

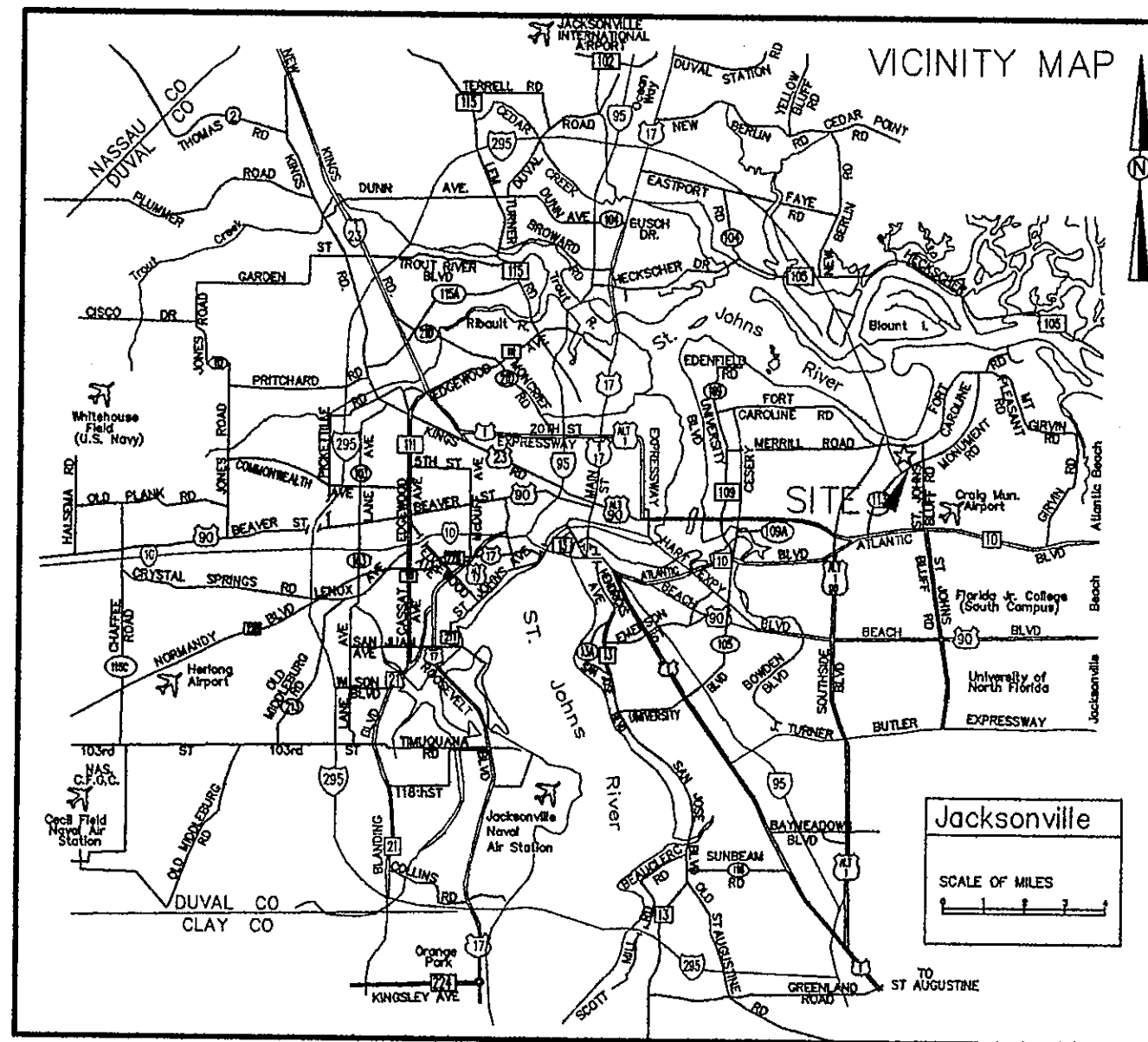
# BROOKWOOD FOREST WEST

A Portion of Section 7, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

**CAPTION:**  
A part of Government Lot 17, Section 7, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the Northerly Right of Way line of LONE STAR ROAD, (an 80 foot Public Road Right of Way, as now established), with the Westerly Right of Way line of LEE ROAD, (a 60 foot Public Road Right of Way, as now established), and run thence S 86°59'15" W., along the aforesaid Northerly Right of Way line of LONE STAR ROAD, and along a Westerly prolongation thereof, a distance of 31.23 feet, to the Northeastly Right of Way line of STATE ROAD No. 9-A, (A Variable width, Limited Access Right of Way, as per State of Florida Department of Transportation Right of Way Map, Section No. 72002-2528); run thence along said Northeastly Right of Way line, the following two (2) courses and distances: Course No. 1: N 35°50'03" W., a distance of 271.78 feet, to a point; Course No. 2: N 35°23'37" W., a distance of 442.45 feet, to a point; run thence N 09°10'29" E., a distance of 96.44 feet, to a point; run thence N 08°06'34" W., a distance of 233.55 feet, to a point; run thence N 15°15'11" E., a distance of 98.23 feet, to a point; run thence N 04°41'07" W., a distance of 110.45 feet, to a point; run thence N 44°38'16" E., a distance of 91.52 feet, to a point; run thence N 55°08'28" E., a distance of 122.57 feet, to a point; run thence N 88°31'41" E., a distance of 143.21 feet, to the Westerly line of lands described and recorded in Official Records Volume 6750, page 2374 of the Current Public Records of said County; run thence, along the Westerly line, and then along the Southerly line of last said lands, the following two (2) courses and distances: Course No. 1: S 06°50'03" W., a distance of 150.00 feet; Course No. 2: N 88°31'41" E., a distance of 290.00 feet, to a point on the Westerly Right of Way line of LEE ROAD; run thence S 06°50'03" W., along said Westerly Right of Way line of LEE ROAD, a distance of 1,115.96 feet, to the POINT OF BEGINNING.

