

COACHMAN LAKES UNIT TWO-B

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

PLAT BOOK 54 PAGE 100
PAGE 1 OF 2 PAGES

CAPTION:

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 30, COACHMAN LAKES UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 53, PAGES 51 THROUGH 51B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 20°38'10" EAST, ALONG A WESTERLY LINE OF SAID COACHMAN LAKES UNIT ONE, 22.62 FEET TO A SOUTHWESTERLY CORNER OF LAST SAID PLAT; THENCE NORTH 69°21'50" EAST, ALONG THE SOUTHERLY LINE OF SAID COACHMAN LAKES UNIT ONE AND THE EASTERLY PROLONGATION THEREOF, 180.00 FEET; THENCE NORTH 57°08'10" EAST, 303.03 FEET TO THE EASTERLY LINE OF A CONSERVATION BUFFER AREA AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9416, PAGE 1907, THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING 4 COURSES, COURSE NO.1: THENCE SOUTH 09°59'37" WEST, 210.74 FEET; COURSE NO.2: THENCE SOUTH 10°00'23" EAST, 115.00 FEET; COURSE NO.3: THENCE SOUTH 18°59'37" WEST, 60.00 FEET; COURSE NO.4: THENCE SOUTH 30°00'23" EAST, 33.72 FEET; THENCE SOUTH 81°39'50" WEST, 167.58 FEET; THENCE SOUTH 01°49'29" EAST, 41.87 FEET; THENCE SOUTH 86°27'46" WEST, 104.33 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, SAID CURVE BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 02°13'23" EAST, 12.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°54'31" EAST, 58.90 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45°54'31" EAST, 35.36 FEET; THENCE SOUTH 00°54'31" EAST, 50.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°05'29" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°54'31" EAST, 160.00 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45°54'31" EAST, 35.36 FEET; THENCE SOUTH 07°56'40" WEST, 50.60 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 48°56'37" WEST, 32.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°47'46" WEST, 85.44 FEET; THENCE NORTH 89°05'29" EAST, 185.76 FEET; THENCE SOUTH 58°40'48" EAST, 68.09 FEET; THENCE SOUTH 27°03'09" EAST, 35.64 FEET; THENCE SOUTH 00°54'31" EAST, 371.69 FEET TO THE SOUTHERLY LINE OF SAID SECTION 28, SAME BEING THE SOUTHERLY LINE OF A 150-FOOT WIDE JEA EASEMENT AS DESCRIBED IN SAID OFFICIAL RECORDS IN VOLUME 1780, PAGE 206; THENCE SOUTH 89°05'29" WEST, ALONG SAID SOUTHERLY EASEMENT LINE AND SECTION LINE, 804.71 FEET; THENCE NORTH 00°54'31" WEST, 150.00 FEET; THENCE NORTH 89°05'29" EAST, 85.00 FEET; THENCE NORTH 42°29'24" EAST, 236.38 FEET; THENCE NORTH 47°30'36" WEST, 33.51 FEET; THENCE NORTH 42°29'24" EAST, 160.00 FEET; THENCE NORTH 03°48'59" WEST, 615.74 FEET; THENCE NORTH 20°38'10" WEST, 38.78 FEET TO A SOUTHERLY LINE OF SAID COACHMAN LAKES UNIT ONE; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID COACHMAN LAKES UNIT ONE, THE FOLLOWING 3 COURSES, COURSE NO.1: THENCE NORTH 69°21'50" EAST, 60.00 FEET; COURSE NO.2: THENCE NORTH 20°38'10" WEST, 60.00 FEET; COURSE NO.3: THENCE NORTH 69°21'50" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT COACHMAN LAKES, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COACHMAN LAKES UNIT TWO-B, AND THAT ATLANTIC STATES BANK IS THE HOLDER OF THE MORTGAGE ON 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, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT ANY PRIVATE DRAINAGE EASEMENTS, TRACT "A" AND TRACT "B" (CONSERVATION EASEMENTS) AND EXCEPT LOT 77 (TRACT FOR PLAYGROUND AREA) WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT 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 AS 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 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 ADJUTING 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 PLATTED, 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 IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN COACHMAN LAKES UNIT TWO-B, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

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. A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17 DAY OF January, 2002

COACHMAN LAKES, INC., A FLORIDA CORPORATION.

