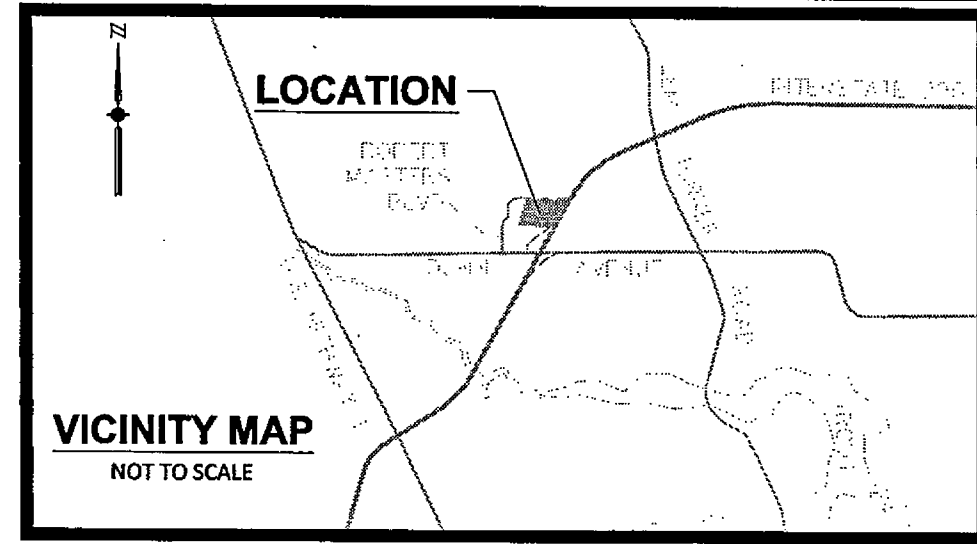


# DUNN'S CROSSING UNIT THREE A

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

MAP BOOK **81** PAGE **22**  
SHEET 1 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



### CAPTION:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID POINT BEING SITUATE IN THE CENTERLINE OF DUNN AVENUE (STATE ROAD NO. 5-104), A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72001-2410; THENCE NORTH 01°05'11" WEST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 114.00 FEET TO A POINT SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF SAID DUNN AVENUE; THENCE NORTH 89°13'09" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 145.63 FEET; THENCE NORTH 82°03'41" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 492.91 FEET; THENCE NORTH 77°26'23" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF DUNN AVENUE AND ALONG THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 295/STATE ROAD 9-A, AS SHOWN ON SAID AFOREMENTIONED RIGHT OF WAY MAP SECTION 72001-2410, A DISTANCE OF 30.60 FEET TO A POINT SITUATE ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 00°56'36" WEST, ALONG SAID LAST MENTIONED LINE, 1,128.05 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°59'08" EAST, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 186.14 FEET; THENCE NORTH 15°30'38" EAST, 184.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°30'38" EAST, 1,093.72.18 FEET; THENCE NORTH 48°36'16" EAST, 131.82 FEET; THENCE NORTH 01°20'47" WEST, 196.88 FEET; THENCE NORTH 88°48'10" EAST, 513.61 FEET; THENCE NORTH 84°57'31" EAST, 60.02 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°41'03" EAST, 36.04 FEET TO A POINT; THENCE NORTH 88°48'10" EAST, 133.78 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 277.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°54'07" EAST, 272.32 TO A POINT; THENCE SOUTH 65°19'06" EAST, 595.46 FEET; THENCE NORTH 46°05'55" EAST, 358.59 FEET; THENCE NORTH 89°53'04" EAST, 457.05 FEET TO A POINT SITUATE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 295/STATE ROAD 9-A, A 300 FOOT RIGHT OF WAY AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72001-2410; THENCE THE FOLLOWING FOUR (4) COURSES ALONG LAST MENTIONED RIGHT OF WAY LINE: COURSE NO. 1, THENCE SOUTH 31°43'07" WEST, 44.03 FEET; COURSE NO. 2, THENCE SOUTH 29°02'39" WEST, 578.87 FEET; COURSE NO. 3, THENCE SOUTH 33°04'03" WEST, 514.45 FEET TO A POINT OF CURVATURE; COURSE 4, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2452.48 FEET, AN ARC DISTANCE OF 834.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°48'42" WEST, 830.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°57'51" WEST, A DISTANCE OF 486.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.61, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°31'31" WEST, 42.06 FEET TO A POINT; THENCE NORTH 01°00'52" WEST, A DISTANCE OF 21.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 13.78, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°10'15" WEST, 13.66 FEET TO A POINT; THENCE NORTH 27°19'37" WEST, A DISTANCE OF 19.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 21.44, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°50'57" WEST, 20.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 55.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 4.00, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°32'41" EAST, 4.00 FEET TO A POINT; THENCE SOUTH 88°59'08" WEST, A DISTANCE OF 10.21 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 45.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 80.47, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°03'07" WEST, 70.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.84, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°01'14" WEST, 16.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 225.02; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 52.62, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°22'47" WEST, 52.50 FEET TO A POINT; THENCE SOUTH 88°59'08" WEST, A DISTANCE OF 499.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 225.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 52.51, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°19'45" WEST, 52.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.93, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°57'40" WEST, 16.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 89.77, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°17'06" WEST, 75.61 FEET TO A POINT; THENCE SOUTH 87°51'50" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 164.78 FEET TO THE POINT OF BEGINNING.

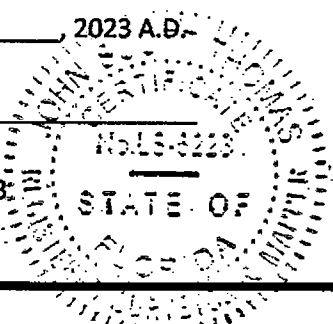
THE LANDS THUS DESCRIBED CONTAIN 63.96 ACRES, MORE OR LESS.

### 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 14<sup>TH</sup> DAY OF April, 2023 A.D.

John S. Thomas  
JOHN S. THOMAS  
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6223  
SURVEYING AND MAPPING, LLC.



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TFCC DUNN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER 1") AND DREAM FINDERS HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER 2") ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS DUNN'S CROSSING UNIT THREE A AND HAVE 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:

- 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;
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE OWNER, OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER FACILITIES, AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL OF THE LOT OWNERS AS SHOWN ON THIS PLAT. UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL ON THE LOT OWNERS AS SHOWN HEREON.
- 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 THREE A". 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), TRACTS C-1, C-2 AND C-3 (WETLAND CONSERVATION TRACTS), TRACT R-1 (RECREATION TRACT), AND TRACT D-1 AND D-2 (DRAINAGE TRACT) ARE HEREBY IRREVOCABLY DEDICATED TO DUNN'S CROSSING HOMEOWNERS ASSOCIATION, A NOT FOR PROFIT ORGANIZATION, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER TRACTS L-1, L-2, L-3 AND L-4 ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; 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, "OWNER 1", TFCC DUNN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED MEMBER, THIS 12<sup>TH</sup> DAY OF April, 2023 A.D.

TFCC DUNN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: TFCC DUNN'S CROSSING, LLC

Seth Greenspan  
SETH GREENSPAN, VICE PRESIDENT OF TFCC DUNN'S CROSSING, LLC

WITNESS: David Ulmer

(SIGNATURE)

DAVID ULMER

(PRINT NAME)

WITNESS: Sheryl Domingo

(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 12<sup>TH</sup> DAY OF April, 2023 A.D., BY SETH GREENSPAN, VICE PRESIDENT OF, TFCC DUNN'S CROSSING, LLC., A FLORIDA LIMITED LIABILITY COMPANY,

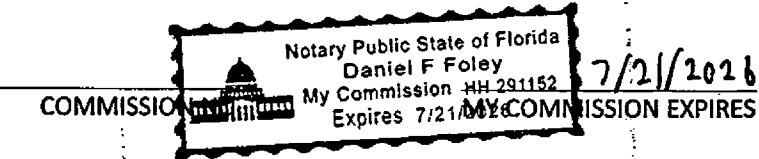
WHO IS PERSONALLY KNOWN TO ME, OR

WHO PRODUCED \_\_\_\_\_ AS

IDENTIFICATION.

Daniel Foley  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Daniel Foley  
PRINT NAME



AND ALSO IN WITNESS WHEREOF, "OWNER 2", DREAM FINDERS HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED MEMBER, THIS 12<sup>TH</sup> DAY OF April, 2023 A.D.

DREAM FINDERS HOMES, LLC

BY: DREAM FINDERS HOMES, LLC

Brad Muston  
Brad Muston, Director OF, DREAM FINDERS HOMES, LLC

WITNESS: Chad Sigman

(SIGNATURE)

Chad Sigman  
(PRINT NAME)

WITNESS: Shawn Ford

(SIGNATURE)

Shawn Ford  
(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 12<sup>TH</sup> DAY OF April, 2023 A.D., BY Brad Muston, Dir. President OF, DREAM FINDERS HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY,

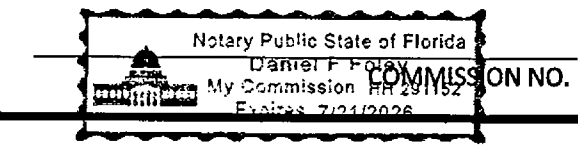
WHO IS PERSONALLY KNOWN TO ME, OR

WHO PRODUCED \_\_\_\_\_ AS

IDENTIFICATION.

Daniel Foley  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Daniel Foley  
PRINT NAME



7/21/2026  
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 81 PAGES 22-32 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

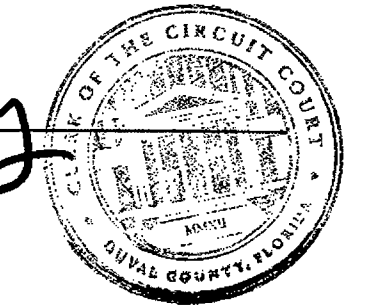
ON THIS 05 DAY OF MAY, 2023 AD.

BY: Jody Phillips

JODY PHILLIPS  
CLERK OF THE CIRCUIT COURT

BY: Steven D. Long Jr.

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 5<sup>TH</sup> DAY OF MAY, 2023 AD.

BY: Steven D. Long Jr.

STEVEN D. LONG JR., P.E.  
DIRECTOR OF PUBLIC WORKS

### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH TO FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES, ON THE 3<sup>RD</sup> DAY OF MAY, 2023 AD.

