

Approved 9/27/21  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 9/25/21  
Date  
[Signature]  
for General Counsel

### DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

#### CAPTION:

A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

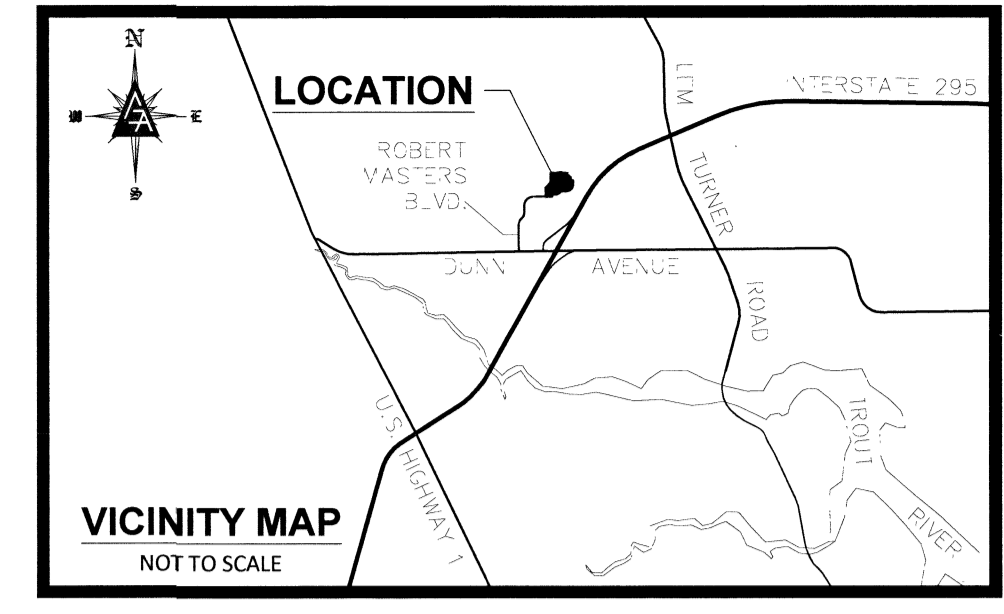
**BEGIN** AT THE SOUTHEAST CORNER OF TRACT W3 OF THE PLAT OF DUNN'S CROSSING UNIT ONE AS DEPICTED ON THE PLAT OF RECORD IN PLAT BOOK 58, PAGES 166-178 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE WITH THE WESTERLY BOUNDARY THEREOF THE FOLLOWING THREE (3) COURSES 1) **N 01°11'50" W** A DISTANCE OF **417.49** FEET; THENCE 2) **N 42°56'58" E** A DISTANCE OF **392.32** FEET; THENCE 3) **N 00°48'03" W** A DISTANCE OF **503.74** FEET; THENCE **S 88°48'18" E** A DISTANCE OF **132.50** FEET; THENCE **N 16°34'06" E** A DISTANCE OF **48.10** FEET; THENCE **S 80°35'03" E** A DISTANCE OF **77.44** FEET; THENCE **S 73°53'00" E** A DISTANCE OF **53.57** FEET; THENCE **N 85°15'38" E** A DISTANCE OF **72.84** FEET; THENCE **N 74°01'15" E** A DISTANCE OF **72.98** FEET; THENCE **N 78°12'51" E** A DISTANCE OF **103.37** FEET; THENCE **N 86°24'44" E** A DISTANCE OF **71.90** FEET; THENCE **N 85°31'33" E** A DISTANCE OF **65.66** FEET; THENCE **S 21°44'56" E** A DISTANCE OF **52.57** FEET; THENCE **S 46°48'48" E** A DISTANCE OF **34.32** FEET; THENCE **N 47°18'15" E** A DISTANCE OF **55.28** FEET; THENCE **S 88°39'51" E** A DISTANCE OF **60.55** FEET; THENCE **S 83°50'00" E** A DISTANCE OF **76.67** FEET; THENCE **S 85°24'04" E** A DISTANCE OF **52.88** FEET; THENCE **S 86°59'09" E** A DISTANCE OF **45.16** FEET; THENCE **S 07°47'23" W** A DISTANCE OF **58.14** FEET; THENCE **S 20°14'50" W** A DISTANCE OF **45.17** FEET; THENCE **S 55°13'09" E** A DISTANCE OF **225.26** FEET; THENCE **S 00°00'00" E** A DISTANCE OF **110.00** FEET; THENCE **N 90°00'00" E** A DISTANCE OF **9.86** FEET; THENCE **S 00°00'00" E** A DISTANCE OF **50.00** FEET; THENCE **N 90°00'00" E** A DISTANCE OF **90.00** FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET, HAVING A CHORD BEARING OF **S 45°00'00" E** AND A CHORD DISTANCE OF **35.36** FEET; THENCE **S 00°00'00" E** A DISTANCE OF **266.18** FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AND A CENTRAL ANGLE OF 89°12'27"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 560.51 FEET, HAVING A CHORD BEARING OF **S 44°36'14" W** AND A CHORD DISTANCE OF **505.58** FEET; THENCE **S 89°12'27" W** A DISTANCE OF **125.22** FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AND A CENTRAL ANGLE OF 40°12'23"; THENCE WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 280.69 FEET, HAVING A CHORD BEARING OF **S 69°06'16" W** AND A CHORD DISTANCE OF **274.97** FEET, TO THE POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 320.00 FEET, AND A CENTRAL ANGLE OF 39°48'06"; THENCE WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 222.29 FEET, HAVING A CHORD BEARING OF **S 68°54'07" W** AND A CHORD DISTANCE OF **217.85** FEET; THENCE **S 88°48'10" W** A DISTANCE OF **133.78** FEET; THENCE **S 01°11'50" E** A DISTANCE OF **80.00** FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 92°14'14"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.25 FEET, HAVING A CHORD BEARING OF **S 42°41'03" W** AND A CHORD DISTANCE OF **36.04** FEET; THENCE **S 84°57'31" W** A DISTANCE OF **60.02** FEET; THENCE **S 88°48'10" W** A DISTANCE OF **320.31** FEET; THENCE **N 00°36'51" W** A DISTANCE OF **30.00** FEET; THENCE **S 88°48'10" W** A DISTANCE OF **620.78** FEET; THENCE **N 01°11'50" W** A DISTANCE OF **80.00** FEET; THENCE **N 88°48'10" E** A DISTANCE OF **586.85** FEET TO THE POINT OF BEGINNING. CONTAINING 35.56 ACRES MORE OR LESS.

#### SURVEYOR'S CERTIFICATE:

KNOW ALL YE MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, 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 PART 1, CHAPTER 177 FLORIDA STATUTES.

SIGNED AND SEALED THIS 21 DAY OF July, 2021 A.D.  
[Signature]  
JOHN S. THOMAS  
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6223  
GHOTTO & ASSOCIATES, INC.

FILE NO: C-990



MAP BOOK 78 PAGE 46  
SHEET 1 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

#### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TFCC DUNN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS DUNN'S CROSSING UNIT TWO, 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 RIGHTS OF WAY, ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, SIDEWALKS, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("THE CITY"). THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY;
- (2) THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS, ITS SUCCESSOR AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES /STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY, 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 OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES/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 LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY 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 DAMAGED 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 "DUNN'S CROSSING UNIT 2". OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

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 SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

TRACTS L-1, L-2 AND L-3 (LANDSCAPE TRACTS) AND TRACTS W-1 AND W-2 (WETLAND TRACTS) ARE HEREBY IRREVOCABLY DEDICATED TO DUNN'S CROSSING HOMEOWNERS ASSOCIATION, A NOT FOR PROFIT ORGANIZATION, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS FOR WATER AND SEWER UTILITIES ARE 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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER, SEWER AND OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF TFCC DUNN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED MEMBER, THIS 20 DAY OF July, 2021 A.D.

