

# COACHMAN LAKES UNIT ONE

BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 53 PAGE 51  
PAGE 1 OF 3 PAGES

### CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89°05'52" EAST, 861.74 FEET; THENCE NORTH 00°27'41" WEST, 900.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6831, PAGE 607; THENCE NORTH 89°05'52" EAST, 193.53 FEET TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 03°11'33" EAST, ALONG THE EAST LINE OF LAST MENTIONED LANDS, 1002.55 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°05'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, 237.42 FEET; THENCE NORTH 09°47'06" WEST, 616.24 FEET TO THE SOUTH LINE OF AN 80-FOOT WIDE STRIP OF LAND AS DESCRIBED IN VOLUME 6168, PAGE 393 OF SAID OFFICIAL RECORDS; THENCE NORTH 89°50'28" EAST, ALONG THE SOUTH LINE OF SAID STRIP OF LAND, 820.15 FEET; THENCE SOUTH 00°00'00" WEST, 24.76 FEET; THENCE SOUTH 11°56'59" WEST, 51.33 FEET; THENCE NORTH 89°50'28" EAST, 117.61 FEET; THENCE SOUTH 65°00'00" EAST, 31.96 FEET; THENCE SOUTH 00°00'00" WEST, 75.00 FEET; THENCE SOUTH 14°00'00" EAST, 213.69 FEET; THENCE SOUTH 51°00'00" WEST, 208.80 FEET; THENCE SOUTH 62°42'58" WEST, 106.01 FEET; THENCE SOUTH 32°05'33" EAST, 51.53 FEET; THENCE SOUTH 39°00'00" EAST, 150.32 FEET; THENCE SOUTH 15°18'17" EAST, 50.95 FEET; THENCE SOUTH 13°00'00" EAST, 118.86 FEET; THENCE SOUTH 05°08'33" WEST, 48.02 FEET; THENCE SOUTH 18°43'16" WEST, 49.93 FEET; THENCE SOUTH 53°15'36" WEST, 50.20 FEET; THENCE SOUTH 20°37'48" EAST, 109.90 FEET; THENCE SOUTH 14°55'49" EAST, 50.35 FEET; THENCE SOUTH 20°37'48" EAST, 105.00 FEET; THENCE SOUTH 69°22'12" WEST, 120.00 FEET; THENCE NORTH 20°37'48" WEST, 22.62 FEET; THENCE SOUTH 69°22'12" WEST, 110.00 FEET; THENCE SOUTH 20°37'48" EAST, 60.00 FEET; THENCE SOUTH 69°22'12" WEST, 60.00 FEET; THENCE SOUTH 20°37'48" EAST, 38.78 FEET; THENCE SOUTH 88°50'41" WEST, 63.64 FEET; THENCE SOUTH 50°30'12" WEST, 383.11 FEET; THENCE NORTH 39°29'48" WEST, 80.94 FEET TO THE POINT OF BEGINNING.

### FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0229, SUFFIX E, INDEX DATED AUGUST 15, 1989

### CLERK'S CERTIFICATE: 2000109835

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 53 PAGES 51, 51A, 51B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 16th DAY OF May, A.D., 2000