The lands thus described, contains 478,724 Square Feet, or 10.99 Acres, more or less, in Area.



**ADOPTION AND DEDICATION**

This is to certify that Brookwood Forest Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as BROOKWOOD FOREST WEST, having caused the same to be surveyed and subdivided, and that Southtrust Bank of Florida, N.A. is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. BROOKWOOD FOREST BOULEVARD and JONES CREEK DRIVE, Easements for Drainage, and Non-Access Easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns.

All Private Easements and Tract "A" (Stormwater Management Facility) & Tract "B" (Conservation Area) are the sole and exclusive property of the owner, Brookwood Forest Joint Venture, its successors and assigns.

The drainage easements over, under, across and through the lake/stormwater management facility shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

- (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lake/stormwater management facility which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lake/stormwater management facility, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- (2) The lake and treatment system shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lake/stormwater management facility are the responsibility of the owner, its successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (3) The City of Jacksonville, its successors and assigns, 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 developer or any other person within the area of the lands hereby platted, or of the lake and treatment system shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lake/stormwater management facility and the control structures to affect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and 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 lakes/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 BROOKWOOD FOREST WEST. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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.

The Easements designated hereon as "Utility Easement" and Tract "C" (Lift Station) are hereby irrevocably dedicated to United Water Florida, Inc., its successors and assigns.

In witness thereof, Brookwood Forest Joint Venture, a Florida General Partnership has caused these presents to be signed by its Managing Partner.

This 22<sup>nd</sup> Day of July 1997.

SOUTHTRUST BANK of Florida, N.A.

Witness: George D. Jennings  
Print or type name

By: Robert K. Bealy  
Robert Bealy  
Vice President of Southtrust Bank of Florida, N.A.

Witness: Alicia Moody  
Print or type name

Witness: Mark A. Floridi  
Print or type name

By: Gregory E. Matovina  
Gregory E. Matovina  
an individual and  
Managing General Partner of BROOKWOOD FOREST JOINT VENTURE, a Florida General Partnership

Witness: Andrew Longwell  
Print or type name

NOTARY FOR SOUTHTRUST BANK of FLORIDA, N.A.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, A.D., 1997 by Robert Bealy, Vice President of Southtrust Bank of Florida, N.A., known to me or who has produced as identification and who has not taken an oath on behalf of the Corporation.

By: Ingrid C. Thompson  
Notary Public, State of Florida  
Type or print name Ingrid C. Thompson  
My Commission Expires: \_\_\_\_\_

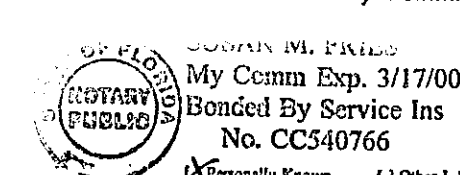


NOTARY FOR BROOKWOOD FOREST

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of July, A.D., 1997 by Gregory E. Matovina, an individual, Managing General Partner of BROOKWOOD FOREST JOINT VENTURE, a Florida General Partnership, known to me or who has produced as identification and who has not taken an oath on behalf of the Joint Venture.

By: Susan M. Fries  
Notary Public, State of Florida  
Type or print name SUSAN M. FRIES  
My Commission Expires: 3-17-2000



**CLERK'S CERTIFICATE 97-190485**

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 51 Pages 57 of the Public Records of Duval County, Florida, this 25<sup>th</sup> day of August, A.D., 1997.

By: Henry Cook Deputy Clerk  
Clerk of the Circuit Court

**APPROVED FOR THE RECORD**

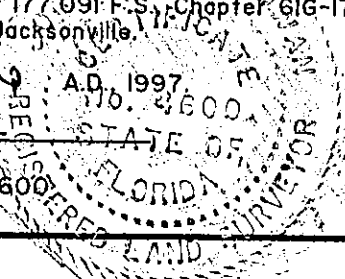
This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: James E. Moore  
Director of Public Works  
Date: 8/15/97

**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 of the requirements of Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F.S., Chapter 616-17.003 F.A.C. and Section 654.10 Ordinance Code of the City of Jacksonville.

