

BRADLEY POND ESTATES

BEING A PORTION OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACT 39, BRADLEY POND UNIT 2, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 78, PAGES 5 THROUGH 10, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BRADLEY POND ESTATES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL RIGHTS OF WAY SHOWN HEREON (CLAPBOARD BLUFF TRAIL), AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE UNOBSTRUCTED DRAINAGE EASEMENTS, AND DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES 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, AND 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 UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE AND ACCESS EASEMENTS, AND 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, ITS SUCCESSORS AND ASSIGNS, 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 WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, AND 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 DAMAGES 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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BRADLEY POND ESTATES. 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 HEREON.

UPON FAILURE OF THE HOMEOWNERS' 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 SHALL THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT. OWNER, AND ITS SUCCESSORS 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 ESTATES 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 HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY 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.

TRACT "A" (SWMF), TRACTS "B", AND "C" (CONSERVATION), AND TRACTS "D", AND "E" (COMMON AREA), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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.

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS THAT ARE NOT ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS, AND 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, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RESERVES THE RIGHT TO FULLY OR PARTIALLY ASSIGN SUCH EASEMENTS TO A HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES.

IN WITNESS THEREOF, JUSTIN DUDLEY OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3 DAY OF APRIL, 2023, ON BEHALF OF THE COMPANY, ...

OWNER: PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: David Crosby
PRINT NAME: David Crosby
D. Crosby
WITNESS

BY: Justin Dudley
JUSTIN DUDLEY
VICE PRESIDENT OF LAND ACQUISITION

WITNESS: David Williams
PRINT NAME: DAVID WILLIAMS

CAPTION

A PART OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT 39, BRADLEY POND UNIT 2, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 78, PAGES 5 THROUGH 10, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BRADLEY POND UNIT 2; THENCE SOUTH 87°52'14" WEST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5637, PAGE 2244, OF SAID PUBLIC RECORDS, A DISTANCE OF 919.46 FEET TO THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 00°20'48" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1312.65 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19158, PAGE 992, OF SAID PUBLIC RECORDS; THENCE NORTH 88°08'40" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF BRADLEY POND UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 76, PAGES 180 THROUGH 189 OF SAID PUBLIC RECORDS, A DISTANCE OF 910.30 FEET TO THE WEST LINE OF BRADLEY POND UNIT 2; THENCE SOUTH 00°44'32" EAST, ALONG SAID WEST LINE, A DISTANCE OF 389.90 FEET; THENCE NORTH 89°14'50" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 5.29 FEET TO A POINT ON A CURVE LYING ON THE WEST RIGHT-OF-WAY LINE OF CLAPBOARD BLUFF TRAIL (A 50' RIGHT-OF-WAY, AS RECORDED ON SAID BRADLEY POND UNIT 2), SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 75.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°33'28" EAST, 67.08 FEET TO A POINT OF CUSP; THENCE SOUTH 89°15'28" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO AFORESAID WEST LINE OF BRADLEY POND UNIT 2; THENCE SOUTH 00°44'32" EAST, ALONG SAID WEST LINE, A DISTANCE OF 431 FEET MORE OR LESS TO THE WATERS OF CLAPBOARD CREEK; THENCE WESTERLY, SOUTHERLY, AND EASTERLY ALONG THE MEANDERINGS THEREOF, A DISTANCE OF 1756 FEET, MORE OR LESS TO A POINT WHICH BEARS NORTH 00°44'32" WEST FROM THE POINT OF BEGINNING AND LIES ON THE AFORESAID WEST LINE OF BRADLEY POND UNIT 2; THENCE SOUTH 00°44'32" EAST, ALONG SAID WEST LINE, A DISTANCE OF 198 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 24.27 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 81 PAGES 17-21, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 21st DAY OF April, 2023.

