

# Bradley Pond Unit 2

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

Approved 8/20/2021  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 8/16/21  
[Signature]  
for General Counsel

### CAPTION

A PORTION OF THE MIDDLE ONE-THIRD OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; NORTH 87°52'14" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 919.46 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°52'14" EAST, ALONG LAST SAID LINE, 919.67 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12121, PAGE 693, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01°05'35" WEST, ALONG LAST SAID LINE, 1097.95 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4078, PAGE 874, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°02'12" WEST, ALONG LAST SAID LINE, 562.92 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 01°04'59" WEST, ALONG LAST SAID LINE, 206.63 FEET, TO THE SOUTHERLY LINE OF THE PLAT OF BRADLEY POND UNIT 1, AS RECORDED IN PLAT BOOK 76, PAGES 180 THROUGH 189, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°08'40" WEST, ALONG LAST SAID LINE, 348.72 FEET, TO THE WESTERLY LINE OF AFORESAID MIDDLE ONE-THIRD; THENCE SOUTH 00°44'32" EAST, ALONG LAST SAID LINE, 1308.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 24.78 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRADLEY POND UNIT 2, 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 (CLAPBOARD BLUFF TRAIL AND CLAPBOARD CROSSING WAY) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). ADDITIONALLY, TRACTS 27 AND 35 (MULTI-USE TRAIL) AND TRACT 36 (KAYAK/ CANOE LAUNCH/ PARKING) 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 REPAIRS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ITS 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 2. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN. 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.

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 SUCH 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 EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACTS 26, 31, 33 AND 38 (CONSERVATION), TRACTS 34 AND 37 (STORMWATER MANAGEMENT FACILITY), TRACTS 28, 40, 41, 42, 43, 44 AND 45 (OPEN SPACE/ RECREATION), TRACTS 30 AND 32 (BUFFER), TRACT 39 (OPEN SPACE AND FUTURE RIGHT OF WAY) AND TRACTS 29, 46, 47 AND 48 (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 POLITIC THEN 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.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE 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-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 OPEN SPACE/ RECREATION TRACTS (TRACTS 28, 40, 41, 42, 43, 44 AND 45), BUFFER TRACTS (TRACTS 30 AND 32) AND OPEN SPACE AND FUTURE RIGHT OF WAY TRACT (TRACT 39) AND OPEN SPACE AND UTILITIES TRACTS (TRACTS 29, 46, 47 AND 48), AND EASEMENTS SHOWN ON THIS PLAT THAT ARE NOT ACCESS EASEMENTS, (2) NON-EXCLUSIVE EASEMENT(S) FOR UTILITIES OVER ALL UTILITY TRACTS (TRACTS 29, 46, 47 AND 48), 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.

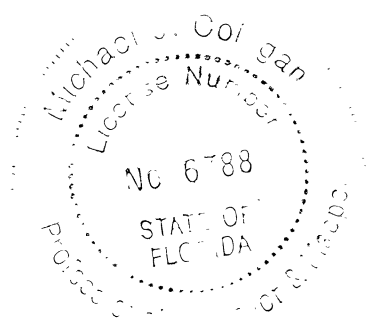
IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY UNDER ITS GOVERNING DOCUMENTS.

THIS 14<sup>th</sup> DAY OF July, A.D., 2021.

### 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 23<sup>rd</sup> DAY OF July, 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



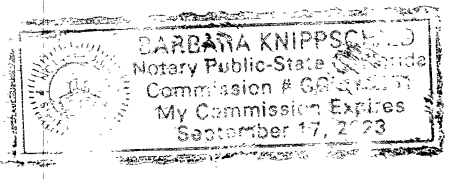
### PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature]  
PRINT NAME: JUSTIN DUDLEY  
TITLE: VICE PRESIDENT OF LAND ACQUISITION

WITNESS: [Signature]  
PRINT NAME: David Crosby  
WITNESS: [Signature]  
PRINT NAME: Barbara Knippschild

### 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 14<sup>th</sup> DAY OF July, 2021, A.D., BY JUSTIN DUDLEY, AS VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN  OR PRODUCED IDENTIFICATION  TYPE OF IDENTIFICATION PRODUCED [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Barbara Knippschild  
MY COMMISSION EXPIRES: 9-17-2023  
MY COMMISSION NUMBER IS: 66913851



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 78 PAGES 7-12-10 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 14<sup>th</sup> DAY OF August, A.D., 2021.  
[Signature]  
BY: [Signature]  
JODY PHILLIPS  
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.  
[Signature]  
BY: [Signature] 8/21/21  
JOHN PAPPAS, 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 20<sup>th</sup> DAY OF August, A.D., 2021.  
[Signature]  
DANNY S. WHEELER, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 6902

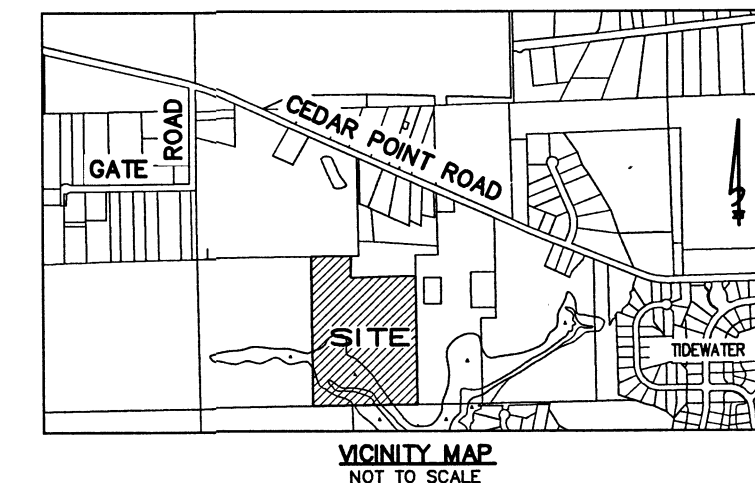
REVIEWS  
OFFICE: SPB  
FIELD: KRF  
CHECKED BY  
DRAFT: SPB  
CLOSURES/DATA: SPB  
COVER SHEET: KRF  
PRMS: KRF



