

Approved 6-14-24 Date [Signature] City Engineer for Director of Public Works Approved [Signature] 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. S-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°13'06" 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, 1,278.18 FEET; THENCE NORTH 48°36'16" EAST, 131.82 FEET; THENCE NORTH 01°20'47" WEST, 226.88 FEET; THENCE SOUTH 88°48'10" WEST, 427.09 FEET; THENCE NORTH 01°11'49" WEST, 80.00 FEET; THENCE NORTH 88°48'10" EAST, 586.85 FEET; THENCE NORTH 01°11'50" WEST, 417.49 FEET; THENCE NORTH 42°56'58" EAST, 392.32 FEET; THENCE NORTH 00°48'03" WEST, 503.74 FEET; THENCE SOUTH 89°11'57" WEST, 402.86 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5 AS MONUMENTED FOR THE ESTABLISHMENT OF THE BOUNDARY OF DUNN'S CROSSING UNIT ONE, AS RECORDED IN PLAT BOOK 58, PAGES 166-178; THENCE NORTH 00°36'26" WEST, 143.98 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5 AS MONUMENTED FOR THE ESTABLISHMENT OF EAST LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11481, PAGE 1340 AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°33'53" EAST, ALONG LAST SAID MONUMENTED EAST LINE, 1,002.07 FEET TO A POINT SITUATE ON THE NORTH LINE OF SAID SECTION 5, AND ON THE SOUTH LINE OF THAT CERTAIN 250 FOOT JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY SHOWN ON THE J.E.A. ENGINEERING DIVISION DRAWING NUMBER T-70-83 AND AS CURRENTLY MONUMENTED; THENCE NORTH 88°48'57" EAST, ALONG SAID LINE, A DISTANCE OF 3,935.23 FEET TO A POINT WHICH LIES SOUTH 88°48'57" WEST, 55.73 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 46°02'42" EAST, A DISTANCE OF 78.83 FEET TO A POINT SITUATE IN THE EAST LINE OF SAID SECTION 5, SAID POINT BEING SITUATE SOUTH 01°03'33"EAST, 55.88 FEET FROM SAID NORTHEAST CORNER OF SECTION 5; THENCE SOUTH 01°03'33" EAST, ALONG SAID EAST LINE OF SECTION 5, A DISTANCE OF 402.34 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 AFOREMENTIONED RIGHT OF WAY MAP SECTION 72001-2410; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5,879.58 FEET, AN ARC DISTANCE OF 2,652.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°24'02" WEST, 2,629.88 FEET TO A POINT; THENCE SOUTH 89°53'04" WEST, 454.69 FEET; THENCE SOUTH 46°05'55" WEST, 358.59 FEET; THENCE NORTH 65°19'06" WEST, 595.46 FEET; THENCE IN A WESTERLY 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 SOUTH 68°54'08" WEST, 272.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°48'10" WEST, 133.78 FEET; THENCE NORTH 01°11'50" WEST, 80.00 FEET; 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 320.00 FEET, AN ARC DISTANCE OF 222.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°54'07" EAST, 217.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 280.69 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°06'16" EAST, 274.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°12'27" EAST, 125.22 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 560.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°36'14" EAST, 505.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°00'00" EAST, 266.18 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 90.00 FEET; THENCE NORTH 00°00'00" EAST, 50.00 FEET; THENCE NORTH 90°00'00" WEST, 9.86 FEET; THENCE NORTH 00°00'00" EAST, 110.00 FEET; THENCE NORTH 42°57'47" WEST, 150.21 FEET; THENCE NORTH 00°00'00" EAST, 235.33 FEET; THENCE NORTH 90°00'00" WEST, 1,438.38 FEET TO THE POINT OF BEGINNING. CONTAINING 129.26 ACRES, MORE OR LESS

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT DREAM FINDERS HOMES, 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 FOUR, 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY DREAM FINDERS HOMES, LLC, ITS SUCCESSORS AND ASSIGNS. UPON FAILURE OF DREAM FINDERS HOMES, LLC, (OR THEIR ASSIGNS), THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, SHALL FALL EQUALLY ON ALL OF THE LOT OWNERS SHOWN ON THE PLAT. THE CITY, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID 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.
- 4. 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 FOUR". 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.
- 5. 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.

**LIFT STATION**

TRACT LS-1 (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

**LANDSCAPE BUFFER TRACT**

TITLE TO LANDSCAPE BUFFER TRACTS L-1 AND L-2 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.

TITLE TO LANDSCAPE BUFFER TRACT L-3 SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT LS-1 (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT LS-1 (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. 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. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE. TITLE TO O-1, O-2, O-3 AND O-4 (OPEN SPACE TRACTS), TRACTS L-1, L-2 AND L-3 (LANDSCAPE TRACTS), TRACTS W-1, W-2, W-3 AND W-4 (WETLAND CONSERVATION TRACTS), TRACTS U-1 THROUGH U-16 (UPLAND BUFFER TRACTS), TRACTS P-1 AND P-2 ARE RECREATION TRACTS (PARKS) AND TRACT D-1 (DRAINAGE TRACT) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS 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.

**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-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.

**ACCESS**

THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E-E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E-E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E-E. AND JEA-E. EASEMENTS.

**IN WITNESS WHEREOF:**

DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED MEMBER, THIS 21<sup>st</sup> DAY OF May, 2024 A.D.

**DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

BY: [Signature]

**MASTON CRAPPS,**  
VICE PRESIDENT OF LAND - SOUTHEAST, DREAM FINDERS HOMES, LLC

WITNESS: Louis P. Cowling  
(SIGNATURE)  
Louis P. Cowling  
(PRINT NAME)

WITNESS: Robert A. Deal  
(SIGNATURE)  
Robert A. Deal  
(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 21 DAY OF May, 2024 A.D., BY MASTON CRAPPS, VICE PRESIDENT OF LAND - SOUTHEAST, DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR  WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

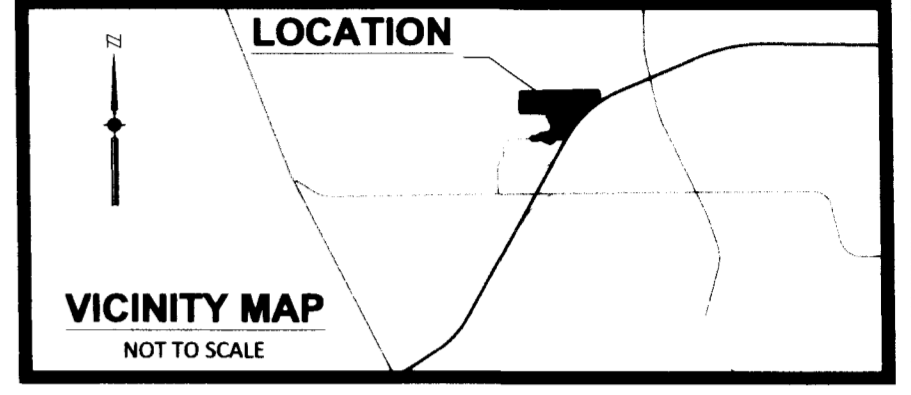
Tara L. Smullen  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
HH436781  
COMMISSION NO.



Tara L. Smullen  
PRINT NAME  
8/23/2027  
MY COMMISSION EXPIRES

**DUNN'S CROSSING UNIT FOUR**

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



**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 5<sup>th</sup> DAY OF JUNE, 2024 A.D.

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

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

FILE NO: B-100

# DUNN'S CROSSING UNIT FOUR

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

### 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 **83**, PAGES **1-18** OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
ON THIS **20** DAY OF **June**, 2024 AD.