TFCC DUNN'S CROSSING  
A FLORIDA LIMITED LIABILITY COMPANY

BY: TFCC DUNN'S CROSSING, LLC  
[Signature]  
SETH GREENSPAN, ON BEHALF OF TFCC DUNN'S CROSSING, LLC  
VICE PRESIDENT

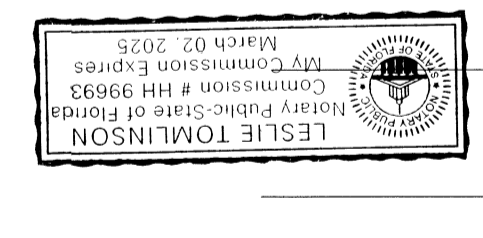
WITNESS:  
[Signature]  
Daniella Ulmer  
(PRINT NAME)

WITNESS:  
[Signature]  
Sheryl Domingo  
(PRINT NAME)

#### ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 20 DAY OF July, 2021 A.D., BY SETH GREENSPAN, ON BEHALF OF TFCC DUNN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR  WHO PRODUCED [Signature] AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
NO 99695  
COMMISSION NO.



[Signature]  
Leslie Tomlinson  
PRINT NAME  
9/20/2025  
MY COMMISSION EXPIRES

#### CLERK'S CERTIFICATE:

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 78, PAGES 46-52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ON THIS 28 DAY OF September, 2021 AD.  
BY: [Signature]  
JODY PHILLIPS  
CLERK OF THE CIRCUIT COURT  
BY: [Signature]  
DEPUTY CLERK



#### APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED ACCEPTED AND APPROVED BY CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE.

ON THIS 27 DAY OF September, 2021 AD.  
BY: [Signature]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

#### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES, ON THIS 23 DAY OF September, 2021 AD.

BY: [Signature]  
DANNY S. WHEELER, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 6902



PREPARED BY  
GHOTTO & ASSOCIATES, INC.  
NATIONALLY CERTIFIED SURVEYORS & MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 6508  
2426 PHILLIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
(904) 886-7174 FAX  
www.GHOTTO.com

# DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

### ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
CF	CURVE NUMBER
CLP	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL I	CENTERLINE INTERSECTION
A=	ARC CENTRAL ANGLE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
LF	LINE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
TOB	TOP OF BANK OF POND
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
W/	WITH

### SYMBOL LEGEND

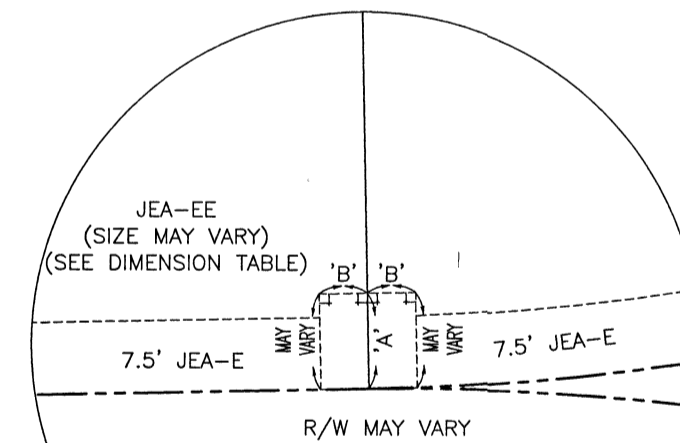
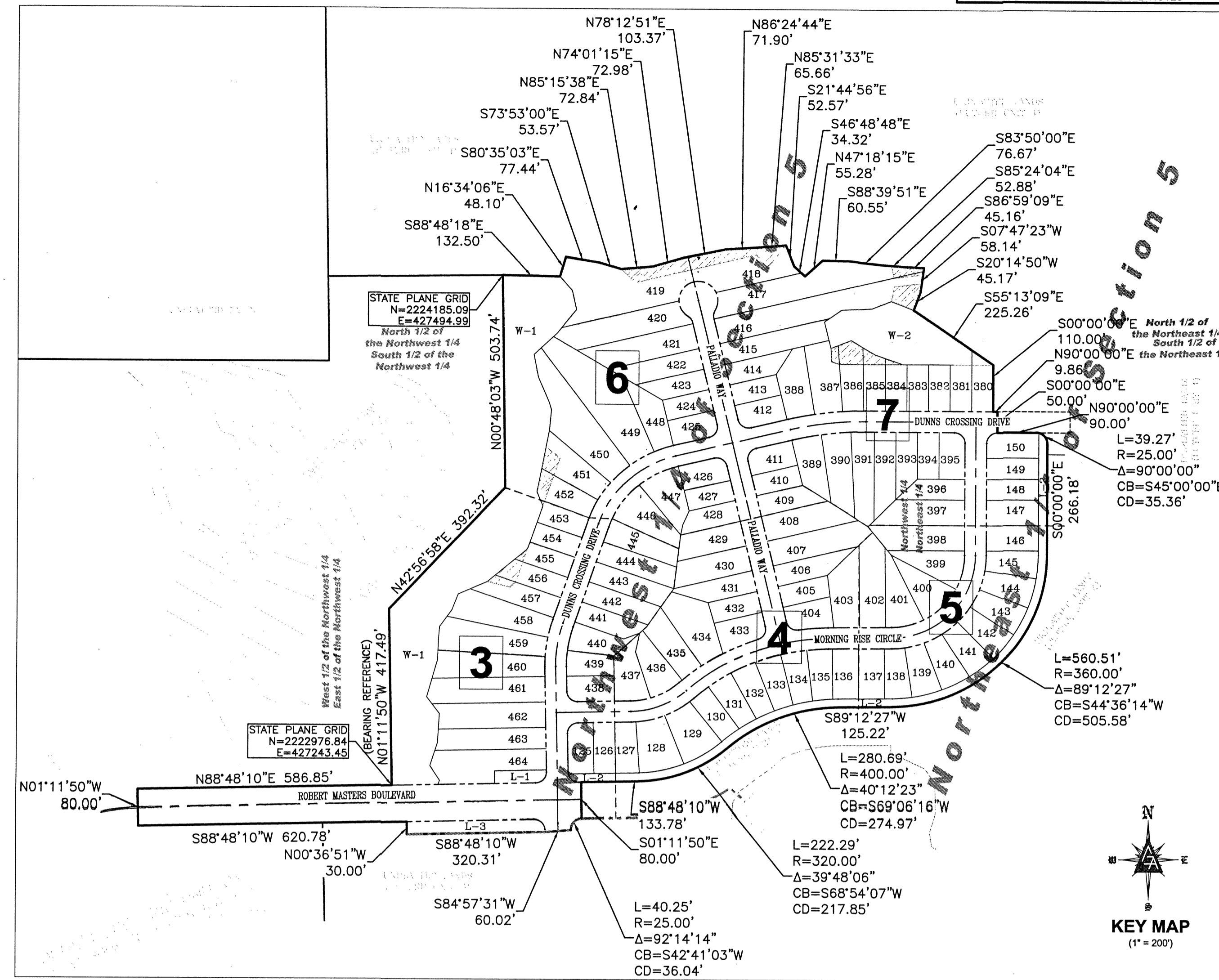
SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

### AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Diagonal Lines]	JURISDICTIONAL WETLANDS
[Stippled]	CONSERVATION EASEMENT
[Horizontal Lines]	DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED
[Vertical Lines]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

### GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT 1/3 OF DUNN'S CROSSING UNIT ONE AS RECORDED IN PLAT BOOK 58, PAGES 166-178 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AS N01°11'50"W PER SAID PLAT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS NATIONAL GEODETIC SURVEY GEODETIC NETWORK CONTROL STATION: DESIGNATION 1295 81 A15, PID- BC1672 N: 2,224,409.11 E: 430,538.56, COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. SURVEY FEET.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEDUCTION 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, (FLORIDA STATUTE 177.091 (28))
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED LINE AND CURVE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND/OR CURVES THAT APPEAR ON THAT SHEET.
- LADES AND TOPS OF BANK SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT ACTUAL "AS-BUILT" SITUATIONS. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED 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.
- ALL PLATTED PUBLIC UTILITY 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, AND 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.
- "JEA-E" DENOTES JEA UTILITY/ELECTRIC EASEMENT AND "JEA-EE" DENOTES JEA EQUIPMENT 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.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING HERON, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER 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. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENTAL AGENCIES.
- UPLAND BUFFERS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- WETLAND TRACTS AND UPLAND BUFFERS DEPICTED HEREON ARE PORTIONS OF THAT CERTAIN CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 19121, PAGE 1064, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA. SAID CONSERVATION EASEMENT APPERTAINS TO ARMY CORPS OF ENGINEERS PERMIT NUMBER SAJ-2006-00759 SIGNED AND DATED APRIL 8, 2020. SAID CONSERVATION EASEMENT ALSO APPERTAINS TO ST. JOHNS WATER MANAGEMENT DISTRICT PERMIT NUMBER 159288-1, ISSUE DATE FEBRUARY 17, 2020.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "X SHADED" AND SPECIAL FLOOD HAZARD AREAS (SFHA) "A" AND "AE" WITH BASE FLOOD ELEVATIONS (BFE) OF 11, 12, AND 13 AND A "FLOODWAY" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0178, SUFFIX J. A CONDITIONAL LETTER OF MAP REVISION (CLMR), CASE NUMBER 20-04-0165R, DATED FEBRUARY 28, 2020 HAS BEEN ISSUED FOR THIS PROJECT AND IS ON FILE AT THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE. \*NOTE: 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. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.\*\*
- FOR THE PURPOSE OF SETBACK DETERMINATION, ALL CORNER LOTS DEPICTED HEREON SHALL BE CONSIDERED TO FRONT THE STREET ABUTTING THE NARROWER ASPECT OF SAID LOT.



JEA EASEMENT DETAIL (NOT TO SCALE)

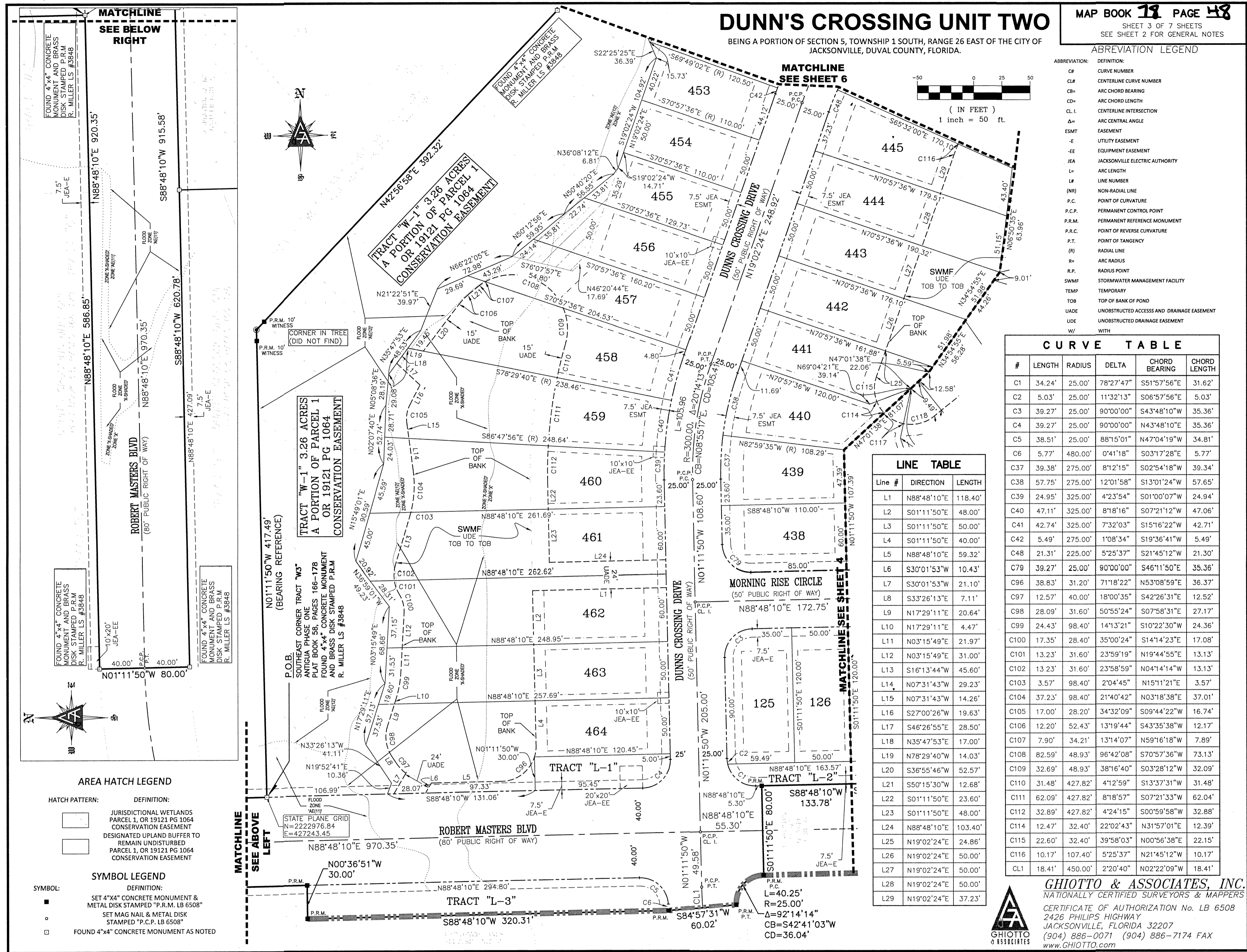
CALL OUT	DIMENSION	EASEMENT TYPE
"A"	10.00'	TYPICAL 10'x10' JEA
"B"	5.00'	EQUIPMENT EASEMENT
"A"	10.00'	TYPICAL 10'x20' JEA
"B"	10.00'	EQUIPMENT EASEMENT



PREPARED BY  
**GHIOTTO & ASSOCIATES, INC.**  
NATIONALLY CERTIFIED SURVEYORS & MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 6508  
2426 PHILIPS HIGHWAY  
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FILE NO: C-990

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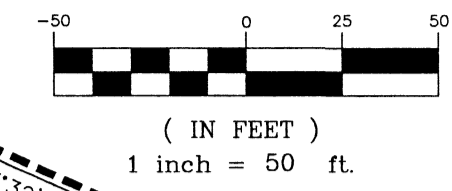
# DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

MAP BOOK 11 PAGE 48  
SHEET 3 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

ABBREVIATION: DEFINITION:

CF	CURVE NUMBER
CLP	CENTERLINE CURVE NUMBER
CL	ARC CHORD BEARING
CLL	ARC CHORD LENGTH
CI	CENTERLINE INTERSECTION
Δ	ARC CENTRAL ANGLE
ESMT	EASEMENT
E	UTILITY EASEMENT
EE	EQUIPMENT EASEMENT
JE	JACKSONVILLE ELECTRIC AUTHORITY
LA	ARC LENGTH
LN	LINE NUMBER
LR	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
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R	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
TBP	TOP OF BANK OF POND
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
W	WITH



### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.24'	25.00'	78°27'47"	S51°57'56"E	31.62'
C2	5.03'	25.00'	11°32'13"	S06°57'56"E	5.03'
C3	39.27'	25.00'	90°00'00"	S43°48'10"W	35.36'
C4	39.27'	25.00'	90°00'00"	N43°48'10"E	35.36'
C5	38.51'	25.00'	88°15'01"	N47°04'19"W	34.81'
C6	5.77'	480.00'	0°41'18"	S03°17'28"E	5.77'
C37	39.38'	275.00'	81°2'15"	S02°54'18"W	39.34'
C38	57.75'	275.00'	120°1'58"	S13°01'24"W	57.65'
C39	24.95'	325.00'	4°23'54"	S01°00'07"W	24.94'
C40	47.11'	325.00'	8°18'16"	S07°21'12"W	47.06'
C41	42.74'	325.00'	7°32'03"	S15°16'22"W	42.71'
C42	5.49'	275.00'	1°08'34"	S19°36'41"W	5.49'
C48	21.31'	225.00'	5°25'37"	S21°45'12"W	21.30'
C79	39.27'	25.00'	90°00'00"	S46°11'50"E	35.36'
C96	38.83'	31.20'	71°18'22"	N53°08'59"E	36.37'
C97	12.57'	40.00'	18°00'35"	S42°26'31"E	12.52'
C98	28.09'	31.60'	50°55'24"	S07°58'31"E	27.17'
C99	24.43'	98.40'	14°13'21"	S10°22'30"W	24.36'
C100	17.35'	28.40'	35°00'24"	S14°04'23"E	17.08'
C101	13.23'	31.60'	23°59'19"	N19°44'55"E	13.13'
C102	13.23'	31.60'	23°58'59"	N04°14'14"W	13.13'
C103	3.57'	98.40'	2°04'45"	N15°11'21"E	3.57'
C104	37.23'	98.40'	21°40'42"	N03°18'38"E	37.01'
C105	17.00'	28.20'	34°32'09"	S09°44'22"W	16.74'
C106	12.20'	52.43'	13°19'44"	S43°35'38"W	12.17'
C107	7.90'	34.21'	13°14'07"	N59°16'18"W	7.89'
C108	82.59'	48.93'	96°42'08"	S70°57'36"W	73.13'
C109	32.69'	48.93'	38°16'40"	S03°28'12"W	32.09'
C110	31.48'	427.82'	4°12'59"	S13°37'31"W	31.48'
C111	62.09'	427.82'	8°18'57"	S07°21'33"W	62.04'
C112	32.89'	427.82'	4°24'15"	S00°59'58"W	32.88'
C114	12.47'	32.40'	22°02'43"	N31°57'01"E	12.39'
C115	22.60'	32.40'	39°58'03"	N00°56'38"E	22.15'
C116	10.17'	107.40'	5°25'37"	N21°45'12"W	10.17'
CL1	18.41'	450.00'	2°20'40"	N02°22'09"W	18.41'

### LINE TABLE

Line #	DIRECTION	LENGTH
L1	N88°48'10"E	118.40'
L2	S01°11'50"E	48.00'
L3	S01°11'50"E	50.00'
L4	S01°11'50"E	40.00'
L5	N88°48'10"E	59.32'
L6	S30°01'53"W	10.43'
L7	S30°01'53"W	21.10'
L8	S33°26'13"E	7.11'
L9	N17°29'11"E	20.64'
L10	N17°29'11"E	4.47'
L11	N03°15'49"E	21.97'
L12	N03°15'49"E	31.00'
L13	S16°13'44"W	45.60'
L14	N07°31'43"W	29.23'
L15	N07°31'43"W	14.26'
L16	S27°00'26"W	19.63'
L17	S46°26'55"E	28.50'
L18	N35°47'53"E	17.00'
L19	N78°29'40"W	14.03'
L20	S36°55'46"W	52.57'
L21	S50°15'30"W	12.68'
L22	S01°11'50"E	23.60'
L23	S01°11'50"E	48.00'
L24	N88°48'10"E	103.40'
L25	N19°02'24"E	24.86'
L26	N19°02'24"E	50.00'
L27	N19°02'24"E	50.00'
L28	N19°02'24"E	50.00'
L29	N19°02'24"E	37.23'

### AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Diagonal lines]	JURISDICTIONAL WETLANDS
[Stippled]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
[Horizontal lines]	DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED
[Vertical lines]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

### SYMBOL LEGEND

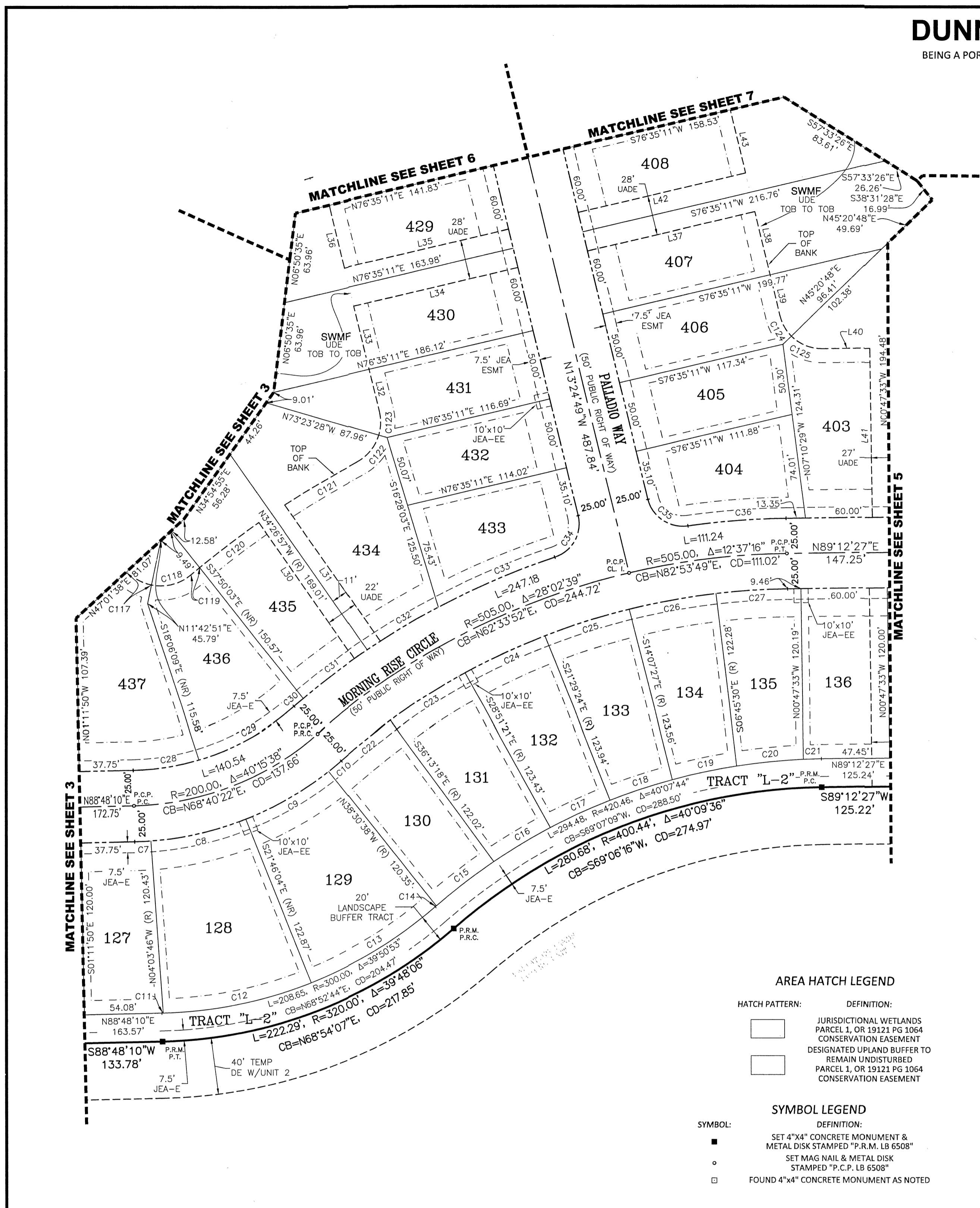
SYMBOL:	DEFINITION:
●	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

**GHIOTTO & ASSOCIATES, INC.**  
NATIONALLY CERTIFIED SURVEYORS & MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 6508  
2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071 (904) 886-7174 FAX  
www.GHIOTTO.com

# DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

FILE NO: C-990



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	11.25'	225.00'	2°51'56"	N87°22'12"E	11.25'
C8	68.32'	225.00'	17°23'54"	N77°14'17"E	68.06'
C9	66.95'	225.00'	17°02'58"	N60°00'51"E	66.71'
C10	11.57'	225.00'	2°56'49"	N50°00'57"E	11.57'
C11	0.94'	300.00'	0°10'49"	N88°42'46"E	0.94'
C12	106.09'	300.00'	20°15'39"	N78°29'32"E	105.53'
C13	101.62'	300.00'	19°24'25"	N58°39'30"E	101.13'
C14	1.04'	420.46'	0°08'32"	S49°07'34"W	1.04'
C15	50.58'	420.46'	6°53'34"	S52°38'37"W	50.55'
C16	45.94'	420.46'	6°15'39"	S59°13'13"W	45.92'
C17	45.80'	420.46'	6°14'29"	S65°28'17"W	45.78'
C18	45.79'	420.46'	6°14'24"	S71°42'43"W	45.77'
C19	45.92'	420.46'	6°15'25"	S77°57'38"W	45.89'
C20	46.84'	420.46'	6°23'00"	S84°16'50"W	46.82'
C21	12.56'	420.46'	1°42'41"	S88°19'40"W	12.56'
C22	43.86'	480.00'	5°14'09"	S51°09'37"W	43.85'
C23	61.71'	480.00'	7°21'57"	S57°27'40"W	61.67'
C24	61.71'	480.00'	7°21'57"	S64°49'37"W	61.67'
C25	61.71'	480.00'	7°21'57"	S72°11'35"W	61.67'
C26	61.71'	480.00'	7°21'57"	S79°33'32"W	61.67'
C27	49.98'	480.00'	5°57'57"	S86°13'29"W	49.96'
C28	46.64'	175.00'	15°16'08"	N81°10'06"E	46.50'
C29	76.33'	175.00'	24°59'30"	N61°02'18"E	75.73'
C30	8.50'	530.00'	0°55'10"	S49°00'08"W	8.50'
C31	56.33'	530.00'	6°05'21"	S52°30'23"W	56.30'
C32	58.08'	530.00'	6°16'44"	S58°41'25"W	58.05'
C33	88.69'	530.00'	9°35'17"	S66°37'25"W	88.59'
C34	37.01'	25.00'	84°49'52"	N29°00'08"E	33.73'
C35	37.01'	25.00'	84°49'52"	S55°49'45"E	33.73'
C36	68.94'	530.00'	7°27'08"	S85°28'53"W	68.89'
C117	19.97'	32.40'	35°18'47"	S60°37'45"E	19.65'
C118	29.66'	32.40'	52°27'09"	N75°29'17"E	28.64'
C119	7.81'	647.60'	0°41'29"	N49°36'27"W	7.81'
C120	52.27'	647.60'	4°37'28"	N52°15'55"W	52.25'
C121	58.20'	647.60'	5°08'58"	N59°05'56"E	58.18'
C122	25.48'	32.40'	45°03'52"	N39°08'28"E	24.83'
C123	16.98'	32.40'	30°01'21"	N01°35'52"E	16.78'
C124	16.36'	30.00'	31°14'24"	S29°02'01"E	16.16'
C125	24.16'	30.00'	46°08'20"	S67°43'23"E	23.51'

ABBREVIATION LEGEND

DEFINITION:

- CF CURVE NUMBER
- CL# CENTERLINE CURVE NUMBER
- CB# ARC CHORD BEARING
- CD# ARC CHORD LENGTH
- CI# CONTRIBLINE INTERSECTION
- CA# ARC CENTRAL ANGLE
- ESMT EASEMENT
- E UTILITY EASEMENT
- EE EQUIPMENT EASEMENT
- JEA JACKSONVILLE ELECTRIC AUTHORITY
- L# ARC LENGTH
- LF LINE NUMBER
- (NR) NON-RADIAL LINE
- P.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- (R) RADIAL LINE
- R# ARC RADIUS
- R.P. RADIUS POINT
- SWMF STORMWATER MANAGEMENT FACILITY
- TEMP TEMPORARY
- TDB TOP OF BANK OF POND
- UADE UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- W/ WITH

LINE TABLE

Line #	DIRECTION	LENGTH
L30	N34°26'57"W	117.62'
L31	N34°26'57"W	117.62'
L32	N13°24'49"W	30.75'
L33	N13°24'49"W	46.00'
L34	N76°35'11"W	117.60'
L35	S76°35'11"W	117.60'
L36	N13°24'49"W	44.47'
L37	S76°35'11"W	120.00'
L38	S13°24'49"E	46.00'
L39	S13°24'49"E	30.19'
L40	N89°12'27"E	32.78'
L41	N00°47'33"W	120.00'

AREA HATCH LEGEND

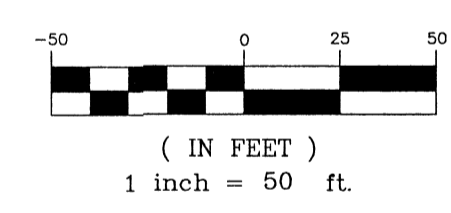
HATCH PATTERN: DEFINITION:

- JURISDICTIONAL WETLANDS PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
- DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

SYMBOL LEGEND

DEFINITION:

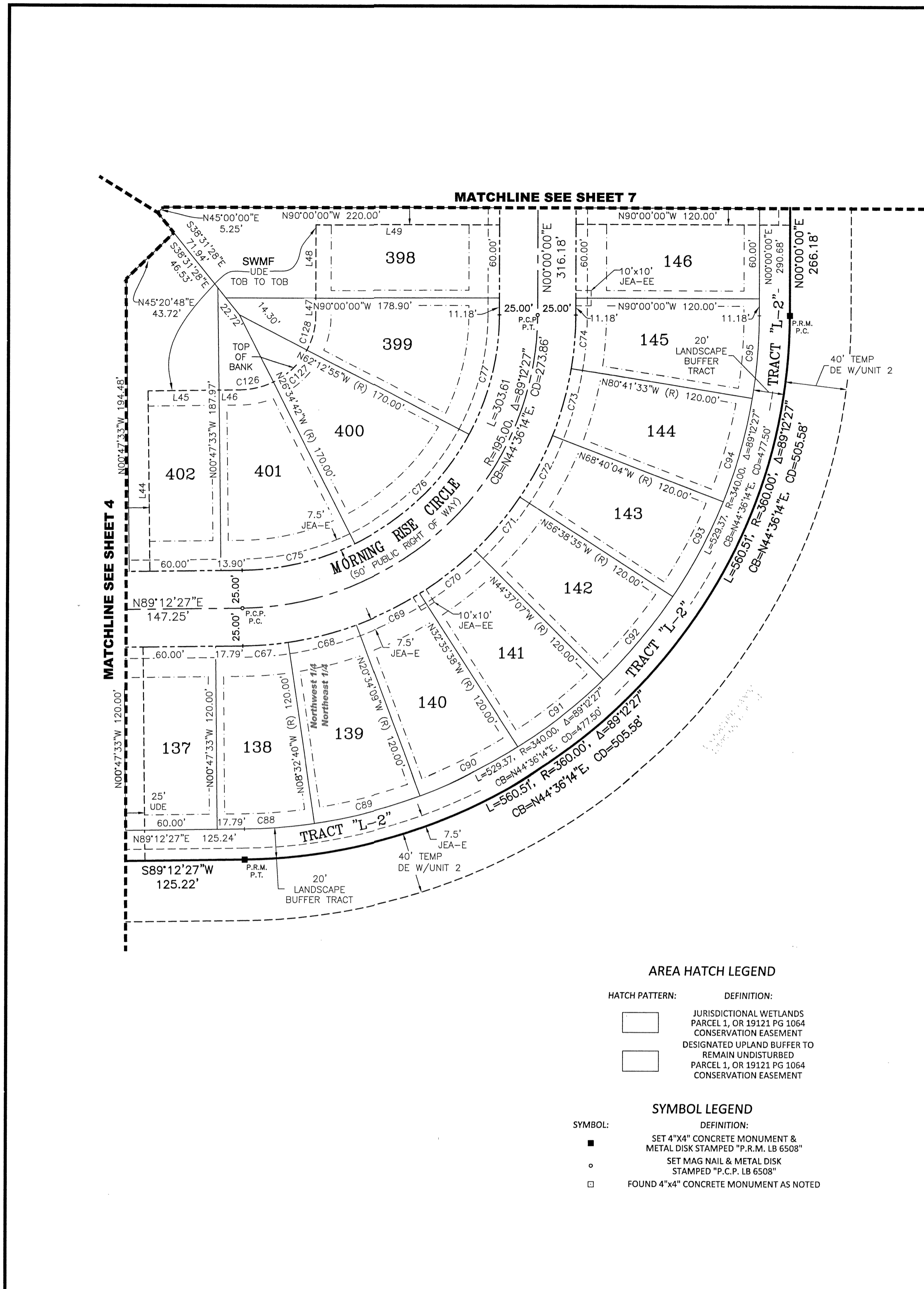
- SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
- SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED



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# DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

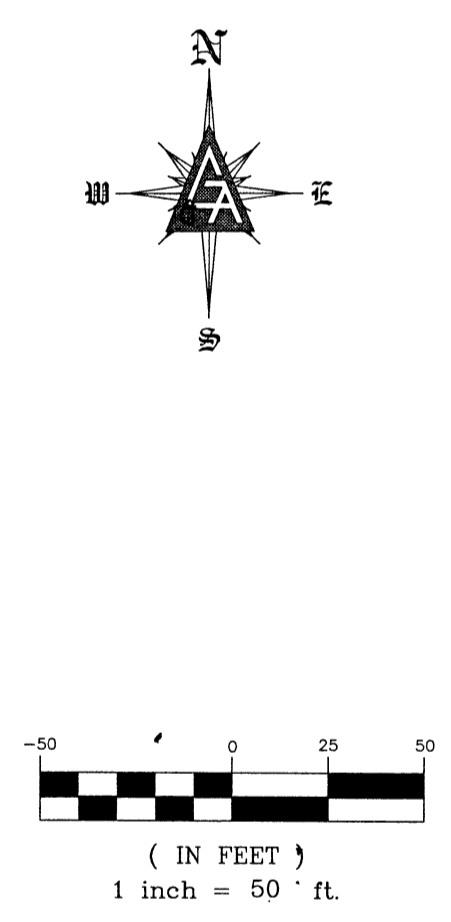


CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C67	29.77'	220.00'	7°45'07"	N85°19'54"E	29.74'
C68	46.17'	220.00'	12°01'29"	N75°26'36"E	46.09'
C69	46.17'	220.00'	12°01'29"	N63°25'07"E	46.09'
C70	46.17'	220.00'	12°01'29"	N51°23'38"E	46.09'
C71	46.17'	220.00'	12°01'29"	N39°22'09"E	46.09'
C72	46.17'	220.00'	12°01'29"	N27°20'40"E	46.09'
C73	46.17'	220.00'	12°01'29"	N15°19'11"E	46.09'
C74	35.74'	220.00'	9°18'27"	N04°39'13"E	35.70'
C75	76.51'	170.00'	25°47'10"	N76°18'53"E	75.86'
C76	105.74'	170.00'	35°38'12"	N45°36'11"E	104.04'
C77	82.44'	170.00'	27°47'05"	N13°53'33"E	81.63'
C88	46.00'	340.00'	7°45'07"	N85°19'54"E	45.97'
C89	71.36'	340.00'	12°01'29"	N75°26'36"E	71.23'
C90	71.36'	340.00'	12°01'29"	N63°25'07"E	71.23'
C91	71.36'	340.00'	12°01'29"	N51°23'38"E	71.23'
C92	71.36'	340.00'	12°01'29"	N39°22'09"E	71.23'
C93	71.36'	340.00'	12°01'29"	N27°20'40"E	71.23'
C94	71.36'	340.00'	12°01'29"	N15°19'11"E	71.23'
C95	55.23'	340.00'	9°18'27"	N04°39'13"E	55.17'
C126	22.50'	50.00'	25°47'10"	N76°18'53"E	22.31'
C127	31.10'	50.00'	35°38'12"	N45°36'11"E	30.60'
C128	24.25'	50.00'	27°47'05"	N13°53'33"E	24.01'

ABBREVIATION LEGEND	
ABBREVIATION	DEFINITION
CF	CURVE NUMBER
CL#	CENTERLINE CURVE NUMBER
CA#	ARC CHORD BEARING
CL	ARC CHORD LENGTH
CL I	CENTERLINE INTERSECTION
Δ	ARC CENTRAL ANGLE
EMF	EASEMENT
-E	UTILITY EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L#	ARC LENGTH
LN#	LINE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.A.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R#	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
TOB	TOP OF BANK OF POND
UAE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
W	WITH

LINE TABLE		
Line #	DIRECTION	LENGTH
L44	N00°47'33"W	120.00'
L45	N89°12'27"E	46.50'
L46	N89°12'27"E	13.90'
L47	N00°00'00"E	11.18'
L48	N00°00'00"E	48.50'
L49	N90°00'00"W	120.00'

- AREA HATCH LEGEND**
- HATCH PATTERN:      DEFINITION:
- [Hatched Box] JURISDICTIONAL WETLANDS PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
  - [Hatched Box] DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
- SYMBOL LEGEND**
- SYMBOL:      DEFINITION:
- SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
  - SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
  - FOUND 4"x4" CONCRETE MONUMENT AS NOTED

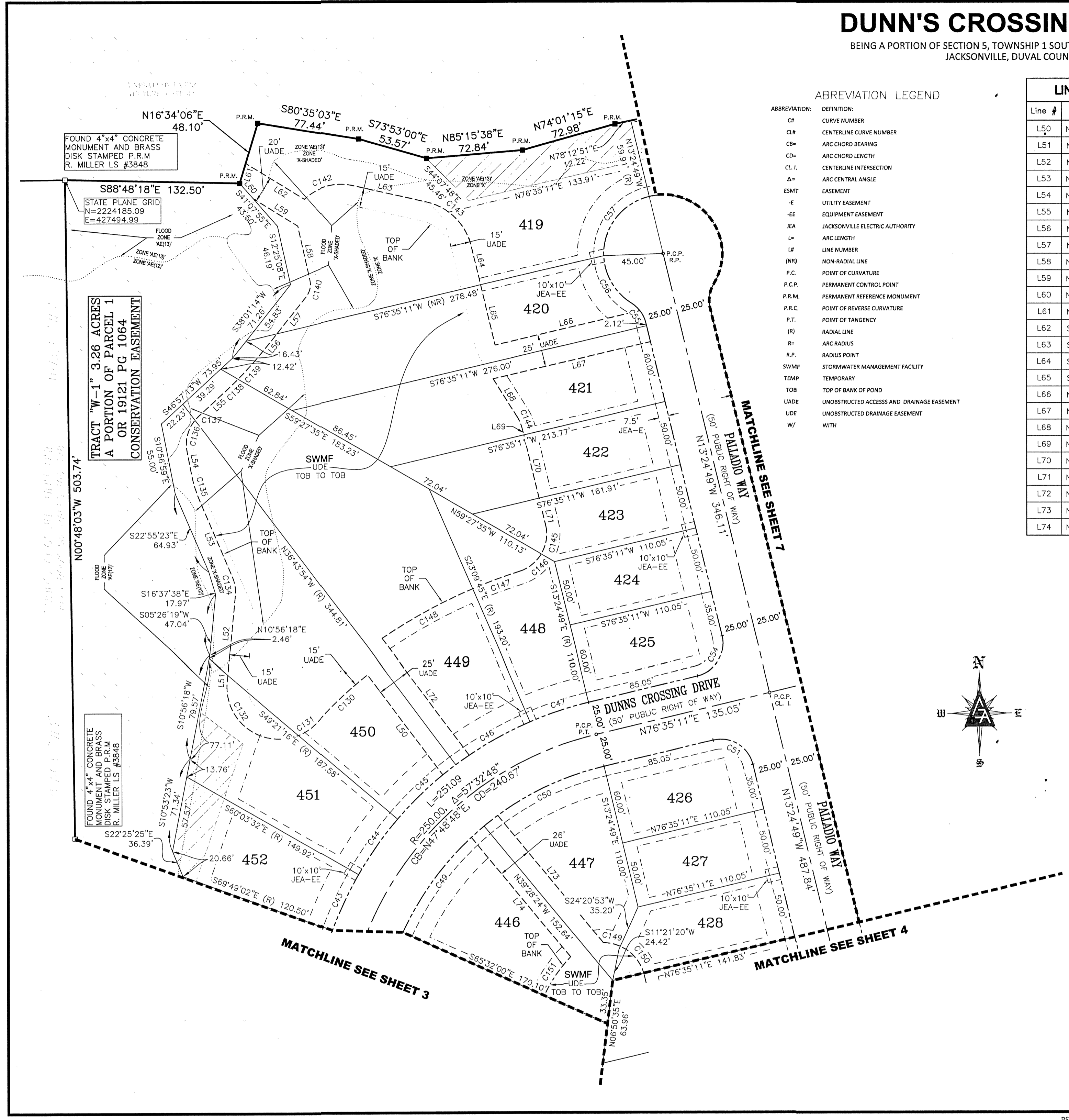


FILE NO: C-990

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# DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