CLERK OF THE CIRCUIT COURTS
Jody Phillips
JODY PHILLIPS

Justin Dudley
DEPUTY CLERK

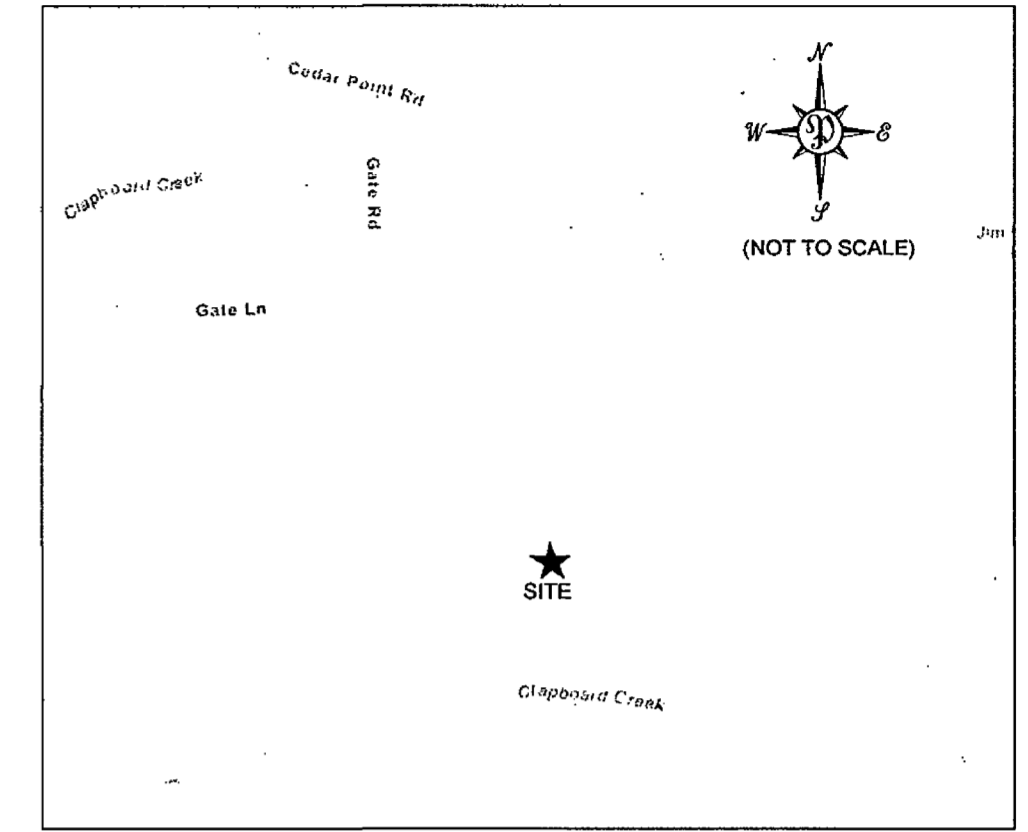
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.52, F.A.C. AND SECTION 654.10, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 20th DAY OF March, 2023.

Nathan P. Perret
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

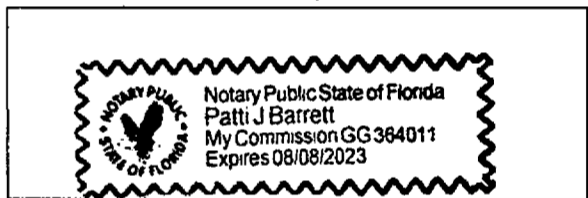
VICINITY MAP



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3 DAY OF APRIL, 2023, BY JUSTIN DUDLEY, AS VICE PRESIDENT OF LAND ACQUISITION, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

Patti J. Barrett
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Patti J. Barrett
COMMISSION NO.: GG 364011
MY COMMISSION EXPIRES: 8/08/2023



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 18th DAY OF APRIL, 2023.

Steven D. Long Jr.
STEVEN D. LONG JR.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

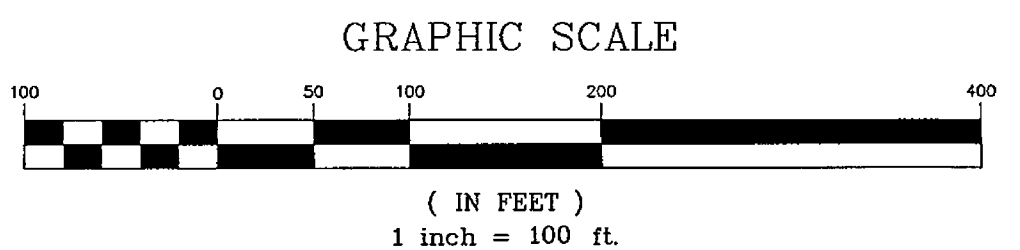
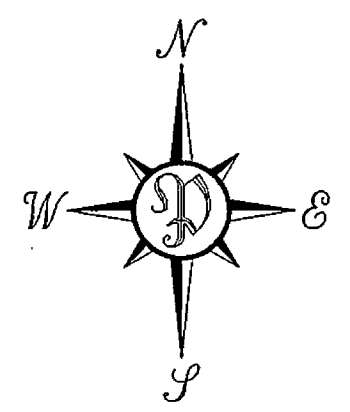
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 14th DAY OF APRIL, 2023.