BY: [Signature]  
JODY PHILLIPS  
CLERK OF THE COURT  
BY: [Signature]  
DEPUTY CLERK



### CONSENT AND JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20486, PAGE 807 (MORTGAGE), OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

**MCP DUNNS CROSSING, LP, A DELAWARE LIMITED PARTNERSHIP**

BY: MCP Dunns Crossing GP, LLC (its general partner).  
BY: Dunns Crossing Mezz, LP (its sole and managing member)  
BY: [Signature]  
MICHAEL KAVOURIAS, AUTHORIZED SIGNATORY

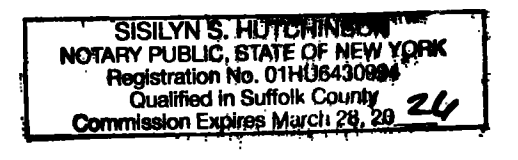
WITNESS: [Signature]  
(SIGNATURE)  
Dempsey Ramalhas  
(PRINT NAME)  
WITNESS: [Signature]  
(SIGNATURE)  
Scott Hage  
(PRINT NAME)

### ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF DUVAL.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D., BY MICHAEL KAVOURIAS, AUTHORIZED SIGNATORY, MCP DUNNS CROSSING, LP A DELAWARE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME, OR  WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
101HNC430994  
COMMISSION NO.

SISILYN HUTCHINSON -TATT  
PRINT NAME  
3/28/26  
MY COMMISSION EXPIRES



### 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 17th DAY OF June, 2024 AD.

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

### PLAT CONFORMITY REVIEW:

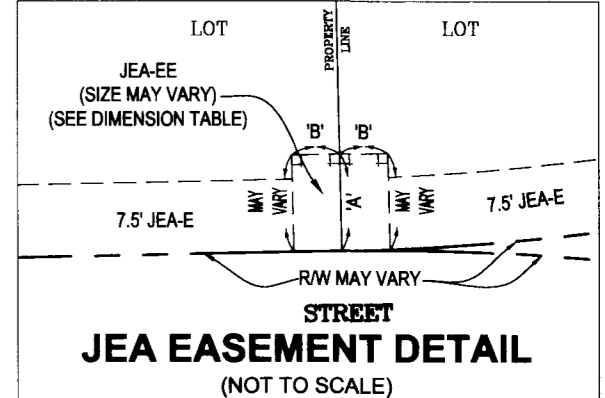
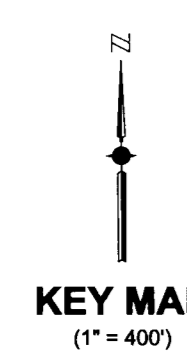
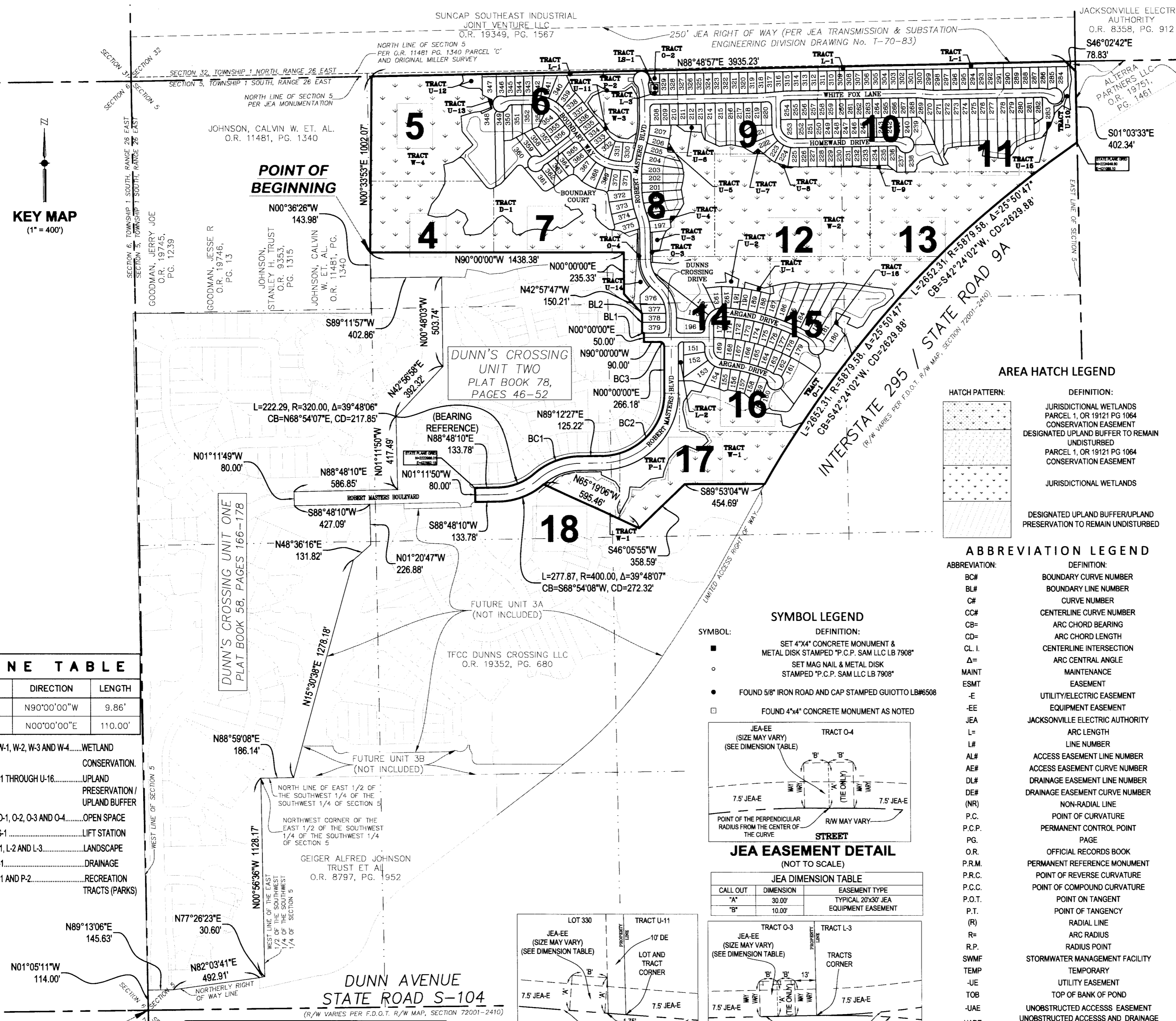
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH TO FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES,  
ON THIS 11th DAY OF June, 2024 AD.

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** 9440 PHILLIPS HIGHWAY, STE 1  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT FOUR

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



JEA DIMENSION TABLE		
CALL OUT	DIMENSION	EASEMENT TYPE
'A'	10.00'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
'B'	5.00'	TYPICAL 10'x20' JEA 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 AS 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" 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 R1 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 GOVERNMENT 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.

