

DUNN'S CROSSING UNIT THREE B

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

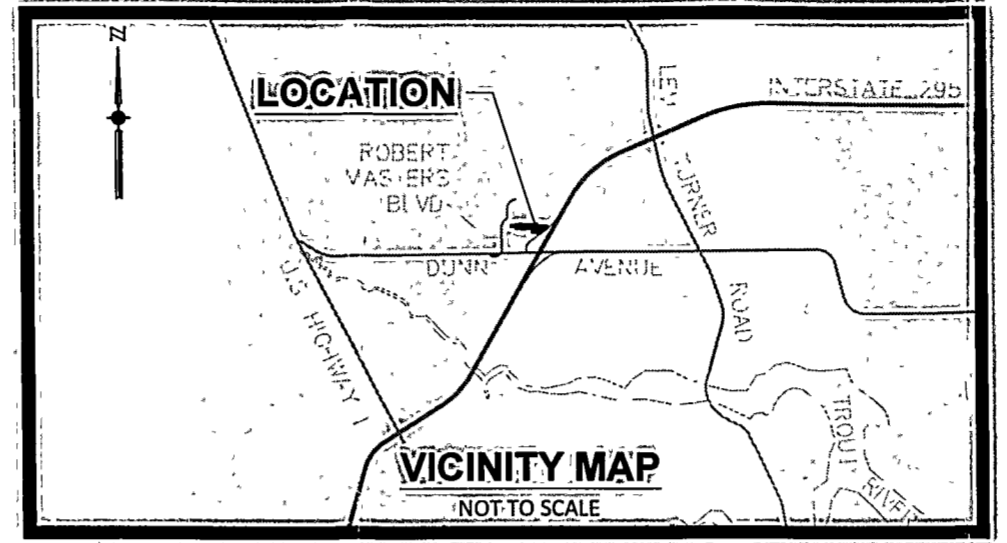
Approved 04/19/2024
Date
Steven D. Sisk
City Engineer
for Director of Public Works
Approved 04/17/2024
Date
[Signature]
for General Counsel

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. 5104), 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 WESTLINE 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°13'06" 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, 1,128.17 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, A DISTANCE OF 78.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15°30'38" EAST, A DISTANCE OF 105.76; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 164.78 FEET; THENCE NORTH 87°51'50" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 114°17'52"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 89.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°17'06" EAST, 75.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°47'26"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°57'40" EAST, 16.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 13°22'16"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 52.51 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°19'45" EAST, 52.39 FEET; THENCE NORTH 88°59'08" EAST, A DISTANCE OF 499.32 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.02 FEET AND A CENTRAL ANGLE OF 137°23'55"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 52.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°22'47" EAST, 52.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°33'55"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°01'14" EAST, 16.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 102°27'13"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°03'07" EAST, 70.17 FEET; THENCE NORTH 88°59'08" EAST, A DISTANCE OF 10.21 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 04°10'02"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 4.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°32'41" WEST, 4.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 40°57'19"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.44 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°50'57" EAST, 20.99 FEET; THENCE SOUTH 27°19'37" EAST, A DISTANCE OF 19.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 26°18'44"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.78 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°10'15" EAST, 13.66 FEET; THENCE SOUTH 01°00'52" EAST, A DISTANCE OF 21.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°01'17"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.61 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°31'31" EAST, 42.06 FEET; THENCE NORTH 89°57'51" EAST, A DISTANCE OF 486.34 FEET TO THE AFOREMENTIONED LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 295 (STATE ROAD 9-A); THENCE SOUTH 52°33'21" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 474.86 FEET; THENCE NORTH 00°34'27" WEST, A DISTANCE OF 284.95 FEET; THENCE SOUTH 89°39'35" WEST, A DISTANCE OF 800.48 FEET; THENCE NORTH 88°34'25" WEST, A DISTANCE OF 327.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.06 ACRES, MORE OR LESS



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 THREE B, 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"). THERE ARE NO DRAINAGE EASEMENTS, STORMWATER MANAGEMENT FACILITIES OR LAKES/PONDS CONTAINED WITHIN THE BOUNDS OF THIS PLAT.