Henry W. Cook  
CLERK: HENRY W. COOK

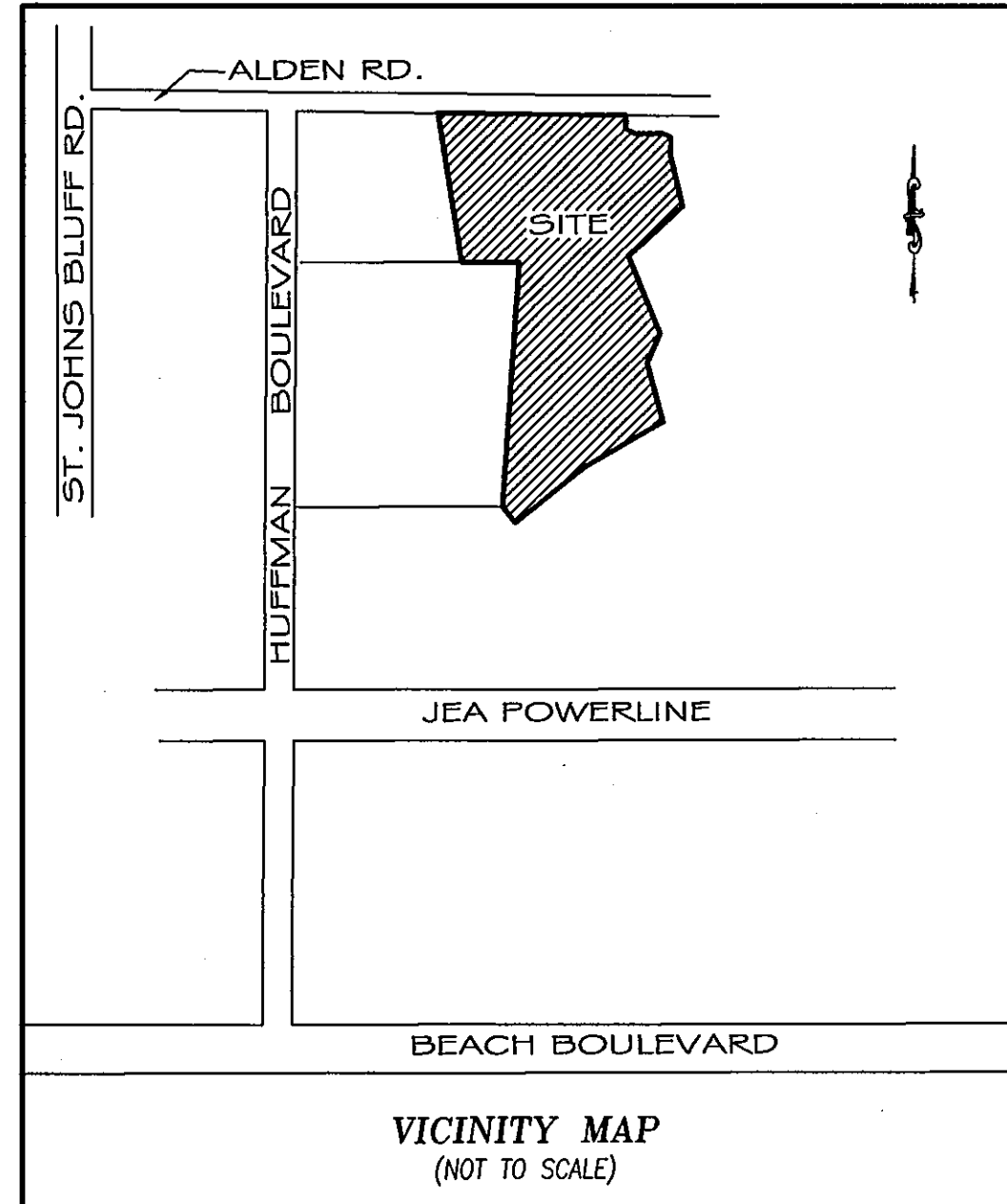
By: Jackson  
DEPUTY CLERK

### 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

THIS 15th DAY OF MAY, A.D., 2000

for St Hall  
DIRECTOR OF PUBLIC WORKS



### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT COACHMAN LAKES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COACHMAN LAKES UNIT ONE, AND THAT TUCKER FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION d/b/a FAIRFIELD MORTGAGE IS THE HOLDER OF THE MORTGAGE OF SAID LANDS, 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 ROADS, PARKWAYS, LANES, COURTS, DRIVES, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT THE PRIVATE EASEMENTS, LANDSCAPE AND SIGN EASEMENTS, CONSERVATION AND UNDISTURBED NATURAL TREATMENT EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT THE JEA EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE 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 FACILITIES 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 FACILITIES, 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/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES. 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 PLATED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES 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 FACILITIES AND THE CONTROL STRUCTURES TO EFFECT 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 LAKE/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 COACHMAN LAKES UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE LIFT STATION SITE SHOWN HEREON AS "TRACT A" IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 'JEA-EE' 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.

IN WITNESS WHEREOF THE ABOVE NAMED COACHMAN LAKES, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27 DAY OF April A.D., 2000

### COACHMAN LAKES, INC.

WITNESS: Sandra Spencer  
WITNESS: James Ricky Wood  
JAMES RICKY WOOD, PRESIDENT OF COACHMAN LAKES, INC.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF April A.D., 2000 BY JAMES RICKY WOOD, PRESIDENT OF COACHMAN LAKES, INC. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.  
Sandra Spencer  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 06/04/2003

### MORTGAGEE'S JOINDER

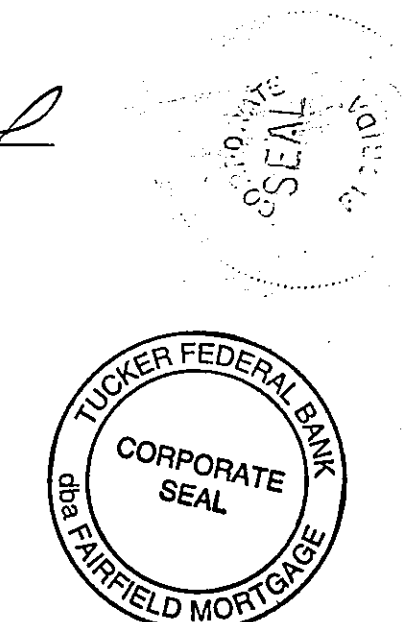
TUCKER FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION d/b/a FAIRFIELD MORTGAGE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED SEPTEMBER 24, 1999 AND RECORDED IN OFFICIAL RECORDS BOOK 9421, PAGE 208 AND THAT CERTAIN UCC-1 FINANCING STATEMENT DATED SEPTEMBER 24, 1999, AND RECORDED IN OFFICIAL RECORDS BOOK 9421, PAGE 237 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. HEREBY CONSENTS TO THIS PLAT AND JOINS ITS DEDICATION.