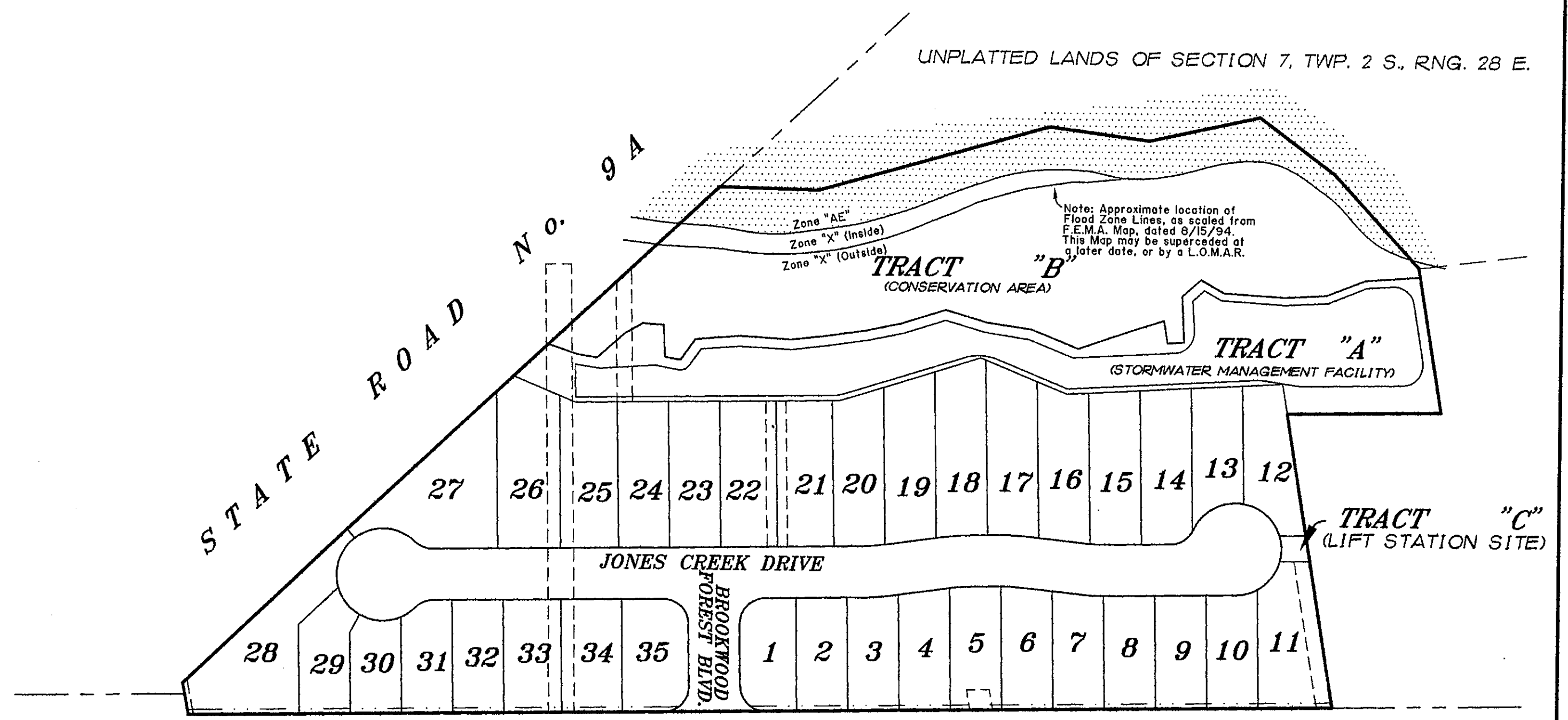
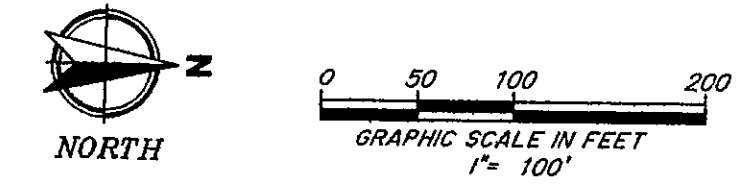
Signed and sealed this 25<sup>th</sup> day of July, A.D. 1997.  
By: Jonathan B. Bowman  
Jonathan B. Bowman  
Florida Registered Land Surveyor No. 4800



Approved 8/21/97  
Date  
A. Hall  
City Engineer  
for Director of Public Works  
Approved 8/25/97  
Date  
Gregory E. Matovina  
for General Counsel

**BROOKWOOD FOREST WEST**  
 A Portion of Section 7, Township 2 South,  
 Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **51** PAGE **57A**  
 SHEET TWO (2) OF SIX (6) SHEETS.



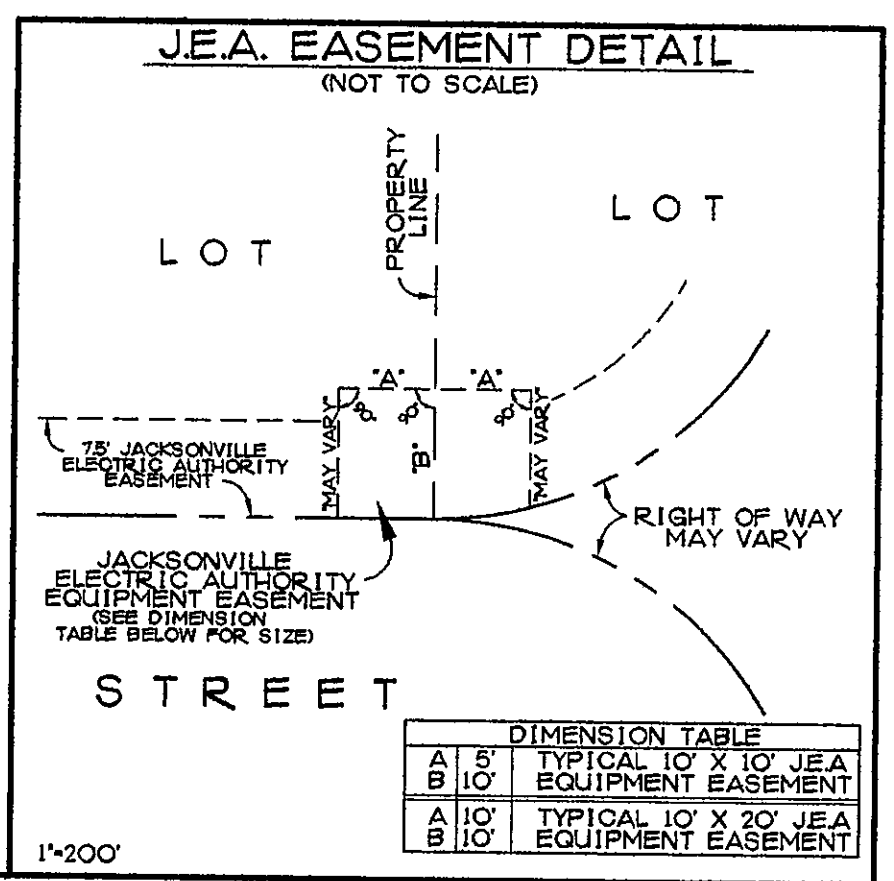
ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
Sq. Ft.	Square Feet
CL	Centerline
CL	Denotes Tabulated Curve Data
LI	Denotes Tabulated Line Data
+	Denotes Street Name Change Point