BY: Danny S. Wheeler

DANNY S. WHEELER, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 6902

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

FILE NO: C-1124

# DUNN'S CROSSING UNIT THREE A

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

SHEET 2 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

**ABBREVIATION LEGEND**

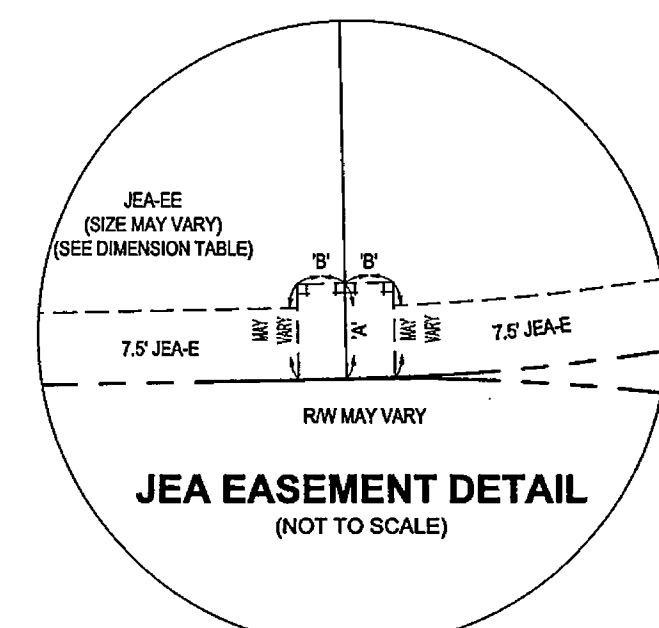
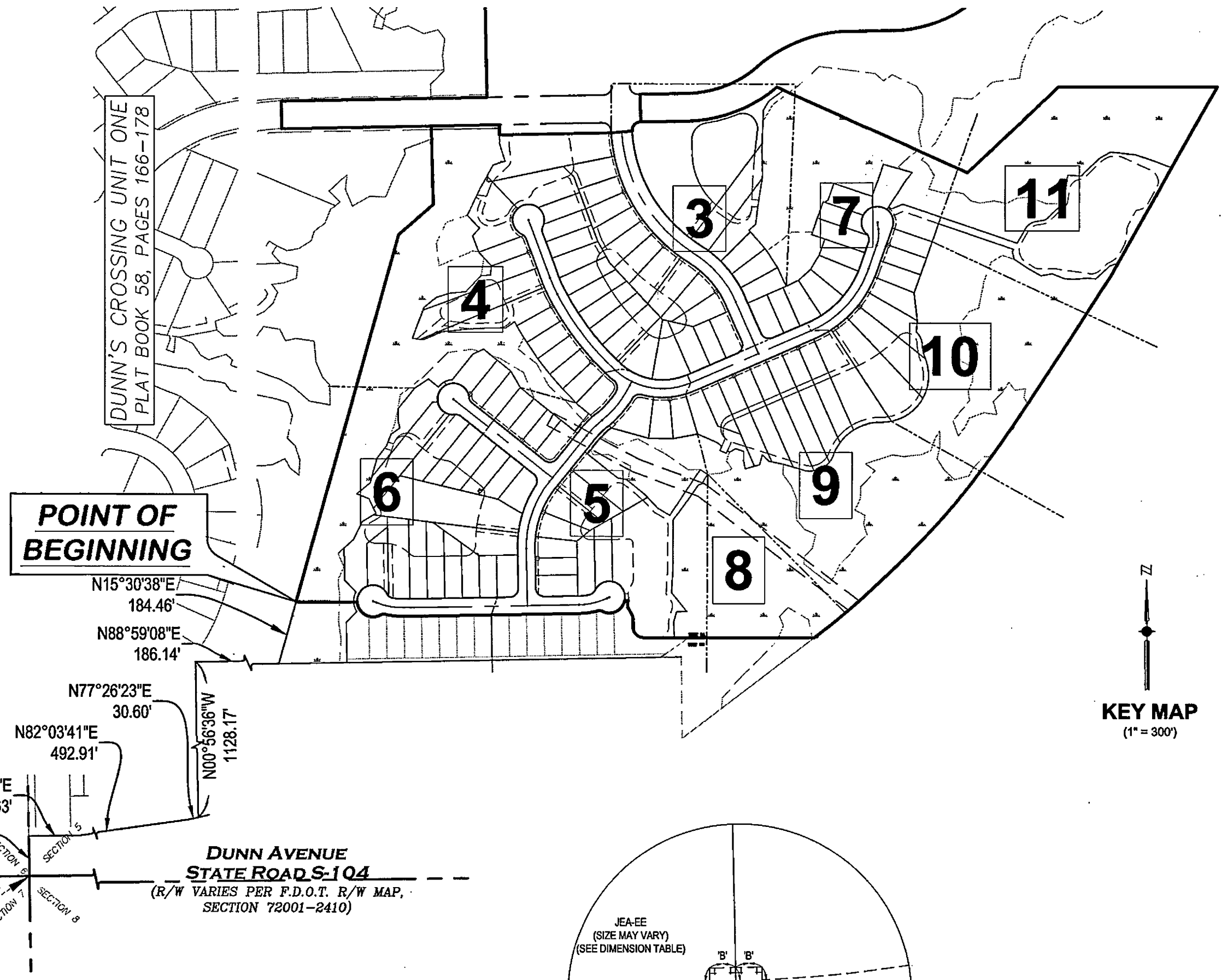
ABBREVIATION:	DEFINITION:
AE#	ACCESS EASEMENT CURVE TAG NUMBER
AL#	ACCESS EASEMENT LINE TAG NUMBER
BC#	BOUNDARY CURVE TAG NUMBER
BL#	BOUNDARY LINE TAG NUMBER
CH	LOT OR TRACT CURVE TAG NUMBER
CC#	CENTERLINE CURVE TAG NUMBER
CL#	CENTERLINE LINE TAG NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
CL	CENTERLINE
DE#	DRAINAGE EASEMENT CURVE TAG
DL#	DRAINAGE EASEMENT LINE TAG
Δ=	ARC CENTRAL ANGLE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
LB	LICENSED BUSINESS
(NR)	NON-RADIAL LINE
OR	OFFICIAL RECORDS
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG	PAGE
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
R/W	RIGH OF WAY
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
TOB	TOP OF BANK OF POND
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
W	WITH

**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**

SYMBOL:	DEFINITION:
	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
	FOUND 4"x4" CONCRETE MONUMENT AS NOTED



**JEA DIMENSION TABLE**

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

**GENERAL NOTES**

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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 THIS COUNTY. (FLORIDA STATUTE 177.091 (28))
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ROBERT MASTERS BOULEVARD AD SHOWN ON THE PLAT OF DUNN'S CROSSING UNIT TWO AS RECORDED IN PLAT BOOK 78, PAGES 46-52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AS N88°48'10"E 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 I295 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.
- 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.
- LAKES 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 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.
- 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 REMOVAL OF EARTH, 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 INCLUDE 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. WETLAND TRACTS ALSO INCLUDE ADDITIONAL UPLAND REGIONS OUTSIDE THE LIMITS OF SAID CONSERVATION EASEMENT.
- THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION. NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA"). SFHA'S DELINEATED AND DENOTED HEREON ARE FOR GRAPHIC REPRESENTATION AND INFORMATIONAL PURPOSES ONLY AND WERE TRACED FROM THE FEMA FLOOD INSURANCE RATE MAP #12031C0178J DATED NOVEMBER 2, 2018.
- 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.
- ALL SITE IMPROVEMENTS AND UTILITIES LOCATED WITHIN THE CONFINES OF THIS PLAT MUST COMPLY WITH THE REQUIREMENTS OF CITY OF JACKSONVILLE MUNICIPAL ORDINANCE CODE, SECTION 652.1200.

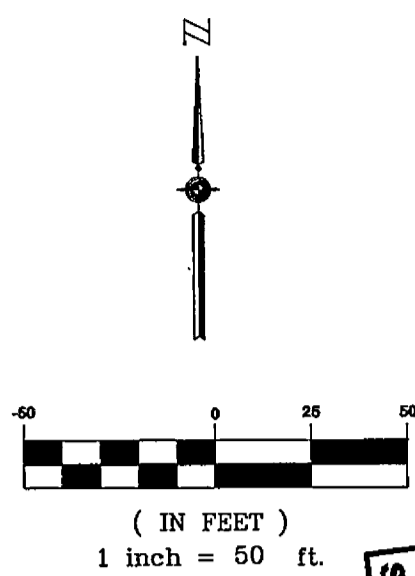
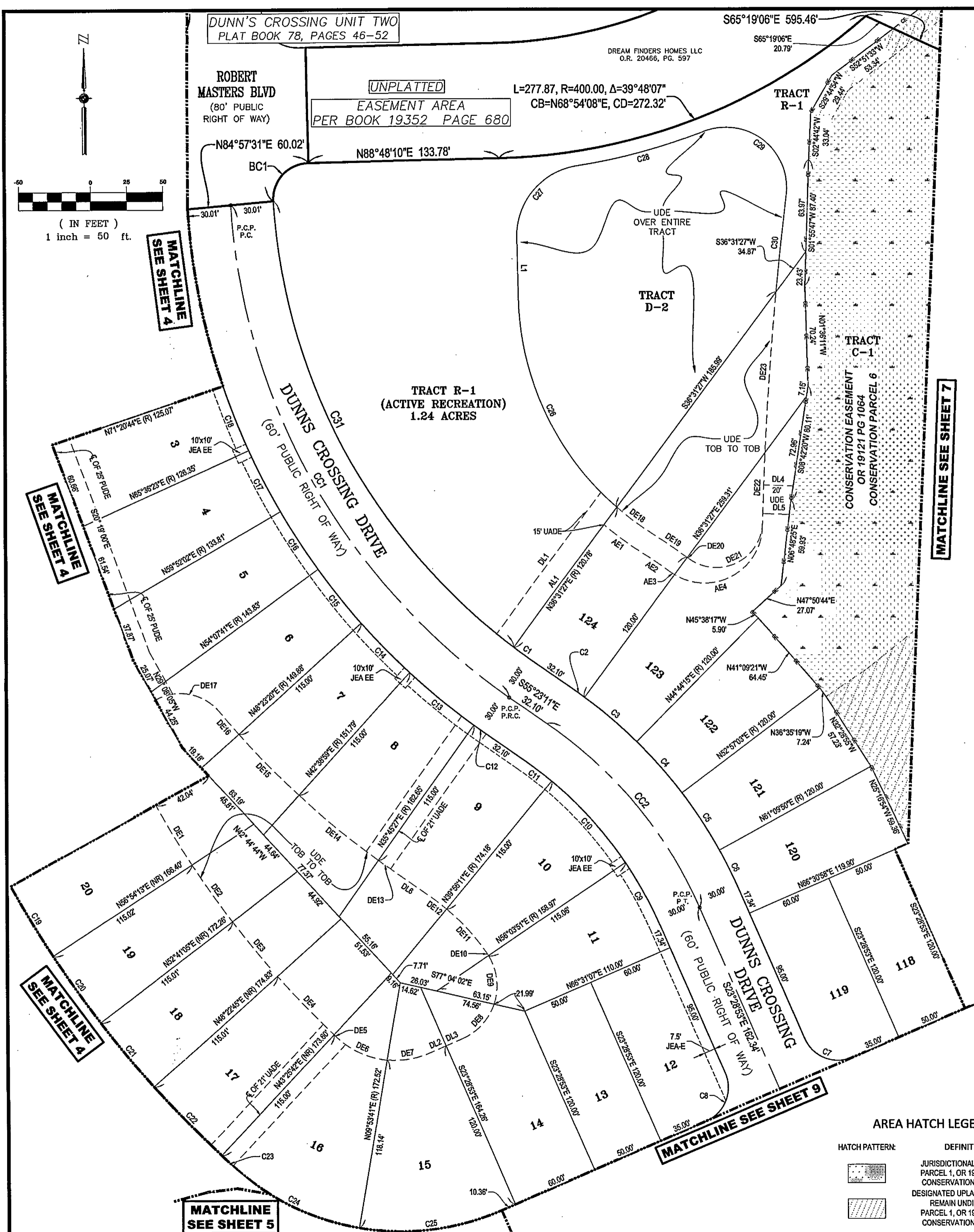
PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
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**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
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FILE NO: C-1124

FILE NO: C-1124

# DUNN'S CROSSING UNIT THREE A

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



DUNN'S CROSSING UNIT TWO  
PLAT BOOK 78, PAGES 46-52

UNPLATTED  
EASEMENT AREA  
PER BOOK 19352 PAGE 680

L=277.87, R=400.00, Δ=39°48'07"  
CB=N68°54'08"E, CD=272.32'