# Bradley Pond Unit 2

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

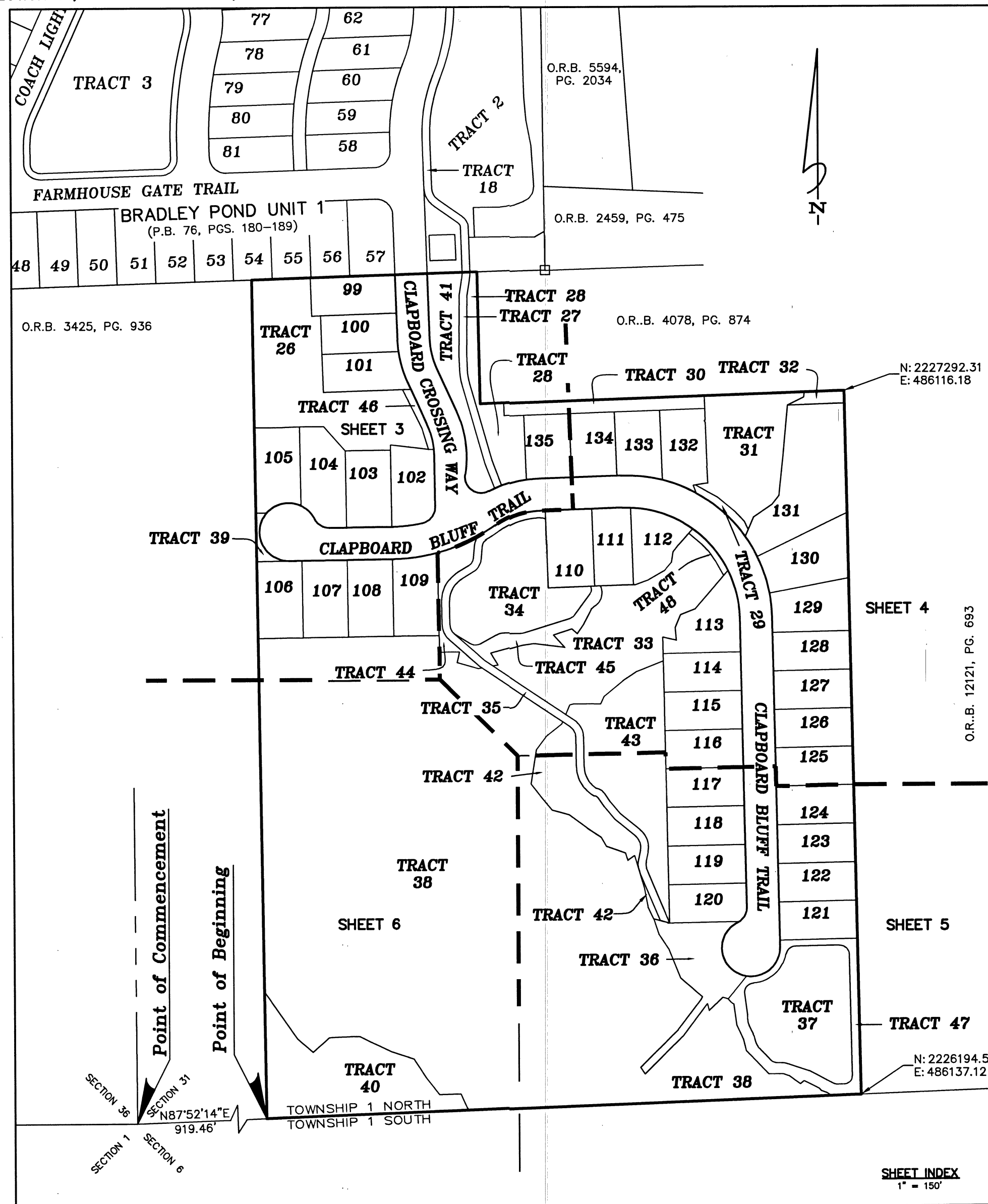
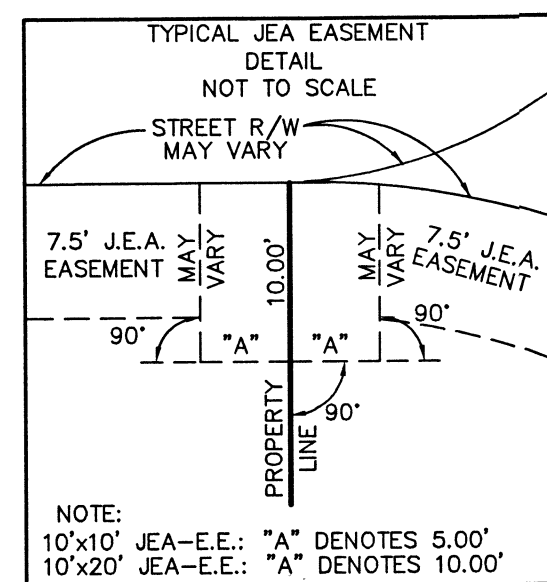
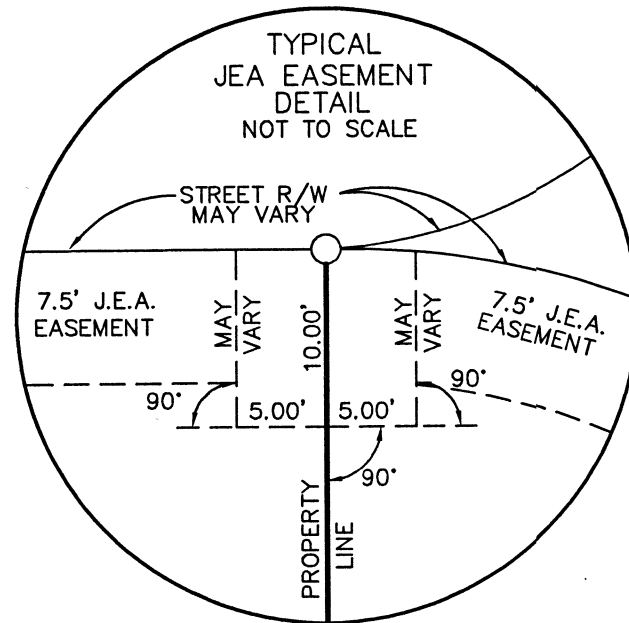
SHEET 2 OF 6 SHEETS  
37 LOTS AND 23 TRACTS IN THIS PHASE



VICINITY MAP  
NOT TO SCALE

### Legend

- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG.(S) = PAGE(S)
- ID. = IDENTIFICATION
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- CH = CHORD DISTANCE
- P.S. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- R.P. = RADIUS POINT
- (R) = PROPERTY LINE RADIAL TO R/W
- LT = TABULATED LINE DATA
- CT = TABULATED CURVE DATA
- (R) = RADIAL LINE
- ATB = APPROXIMATE TOP OF BANK
- T.L. = 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
- JEA-E. = JEA EASEMENT
- JEA-E.E. = JEA EXCLUSIVE EASEMENT
- JEA-U.E. = JEA UTILITY EASEMENT
- L.B.E. = JEA LANDSCAPE BUFFER EASEMENT
- ⊕ = CENTERLINE
- ⊠ = 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 3731" (UNLESS OTHERWISE NOTED)
- = 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- 4'± = DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK



### General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF SECTION 31 AS N00°20'48"W, PER STATE 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.
2. 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)
3. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X" (SHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD), AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 6 AND 7 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. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
7. 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.
8. ALL PLATTED PUBLIC UTILITY 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.
9. '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.
10. '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.
11. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

**FEMA NOTE:**  
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 6 AND 7, AS SHOWN ON FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0210, SUFFIX J, DATED NOVEMBER 2, 2018