### ABBREVIATION LEGEND

- DEFINITION:
- CL# CURVE NUMBER
- CLP CENTERLINE CURVE NUMBER
- CB+ ARC CHORD BEARING
- CL- ARC CHORD LENGTH
- CL.I. CENTERLINE INTERSECTION
- CA+ ARC CENTRAL ANGLE
- EMT EASEMENT
- E UTILITY EASEMENT
- EE EQUIPMENT EASEMENT
- JEA JACKSONVILLE ELECTRIC AUTHORITY
- L+ ARC LENGTH
- LR LINE NUMBER
- NRB NON-RADIAL LINE
- P.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- (R) RADIAL LINE
- R+ ARC RADIUS
- R.P. RADIUS POINT
- SWMF STORMWATER MANAGEMENT FACILITY
- TEMP TEMPORARY
- TOR TOP OF BANK OF FORD
- UADE UNSTRUCTURED ACCESS AND DRAINAGE EASEMENT
- UDE UNSTRUCTURED DRAINAGE EASEMENT
- W/ WITH

### LINE TABLE

Line #	DIRECTION	LENGTH
L50	N36°43'54"W	95.17'
L51	N05°26'19"E	5.28'
L52	N05°26'19"E	60.59'
L53	N22°55'23"W	63.29'
L54	N10°56'59"W	18.05'
L55	N46°57'13"E	26.79'
L56	N38°01'14"E	12.98'
L57	N38°01'14"E	36.01'
L58	N12°25'08"W	42.89'
L59	N8°04'28"W	39.71'
L60	N41°07'55"W	15.61'
L61	N16°34'06"E	16.02'
L62	S58°04'28"E	52.33'
L63	S77°14'25"E	57.33'
L64	S13°24'49"E	31.17'
L65	S13°24'49"E	47.50'
L66	N76°35'11"E	112.74'
L67	N76°35'11"E	122.50'
L68	N31°50'54"W	34.86'
L69	N13°24'49"W	5.13'
L70	N13°24'49"W	50.00'
L71	N13°24'49"W	21.08'
L72	N36°43'54"W	110.21'
L73	N39°28'24"W	125.39'
L74	N39°28'24"W	118.01'

### CURVE TABLE

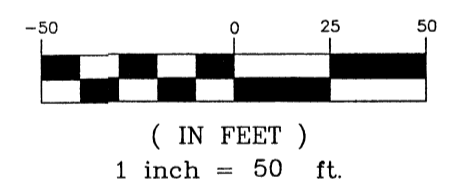
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C43	46.84'	275.00'	9°45'30"	S25°03'43"W	46.78'
C44	51.38'	275.00'	10°42'17"	S35°17'36"W	51.30'
C45	60.58'	275.00'	12°37'22"	S46°57'25"W	60.46'
C46	65.13'	275.00'	13°34'09"	S60°03'10"W	64.97'
C47	46.79'	275.00'	9°44'57"	S71°42'43"W	46.74'
C49	102.34'	225.00'	26°03'36"	S37°29'48"W	101.46'
C50	102.34'	225.00'	26°03'36"	S63°33'24"W	101.46'
C51	39.27'	25.00'	90°00'00"	N58°24'49"W	35.36'
C54	39.27'	25.00'	90°00'00"	N31°35'11"E	35.36'
C55	19.38'	25.00'	44°24'55"	N35°37'16"W	18.90'
C56	43.83'	45.00'	55°48'44"	S29°55'22"E	42.12'
C57	61.73'	45.00'	78°36'11"	S37°17'06"W	57.01'
C130	51.31'	289.48'	10°09'21"	S46°52'43"W	51.24'
C131	18.41'	39.50'	26°42'38"	S55°09'21"W	18.25'
C132	80.61'	39.50'	116°55'39"	N53°01'31"W	67.33'
C134	14.85'	30.00'	28°21'42"	N08°44'32"W	14.70'
C135	20.90'	100.00'	11°58'23"	N16°56'11"W	20.86'
C136	25.94'	30.00'	49°33'00"	N13°49'31"E	25.14'
C137	4.37'	300.00'	8°21'13"	N42°46'37"E	4.37'
C138	14.16'	300.00'	2°42'19"	N45°36'04"E	14.16'
C139	32.61'	300.00'	6°13'40"	N41°08'04"E	32.59'
C140	13.21'	15.00'	50°26'23"	N12°48'03"E	12.78'
C142	39.34'	40.00'	56°21'24"	N74°34'53"E	37.78'
C143	50.13'	45.00'	63°49'37"	S45°19'37"E	47.58'
C144	9.65'	30.00'	18°26'06"	N22°37'51"W	9.61'
C145	23.04'	30.00'	44°00'25"	N08°35'24"E	22.48'
C146	21.91'	30.00'	41°51'15"	N51°31'14"E	21.43'
C147	37.70'	385.00'	5°36'36"	N69°38'33"E	37.68'
C148	78.68'	385.00'	11°42'31"	N60°58'59"E	78.54'
C149	13.26'	32.40'	23°27'26"	N77°19'30"W	13.17'
C150	29.51'	32.40'	52°10'59"	N39°30'18"W	28.50'
C151	35.82'	107.40'	19°06'27"	S34°01'14"W	35.65'

### AREA HATCH LEGEND

- DEFINITION:
- JURISDICTIONAL WETLANDS
- PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
- DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED
- PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

### SYMBOL LEGEND

- DEFINITION:
- SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
- SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED



FILE NO: C-990



**GHIOTTO & ASSOCIATES, INC.**  
 NATIONALLY CERTIFIED SURVEYORS & MAPPERS  
 CERTIFICATE OF AUTHORIZATION No. LB 6508  
 2426 PHILIPS HIGHWAY  
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# DUNN'S CROSSING UNIT TWO

BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### ABBREVIATION LEGEND

ESMT	EASEMENT	P.C.P.	PERMANENT CONTROL POINT	TEMP	TEMPORARY
-E	UTILITY EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT	TOB	TOP OF BANK OF POND
CF	CURVE NUMBER	P.A.C.	POINT OF ANGLE CURVATURE	UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
CL#	CENTERLINE CURVE NUMBER	P.T.	POINT OF TANGENCY	UDE	UNOBSTRUCTED DRAINAGE EASEMENT
CB-	ARC CHORD BEARING	(R)	RADIAL LINE	W/	WITH
CD-	ARC CHORD LENGTH	LR	LINE NUMBER		
CL I	CENTERLINE INTERSECTION	(NR)	NON-RADIAL LINE		
Δ	ARC CENTRAL ANGLE	P.C.	POINT OF CURVATURE		
		R.P.	RADIUS POINT		
		SWMF	STORMWATER MANAGEMENT FACILITY		

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C52	39.27'	25.00'	90°00'00"	S31°35'11"W	35.36'
C53	39.27'	25.00'	90°00'00"	S58°24'49"E	35.36'
C58	61.73'	45.00'	78°36'11"	N64°06'43"W	57.01'
C59	43.83'	45.00'	55°48'44"	N03°05'45"E	42.12'
C60	19.38'	25.00'	44°24'55"	S08°47'39"W	18.90'
C61	66.85'	725.00'	5°16'59"	S79°13'41"W	66.83'
C62	68.61'	725.00'	5°25'19"	S84°34'50"W	68.58'
C63	34.27'	725.00'	2°42'31"	S88°38'44"W	34.27'
C64	62.63'	775.00'	4°37'49"	S78°54'06"W	62.61'
C65	65.29'	775.00'	4°49'37"	S83°37'49"W	65.27'
C66	48.97'	775.00'	3°37'12"	S87°51'14"W	48.96'
C78	4.55'	775.00'	0°20'10"	S89°49'55"W	4.55'
C82	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C83	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C84	5.03'	25.00'	11°32'13"	N84°13'53"W	5.03'
C85	34.24'	25.00'	78°27'47"	N39°13'53"W	31.62'
C153	9.88'	30.00'	18°52'26"	N03°58'36"W	9.84'
C154	44.36'	30.00'	84°43'49"	N87°49'32"E	40.43'
C155	14.99'	10.00'	85°52'57"	S89°45'16"E	13.62'
C156	23.05'	30.00'	44°01'54"	N69°19'12"E	22.49'
C157	13.54'	30.00'	25°51'38"	S79°44'02"E	13.43'

