

# COACHMAN MEADOWS UNIT ONE

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

## ADOPTION AND DEDICATION:

PLAT BOOK 54 PAGE 89  
SHEET 1 OF 3 SHEETS

### CAPTION:

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 NORTHWESTERLY CORNER OF 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, THE SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALDEN ROAD, AN 80-FOOT STRIP OF LAND PER DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6168, PAGE 393, THENCE NORTH 13°29'28" EAST, 82.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALDEN ROAD AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 22°10'36" WEST, ALONG THE EASTERLY LINE OF A BORROW PIT AREA AS SHOWN IN "SECOND AMENDMENT TO LICENSE AGREEMENT" RECORDED IN SAID OFFICIAL RECORDS IN BOOK 10011, PAGE 1134, 1,090.44 FEET; THENCE NORTH 67°49'24" EAST, 116.99 FEET; THENCE NORTH 25°48'01" WEST, 21.06 FEET TO A POINT OF CURVATURE, THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°59'19" WEST, 20.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 22°10'36" WEST, 10.00 FEET; THENCE NORTH 67°49'24" EAST, 60.00 FEET; THENCE SOUTH 22°10'36" EAST, 10.00 FEET TO A POINT OF CURVATURE, THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23°59'19" EAST, 17.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°48'01" EAST, 24.44 FEET; THENCE NORTH 67°49'24" EAST, 173.29 FEET; THENCE SOUTH 22°10'36" EAST, 65.00 FEET; THENCE SOUTH 63°37'39" EAST, 125.00 FEET; THENCE SOUTH 07°49'40" WEST, 168.95 FEET; THENCE SOUTH 22°10'36" EAST, 130.00 FEET; THENCE SOUTH 42°13'28" EAST, 200.49 FEET; THENCE NORTH 12°31'52" EAST, 49.05 FEET; THENCE NORTH 85°51'22" EAST, 205.39 FEET; THENCE NORTH 04°08'39" WEST, 65.00 FEET; THENCE NORTH 85°51'21" EAST, 50.00 FEET; THENCE SOUTH 04°08'39" EAST, 47.24 FEET; THENCE NORTH 85°51'21" EAST, 168.96 FEET; THENCE SOUTH 12°00'23" EAST, 64.95 FEET; THENCE SOUTH 11°59'37" WEST, 54.00 FEET; THENCE SOUTH 27°00'23" EAST, 224.00 FEET; THENCE SOUTH 42°00'23" EAST, 62.00 FEET; THENCE SOUTH 13°00'23" EAST, 200.00 FEET; THENCE SOUTH 33°00'23" EAST, 105.00 FEET; THENCE SOUTH 13°00'23" EAST, 40.27 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ALDEN ROAD; THENCE SOUTH 89°50'05" WEST, ALONG SAID NORTHERLY LINE, 899.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 763,949.77 SQUARE FEET, 17.54 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT COACHMAN MEADOWS, L.L.C. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COACHMAN MEADOWS UNIT ONE, 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 TRACT "A" (CONSERVATION AREA), EXCEPT TRACT "B" (PARK AREA) AND EXCEPT ANY PRIVATE DRAINAGE EASEMENTS, 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 MEADOWS UNIT ONE, 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 MEADOWS, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 10<sup>th</sup> DAY OF January, A.D., 2002

COACHMAN MEADOWS, L.L.C.

WITNESS: [Signature] SHERI WHINERY  
[Signature] JAMES RICKY WOOD  
MANAGING MEMBER OF COACHMAN MEADOWS, L.L.C.

WITNESS: [Signature] PATRICK WALLACE  
OFFICIAL SEAL  
KIM M. STEEG  
Notary Public - State of Florida  
Commission # CG922338  
My Comm. Expires March 1, 2003

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2002 BY JAMES RICKY WOOD, MANAGING MEMBER OF COACHMAN MEADOWS, L.L.C. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature] 3-1-03  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

ATLANTIC STATES BANK

WITNESS: [Signature] SHERI WHINERY  
[Signature] SCOTT TACCATI  
SENIOR VICE PRESIDENT OF ATLANTIC STATES BANK

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF January, A.D., 2002 BY SCOTT TACCATI, SENIOR VICE PRESIDENT OF ATLANTIC STATES BANK HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature] 3-1-03  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