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

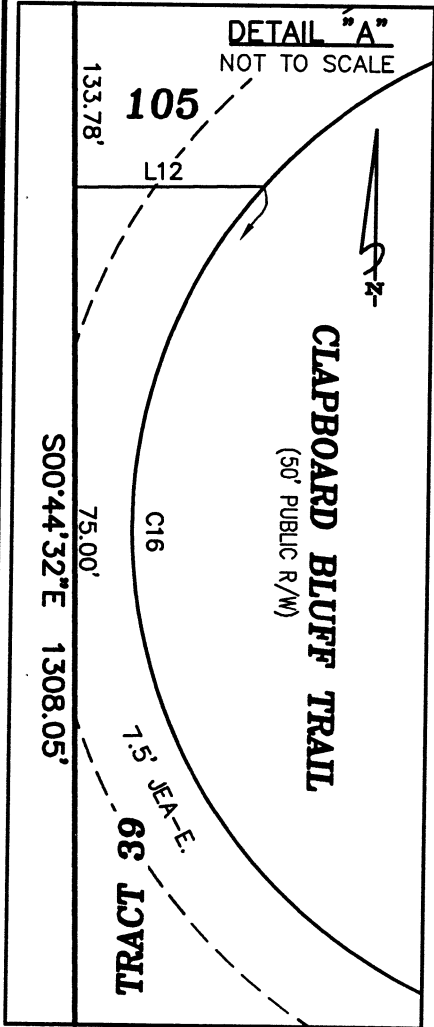
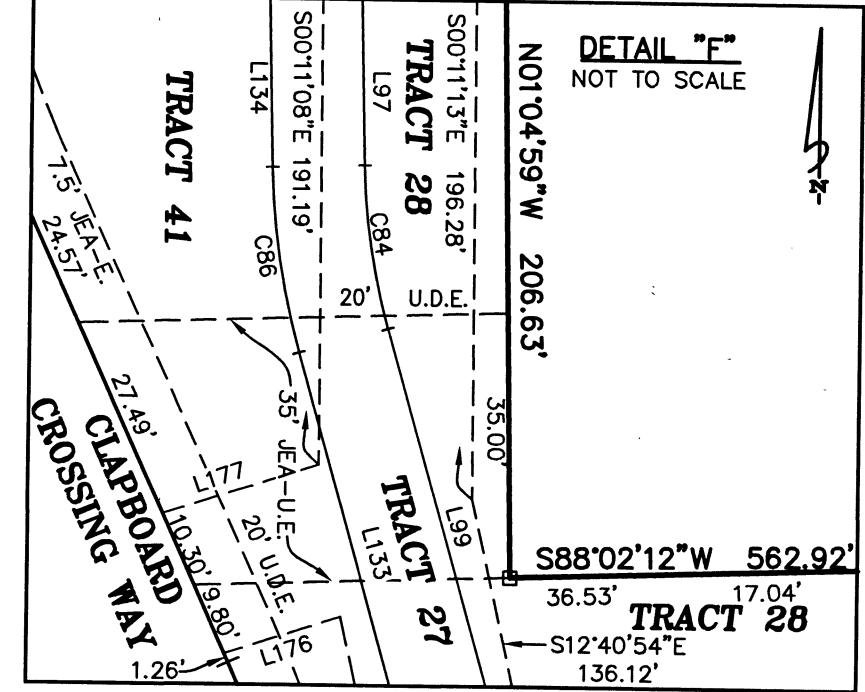
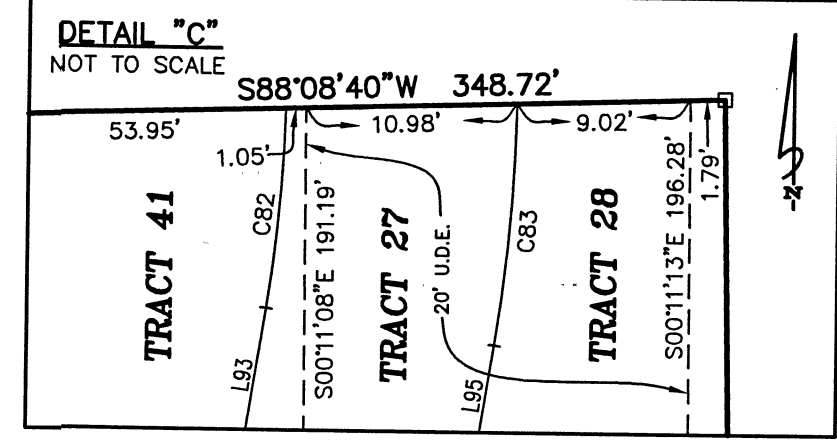
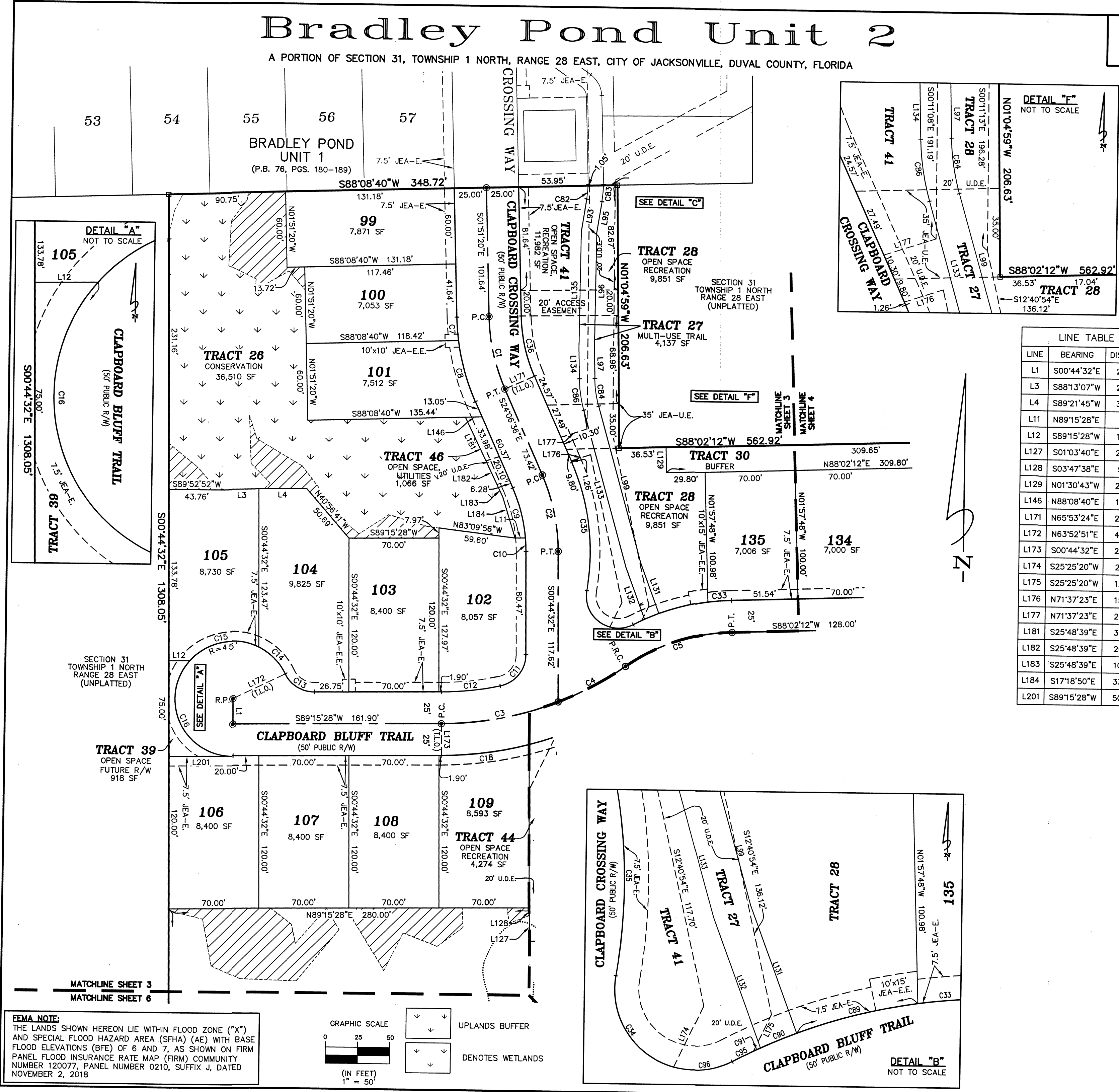


