

# Brightwater

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 55 PAGE 7

SHEET 1 OF 7 SHEETS

### CAPTION

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY POINT OF INTERSECTION OF THE CENTERLINE OF BURNT MILL ROAD, A VARIABLE WIDTH RIGHT OF WAY, WITH THE CENTERLINE OF GATE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY, AS SAID INTERSECTION POINT IS SHOWN ON SHEET 7 OF THE PLAT OF GATE PARKWAY EXTENSION RECORDED IN PLAT BOOK 52, PAGES 55, 53A THROUGH 53K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 89° 51' 38" WEST, ALONG SAID CENTERLINE OF BURNT MILL ROAD, A DISTANCE OF 573.16 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN JEA EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 1987, PAGE 102, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 00° 37' 52" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BURNT MILL ROAD AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00° 37' 52" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1792.46 FEET TO A POINT ON CURVE LYING IN SOUTHERLY RIGHT OF WAY LINE OF GATE PARKWAY, A PROPOSED 120 FOOT RIGHT OF WAY; RUN THENCE NORTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1240.00 FEET, AN ARC LENGTH OF 652.33 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69° 55' 46" WEST, 644.84 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00° 08' 22" EAST A DISTANCE OF 1175.87 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9604, PAGE 1031, SAID PUBLIC RECORDS; RUN THENCE NORTH 89° 51' 38" EAST A DISTANCE OF 66.12 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; RUN THENCE SOUTH 00° 08' 22" EAST, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 877.35 FEET TO A POINT ON A CURVE LYING IN THE FOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BURNT MILL ROAD; RUN THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1241.59 FEET, AN ARC DISTANCE OF 308.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82° 44' 54" EAST, 307.45 FEET; RUN THENCE NORTH 89° 51' 38" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 249.31 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 26.00 ACRES, MORE OR LESS.

THE LAND DESCRIBED IN ABOVE CAPTION IS THE SAME AS ALL LANDS DESCRIBED IN THE DEED RECORDED AT OFFICIAL RECORDS BOOK 10332, PAGES 513 THROUGH 531, PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### APPROVED FOR 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.

Approved 3-27-2002  
Date

Hall  
City Engineer  
for Director of Public Works

Approved 4-01-02  
Date

Thomas C. Matson  
for General Counsel

Hall  
Director of Public Works

4-1-2002  
Date

### CLERK'S CERTIFICATE # 2002 092102

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 55, PAGES 1, 1A, 1B, 1C, 1D, 1E, 1F OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29th DAY OF March A.D., 2002.

Jim Fuller  
Jim Fuller, Clerk of the Circuit Court

[Signature]  
Deputy Clerk

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 29th DAY OF March 2002.

Glenn E. McGregor  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRIGHTWATER, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS OF WAYS, PARKWAYS, LANES, COURTS, AND TRACTS A, B, C, D, E, AND F (OPEN AREAS) AND ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, NON-ACCESS EASEMENTS, PEDESTRIAN EASEMENTS, SEWER EASEMENTS, WATER EASEMENTS, AND WATER AND PEDESTRIAN EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE APPLICABLE OWNER, THEIR SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

WATER EASEMENTS AND SEWER EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEMS SHOWN WITHIN THE PRIVATE ROADWAYS AND ON THE INDIVIDUAL PROPERTIES ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS, INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT PROVIDERS OF UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF SUCH UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LANDS DESCRIBED HEREIN OR TO THE OWNERS OF ADJACENT LANDS.

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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

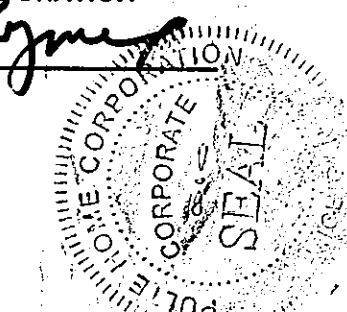
IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 29th DAY OF March A.D., 2002.

### OWNER

David A. Smith  
Witness  
David A. Smith  
Printed Name

Rebecca L. Hyatt  
Witness  
Rebecca L. Hyatt  
Printed Name

OWNER: PULTE HOME CORPORATION  
A MICHIGAN CORPORATION  
BY: John Molyneux  
JOHN MOLYNEUX  
AUTHORIZED AGENT



### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March A.D., 2002, BY JOHN MOLYNEUX, AN AUTHORIZED AGENT, ON BEHALF OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION; HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Linda A. Schaeedel  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES June 25, 2005

LINDA A. SCHAEDEL  
Printed Name



COMMISSION NUMBER DD-036580

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLATINGS, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 12th DAY OF March A.D., 2002.

David L. Lampp  
David L. Lampp  
Professional Surveyor and Mapper  
State of Florida LS No. 3535

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 4553.30  
APT 2001-075

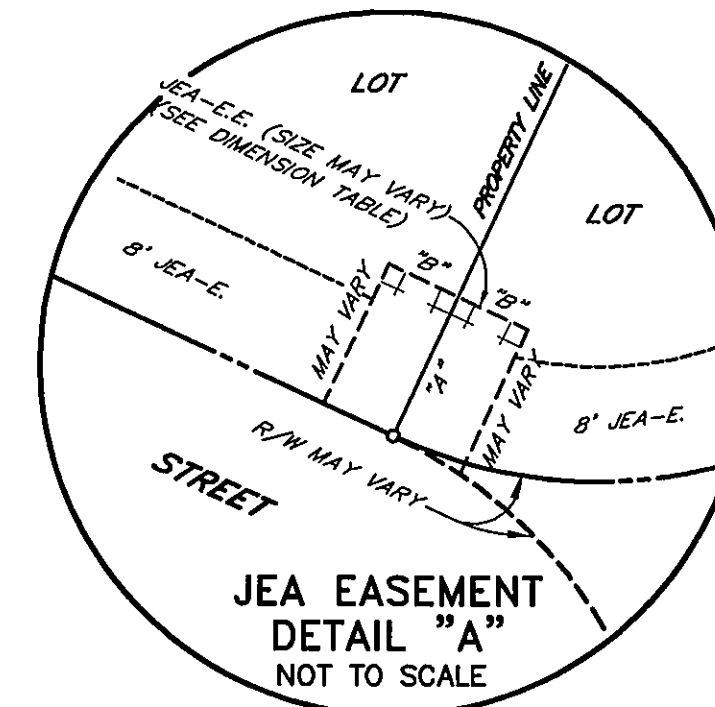
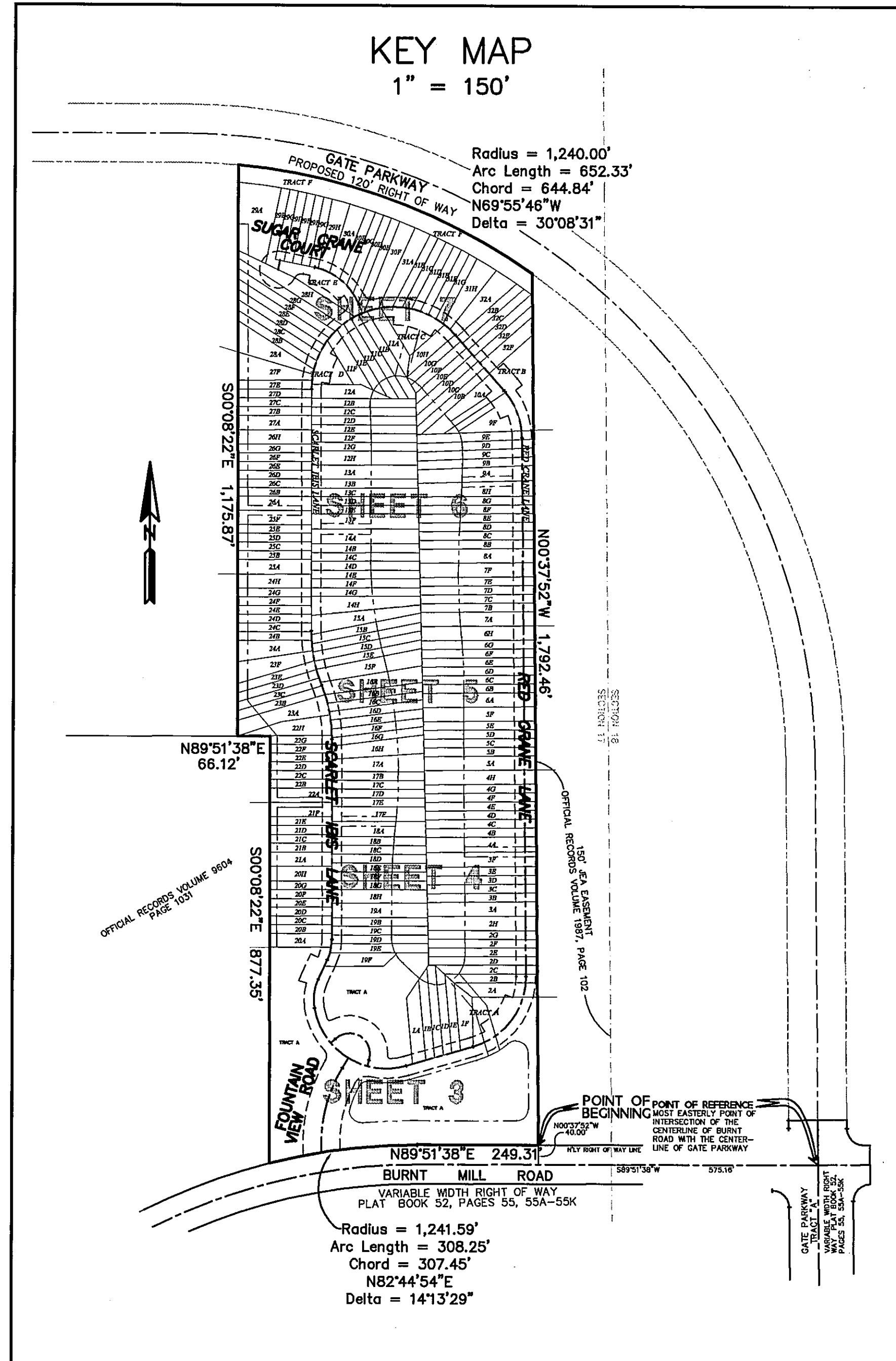


