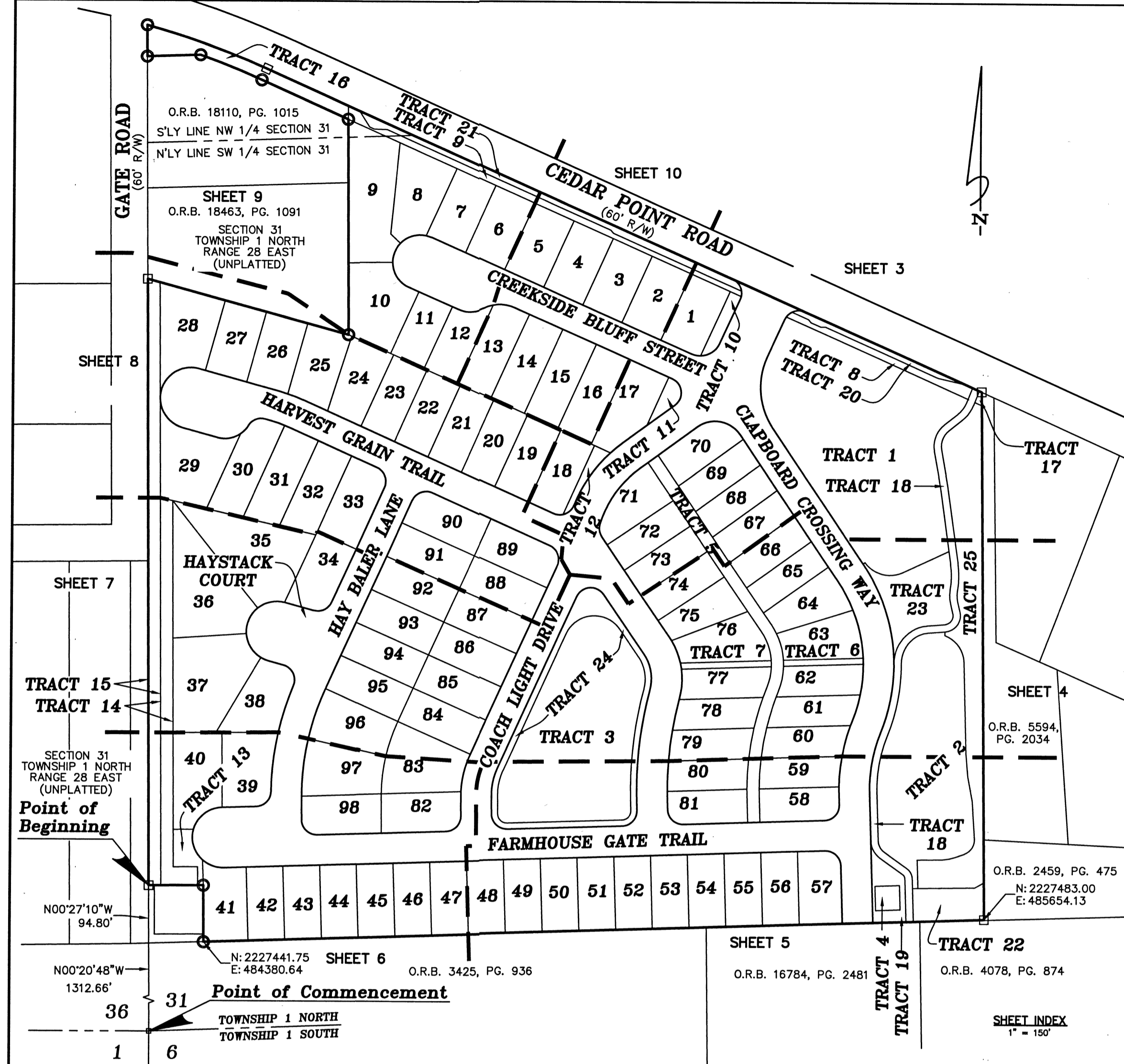
CIVIL PLAN CDN: 9433.000
PLAT CDN: 9433.003

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 181

SHEET 2 OF 10 SHEETS
98 LOTS AND 25 TRACTS IN THIS PHASE



General Notes

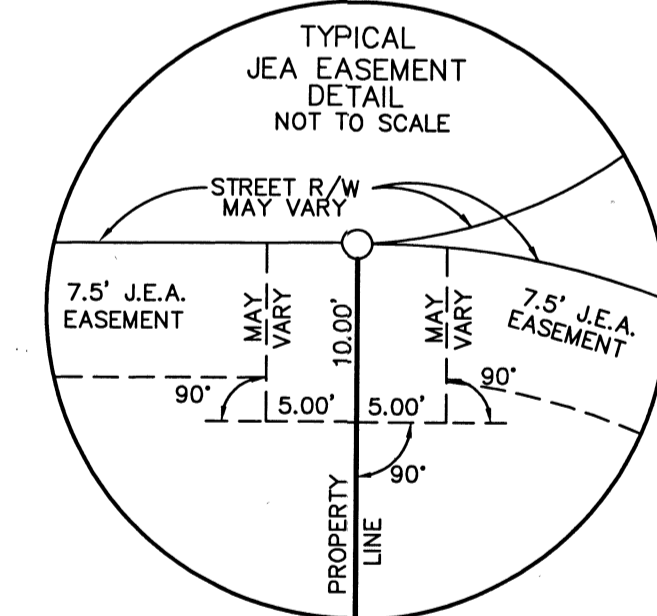
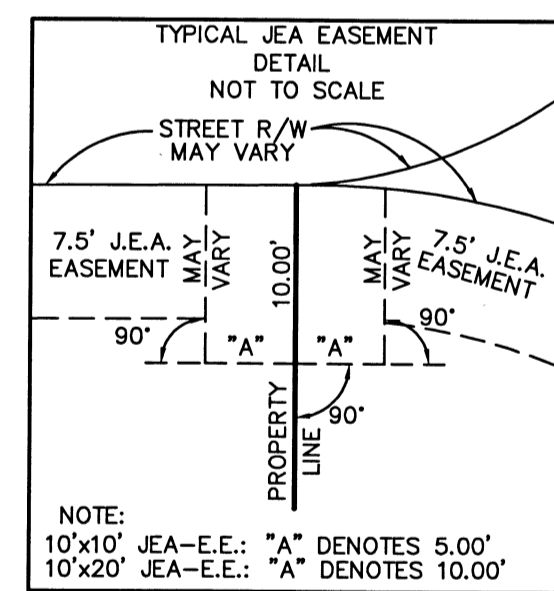
- BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF SECTION 31 AS N00°20'48"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT. N 2220824.22 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 475888.41 ZONE NAD 1983/1990 NGS ADJUSTMENT.
- NOTICE: 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 0210J, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- ALL PLANNED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR 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.
- "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 O.R.B. 11029, PG. 2032 EASEMENT IN FAVOR OF BELLSOUTH SHOWN HEREON
 O.R.B. 11029, PG. 2032 EASEMENT ACCESS AND UTILITY SHOWN HEREON

COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

Legend

- | | |
|--|--|
| R/W = RIGHT OF WAY | JEA-E = JEA EASEMENT |
| P.B. = PLAT BOOK | JEA-E.E. = JEA EXCLUSIVE EASEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK | JEA-U.E. = JEA UTILITY EASEMENT |
| PG.(S) = PAGE(S) | L.B.E. = JEA LANDSCAPE BUFFER EASEMENT |
| ID. = IDENTIFICATION | CL = CENTERLINE |
| R = RADIUS | □ = 4"x4" CONCRETE MONUMENT |
| L = ARC LENGTH | ○ = 5/8" REBAR WITH CAP |
| Δ = DELTA | ○ = STAMPED "P.R.M. LB 3731" |
| CH = CHORD DISTANCE | (UNLESS OTHERWISE NOTED) |
| P.S. = POINT OF CURVATURE | ○ = PERMANENT CONTROL POINT STAMPED |
| P.T. = POINT OF TANGENCY | "P.C.P. LB 3731" |
| P.R.C. = POINT OF REVERSE CURVATURE | 4± DENOTES DISTANCE FROM |
| R.P. = RADIUS POINT | THE TRAVERSE LINE TO THE |
| (R) = PROPERTY LINE RADIAL TO R/W | APPROXIMATE TOP OF BANK |
| LI = TABULATED LINE DATA | |
| CI = TABULATED CURVE DATA | |
| (R) = RADIAL LINE | |
| ATB = APPROXIMATE TOP OF BANK | |
| TL = TRAVERSE LINE | |
| V.W. = VARIABLE WIDTH | |
| T.L.O. = TRAVERSE LINE ONLY | |
| U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT | |
| U.D.A.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT | |
| U.E. = UTILITY EASEMENT | |
| SF = AREA SQUARE FEET | |
| S.M.F. = STORMWATER MANAGEMENT FACILITY | |
| D.E. = DRAINAGE EASEMENT | |
| P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT | |
| | □ = DENOTES JURISDICTIONAL WETLANDS |