# Bradley Pond Unit 2

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

PLAT BOOK 78 PAGE 97

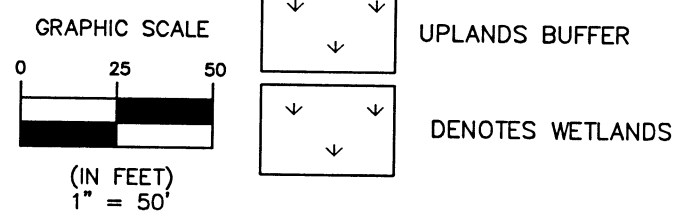
SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	58.26'	22°15'15"	S12°58'58"E	57.90'
C2	150.00'	61.18'	23°22'04"	N12°25'34"W	60.75'
C3	250.00'	92.78'	21°15'48"	N78°37'34"E	92.25'
C4	250.00'	59.53'	13°38'35"	N61°10'23"E	59.39'
C5	150.00'	88.19'	33°41'07"	S71°11'39"W	86.92'
C7	175.00'	18.39'	6°01'17"	S04°51'59"E	18.38'
C8	175.00'	49.58'	16°13'58"	S15°59'36"E	49.41'
C9	125.00'	40.51'	18°34'01"	N14°49'35"W	40.33'
C10	125.00'	10.47'	4°48'03"	N03°08'33"W	10.47'
C11	25.00'	34.15'	78°16'15"	N38°23'36"E	31.56'
C12	225.00'	46.06'	11°43'45"	N83°23'36"E	45.98'
C13	25.00'	28.20'	64°37'23"	S58°25'50"E	26.73'
C14	45.00'	30.03'	38°14'07"	N45°14'12"W	29.48'
C15	45.00'	58.57'	74°34'39"	S78°21'25"W	54.52'
C16	45.00'	103.52'	131°48'38"	S24°50'13"E	82.16'
C18	275.00'	68.82'	14°20'17"	N82°05'20"E	68.64'
C19	275.00'	21.32'	4°26'34"	N72°41'54"E	21.32'
C33	175.00'	18.49'	6°03'17"	S85°00'34"W	18.48'
C34	25.00'	36.82'	84°22'45"	S32°55'55"E	33.58'
C35	175.00'	101.92'	33°22'04"	N07°25'34"W	100.48'
C36	125.00'	48.55'	22°15'15"	S12°58'58"E	48.25'
C65	125.00'	73.49'	33°41'07"	S71°11'39"W	72.44'
C89	175.00'	38.98'	12°45'49"	S75°36'01"W	38.90'
C90	175.00'	12.01'	3°55'58"	S67°15'07"W	12.01'
C91	175.00'	2.35'	0°46'08"	S64°54'04"W	2.35'
C93	275.00'	29.94'	6°14'18"	N67°21'28"E	29.93'
C94	275.00'	16.51'	3°26'21"	N62°31'09"E	16.50'
C95	175.00'	7.37'	2°24'46"	S63°18'37"W	7.37'
C96	25.00'	18.66'	42°46'29"	N83°29'29"E	18.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'32"E	20.00'
L3	S88°13'07"W	26.24'
L4	S89°21'45"W	37.28'
L11	N89°15'28"E	8.04'
L12	S89°15'28"W	16.46'
L127	S01°03'40"E	20.08'
L128	S03°47'38"E	5.96'
L129	N01°30'43"W	20.00'
L146	N88°08'40"E	12.95'
L171	N65°53'24"E	25.00'
L172	N63°52'51"E	45.00'
L173	S00°44'32"E	25.00'
L174	S25°25'20"W	21.19'
L175	S25°25'20"W	12.64'
L176	N71°37'23"E	15.82'
L177	N71°37'23"E	21.29'
L181	S25°48'39"E	37.81'
L182	S25°48'39"E	20.17'
L183	S25°48'39"E	10.87'
L184	S17°18'50"E	33.30'
L201	S89°15'28"W	50.00'

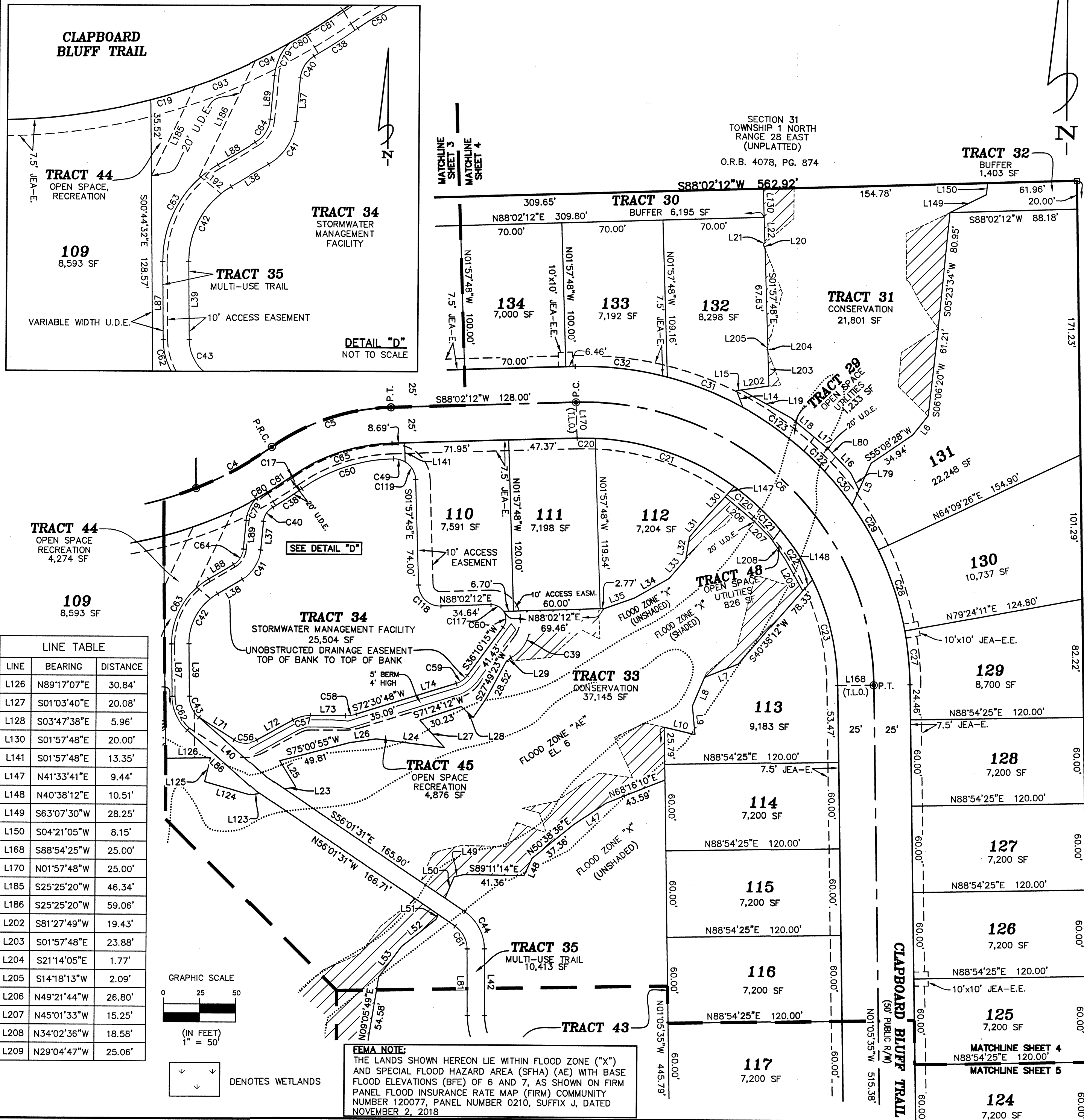
**FEMA NOTE:**  
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 6 AND 7, AS SHOWN ON FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0210, SUFFIX J, DATED NOVEMBER 2, 2018