# Brightwater

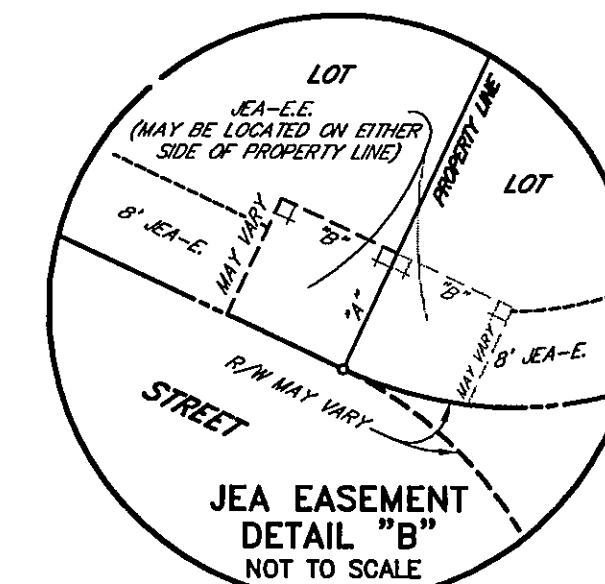
A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 55 PAGE 7A

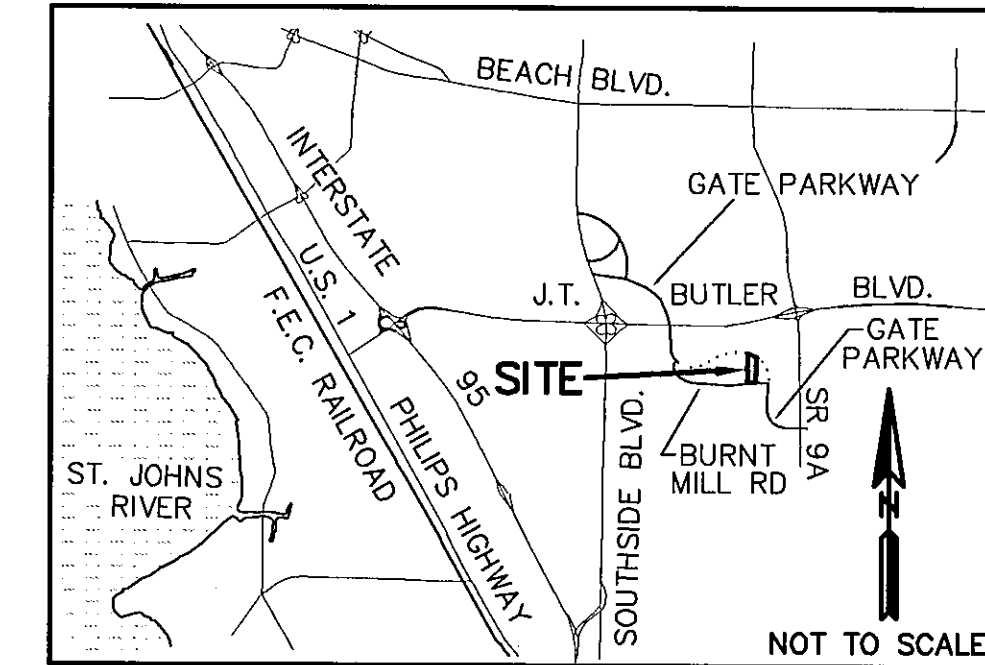
SHEET 2 OF 7 SHEETS



JEA DIMENSION TABLE	
24' x 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
22' x 5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



JEA DIMENSION TABLE	
24' x 10'	10'x10' JEA EQUIPMENT EASEMENT
22' x 5'	10'x20' JEA EQUIPMENT EASEMENT



VICINITY MAP

NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624
- DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
- BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY 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.
- 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.
- THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0236 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY. 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, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- THE STATE PLANE GRID VALUES IN SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983) SHOWN HEREON WERE GENERATED FROM GPS OBSERVATIONS OF JEA CONTROL STATIONS 156 AND 633. (GEMEX INC., G.P.S. CONTROL SURVEY DATED MAY 30, 1990.)