### AREA HATCH LEGEND

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

### ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
CH	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL. I.	CENTERLINE INTERSECTION
Δ	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
LF	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-UAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
℄	CENTERLINE

### SYMBOL LEGEND

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
●	FOUND 5/8" IRON ROAD AND CAP STAMPED GIUITTO LB#6508
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

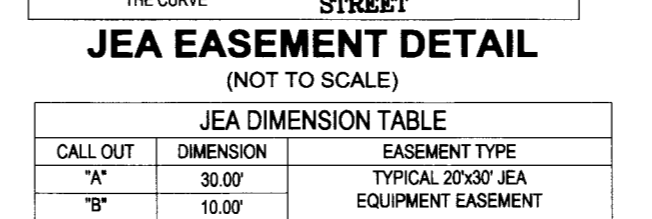
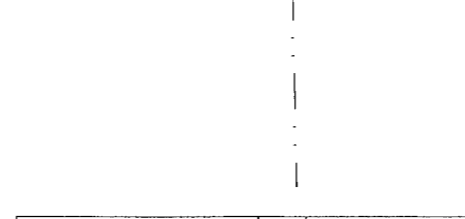
### LINE TABLE

LINE #	DIRECTION	LENGTH
BL1	N90°00'00"W	9.86'
BL2	N00°00'00"E	110.00'

- TRACTS W-1, W-2, W-3 AND W-4.....WETLAND CONSERVATION.
- TRACT U-1 THROUGH U-16.....UPLAND PRESERVATION / UPLAND BUFFER
- TRACTS O-1, O-2, O-3 AND O-4.....OPEN SPACE
- TRACT LS-1.....LIFT STATION
- TRACT L-1, L-2 AND L-3.....LANDSCAPE
- TRACT D-1.....DRAINAGE
- TRACT P-1 AND P-2.....RECREATION TRACTS (PARKS)

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	280.69'	400.00'	40°12'23"	N69°06'16"E	274.97'
BC2	560.51'	360.00'	89°12'27"	N44°36'14"E	505.58'
BC3	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'



### JEA DIMENSION TABLE

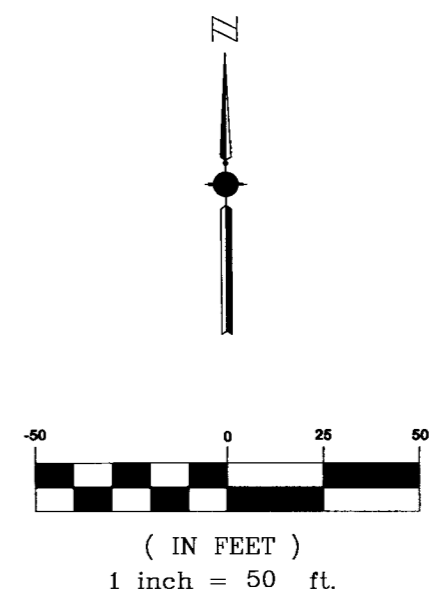
CALL OUT	DIMENSION	EASEMENT TYPE
'A'	10.00'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
'B'	20.00'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT

### JEA DIMENSION TABLE

CALL OUT	DIMENSION	EASEMENT TYPE
'A'	10.00'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
'B'	7.50'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT

# DUNN'S CROSSING UNIT FOUR

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



**AREA HATCH LEGEND**

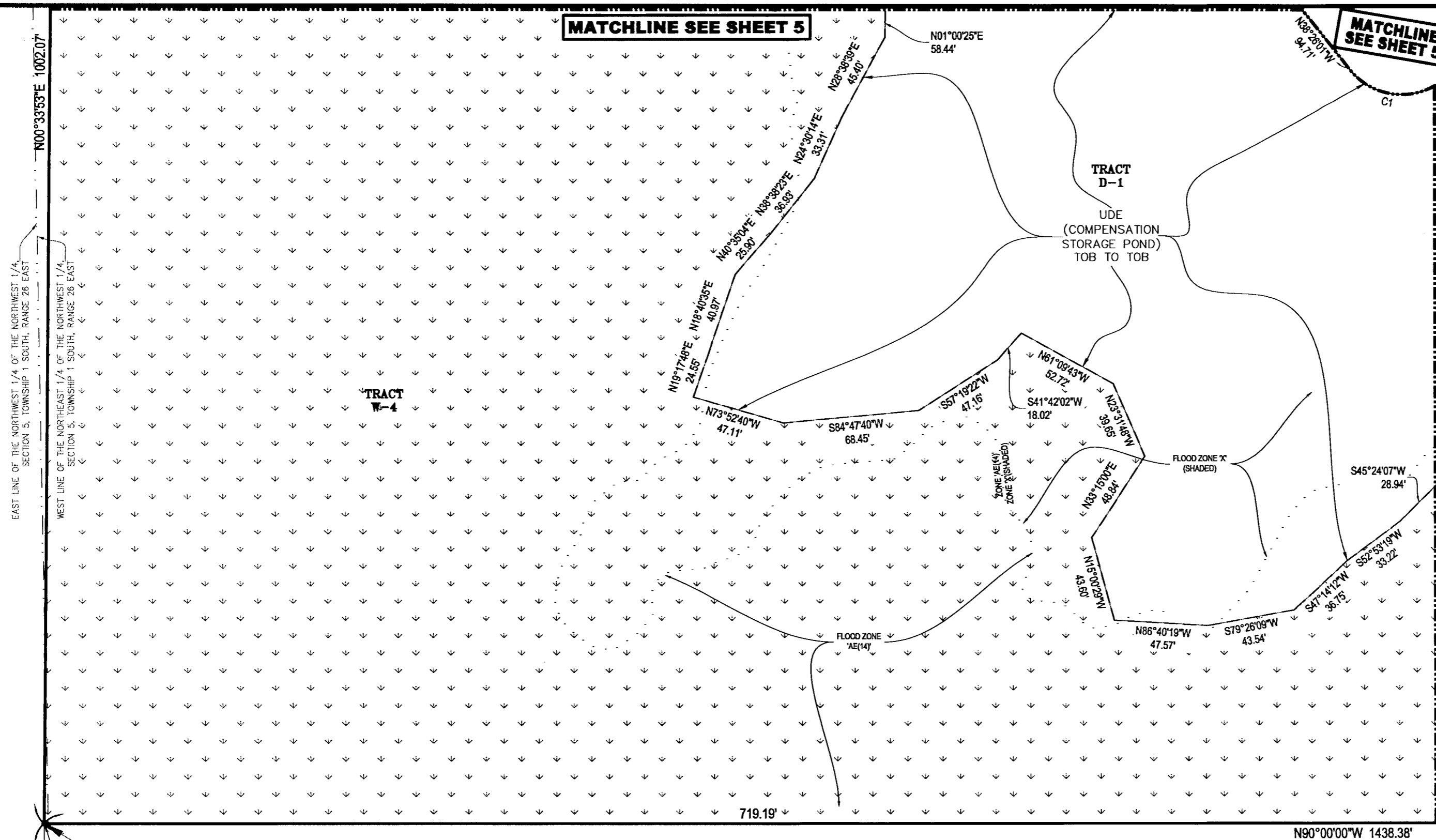
HATCH PATTERN:	DEFINITION:
[Stippled pattern]	JURISDICTIONAL WETLANDS
[Diagonal lines /]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
[Diagonal lines \]	DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED
[Dotted pattern]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
[Horizontal lines]	JURISDICTIONAL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

**SYMBOL LEGEND**

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
●	FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LB#6508
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