CIVIL PLAN CDN: 9433.000
 PLAT CDN: 9433.003

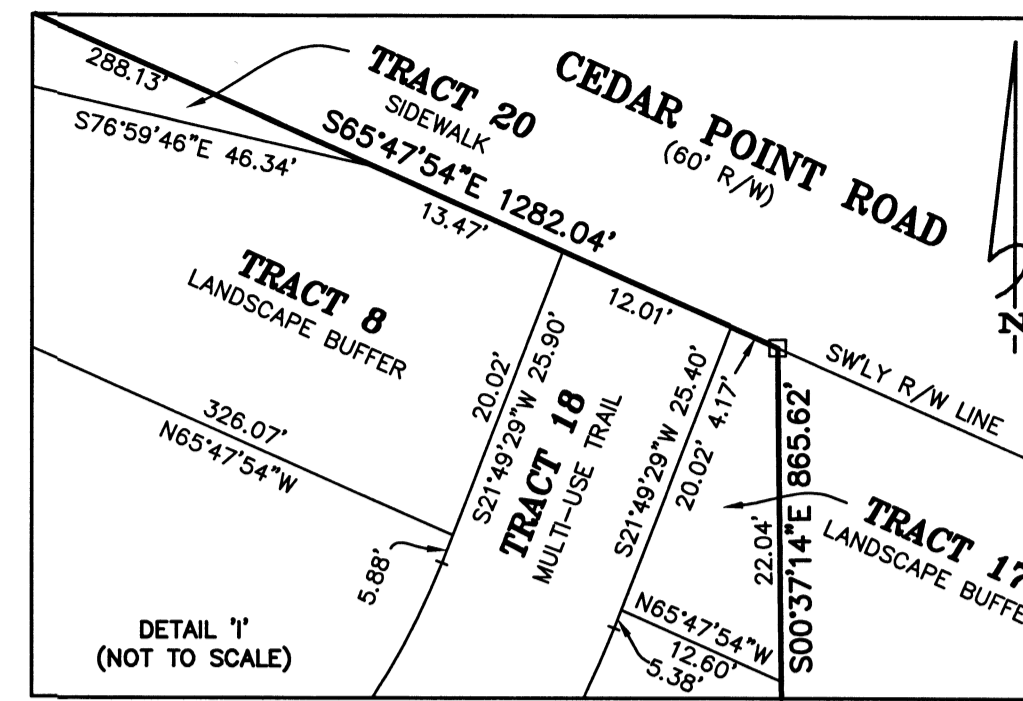
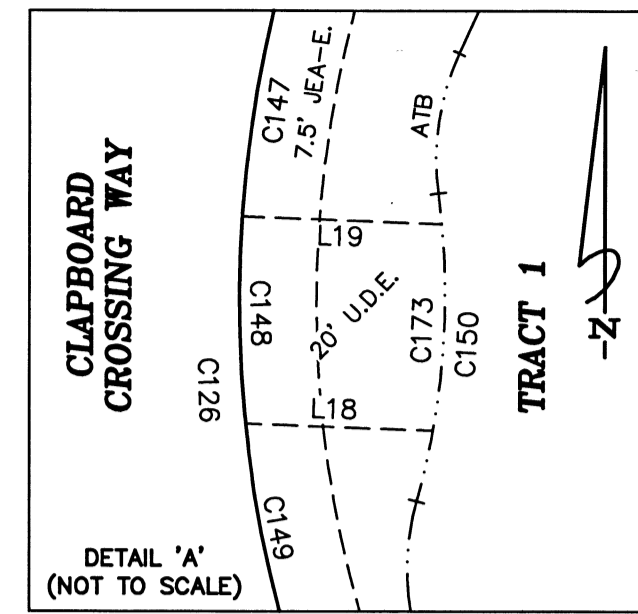
Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

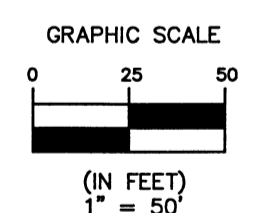
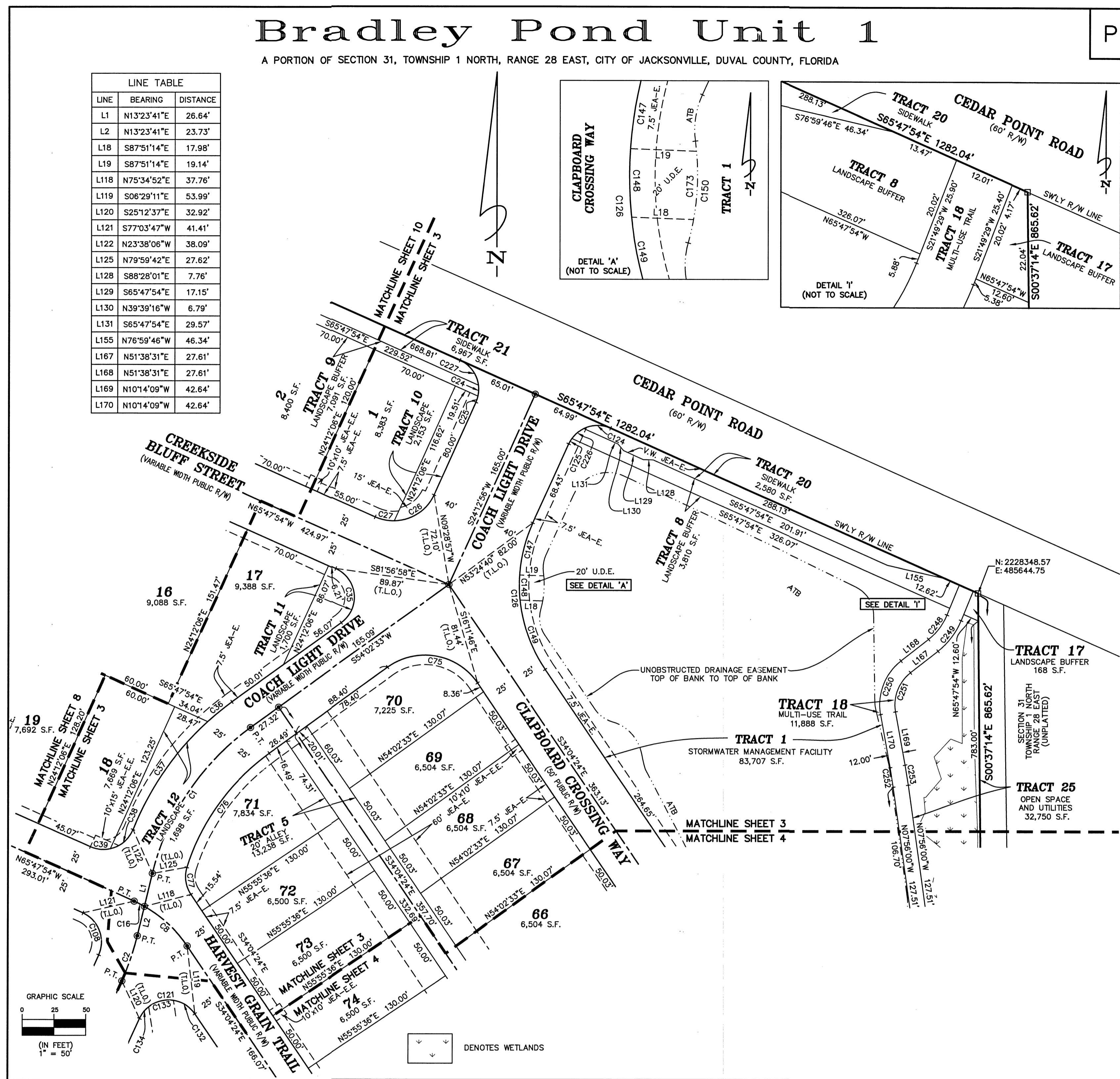
PLAT BOOK 76 PAGE 182