- GENERAL NOTES:
- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped P.L.S. 4600, Permanent Reference Monument, (P.R.M.)
  - Denotes Set P.K. Nail and Brass Disk, stamped P.L.S. 4600, Permanent Control Point, (P.C.P.)
  - Bearings shown hereon are based on the Westerly Right of Way line of LEE ROAD, as S 06°50'03" W.
  - NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Current Public Records of said Duval County, Florida.
  - All platted 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 or 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.
  - The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
  - Certain Easements are reserved for the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.
- "J.E.A.E.E." Denotes Jacksonville Electric Authority Equipment Easement. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said Easement by the Jacksonville Electric Authority.
- "J.E.A.E." Denotes Jacksonville Electric Authority Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each Lot Owner for the removal and for replacement of such items.
- 8) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
- 9) The Easement(s) 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.
- The easements shown hereon and designated as Unobstructed/Access Easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.

BROOKWOOD FOREST  
 PLAT BOOK 39, PAGES 83 AND 83A

BROOKWOOD FOREST UNIT TWO  
 PLAT BOOK 40, PAGES 38 AND 38A



P.S.D. # 97-003  
 CITY DEVELOPMENT # 3479  
**RICHARD A. MILLER & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 6701 BEACH BLVD., SUITE #200  
 JACKSONVILLE, FLORIDA 32216  
 Fax (904) 721-5759  
 Tele. (904) 721-1226

# BROOKWOOD FOREST WEST

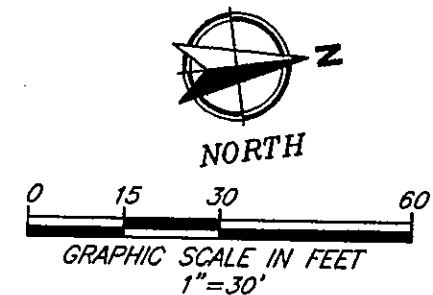
A Portion of Section 7, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 51 PAGE 57B

SHEET THREE (3) OF SIX (6) SHEETS.  
SEE SHEET TWO (2) FOR GENERAL NOTES

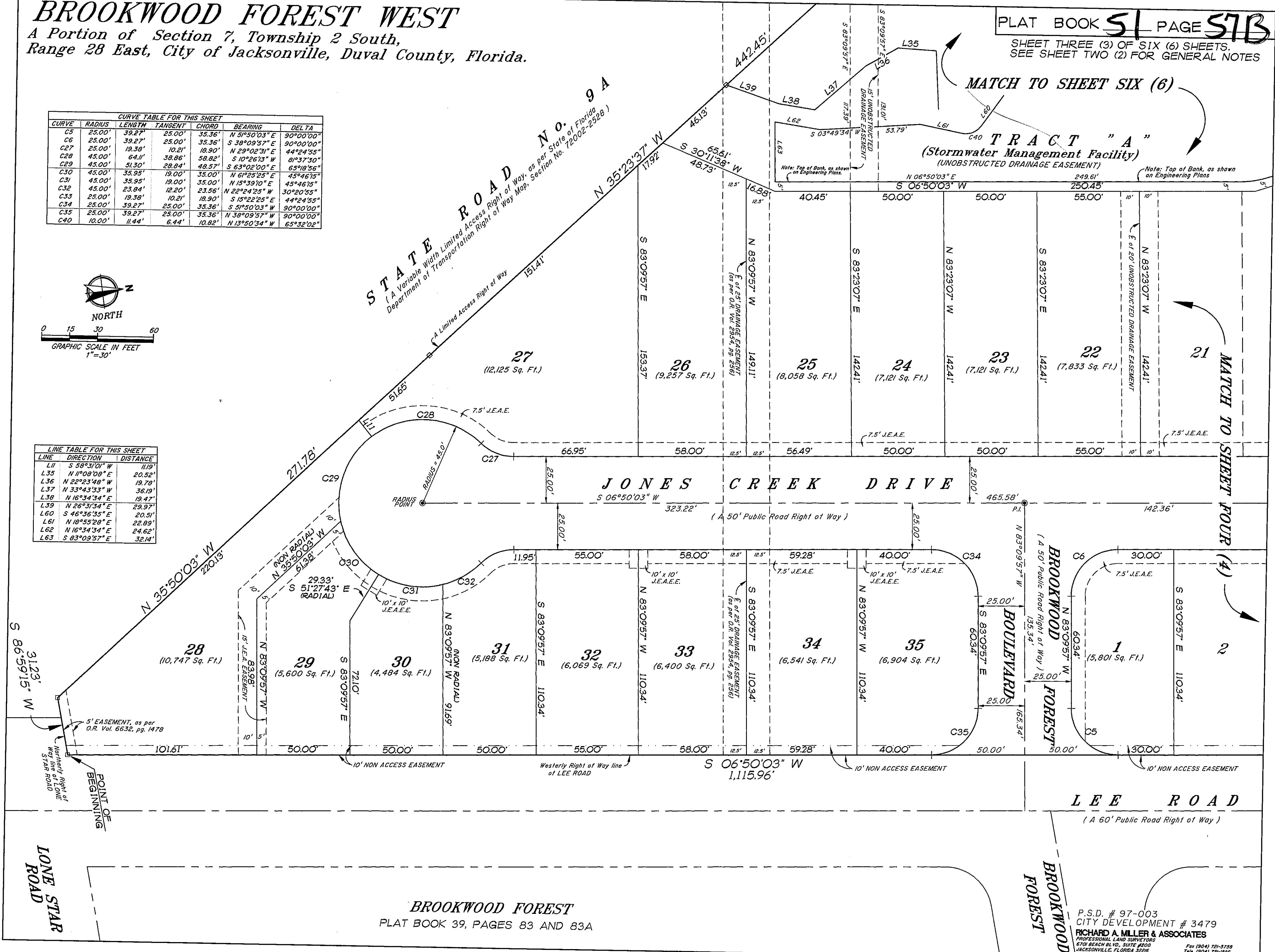
**CURVE TABLE FOR THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	25.00'	39.27'	25.00'	35.36'	N 51°50'03" E	90°00'00"
C6	25.00'	39.27'	25.00'	35.36'	S 38°09'57" E	90°00'00"
C27	25.00'	19.38'	10.21'	18.90'	N 29°02'31" E	44°24'55"
C28	45.00'	64.11'	38.86'	58.82'	S 10°26'13" W	81°37'30"
C29	45.00'	91.30'	28.84'	48.57'	S 63°02'00" E	65°18'56"
C30	45.00'	35.95'	19.00'	35.00'	N 61°25'25" E	45°46'15"
C31	45.00'	35.95'	19.00'	35.00'	N 15°39'10" E	45°46'15"
C32	45.00'	23.84'	12.20'	23.56'	N 22°24'25" E	30°20'55"
C33	25.00'	19.38'	10.21'	18.90'	S 15°22'25" E	44°24'55"
C34	25.00'	39.27'	25.00'	35.36'	S 51°50'03" W	90°00'00"
C35	25.00'	39.27'	25.00'	35.36'	N 38°09'57" W	90°00'00"
C40	10.00'	11.44'	6.44'	10.82'	N 13°50'34" W	65°32'02"