WITNESS: Kim M. Hunt  
WITNESS: Stephen C. Meadows  
STEPHEN C. MEADOWS, VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April A.D., 2000 BY STEPHEN C. MEADOWS, VICE PRESIDENT TUCKER FEDERAL SAVINGS AND LOAN ASSOCIATION.

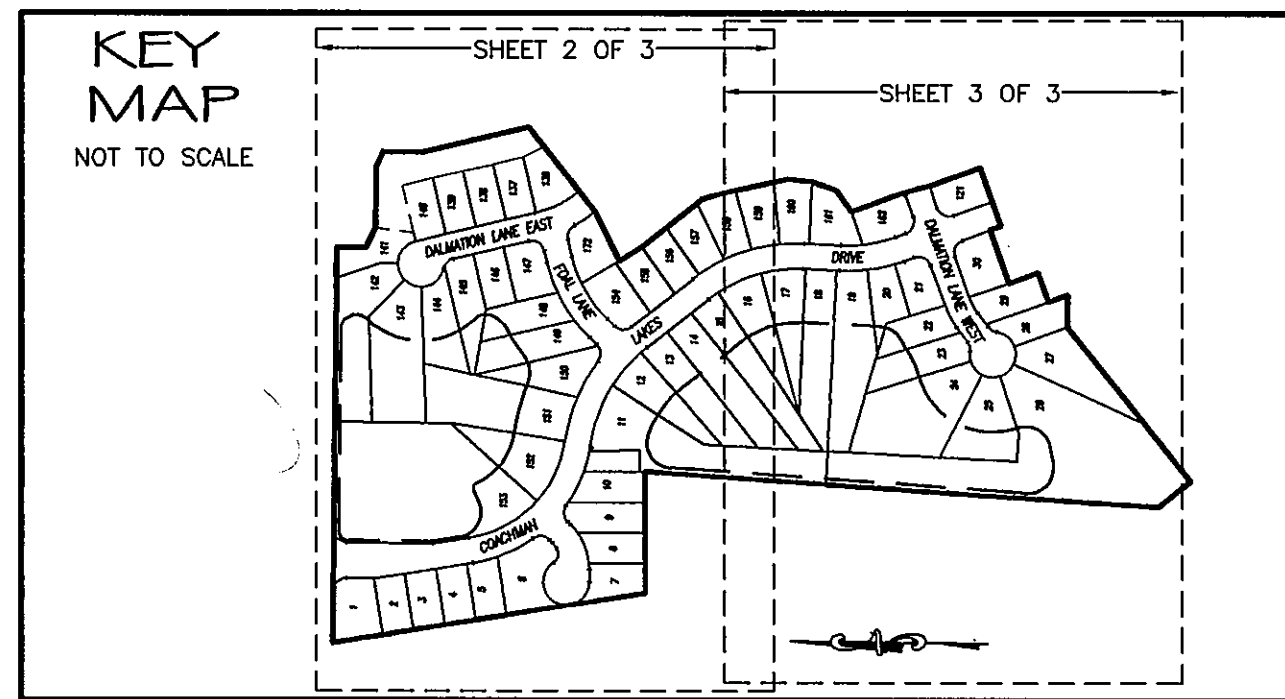
HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.  
Jackie L. Alexander  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: March 8, 2002



PSD NO. 97-026  
CD NO. 4232.1

PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB #4622

Approved 5/3/2000  
Date  
St Hall  
City Engineer  
for Director of Public Works  
Approved 5-12-2000  
Date  
Henry W. Cook  
for General Counsel



### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 3rd DAY OF May, 2000

Glenn E. McGregor  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

### 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 DUVAL COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 24th DAY OF APRIL A.D., 2000