Danny S. Wheeler
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 6902

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

BRADLEY POND ESTATES

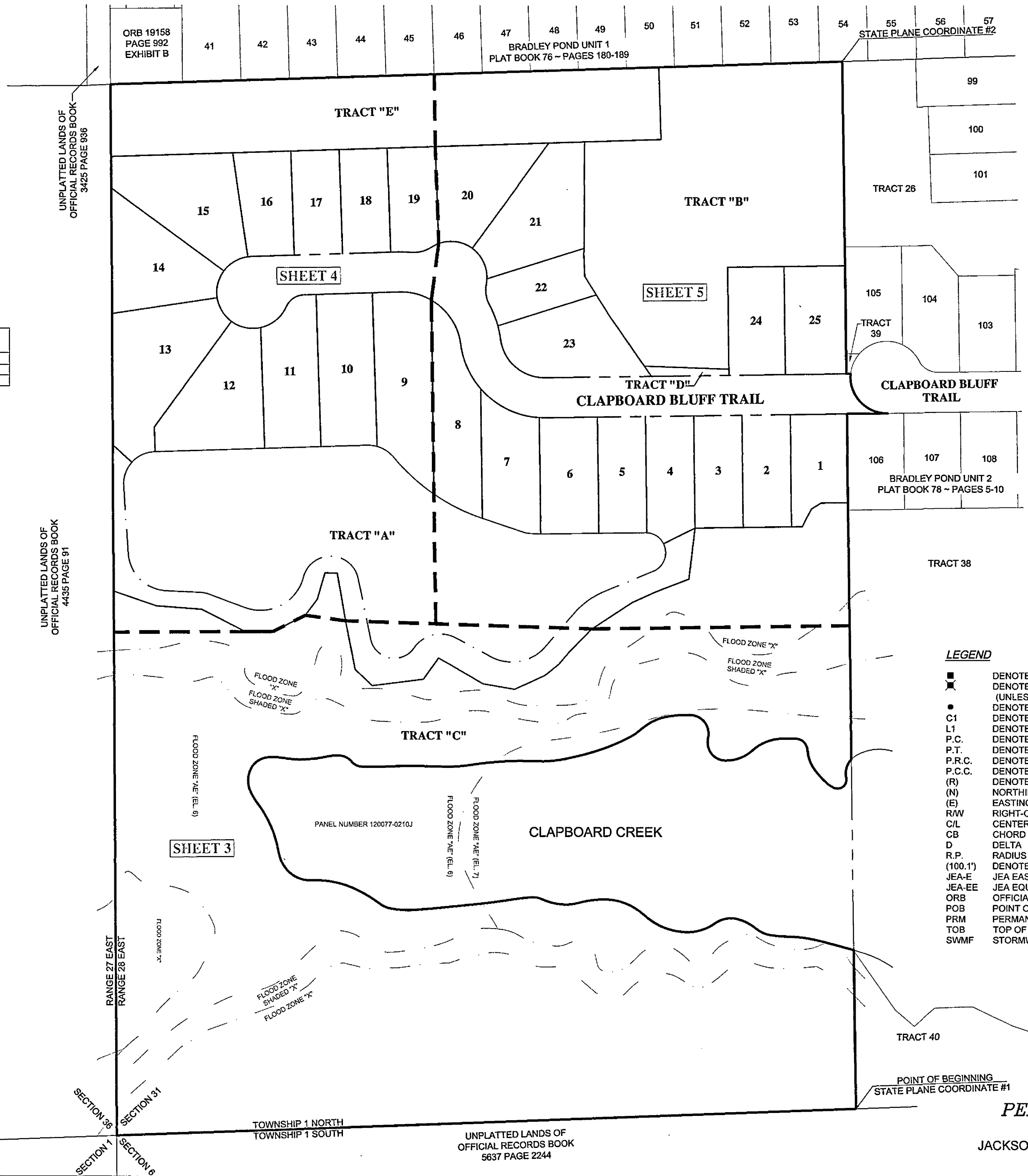
BEING A PORTION OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACT 39, BRADLEY POND UNIT 2, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 78, PAGES 5 THROUGH 10, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