SHEET 3 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°23'41"E	26.64'
L2	N13°23'41"E	23.73'
L18	S87°51'14"E	17.98'
L19	S87°51'14"E	19.14'
L118	N75°34'52"E	37.76'
L119	S06°29'11"E	53.99'
L120	S25°12'37"E	32.92'
L121	S77°03'47"W	41.41'
L122	N23°38'06"W	38.09'
L125	N79°59'42"E	27.62'
L128	S88°28'01"E	7.76'
L129	S65°47'54"E	17.15'
L130	N39°39'16"W	6.79'
L131	S65°47'54"E	29.57'
L155	N76°59'46"W	46.34'
L167	N51°38'31"E	27.61'
L168	N51°38'31"E	27.61'
L169	N10°14'09"W	42.64'
L170	N10°14'09"W	42.64'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	141.89'	40°38'53"	S33°43'07"W	138.93'
C2	200.00'	37.72'	10°48'26"	N18°47'53"E	37.67'
C8	100.00'	46.36'	26°33'53"	N47°21'20"W	45.95'
C16	100.00'	9.01'	5°09'37"	N63°13'05"W	9.00'
C24	25.00'	8.64'	19°42'53"	N02°46'07"E	8.60'
C25	25.00'	5.04'	11°32'52"	N18°26'30"E	5.03'
C26	35.00'	39.46'	64°36'12"	N56°31'02"E	37.41'
C27	35.00'	15.51'	25°22'58"	S78°29'23"E	15.38'
C35	25.00'	52.29'	119°50'27"	N05°52'40"W	43.27'
C36	225.00'	24.66'	6°16'46"	S50°54'11"W	24.65'
C37	225.00'	104.47'	26°36'09"	S34°27'43"W	103.53'
C38	25.00'	24.59'	56°21'57"	N49°20'37"E	23.61'
C39	25.00'	16.00'	36°40'30"	S84°08'09"E	15.73'
C75	50.00'	80.18'	91°53'03"	N80°00'55"W	71.86'
C76	175.00'	113.18'	37°03'18"	S35°30'55"W	111.22'
C77	25.00'	22.28'	5°10'33"	S08°32'34"E	21.55'
C108	25.00'	39.27'	90°00'00"	N20°47'54"W	35.36'
C121	25.00'	53.11'	121°43'30"	S85°03'51"W	43.67'
C124	25.00'	21.91'	50°12'29"	S89°05'52"W	21.21'
C125	25.00'	5.03'	11°31'24"	S29°58'37"W	5.02'
C126	120.00'	122.08'	58°17'19"	S04°55'44"E	116.88'
C132	25.00'	20.52'	47°02'12"	N57°35'29"W	19.95'
C133	25.00'	20.70'	47°26'31"	S75°10'09"W	20.11'
C134	25.00'	11.89'	27°14'48"	S37°49'30"W	11.78'
C147	120.00'	42.72'	20°23'57"	S14°00'57"W	42.50'
C148	120.00'	20.05'	9°34'29"	S00°58'16"E	20.03'
C149	120.00'	59.30'	28°18'53"	S19°54'57"E	58.70'
C173	75.00'	20.06'	15°19'29"	N02°21'42"E	20.00'
C226	25.00'	12.33'	28°15'17"	S49°51'58"W	12.20'
C227	25.00'	25.60'	58°40'04"	N36°27'52"W	24.49'
C248	47.00'	24.46'	29°49'02"	N36°44'00"E	24.18'
C249	59.00'	30.70'	29°49'02"	N36°44'00"E	30.36'
C250	44.00'	47.52'	61°52'40"	S20°42'11"W	45.24'
C251	32.00'	34.56'	61°52'40"	S20°42'11"W	32.90'
C252	389.00'	15.63'	2°18'09"	N09°05'05"W	15.63'
C253	401.00'	16.12'	2°18'09"	N09°05'05"W	16.11'



☒ DENOTES WETLANDS

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 02104, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CEDAR POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 265-2703
 WWW.CLARYASSOC.COM

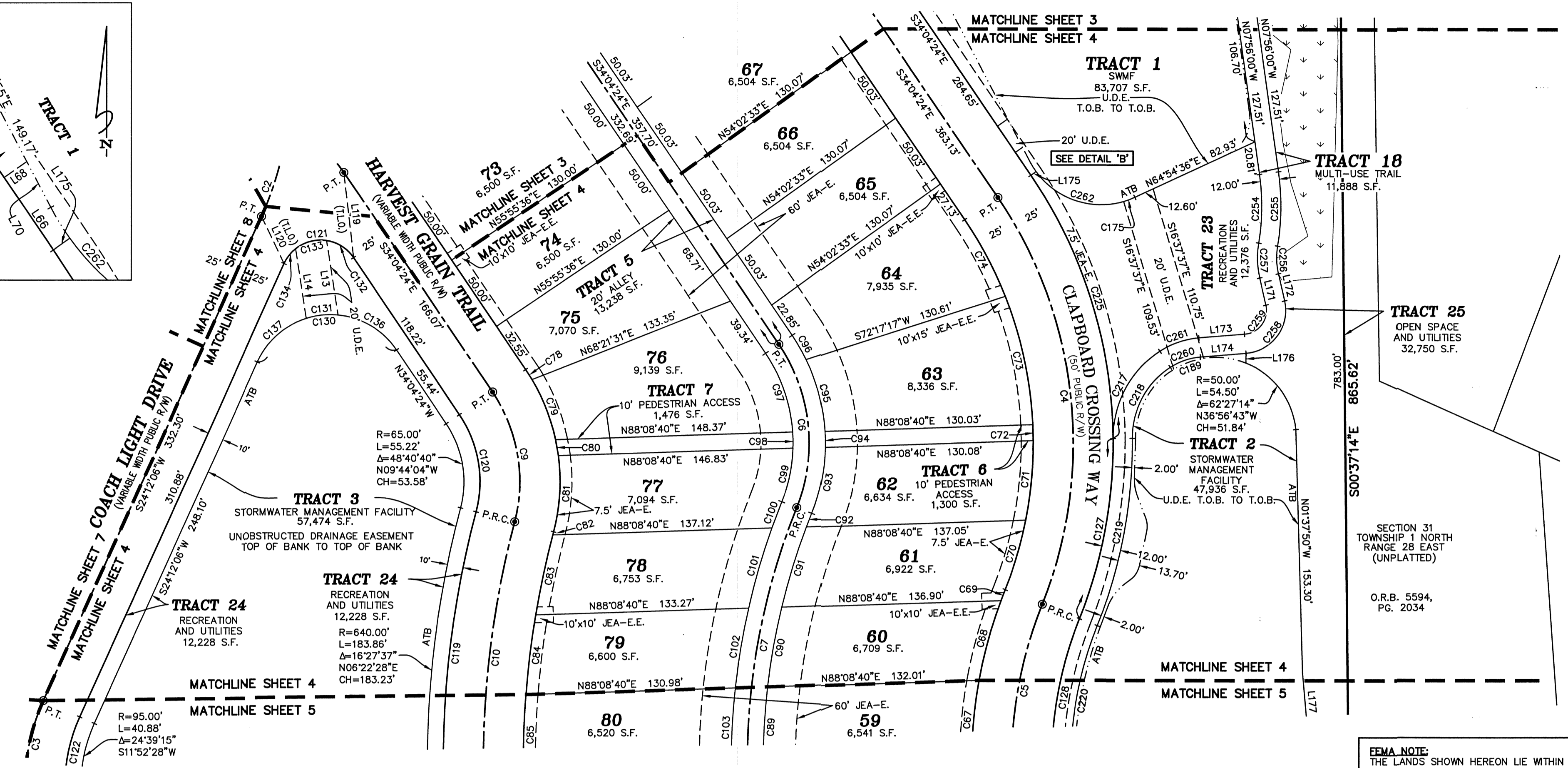
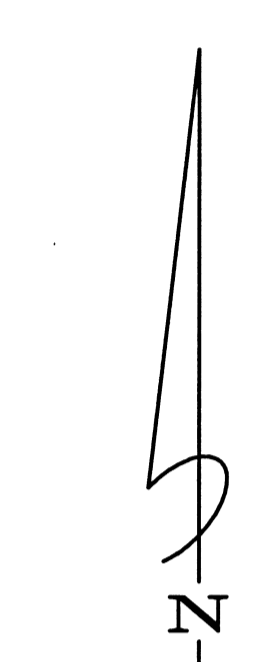
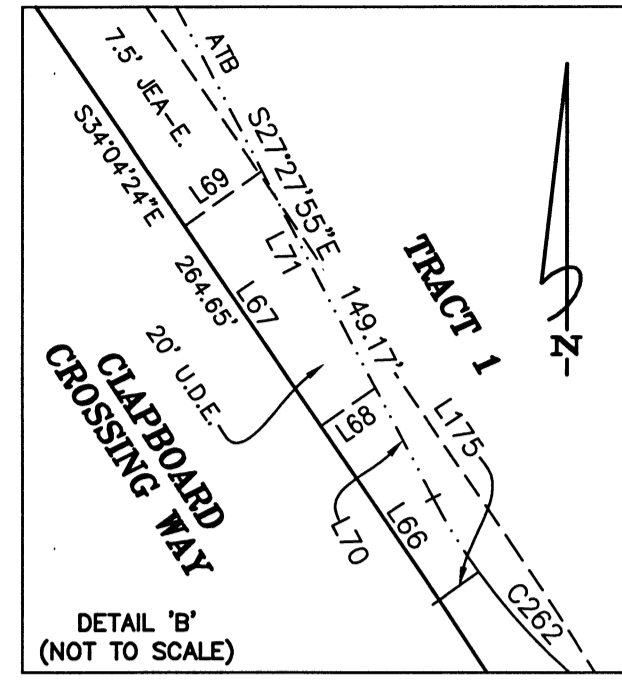
CIVIL PLAN CDN: 9433.000
PLAT CDN: 9433.003