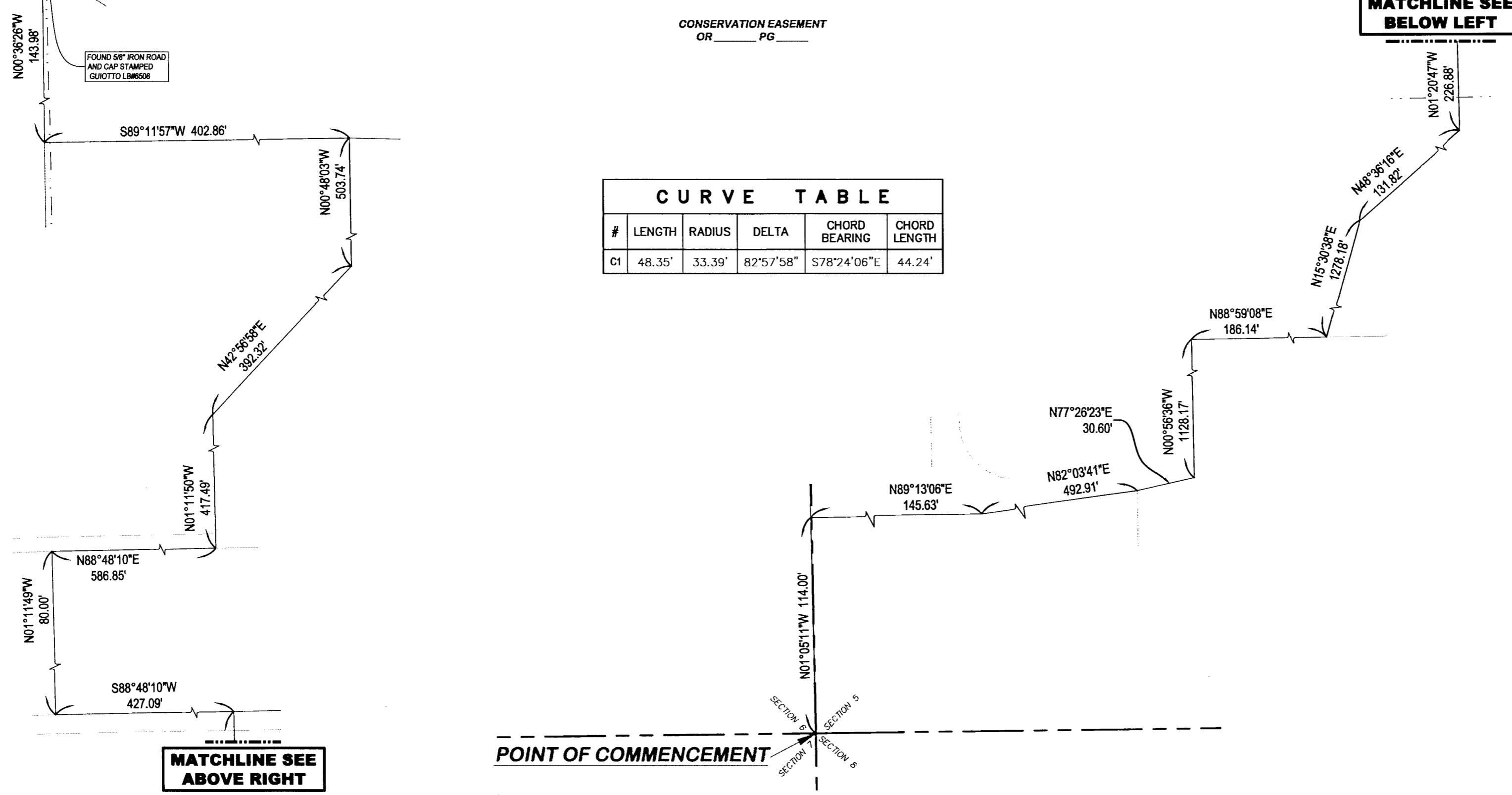
**ABBREVIATION:**

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
C#	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
Δ	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-UAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
℄	CENTERLINE



**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.35'	33.39'	82°57'58"	S78°24'06"E	44.24'



**MATCHLINE SEE ABOVE RIGHT**

**POINT OF COMMENCEMENT**

**MATCHLINE SEE BELOW LEFT**

**MATCHLINE SEE SHEET 5**

**MATCHLINE SEE SHEET 5**

**MATCHLINE SEE SHEET 7**

JOHNSON CALVIN W ET AL  
O.R. 11481, PG. 1340

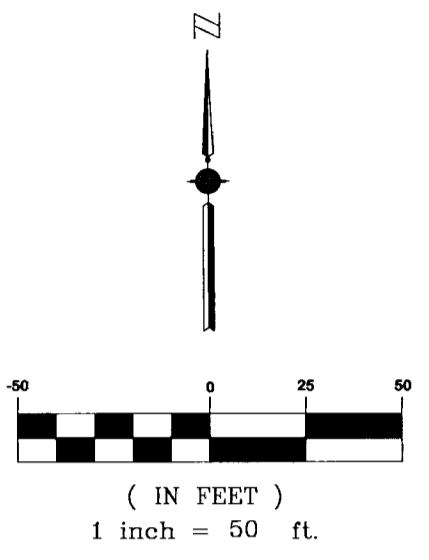
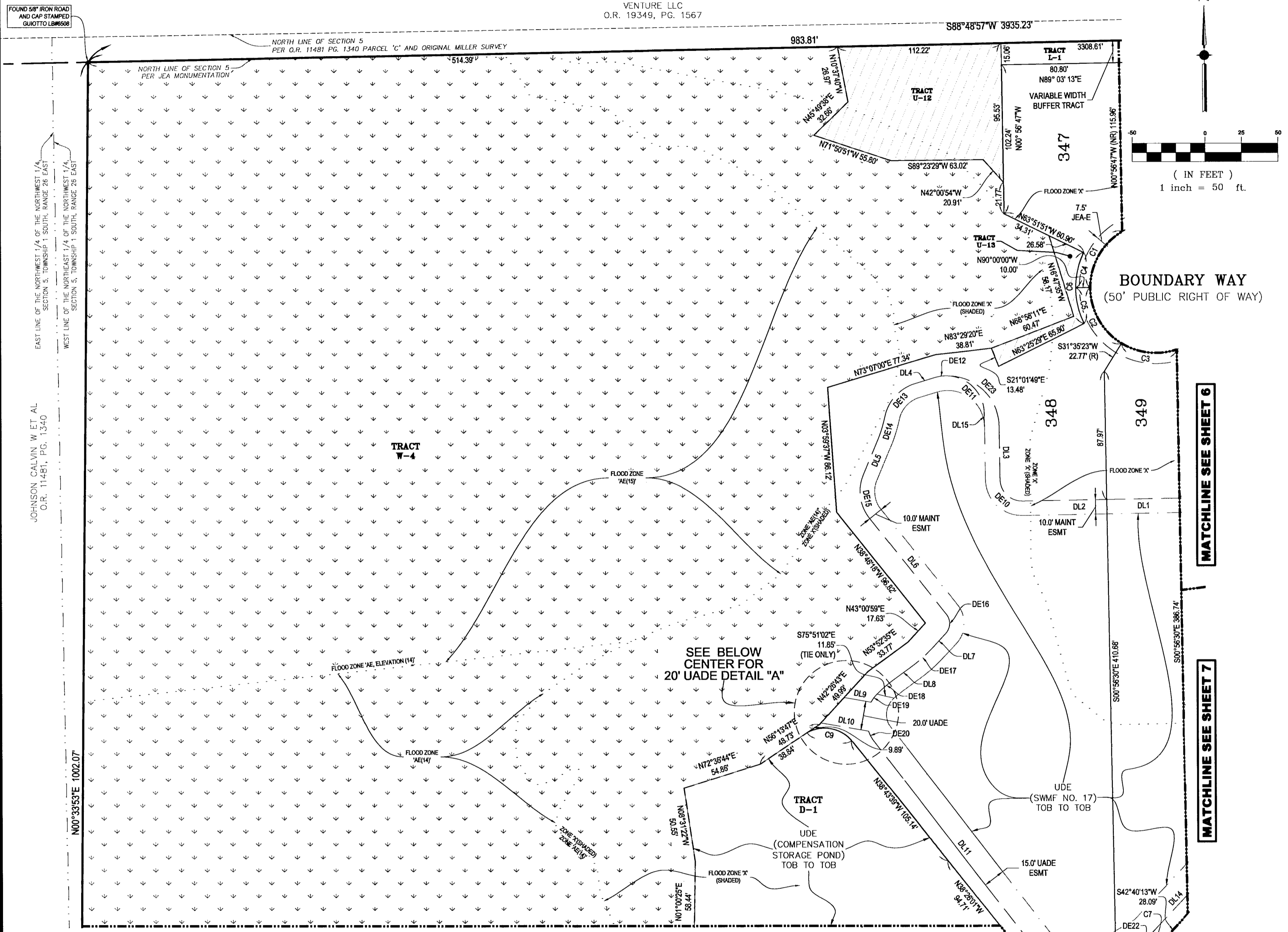
EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 26 EAST

WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST

# DUNN'S CROSSING UNIT FOUR

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

SUNCAP SOUTHEAST INDUSTRIAL JOINT VENTURE LLC  
O.R. 19349, PG. 1567



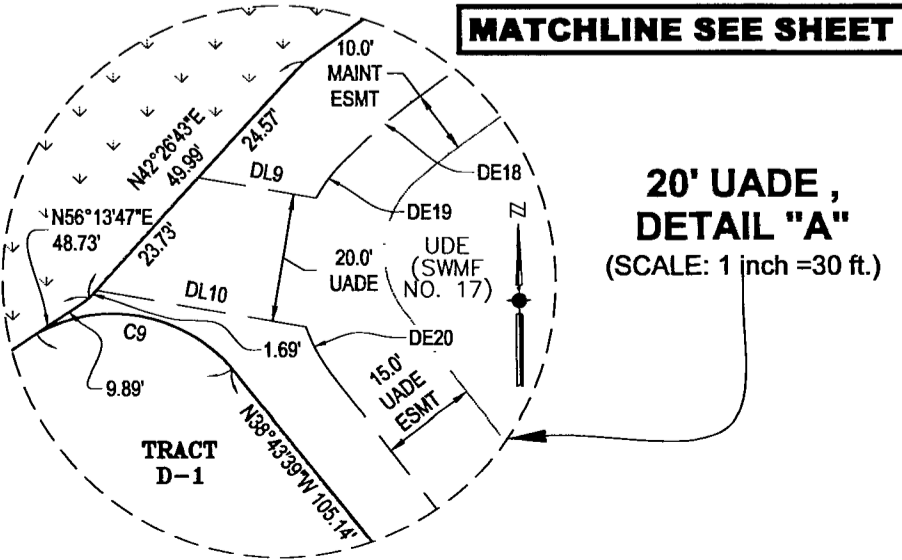
CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.51'	45.00'	59°13'17"	S29°36'38"W	44.47'
C2	45.88'	45.00'	58°24'37"	S29°12'19"E	43.91'
C3	39.32'	45.00'	50°03'50"	S83°26'32"E	38.08'
C4	25.09'	55.00'	26°08'09"	N13°04'05"E	24.87'
C5	25.51'	55.00'	26°34'31"	N13°17'15"W	25.28'
C6	50.60'	55.00'	52°42'40"	S00°13'11"E	48.83'
C7	7.94'	25.00'	18°11'20"	N51°45'53"E	7.90'
C8	48.35'	33.39'	82°57'58"	S78°24'06"E	44.24'
C9	33.59'	24.45'	78°43'43"	N79°47'52"W	31.01'
DE10	23.56'	15.00'	90°00'00"	N45°56'30"W	21.21'
DE11	38.61'	26.00'	85°04'26"	N43°28'42"W	35.16'
DE12	9.47'	26.00'	20°52'05"	S83°33'02"W	9.42'
DE13	31.92'	30.00'	60°58'01"	S42°37'59"W	30.44'
DE14	18.13'	100.00'	10°23'19"	S17°20'38"W	18.11'
DE15	32.10'	30.00'	61°18'36"	S08°07'00"E	30.59'
DE16	14.27'	10.00'	81°47'17"	S02°07'21"W	13.09'
DE17	18.95'	100.00'	10°51'36"	S48°26'47"W	18.93'
DE18	15.98'	100.00'	9°09'30"	S49°17'51"W	15.97'
DE19	7.01'	25.00'	16°04'22"	S36°40'55"W	6.99'
DE20	8.30'	25.00'	19°00'43"	S28°12'06"E	8.26'
DE21	35.69'	25.00'	81°47'25"	S78°36'10"E	32.73'
DE22	9.13'	30.00'	17°26'44"	N51°46'46"E	9.10'
DE23	53.74'	35.00'	87°58'54"	N44°55'56"W	48.62'

### ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
CF	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-JAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
€	CENTERLINE

LINE #	DIRECTION	LENGTH
DL1	S89°03'30"W	50.00'
DL2	S89°03'30"W	58.00'
DL3	N00°56'30"W	36.95'
DL4	S73°07'00"W	14.57'
DL5	S22°32'18"W	24.71'
DL6	S38°46'18"E	83.50'
DL7	S43°00'59"W	13.88'
DL8	S53°52'35"W	14.18'

LINE #	DIRECTION	LENGTH
DL9	S80°06'16"E	18.72'
DL10	S80°06'16"E	33.21'
DL11	S37°42'27"E	189.67'
DL12	N60°30'08"E	19.62'
DL13	N60°30'08"E	20.65'
DL14	N43°03'24"E	35.44'
DL15	N00°56'30"W	9.07'



HATCH PATTERN:	DEFINITION:
[Diagonal lines]	JURISDICTIONAL WETLANDS
[Dotted pattern]	DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED
[Stippled pattern]	JURISDICTIONAL WETLANDS
[Cross-hatch]	DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
●	FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LB#6508
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