POINT	NORTHING	EASTING	DESCRIPTION
1	2226160.3323	485218.0684	POINT OF BEGINNING
2	2227468.2721	485201.1241	NORTHEAST CORNER OF TRACT "B"

GENERAL NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BRADLEY POND UNIT 2, PLAT BOOK 78, PAGES 5-10 AS S00°44'32"E.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 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 BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", SHADED "X", "AE" (EL. 6), AND "AE" (EL. 7) AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0210J, DATED 11-2-2018 (NAVD-88). THE FLOOD ZONE INFORMATION ON THIS PLAT IS 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- APPARENT SHORELINE ONLY - NO ATTEMPT WAS MADE TO ESTABLISH THE ACTUAL MEAN OR ORDINARY HIGH WATER LINE IN ACCORDANCE WITH CHAPTER 177, PART 2, FLORIDA STATUTES, NOR CHAPTER 16B-33, FLORIDA ADMINISTRATIVE CODE. THE LINE AS SHOWN HEREON SHALL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE BOUNDARY LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FD. PERMANENT REFERENCE MONUMENT NO I.D. (UNLESS NOTED OTHERWISE)
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1') DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- TOB TOP OF BANK
- SWMF STORMWATER MANAGEMENT FACILITY

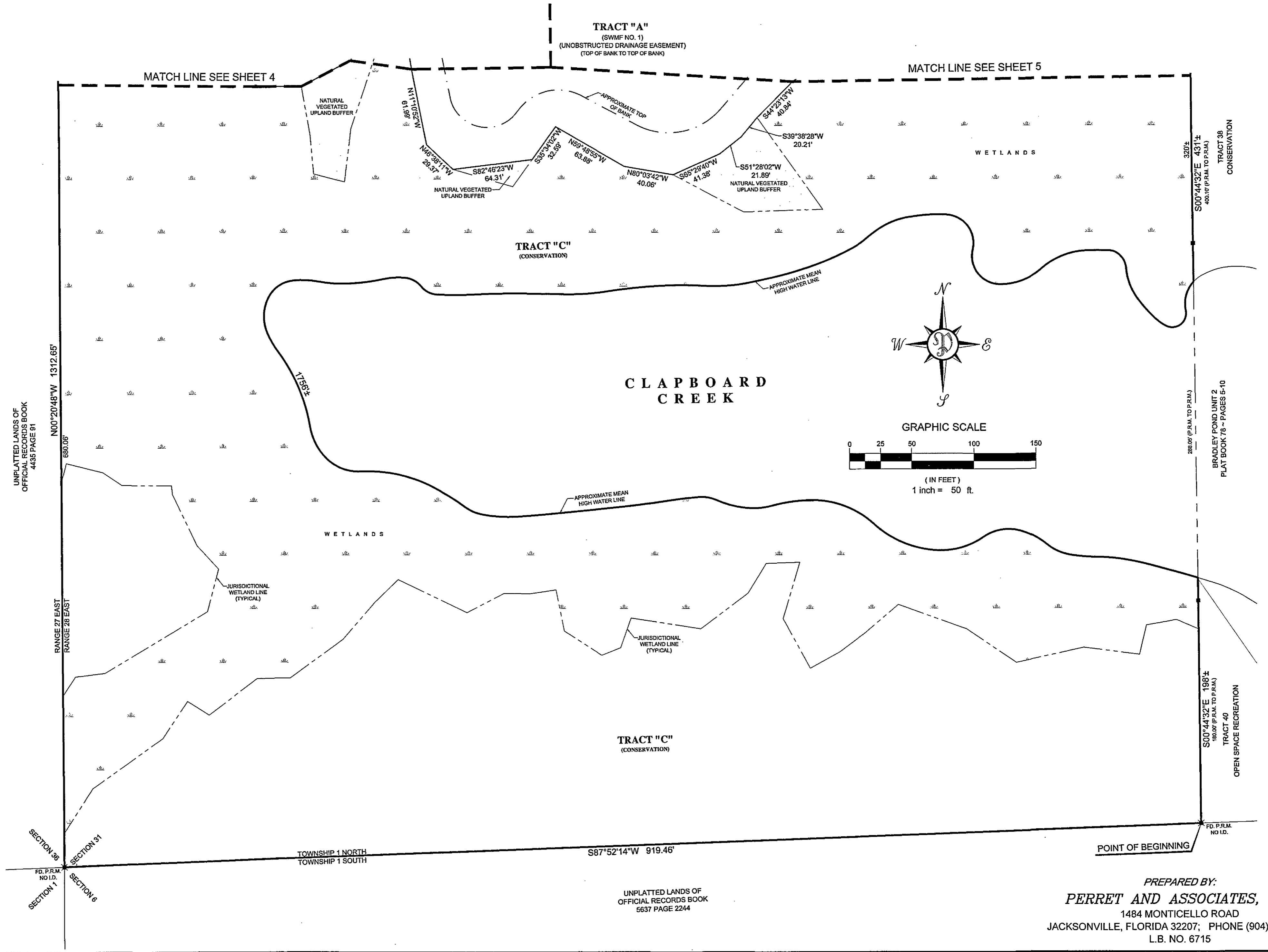
PREPARED BY:
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 1484 MONTICELLO ROAD
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
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PLAT BOOK 81 PAGE 19