### NOTICE:

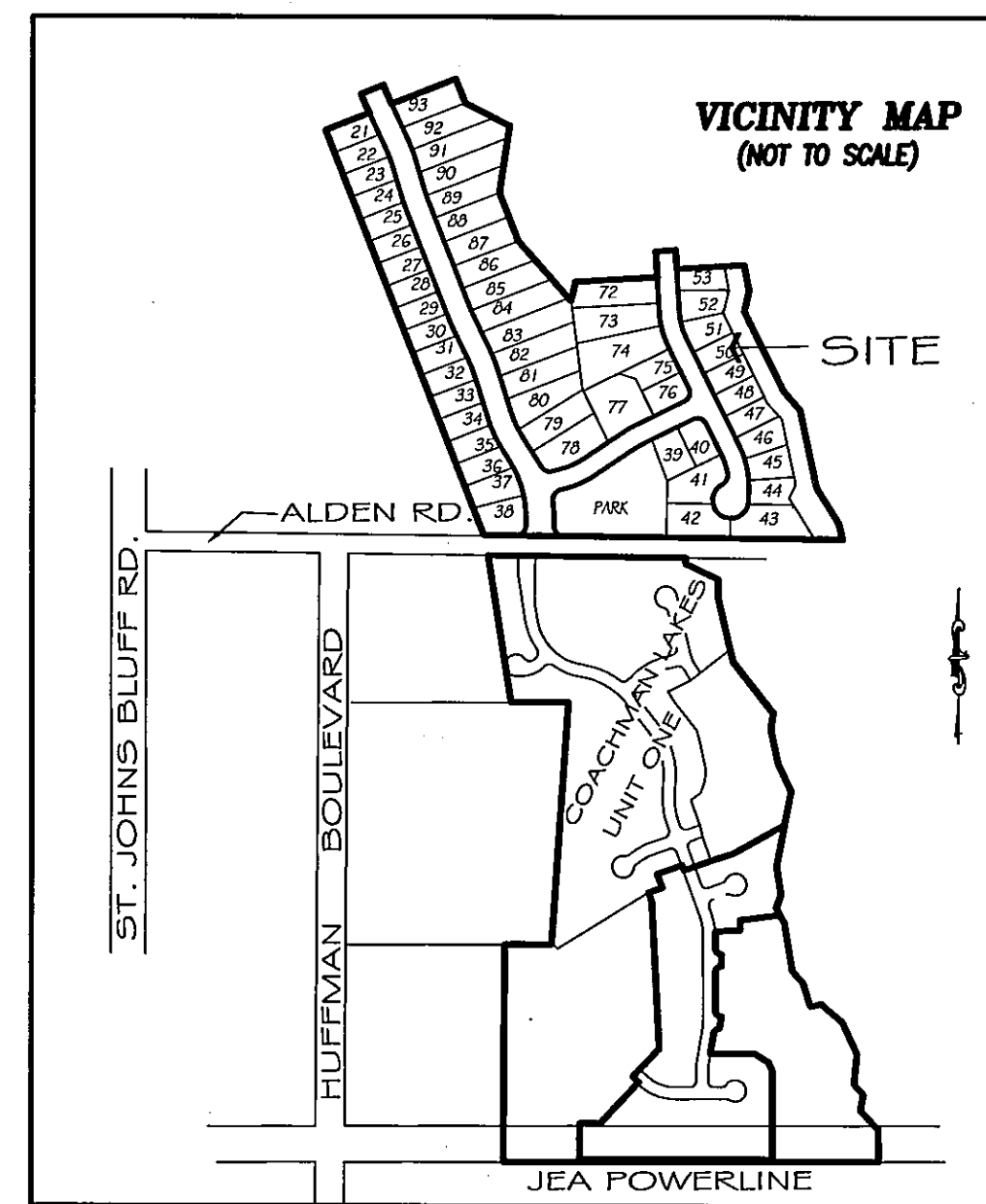
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND 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 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 8<sup>th</sup> DAY OF JANUARY, A.D., 2002  
[Signature]

JOHN M. JAMES  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.