**LINE TABLE FOR THIS SHEET**

LINE	DIRECTION	DISTANCE
L11	S 58°31'01" W	11.91'
L35	N 11°08'08" E	20.52'
L36	N 22°23'48" W	19.78'
L37	N 33°43'33" W	38.19'
L38	N 16°34'34" E	18.47'
L39	N 26°31'34" E	29.97'
L60	S 46°36'35" E	20.51'
L61	N 18°55'28" E	22.89'
L62	N 16°34'34" E	24.62'
L63	S 83°09'57" E	32.14'



**STATE ROAD No. 9A**  
(A Variable Width Limited Access Right of Way, as per State of Florida Department of Transportation Right of Way Map, Section No. 72002-2528)

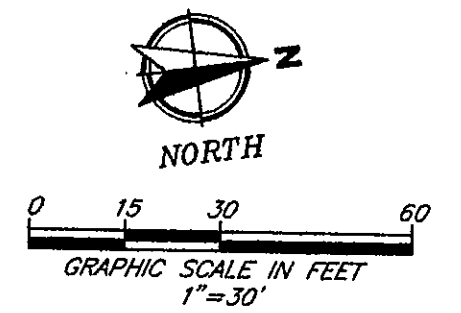
**TRACT "A"**  
(Stormwater Management Facility)  
(UNOBSTRUCTED DRAINAGE EASEMENT)

P.S.D. # 97-003  
CITY DEVELOPMENT # 3479  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
8709 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Tel. (904) 721-5728  
Fax (904) 721-0226