SHEET 3 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
4435 PAGE 81

SECTION 36
SECTION 31
SECTION 6

TOWNSHIP 1 NORTH
TOWNSHIP 1 SOUTH

UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
5637 PAGE 2244

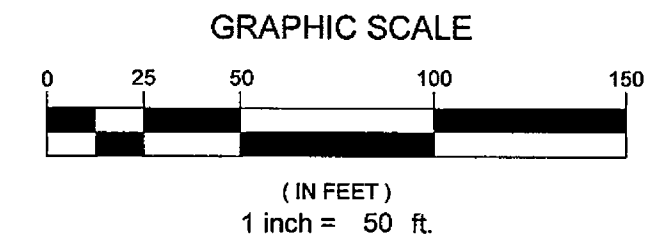
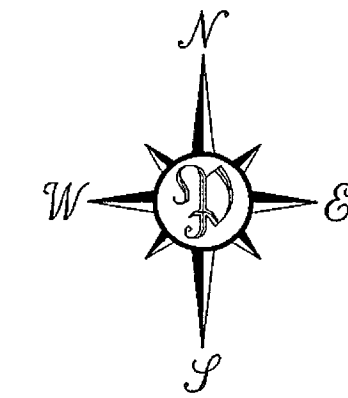
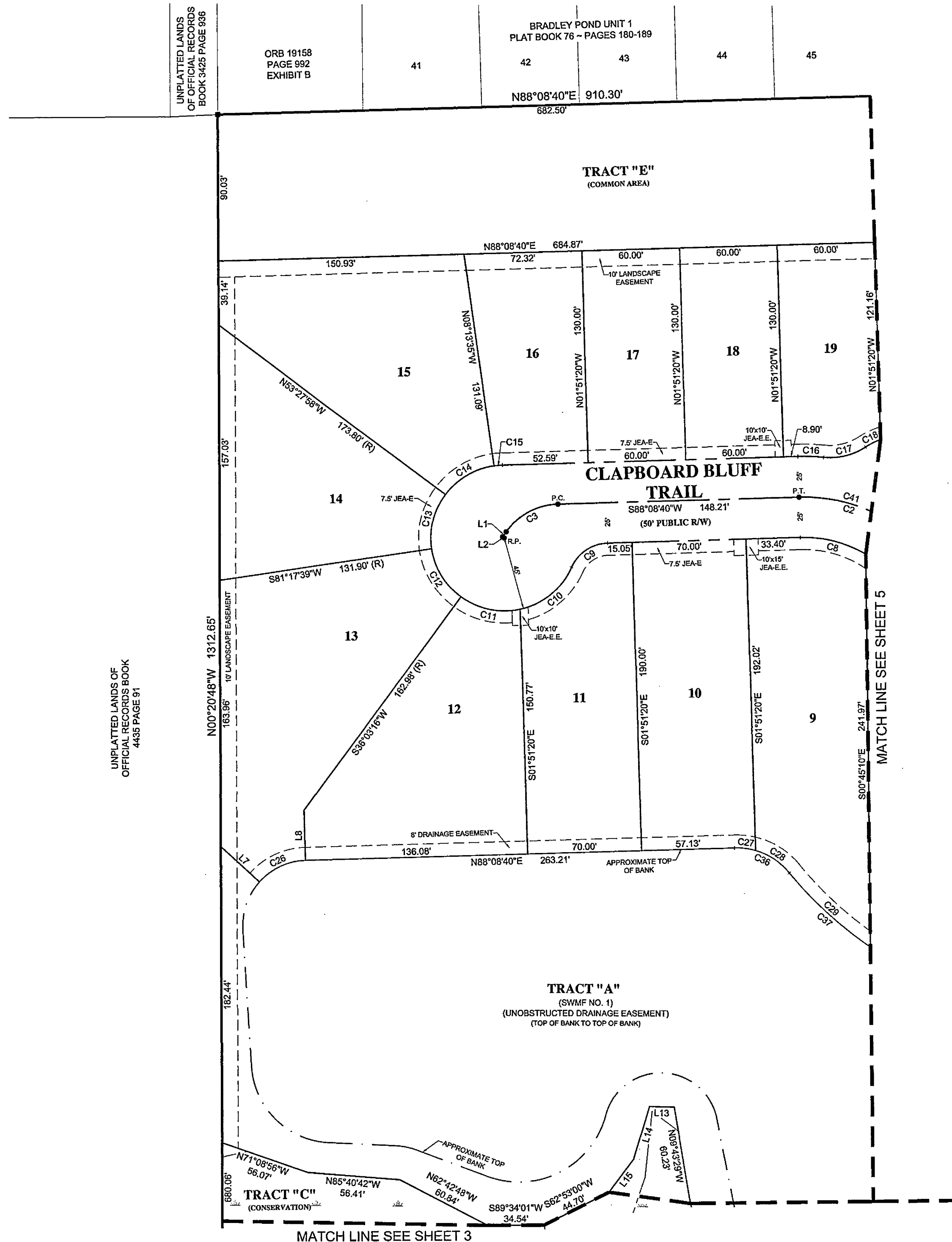
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PLAT BOOK 81 PAGE 20