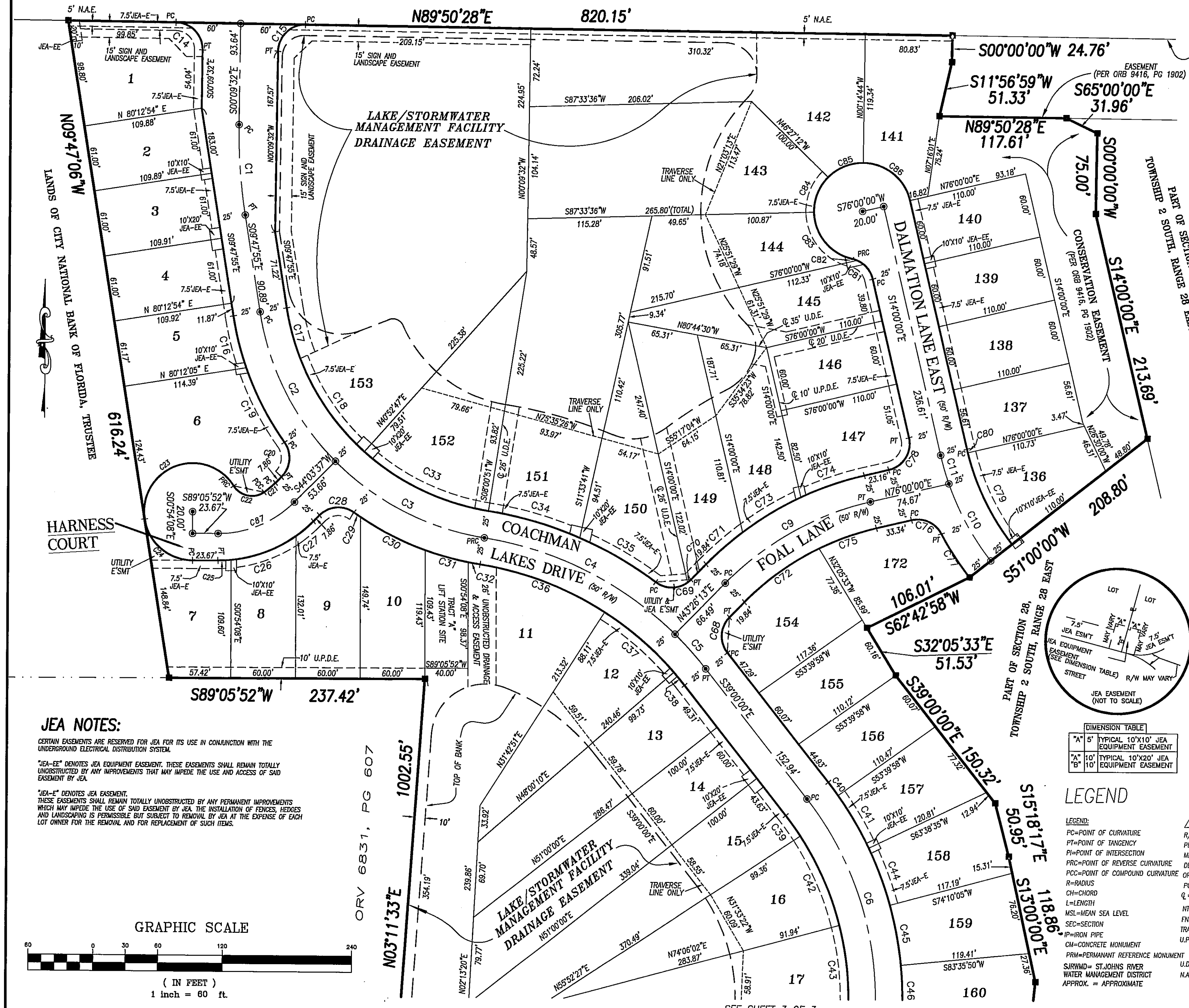
Charles Robert Lee  
CHARLES ROBERT LEE  
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5618  
PRIVETT & ASSOC. OF FLORIDA, INC.

# COACHMAN LAKES UNIT ONE

BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **51A**  
PAGE 2 OF 3 PAGES