Approved 1/17/2002  
Date

[Signature]  
City Engineer

for Director of Public Works  
Approved 1/18/2002  
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 10<sup>th</sup> DAY OF FEBRUARY, A.D., 2002  
[Signature] 2/1/2002  
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE: 2002033980

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 89, 89A, 89B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 5<sup>th</sup> DAY OF February, A.D., 2002  
[Signature] BY: [Signature]  
CLERK: JIM FULLER DEPUTY CLERK

### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17<sup>th</sup> DAY OF Jan., 2002

[Signature]  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

### 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 120027, PANEL NUMBER 0233, SUFFIX E, DATED AUGUST 15, 1989.

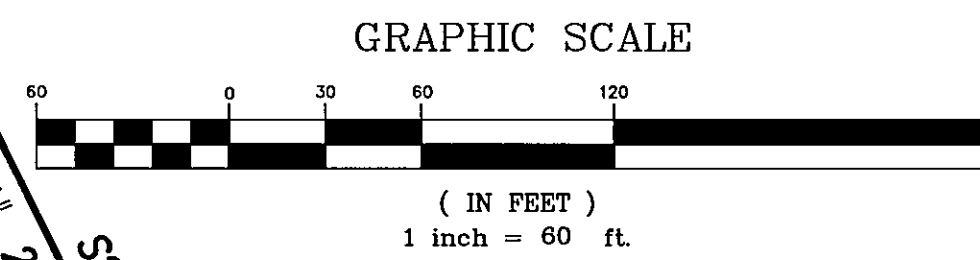
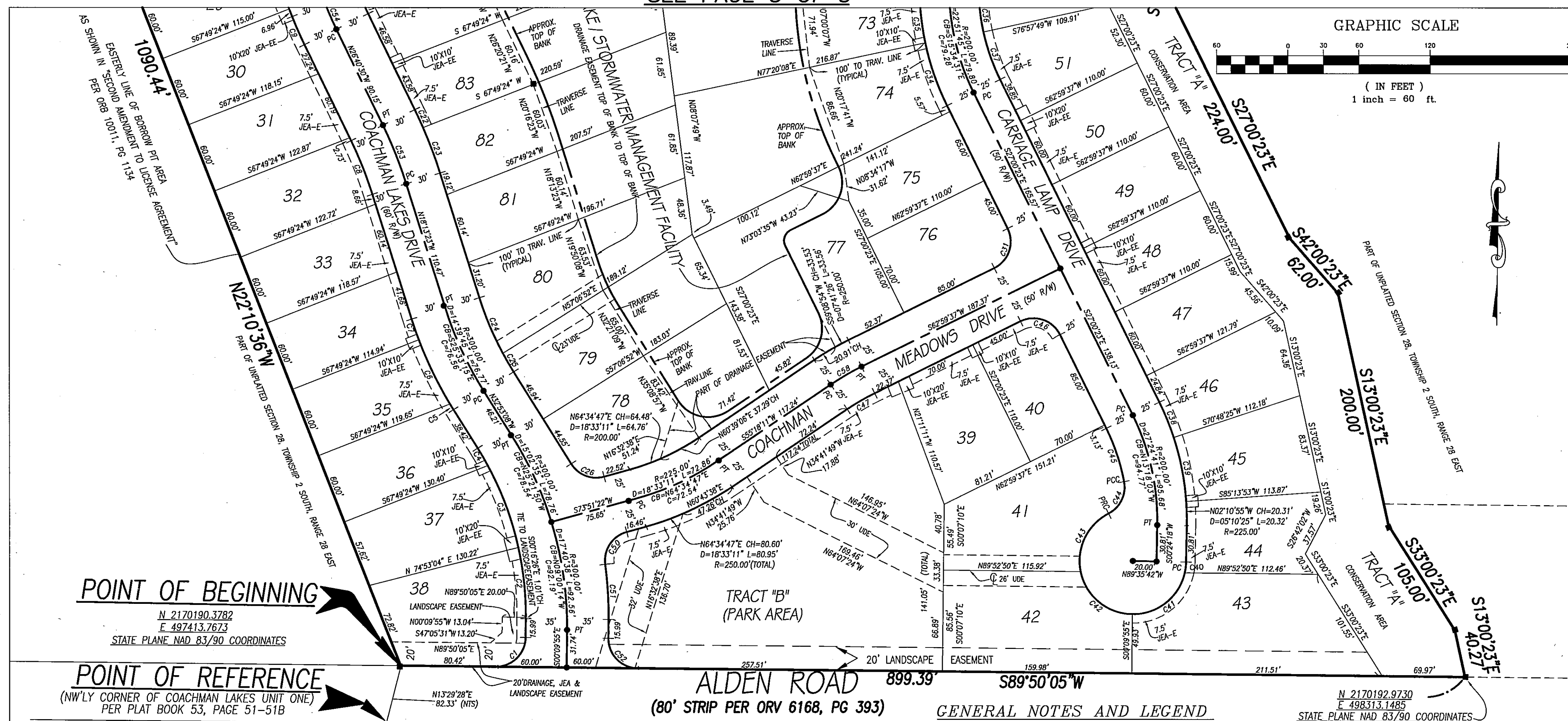
PREPARED BY:  
  
PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB NO.4622  
PUD NO. (R2000-564)  
CD. NO. 4982.3

# COACHMAN MEADOWS UNIT ONE

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

PLAT BOOK 54 PAGE 89A  
PAGE 2 OF 3 PAGES

SEE PAGE 3 OF 3



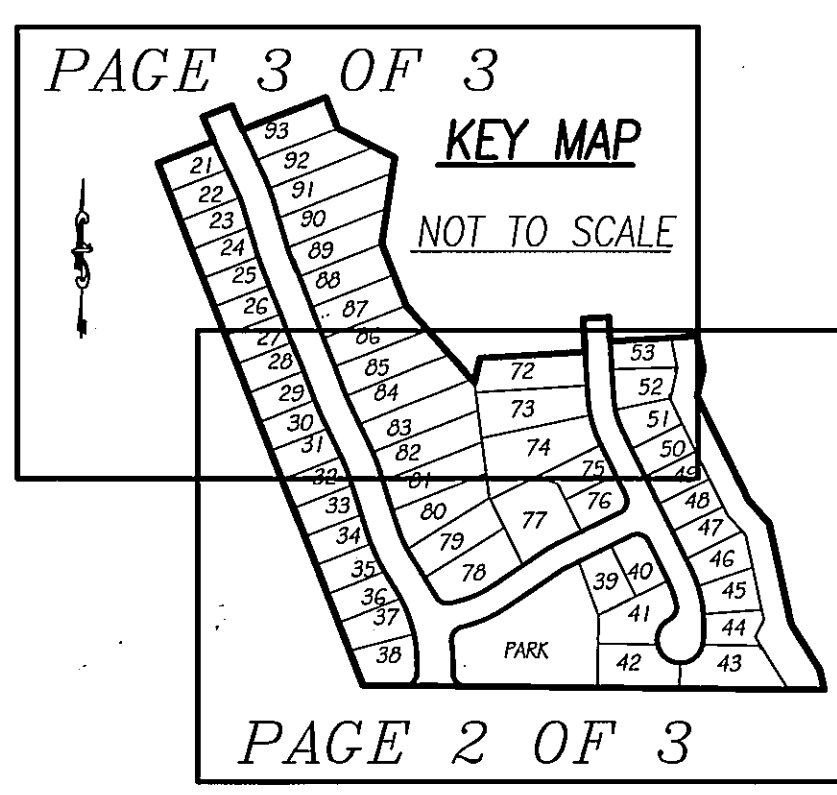
**POINT OF BEGINNING**  
N 2170190.3782  
E 497413.7673  
STATE PLANE NAD 83/90 COORDINATES