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

WATER AND SEWER

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 REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ELECTRIC

THOSE EASEMENTS DESIGNATED AS "JEA-E." 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.

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 14 DAY OF MARCH, 2024 A.D.

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

BY: TFCC DUNN'S CROSSING, LLC

[Signature]
SETH GREENSPAN, VICE PRESIDENT OF TFCC USA III CORP., THE MEMBER OF OF TFCC DUNN'S CROSSING, LLC.

WITNESS:

[Signature]
(SIGNATURE)
Carolyn Montgomery
(PRINT NAME)

WITNESS:

[Signature]
(SIGNATURE)
ARSHIT SHARMA
(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 14 DAY OF MARCH, 2024 A.D., BY SETH GREENSPAN, VICE PRESIDENT OF TFCC USA III CORP., THE MEMBER OF OF TFCC DUNN'S CROSSING, LLC, WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

1111 291152
COMMISSION NO.

[Signature]
PRINT NAME

7/21/2026
MY COMMISSION EXPIRES

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 12 DAY OF April

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



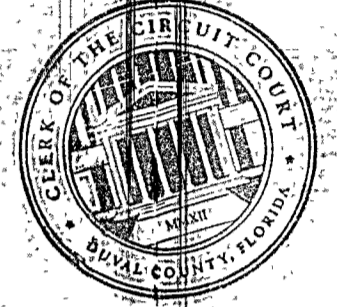
CLERK'S CERTIFICATE:

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 82 PAGES 145-148 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ON THIS 22 DAY OF April, 2024 A.D.

BY: [Signature]
JODY PHILLIPS
CLERK OF THE 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 19th DAY OF April, 2024 A.D.

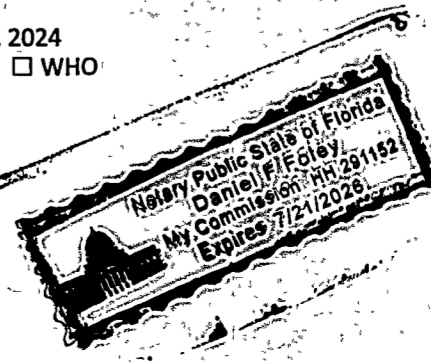
BY: [Signature]
NINA SICKLER, P.E.,
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH THE FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES.

ON THIS 19th DAY OF April, 2024 A.D.