**BROOKWOOD FOREST**  
PLAT BOOK 39, PAGES 83 AND 83A

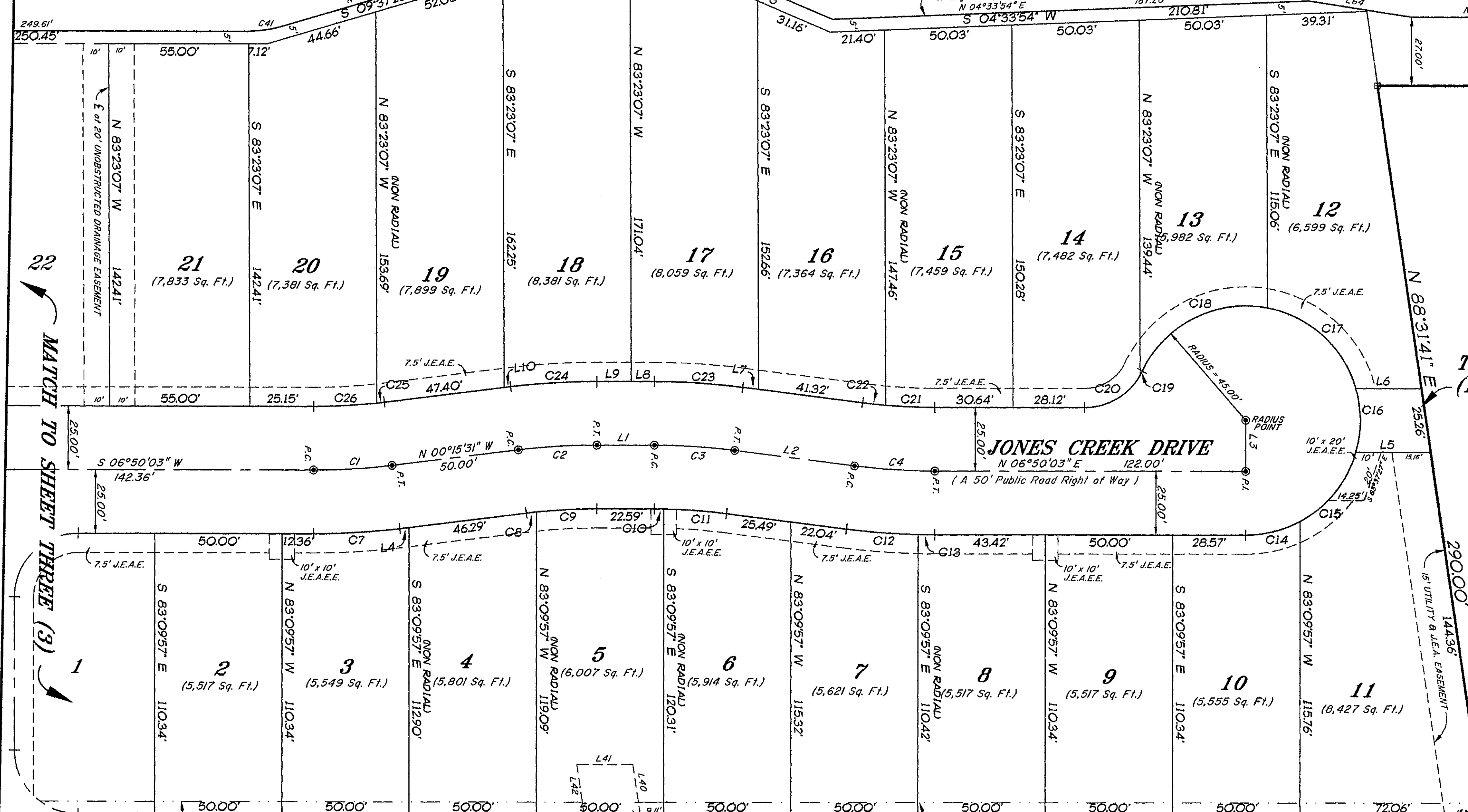
# BROOKWOOD FOREST WEST

A Portion of Section 7, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.



**TRACT "A"**  
(61,991 Sq. Ft.)  
(Stormwater Management Facility)  
UNOBSTRUCTED DRAINAGE EASEMENT  
MATCH TO SHEET SIX (6)

**TRACT "A"**  
(61,991 Sq. Ft.)  
(Stormwater Management Facility)  
UNOBSTRUCTED DRAINAGE EASEMENT



LINE TABLE FOR THIS SHEET

LINE	DIRECTION	DISTANCE
L1	S 06°50'03" W	22.59'
L2	N 14°05'11" E	47.53'
L3	S 83°09'57" E	20.00'
L4	N 00°15'31" W	3.71'
L5	N 06°49'57" E	29.40'
L6	N 06°49'57" E	25.75'
L7	N 14°05'11" E	6.21'
L8	S 06°50'03" W	9.13'
L9	S 06°50'03" W	13.46'
L10	N 00°15'31" W	2.60'
L40	S 88°29'37" W	20.00'
L41	N 06°50'03" E	22.00'
L42	S 88°29'37" W	20.00'
L64	S 15°42'16" W	40.74'

MATCH TO SHEET THREE (3)

MATCH TO SHEET FIVE (5)

**TRACT "C"**  
(Lift Station Site)  
(660 Sq. Ft.)

Unplatted lands of Section 7, Twp. 2 S., Rng. 28 E.  
Lands described and recorded  
in Official Records Volume  
6750, page 2374

## LEE ROAD

(A 60' Public Road Right of Way)

BROOKWOOD FOREST

BROOKWOOD FOREST UNIT TWO  
PLAT BOOK 40, PAGES 38 AND 38A

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	30.95'	15.49'	30.93'	N 03°17'16" E	07°05'34"
C2	250.00'	30.95'	15.49'	30.93'	S 03°17'16" W	07°05'34"
C3	250.00'	31.64'	15.84'	31.62'	S 10°27'37" W	07°15'08"
C4	250.00'	31.64'	15.84'	31.62'	N 10°27'37" E	07°15'08"
C7	275.00'	34.04'	17.04'	34.02'	N 03°17'16" E	07°05'34"
C8	225.00'	4.09'	2.05'	4.09'	S 00°15'45" W	01°02'31"
C9	225.00'	23.76'	11.89'	23.75'	S 03°48'31" W	06°03'03"
C10	225.00'	3.69'	1.85'	3.69'	S 07°18'16" W	00°56'26"
C11	225.00'	24.79'	12.41'	24.77'	S 10°55'50" W	06°18'42"
C12	275.00'	28.23'	14.13'	28.22'	N 11°08'43" E	05°52'55"
C13	275.00'	6.58'	3.29'	6.58'	N 07°31'09" E	01°22'13"
C14	45.00'	23.11'	11.81'	22.85'	N 06°53'25" W	29°25'17"
C15	45.00'	35.69'	18.85'	34.77'	N 44°19'29" W	45°26'51"
C16	45.00'	25.33'	13.01'	25.00'	N 83°10'34" W	32°15'19"
C17	45.00'	49.47'	27.37'	47.02'	S 49°12'11" W	62°59'12"