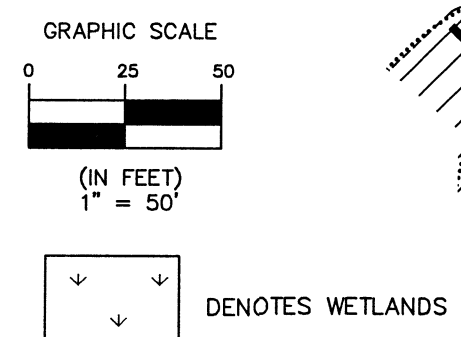
# Bradley Pond Unit 2

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

SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L126	N89°17'07"E	30.84'
L127	S01°03'40"E	20.08'
L128	S03°47'38"E	5.96'
L130	S01°57'48"E	20.00'
L141	S01°57'48"E	13.35'
L147	N41°33'41"E	9.44'
L148	N40°38'12"E	10.51'
L149	S63°07'30"W	28.25'
L150	S04°21'05"W	8.15'
L168	S88°54'25"W	25.00'
L170	N01°57'48"W	25.00'
L185	S25°25'20"W	46.34'
L186	S25°25'20"W	59.06'
L202	S81°27'49"W	19.43'
L203	S01°57'48"E	23.88'
L204	S21°14'05"E	1.77'
L205	S14°18'13"W	2.09'
L206	N49°21'44"W	26.80'
L207	N45°01'33"W	15.25'
L208	N34°02'36"W	18.58'
L209	N29°04'47"W	25.06'



**FEMA NOTE:**  
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 6 AND 7, AS SHOWN ON FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0210, SUFFIX J, DATED NOVEMBER 2, 2018

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	250.00'	59.53'	13°38'35"	N61°10'23"E	59.39'
C5	150.00'	88.19'	33°41'07"	S71°11'39"W	86.92'
C6	200.00'	317.20'	90°52'13"	N46°31'41"W	284.98'
C17	275.00'	0.78'	0°09'43"	N54°25'57"E	0.78'
C19	275.00'	21.32'	4°26'34"	N72°41'54"E	21.32'
C20	175.00'	12.64'	4°08'23"	N89°53'36"W	12.64'
C21	175.00'	103.35'	33°50'12"	N70°54'19"W	101.85'
C22	175.00'	41.52'	13°35'41"	N32°52'44"W	41.43'
C23	175.00'	76.32'	24°59'18"	N13°35'14"W	75.72'
C27	225.00'	37.32'	9°30'14"	N05°50'42"W	37.28'
C28	225.00'	59.87'	15°14'45"	N18°13'12"W	59.69'
C29	225.00'	36.32'	9°14'58"	N30°28'03"W	36.28'
C30	225.00'	30.48'	7°45'45"	N38°58'24"W	30.46'
C31	225.00'	56.31'	14°20'24"	N68°23'24"W	56.17'
C32	225.00'	64.42'	16°24'12"	N83°45'42"W	64.20'
C38	286.00'	23.94'	4°47'46"	S56°44'58"W	23.93'
C39	25.00'	37.64'	86°15'57"	N17°35'29"E	34.18'
C40	13.00'	12.25'	53°59'24"	S32°09'09"W	11.80'
C41	26.00'	24.45'	53°53'22"	S32°06'09"W	23.56'
C42	40.00'	41.74'	59°47'21"	S29°09'09"W	39.87'
C43	20.00'	16.63'	47°38'05"	S24°33'34"E	16.15'
C44	31.00'	30.12'	55°40'41"	S28°11'11"E	28.95'
C49	15.00'	8.40'	32°06'15"	N75°32'38"W	8.30'
C50	114.00'	67.75'	34°03'09"	S71°22'40"W	66.76'
C56	15.00'	16.27'	62°08'43"	S88°05'13"E	15.48'
C57	25.00'	12.72'	29°09'34"	S75°25'13"W	12.59'
C58	25.00'	7.63'	17°29'12"	N81°15'24"E	7.60'
C59	15.00'	9.53'	36°24'05"	N54°22'18"E	9.37'
C60	10.00'	11.89'	68°08'03"	N02°06'14"E	11.20'
C61	19.00'	18.46'	55°40'41"	N28°11'11"W	17.75'
C62	32.00'	26.60'	47°38'05"	N24°33'34"W	25.84'
C63	52.00'	54.26'	59°47'21"	N29°09'09"E	51.83'
C64	14.00'	13.17'	53°53'22"	N32°06'09"E	12.69'
C65	125.00'	73.49'	33°41'07"	S71°11'39"W	72.44'
C79	25.00'	16.76'	38°24'20"	N24°21'37"E	16.45'
C80	275.00'	8.94'	1°51'47"	N59°36'56"E	8.94'
C81	275.00'	20.02'	4°10'13"	N56°35'55"E	20.01'
C93	275.00'	29.94'	6°14'18"	N67°21'28"E	29.93'
C94	275.00'	16.51'	3°26'21"	N62°31'09"E	16.50'
C97	275.00'	10.16'	2°06'57"	N59°44'30"E	10.15'
C98	275.00'	20.02'	4°10'13"	N56°35'55"E	20.01'
C99	275.00'	0.78'	0°09'43"	N54°25'57"E	0.78'
C117	10.00'	10.47'	60°00'00"	N61°57'48"W	10.00'
C118	15.00'	23.56'	90°00'00"	S46°57'48"E	21.21'
C119	15.00'	15.06'	57°31'43"	N30°43'39"W	14.44'
C120	175.00'	23.34'	7°38'30"	N50°09'59"W	23.32'
C122	225.00'	20.22'	5°08'57"	N45°25'45"W	20.21'
C123	225.00'	51.90'	13°12'58"	N54°36'43"W	51.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S23°45'00"W	32.17'
L6	S38°10'20"W	17.25'
L7	S67°49'54"W	24.85'
L8	S22°40'36"W	21.50'
L9	S05°29'32"E	19.85'
L10	N77°07'59"W	21.79'
L14	S20°50'16"E	12.28'
L15	S81°27'49"W	3.21'
L18	S50°13'11"E	20.79'
L19	S61°09'11"E	39.37'
L20	S21°48'16"E	3.58'
L21	S48°37'44"W	1.57'
L22	S01°57'48"E	17.86'
L23	S80°19'55"W	7.86'
L24	N82°56'15"W	47.66'
L25	S31°26'32"E	21.57'
L26	S81°42'04"W	18.71'
L27	S42°13'49"E	25.75'
L28	N46°50'26"W	11.23'
L29	S50°59'30"W	4.26'
L30	S41°33'41"W	33.02'
L31	S39°11'15"W	14.05'
L32	S09°06'41"W	15.99'
L33	N40°10'35"E	17.76'
L34	N60°04'28"E	27.54'
L35	N70°26'12"E	22.02'
L37	S05°09'28"W	20.19'
L38	S59°02'50"W	19.99'
L39	S00°44'32"E	36.22'
L40	S48°22'37"E	63.07'
L42	S00°20'51"E	46.71'
L47	N56°21'49"E	26.68'
L48	N24°43'45"E	13.29'
L49	N75°35'46"E	7.00'
L50	N22°30'21"E	16.11'
L51	N22°30'21"E	3.51'
L52	N51°28'09"E	30.58'
L53	N36°19'55"E	26.21'
L71	N57°43'26"W	28.97'
L72	S60°50'26"W	28.64'
L73	N90°00'00"W	24.02'
L74	S72°34'20"W	37.25'
L79	S26°07'42"E	13.47'
L80	S43°00'16"E	7.88'
L81	N00°20'51"W	46.71'
L86	N48°22'37"W	63.87'
L87	N00°44'32"W	36.22'
L88	N59°02'50"E	19.99'
L89	N05°09'28"E	20.19'
L123	N80°19'55"E	5.42'
L124	S73°51'07"E	34.16'
L125	S133°07'00"W	16.87'