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



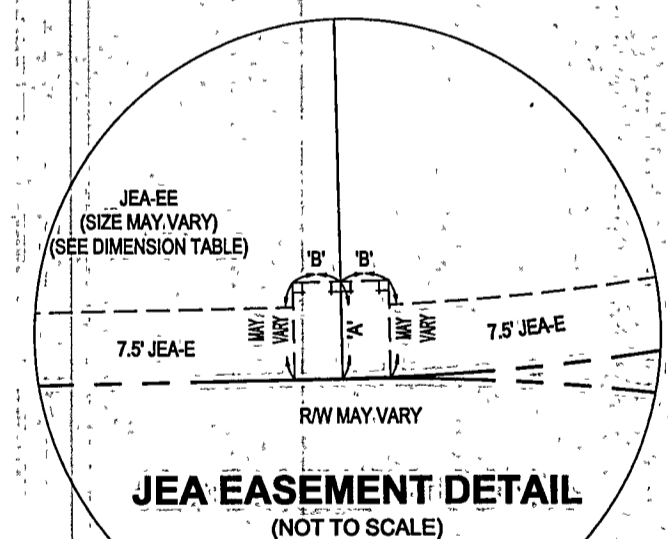
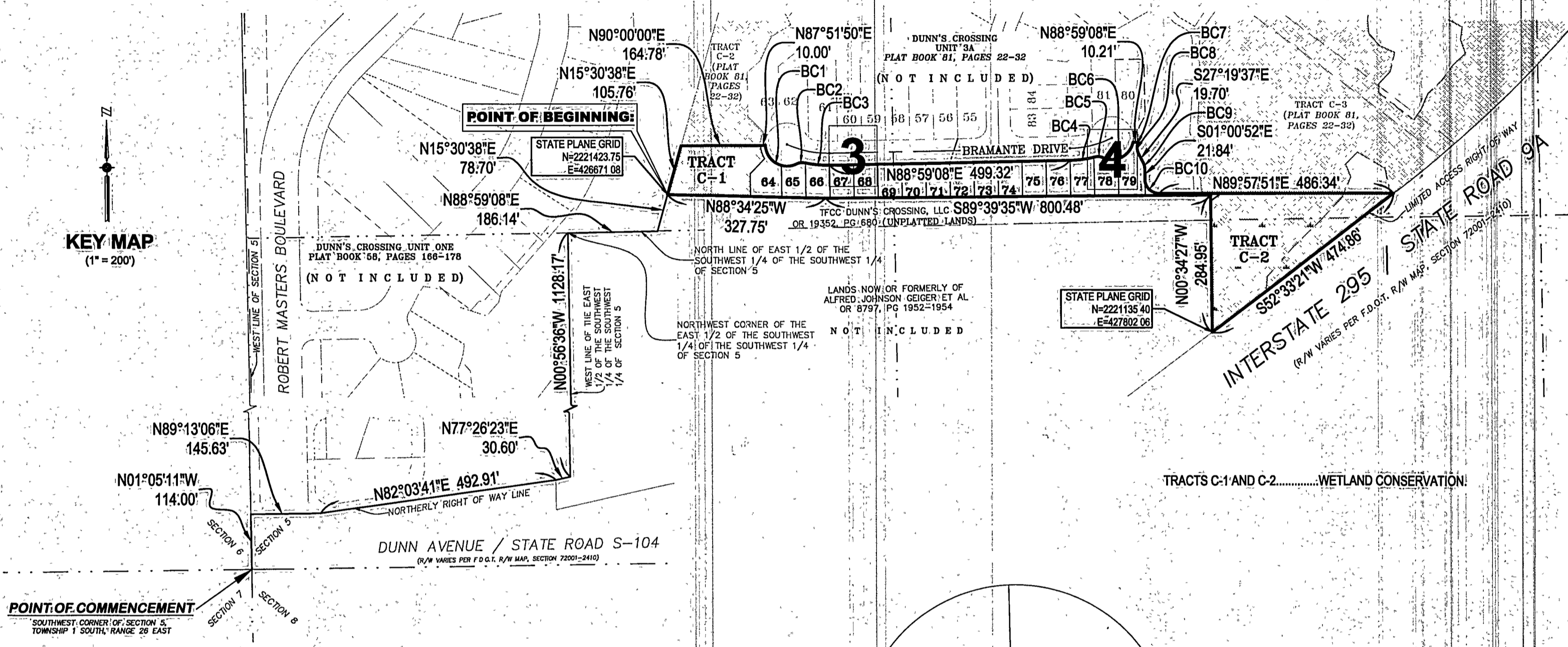
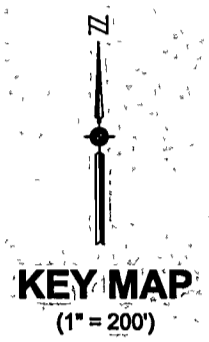
PREPARED BY:
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM 2426 PHILLIPS HIGHWAY JACKSONVILLE, FLORIDA 32207
(904) 866-0071
WWW.SAM.BIZ (904) 866-7174 FAX

DUNN'S CROSSING UNIT THREE B

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

ABBREVIATION LEGEND

ABBREVIATION	DEFINITION
BC#	BOUNDARY CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
C#	CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
ESMT	EASEMENT
E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	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
RW	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION



JEA DIMENSION TABLE

CALL OUT	DIMENSION	EASEMENT TYPE
"A"	10.00'	TYPICAL 10X10' JEA
"B"	5.00'	EQUIPMENT EASEMENT

AREA HATCH LEGEND

HATCH PATTERN	DEFINITION
[Stippled Pattern]	JURISDICTIONAL WETLANDS PARCEL 1, OR 19121 PG 1064 CONSERVATION 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 PLAT OF DUNN'S CROSSING UNIT ONE AS RECORDED IN PLAT BOOK 58, PAGES 166 THROUGH 178 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ARE LOCALLY REFERENCED TO THE SOUTH LINE OF TRACTS 'G' AND 'W', AS MONUMENTED, BEING NORTH 88°48'10" EAST.
- 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=2224269.11 E=430538.56. 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-E-E" 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. JONAS WATER MANAGEMENT DISTRICT PERMIT NUMBER 159289-1, ISSUE DATE FEBRUARY 17, 2020. WETLAND TRACTS ALSO INCLUDE ADDITIONAL UPLAND REGIONS OUTSIDE THE LIMITS OF SAID CONSERVATION EASEMENT.
- TERMS, COVENANTS, CONDITIONS, OBLIGATIONS, RESERVATIONS AND EASEMENT(S) SET FORTH IN THE GRANT EASEMENT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 19352, PAGE 680, DOES NOT AFFECT THIS PLAT.
- 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").
- 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.

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	89.77'	45.00'	114°17'52"	S59°17'06"E	75.61'
BC2	16.93'	25.00'	38°47'26"	N82°57'40"E	16.60'
BC3	52.51'	225.00'	13°22'16"	S84°19'45"E	52.39'
BC4	52.62'	225.02'	13°23'55"	N82°22'47"E	52.50'
BC5	16.84'	25.00'	38°35'55"	S85°01'14"E	16.53'
BC6	80.47'	45.00'	102°27'13"	N63°03'07"E	70.17'
BC7	4.00'	55.00'	4°10'02"	S11°32'41"W	4.00'
BC8	21.44'	30.00'	40°57'19"	S06°50'57"E	20.99'
BC9	13.78'	30.00'	26°18'44"	S14°10'15"E	13.66'
BC10	46.61'	30.00'	89°01'17"	S45°31'31"E	42.06'