JEA STATION 149 ~ N°2166097.0327 / E°468181.0327  
JEA STATION 678 ~ N°2151085.6410 / E°483087.7394

- THE FOLLOWING EASEMENTS NOTED HEREON WERE RECORDED IN A RECIPROCAL EASEMENT AGREEMENT BETWEEN SKINNER AND PULTE IN OFFICIAL RECORDS BOOK 10332 PAGE 532.
  - DRAINAGE EASEMENT A (EXHIBIT D)
  - 30' UTILITY EASEMENT (EXHIBIT G)
  - 45' UTILITY EASEMENT (EXHIBIT G)

LEGEND

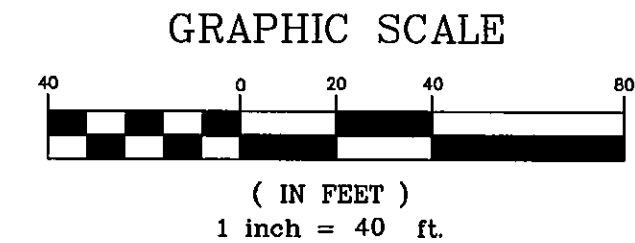
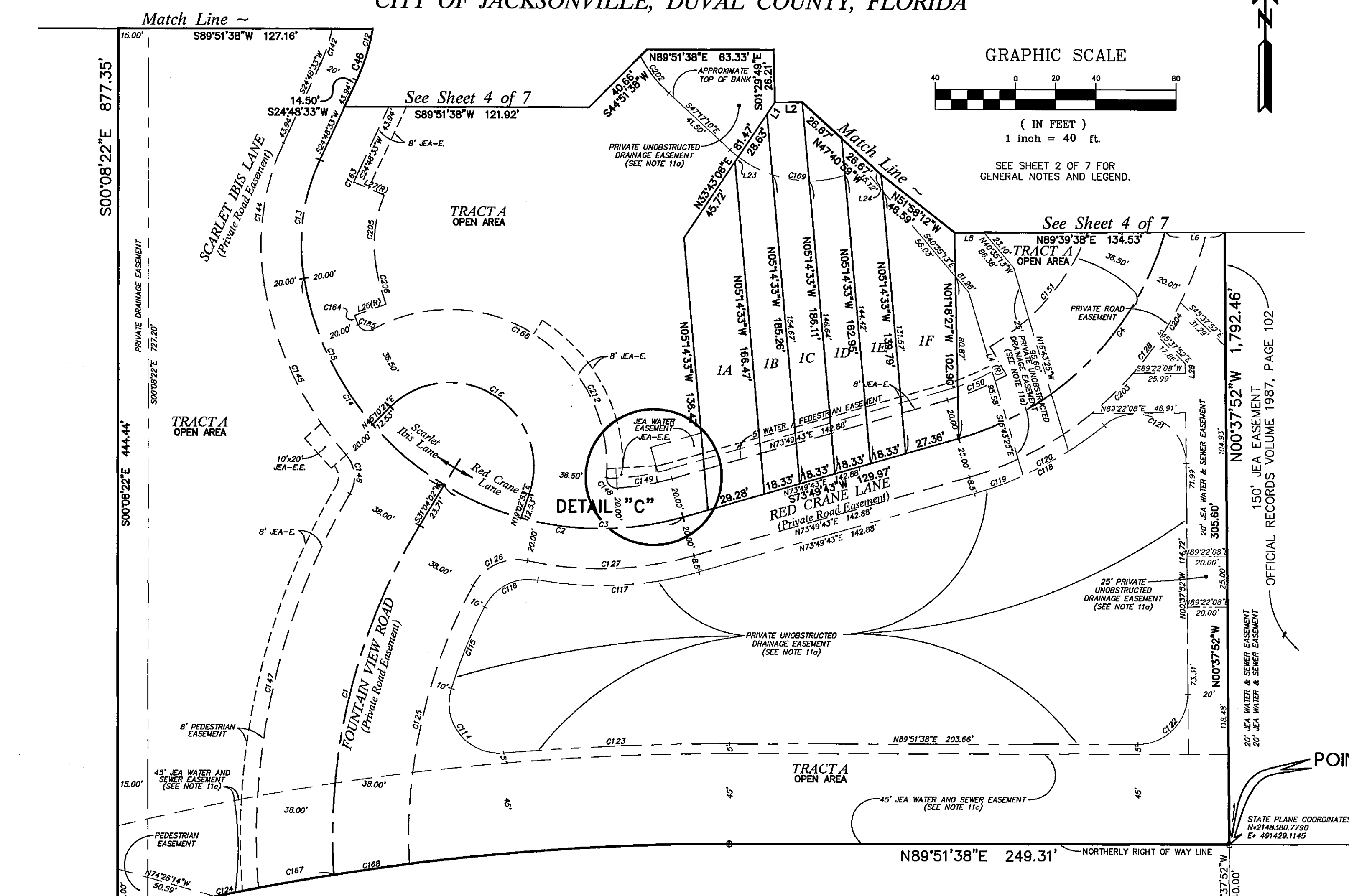
CI	TABULATED CURVE DATA	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PG	PAGE
G.P.S.	GLOBAL POSITIONING SYSTEM	PRC	POINT OF REVERSE CURVATURE
LB	LICENSED BUSINESS	PI	POINT OF INTERSECTION
LS	LICENSED SURVEYOR AND MAPPER	PT	POINT OF TANGENCY
N.A.D.	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR
ORV	OFFICIAL RECORDS VOLUME	RP	RADIUS POINT
P.B.	PLAT BOOK	R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT	(R)	RADIAL