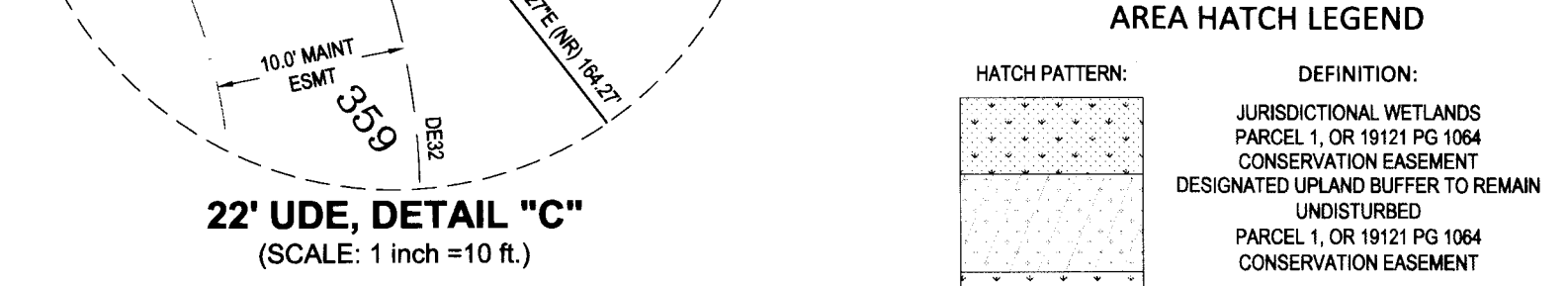
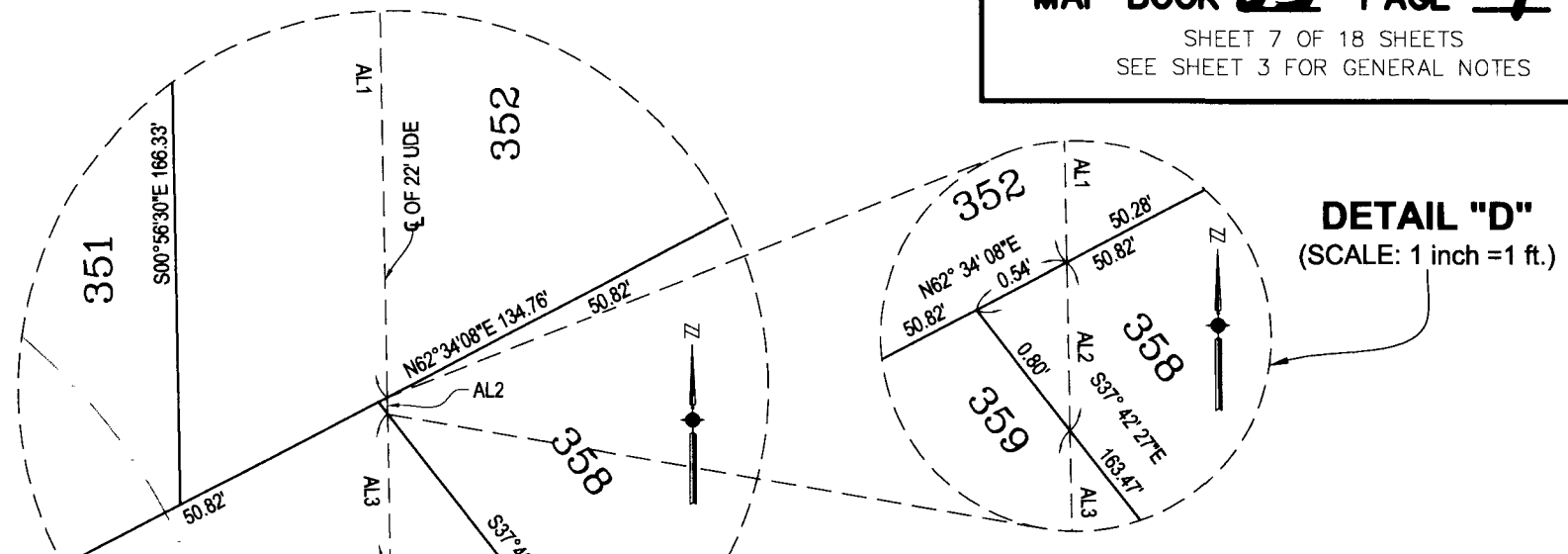
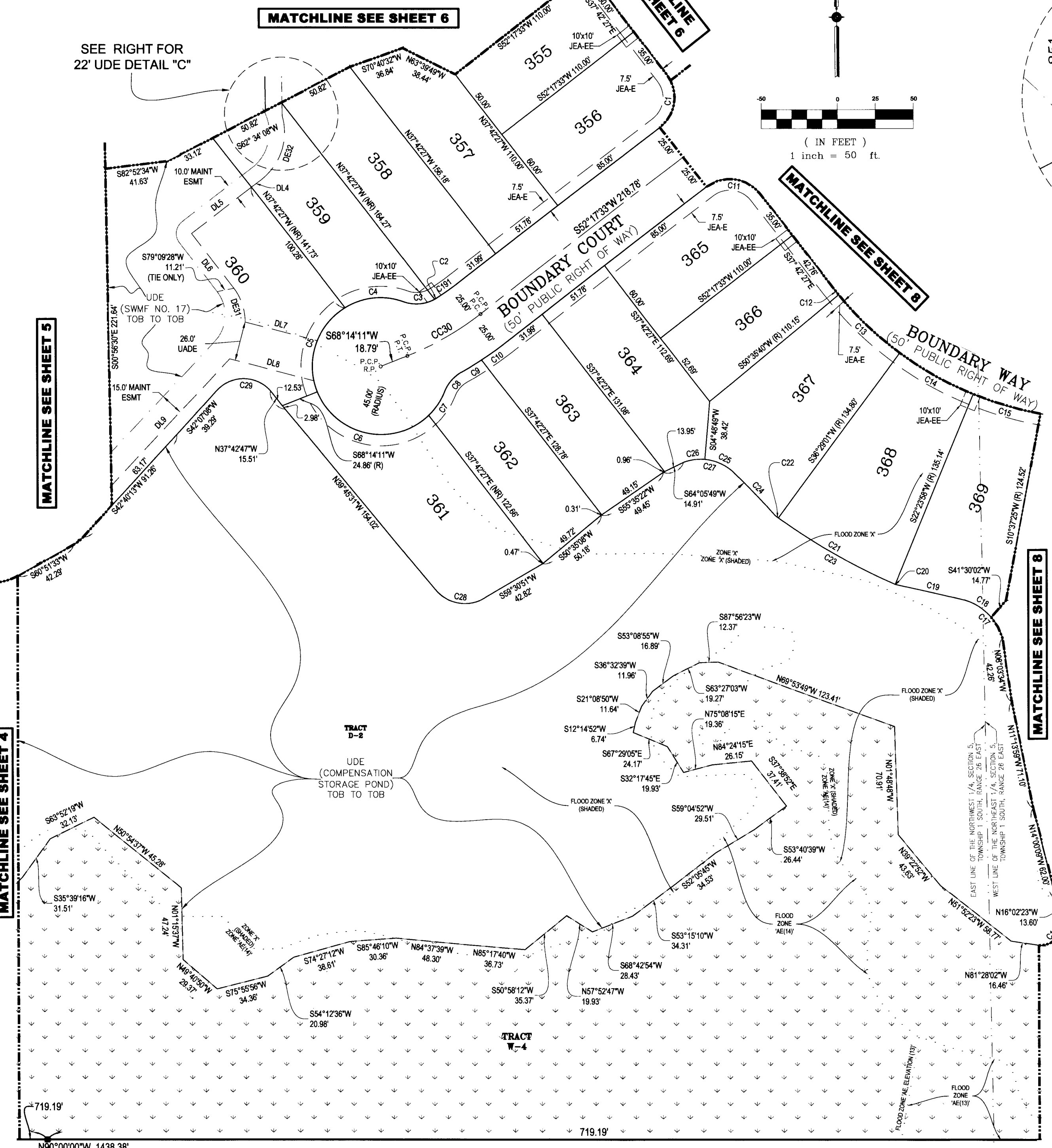
PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