**POINT OF REFERENCE**  
(NW'LY CORNER OF COACHMAN LAKES UNIT ONE)  
PER PLAT BOOK 53, PAGE 51-51B

N 2170192.9730  
E 498313.1485  
STATE PLANE NAD 83/90 COORDINATES

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27	25.00	90°00'00"	N44°50'09"E	35.36
C2	68.44	26.50	13°06'40"	N06°43'19"W	68.51
C3	73.88	26.50	15°58'24"	N21°15'47"W	73.64
C4	16.82	26.50	03°38'09"	N31°04'03"W	16.81
C5	5.73	330.00	00°59'39"	S32°23'18"E	5.73
C6	60.27	330.00	10°27'50"	S26°39'34"E	60.18
C7	18.46	330.00	03°12'16"	S19°49'31"E	18.45
C8	48.68	330.00	08°27'08"	N22°26'57"W	48.64
C9	25.91	330.00	04°29'54"	S24°25'33"E	25.90
C10	16.10	330.00	02°47'40"	S20°46'46"E	16.09
C11	11.27	330.00	01°57'24"	S18°24'14"E	11.27
C12	23.71	270.00	05°01'51"	N19°56'27"W	23.70
C13	15.76	270.00	03°20'38"	N24°07'42"W	15.76
C14	20.87	330.00	03°37'25"	S23°59'19"E	20.87
C15	17.08	270.00	03°37'25"	S23°59'19"E	17.07
C16	24.13	330.00	04°11'09"	N23°42'21"W	24.12
C17	24.11	330.00	04°11'09"	N19°31'06"W	24.10
C18	10.87	270.00	02°18'25"	S18°34'44"E	10.87
C19	11.52	270.00	02°26'39"	S20°57'17"E	11.52
C20	7.61	270.00	01°36'55"	S22°59'04"E	7.61
C21	13.59	270.00	02°52'59"	S25°14'01"E	13.58
C22	16.59	390.00	02°26'12"	N25°27'24"W	16.59
C23	40.95	390.00	06°00'56"	N21°13'50"W	40.93
C24	51.02	270.00	10°49'38"	S23°38'11"E	50.95
C25	18.07	270.00	03°50'07"	S30°58'04"E	18.07
C26	31.97	25.00	73°15'30"	S69°30'53"E	29.83

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C27	32.94	200.00	09°26'08"	N69°08'18"E	32.90
C28	31.83	200.00	09°07'03"	N59°51'43"E	31.79
C29	22.36	250.00	05°07'28"	S57°51'55"W	22.35
C30	11.20	250.00	02°33'58"	S61°42'38"W	11.20
C31	39.27	25.00	90°00'00"	N17°59'37"E	39.36
C32	36.32	225.00	14°20'31"	S19°50'08"E	36.17
C33	33.46	225.00	08°31'14"	S08°24'15"E	33.43
C34	27.16	175.00	08°53'33"	S08°35'25"E	27.13
C35	42.67	175.00	13°58'12"	S20°01'17"E	42.56
C36	32.21	225.00	08°12'09"	N22°54'18"W	32.18
C37	55.12	225.00	14°02'07"	N11°47'10"W	54.98
C38	9.14	45.00	11°38'30"	N06°13'33"E	9.13
C39	61.09	45.00	77°47'17"	N50°55'26"E	56.51
C40	61.17	45.00	77°52'48"	S31°13'41"E	56.57
C41	58.42	45.00	74°22'40"	S24°54'13"W	54.40
C42	32.09	25.00	73°32'34"	N25°19'17"E	29.93
C43	47.51	175.00	15°33'23"	N19°13'42"W	47.37
C44	39.27	25.00	90°00'00"	N72°00'23"W	39.36
C45	26.84	200.00	07°41'26"	S59°08'54"W	26.82
C46	45.59	250.00	10°26'53"	N60°31'38"E	45.52
C47	35.36	250.00	08°06'18"	N69°48'13"E	35.34
C48	35.79	25.00	82°00'59"	S32°50'52"W	32.81
C49	46.75	335.00	07°59'42"	N04°09'46"W	46.71
C50	39.27	25.00	90°00'00"	S45°09'55"E	39.36
C51	53.11	350.00	08°27'08"	N22°26'57"W	53.06
C52	23.55	300.00	04°29'54"	S24°25'33"E	23.55
C53	24.88	300.00	04°45'05"	S19°48'04"E	24.87
C54	43.85	300.00	08°22'29"	N21°36'46"W	43.81
C55	18.97	300.00	03°37'25"	S23°59'19"E	18.97
C56	30.20	225.00	07°41'26"	S59°08'54"W	30.18

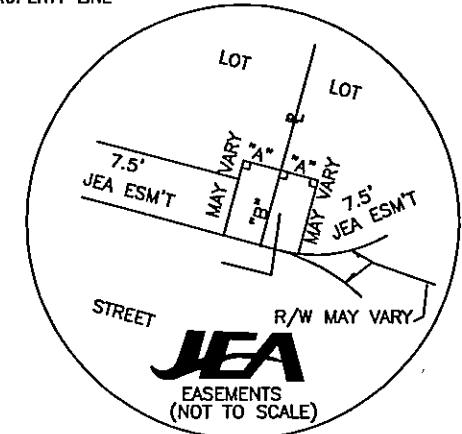


### GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
  - : DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
  - : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
  - : DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
  - 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
  - RCC=POINT OF COMPOUND CURVATURE
  - R=RADIUS
  - CH AND C=CHORD
  - CB = CHORD BEARING
  - 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
  - D = 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
  - PL=PROPERTY LINE