DREAM FINDERS HOMES LLC  
O.R. 20466, PG. 597

LINE #	DIRECTION	LENGTH
AL1	S36°31'27"W	105.73'
DL1	S36°31'27"W	122.63'
DL2	N66°31'07"E	12.59'
DL3	N66°31'07"E	12.75'
DL4	N87°57'40"W	20.38'
DL5	N87°57'40"W	18.36'
DL6	N55°23'11"W	32.10'
L1	N01°11'50"W	41.30'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
AE1	31.25'	215.00'	8°19'42"	N53°06'17"W	31.22'
AE2	25.56'	435.00'	3°22'00"	N55°35'08"W	25.56'
AE3	3.24'	40.00'	4°38'43"	N56°13'30"W	3.24'
AE4	83.24'	40.00'	119°13'33"	S61°50'22"W	69.01'
BC1	40.25'	25.00'	92°14'13"	N42°41'03"E	36.04'
C1	16.92'	420.00'	2°18'28"	S54°13'57"E	16.92'
C2	11.00'	330.00'	1°54'38"	S54°25'52"E	11.00'
C3	47.30'	330.00'	8°12'48"	S49°22'09"E	47.26'
C4	47.30'	330.00'	8°12'48"	S41°09'21"E	47.26'
C5	47.30'	330.00'	8°12'48"	S32°56'34"E	47.26'
C6	30.84'	330.00'	5°21'17"	S26°09'32"E	30.83'
C7	39.27'	25.00'	90°00'00"	S68°28'53"E	35.36'
C8	39.27'	25.00'	90°00'00"	N21°31'07"E	35.36'
C9	49.27'	270.00'	10°27'16"	N28°42'31"W	49.20'
C10	76.00'	270.00'	16°07'39"	N41°59'59"W	75.75'
C11	25.08'	270.00'	5°19'22"	N52°43'30"W	25.07'
C12	9.58'	480.00'	1°08'38"	N54°48'52"W	9.58'
C13	57.74'	480.00'	6°53'32"	N50°47'47"W	57.70'
C14	48.08'	480.00'	5°44'21"	N44°28'51"W	48.06'
C15	48.08'	480.00'	5°44'21"	N38°44'30"W	48.06'
C16	48.08'	480.00'	5°44'21"	N33°00'09"W	48.06'
C17	48.08'	480.00'	5°44'21"	N27°15'48"W	48.06'
C18	48.08'	480.00'	5°44'21"	N21°31'27"W	48.06'
C19	56.77'	770.24'	4°13'23"	S30°59'14"E	56.76'
C20	56.74'	770.24'	4°13'13"	S35°12'32"E	56.72'
C21	57.90'	770.24'	4°18'26"	S39°28'21"E	57.89'
C22	66.58'	770.24'	4°57'10"	S44°06'09"E	66.56'
C23	10.06'	770.24'	0°44'54"	S46°57'11"E	10.06'
C24	100.14'	175.04'	32°46'41"	S63°42'59"E	98.78'
C25	101.99'	175.04'	33°23'01"	N83°12'11"E	100.55'
C26	165.47'	200.00'	47°24'09"	N24°53'54"W	160.79'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	71.90'	50.00'	82°23'22"	N39°59'51"E	65.86'
C28	90.54'	410.00'	12°39'07"	N74°51'58"E	90.35'
C29	86.85'	42.00'	118°28'23"	S52°13'24"E	72.18'
C30	67.90'	2446.27'	1°35'26"	S06°13'05"W	67.90'
C31	363.91'	420.00'	49°38'39"	N28°15'23"W	352.63'
CC1	407.19'	450.00'	51°50'41"	S29°27'50"E	393.44'
CC2	167.05'	300.00'	31°54'17"	S39°26'02"E	164.90'
DE1	48.30'	655.53'	4°13'17"	S30°59'09"E	48.29'
DE2	48.27'	655.53'	4°13'07"	S35°12'21"E	48.26'
DE3	49.26'	655.53'	4°18'20"	S39°28'05"E	49.25'
DE4	56.65'	655.53'	4°57'04"	S44°05'46"E	56.63'
DE5	2.56'	655.53'	0°13'24"	S46°41'00"E	2.56'
DE6	39.46'	60.00'	37°40'51"	S65°38'08"E	38.75'
DE7	30.37'	60.00'	29°00'19"	N81°01'16"E	30.05'
DE8	33.26'	40.00'	47°38'50"	N42°41'42"E	32.31'
DE9	35.04'	40.00'	50°11'19"	N06°13'23"W	33.93'
DE10	2.46'	40.00'	3°31'45"	N33°04'55"W	2.46'
DE11	41.17'	155.00'	15°13'01"	N42°27'18"W	41.05'
DE12	14.40'	155.00'	5°19'22"	N52°43'30"W	14.39'
DE13	11.88'	595.00'	1°08'38"	N54°48'52"W	11.88'
DE14	71.57'	595.00'	6°53'32"	N50°47'47"W	71.53'
DE15	59.60'	595.00'	5°44'21"	N44°28'51"W	59.57'
DE16	20.88'	595.00'	2°00'37"	N40°36'22"W	20.88'
DE17	48.58'	35.00'	79°32'02"	N79°22'04"W	44.78'
DE18	30.26'	200.00'	8°40'09"	N52°56'03"W	30.23'
DE19	29.79'	450.00'	3°47'35"	N55°22'20"W	29.79'
DE20	1.28'	450.00'	0°09'45"	N53°23'40"W	1.28'
DE21	69.83'	32.00'	125°02'03"	S64°10'11"W	56.78'
DE22	49.02'	2446.27'	1°08'53"	S02°13'36"W	49.02'
DE23	111.95'	2446.27'	2°37'19"	S04°06'42"W	111.94'

AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Stippled pattern]	JURISDICTIONAL WETLANDS
[Dotted pattern]	PARCEL 1, OR 19121 PG 1064
[Diagonal lines]	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 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
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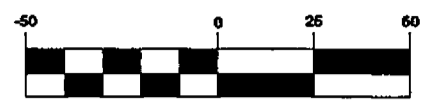
DUNN'S CROSSING UNIT TWO  
PLAT BOOK 78, PAGES 46-52

ROBERT MASTERS BLVD (80' PUBLIC RIGHT OF WAY)

# DUNN'S CROSSING UNIT THREE A

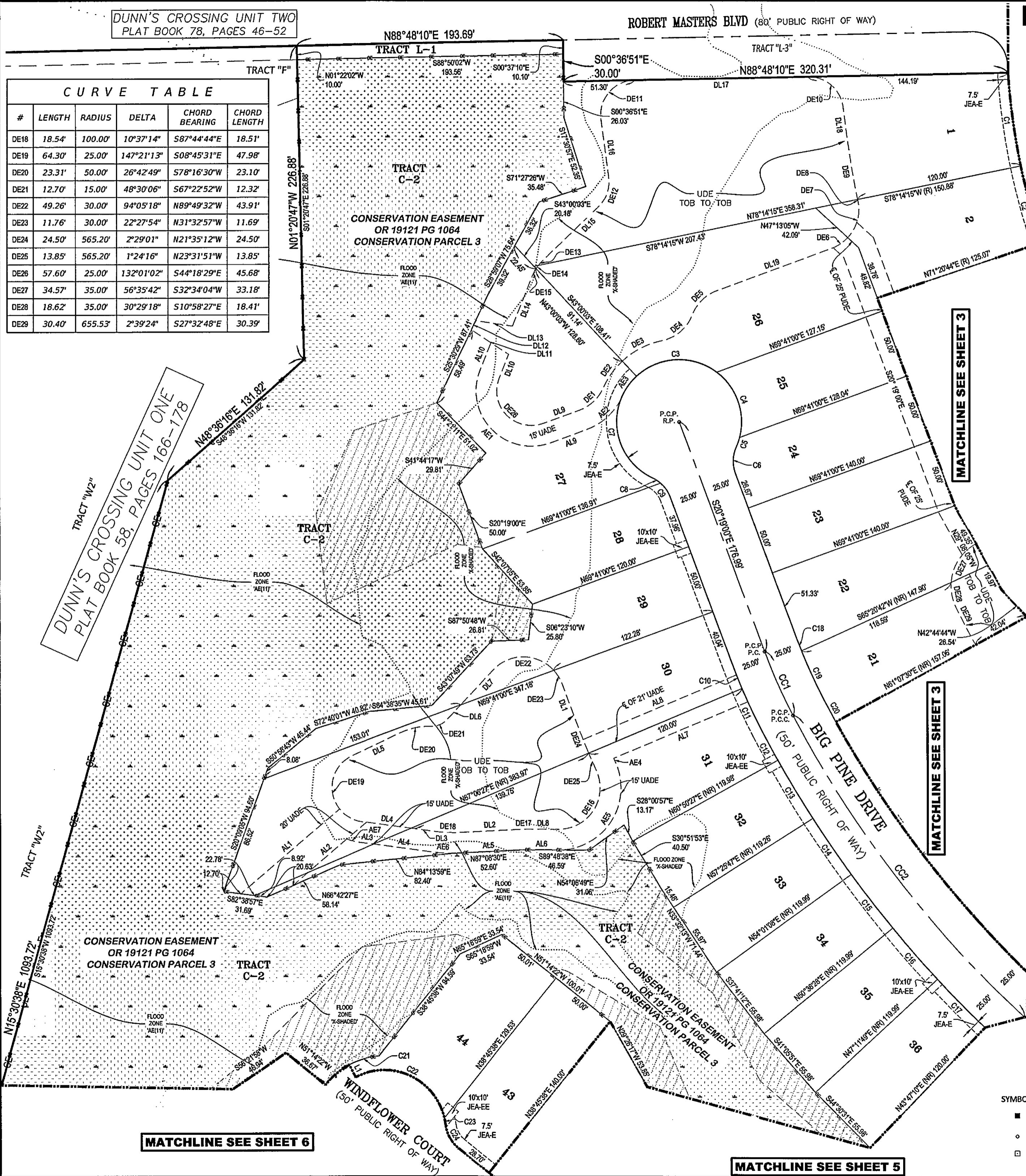
MAP BOOK 91 PAGE 25  
SHEET 4 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

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



( IN FEET )  
1 inch = 50 ft.

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
DE18	18.54'	100.00'	10°37'14"	S87°44'44"E	18.51'
DE19	64.30'	25.00'	147°21'13"	S08°45'31"E	47.98'
DE20	23.31'	50.00'	26°42'49"	S78°16'30"W	23.10'
DE21	12.70'	15.00'	48°30'06"	S67°22'52"W	12.32'
DE22	49.26'	30.00'	94°05'18"	N89°49'32"W	43.91'
DE23	11.76'	30.00'	22°27'54"	N31°32'57"W	11.69'
DE24	24.50'	565.20'	2°29'01"	N21°35'12"W	24.50'
DE25	13.85'	565.20'	1°24'16"	N23°31'51"W	13.85'
DE26	57.60'	25.00'	132°01'02"	S44°18'29"E	45.68'
DE27	34.57'	35.00'	56°35'42"	S32°34'04"W	33.18'
DE28	18.62'	35.00'	30°29'18"	S10°58'27"E	18.41'
DE29	30.40'	655.53'	2°39'24"	S27°32'48"E	30.39'