80-FOOT STRIP OF LAND PER ORV 6168, PG 393



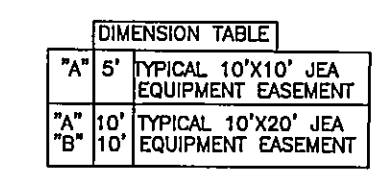
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	09°38'23"	84.12'	500.00'	S04°58'44"E	84.02'
C2	36°08'28"	157.70'	250.00'	S27°52'09"E	153.09'
C3	36°08'28"	157.70'	250.00'	S64°00'37"E	153.09'
C4	35°31'05"	201.47'	325.00'	N64°19'19"W	198.26'
C5	07°23'47"	42.90'	325.00'	N42°46'33"W	42.67'
C6	40°58'26"	214.54'	300.00'	N18°30'47"W	210.00'
C7	22°36'14"	118.35'	300.00'	S09°19'41"E	117.59'
C8	45°02'15"	78.61'	100.00'	N56°34'44"E	76.60'
C9	32°33'47"	156.29'	275.00'	S59°43'07"W	154.20'
C10	18°41'01"	81.53'	250.00'	S29°39'24"E	81.17'
C11	05°18'49"	27.93'	275.00'	S14°05'34"E	27.53'
C12	16°31'15"	43.25'	150.00'	S61°06'35"W	43.10'
C13	09°56'47"	41.3'	250.00'	N58°53'49"E	41.3'
C14	90°00'00"	39.27'	25.00'	N45°09'32"W	35.36'
C15	90°00'00"	39.27'	25.00'	S44°50'28"W	35.36'
C16	10°24'01"	49.44'	275.00'	S14°57'34"E	49.47'
C17	12°23'05"	48.63'	225.00'	S15°52'27"E	48.54'
C18	26°59'12"	105.98'	225.00'	S35°40'36"E	105.00'
C19	16°13'32"	77.88'	275.00'	S28°13'59"E	77.62'
C20	80°24'21"	35.08'	25.00'	N03°51'26"E	32.27'
C21	10°24'01"	49.44'	275.00'	N49°15'37"E	49.60'
C22	92°19'18"	32.23'	20.00'	S79°29'43"E	28.53'
C23	56°34'02"	122.97'	45.00'	S68°29'55"W	88.12'
C24	81°07'08"	63.71'	45.00'	S50°20'37"E	58.52'
C25	05°37'37"	12.29'	125.00'	N86°16'53"E	12.28'
C26	29°41'16"	64.77'	125.00'	N68°37'16"E	64.09'
C27	09°29'41"	21.20'	125.00'	N48°09'07"E	21.17'
C28	80°24'21"	35.08'	25.00'	S84°15'47"W	32.27'
C29	01°32'46"	7.42'	275.00'	S56°18'25"E	7.42'
C30	14°02'26"	67.39'	275.00'	S64°06'01"E	67.22'
C31	08°39'17"	41.54'	275.00'	S75°26'53"E	41.50'
C32	02°16'20"	11.97'	275.00'	S80°59'41"E	11.06'
C33	32°54'39"	129.24'	225.00'	S68°37'23"E	127.47'
C34	14°28'52"	88.46'	350.00'	N74°50'25"W	88.23'
C35	13°22'28"	81.70'	350.00'	N60°54'45"W	81.51'
C36	23°47'43"	124.59'	300.00'	N70°11'00"W	123.70'
C37	16°17'19"	85.29'	300.00'	N50°08'29"W	85.00'
C38	09°29'41"	21.20'	300.00'	N40°29'59"W	15.69'
C39	04°52'27"	23.39'	275.00'	N36°33'46"W	23.39'
C40	02°39'58"	15.12'	325.00'	N37°40'01"W	15.12'
C41	09°58'38"	36.59'	325.00'	N31°20'44"W	36.52'
C42	18°50'10"	90.41'	275.00'	N24°42'28"W	90.00'
C43	17°15'49"	82.86'	275.00'	N06°39'29"W	82.59'
C44	09°56'36"	36.40'	325.00'	N21°23'07"E	36.59'
C45	10°00'39"	56.78'	325.00'	N11°24'29"W	56.71'
C46	08°22'36"	47.81'	325.00'	N02°12'52"W	47.47'
C47	02°26'13"	35.97'	25.00'	S02°13'07"W	32.95'
C48	28°31'35"	31.79'	25.00'	N89°20'42"E	29.69'
C49	09°29'41"	21.20'	25.00'	N48°10'34"E	21.13'
C50	08°36'00"	45.03'	300.00'	S47°44'13"W	44.99'
C51	19°37'42"	85.65'	250.00'	S53°15'05"W	85.23'
C52	18°03'59"	63.18'	300.00'	S58°04'13"W	63.06'
C53	11°53'48"	62.29'	300.00'	S70°03'06"W	62.18'
C54	18°56'14"	56.44'	250.00'	S69°31'58"W	56.56'
C55	75°01'49"	32.74'	25.00'	S29°05'14"W	32.50'
C56	10°01'49"	48.14'	275.00'	S33°59'05"E	48.08'
C57	90°00'00"	39.27'	25.00'	N31°00'00"E	35.36'
C58	24°08'15"	94.79'	225.00'	S26°55'52"E	94.09'
C59	00°51'45"	3.39'	225.00'	S14°25'52"E	3.39'
C60	33°14'01"	23.32'	25.00'	N40°57'05"W	22.64'
C61	10°43'13"	4.68'	25.00'	N73°15'46"W	4.67'
C62	76°36'21"	60.17'	45.00'	S40°19'13"E	53.78'
C63	49°46'19"	35.59'	45.00'	S20°58'05"W	35.09'
C64	46°00'00"	36.13'	45.00'	S66°45'14"W	35.17'
C65	76°14'44"	59.88'	45.00'	N52°07'22"W	55.56'
C66	45°02'15"	78.61'	100.00'	N66°34'44"E	76.60'

### GENERAL NOTES

- 1) BEARINGS SHOWN HEREON REFER TO S 80°55'14"E FOR THE CENTERLINE OF SURVEY A PORTION OF ATLANTIC BLVD. PER D.O.T. R/W MAPS FOR SECTION 72100-3176
- 2) ■ : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622" (EXCEPT WHERE NOTED)
- 3) ● : DENOTES PERMANENT CONTROL POINT STAMPED "PCP-LB-4622"
- 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

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.

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 EASEMENTS BY THE CITY OF JACKSONVILLE.