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 183

SHEET 4 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 02101 COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.

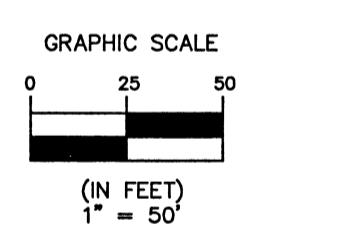
LINE	BEARING	DISTANCE
L13	S08°43'26"E	47.09'
L14	S08°43'26"E	44.01'
L66	N34°04'24"W	17.36'
L67	N34°04'24"W	20.01'
L68	N54°29'46"E	5.48'
L69	N54°29'46"E	7.80'
L71	N27°27'55"W	20.20'
L119	S06°29'11"E	53.99'
L120	S25°12'37"E	32.92'
L171	S12°46'09"E	17.46'
L172	S12°46'09"E	17.46'
L173	N85°20'51"E	28.55'
L174	N85°20'51"E	28.55'
L175	N54°19'12"E	3.98'
L176	S00°00'00"E	6.10'
L177	N04°58'25"W	37.52'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	200.00'	37.72'	10°48'26"	N18°47'53"E	37.67'
C3	130.00'	55.94'	24°39'16"	S11°52'28"W	55.51'
C4	275.00'	267.00'	55°37'42"	N06°15'32"W	256.63'
C5	275.00'	112.36'	23°24'39"	S09°50'59"W	111.58'
C6	110.00'	106.80'	55°37'42"	N06°15'32"W	102.65'
C7	440.00'	179.78'	23°24'39"	S09°50'59"W	178.53'
C9	100.00'	84.96'	48°40'40"	N09°44'04"W	82.43'
C10	605.00'	173.81'	16°27'37"	S06°22'28"W	173.21'
C68	300.00'	50.46'	9°38'10"	S05°19'42"W	50.28'
C71	250.00'	50.48'	11°34'11"	N05°20'14"E	50.40'
C72	250.00'	10.00'	2°17'31"	N01°35'37"W	10.00'
C73	250.00'	82.10'	18°48'56"	N12°08'51"W	81.73'
C74	250.00'	54.62'	12°31'05"	N27°48'51"W	54.51'
C78	125.00'	7.45'	3°24'54"	N32°21'56"W	7.45'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C79	125.00'	40.09'	18°22'31"	N21°28'14"W	39.92'
C80	125.00'	10.10'	4°37'52"	N09°58'02"W	10.10'
C81	125.00'	48.56'	22°15'22"	N03°28'35"E	48.25'
C82	580.00'	2.04'	0°12'06"	S14°30'14"W	2.04'
C83	580.00'	51.48'	5°05'09"	S11°51'36"W	51.47'
C84	580.00'	50.59'	4°59'53"	S06°49'05"W	50.58'
C85	580.00'	50.12'	4°57'04"	S01°50'36"W	50.10'
C89	430.00'	50.22'	6°41'29"	S03°08'26"W	50.19'
C90	430.00'	51.81'	6°48'32"	S09°53'27"W	51.07'
C91	430.00'	52.81'	7°02'12"	S16°48'49"W	52.78'
C92	430.00'	9.18'	1°13'24"	S20°56'37"W	9.18'
C93	120.00'	42.89'	20°28'36"	N11°19'01"E	42.66'
C94	120.00'	10.00'	4°46'34"	N01°18'35"W	10.00'
C95	120.00'	46.16'	22°02'29"	N14°43'06"W	45.88'
C96	120.00'	17.45'	8°20'03"	N29°54'22"W	17.44'
C97	100.00'	52.37'	30°00'25"	N19°04'11"W	51.78'
C98	100.00'	10.00'	5°43'56"	N01°12'01"W	10.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C99	100.00'	34.71'	19°53'21"	N11°36'38"E	34.54'
C100	450.00'	17.74'	2°15'29"	S20°25'34"W	17.73'
C101	450.00'	52.55'	6°41'25"	S15°57'07"W	52.52'
C102	450.00'	51.00'	6°29'37"	S09°21'36"W	50.97'
C103	450.00'	50.20'	6°23'30"	S02°55'02"W	50.17'
C119	630.00'	180.99'	16°27'37"	S06°22'28"W	180.37'
C120	75.00'	63.72'	48°40'40"	N09°44'04"W	61.82'
C121	25.00'	53.11'	121°43'30"	S85°03'51"W	43.67'
C122	105.00'	45.18'	24°39'16"	S11°52'28"W	44.83'
C127	300.00'	116.19'	22°11'27"	N10°27'35"E	115.47'
C128	250.00'	102.15'	23°24'39"	S09°50'59"W	101.44'
C130	50.00'	106.23'	121°43'30"	S85°03'51"W	87.35'
C131	50.00'	20.16'	23°06'00"	S83°59'02"W	20.02'
C132	25.00'	20.52'	47°02'12"	N57°35'29"W	19.95'
C133	25.00'	20.70'	47°26'31"	S75°10'09"W	20.11'
C134	25.00'	11.89'	27°14'48"	S37°49'30"W	11.78'
C136	50.00'	43.98'	50°23'34"	N59°16'11"W	42.57'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C137	50.00'	42.09'	48°13'56"	S48°19'04"W	40.86'
C175	50.00'	7.57'	8°40'16"	N69°14'43"E	7.56'
C189	50.00'	20.17'	23°06'51"	S70°00'35"W	20.03'
C217	64.00'	64.50'	57°44'33"	S28°14'08"W	61.80'
C218	52.00'	52.41'	57°44'33"	S28°14'08"W	50.22'
C219	312.00'	120.84'	22°11'27"	N10°27'35"E	120.09'
C220	238.00'	97.25'	23°24'39"	S09°50'59"W	96.57'
C225	300.00'	175.08'	33°26'15"	N17°21'16"W	172.60'
C254	144.00'	43.36'	17°15'02"	N00°41'31"E	43.19'
C255	156.00'	46.97'	17°15'02"	N00°41'31"E	46.79'
C256	45.00'	17.35'	22°05'11"	S01°43'34"E	17.24'
C257	57.00'	21.97'	22°05'11"	S01°43'34"E	21.84'
C258	27.00'	46.24'	98°07'00"	N36°17'21"E	40.79'
C259	15.00'	25.69'	98°07'00"	N36°17'21"E	22.66'
C260	40.00'	20.20'	28°56'21"	S70°52'40"W	19.99'
C261	52.00'	26.12'	28°46'41"	S70°57'30"W	25.84'
C262	50.00'	69.30'	79°24'37"	S75°23'06"E	63.88'