LINE TABLE		
LINE #	DIRECTION	LENGTH
AL1	N49°50'02"E	94.60'
AL2	S49°50'02"W	70.75'
AL3	N82°26'07"W	10.68'
AL4	N82°26'07"W	43.01'
AL5	S87°08'30"W	52.17'
AL6	N89°48'38"W	24.44'
AL7	S67°08'27"W	105.05'
AL8	N67°06'27"E	120.04'
AL9	N69°41'00"E	27.75'
AL10	S21°42'03"W	21.55'
DL1	N20°19'00"W	28.58'
DL2	N86°56'39"E	43.33'
DL3	S82°26'07"E	17.51'
DL4	S82°26'07"E	36.18'
DL5	S64°55'05"W	39.04'
DL6	S43°07'49"W	14.75'
DL7	S43°07'49"W	34.39'
DL8	S89°48'38"E	22.03'
DL9	N69°41'00"E	27.75'
DL10	S21°42'03"W	18.45'
DL11	S56°37'18"E	32.33'
DL12	S25°30'29"W	7.19'
DL13	N81°44'07"W	26.92'
DL14	N21°42'03"E	39.13'
DL15	S45°56'36"W	56.54'
DL16	S07°25'10"E	42.76'
DL17	S88°48'10"W	124.81'
DL18	N07°26'58"W	25.50'
DL19	N69°41'00"E	88.44'
L1	N27°35'40"W	10.00'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
AE1	92.17'	40.00'	132°01'02"	S44°18'29"E	73.09'
AE2	35.88'	45.00'	45°40'40"	N46°50'40"E	34.93'
AE3	18.06'	45.00'	22°59'37"	N35°30'08"E	17.94'
AE4	3.00'	550.20'	0°18'46"	S24°04'36"E	3.00'
AE5	89.87'	45.00'	114°25'20"	S32°58'42"W	75.66'
AE6	14.88'	115.00'	7°24'57"	N86°08'36"W	14.87'
AE7	9.40'	40.00'	13°28'05"	N75°42'04"W	9.38'
C1	68.09'	480.00'	8°07'38"	N07°41'56"W	68.03'
C2	57.74'	480.00'	6°53'32"	N15°12'31"W	57.70'
C3	62.79'	45.00'	79°56'47"	N86°58'20"E	57.82'
C4	53.02'	45.00'	67°30'36"	S19°17'58"E	50.01'
C5	7.57'	45.00'	9°38'35"	S19°16'38"W	7.56'
C6	19.38'	25.00'	44°24'55"	S01°53'28"W	18.90'
C7	87.75'	45.00'	111°43'52"	N08°51'59"W	74.50'
C8	6.82'	25.00'	15°37'44"	N56°55'03"W	6.80'
C9	12.56'	25.00'	28°47'11"	N34°42'35"W	12.43'
C10	19.11'	422.64'	2°35'25"	N21°34'21"W	19.11'
C11	34.32'	422.64'	4°39'09"	N25°11'38"W	34.31'
C12	23.49'	820.24'	1°38'27"	N28°20'22"W	23.49'
C13	48.85'	820.24'	3°24'44"	N30°51'58"W	48.84'
C14	48.85'	820.24'	3°24'44"	N34°16'41"W	48.84'
C15	48.85'	820.24'	3°24'44"	N37°41'25"W	48.84'
C16	48.85'	820.24'	3°24'44"	N41°06'09"W	48.84'
C17	48.85'	820.24'	3°24'44"	N44°30'53"W	48.84'
C18	8.62'	372.77'	1°19'32"	S20°56'11"E	8.62'
C19	38.52'	372.77'	5°55'12"	S24°33'33"E	38.50'
C20	18.24'	770.24'	1°21'24"	S28°11'50"E	18.24'
C21	22.70'	55.00'	23°38'42"	S74°13'41"W	22.54'
C22	81.95'	45.00'	104°20'16"	S65°25'32"E	71.08'
C23	5.05'	45.00'	6°25'57"	S10°02'25"E	5.05'
C24	19.38'	25.00'	44°24'55"	S29°01'54"E	18.90'
CC1	50.28'	397.78'	7°14'34"	S23°53'51"E	50.25'
CC2	274.93'	795.24'	19°48'30"	S37°25'23"E	273.57'
DE1	23.92'	30.00'	45°40'40"	N46°50'40"E	23.29'
DE2	24.08'	60.00'	22°59'37"	N35°30'08"E	23.92'
DE3	32.59'	60.00'	31°07'22"	N62°33'38"E	32.19'
DE4	29.86'	30.00'	57°01'28"	N49°36'35"E	28.64'
DE5	25.44'	30.00'	48°35'09"	N45°23'26"E	24.68'
DE6	14.09'	30.00'	26°54'05"	N56°13'58"E	13.96'
DE7	28.62'	30.00'	54°39'26"	N15°27'12"E	27.55'
DE8	1.18'	600.00'	0°06'46"	N11°49'08"W	1.18'
DE9	42.45'	600.00'	4°03'12"	N09°44'09"W	42.44'
DE10	36.54'	25.00'	83°44'52"	N49°19'24"W	33.37'
DE11	41.98'	25.00'	96°13'21"	S40°41'30"W	37.22'
DE12	23.28'	25.00'	53°21'46"	S19°15'43"W	22.45'
DE13	4.10'	30.00'	7°49'35"	S42°01'48"W	4.09'
DE14	2.86'	30.00'	5°27'11"	N35°23'25"E	2.85'
DE15	5.74'	30.00'	10°57'47"	N27°10'56"E	5.73'
DE16	59.91'	30.00'	114°25'20"	N32°58'42"E	50.44'
DE17	5.66'	100.00'	3°14'43"	N88°34'01"E	5.66'

AREA HATCH LEGEND	
	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	
	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

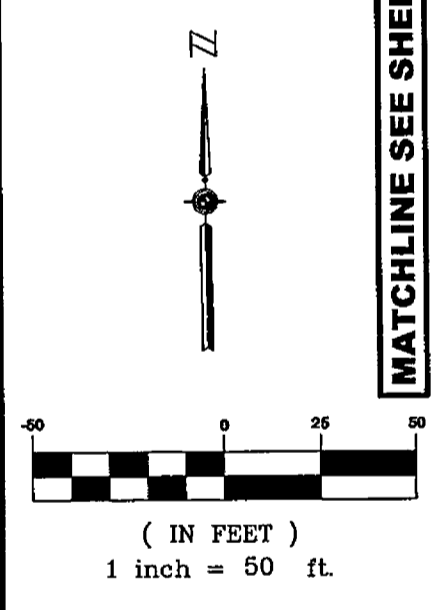
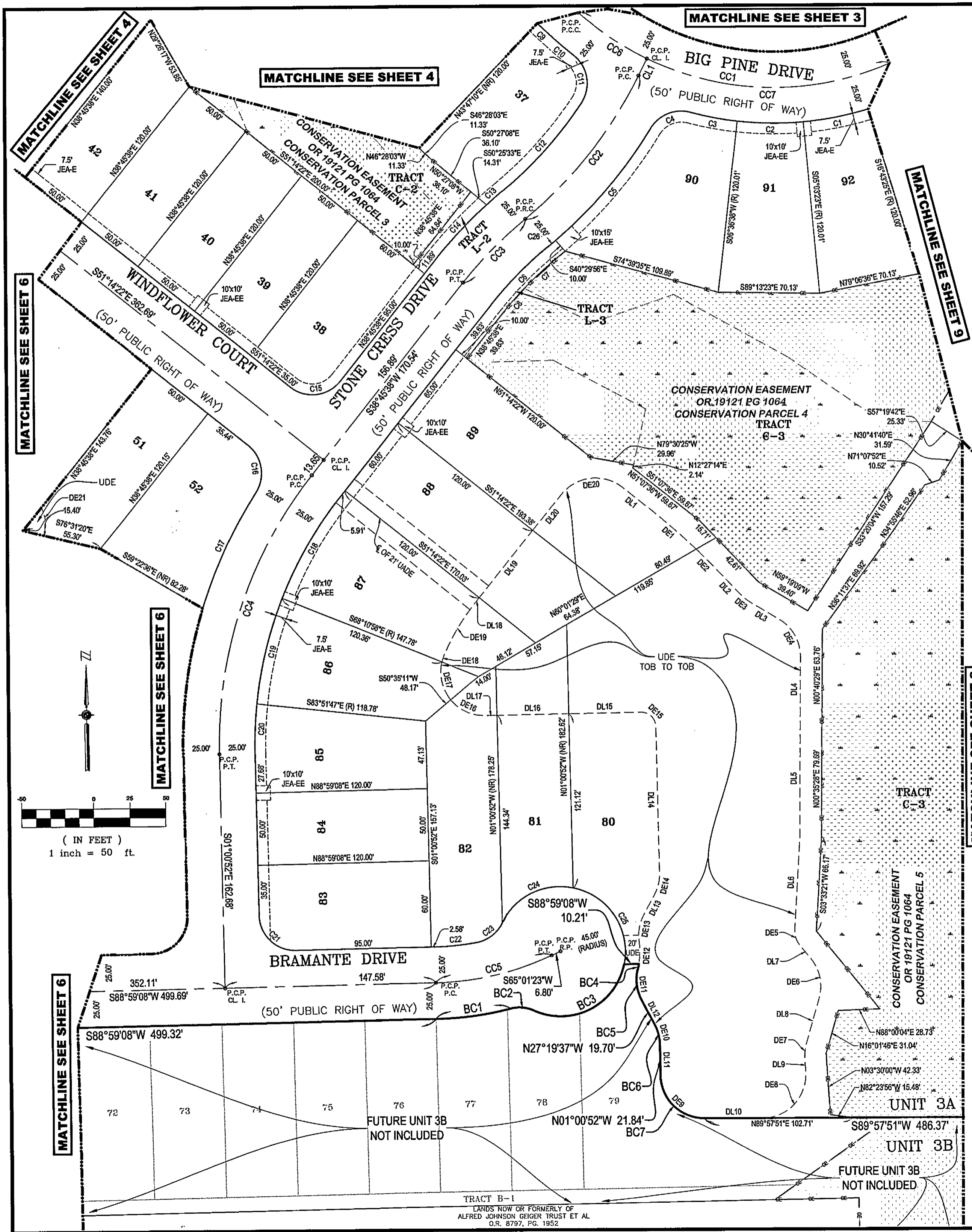
PREPARED BY:  
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FILE NO: C-1124

# DUNN'S CROSSING UNIT THREE A

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

MAP BOOK 81 PAGE 26  
SHEET 5 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



LINE #	DIRECTION	LENGTH
DL1	S26°10'47\"W	13.12'
DL1	S51°07'36\"E	22.15'
DL2	S43°24'02\"E	21.44'
DL3	S59°19'09\"E	23.12'
DL4	S00°40'29\"W	44.45'
DL5	S00°35'28\"W	79.31'
DL6	S03°33'21\"W	65.78'
DL7	S38°51'06\"E	12.51'
DL8	S16°02'10\"W	33.18'
DL9	S03°30'05\"E	9.04'
DL10	S88°57'51\"W	40.58'