CURVE TABLE FOR THIS SHEET

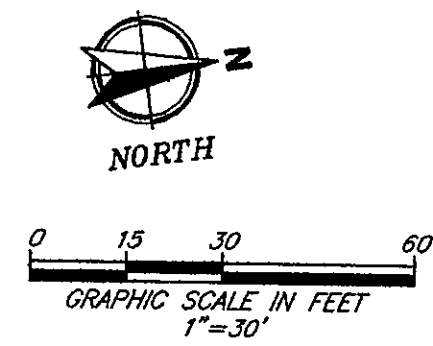
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	45.00'	59.29'	34.84'	55.09'	S 20°02'18" E	75°29'33"
C19	25.00'	1.64'	0.82'	1.64'	N 55°53'55" W	03°46'06"
C20	25.00'	26.35'	14.68'	23.32'	N 23°35'25" W	60°50'55"
C21	225.00'	18.39'	9.70'	18.39'	N 09°18'11" E	04°56'16"
C22	225.00'	9.09'	4.54'	9.09'	N 12°55'45" E	02°18'51"
C23	275.00'	34.81'	17.43'	34.78'	S 10°27'37" W	07°15'08"
C24	275.00'	34.04'	17.04'	34.02'	S 03°17'16" W	07°05'34"
C25	225.00'	2.96'	1.48'	2.96'	N 00°17'06" E	00°45'13"
C26	225.00'	24.89'	12.46'	24.88'	N 03°39'52" E	06°20'21"
C36	20.00'	34.32'	23.13'	30.26'	N 42°19'09" W	98°19'22"
C41	50.00'	14.36'	7.23'	14.31'	N 07°23'40" W	16°27'26"
C42	50.00'	34.52'	17.98'	33.84'	S 10°09'27" W	39°33'40"

P.S.D. # 97-003  
CITY DEVELOPMENT # 3479  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Feb (1904) 721-2789  
Feb (1904) 721-2826

# BROOKWOOD FOREST WEST

A Portion of Section 7, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

SHEET FIVE (5) OF SIX (6) SHEETS.  
SEE SHEET TWO FOR GENERAL NOTES



CURVE TABLE FOR THIS SHEET

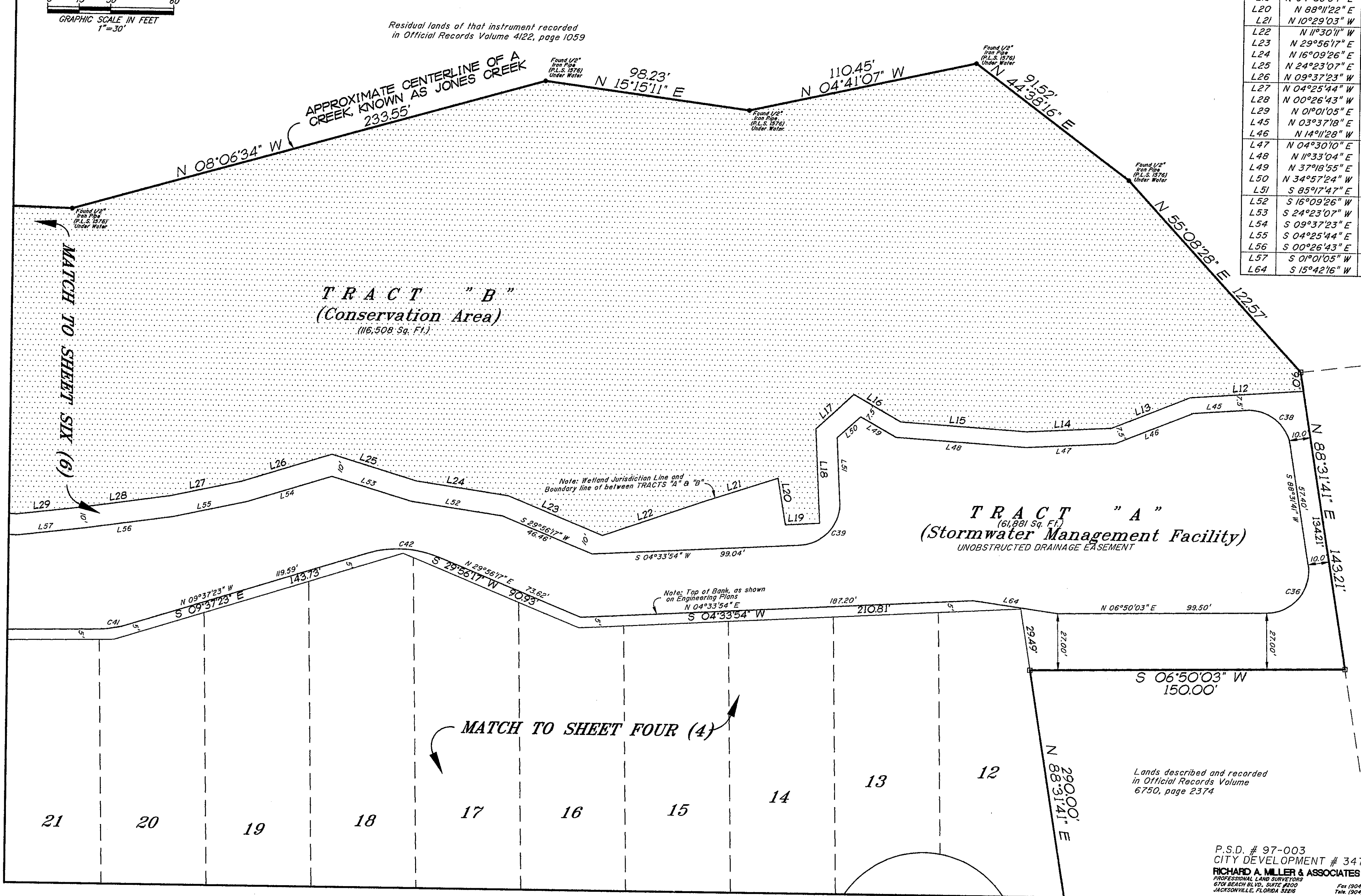
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C36	20.00'	34.32'	23.13'	30.26'	N 42°19'08" W	98°18'22"
C38	20.00'	29.64'	18.30'	27.00'	S 46°04'29" W	84°54'23"
C39	20.00'	31.37'	19.95'	28.25'	N 40°21'56" W	89°51'41"
C41	50.00'	14.36'	7.23'	14.31'	N 01°23'40" W	16°27'26"
C42	50.00'	34.52'	17.99'	33.84'	S 10°09'27" W	39°33'40"