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PROFESSIONAL SURVEYORS & MAPPERS
13 NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 265-2703
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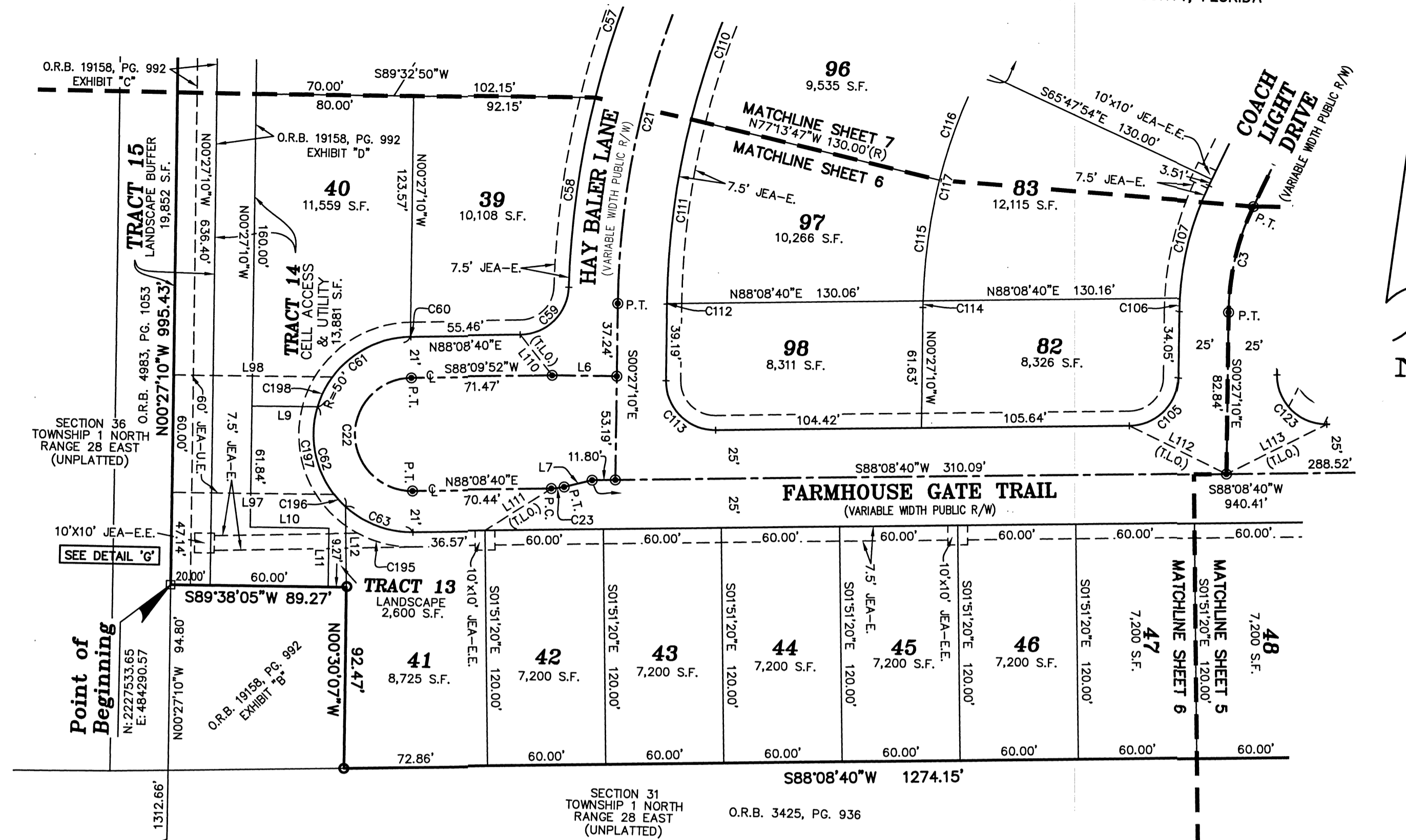
CIVIL PLAN CDN: 9433.000
PLAT CDN: 9433.003

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

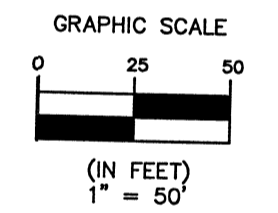
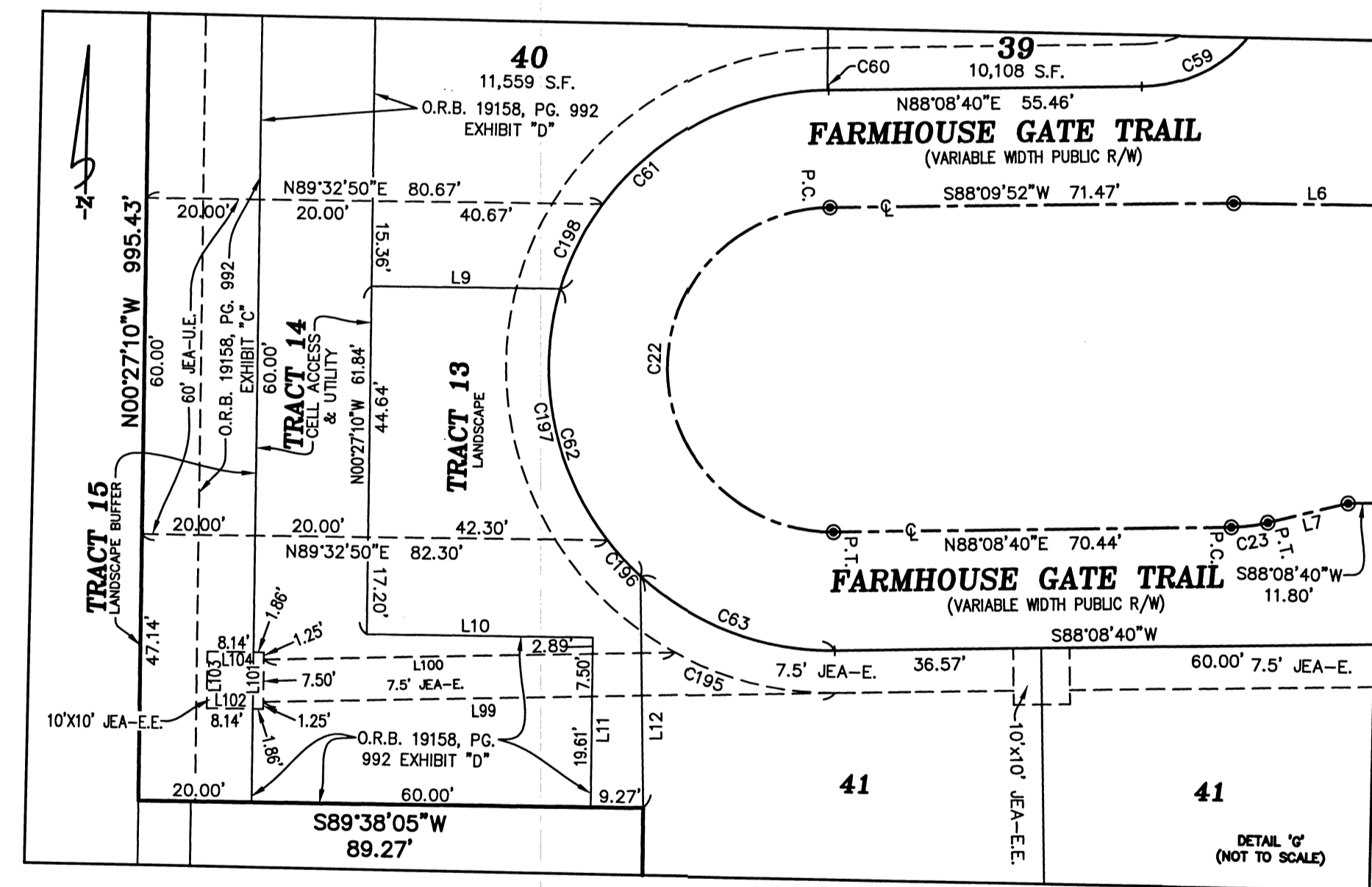
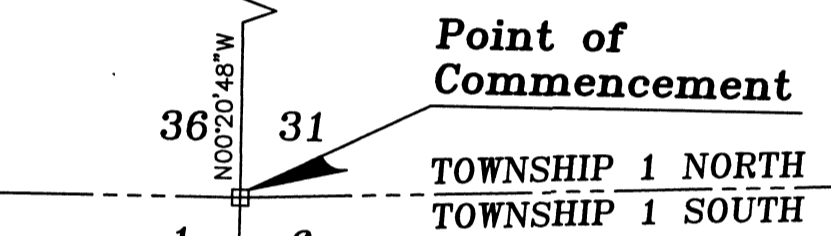
PLAT BOOK 76 PAGE 185