LINE #	DIRECTION	LENGTH
DL11	N01°00'52\"W	21.84'
DL12	N27°19'37\"W	19.70'
DL13	N28°01'19\"E	16.38'
DL14	N01°00'52\"W	102.23'
DL15	S88°59'08\"W	50.00'
DL16	S88°59'08\"W	50.00'
DL17	S88°59'08\"W	8.52'
DL18	N38°45'38\"E	5.91'
DL19	N38°45'38\"E	60.00'
DL20	N38°45'38\"E	32.27'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	52.62'	225.02'	13°23'55\"	S82°22'47\"W	52.50'
BC2	16.84'	25.00'	38°35'55\"	N85°01'14\"W	16.53'
BC3	80.47'	45.00'	102°27'13\"	S63°03'07\"W	70.17'
BC4	4.00'	55.00'	4°1'00\"	N11°32'41\"E	4.00'
BC5	21.44'	30.00'	40°57'19\"	N06°50'57\"W	20.99'
BC6	13.78'	30.00'	26°18'44\"	N14°10'15\"W	13.66'
BC7	46.61'	30.00'	89°01'17\"	N45°31'31\"W	42.06'
C1	45.82'	225.04'	11°39'53\"	S79°06'51\"W	45.74'
C2	45.82'	225.04'	11°39'53\"	N89°13'16\"W	45.74'
C3	32.90'	225.04'	8°22'32\"	N79°12'04\"W	32.87'
CA	32.09'	25.00'	7°33'26\"	S68°12'59\"W	29.93'
C5	102.41'	325.00'	18°03'19\"	S40°28'25\"W	101.99'
C6	57.17'	275.00'	11°54'38\"	S44°42'57\"W	57.06'
C7	38.34'	293.40'	7°29'14\"	N47°46'09\"E	38.31'
C8	23.59'	265.00'	5°06'00\"	N41°18'38\"E	23.58'
C9	15.84'	820.24'	1°06'24\"	N46°46'26\"W	15.84'
C10	17.66'	225.04'	4°29'49\"	N49°34'33\"W	17.66'
C11	37.19'	25.00'	85°13'27\"	N09°12'44\"W	33.85'
C12	82.90'	275.00'	17°16'16\"	N42°02'08\"E	82.58'
C13	14.57'	325.00'	2°34'09\"	N49°23'11\"E	14.57'
C14	52.99'	325.00'	9°20'29\"	N43°25'52\"E	52.93'
C15	39.27'	25.00'	90°00'00\"	N83°45'38\"E	35.36'
C16	36.67'	25.00'	84°02'21\"	N09°13'11\"W	33.47'
C17	88.93'	325.00'	15°40'41\"	N24°57'39\"E	88.65'
C18	81.32'	275.00'	16°56'36\"	S30°17'20\"W	81.03'
C19	75.26'	275.00'	15°40'49\"	S13°58'37\"W	75.03'
C20	34.32'	275.00'	7°09'05\"	S02°33'40\"W	34.30'
C21	39.27'	25.00'	90°00'00\"	S46°00'52\"E	35.36'
C22	29.61'	175.00'	9°41'39\"	N84°08'18\"E	29.57'
C23	23.02'	25.00'	52°45'29\"	N52°54'44\"E	22.22'
C24	59.38'	45.00'	75°36'04\"	N64°00'00\"E	55.16'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CC5	70.71'	45.00'	90°01'28\"	S33°11'14\"E	63.65'
CC8	6.64'	325.00'	1°10'11\"	S50°05'10\"W	6.64'
CC1	230.94'	200.04'	66°08'48\"	S80°24'03\"E	218.33'
CC2	128.24'	300.00'	24°29'29\"	S38°25'31\"W	127.26'
CC3	62.36'	300.00'	11°54'38\"	S44°42'57\"W	62.25'
CC4	208.26'	300.00'	39°46'30\"	S18°52'23\"W	204.11'
CC5	83.64'	200.00'	23°57'45\"	S77°00'15\"W	83.04'
CC6	57.60'	200.04'	16°29'49\"	S55°34'33\"E	57.40'
CC7	173.35'	200.04'	49°39'00\"	S88°38'57\"E	167.97'
DE1	44.64'	500.00'	5°06'57\"	S48°34'08\"E	44.63'
DE2	22.78'	500.00'	2°36'37\"	S44°42'20\"E	22.78'
DE3	8.33'	30.00'	15°55'07\"	S51°21'35\"E	8.31'
DE4	31.41'	30.00'	59°59'38\"	S29°19'20\"E	30.00'
DE5	11.10'	15.00'	42°24'27\"	S17°38'53\"E	10.85'
DE6	28.74'	30.00'	54°53'16\"	S11°24'28\"E	27.65'
DE7	10.23'	30.00'	19°32'16\"	S06°16'03\"W	10.18'
DE8	48.94'	30.00'	93°27'56\"	S43°13'53\"W	43.69'
DE9	46.61'	30.00'	89°01'17\"	N45°31'31\"W	42.06'
DE10	13.78'	30.00'	26°18'44\"	N14°10'15\"W	13.66'
DE11	21.44'	30.00'	40°57'19\"	N06°50'57\"W	20.99'
DE12	20.10'	55.00'	20°56'20\"	N03°09'32\"E	19.99'
DE13	18.50'	30.00'	35°19'56\"	N10°21'21\"E	18.21'
DE14	15.20'	30.00'	29°02'11\"	N13°30'13\"E	15.04'
DE15	15.71'	10.00'	90°00'00\"	N46°00'52\"W	14.14'
DE16	27.02'	30.00'	51°36'03\"	N65°12'51\"W	26.11'
DE17	27.88'	30.00'	53°14'22\"	N12°47'38\"W	26.88'
DE18	5.19'	30.00'	9°54'13\"	N18°46'39\"E	5.18'
DE19	40.66'	155.00'	15°01'53\"	N31°14'42\"E	40.55'
DE20	47.18'	30.00'	90°06'46\"	N83°49'01\"E	42.47'
DE21	20.21'	30.00'	38°36'04\"	S05°49'22\"E	19.83'

**AREA HATCH LEGEND**

HATCH PATTERN: [Symbol] DEFINITION: JURISDICTIONAL WETLANDS PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

[Symbol] DEFINITION: DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

**SYMBOL LEGEND**

SYMBOL: [Symbol] DEFINITION: SET 4\"X4\" CONCRETE MONUMENT & METAL DISK STAMPED \"P.R.M. LB 7908\"

[Symbol] DEFINITION: SET MAG NAIL & METAL DISK STAMPED \"P.C.P. LB 7908\"

[Symbol] DEFINITION: FOUND 4\"X4\" CONCRETE MONUMENT AS NOTED

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT THREE A

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

### 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

SYMBOL:	DEFINITION:
	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
AE1	27.14'	40.00'	38°52'25"	S70°41'08"E	26.62'
AE2	49.61'	40.00'	71°03'24"	N54°20'58"E	46.49'
BC1	89.77'	45.00'	114°17'52"	N59°17'06"W	75.61'
BC2	16.93'	25.00'	38°47'26"	S82°57'40"W	16.60'
BC3	52.51'	225.00'	13°22'16"	N84°19'45"W	52.39'
C1	22.70'	55.00'	23°38'42"	S50°34'59"W	22.54'
C2	55.95'	45.00'	71°14'11"	N26°47'14"E	52.41'
C3	53.07'	45.00'	67°34'20"	N42°37'01"W	50.05'
C4	15.12'	45.00'	19°15'06"	N86°01'44"W	15.05'
C5	19.38'	25.00'	44°24'55"	N73°26'49"W	18.90'
C6	56.81'	325.00'	10°00'55"	N12°06'51"E	56.74'
C7	46.06'	325.00'	8°07'15"	N03°02'45"E	46.03'
C8	39.27'	25.00'	90°00'00"	N43°59'08"E	35.36'
C9	30.15'	175.00'	9°52'19"	S86°04'43"E	30.12'
C10	14.62'	25.00'	33°29'54"	S64°23'36"E	14.41'
C11	8.39'	25.00'	19°13'24"	S38°01'57"E	8.35'
C12	64.48'	45.00'	82°05'51"	S69°28'11"E	59.10'
C13	56.25'	45.00'	71°37'03"	N33°40'21"E	52.66'
C14	28.74'	55.00'	29°56'32"	S12°50'05"W	28.42'

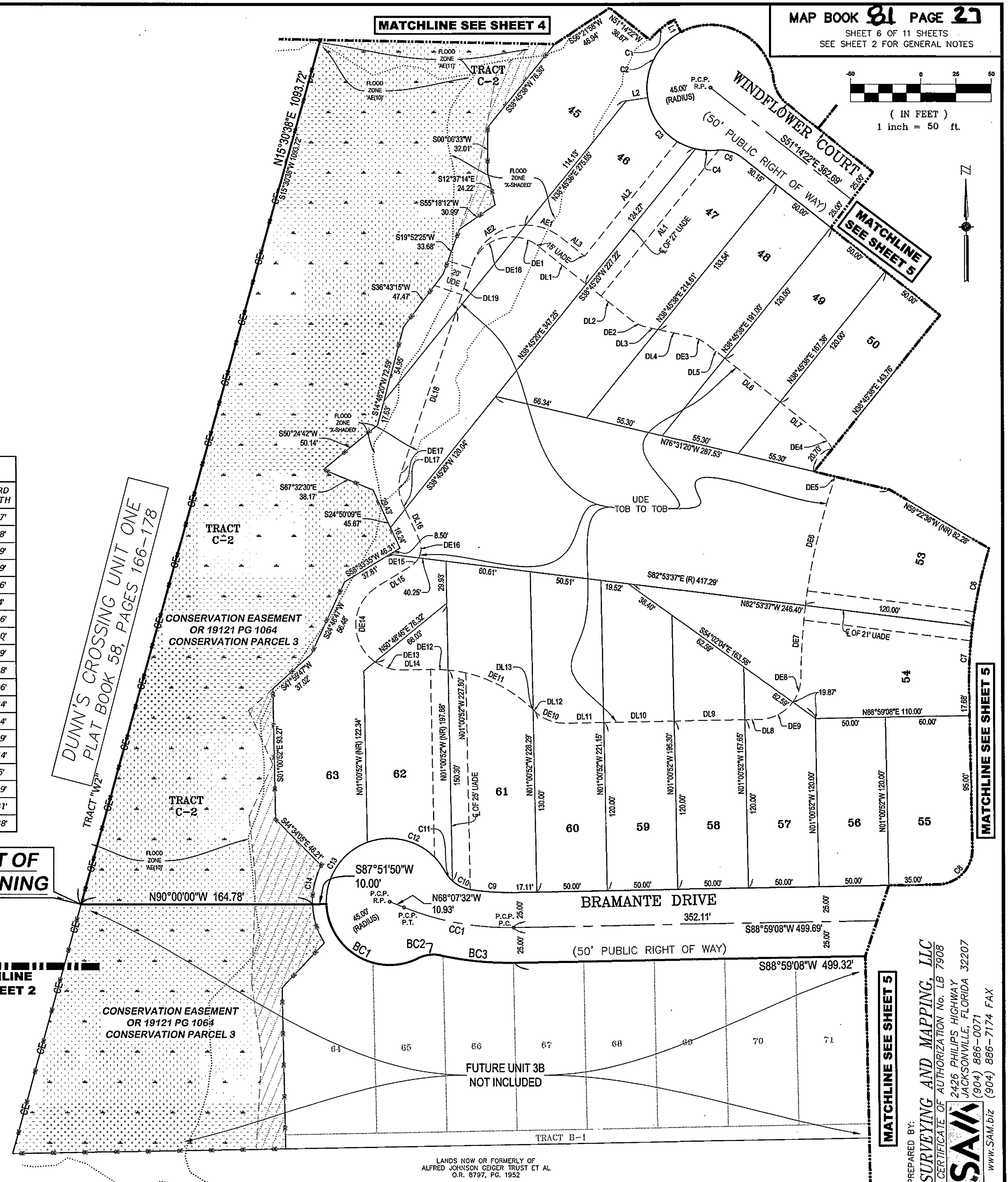
CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CC1	79.90'	200.00'	22°53'21"	N79°34'12"W	79.37'
DE1	17.21'	30.00'	32°52'10"	S67°40'27"E	16.98'
DE2	13.91'	30.00'	26°33'54"	S64°31'19"E	13.79'
DE3	13.91'	30.00'	26°33'54"	S64°31'19"E	13.79'
DE4	13.67'	30.00'	26°06'57"	S38°10'53"E	13.56'
DE5	2.84'	30.00'	5°25'32"	S16°11'26"W	2.84'
DE6	91.62'	445.00'	11°47'49"	S13°00'18"W	91.46'
DE7	51.53'	445.00'	6°38'05"	S03°47'21"W	51.50'
DE8	18.58'	30.00'	35°29'38"	S18°13'07"W	18.29'
DE9	27.76'	30.00'	53°01'12"	S62°28'32"W	26.78'
DE10	23.56'	30.00'	45°00'00"	N68°30'52"W	22.96'
DE11	67.09'	100.00'	38°26'30"	N65°14'07"W	65.84'
DE12	11.45'	100.00'	6°33'30"	N87°44'07"W	11.44'
DE13	20.12'	32.00'	36°01'28"	N73°00'08"W	19.79'
DE14	63.42'	32.00'	113°32'59"	N01°47'05"E	53.54'
DE15	8.06'	15.00'	30°47'01"	N43°10'04"E	7.96'
DE16	13.77'	15.00'	52°36'42"	N01°28'12"E	13.29'
DE17	22.86'	30.00'	43°39'25"	N03°00'27"W	22.31'
DE18	40.35'	30.00'	77°04'13"	N57°21'22"E	37.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH
AL1	S38°45'20"W	133.91'
AL2	N38°45'20"E	105.36'
AL3	S51°14'55"E	21.41'
DL1	S51°14'22"E	43.73'
DL2	S51°14'22"E	40.00'
DL3	S77°48'16"E	7.36'
DL4	S77°48'16"E	23.20'
DL5	S51°14'22"E	15.84'
DL6	S51°14'22"E	50.00'
DL7	S51°14'22"E	36.79'
DL8	S88°59'08"W	10.16'
DL9	S88°59'08"W	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
DL10	S88°59'08"W	50.00'
DL11	S88°59'08"W	27.57'
DL12	N46°00'52"W	1.72'
DL13	N46°00'52"W	1.01'
DL14	S88°59'08"W	21.66'
DL15	N58°33'35"E	28.26'
DL16	N24°50'09"W	23.69'
DL17	N24°50'09"W	3.96'
DL18	N18°49'16"E	122.07'
DL19	N18°49'16"E	34.95'
L1	N27°35'40"W	10.00'
L2	N81°10'09"E	15.60'