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



PUD NO. (R2000-564)  
CD. NO. 4982.3

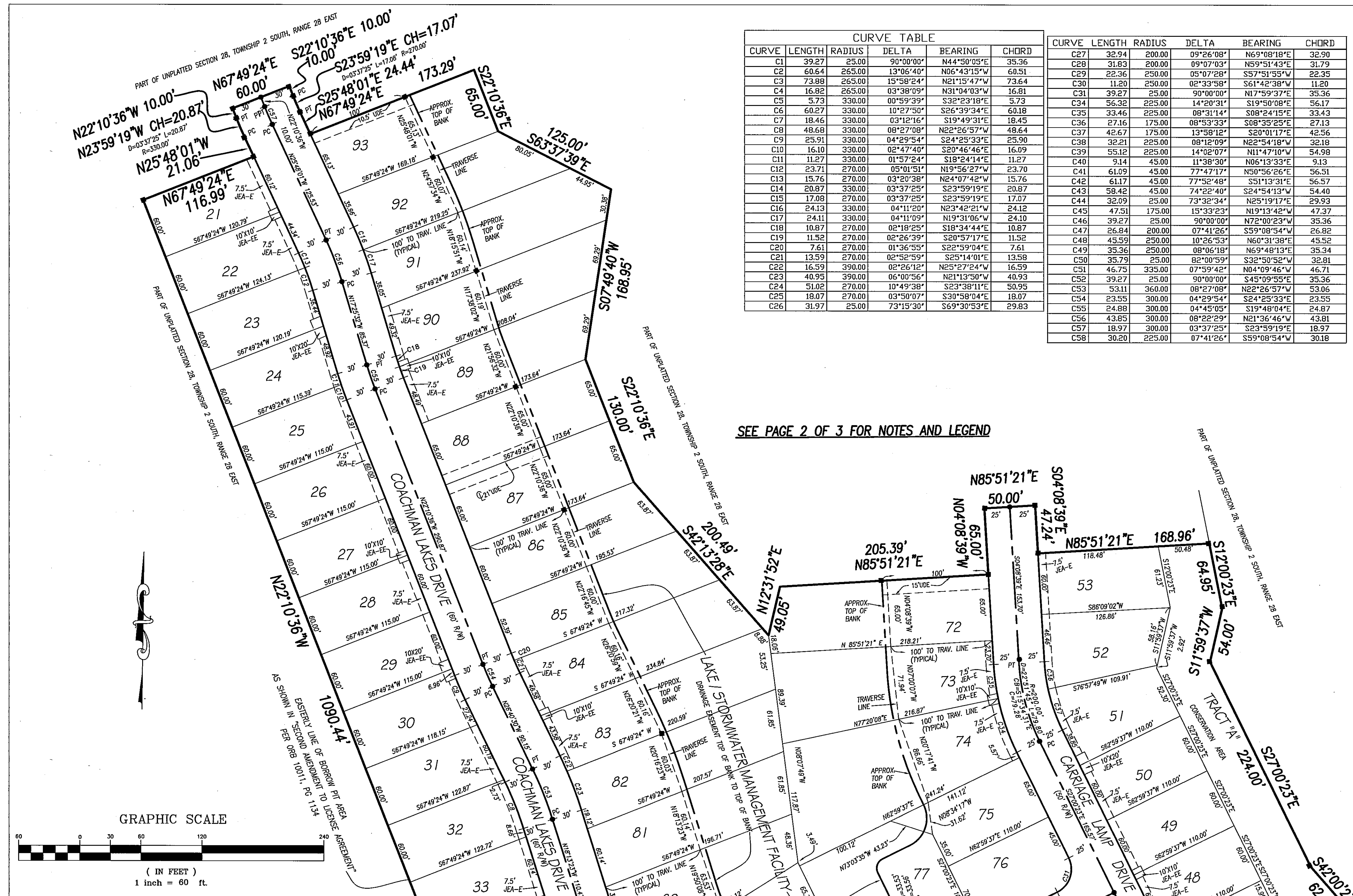
**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB NO.4922