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APT 8001-075

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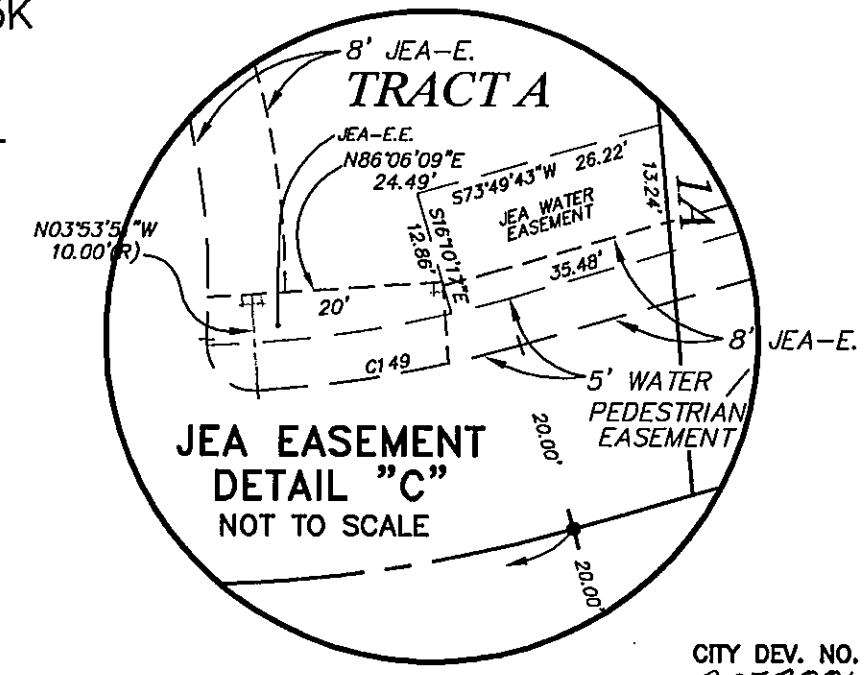
SEE SHEET 2 OF 7 FOR  
GENERAL NOTES AND LEGEND.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	300.00'	181.95'	179.18'	S13°41'31"W	34°45'01"	93.87'
C2	150.00'	123.67'	120.20'	S82°33'08"E	47°14'19"	65.59'
C3	150.00'	82.01'	80.99'	N89°29'29"E	31°19'32"	42.06'
C4	150.00'	194.94'	181.50'	N36°35'56"E	74°27'35"	113.98'
C12	100.00'	43.54'	43.20'	N12°20'06"E	24°56'55"	22.12'
C13	100.00'	60.49'	59.57'	S07°28'49"W	34°39'27"	31.20'
C14	150.00'	128.50'	124.61'	S34°23'26"E	49°05'04"	68.49'
C15	150.00'	81.38'	80.39'	S25°23'28"E	31°05'07"	41.72'
C16	42.00'	112.80'	81.83'	N57°53'23"W	153°52'31"	181.02'
C46	100.00'	27.14'	27.05'	N17°02'07"E	15°32'52"	13.65'
C114	25.00'	48.95'	41.50'	S39°02'54"E	112°11'06"	37.19'
C115	252.00'	43.87'	43.82'	S22°01'53"W	9°58'29"	21.99'
C116	25.00'	31.79'	29.69'	S63°26'48"W	72°51'20"	18.45'
C117	178.50'	81.14'	80.45'	N86°51'06"E	26°02'45"	41.29'
C118	178.50'	73.58'	73.06'	N62°01'10"E	23°37'06"	37.32'
C119	178.50'	25.94'	25.92'	N69°39'57"E	8°19'33"	12.99'
C120	178.61'	25.57'	25.55'	N61°24'06"E	8°12'08"	12.81'
C121	25.00'	56.36'	45.16'	N65°12'37"W	129°09'31"	52.60'
C122	25.00'	39.48'	35.51'	N44°38'53"E	90°29'30"	25.22'
C123	1291.59'	112.74'	112.71'	S87°21'36"W	5°00'05"	56.41'
C124	1241.59'	110.08'	110.04'	S78°10'33"W	5°04'47"	55.07'
C125	262.00'	143.86'	142.06'	S12°44'18"W	31°27'33"	73.79'
C126	25.00'	32.15'	29.98'	S65°18'18"W	73°40'28"	18.73'
C127	170.00'	84.01'	83.16'	N87°59'08"E	28°18'49"	42.88'
C128	170.00'	220.93'	205.71'	N36°35'55"E	74°27'36"	129.18'
C142	80.00'	34.83'	34.56'	N12°20'06"E	24°56'55"	17.70'
C144	120.00'	72.59'	71.49'	S07°28'49"W	34°39'27"	37.44'
C145	170.00'	95.25'	94.01'	S25°54'00"E	32°06'11"	48.91'
C146	16.50'	20.81'	19.46'	N05°49'07"W	72°15'57"	12.05'
C147	338.00'	204.90'	201.77'	S12°56'53"W	34°43'59"	105.71'
C148	5.00'	8.52'	7.53'	S45°04'03"E	97°39'37"	5.72'
C149	130.00'	27.85'	27.80'	N79°57'56"E	12°16'28"	13.98'
C150	130.00'	32.08'	31.99'	N66°45'37"E	14°08'13"	16.12'
C151	113.50'	81.11'	79.39'	N39°13'13"E	40°56'34"	42.37'
C163	80.00'	2.89'	2.89'	S23°46'33"W	02°04'00"	1.44'
C164	130.00'	4.90'	4.90'	S20°48'09"E	02°09'32"	2.45'
C165	5.00'	8.52'	7.53'	S70°42'43"E	97°39'37"	5.72'
C166	78.50'	168.94'	138.17'	N57°53'23"W	123°18'17"	145.50'
C167	568.61'	38.23'	38.22'	S79°47'55"W	3°51'07"	19.12'
C168	6674.76'	38.15'	38.15'	N81°33'39"E	0°19'39"	19.08'
C169	58.00'	134.98'	106.52'	N66°02'29"E	133°20'42"	134.50'
C202	73.00'	23.51'	23.41'	S38°03'40"E	18°26'59"	11.86'
C203	170.00'	28.98'	28.94'	N45°39'16"E	9°45'57"	14.52'
C204	170.00'	20.67'	20.65'	N29°55'17"E	6°57'54"	10.35'
C205	63.50'	36.12'	35.63'	S06°26'49"W	32°35'27"	18.56'
C206	113.50'	19.56'	19.54'	S14°47'08"E	9°52'28"	9.80'
C207	1241.59'	50.00'	50.00'	S76°47'23"W	2°18'27"	25.01'
C212	78.50'	84.47'	80.45'	S27°03'49"E	61°39'09"	46.84'

Radius = 1,241.59'  
Arc Length = 308.25'  
Chord = 307.45'  
N82°44'54"E  
Delta = 14°13'29"

BURNT MILL ROAD - TRACT "A"  
VARIABLE WIDTH RIGHT OF WAY  
PLAT BOOK 52, PAGES 55, 55A-55K

LINE	LENGTH	BEARING
L1	7.12'	N33°43'06"E
L2	13.58'	N89°52'36"E
L4 (R)	16.50'	S30°18'30"E
L5	14.48'	N89°39'38"E
L6	29.55'	N89°39'38"E
L23	2.83'	N33°43'06"E
L24	7.74'	S47°40'59"E
L25	2.50'	S24°48'33"W
L26	16.50'	S65°11'27"E
L27 (R)	16.50'	N73°25'57"W
L28	4.65'	N00°37'52"W



POINT OF BEGINNING

POINT OF REFERENCE  
MOST EASTERLY POINT OF  
INTERSECTION OF THE  
CENTERLINE OF BURNT MILL  
ROAD WITH THE CENTER-  
LINE OF GATE PARKWAY