**POINT OF BEGINNING**

**MATCHLINE SEE SHEET 2**

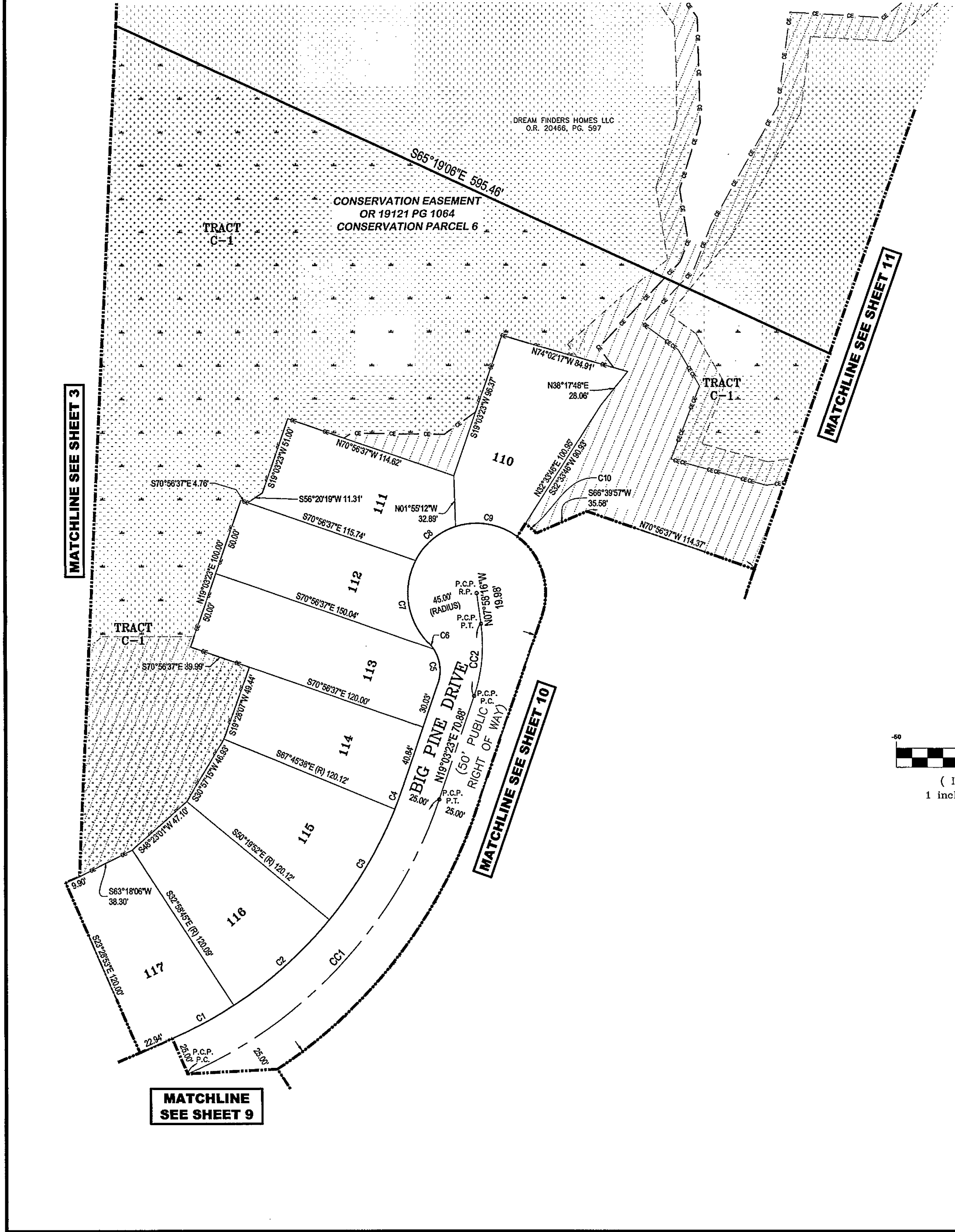


FILE NO: C-1124

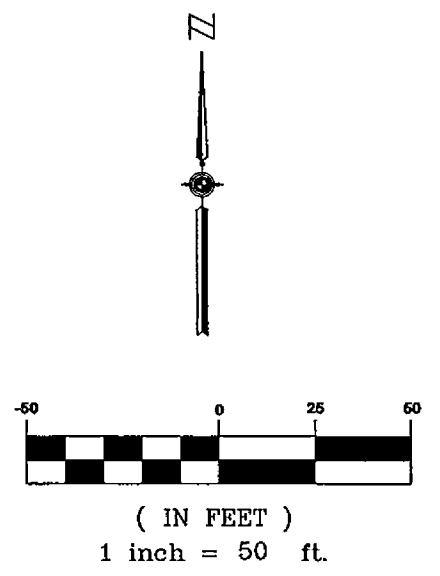
PREPARED BY:  
**SAM SURVEYING AND MAPPING, LLC**  
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2425 PHILIPS HIGHWAY  
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# DUNN'S CROSSING UNIT THREE A

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
C1	45.21'	275.00'	9°25'12"	N61°48'31"E	45.16'
C2	83.66'	275.00'	17°25'46"	N48°23'01"E	83.33'
C3	83.66'	275.00'	17°25'46"	N30°57'15"E	83.33'
C4	15.28'	275.00'	3°10'59"	N20°38'52"E	15.28'
C5	23.13'	25.00'	53°00'22"	N07°26'48"W	22.31'
C6	5.07'	25.00'	11°37'01"	N39°45'30"W	5.06'
C7	57.50'	45.00'	7°31'25.0"	N08°57'35"W	53.67'
C8	35.00'	45.00'	44°33'52"	N49°55'46"E	34.13'
C9	42.34'	45.00'	53°54'20"	S80°50'08"E	40.79'
C10	9.48'	55.00'	9°52'19"	N49°35'38"W	9.46'
CC1	248.51'	300.00'	47°27'44"	N42°47'15"E	241.47'
CC2	47.17'	100.00'	27°01'39"	N05°32'33"E	46.74'



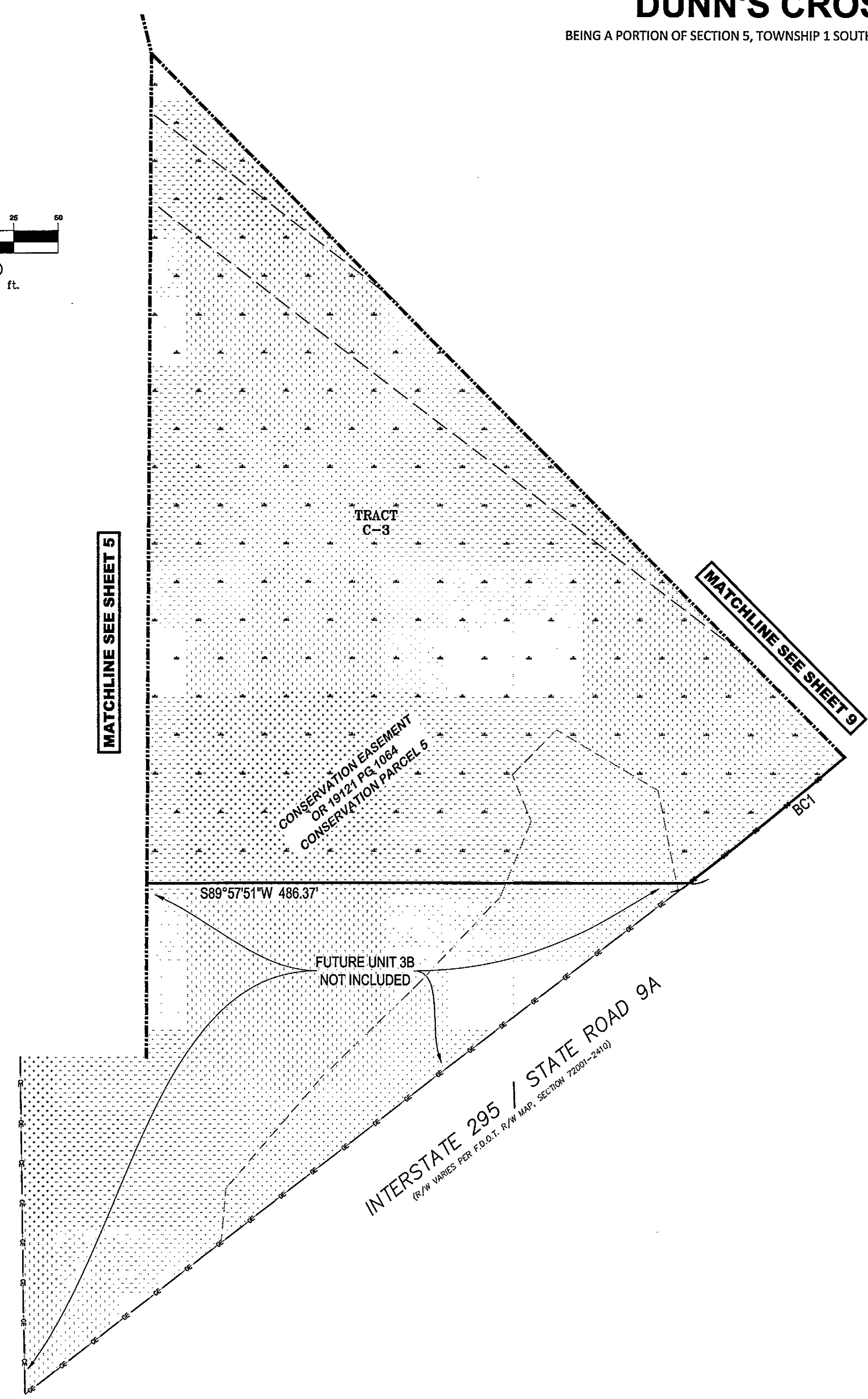
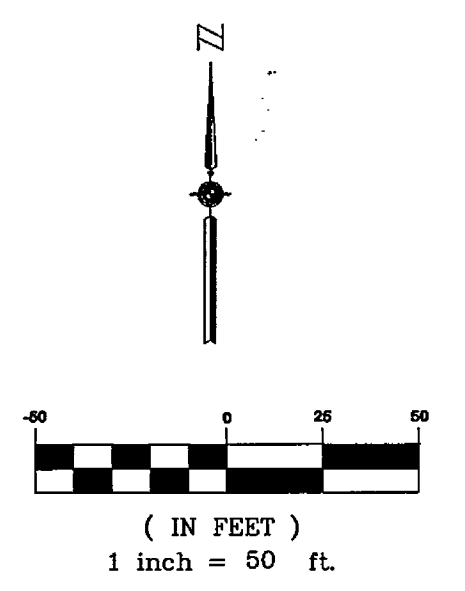
- AREA HATCH LEGEND**
- |                |  |
|----------------|--|
| HATCH PATTERN: | DEFINITION:  |
|                | JURISDICTIONAL WETLANDS<br>PARCEL 1, OR 19121 PG 1064<br>CONSERVATION EASEMENT                           |
|                | DESIGNATED UPLAND BUFFER TO<br>REMAIN UNDISTURBED<br>PARCEL 1, OR 19121 PG 1064<br>CONSERVATION EASEMENT |
- 
- SYMBOL LEGEND**
- |         |  |
|---------|--|
| SYMBOL: | DEFINITION:  |
| ■       | SET 4"X4" CONCRETE MONUMENT &<br>METAL DISK STAMPED "P.R.M. LB 7908" |
| ○       | SET MAG NAIL & METAL DISK<br>STAMPED "P.C.P. LB 7908"                |
| □       | FOUND 4"X4" CONCRETE MONUMENT AS NOTED                               |