FILE NO: B-100



# DUNN'S CROSSING UNIT FOUR

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

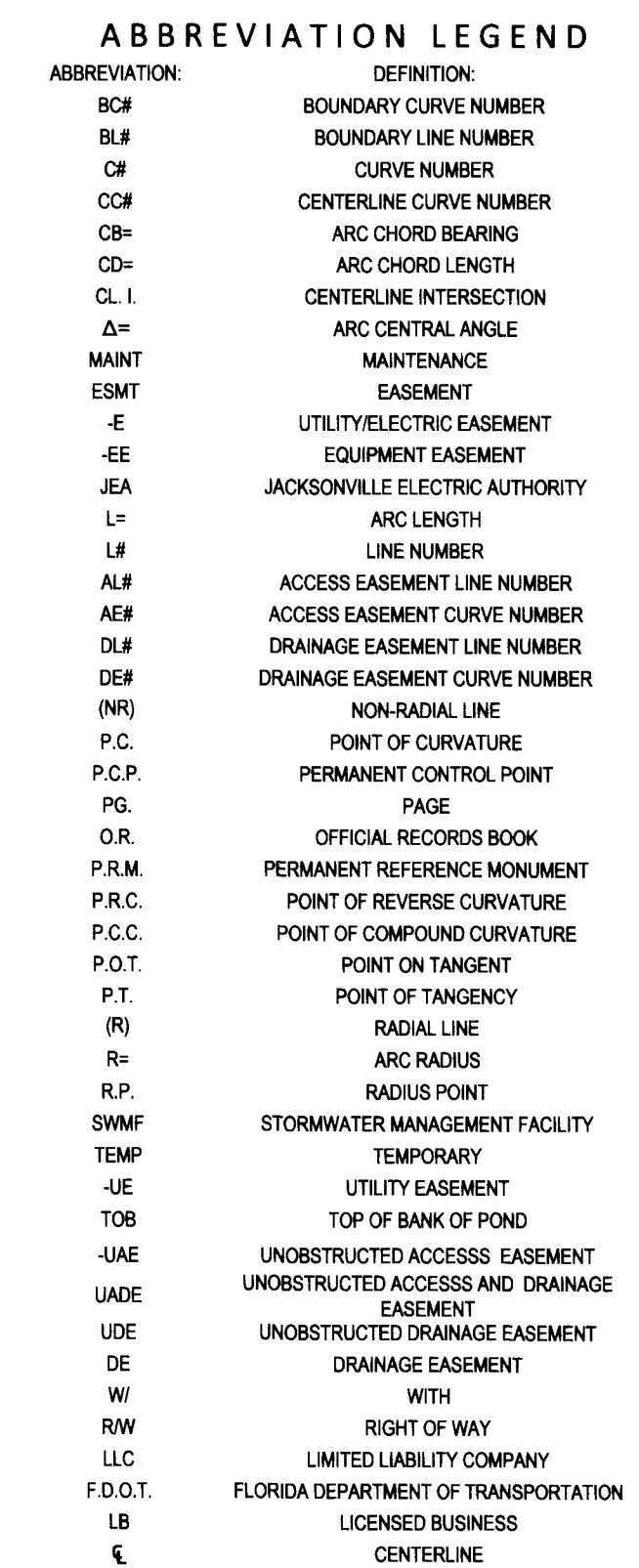
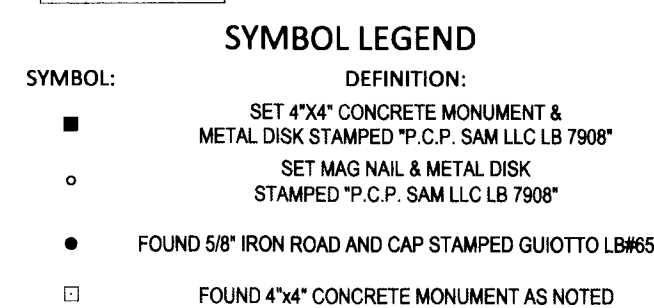
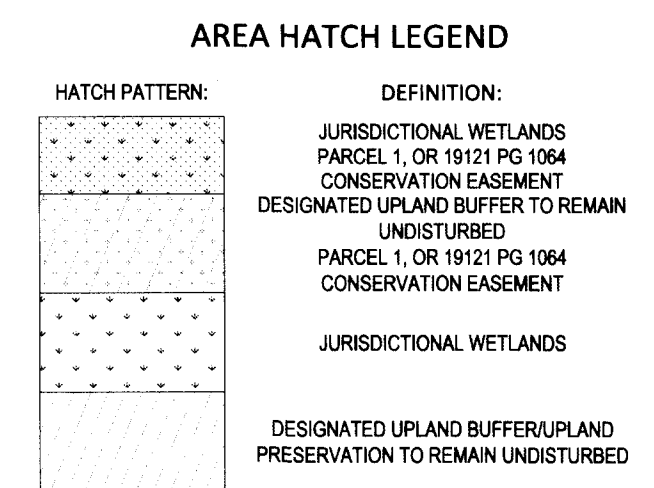


**LINE TABLE**

LINE #	DIRECTION	LENGTH
AL1	N00°56'30"W	160.85'
AL2	N00°56'30"W	0.88'
AL3	N00°56'30"W	8.11'
DL4	N52°17'33"E	8.03'
DL5	N52°17'33"E	50.00'
DL6	N37°42'27"W	45.48'
DL7	S75°26'03"E	49.05'
DL8	S75°26'03"E	57.20'
DL9	N43°03'24"E	114.23'

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N07°17'33"E	35.36'
C2	1.57'	25.00'	3°36'32"	N59°29'22"E	1.57'
C3	21.08'	25.00'	48°18'26"	N85°26'51"E	20.46'
C4	40.00'	45.00'	50°55'45"	S84°08'11"W	38.70'
C5	63.17'	45.00'	80°26'07"	S18°27'15"W	58.11'
C6	88.22'	45.00'	112°19'24"	S77°55'31"E	74.76'
C7	19.23'	45.00'	24°29'00"	N33°40'17"E	19.08'
C8	17.19'	25.00'	39°23'49"	S41°07'41"W	16.85'
C9	15.49'	225.00'	3°56'36"	N58°51'17"E	15.48'
C10	18.03'	225.00'	4°35'27"	N54°35'16"E	18.02'
C11	39.27'	25.00'	90°00'00"	N82°42'27"W	35.36'
C12	6.67'	225.00'	1°41'53"	S38°33'24"E	6.67'
C13	55.41'	225.00'	14°06'39"	S46°27'40"E	55.27'
C14	55.31'	225.00'	14°05'03"	S60°33'31"E	55.17'
C15	46.24'	225.00'	11°46'33"	S73°29'18"E	46.16'
C16	26.22'	14.32'	104°52'43"	N41°53'03"E	22.71'
C17	36.88'	36.63'	57°41'05"	N44°37'43"W	35.34'
C18	20.97'	36.63'	32°48'08"	N57°04'11"W	20.69'
C19	46.51'	1501.61'	1°46'29"	N77°15'26"W	46.51'
C20	0.31'	438.91'	0°02'27"	S66°07'45"E	0.31'
C21	88.41'	438.91'	11°32'29"	N60°20'17"W	88.26'
C22	2.22'	438.91'	0°17'24"	S54°25'21"E	2.22'
C23	90.95'	438.91'	11°52'20"	S60°12'49"E	90.78'
C24	38.37'	510.74'	4°18'17"	N43°58'51"W	38.36'
C25	22.35'	31.90'	40°08'57"	N64°43'06"W	21.90'
C26	14.18'	31.90'	25°28'33"	S82°28'09"W	14.07'
C27	36.54'	31.90'	65°37'30"	N77°27'23"W	34.57'
C28	37.32'	25.00'	85°31'35"	S82°00'24"E	33.95'
C29	40.10'	23.59'	97°23'15"	N89°48'34"W	35.45'
CC30	55.66'	200.00'	15°56'38"	S60°15'52"W	55.48'
DE31	23.58'	35.00'	38°35'38"	N18°24'39"W	23.13'
DE32	47.55'	40.00'	68°07'00"	N18°14'02"E	44.80'