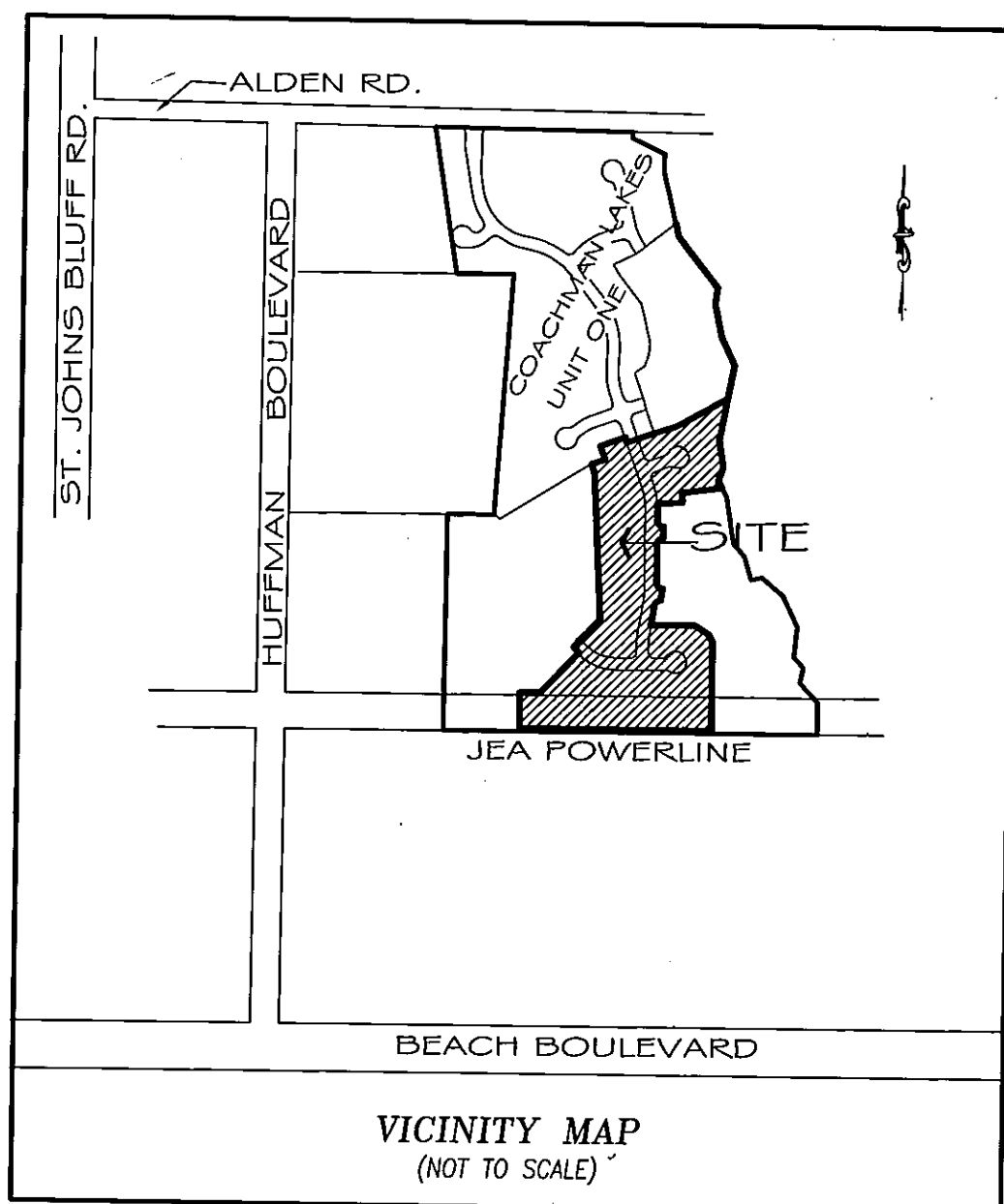
WITNESS: [Signature]
WITNESS: Diane Bennett
STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January A.D., 2002 BY JAMES RICKY WOOD, PRESIDENT, COACHMAN LAKES, INC., A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
SANDRA SPENCER
My Commission # CC 820587
Expires: 06/04/2003
1-800-2-NOTARY Fla. Notary Service & Training Co.
MY COMMISSION EXPIRES:

ATLANTIC STATES BANK

WITNESS: [Signature]
WITNESS: [Signature]
STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January A.D., 2002 BY SCOTT V. TACCATI, VICE PRESIDENT, ATLANTIC STATES BANK. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
OFFICIAL SEAL
KIM M. STEEG
Notary Public - State of Florida
Commission # CG922338
My Comm. Expires March 1, 2005
MY COMMISSION EXPIRES:



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 610.17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 17th DAY OF JANUARY A.D., 2002
[Signature]
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

PREPARED BY:

PRIVETT & ASSOC. OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB NO.4622
PSD. NO. 97-026
CD. NO. 4232.4

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0233, SUFFIX E, DATED AUGUST 15, 1989.

Approved 3-12-2002
Date
[Signature]
City Engineer
for Director of Public Works
Approved 3-13-2002
Date
[Signature]
for General Counsel

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 19TH DAY OF MARCH, A.D., 2002
For [Signature] 3-19-2002
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE: 2002076161

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 54 PAGES 100,100A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF March, A.D., 2002
[Signature]
CLERK: JIM FULLER
BY: [Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 12th DAY OF March, 2002
[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

C:\img911\COACHMAN\ACES\COACHLAKES\UNIT2B-PLAT.dwg Mon Jan 14 10:00:29 2002

COACHMAN LAKES UNIT TWO-B

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

SEE INSET
AT BOTTOM LEFT
FOR REMAINDER
OF PLAT

GENERAL NOTES AND LEGEND

1) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES

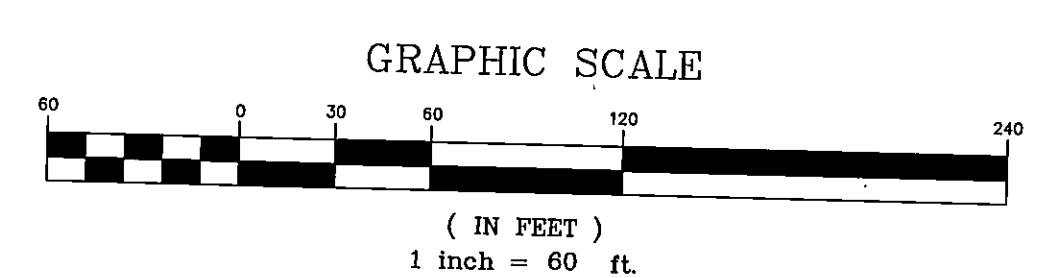
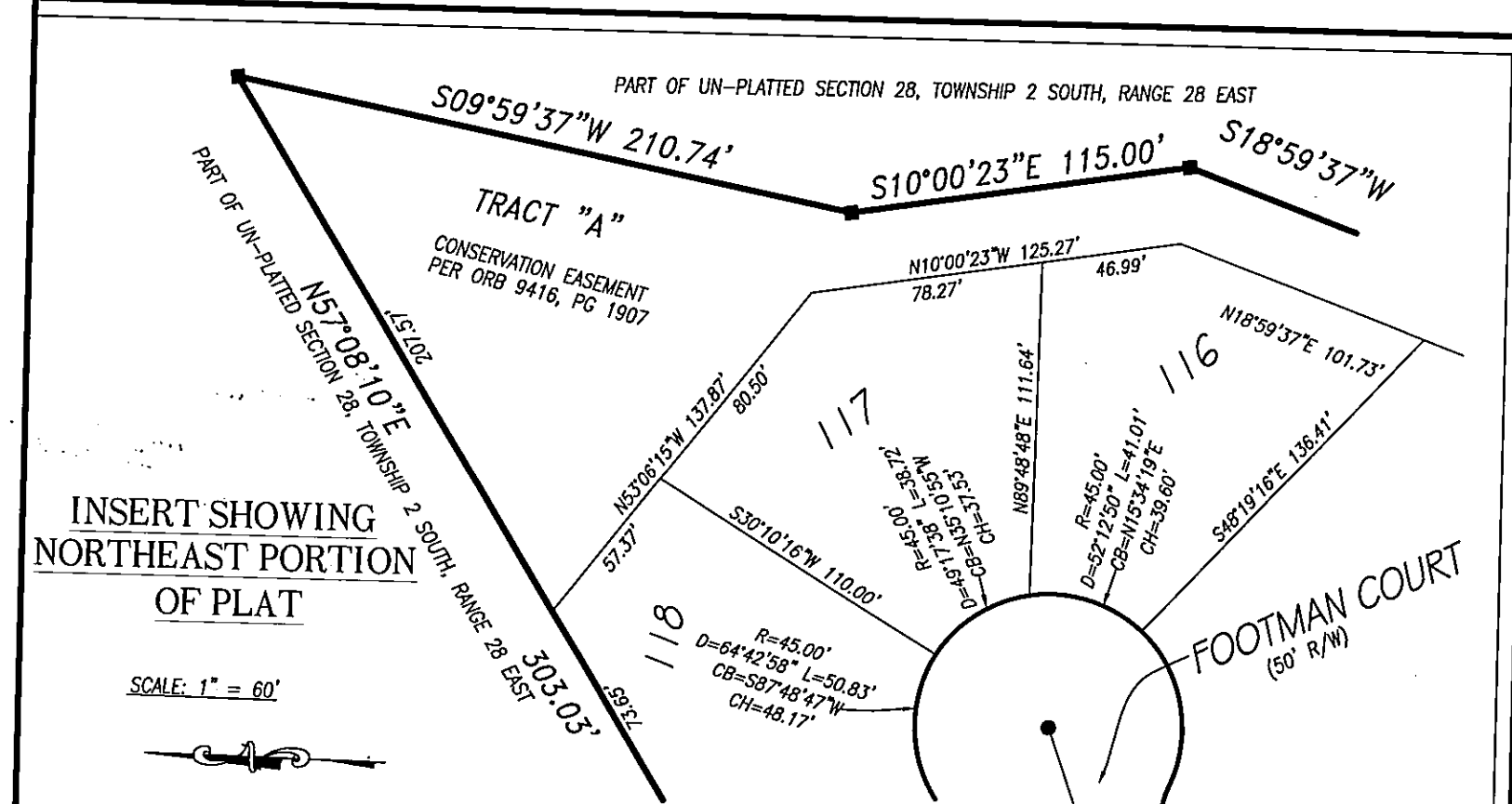
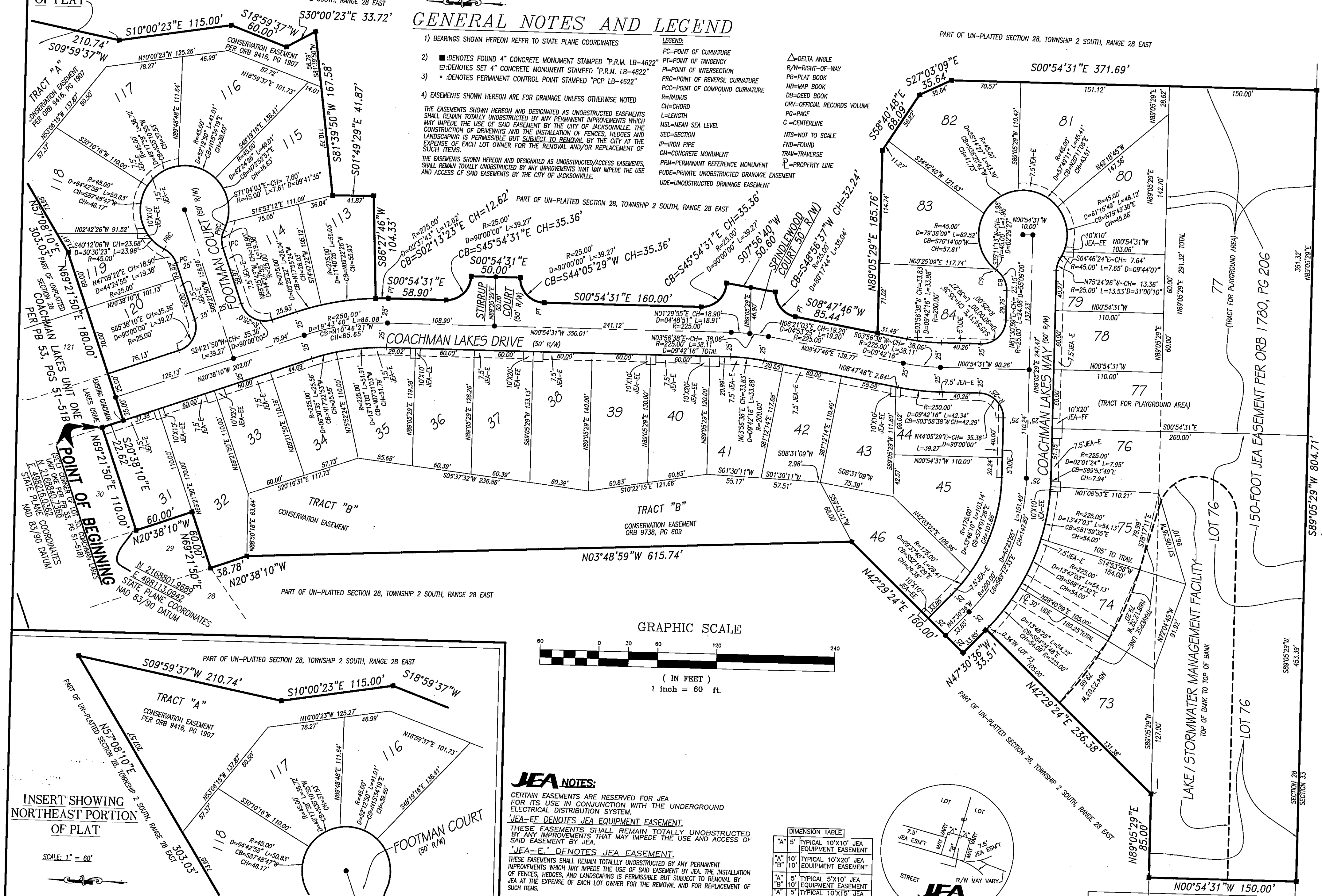
- 2) ■ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- 3) • DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"