FILE NO: C-1124

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
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# DUNN'S CROSSING UNIT THREE A

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
BC1	834.46'	2452.48'	19°29'41"	S42°48'01"W	830.44'
DE12	23.28'	25.00'	53°21'46"	S10°15'43"W	22.45'

**AREA HATCH LEGEND**

HATCH PATTERN:	DEFINITION:
	JURISDICTIONAL WETLANDS PARCEL 1, OR 19121 PG 1084 CONSERVATION EASEMENT
	DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED PARCEL 1, OR 19121 PG 1084 CONSERVATION EASEMENT

**SYMBOL LEGEND**

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

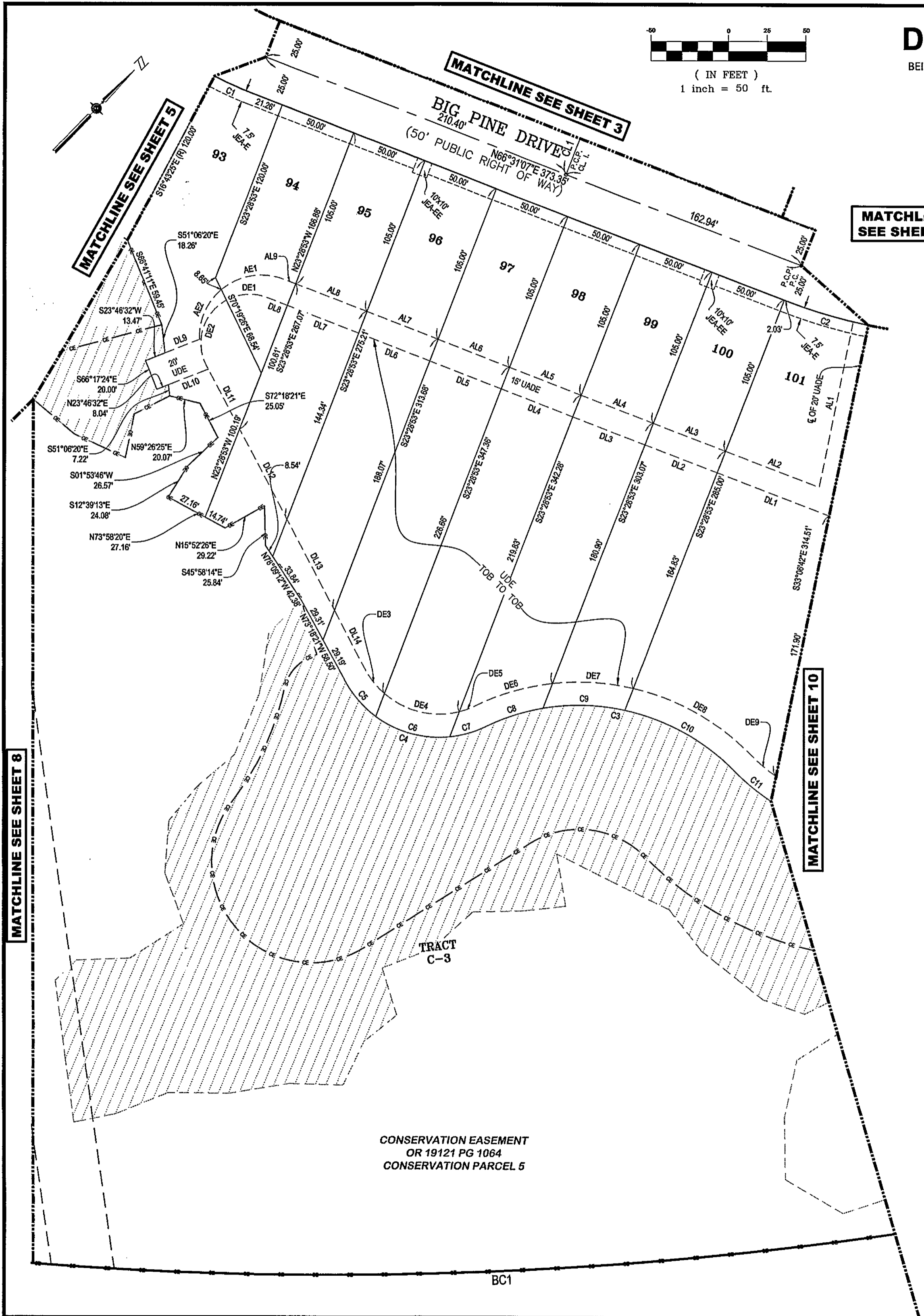
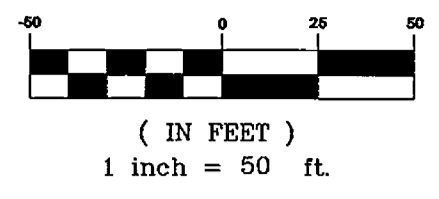
LANDS NOW OR FORMERLY OF  
 ALFRED JOHNSON GEIGER TRUST ET AL  
 O.R. 8797, PG. 1952

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  
  
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 JACKSONVILLE, FLORIDA 32207  
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FILE NO: C-1124

# DUNN'S CROSSING UNIT THREE A

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
AE1	42.94'	40.00'	61°30'27"	N35°45'53"E	40.91'
AE2	36.27'	40.00'	51°57'26"	N20°58'03"W	35.04'
BC1	834.46'	2452.48'	19°29'41"	S42°48'01"W	830.44'
C1	26.59'	225.04'	6°46'14"	S69°53'47"W	26.58'
C2	54.63'	325.00'	9°37'49"	S61°42'12"W	54.56'
C3	174.83'	140.00'	71°32'58"	S55°23'21"W	163.69'
C4	107.61'	70.00'	88°04'48"	S63°39'15"W	97.32'
C5	31.70'	70.00'	25°56'47"	S85°16'44"E	31.43'
C6	51.41'	70.00'	42°04'33"	N60°42'36"E	50.26'
C7	24.51'	70.00'	20°03'28"	N29°38'35"E	24.38'
C8	39.30'	140.00'	16°04'55"	N27°39'19"E	39.17'
C9	53.49'	140.00'	21°53'31"	N46°38'32"E	53.17'

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	82.04'	140.00'	33°34'32"	N74°22'34"E	80.87'
C11	30.47'	133.22'	13°06'19"	N84°36'40"E	30.40'
DE1	27.28'	31.44'	49°42'40"	N41°39'47"E	26.43'
DE2	48.90'	31.44'	89°06'47"	N27°44'57"W	44.12'
DE3	20.88'	55.00'	21°45'24"	N83°04'18"W	20.76'
DE4	52.43'	55.00'	54°36'53"	S58°44'33"W	50.46'
DE5	11.35'	55.00'	11°49'16"	S25°31'29"W	11.33'
DE6	52.31'	155.00'	19°20'13"	S29°16'58"W	52.06'
DE7	52.77'	155.00'	19°30'26"	S48°42'18"W	52.52'
DE8	88.48'	155.00'	32°42'19"	S74°48'40"W	87.28'
DE9	21.17'	118.22'	10°15'41"	S86°01'59"W	21.14'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
AL1	N33°06'42"W	109.60'
AL2	N66°31'07"E	64.85'
AL3	N66°31'07"E	50.00'
AL4	N66°31'07"E	50.00'
AL5	N66°31'07"E	50.00'
AL6	N66°31'07"E	50.00'
AL7	N66°31'07"E	50.00'
AL8	N66°31'07"E	50.00'
AL9	N66°31'07"E	8.53'
DL1	S23°28'53"E	162.34'
DL2	N66°31'07"E	77.54'
DL3	N66°31'07"E	50.00'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
DL3	N66°31'07"E	50.00'
DL4	N66°31'07"E	50.00'
DL5	N66°31'07"E	50.00'
DL6	N66°31'07"E	50.00'
DL7	N66°31'07"E	50.00'
DL8	N66°31'07"E	14.17'
DL9	N23°46'32"E	25.01'
DL10	N23°46'32"E	27.52'
DL11	N72°18'21"W	46.32'
DL12	N72°18'21"W	66.43'
DL13	N72°18'21"W	66.43'
DL14	N72°18'21"W	42.64'

**AREA HATCH LEGEND**

	<b>DEFINITION:</b> JURISDICTIONAL WETLANDS PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
	<b>DEFINITION:</b> DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT

**SYMBOL LEGEND**

	<b>DEFINITION:</b> SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
	<b>DEFINITION:</b> SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
	<b>DEFINITION:</b> FOUND 4"x4" CONCRETE MONUMENT AS NOTED

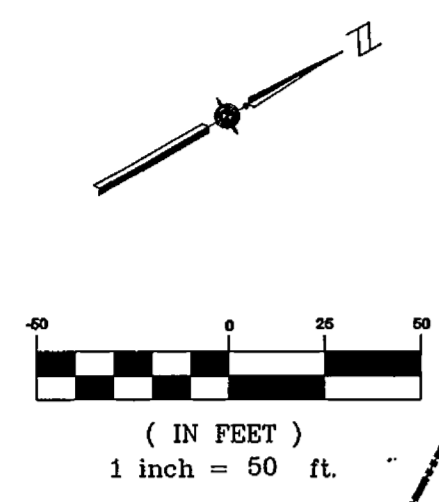
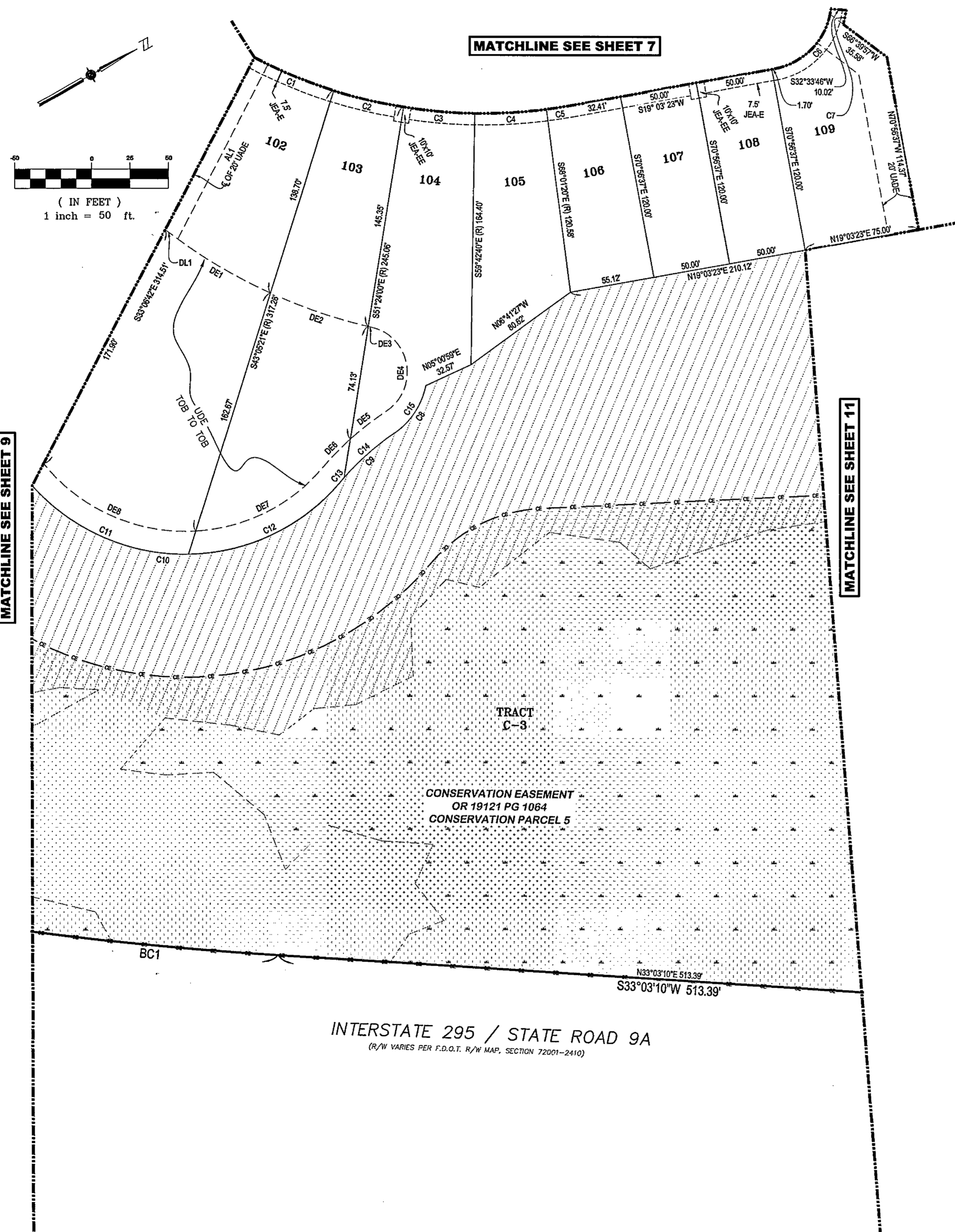
CONSERVATION EASEMENT  
OR 19121 PG 1064  
CONSERVATION PARCEL 5