SECTION 31  
TOWNSHIP 1 NORTH  
RANGE 28 EAST  
(UNPLATTED)

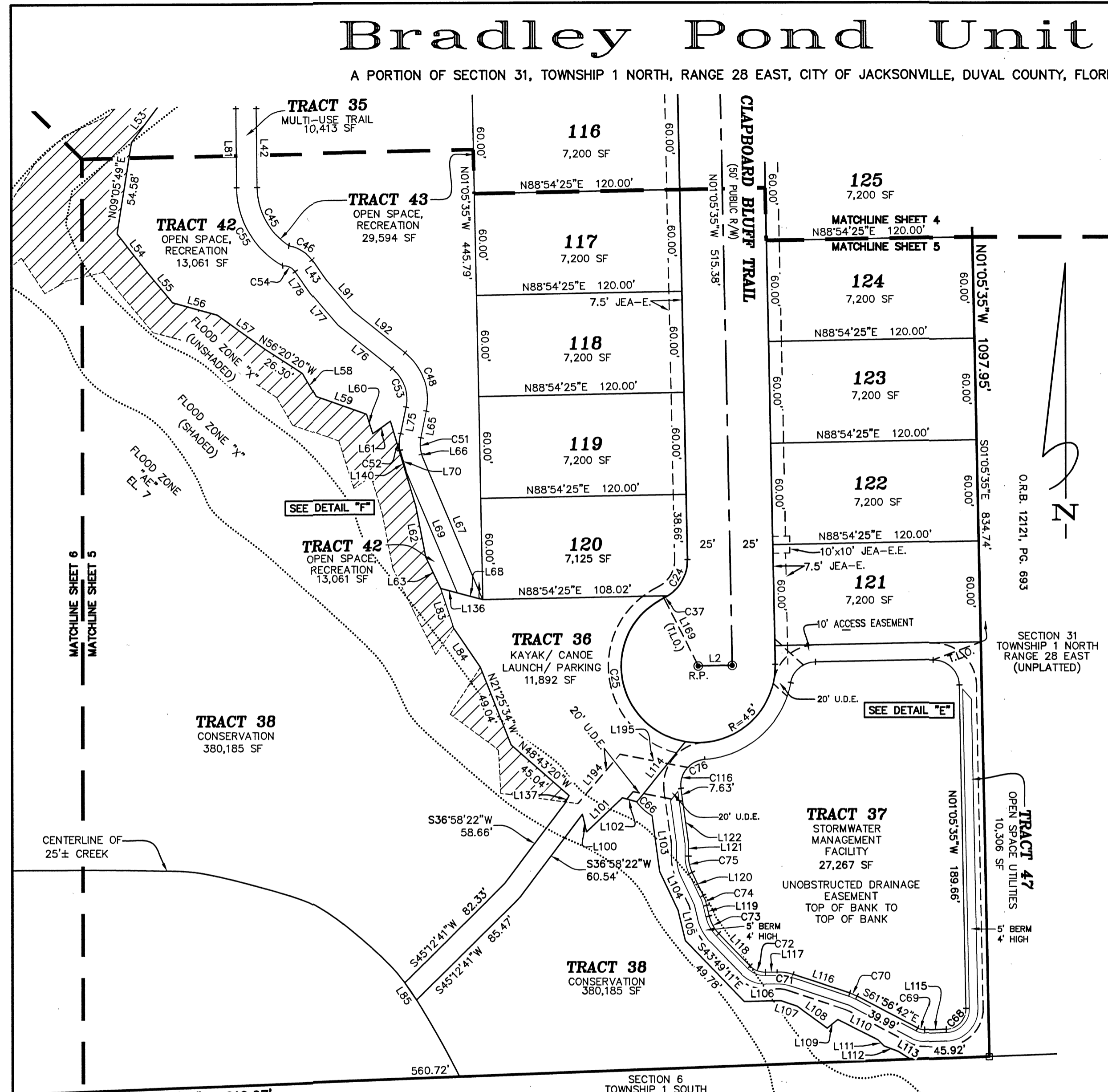
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3830 CROWN POINT ROAD  
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# Bradley Pond Unit 2