LINE TABLE FOR THIS SHEET

LINE	DIRECTION	DISTANCE
L12	N 03°37'18" E	54.03'
L13	N 14°11'28" W	40.11'
L14	N 04°30'10" E	40.50'
L15	N 11°33'04" E	60.23'
L16	N 37°18'55" E	25.66'
L17	N 34°57'24" W	24.36'
L18	N 85°17'47" W	45.09'
L19	N 04°33'54" E	16.35'
L20	N 88°11'22" E	22.49'
L21	N 10°29'03" W	36.35'
L22	N 11°30'11" W	51.81'
L23	N 29°56'17" E	48.76'
L24	N 16°09'26" E	44.29'
L25	N 24°23'07" E	42.15'
L26	N 09°37'23" W	45.03'
L27	N 04°25'44" W	34.78'
L28	N 00°26'43" W	41.73'
L29	N 01°01'05" E	31.79'
L45	N 03°37'18" E	25.18'
L46	N 14°11'28" W	40.17'
L47	N 04°30'10" E	42.20'
L48	N 11°33'04" E	62.40'
L49	N 37°18'55" E	19.30'
L50	N 34°57'24" W	14.98'
L51	S 85°17'47" E	30.42'
L52	S 16°09'26" W	43.81'
L53	S 24°23'07" W	39.82'
L54	S 09°37'23" E	42.42'
L55	S 04°25'44" E	35.58'
L56	S 00°26'43" E	42.20'
L57	S 01°01'05" W	32.79'
L64	S 15°42'16" W	40.74'

Unplatted lands of Section 7, Twp. 2 S., Rng. 28 E.

Residual lands of that instrument recorded in Official Records Volume 4122, page 1059



Lands described and recorded in Official Records Volume 6750, page 2374

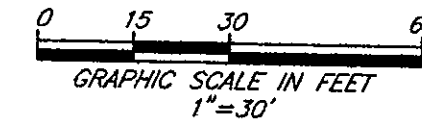
P.S.D. # 97-003  
CITY DEVELOPMENT # 3479  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BETH BLVD., SUITE 8000  
JACKSONVILLE, FLORIDA 32216  
Tel: (904) 721-5759  
Fax: (904) 721-1226

# BROOKWOOD FOREST WEST

A Portion of Section 7, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **31** PAGE **57E**

SHEET SIX (6) OF SIX (6) SHEETS.  
SEE SHEET TWO FOR GENERAL NOTES



CURVE TABLE FOR THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C40	10.00'	11.44'	6.44'	10.82'	N 13°50'34" W	65°32'02"
C41	50.00'	14.36'	7.23'	14.31'	N 01°23'40" W	16°27'26"
C42	50.00'	34.52'	17.98'	33.84'	S 10°09'27" W	39°33'40"

LINE TABLE FOR THIS SHEET		
LINE	DIRECTION	DISTANCE
L24	N 16°09'26" E	44.29'
L25	N 24°23'07" E	42.15'
L26	N 09°37'23" W	45.03'
L27	N 04°25'44" W	34.78'
L28	N 00°26'43" W	41.73'
L29	N 01°01'05" E	31.79'
L30	N 11°01'06" E	50.86'
L31	N 03°09'31" E	43.33'
L32	N 46°36'35" W	25.15'
L33	N 18°55'28" E	15.10'
L34	S 85°15'04" E	31.36'
L35	N 11°08'08" E	20.52'
L36	N 22°23'48" W	19.78'
L37	N 33°43'33" W	36.19'
L38	N 16°34'34" E	19.47'
L39	N 26°31'34" E	29.97'
L52	S 16°09'26" W	43.81'
L53	S 24°23'07" W	39.82'
L54	S 09°37'23" E	42.42'
L55	S 04°25'44" E	35.58'
L56	S 00°26'43" E	42.20'
L57	S 01°01'05" W	32.79'
L58	S 11°01'06" W	51.04'
L59	S 03°09'31" W	38.01'
L60	S 46°36'35" E	20.51'
L61	N 18°55'28" E	22.89'
L62	N 16°34'34" E	24.62'
L63	S 83°09'57" E	32.14'

Unplatted lands of Section 7,  
Twp. 2 S., Rng. 28 E.

Residual lands of that instrument recorded  
in Official Records Volume 4122, page 1059

APPROXIMATE CENTERLINE OF A  
CREEK, KNOWN AS JONES CREEK  
N 08°06'34" W

233.55'

96.44'  
N 09°10'29" E

MATCH TO SHEET FIVE (5)

TRACT "B"  
(Conservation Area)  
(116,508 Sq. Ft.)

Note: Wetland Jurisdiction Line and  
Boundary line of between TRACTS "A" & "B"

TRACT "A"  
(Stormwater Management Facility)  
(61,881 Sq. Ft.)  
UNOBSTRUCTED DRAINAGE EASEMENT

STATE ROAD No. 9A  
(A Variable Width Limited Access Right of Way, as per State of Florida  
Department of Transportation Right of Way Map, Section No. 72002-2528)

A Limited Access Right of Way

MATCH TO SHEET THREE (3)

P.S.D. # 97-003  
CITY DEVELOPMENT # 3479  
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Bndrv. Survey I G-679\*