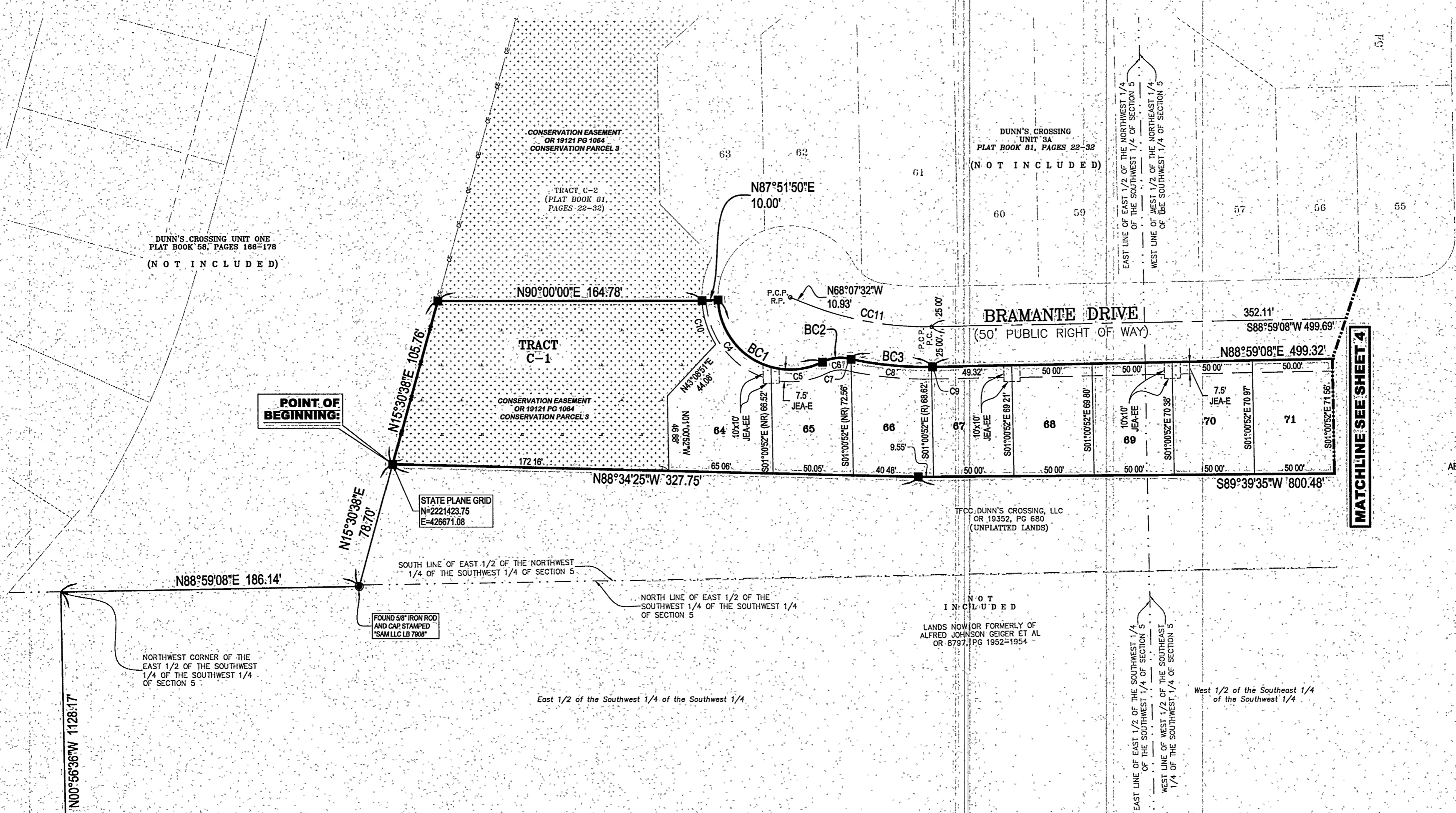
SYMBOL LEGEND

SYMBOL	DEFINITION
[Solid Square]	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
[Open Circle]	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
[Solid Circle]	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
[Open Square]	FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO TO LB#6508
[Open Circle]	FOUND 1/2" IRON PIPE AND CAP AS NOTED
[Dashed Line]	CONSERVATION EASEMENT BOUNDARY

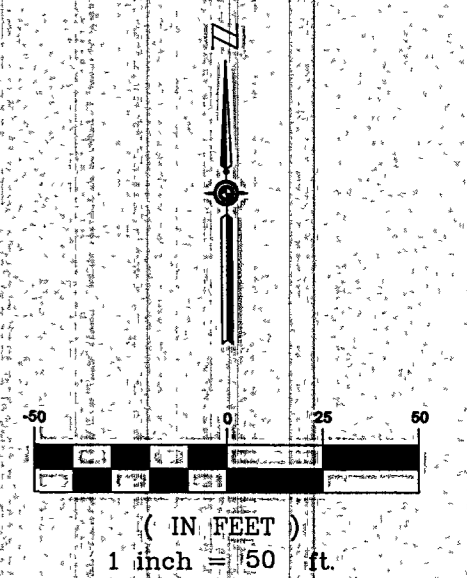
PREPARED BY:
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 7908
SAM
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

DUNN'S CROSSING UNIT THREE B

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



STONE CRESS DRIVE
 (50' PUBLIC RIGHT OF WAY)



ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
C#	CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL I	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
ESMT	EASEMENT
E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
(NR)	NON-RADIAL LINE
P.C.P.	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
RW	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	89.77'	45.00'	114°17'52"	S59°17'06"E	75.61'
BC2	16.93'	25.00'	38°47'26"	N82°57'40"E	16.60'
BC3	52.51'	225.00'	13°22'16"	S84°19'45"E	52.39'
C4	56.81'	45.00'	72°19'39"	N38°17'58"W	53.11'
C5	32.96'	45.00'	41°58'16"	S84°33'06"W	32.23'
C6	16.93'	25.00'	38°47'26"	S82°57'40"W	16.60'
C7	1.39'	225.00'	0°21'13"	N77°49'13"W	1.39'
C8	50.44'	225.00'	12°50'39"	N84°25'09"W	50.33'
C9	0.68'	225.00'	0°10'24"	S89°04'20"W	0.68'
C10	28.74'	55.00'	29°56'37"	S17°06'25"E	28.42'
CC11	79.90'	200.00'	22°53'21"	N79°34'12"W	79.37'