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

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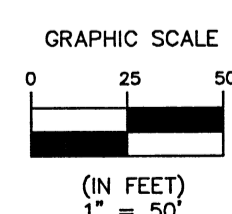
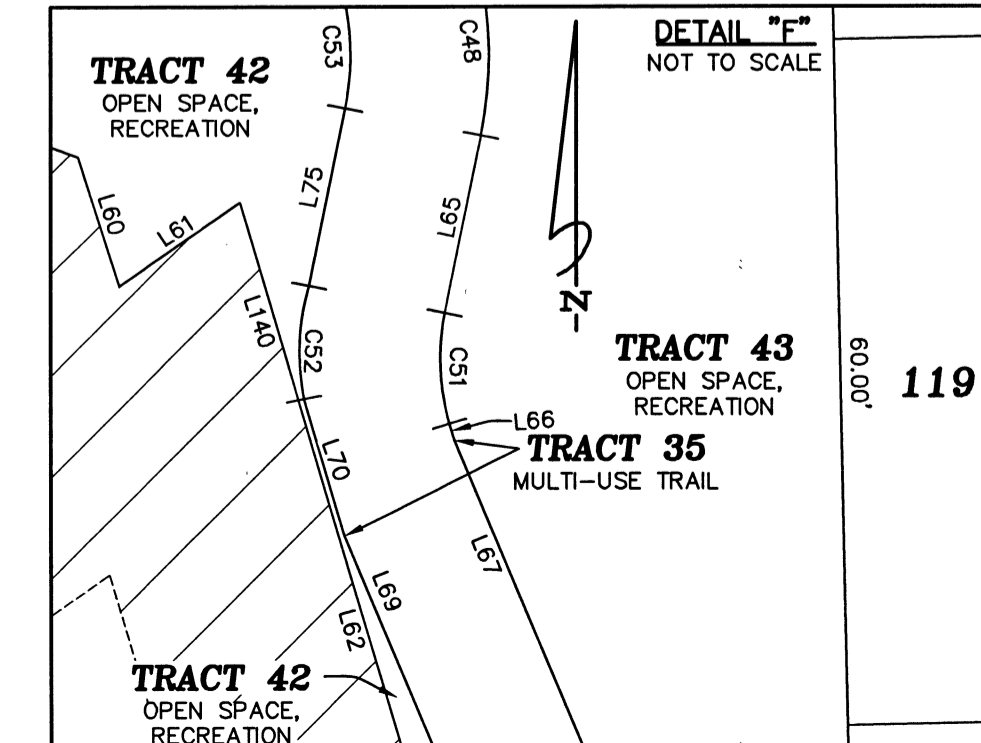
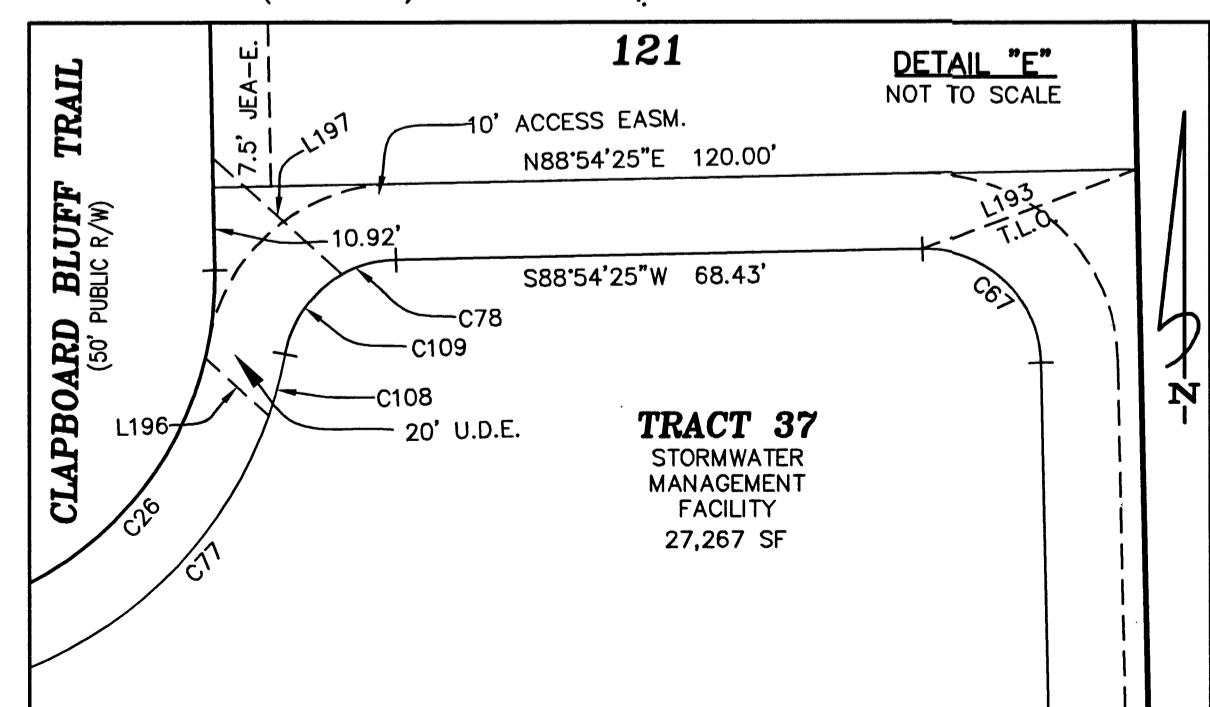
SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	25.00'	25.57'	58°36'40"	N28°12'45"E	24.47'
C25	45.00'	113.10'	144°00'16"	S08°28'20"E	85.60'
C26	45.00'	79.03'	100°37'07"	N49°12'58"E	69.26'
C37	25.00'	2.62'	6°00'43"	N60°31'27"E	2.62'
C66	26.71'	12.11'	25°58'36"	S47°20'16"E	12.01'
C67	15.00'	23.56'	90°00'00"	N46°05'35"W	21.21'
C68	12.00'	18.63'	88°57'49"	N43°23'19"E	16.82'
C69	8.00'	4.21'	30°11'04"	S77°02'14"E	4.17'
C70	28.00'	4.71'	9°38'07"	N66°45'46"W	4.70'
C71	28.00'	9.48'	19°23'23"	N81°16'31"W	9.43'
C72	12.00'	9.88'	47°09'02"	S67°23'42"E	9.60'
C73	22.00'	11.74'	30°34'03"	S28°32'09"E	11.60'
C74	28.00'	6.02'	12°19'41"	N19°24'58"W	6.01'
C75	22.00'	9.86'	25°40'23"	S12°44'37"E	9.78'
C76	15.00'	11.24'	42°56'57"	S64°37'35"W	10.98'
C77	55.00'	64.29'	66°58'15"	N52°36'56"E	60.69'
C78	15.00'	7.34'	28°01'49"	S74°53'31"W	7.27'
C108	55.00'	8.27'	8°36'59"	N14°49'19"E	8.26'
C109	15.00'	13.18'	50°21'47"	S35°41'43"W	12.76'
C116	15.00'	13.30'	50°47'12"	S17°45'30"W	12.86'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L2	S88°54'25"W	20.00'	L107	S71°34'50"E	10.05'
L42	S00°20'51"E	46.71'	L108	N53°30'19"W	21.77'
L43	S34°27'18"E	15.39'	L109	S50°10'04"W	7.94'
L53	N36°19'55"E	26.21'	L110	S62°55'59"E	26.33'
L54	N37°45'34"W	28.72'	L111	N43°52'13"W	5.13'
L55	N39°17'51"W	23.46'	L112	N68°46'32"W	9.03'
L56	N74°15'40"W	27.03'	L113	N57°29'25"W	8.20'
L57	N53°44'39"W	34.52'	L114	N38°52'01"E	45.43'
L58	N29°40'35"W	16.08'	L115	N87°52'14"E	12.41'
L59	N70°07'03"W	31.22'	L116	S71°34'50"E	34.83'
L60	N17°22'09"W	11.94'	L117	N89°01'48"E	6.87'
L61	S54°54'04"W	12.81'	L118	S43°49'11"E	26.46'
L62	N10°47'45"W	31.02'	L119	S13°15'07"E	6.44'
L63	N25°10'01"W	20.55'	L120	S25°34'48"E	14.99'
L65	S11°24'41"W	15.91'	L121	S00°05'35"W	7.78'
L67	S22°31'04"E	91.91'	L122	S07°38'06"E	24.65'
L68	N74°50'14"W	15.16'	L136	N74°50'14"W	10.32'
L69	N22°31'04"W	78.62'	L137	S28°05'57"W	5.25'
L70	N16°21'47"W	2.18'	L140	N16°21'47"W	52.05'
L75	N11°24'41"E	15.91'	L169	N26°28'12"W	45.00'
L76	N50°39'04"W	40.31'	L193	S69°15'11"W	29.73'
L77	N39°53'26"W	25.45'	L194	N40°27'33"E	37.87'
L78	N34°27'18"W	15.96'	L195	N78°55'54"W	40.33'
L81	N00°20'51"W	46.71'	L196	S47°34'54"E	11.12'
L83	N17°42'53"W	25.17'	L197	S47°34'54"E	22.78'
L84	S34°07'02"E	27.53'			
L85	N34°03'00"W	12.21'			
L91	N39°53'26"W	23.75'			
L100	N13°37'41"W	10.64'			
L101	S46°11'21"W	28.96'			
L102	N73°39'20"W	8.77'			
L103	S07°38'06"E	33.12'			
L104	S25°34'48"E	24.78'			
L105	S13°15'07"E	18.29'			
L106	N89°01'48"E	21.41'			