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:**
- PC=POINT OF CURVATURE
 - PT=POINT OF TANGENCY
 - PI=POINT OF INTERSECTION
 - PRC=POINT OF REVERSE CURVATURE
 - PCC=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
 - PUDE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - UDE=UNOBSTRUCTED DRAINAGE EASEMENT
 - △=DELTA ANGLE
 - R/W=RIGHT-OF-WAY
 - PB=PLAT BOOK
 - MB=MAP BOOK
 - DB=DEED BOOK
 - ORV=OFFICIAL RECORDS VOLUME
 - PG=PAGE
 - C=CENTERLINE
 - NIS=NOT TO SCALE
 - FIN=FOUND
 - TRAV=TRAVERSE
 - PL=PROPERTY LINE
 - UDE=UNOBSTRUCTED DRAINAGE EASEMENT



JEA NOTES:

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

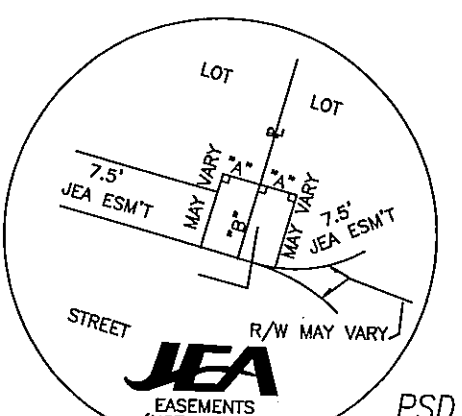
JEA-EE DENOTES JEA EQUIPMENT EASEMENT.

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.

DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	5' TYPICAL 10'X15' JEA EQUIPMENT EASEMENT



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