SHEET 4 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.77'	S34°32'38"W
L2	1.18'	S55°27'24"E
L7	32.26'	S48°04'05"E
L8	30.91'	N01°51'20"W
L13	15.21'	N88°29'05"W
L14	33.97'	S16°21'55"W
L15	25.35'	S36°27'44"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	147.41'	100.00'	84°27'36"	N49°37'32"W	134.42'
C3	37.42'	40.00'	53°38'04"	S61°20'38"W	36.07'
C8	42.09'	75.00'	32°09'15"	N75°46'43"W	41.54'
C9	28.20'	25.00'	64°37'22"	N55°49'59"E	26.73'
C10	42.41'	45.00'	54°00'13"	N50°31'24"E	40.86'
C11	38.11'	45.00'	48°31'45"	S78°12'37"E	36.99'
C12	35.53'	45.00'	45°14'23"	S31°19'33"E	34.62'
C13	35.53'	45.00'	45°14'23"	S13°54'50"W	34.62'
C14	35.53'	45.00'	45°14'23"	S59°09'13"W	34.62'
C15	5.20'	45.00'	6°37'08"	S85°04'59"W	5.20'
C16	15.89'	125.00'	7°16'55"	N88°12'53"W	15.88'
C17	26.98'	40.00'	38°39'05"	S76°06'03"W	26.48'
C18	10.33'	45.00'	13°09'21"	S63°21'11"W	10.31'
C26	32.26'	40.00'	46°12'43"	S65°02'18"W	31.39'
C27	13.08'	42.00'	17°50'44"	N82°55'58"W	13.03'
C28	25.24'	42.00'	34°25'52"	N56°47'40"W	24.86'
C29	67.71'	243.00'	15°57'51"	S47°33'40"E	67.49'
C36	38.32'	42.00'	52°16'36"	S85°43'02"E	37.01'
C37	134.76'	243.00'	31°48'25"	S55°27'57"E	133.04'
C40	85.32'	100.00'	48°52'58"	N31°50'14"W	82.75'
C41	62.09'	100.00'	35°34'37"	N74°04'02"W	61.10'

UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
4435 PAGE 91

UNPLATTED LANDS
OF OFFICIAL RECORDS
BOOK 3425 PAGE 936

ORB 19158
PAGE 992
EXHIBIT B

BRADLEY POND UNIT 1
PLAT BOOK 76 - PAGES 180-189

N88°08'40"E 910.30'

41

42

43

44

45

TRACT "E"
(COMMON AREA)

CLAPBOARD BLUFF
TRAIL

TRACT "A"
(SWMF NO. 1)
(UNOBSTRUCTED DRAINAGE EASEMENT)
(TOP OF BANK TO TOP OF BANK)

TRACT "C"
(CONSERVATION)

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

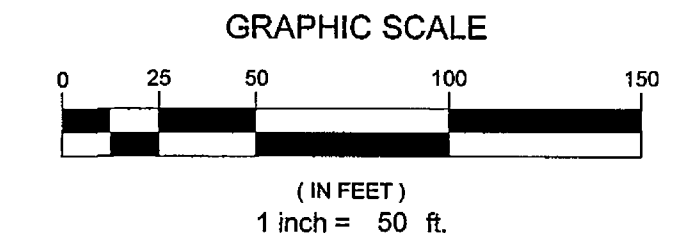
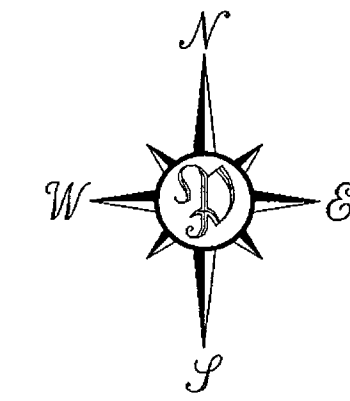
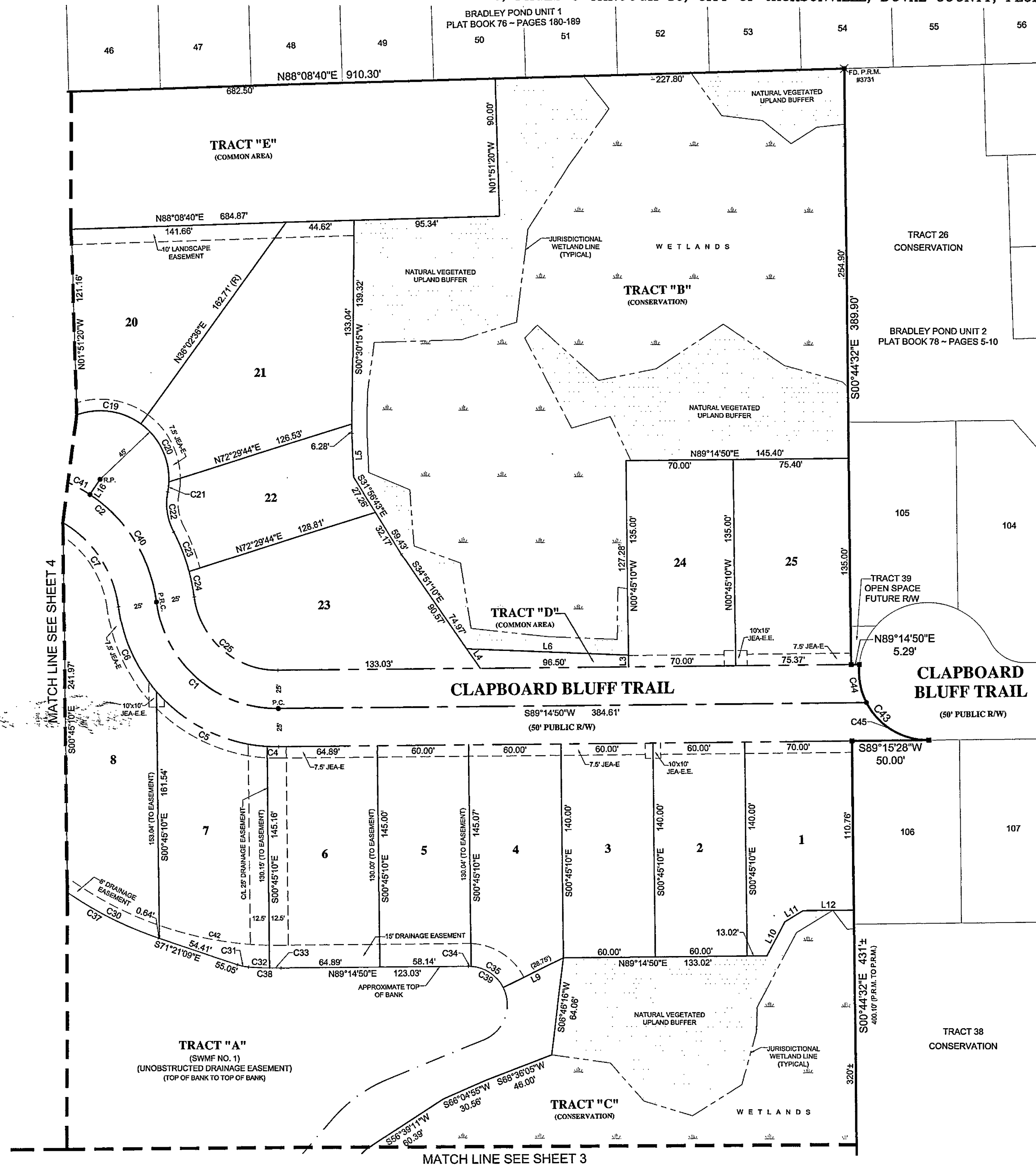
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