SHEET 6 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L6	S89°32'50"W	32.80'
L7	N75°13'22"E	14.60'
L9	S89°32'50"W	33.33'
L10	S89°38'05"W	40.00'
L11	N00°27'10"W	30.00'
L12	N01°51'20"W	40.99'
L97	S89°32'50"W	82.30'
L98	S89°32'50"W	80.67'
L99	N87°51'56"E	101.06'
L100	N87°51'56"E	72.72'
L101	N00°27'10"W	10.00'
L102	S89°32'50"W	10.00'
L103	N00°27'10"W	10.00'
L104	S89°32'50"W	10.00'
L110	N39°08'16"W	26.42'
L111	S56°20'47"W	39.85'
L112	N64°43'31"W	54.82'
L113	N62°08'11"E	57.01'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	130.00'	55.94'	24°39'16"	S11°52'28"W	55.51'
C21	440.00'	189.33'	24°39'16"	S11°52'28"W	187.87'
C22	29.00'	91.11'	180°00'11"	S01°51'15"E	58.00'
C23	29.00'	6.54'	12°55'18"	N81°41'01"E	6.53'
C57	465.00'	79.67'	9°49'02"	N17°34'53"W	79.58'
C58	465.00'	98.57'	12°08'44"	S06°36'00"W	98.39'
C59	25.00'	38.23'	87°37'02"	N44°20'09"E	34.61'
C60	50.00'	0.24'	0°16'19"	S88°00'30"W	0.24'
C61	50.00'	63.36'	72°36'02"	S51°34'20"W	59.20'
C62	50.00'	55.96'	64°07'19"	S16°47'21"E	53.06'
C63	50.00'	37.53'	43°00'20"	S70°21'10"E	36.65'
C105	25.00'	38.66'	88°35'49"	N43°50'45"E	34.92'
C106	155.00'	6.58'	2°28'01"	S00°45'51"W	6.58'
C107	155.00'	60.11'	22°13'15"	S13°05'29"W	59.74'
C110	415.00'	82.80'	11°25'53"	S18°29'10"W	82.66'
C111	415.00'	95.56'	13°11'38"	S06°10'24"W	95.35'
C112	415.00'	0.21'	0°01'45"	S00°26'17"E	0.21'
C113	25.00'	39.88'	91°24'11"	S46°09'15"E	35.79'
C114	285.00'	3.39'	0°40'57"	S00°06'41"E	3.39'
C115	285.00'	62.38'	12°32'26"	S06°30'00"W	62.25'
C116	285.00'	56.86'	11°25'53"	S18°29'10"W	56.77'
C117	285.00'	119.24'	23°58'19"	S12°12'57"W	118.37'
C123	25.00'	39.88'	91°24'11"	S46°09'15"E	35.79'
C195	57.50'	29.42'	29°18'52"	S77°11'54"E	29.10'
C196	50.00'	8.68'	9°57'01"	S43°52'30"E	8.67'
C197	50.00'	47.27'	54°10'18"	S11°48'50"E	45.53'
C198	50.00'	17.10'	19°36'00"	S25°04'19"W	17.02'



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 0210J, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.

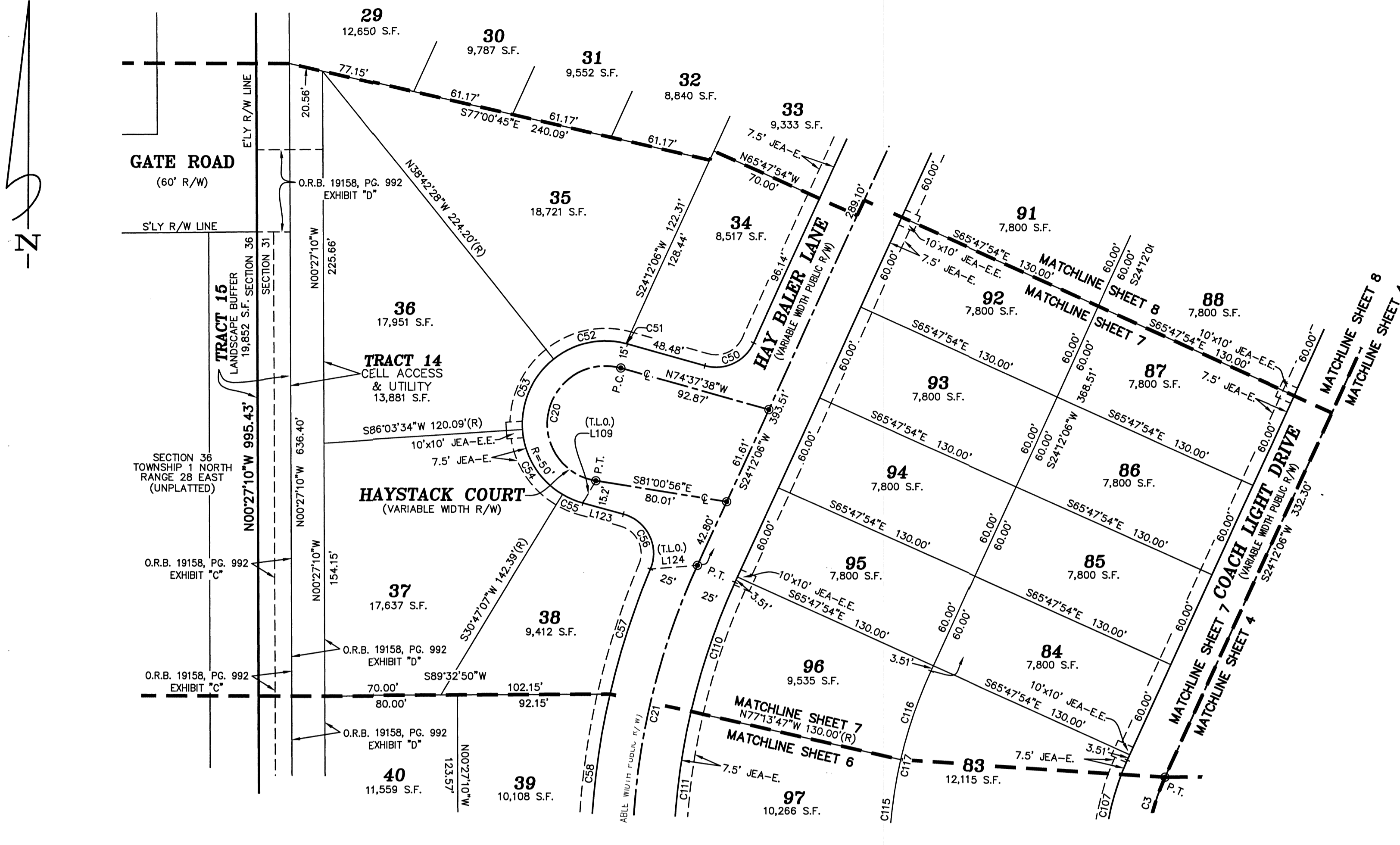
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
18 NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
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CIVIL PLAN CDN: 9433.000

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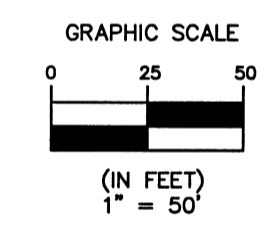
A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 7 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	130.00'	55.94'	24°39'16"	S11°52'28"W	55.51'
C20	35.00'	113.86'	186°23'16"	S12°10'43"W	69.89'
C21	440.00'	189.33'	24°39'16"	S11°52'28"W	187.87'
C50	25.00'	35.42'	81°10'16"	N64°47'14"E	32.53'
C51	50.00'	0.94'	1°04'47"	N75°10'01"W	0.94'
C52	50.00'	46.25'	53°00'04"	S77°47'34"W	44.62'
C53	50.00'	48.20'	55°13'58"	S23°40'33"W	46.35'
C54	50.00'	48.24'	55°16'27"	S31°34'40"E	46.39'
C55	50.00'	13.45'	15°24'46"	S66°55'16"E	13.41'
C56	25.00'	42.38'	97°07'02"	N26°04'07"W	37.48'
C57	465.00'	79.67'	9°49'02"	S17°34'53"W	79.58'
C58	465.00'	98.57'	12°08'44"	S06°36'00"W	98.39'
C107	155.00'	60.11'	22°13'15"	S13°05'29"W	59.74'
C110	415.00'	82.80'	11°25'53"	S18°29'10"W	82.66'
C111	415.00'	95.56'	13°11'38"	S06°10'24"W	95.35'
C115	285.00'	62.38'	12°32'26"	S06°30'00"W	62.25'
C116	285.00'	56.86'	11°25'53"	S18°29'10"W	56.77'
C117	285.00'	119.24'	23°58'19"	S12°12'57"W	118.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	S29°43'36"W	15.71'
L123	N74°37'38"W	25.40'
L124	S84°56'30"W	28.42'



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 0210J, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.