GATE PARKWAY  
TRACT "A"  
VARIABLE WIDTH RIGHT  
OF WAY PLAT BOOK 52,  
PAGES 55, 55A-55K

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 4553.30  
APR 2001 - C15

# Brightwater

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

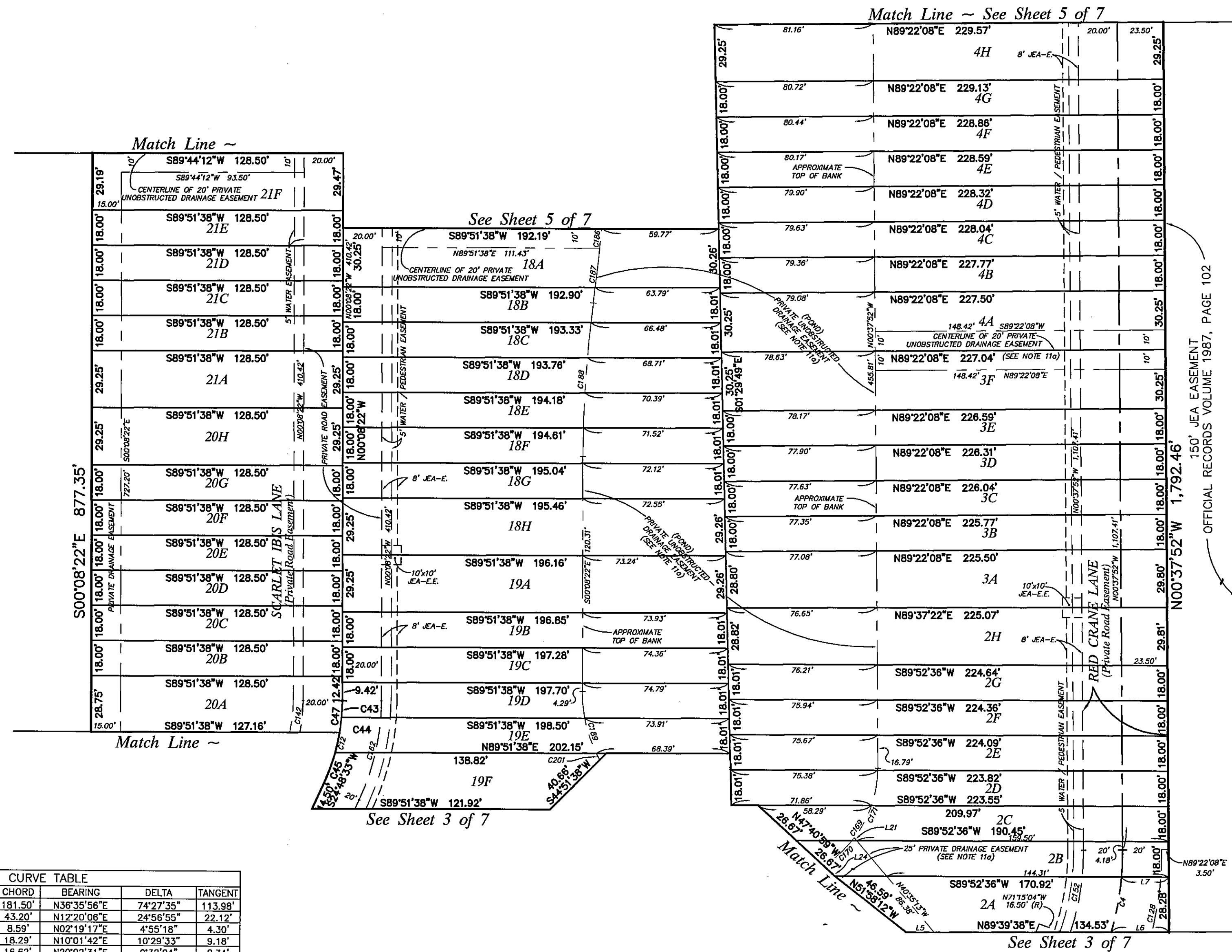


GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

SEE SHEET 2 OF 7 FOR  
GENERAL NOTES AND LEGEND.



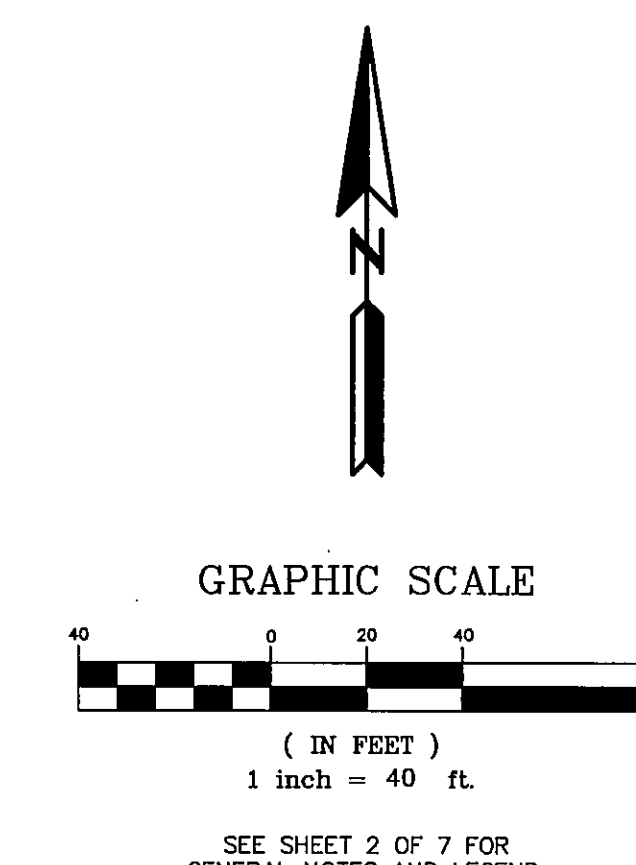
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C4	150.00'	194.94'	181.50'	N36°35'56"E	74°27'35"	113.98'
C12	100.00'	43.54'	43.20'	N12°20'06"E	24°56'55"	22.12'
C43	100.00'	8.59'	8.59'	N02°19'17"E	4°55'18"	4.30'
C44	100.00'	18.31'	18.29'	N10°01'42"E	10°29'33"	9.18'
C45	100.00'	16.64'	16.62'	N20°02'31"E	9°32'04"	8.34'
C47	100.00'	16.41'	16.39'	N04°33'40"E	9°24'03"	8.22'
C128	170.00'	220.93'	205.71'	N36°35'55"E	74°27'36"	129.18'
C142	80.00'	34.83'	34.56'	N12°20'06"E	24°56'55"	17.70'
C152	130.00'	43.97'	43.76'	N09°03'32"E	19°22'48"	22.20'
C162	120.00'	52.25'	51.84'	N12°20'06"E	24°56'55"	26.55'
C169	58.00'	134.98'	106.52'	N66°02'29"E	133°20'42"	134.50'
C170	58.00'	25.20'	25.00'	N49°47'09"E	24°53'32"	12.80'
C171	58.00'	38.44'	37.74'	N18°21'16"E	37°58'15"	19.95'
C186	1002.00'	20.09'	20.09'	N05°13'36"E	1°08'55"	10.04'
C187	1002.00'	28.27'	28.27'	N06°36'34"E	1°37'00"	14.14'
C188	598.00'	78.87'	78.82'	S03°38'21"W	7°33'26"	39.49'
C189	73.00'	60.07'	58.39'	S23°42'46"E	47°08'48"	31.85'
C201	73.00'	3.76'	3.76'	S27°21'44"E	2°56'54"	1.88'

LINE TABLE		
LINE	LENGTH	BEARING
L5	14.48'	N89°39'38"E
L6	29.55'	N89°39'38"E
L7	24.14'	S89°52'36"W
L21	1.86'	N40°35'13"W
L24	7.74'	S47°40'59"E

# Brightwater

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CURVE TABLE							CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C10	300.00'	114.65'	113.96'	S11°05'17"E	21°53'51"	58.04'	C54	300.00'	18.00'	18.00'	S17°16'04"E	3°26'18"	9.00'
C11	300.00'	114.65'	113.96'	N11°05'17"W	21°53'51"	58.04'	C55	300.00'	18.03'	18.02'	S13°49'38"E	3°26'33"	9.02'
C29	300.00'	8.32'	8.32'	S00°56'03"E	1°35'21"	4.16'	C56	300.00'	21.44'	21.43'	S10°03'32"E	4°05'39"	10.72'
C30	300.00'	18.18'	18.17'	S03°27'52"E	3°28'18"	9.09'	C57	300.00'	21.52'	21.52'	S05°57'24"E	4°06'36"	10.76'
C31	300.00'	18.06'	18.06'	S06°55'29"E	3°26'56"	9.03'	C58	300.00'	18.01'	18.01'	S02°10'54"E	3°26'26"	9.01'
C32	300.00'	18.01'	18.00'	S10°22'07"E	3°26'20"	9.01'	C59	300.00'	1.69'	1.69'	S00°18'01"E	0°19'19"	0.84'
C33	300.00'	18.02'	18.02'	S13°48'31"E	3°26'29"	9.01'	C140	320.00'	122.30'	121.56'	S11°05'17"E	21°53'51"	61.90'
C34	300.00'	27.18'	27.17'	S18°07'28"E	5°11'26"	13.60'	C141	280.00'	107.01'	106.36'	N11°05'17"W	21°53'51"	54.17'
C35	300.00'	6.90'	6.90'	S21°22'42"E	1°19'01"	3.45'	C160	280.00'	107.01'	106.36'	S11°05'17"E	21°53'51"	54.17'
C36	300.00'	20.82'	20.82'	N20°02'54"W	3°58'38"	10.42'	C161	320.00'	122.30'	121.56'	N11°05'17"W	21°53'51"	61.90'
C37	300.00'	18.23'	18.22'	N16°19'10"W	3°28'51"	9.12'	C172	2002.00'	73.11'	73.10'	S00°24'54"W	2°05'32"	36.56'
C38	300.00'	18.09'	18.08'	N12°51'07"W	3°27'15"	9.05'	C173	998.00'	125.74'	125.66'	N02°08'53"W	7°13'07"	62.95'
C39	300.00'	18.01'	18.01'	N09°24'17"W	3°26'26"	9.01'	C184	748.00'	191.75'	191.22'	S07°29'00"E	14°41'15"	96.40'
C40	300.00'	18.01'	18.01'	N05°57'53"W	3°26'21"	9.01'	C185	1002.00'	389.02'	386.58'	N03°42'17"W	22°14'41"	196.99'
C41	300.00'	18.07'	18.06'	N02°31'11"W	3°27'02"	9.04'	C186	1002.00'	20.09'	20.09'	N05°13'36"E	1°08'55"	10.04'
C42	300.00'	3.43'	3.43'	N00°28'01"W	0°39'18"	1.72'	C190	2002.00'	17.58'	17.58'	S01°12'36"W	0°30'12"	8.79'
C48	300.00'	7.43'	7.43'	N00°50'56"W	1°25'08"	3.71'	C191	998.00'	11.68'	11.68'	N01°07'33"E	0°40'14"	5.84'
C49	300.00'	43.33'	43.29'	N05°41'45"W	8°16'29"	21.70'	C192	998.00'	5.96'	5.96'	N05°35'11"W	0°20'32"	2.98'
C50	300.00'	43.79'	43.75'	N14°00'54"W	8°21'48"	21.93'	C193	1502.00'	23.39'	23.39'	S05°18'41"E	0°53'32"	11.70'
C51	300.00'	18.03'	18.03'	N19°55'06"W	3°26'37"	9.02'	C199	748.00'	10.07'	10.07'	S14°26'29"E	0°46'17"	5.03'
C52	300.00'	2.08'	2.08'	N21°50'19"W	0°23'48"	1.04'	C200	1002.00'	7.96'	7.96'	N14°35'58"W	0°27'18"	3.98'
C53	300.00'	15.97'	15.97'	S20°30'43"E	3°03'00"	7.99'							



PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 4553.30  
APT 2001-015

# Brightwater

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 55 PAGE 7E

SHEET 6 OF 7 SHEETS

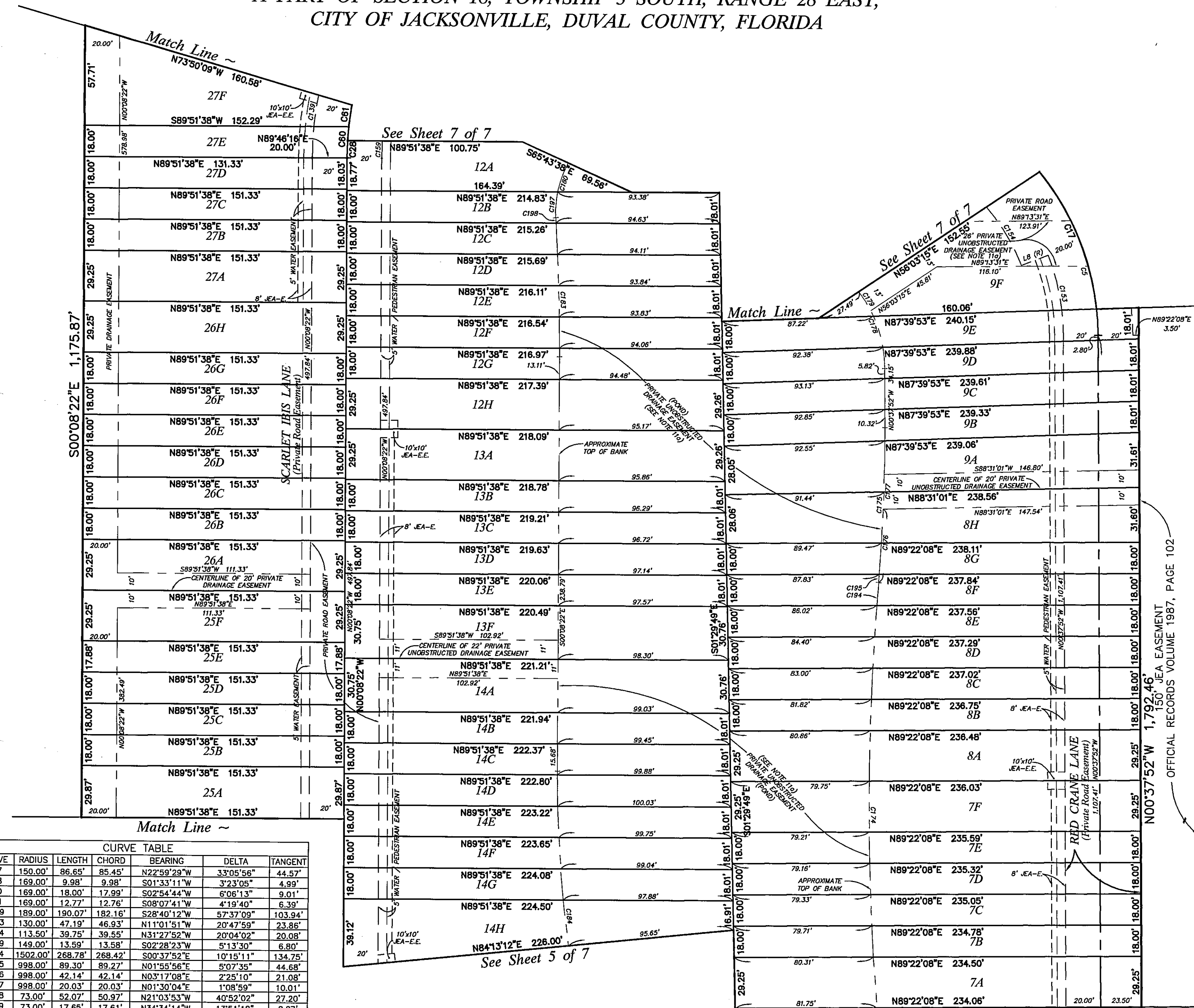


GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

SEE SHEET 2 OF 7 FOR  
GENERAL NOTES AND LEGEND.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C17	150.00'	86.65'	85.45'	N22°59'29"W	33°05'56"	44.57'
C28	169.00'	9.98'	9.98'	S01°33'11"W	3°23'06"	4.99'
C60	169.00'	18.00'	17.99'	S02°54'44"W	6°06'13"	9.01'
C61	169.00'	12.77'	12.76'	S08°07'41"W	4°19'40"	6.39'
C139	189.00'	190.07'	182.16'	S28°40'12"W	57°37'09"	103.94'
C153	130.00'	47.19'	46.93'	N11°01'51"W	20°47'59"	23.86'
C154	113.50'	39.75'	39.55'	N31°27'52"W	20°04'02"	20.08'
C159	149.00'	13.59'	13.58'	S02°28'23"W	5°13'30"	6.80'
C174	1502.00'	268.78'	268.42'	S00°37'52"E	10°15'11"	134.75'
C175	998.00'	89.30'	89.27'	N01°55'56"E	5°07'35"	44.68'
C176	998.00'	42.14'	42.14'	N03°17'08"E	2°25'10"	21.08'
C177	998.00'	20.03'	20.03'	N01°30'04"E	1°08'59"	10.01'
C178	73.00'	52.07'	50.97'	N21°03'53"W	40°52'02"	27.20'
C179	73.00'	17.65'	17.61'	N34°34'14"W	13°51'18"	8.87'
C180	58.00'	143.94'	109.74'	S67°24'28"W	142°11'18"	169.35'
C183	1292.00'	79.98'	79.97'	N01°54'47"W	3°32'49"	40.00'
C184	748.00'	191.75'	191.22'	S07°29'00"E	14°41'15"	96.40'
C194	1502.00'	13.41'	13.41'	S04°14'23"W	0°30'42"	6.71'
C195	998.00'	4.66'	4.66'	N04°21'43"E	0°16'02"	2.33'
C197	58.00'	15.04'	15.00'	S03°44'29"W	14°51'21"	7.96'
C198	1292.00'	3.04'	3.04'	N03°37'08"W	0°08'06"	1.52'