**FEMA NOTE:**  
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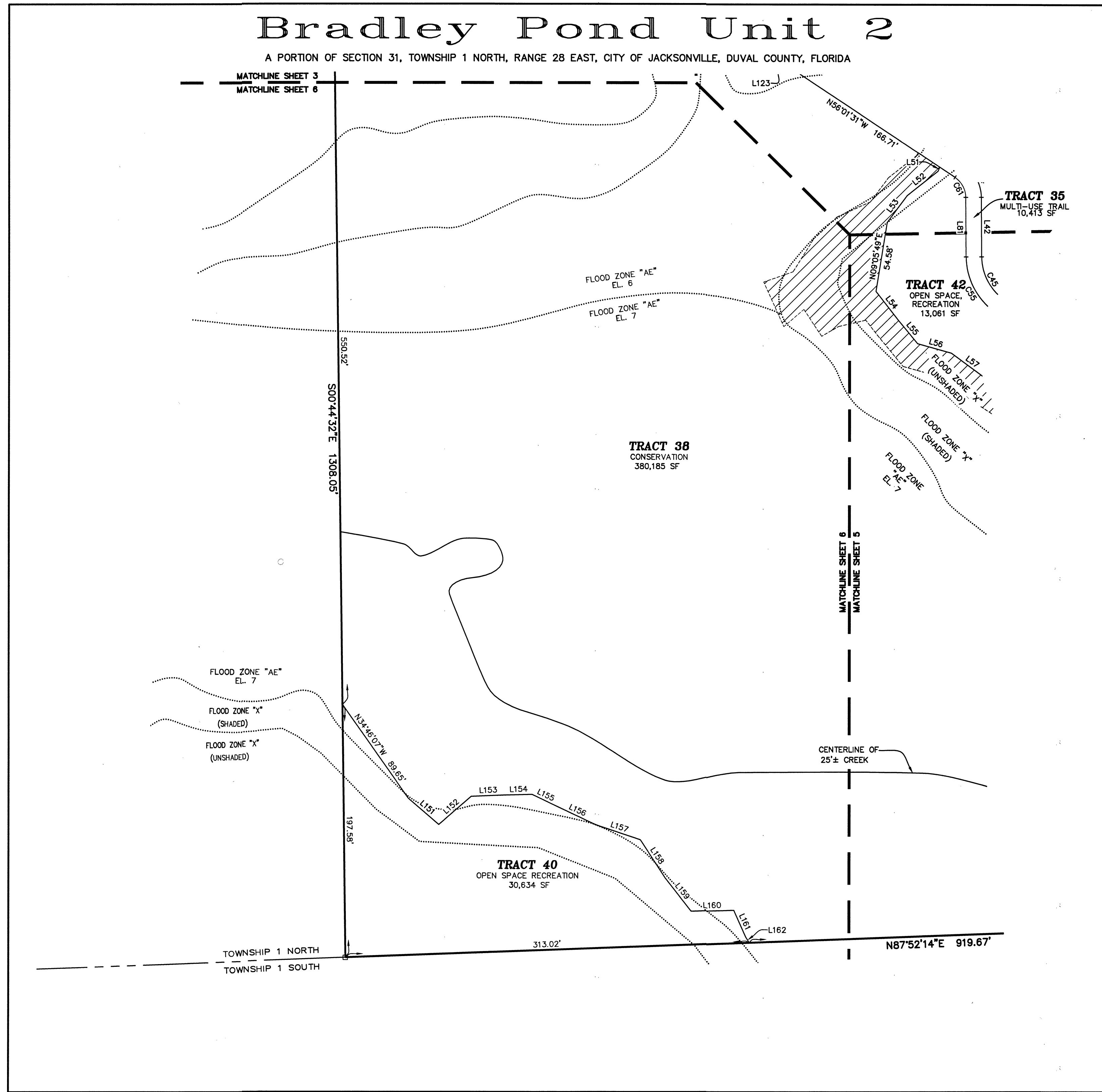
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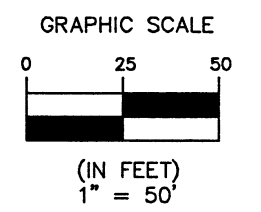
PLAT BOOK 18 PAGE 12 10

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



LINE TABLE		
LINE	BEARING	DISTANCE
L42	S00°20'51"E	46.71'
L51	N22°30'21"E	3.51'
L52	N51°26'09"E	30.58'
L53	N36°19'55"E	26.21'
L54	N37°45'34"W	28.72'
L55	N39°17'51"W	23.46'
L56	N74°15'40"W	27.03'
L57	N53°44'39"W	34.52'
L81	N00°20'51"W	46.71'
L151	N48°34'35"W	31.51'
L152	S48°21'29"W	33.68'
L153	S87°38'10"W	26.91'
L154	S88°36'45"W	20.24'
L155	N63°43'43"W	20.06'
L156	N64°16'37"W	34.70'
L157	N71°19'41"W	36.70'
L158	N33°03'26"W	35.40'
L159	N37°47'37"W	32.75'
L160	S88°17'29"W	32.86'
L161	N24°09'21"W	22.56'
L162	N31°52'06"W	5.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C45	41.49'	40.53'	55°58'01"	S28°19'52"E	38.94'
C55	53.49'	55.72'	59°40'56"	N30°11'19"W	53.24'
C61	19.00'	18.46'	55°40'41"	N28°11'11"W	17.75'



**FEMA NOTE:**  
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