BRADLEY POND ESTATES

BEING A PORTION OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, TOGETHER WITH A REPLAT OF A PORTION OF TRACT 39, BRADLEY POND UNIT 2, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 78, PAGES 5 THROUGH 10, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 81 PAGE 21

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	7.72'	N00°45'09"W
L4	15.60'	S34°51'10"E
L5	28.59'	S02°33'35"E
L6	105.38'	N87°55'27"W
L9	43.75'	N63°22'28"E
L10	25.07'	N27°31'12"E
L11	13.92'	N58°17'42"E
L12	33.15'	N89°15'12"E
L16	12.00'	N33°43'17"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	116.39'	80.00'	83°21'26"	N49°04'27"W	106.39'
C2	147.41'	100.00'	84°27'36"	N49°37'32"W	134.42'
C4	7.61'	105.00'	4°09'15"	S88°40'33"E	7.61'
C5	83.51'	105.00'	45°34'04"	S63°48'54"E	81.32'
C6	61.64'	105.00'	33°38'07"	S24°12'48"E	60.76'
C7	68.47'	75.00'	52°18'21"	S33°32'55"E	66.12'
C8	42.09'	75.00'	32°09'15"	N75°46'43"W	41.54'
C19	44.07'	45.00'	56°06'45"	N82°00'46"W	42.33'
C20	44.07'	45.00'	56°06'45"	N25°54'01"W	42.33'
C21	6.69'	45.00'	8°30'43"	N06°24'42"E	6.68'
C22	26.98'	40.00'	38°39'05"	N08°39'29"W	26.48'
C23	27.86'	125.00'	12°46'17"	N21°35'53"W	27.81'
C24	17.05'	125.00'	7°49'00"	N11°18'14"W	17.04'
C25	80.02'	55.00'	83°21'26"	N49°04'27"W	73.14'
C30	67.05'	243.00'	15°48'33"	S63°26'53"E	66.84'
C31	7.59'	30.00'	14°29'32"	S78°35'55"E	7.57'
C32	13.61'	250.00'	3°09'53"	S87°25'38"E	13.61'
C33	7.61'	250.00'	1°44'36"	S89°52'52"E	7.61'
C34	1.86'	25.00'	4°15'42"	N88°37'19"W	1.86'
C35	26.12'	25.00'	59°51'57"	N56°33'30"W	24.95'
C37	134.76'	243.00'	31°46'25"	S55°27'57"E	133.04'
C38	21.42'	250.00'	4°54'29"	S88°17'56"E	21.41'
C39	27.98'	25.00'	64°07'39"	S58°41'21"E	26.54'
C41	62.09'	100.00'	35°34'37"	N74°04'02"W	61.10'
C42	74.14'	235.00'	18°04'32"	S79°51'37"E	73.83'
C43	75.69'	45.00'	96°22'08"	S42°33'28"E	67.08'
C44	25.74'	45.00'	32°46'02"	S10°45'26"E	25.39'
C45	49.95'	45.00'	63°36'06"	S58°56'29"E	47.43'

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