### LEGEND

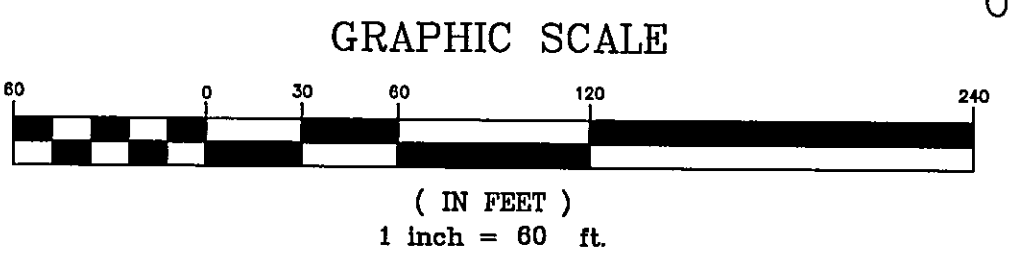
- LEGEND:**
- △=DELTA ANGLE
  - R/W=RIGHT-OF-WAY
  - PC=POINT OF CURVATURE
  - PT=POINT OF TANGENCY
  - PI=POINT OF INTERSECTION
  - PRC=POINT OF REVERSE CURVATURE
  - PPC=POINT OF COMPOUND CURVATURE
  - R=RADIUS
  - CH=CHORD
  - L=LENGTH
  - MSL=MEAN SEA LEVEL
  - SEC=SECTION
  - IP=IRON PIPE
  - CM=CONCRETE MONUMENT
  - PRM=PERMANENT REFERENCE MONUMENT
  - S/R/W=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - APPROX. = APPROXIMATE
  - △=DELTA ANGLE
  - R/W=RIGHT-OF-WAY
  - PB=PLAT BOOK
  - MB=MAP BOOK
  - DB=DEED BOOK
  - ORV=OFFICIAL RECORDS VOLUME
  - PG=PAGE
  - CL=CENTERLINE
  - NTS=NOT TO SCALE
  - FND=FOUND
  - TRAV=TRAVERSE
  - U.P.D.E.=UNOBSTRUCTED PRIVATE DRAINAGE EASEMENT
  - U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT
  - N.A.E.=NON ACCESS EASEMENT

**JEA NOTES:**

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

\*JEA-EE\* DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

\*JEA-E\* DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY 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.



**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB #4622

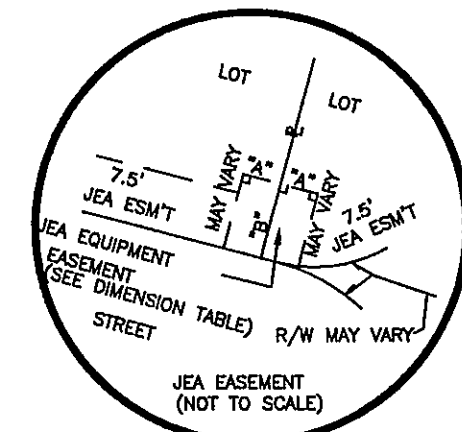
PSD NO. 97-026  
CD NO. 4232.1

SEE SHEET 3 OF 3

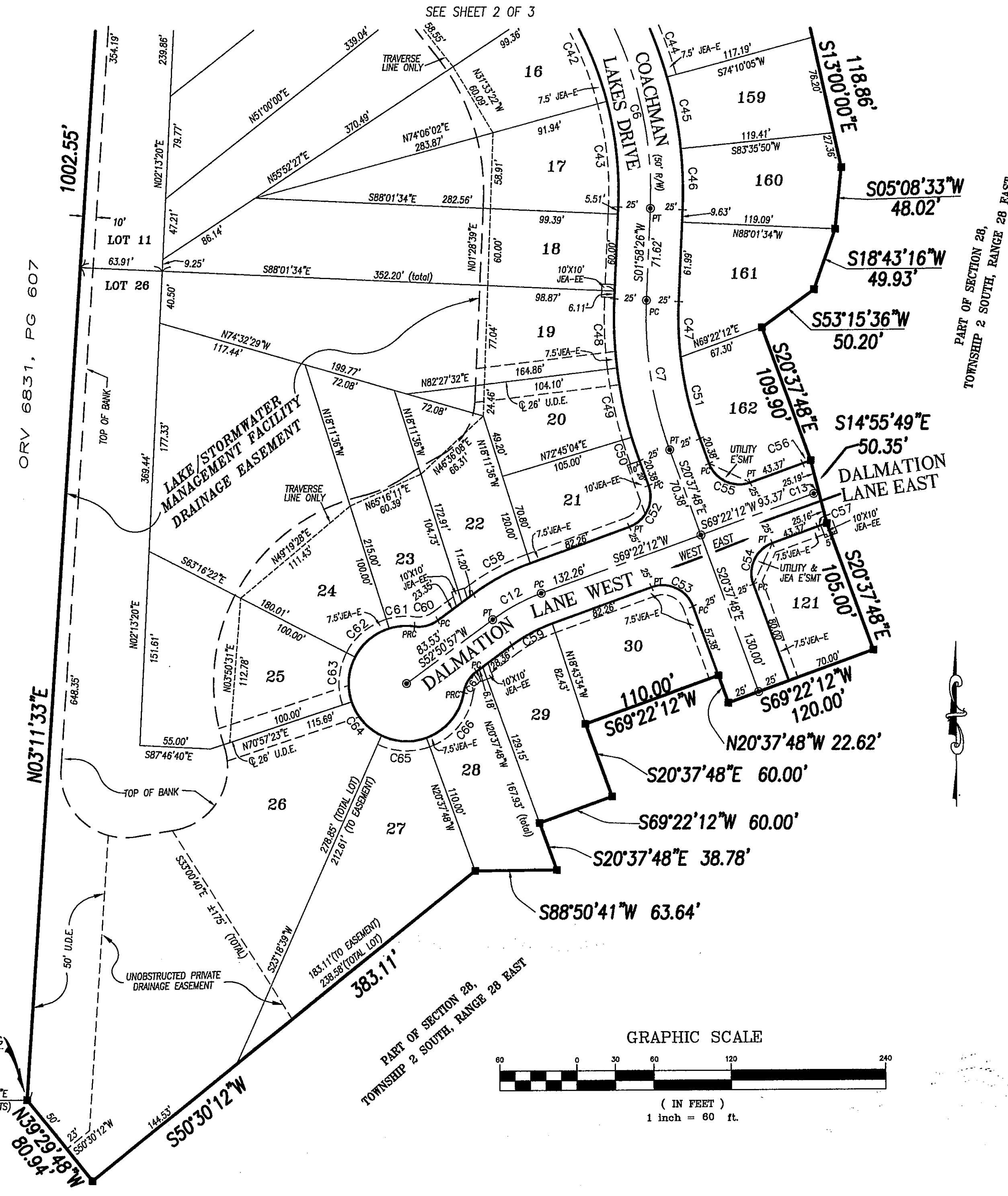
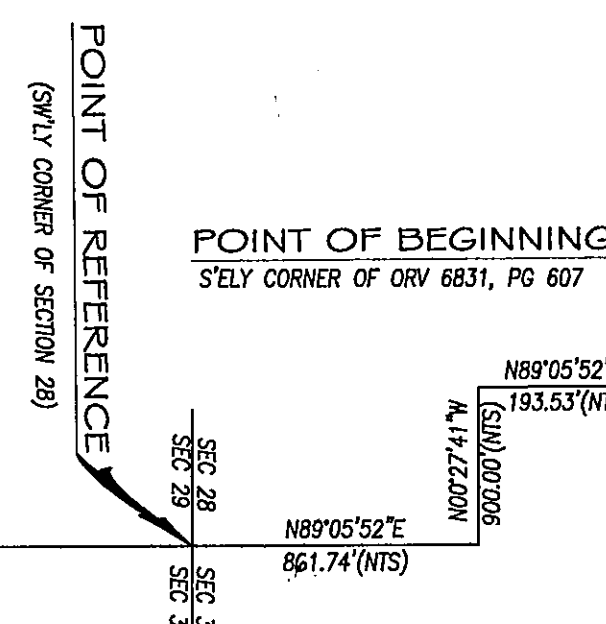
# COACHMAN LAKES UNIT ONE

BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	09°38'23"	84.12'	500.00'	S04°58'44"E	84.02'
C2	36°08'28"	157.70'	250.00'	S27°52'09"E	155.09'
C3	36°08'28"	157.70'	250.00'	S64°00'37"E	155.09'
C4	35°31'05"	201.47'	325.00'	N64°19'19"W	198.25'
C5	07°39'47"	42.20'	325.00'	N42°46'53"W	42.87'
C6	40°38'04"	214.54'	300.00'	N18°38'47"W	210.00'
C7	22°36'14"	118.33'	300.00'	S09°19'41"E	117.59'
C8	45°02'15"	78.61'	100.00'	N66°34'44"E	76.60'
C9	32°33'47"	156.29'	275.00'	S59°43'07"W	154.20'
C10	18°41'11"	81.53'	250.00'	S29°39'24"E	81.17'
C11	05°18'49"	27.58'	250.00'	S17°09'24"E	27.53'
C12	16°31'15"	43.25'	150.00'	S61°06'35"W	43.10'
C13	00°56'47"	4.13'	250.00'	N68°53'49"E	4.13'
C14	90°00'00"	39.27'	25.00'	N45°09'32"W	35.36'
C15	90°00'00"	39.27'	25.00'	S44°59'28"W	35.36'
C16	10°19'18"	49.54'	275.00'	S14°37'34"E	49.47'
C17	12°23'05"	48.53'	225.00'	S13°59'27"E	48.34'
C18	26°59'12"	105.98'	225.00'	S35°40'36"E	105.00'
C19	16°13'32"	77.88'	275.00'	S28°13'59"E	77.62'
C20	80°24'21"	35.08'	25.00'	N03°51'26"E	32.27'
C21	10°24'01"	13.61'	75.00'	N49°15'37"E	13.60'
C22	32°19'18"	32.23'	80.00'	S72°22'43"E	28.85'
C23	35°34'02"	122.97'	45.00'	S68°29'55"W	88.12'
C24	01°07'02"	63.71'	45.00'	S20°20'37"E	58.52'
C25	05°37'57"	12.29'	125.00'	N06°16'33"E	12.28'
C26	29°41'16"	64.77'	125.00'	N68°37'16"E	64.05'
C27	09°43'01"	21.80'	125.00'	N48°55'07"E	21.17'
C28	00°24'24"	35.88'	25.00'	N84°15'47"E	32.27'
C29	01°32'46"	7.42'	275.00'	S25°18'25"E	7.42'
C30	14°02'26"	67.39'	275.00'	S64°06'01"E	67.22'
C31	08°39'17"	41.54'	275.00'	S75°26'53"E	41.50'
C32	02°18'20"	11.07'	275.00'	S90°53'41"E	11.06'
C33	32°14'32"	123.24'	225.00'	S15°37'32"E	127.47'
C34	14°28'58"	88.46'	350.00'	N74°50'25"W	88.23'
C35	13°22'28"	81.70'	350.00'	N60°54'45"W	81.51'
C36	23°47'43"	124.59'	300.00'	N70°11'00"W	123.70'
C37	16°17'19"	85.29'	300.00'	N50°08'29"W	85.00'
C38	02°59'50"	15.62'	300.00'	N40°29'55"W	15.62'
C39	04°15'27"	23.39'	275.00'	N36°33'44"W	23.39'
C40	02°39'58"	15.12'	325.00'	N37°40'01"W	15.12'
C41	09°58'38"	56.59'	325.00'	N31°20'44"W	56.52'
C42	18°50'10"	90.41'	275.00'	N24°42'28"W	90.07'
C43	17°15'49"	82.85'	275.00'	N26°39'29"W	82.59'
C44	09°56'24"	56.10'	325.00'	N21°22'07"W	56.33'
C45	10°00'39"	56.78'	325.00'	N11°24'29"W	56.71'
C46	08°22'36"	47.51'	325.00'	N02°12'52"W	47.47'
C47	09°00'48"	43.26'	275.00'	S02°31'58"E	43.22'
C48	09°30'54"	53.97'	325.00'	S02°47'01"E	53.91'
C49	09°42'28"	55.07'	325.00'	S12°23'42"E	55.00'
C50	03°32'52"	19.18'	325.00'	S18°56'22"E	19.18'
C51	13°35'25"	65.23'	275.00'	S13°50'05"E	65.08'
C52	90°00'00"	39.27'	25.00'	N24°28'12"E	35.36'
C53	90°00'00"	39.27'	25.00'	N65°37'48"W	35.36'
C54	30°00'00"	39.27'	25.00'	S24°22'19"W	35.36'
C55	20°00'00"	39.27'	25.00'	S65°37'48"W	35.36'
C56	01°41'20"	6.63'	225.00'	N68°31'32"E	6.63'
C57	00°20'24"	1.63'	275.00'	N69°12'00"E	1.63'
C58	16°31'15"	50.46'	175.00'	S61°06'35"W	50.29'
C59	16°31'15"	50.46'	125.00'	S61°06'35"W	35.92'
C60	44°24'55"	19.38'	25.00'	N75°03'29"E	18.90'
C61	25°02'13"	19.70'	45.00'	S84°43'16"W	19.53'
C62	45°27'02"	35.70'	45.00'	S49°27'09"W	34.77'
C63	45°46'15"	35.95'	45.00'	S03°50'31"W	35.00'
C64	45°46'15"	35.95'	45.00'	S41°55'44"E	35.00'
C65	45°48'56"	35.98'	45.00'	S27°43'20"E	35.03'
C66	60°56'10"	47.85'	45.00'	N38°54'07"E	45.64'
C67	44°24'55"	19.38'	25.00'	S30°38'30"W	18.90'