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C158	42.11'	100.00'	24°07'44"	S74°52'05"E	41.80'
C159	25.68'	30.00'	49°02'50"	S62°24'32"E	24.90'
C160	1.19'	30.00'	2°16'01"	S02°56'14"W	1.19'
C161	33.52'	30.00'	64°01'36"	S36°05'02"W	31.81'
C162	32.95'	100.00'	18°52'48"	S77°32'15"W	32.80'
C163	5.63'	10.00'	32°14'53"	S70°51'12"W	5.55'
C164	10.02'	10.00'	57°28'04"	S26°00'43"W	9.61'
C165	1.94'	10.00'	11°06'28"	S08°15'32"E	1.94'
C166	59.80'	45.00'	76°08'46"	S24°15'37"W	55.50'
C167	21.19'	895.00'	1°21'23"	S79°34'42"W	21.19'
C168	22.64'	30.00'	43°13'54"	N79°29'03"W	22.10'
C169	23.28'	30.00'	44°27'17"	N35°38'27"W	22.70'
C170	9.65'	30.00'	18°26'06"	N04°11'46"W	9.61'
C171	24.01'	30.00'	45°51'23"	S09°30'53"W	23.37'
C172	25.06'	30.00'	47°52'02"	S56°22'35"W	24.34'
C173	1.47'	605.00'	0°08'20"	S80°22'46"W	1.47'
C174	42.25'	605.00'	4°00'04"	S85°17'27"W	42.24'
C175	28.66'	605.00'	2°42'31"	S88°38'44"W	28.66'
C176	23.56'	30.00'	45°00'00"	N67°30'00"W	22.90'
C177	23.56'	30.00'	45°00'00"	N22°30'00"W	22.96'

### LINE TABLE

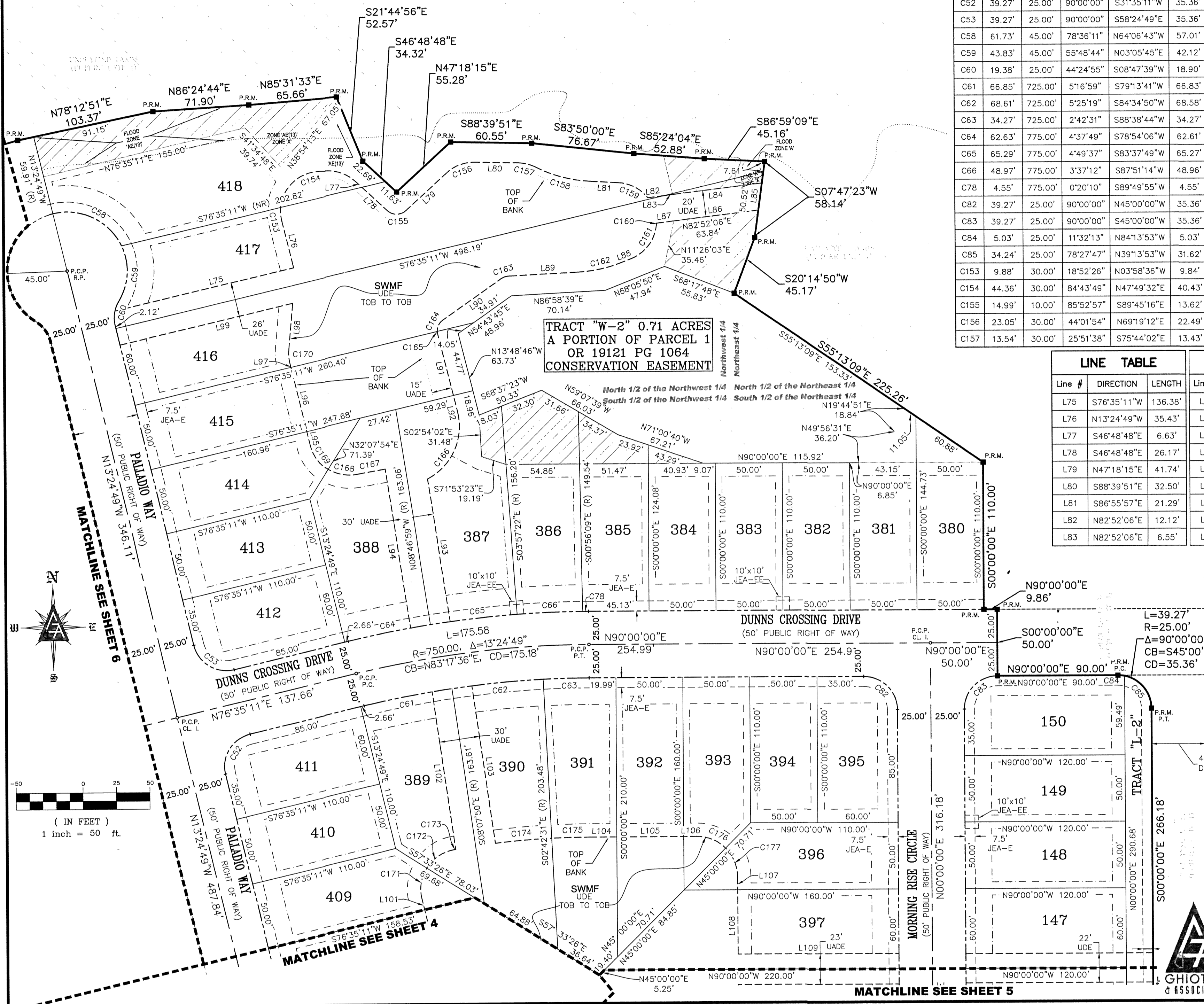
Line #	DIRECTION	LENGTH
L75	S76°35'11"W	136.38'
L76	N13°24'49"W	35.43'
L77	S46°48'48"E	6.63'
L78	S46°48'48"E	26.17'
L79	N47°18'15"E	41.74'
L80	S88°39'51"E	32.50'
L81	S86°55'57"E	21.29'
L82	N82°52'06"E	12.12'
L83	N82°52'06"E	6.55'

### LINE TABLE

Line #	DIRECTION	LENGTH
L82	N82°52'06"E	12.12'
L83	N82°52'06"E	6.55'
L84	N82°52'06"E	67.33'
L85	S07°47'23"W	20.70'
L86	S82°52'06"W	63.84'
L87	S82°52'06"W	12.98'
L88	S68°05'50"W	8.29'
L89	S86°58'39"W	52.47'
L90	S54°43'45"W	53.81'

### LINE TABLE

Line #	DIRECTION	LENGTH
L91	S13°48'46"E	48.07'
L92	S13°48'46"E	12.74'
L93	S08°46'59"E	107.57'
L94	N08°46'59"W	120.02'
L95	N13°24'49"W	107.75'
L96	N13°24'49"W	50.00'
L97	N13°24'49"W	3.51'
L98	N05°01'17"E	35.84'
L99	S76°35'11"W	132.87'
L101	S13°24'49"E	8.79'
L102	S08°07'50"E	120.03'
L103	S08°07'50"E	120.03'
L104	N90°00'00"W	19.99'
L105	N90°00'00"W	50.00'
L106	N90°00'00"W	10.00'
L107	N00°00'00"E	10.00'
L108	N00°00'00"E	48.50'
L109	N90°00'00"W	120.00'



TRACT "W-2" 0.71 ACRES  
A PORTION OF PARCEL 1  
OR 19121 PG 1064  
CONSERVATION EASEMENT

### AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Diagonal lines]	JURISDICTIONAL WETLANDS
[Stippled]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
[Dotted]	DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED
[Cross-hatched]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

### SYMBOL LEGEND

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED



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