LINE	LENGTH	BEARING
LB (R)	16.50'	N68°34'09"E

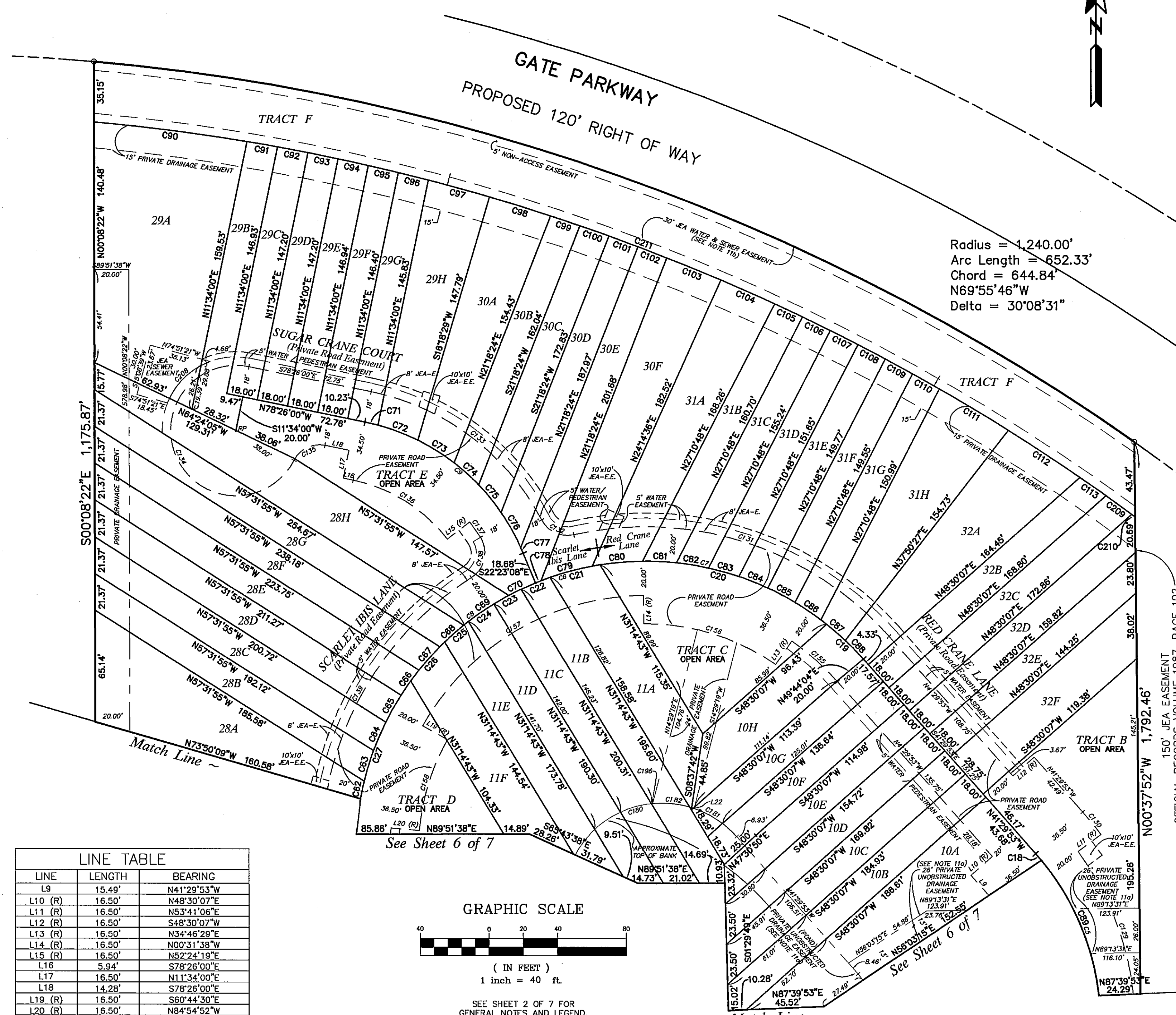
Match Line ~ See Sheet 5 of 7

CITY DEV. NO. 4553.30  
APR 2001-075

PREPARED BY:  
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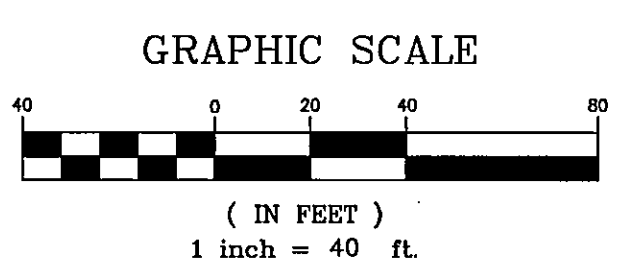
# Brightwater