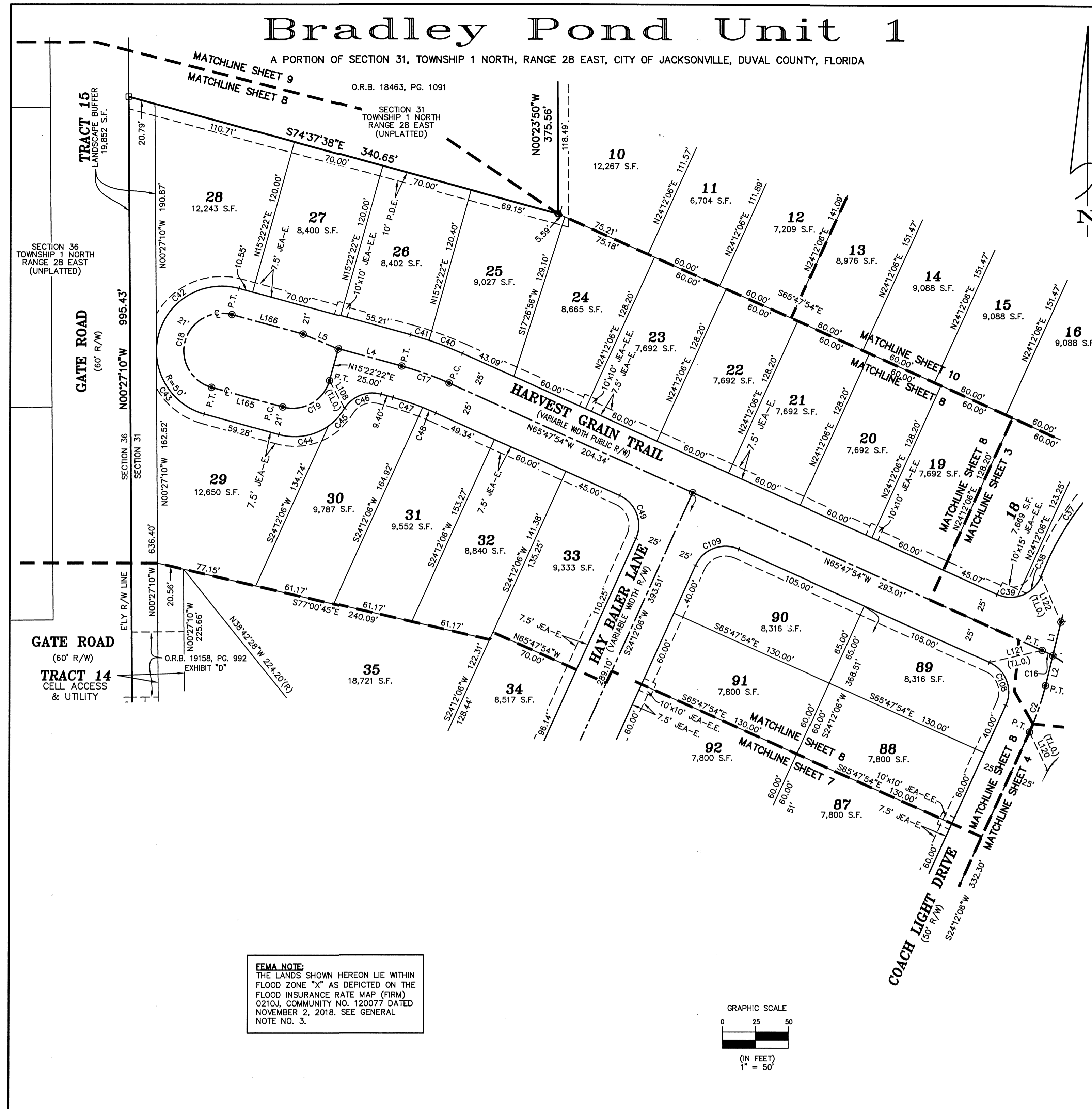
CIVIL PLAN CDN: 9433.000
PLAT CDN: 9433.003

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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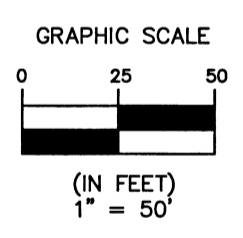
SHEET 8 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	200.00'	37.72'	10°48'26"	N18°47'53"E	37.67'
C16	100.00'	9.01'	5°09'37"	N63°13'05"W	9.00'
C17	250.00'	38.52'	8°49'44"	N70°12'46"W	38.49'
C18	29.00'	91.11'	180°00'00"	S15°22'22"W	58.00'
C19	29.00'	45.55'	90°00'00"	N60°22'22"E	41.01'
C37	225.00'	104.47'	26°36'09"	S34°27'43"W	103.53'
C38	25.00'	24.59'	56°21'57"	N49°20'37"E	23.61'
C39	25.00'	16.00'	36°40'30"	S84°08'09"E	15.73'
C40	275.00'	27.58'	5°44'49"	N68°40'18"W	27.57'
C41	275.00'	14.79'	3°04'56"	N73°05'10"W	14.79'
C42	50.00'	92.35'	105°49'32"	S52°27'36"W	79.77'
C43	50.00'	64.73'	74°10'28"	S37°32'24"E	60.30'
C44	45.00'	39.63'	50°27'39"	N80°08'33"E	38.36'
C45	45.00'	18.02'	22°56'16"	N43°26'35"E	17.90'
C46	25.00'	32.03'	73°23'54"	S68°40'25"W	29.88'
C47	225.00'	24.01'	6°06'50"	N71°34'13"W	24.00'
C48	225.00'	10.66'	2°42'54"	N67°09'21"W	10.66'
C49	25.00'	39.27'	90°00'00"	N20°47'54"W	35.36'
C108	25.00'	39.27'	90°00'00"	N20°47'54"W	35.36'
C109	25.00'	39.27'	90°00'00"	S69°12'06"W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°23'41"E	26.64'
L2	N13°23'41"E	23.73'
L4	N74°37'38"W	50.25'
L5	N66°46'26"W	29.27'
L108	S28°01'43"E	24.58'
L120	S25°12'37"E	32.92'
L121	S77°03'47"W	41.41'
L165	S74°37'38"E	56.52'
L166	N74°37'38"W	56.52'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 0210J, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.



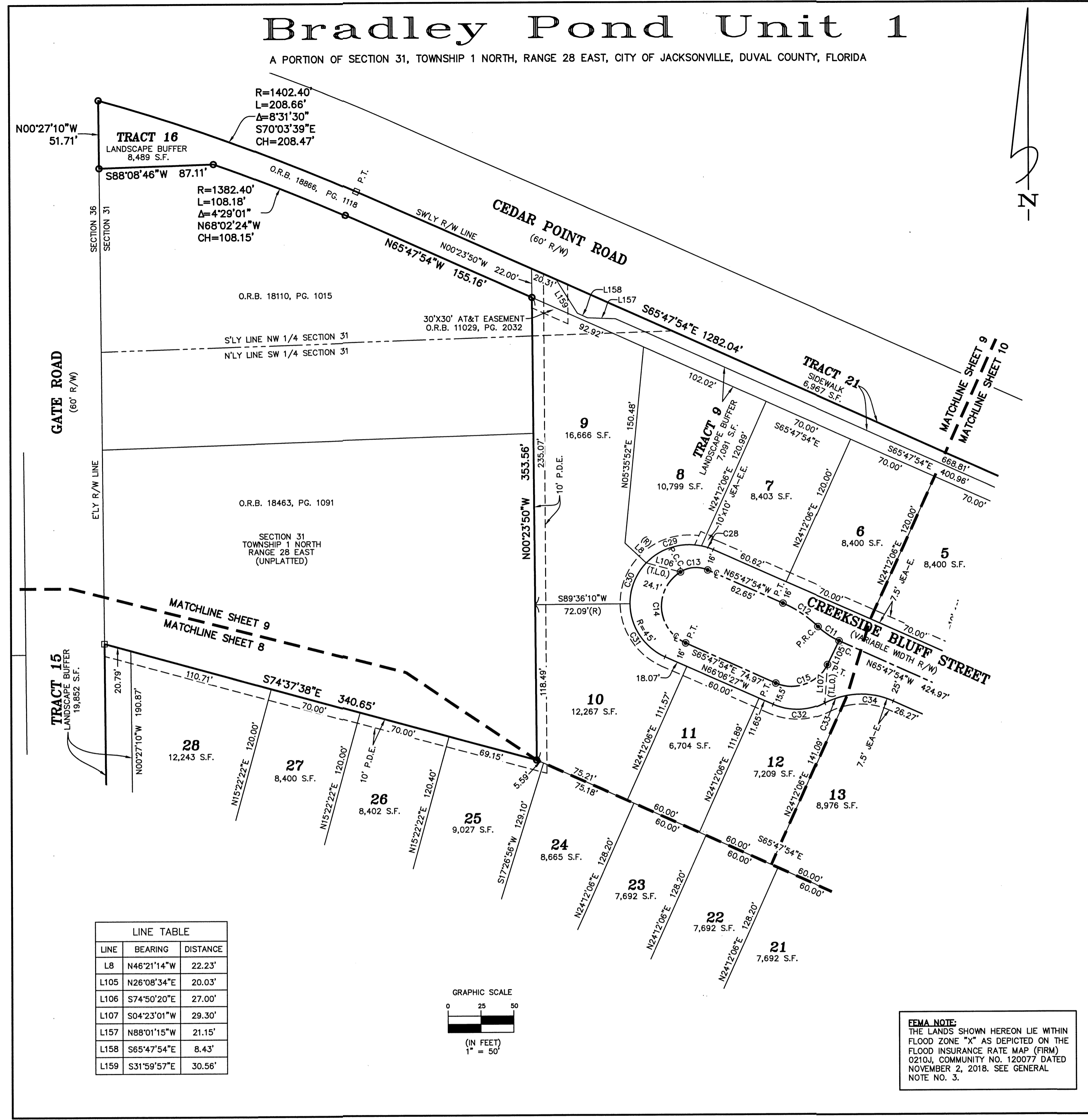
CIVIL PLAN CDN: 9433.000
PLAT CDN: 9433.003