C:\imga11\COACHMEADOWS\coachmeadunit1.dwg Wed Jan 09 10:06:33 2002

# COACHMAN MEADOWS UNIT ONE

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

PLAT BOOK 54 PAGE 898  
PAGE 3 OF 3 PAGES



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27	25.00	90°00'00"	N44°50'05"E	35.36
C2	60.64	265.00	13°06'40"	N06°43'15"W	60.51
C3	73.88	265.00	15°58'24"	N21°15'47"W	73.64
C4	16.82	265.00	03°38'09"	N31°04'03"W	16.81
C5	5.73	330.00	00°59'39"	S32°23'18"E	5.73
C6	60.27	330.00	10°27'50"	S26°39'34"E	60.18
C7	18.46	330.00	03°12'16"	S19°49'31"E	18.45
C8	48.68	330.00	08°27'08"	N22°26'57"W	48.64
C9	25.91	330.00	04°29'54"	S24°25'33"E	25.90
C10	16.10	330.00	02°47'40"	S20°46'46"E	16.09
C11	11.27	330.00	01°57'24"	S18°24'14"E	11.27
C12	23.71	270.00	05°01'51"	N19°56'27"W	23.70
C13	15.76	270.00	03°20'38"	N24°07'42"W	15.76
C14	20.87	330.00	03°37'25"	S23°59'19"E	20.87
C15	17.08	270.00	03°37'25"	S23°59'19"E	17.07
C16	24.13	330.00	04°11'20"	N23°42'21"W	24.12
C17	24.11	330.00	04°11'09"	N19°31'06"W	24.10
C18	10.87	270.00	02°18'25"	S18°34'44"E	10.87
C19	11.52	270.00	02°26'39"	S20°57'17"E	11.52
C20	7.61	270.00	01°36'55"	S22°59'04"E	7.61
C21	13.59	270.00	02°52'59"	S25°14'01"E	13.58
C22	16.59	390.00	02°26'12"	N25°27'24"W	16.59
C23	40.95	390.00	06°00'56"	N21°13'50"W	40.93
C24	51.02	270.00	10°49'38"	S23°38'11"E	50.95
C25	18.07	270.00	03°50'07"	S30°58'04"E	18.07
C26	31.97	25.00	73°15'30"	S69°30'53"E	29.83

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C27	32.94	200.00	09°26'08"	N69°08'18"E	32.90
C28	31.83	200.00	09°07'03"	N59°51'43"E	31.79
C29	22.36	250.00	05°07'28"	S57°51'55"W	22.35
C30	11.20	250.00	02°33'58"	S61°42'38"W	11.20
C31	39.27	25.00	90°00'00"	N17°59'37"E	35.36
C34	56.32	225.00	14°20'31"	S19°50'08"E	56.17
C35	33.46	225.00	08°31'14"	S08°24'15"E	33.43
C36	27.16	175.00	08°53'33"	S08°35'25"E	27.13
C37	42.67	175.00	13°58'12"	S20°01'17"E	42.56
C38	32.21	225.00	08°12'09"	N22°54'18"W	32.18
C39	55.12	225.00	14°02'07"	N11°47'10"W	54.98
C40	9.14	45.00	11°38'30"	N06°13'33"E	9.13
C41	61.09	45.00	77°47'17"	N50°56'26"E	56.51
C42	61.17	45.00	77°52'48"	S51°13'31"E	56.57
C43	58.42	45.00	74°22'40"	S24°54'13"W	54.40
C44	32.09	25.00	73°32'34"	N25°19'17"E	29.93
C45	47.51	175.00	15°33'23"	N19°13'42"W	47.37
C46	39.27	25.00	90°00'00"	N72°00'23"W	35.36
C47	26.84	200.00	07°41'26"	S59°08'54"W	26.82
C48	45.59	250.00	10°26'53"	N60°31'38"E	45.52
C49	35.36	250.00	08°06'18"	N69°48'13"E	35.34
C50	35.79	25.00	82°00'59"	S32°50'52"W	32.81
C51	46.75	395.00	07°59'42"	N04°09'46"W	46.71
C52	39.27	25.00	90°00'00"	S45°09'55"E	35.36
C53	53.11	360.00	08°27'08"	N22°26'57"W	53.06
C54	23.55	300.00	04°29'54"	S24°25'33"E	23.55
C55	24.88	300.00	04°45'05"	S19°48'04"E	24.87
C56	43.85	300.00	08°22'29"	N21°36'46"W	43.81
C57	18.97	300.00	03°37'25"	S23°59'19"E	18.97
C58	30.20	225.00	07°41'26"	S59°08'54"W	30.18

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