AREA HATCH LEGEND

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

SYMBOL LEGEND

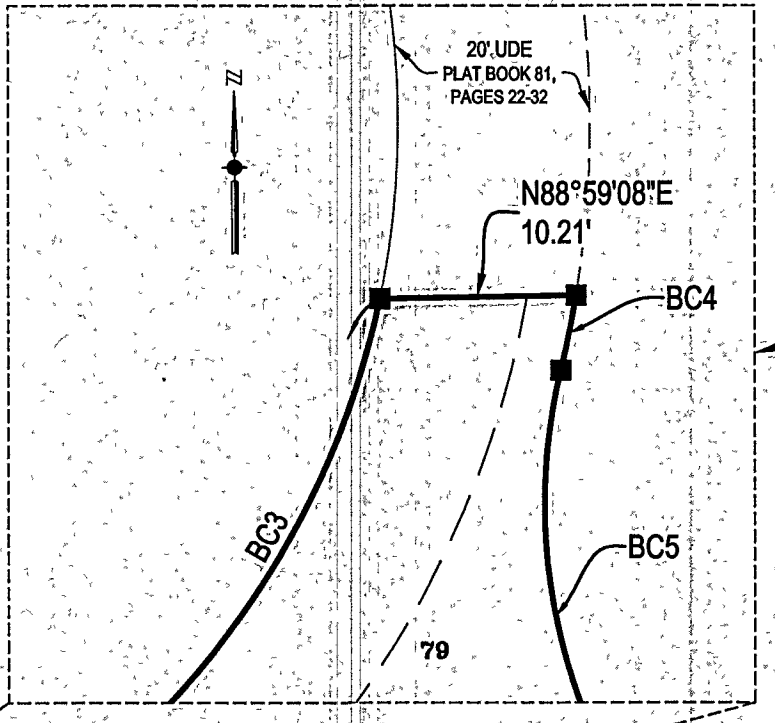
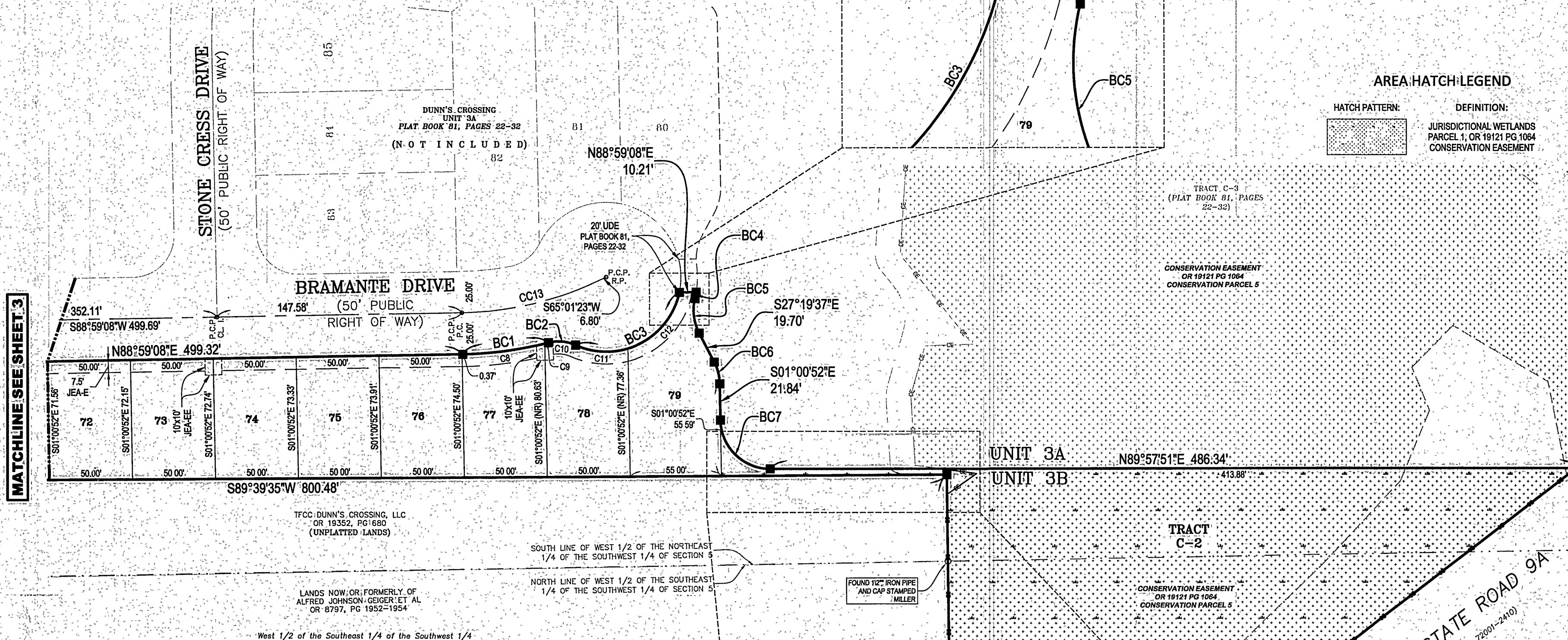
SYMBOL:	DEFINITION:
	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 7908"
	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 7908"
	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
	FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO LB#6508
	FOUND 1/2" IRON PIPE AND CAP AS NOTED
	CONSERVATION EASEMENT BOUNDARY