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C5	150.00'	106.99'	104.74'	N21°03'53"W	40°52'01"	55.88'
C6	169.00'	408.94'	316.22'	S69°10'52"W	138°38'29"	447.73'
C7	169.00'	209.09'	196.01'	N76°56'30"W	70°53'14"	120.30'
C8	169.00'	199.85'	188.41'	S33°44'15"W	67°45'14"	113.46'
C9	127.00'	124.23'	119.34'	N50°24'34"W	56°02'52"	67.60'
C18	150.00'	5.12'	5.12'	N40°31'10"W	1°57'26"	2.56'
C19	169.00'	29.33'	29.29'	N46°28'10"W	9°56'34"	14.70'
C20	169.00'	140.56'	136.54'	N75°16'04"W	47°39'13"	74.63'
C21	169.00'	30.11'	30.07'	S75°48'05"W	10°12'30"	15.10'
C22	169.00'	18.23'	18.22'	S67°36'27"W	6°10'45"	9.12'
C23	169.00'	18.03'	18.02'	S61°27'43"W	6°06'44"	9.02'
C24	169.00'	18.04'	18.03'	S55°20'52"W	6°06'58"	9.03'
C25	169.00'	18.26'	18.25'	S49°11'38"W	6°11'29"	9.14'
C26	169.00'	30.23'	30.19'	S40°58'24"W	10°14'59"	15.16'
C27	169.00'	96.17'	94.87'	S19°32'49"W	32°36'11"	49.42'
C62	169.00'	10.45'	10.45'	S12°03'46"W	3°32'31"	5.23'
C63	169.00'	18.69'	18.68'	S17°00'04"W	6°20'06"	9.35'
C64	169.00'	18.24'	18.23'	S23°15'41"W	6°11'07"	9.13'
C65	169.00'	18.03'	18.03'	S28°24'39"W	6°06'51"	9.03'
C66	169.00'	18.03'	18.03'	S35°31'30"W	6°06'51"	9.03'
C67	169.00'	18.24'	18.23'	S41°40'29"W	6°11'07"	9.13'
C68	169.00'	18.69'	18.68'	S47°56'05"W	6°20'06"	9.35'
C69	169.00'	31.51'	31.46'	S56°25'37"W	10°40'58"	15.80'
C70	169.00'	17.20'	17.19'	S64°41'59"W	5°49'47"	8.61'
C71	127.00'	7.77'	7.77'	N76°40'47"W	3°30'24"	3.89'
C72	127.00'	24.87'	24.83'	N69°19'02"W	11°13'05"	12.47'
C73	127.00'	24.74'	24.70'	N58°07'38"W	11°09'43"	12.41'
C74	127.00'	19.23'	19.22'	N48°12'27"W	8°40'38"	9.64'
C75	127.00'	20.70'	20.68'	N39°11'56"W	9°20'24"	10.37'
C76	127.00'	23.34'	23.30'	N29°15'53"W	10°31'41"	11.70'
C77	127.00'	3.58'	3.58'	N23°11'35"W	1°36'55"	1.79'
C78	169.00'	3.54'	3.54'	S68°12'56"W	1°12'06"	1.77'
C79	169.00'	31.12'	31.07'	S74°05'27"W	10°32'56"	15.60'
C80	169.00'	29.48'	29.44'	S84°21'46"W	9°59'41"	14.78'
C81	169.00'	19.79'	19.78'	N87°17'09"W	6°42'30"	9.90'
C82	169.00'	18.93'	18.92'	N80°43'24"W	6°24'59"	9.47'
C83	169.00'	18.38'	18.37'	N74°23'56"W	6°13'56"	9.20'
C84	169.00'	18.09'	18.08'	N68°12'59"W	6°07'57"	9.05'
C85	169.00'	18.01'	18.00'	N62°05'50"W	6°06'21"	9.01'
C86	169.00'	18.14'	18.13'	N55°58'11"W	6°08'58"	9.08'
C87	169.00'	18.48'	18.48'	N49°45'42"W	6°16'01"	9.25'
C88	169.00'	15.13'	15.13'	N44°03'47"W	5°07'48"	7.57'
C89	150.00'	91.78'	90.35'	N23°58'12"W	35°03'22"	47.36'
C90	1205.00'	89.83'	89.81'	N82°42'55"W	4°16'17"	44.94'
C91	1205.00'	18.01'	18.01'	N80°09'05"W	0°51'23"	9.00'
C92	1205.00'	18.00'	18.00'	N79°17'43"W	0°51'22"	9.00'
C93	1205.00'	18.00'	18.00'	N78°26'22"W	0°51'21"	9.00'
C94	1205.00'	18.00'	18.00'	N77°35'01"W	0°51'22"	9.00'
C95	1205.00'	18.01'	18.01'	N76°43'38"W	0°51'23"	9.00'
C96	1205.00'	18.02'	18.02'	N75°52'15"W	0°51'24"	9.01'
C97	1205.00'	36.81'	36.81'	N74°34'02"W	1°45'02"	18.41'
C98	1205.00'	37.26'	37.26'	N72°48'23"W	1°46'18"	18.63'
C99	1205.00'	18.02'	18.02'	N71°29'31"W	0°51'25"	9.01'
C100	1205.00'	18.01'	18.01'	N70°38'08"W	0°51'23"	9.01'
C101	1205.00'	18.00'	18.00'	N69°46'45"W	0°51'22"	9.00'
C102	1205.00'	18.00'	18.00'	N68°55'24"W	0°51'21"	9.00'
C103	1205.00'	34.10'	34.10'	N67°41'05"W	1°37'17"	17.05'
C104	1205.00'	34.15'	34.15'	N66°03'43"W	1°37'26"	17.08'
C105	1205.00'	18.01'	18.01'	N64°49'19"W	0°51'23"	9.01'
C106	1205.00'	18.00'	18.00'	N63°57'56"W	0°51'22"	9.00'
C107	1205.00'	18.00'	18.00'	N63°06'35"W	0°51'21"	9.00'
C108	1205.00'	18.00'	18.00'	N62°15'13"W	0°51'21"	9.00'
C109	1205.00'	18.01'	18.01'	N61°23'52"W	0°51'22"	9.00'
C110	1205.00'	18.01'	18.01'	N60°32'29"W	0°51'24"	9.01'
C111	1205.00'	46.73'	46.73'	N59°00'08"W	2°13'19"	23.37'
C112	1205.00'	49.81'	49.81'	N56°42'25"W	2°22'07"	24.91'
C113	1205.00'	18.52'	18.52'	N55°04'56"W	0°52'50"	9.26'
C129	170.00'	105.88'	104.17'	N18°28'23"W	35°41'02"	54.72'
C130	186.50'	16.87'	16.87'	N38°54'23"W	5°11'00"	8.44'
C131	189.00'	202.25'	192.74'	N72°09'18"W	61°18'49"	112.03'
C132	17.00'	22.24'	20.69'	S85°20'08"W	74°57'08"	13.03'
C133	145.00'	127.99'	123.87'	N53°08'47"W	50°34'26"	68.50'
C134	38.00'	168.84'	60.47'	S25°43'06"W	254°34'13"	49.91'
C135	16.50'	21.47'	19.99'	S64°16'54"W	74°34'13"	12.56'
C136	92.50'	65.93'	64.54'	N58°00'50"W	40°50'18"	34.44'
C137	109.00'	10.95'	10.95'	N34°42'58"W	5°45'27"	5.48'
C138	17.00'	26.50'	23.90'	N12°49'16"W	89°19'02"	16.80'
C139	189.00'	190.07'	182.16'	S28°40'12"W	57°37'09"	103.94'
C155	149.00'	35.70'	35.61'	N48°21'42"W	13°43'37"	17.93'
C156	132.50'	81.64'	80.35'	N72°52'34"W	35°18'08"	42.16'
C157	149.00'	156.59'	149.48'	S58°21'56"W	60°12'52"	86.40'
C158	132.50'	55.90'	55.49'	S17°10'19"W	24°10'22"	28.37'
C180	58.00'	143.94'	109.74'	S67°24'28"W	142°11'18"	169.35'
C181	58.00'	30.24'	29.90'	N56°26'07"W	29°52'28"	15.47'
C182	58.00'	24.41'	24.23'	N83°25'48"W	24°06'52"	12.39'
C196	58.00'	0.72'	0.72'	S84°09'28"W	0°42'38"	0.36'
C208	43.00'	35.85'	34.82'	S45°39'15"W	47°46'11"	19.04'
C209	1205.00'	18.45'	18.45'	N54°12'12"W	0°52'39"	9.23'
C210	1205.00'	2.41'	2.41'	S53°42'27"W	0°06'52"	1.20'
C211	1205.00'	656.19'	648.11'	S69°15'02"E	31°12'02"	336.45'

LINE TABLE		
LINE	LENGTH	BEARING
L9	15.49'	N41°29'53"W
L10 (R)	16.50'	N48°30'07"E
L11 (R)	16.50'	N53°41'06"E
L12 (R)	16.50'	S48°30'07"W
L13 (R)	16.50'	N34°46'29"E
L14 (R)	16.50'	N00°31'38"W
L15 (R)	16.50'	N52°24'19"E
L16	5.94'	S78°26'00"E
L17	16.50'	N11°34'00"E
L18	14.28'	S78°26'00"E
L19 (R)	16.50'	S60°44'30"E
L20 (R)	16.50'	N84°54'52"W
L22	0.59'	S14°29'19"W



SEE SHEET 2 OF 7 FOR GENERAL NOTES AND LEGEND.

Radius = 1,240.00'  
Arc Length = 652.33'  
Chord = 644.84'  
N69°55'46"W  
Delta = 30°08'31"

150' JEA EASEMENT  
OFFICIAL RECORDS VOLUME 1987, PAGE 102  
CITY DEV. NO. 4553.30  
PREPARED BY:  
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