PREPARED BY:  
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FILE NO: C-1124

# DUNN'S CROSSING UNIT THREE A

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



**LINE TABLE**

LINE #	DIRECTION	LENGTH
AL1	S33°06'42"E	128.18'
DL1	N66°31'07"E	5.37'

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	834.46'	2452.48'	19°29'41"	S42°48'01"W	830.44'
C1	56.59'	325.00'	9°58'38"	S51°53'59"W	56.52'
C2	47.14'	325.00'	8°18'40"	S42°45'19"W	47.10'
C3	47.14'	325.00'	8°18'40"	S34°26'40"W	47.10'
C4	47.14'	325.00'	8°18'40"	S26°08'00"W	47.10'
C5	16.57'	325.00'	2°55'18"	S20°31'02"W	16.57'
C6	57.29'	45.00'	72°56'27"	S17°24'45"E	53.50'
C7	9.48'	55.00'	9°52'19"	N49°35'38"W	9.46'
C8	38.39'	50.00'	43°59'23"	S26°44'18"E	37.45'
C9	48.15'	180.00'	15°19'32"	S12°24'22"E	48.00'
C10	258.62'	133.22'	111°13'58"	S35°32'51"W	219.88'
C11	115.04'	133.22'	49°28'39"	N53°19'11"E	111.50'
C12	113.11'	133.22'	48°39'00"	N04°15'22"E	109.75'
C13	4.20'	180.00'	1°20'13"	N19°24'02"W	4.20'
C14	43.95'	180.00'	13°59'19"	N11°44'16"W	43.84'
C15	38.39'	50.00'	43°59'23"	N26°44'18"W	37.45'
DE1	75.33'	345.00'	12°30'35"	N60°15'49"E	75.18'
DE2	68.12'	345.00'	11°18'46"	N48°21'09"E	68.01'
DE3	2.42'	345.00'	0°24'07"	N42°29'42"E	2.42'
DE4	70.23'	30.00'	134°08'17"	S70°38'13"E	55.26'
DE5	30.03'	195.00'	8°49'27"	S07°58'48"E	30.00'
DE6	26.13'	195.00'	7°40'37"	S16°13'50"E	26.11'
DE7	95.37'	118.22'	46°13'25"	S03°02'34"W	92.81'
DE8	112.96'	118.22'	54°44'52"	S53°31'43"W	108.71'

**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**

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

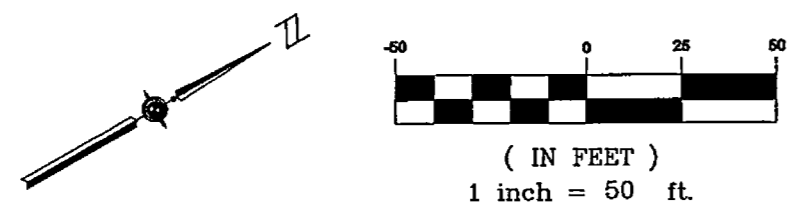
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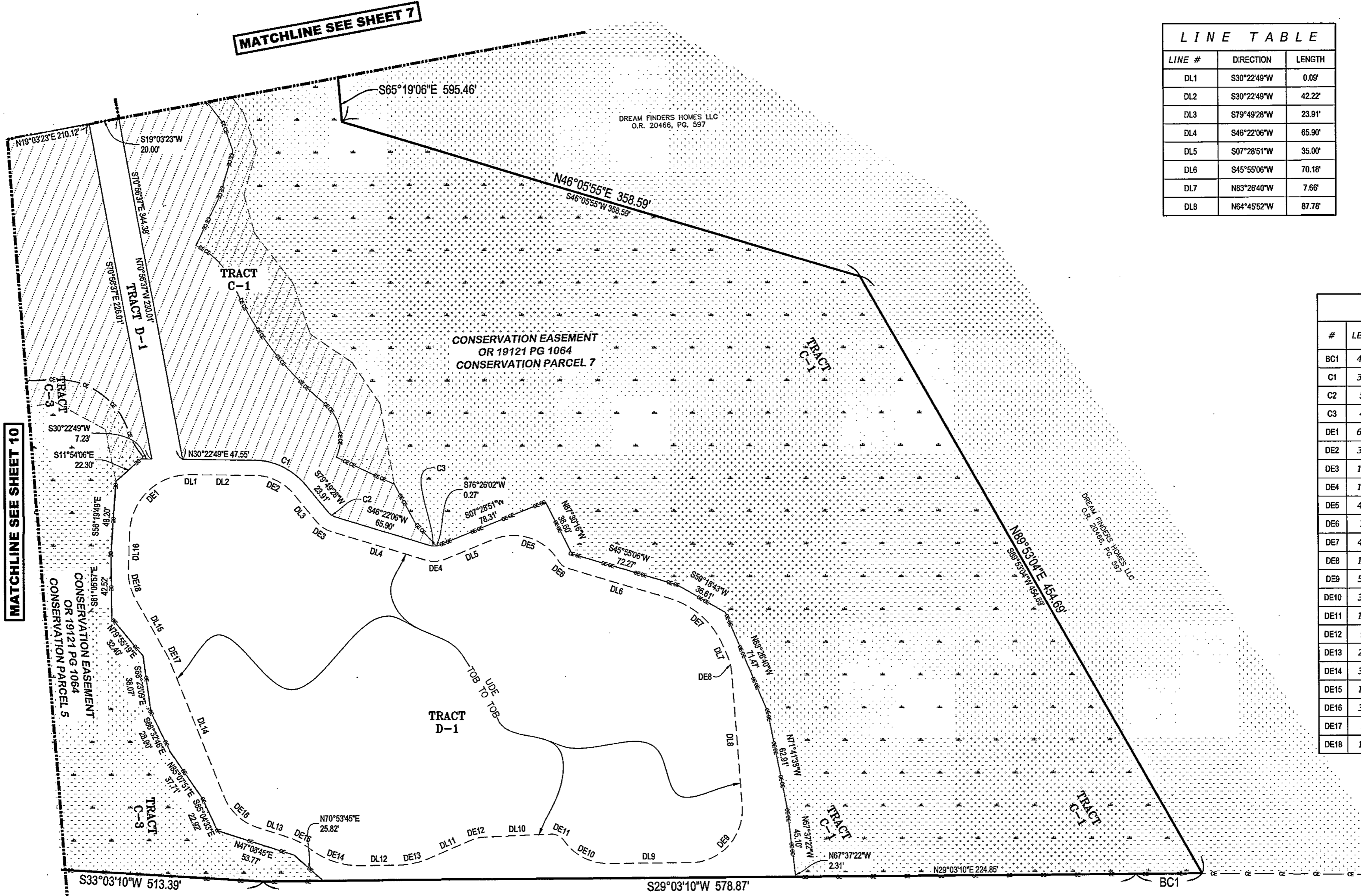
# DUNN'S CROSSING UNIT THREE A

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

SHEET 11 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



MATCHLINE SEE SHEET 7



LINE TABLE		
LINE #	DIRECTION	LENGTH
DL1	S30°22'49\"W	0.09'
DL2	S30°22'49\"W	42.22'
DL3	S79°49'28\"W	23.91'
DL4	S46°22'06\"W	65.90'
DL5	S07°28'51\"W	35.00'
DL6	S45°55'06\"W	70.18'
DL7	N83°26'40\"W	7.66'
DL8	N64°45'52\"W	87.78'

LINE TABLE		
LINE #	DIRECTION	LENGTH
DL9	N29°02'39\"E	54.10'
DL10	N26°58'17\"E	44.60'
DL11	N06°17'26\"E	30.44'
DL12	N29°02'39\"E	24.63'
DL13	N47°08'45\"E	22.41'
DL14	S82°05'52\"E	96.86'
DL15	S89°33'32\"E	43.93'
DL16	S58°33'55\"E	24.66'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	43.56'	5879.58'	0°25'28\"	S29°15'54\"W	43.56'
C1	38.83'	45.00'	49°26'39\"	S55°06'08\"W	37.64'
C2	5.84'	10.00'	33°27'22\"	S63°05'47\"W	5.76'
C3	4.53'	10.00'	25°56'46\"	S33°23'43\"W	4.49'
DE1	62.10'	40.00'	88°56'44\"	S14°05'33\"E	56.05'
DE2	30.20'	35.00'	49°26'39\"	S55°06'08\"W	29.28'
DE3	11.68'	20.00'	33°27'22\"	S63°05'47\"W	11.51'
DE4	13.57'	20.00'	38°53'16\"	S26°55'29\"W	13.32'
DE5	49.87'	35.00'	81°37'51\"	S48°17'46\"W	45.75'
DE6	7.54'	10.00'	43°11'36\"	S67°30'54\"W	7.36'
DE7	48.61'	55.00'	50°38'14\"	S71°14'13\"W	47.04'
DE8	11.41'	35.00'	18°40'48\"	N7°40'16\"W	11.36'
DE9	57.30'	35.00'	93°48'30\"	N17°51'37\"W	51.11'
DE10	33.99'	35.00'	55°38'23\"	N56°51'50\"E	32.67'
DE11	10.07'	10.00'	57°42'45\"	N55°49'39\"E	9.65'
DE12	9.02'	25.00'	20°40'50\"	N16°37'52\"E	8.97'
DE13	21.84'	55.00'	22°45'13\"	N17°40'03\"E	21.70'
DE14	36.61'	55.00'	38°08'14\"	N48°06'46\"E	35.94'
DE15	15.74'	45.00'	20°02'09\"	N57°09'49\"E	15.66'
DE16	31.01'	35.00'	50°45'24\"	N72°31'26\"E	30.00'
DE17	3.26'	25.00'	7°27'40\"	S85°49'42\"E	3.25'
DE18	18.93'	35.00'	30°59'37\"	S74°03'44\"E	18.70'

MATCHLINE SEE SHEET 10

SYMBOL LEGEND	
SYMBOL:	DEFINITION:
■	SET 4\"X4\" CONCRETE MONUMENT & METAL DISK STAMPED \"P.R.M. LB 7908\"
○	SET MAG NAIL & METAL DISK STAMPED \"P.C.P. LB 7908\"
□	FOUND 4\"X4\" CONCRETE MONUMENT AS NOTED

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

INTERSTATE 295 / STATE ROAD 9A  
(R/W VARIES PER F.D.O.T. R/W MAP, SECTION 72001-2410)

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