MATCHLINE SEE SHEET 2 FOR POINT OF COMMENCEMENT

MATCHLINE SEE SHEET 4

DUNN'S CROSSING UNIT THREE B

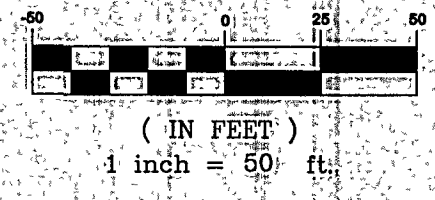
BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



DETAIL "A"
(SCALE: 1 inch = 10 ft.)

AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Dotted Pattern]	JURISDICTIONAL WETLANDS
[Cross-hatched Pattern]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT



MATCHLINE SEE SHEET 3

ABBREVIATION LEGEND

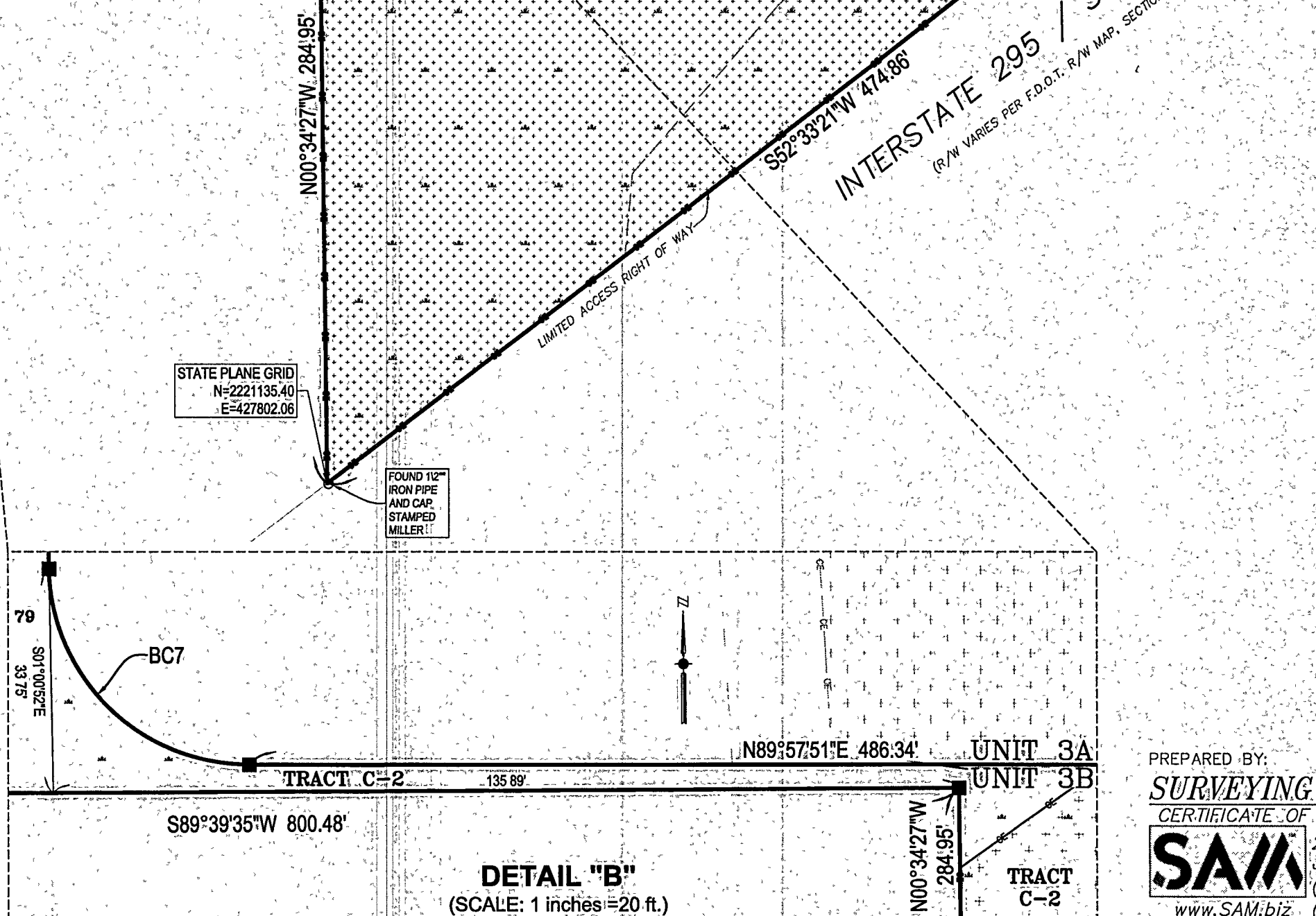
ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CL	CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	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
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	52.62'	225.02'	13°23'55"	N82°22'47"E	52.50'
BC2	16.84'	25.00'	38°35'55"	S85°01'14"E	16.53'
BC3	80.47'	45.00'	102°27'13"	N63°03'07"E	70.17'
BC4	4.00'	55.00'	4°10'02"	S11°32'41"W	4.00'
BC5	21.44'	30.00'	40°57'19"	S06°50'57"E	20.99'
BC6	13.78'	30.00'	26°18'44"	S14°10'15"E	13.66'
BC7	46.61'	30.00'	89°01'17"	S45°31'31"E	42.06'
C8	50.04'	225.00'	12°44'34"	N82°36'51"E	49.94'
C9	2.21'	225.00'	0°33'46"	N75°57'41"E	2.21'
C10	16.84'	25.00'	38°35'55"	S85°01'14"E	16.53'
C11	32.21'	45.00'	41°00'19"	S86°13'26"E	31.52'
C12	48.26'	45.00'	61°26'54"	S42°32'57"W	45.98'
CC13	83.64'	200.00'	23°57'45"	S77°00'15"W	83.04'

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
○	FOUND 5/8" IRON ROD AND CAP STAMPED GUITTO LB#508
●	FOUND 1/2" IRON PIPE AND CAP AS NOTED
○	CONSERVATION EASEMENT BOUNDARY



DETAIL "B"
(SCALE: 1 inch = 20 ft.)

PREPARED BY:
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM
2426 PHILLIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
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