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

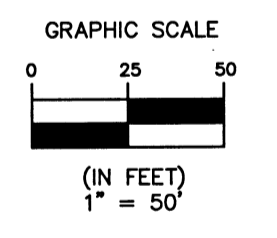
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SHEET 9 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	55.00'	19.41'	201°3'22"	S55°41'13"E	19.31'
C12	91.00'	32.12'	201°3'22"	N55°41'13"W	31.95'
C13	22.00'	21.60'	56°14'54"	S66°04'39"W	20.74'
C14	31.00'	66.96'	123°45'06"	S03°55'21"E	54.68'
C15	30.00'	46.11'	88°03'32"	N70°10'20"E	41.70'
C28	45.00'	9.44'	12°01'32"	N71°48'39"W	9.43'
C29	45.00'	45.97'	58°31'48"	S72°54'40"W	44.00'
C30	45.00'	34.59'	44°02'37"	S21°37'28"W	33.75'
C31	45.00'	51.37'	65°24'03"	S33°05'52"E	48.62'
C32	45.00'	40.38'	51°24'58"	N88°29'38"E	39.04'
C33	60.00'	18.02'	17°12'37"	S71°23'27"W	17.95'
C34	60.00'	35.82'	34°12'21"	N82°54'04"W	35.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N46°21'14"W	22.23'
L105	N26°08'34"E	20.03'
L106	S74°50'20"E	27.00'
L107	S04°23'01"W	29.30'
L157	N88°01'15"W	21.15'
L158	S65°47'54"E	8.43'
L159	S31°59'57"E	30.56'



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 02104, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
19 NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

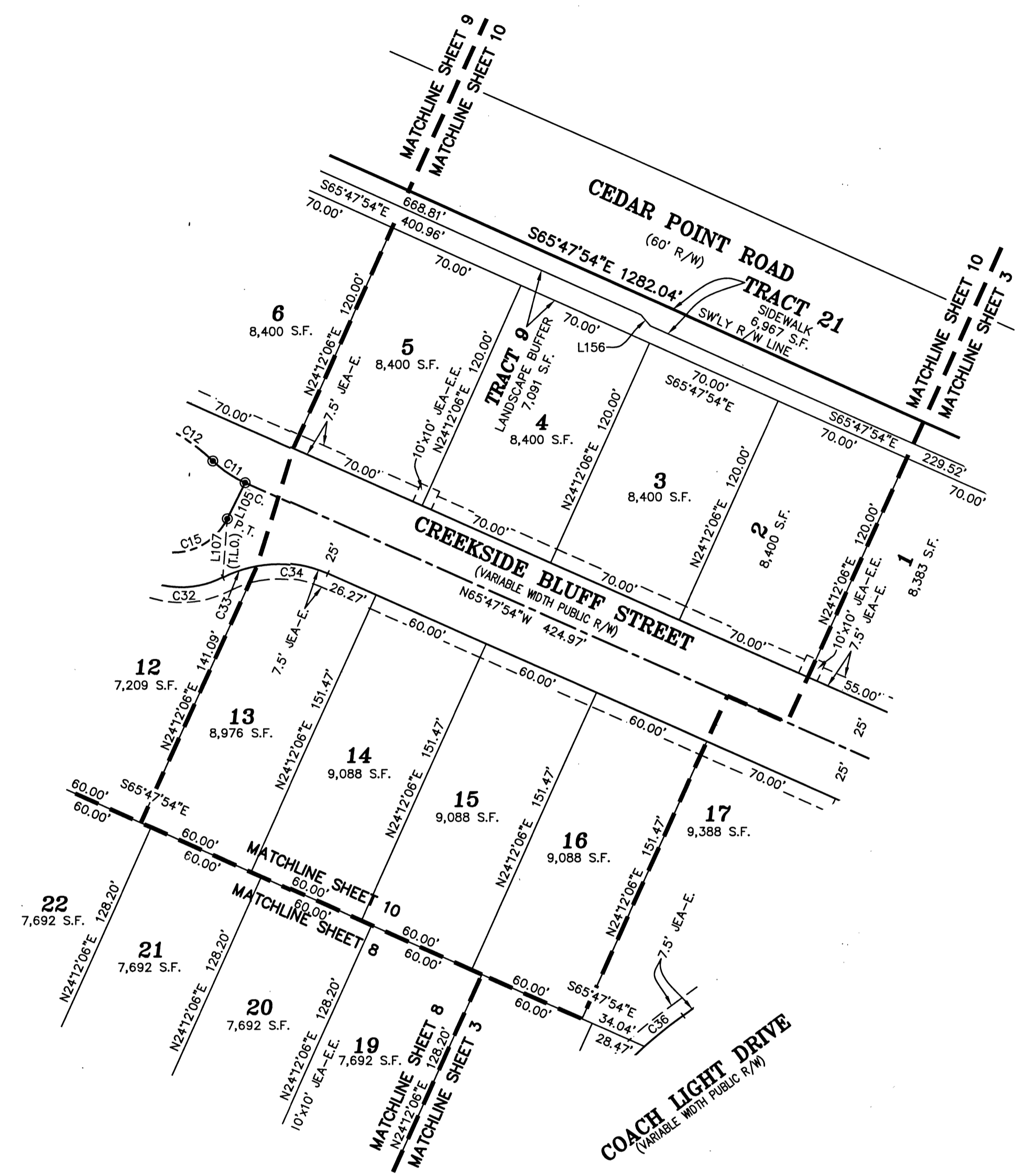
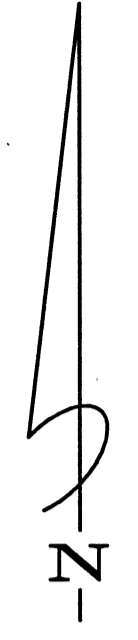
CIVIL PLAN CDN: 9433.000
PLAT CDN: 9433.003

Bradley Pond Unit 1

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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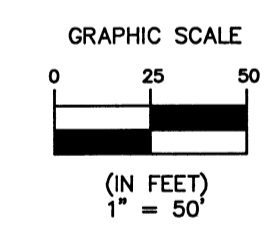
SHEET 10 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	55.00'	19.41'	201°3'22"	S55°41'13"E	19.31'
C12	91.00'	32.12'	201°3'22"	N55°41'13"W	31.95'
C15	30.00'	46.11'	88°03'32"	N70°10'20"E	41.70'
C32	45.00'	40.38'	51°24'58"	N88°29'38"E	39.04'
C33	60.00'	18.02'	171°2'37"	S71°23'27"W	17.95'
C34	60.00'	35.82'	34°12'21"	N82°54'04"W	35.29'
C36	225.00'	24.66'	6°16'46"	S50°54'11"W	24.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L105	N26°08'34"E	20.03'
L107	S04°23'01"W	29.30'
L156	N40°15'27"W	6.96'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 0210J, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. SEE GENERAL NOTE NO. 3.



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PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
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