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'X20' JEA EQUIPMENT EASEMENT



## GENERAL NOTES AND LEGEND

- 1) BEARINGS SHOWN HEREON REFER TO S 80°55'14"E FOR THE CENTERLINE OF SURVEY A PORTION OF ATLANTIC BLVD. PER D.O.T. R/W MAPS FOR SECTION 72100-3176
- 2) ■ : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622" (EXCEPT WHERE NOTED)
- 3) ⊙ : DENOTES PERMANENT CONTROL POINT STAMPED "PCP-LB-4622"
- 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

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.

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 EASEMENTS BY THE CITY OF JACKSONVILLE.

## JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"JEA-EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

"JEA-E" DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY 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.

PC=POINT OF CURVATURE	△=DELTA ANGLE
PT=POINT OF TANGENCY	R/W=RIGHT-OF-WAY
PI=POINT OF INTERSECTION	PB=PLAT BOOK
PRC=POINT OF REVERSE CURVATURE	MB=MAP BOOK
PCC=POINT OF COMPOUND CURVATURE	DB=DEED BOOK
R=RADIUS	ORV=OFFICIAL RECORDS VOLUME
CH=CHORD	PQ=PAGE
L=LENGTH	Q=CENTERLINE
MSL=MEAN SEA LEVEL	NTS=NOT TO SCALE
SEC=SECTION	FND=FOUND
IP=IRON PIPE	TRAV=TRAVERSE
CM=CONCRETE MONUMENT	PL=PROPERTY LINE
PRM=PERMANENT REFERENCE MONUMENT	
SJRWMD=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
APPROX. = APPROXIMATE	N.A.E. = NON ACCESS EASEMENT
	U.P.D.E. = UNOBSTRUCTED PRIVATE DRAINAGE EASEMENT