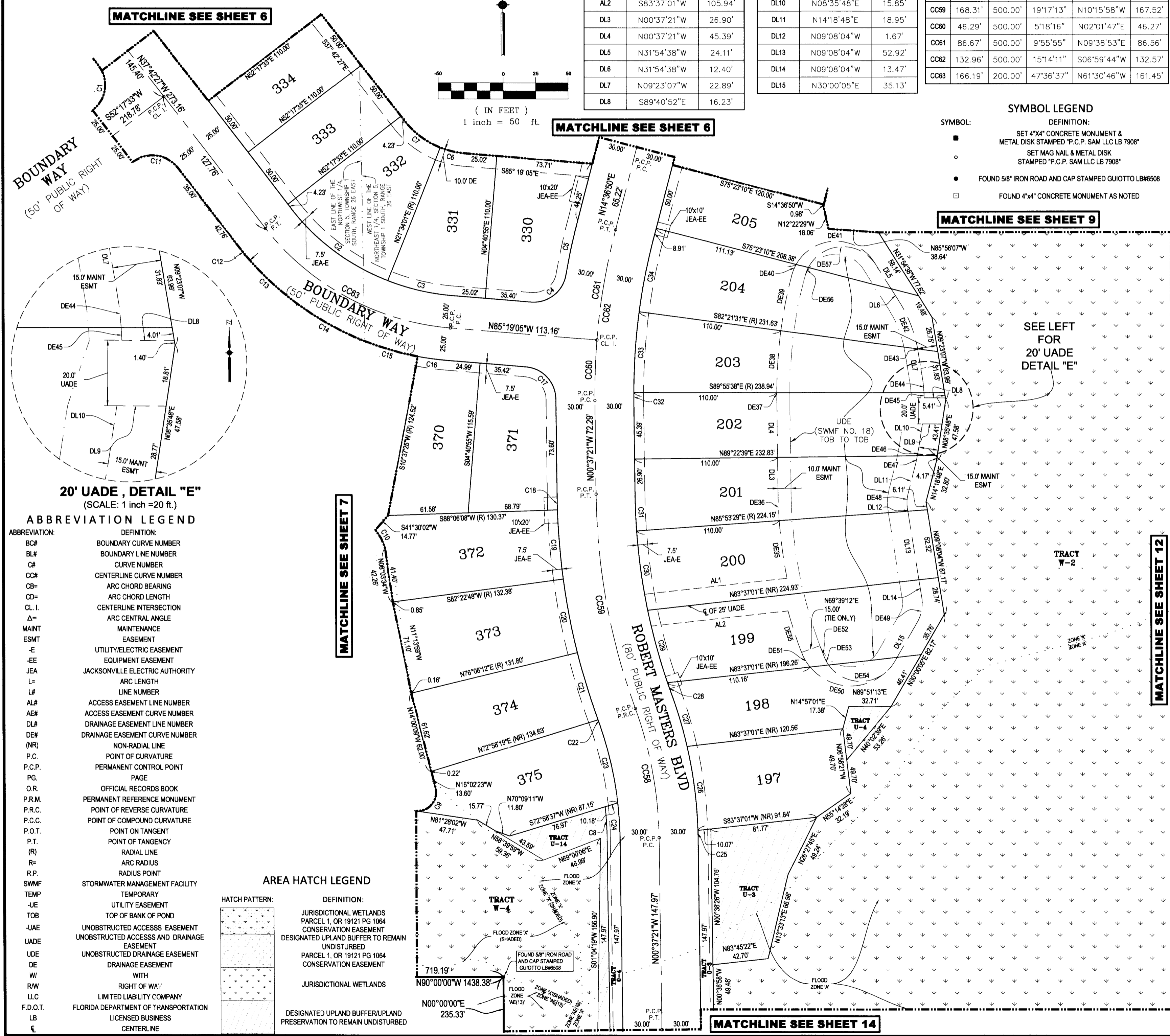


PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
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www.SAM.biz (904) 886-7174 FAX

CONSERVATION EASEMENT  
OR PG

# DUNN'S CROSSING UNIT FOUR

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

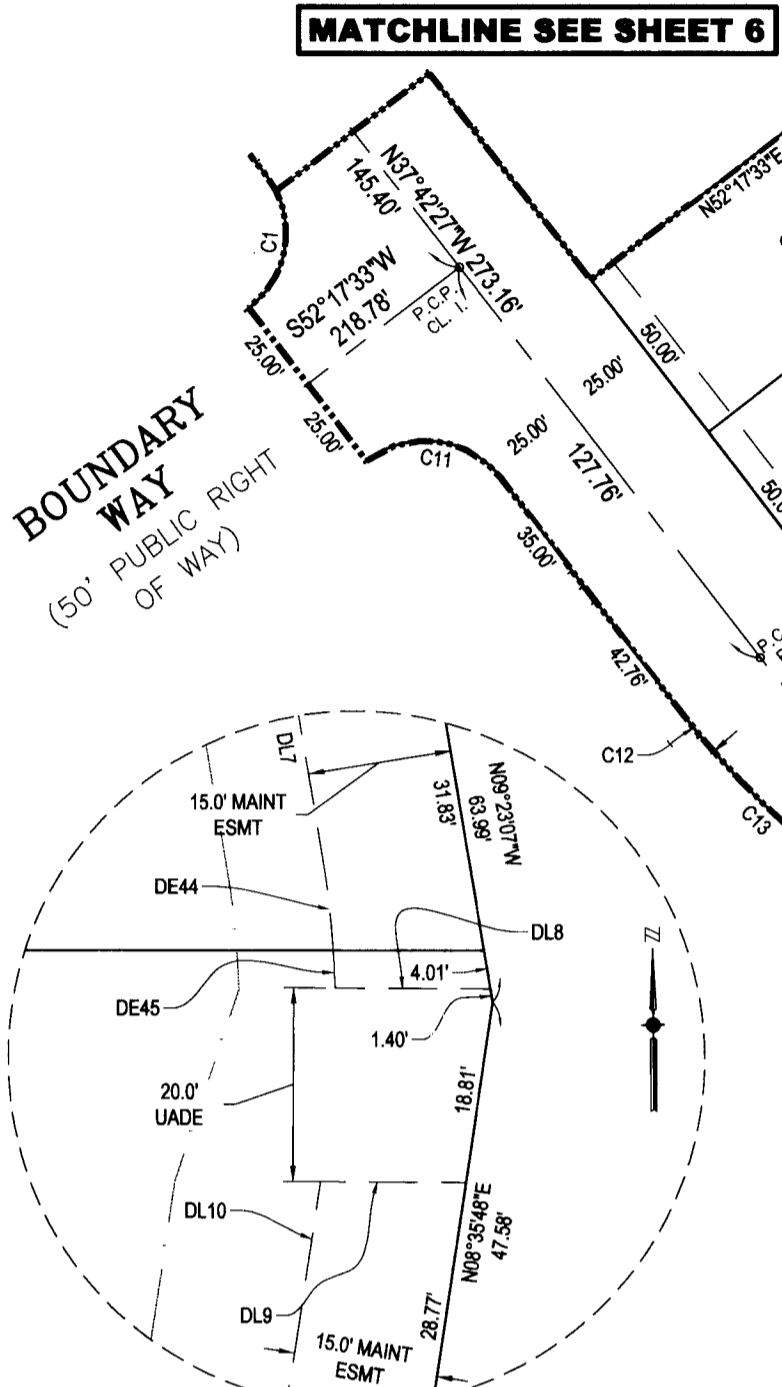


LINE #	DIRECTION	LENGTH
AL1	S83°37'01"W	110.29'
AL2	S83°37'01"W	105.94'
DL3	N00°37'21"W	26.90'
DL4	N00°37'21"W	45.39'
DL5	N31°54'38"W	24.11'
DL6	N31°54'38"W	12.40'
DL7	N09°23'07"W	22.89'
DL8	S89°40'52"E	16.23'

LINE #	DIRECTION	LENGTH
DL9	S89°40'52"E	15.16'
DL10	N08°35'48"E	15.85'
DL11	N14°18'48"E	18.95'
DL12	N09°08'04"W	1.67'
DL13	N09°08'04"W	52.92'
DL14	N09°08'04"W	13.47'
DL15	N30°00'05"E	35.13'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CC58	100.99'	300.00'	19°17'13"	N10°15'58"W	100.51'
CC59	168.31'	500.00'	19°17'13"	N10°15'58"W	167.52'
CC60	46.29'	500.00'	5°18'16"	N02°01'47"E	46.27'
CC61	86.67'	500.00'	9°55'55"	N09°38'53"E	86.56'
CC62	132.96'	500.00'	15°14'11"	S06°59'44"W	132.57'
CC63	166.19'	200.00'	47°36'37"	N61°30'46"W	161.45'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N07°17'33"E	35.36'
C2	93.85'	175.00'	30°43'32"	S53°04'13"E	92.73'
C3	51.57'	175.00'	16°53'06"	S76°52'32"E	51.39'
C4	37.01'	25.00'	84°49'52"	N52°15'59"E	33.73'
C5	44.06'	530.00'	4°45'47"	S12°13'56"W	44.05'
C6	19.16'	65.00'	16°53'06"	S76°52'32"E	19.09'
C7	34.86'	65.00'	30°43'32"	S53°04'13"E	34.44'
C8	24.35'	260.00'	5°21'55"	N03°18'19"W	24.34'
C9	26.22'	14.32'	104°52'43"	N41°53'03"E	22.71'
C10	15.91'	36.63'	24°52'57"	N28°13'39"W	15.78'
C11	39.27'	25.00'	90°00'00"	N82°42'27"W	35.36'
C12	6.67'	225.00'	1°41'53"	S38°33'24"E	6.67'
C13	55.41'	225.00'	14°06'39"	S46°27'40"E	55.27'
C14	55.31'	225.00'	14°05'03"	S60°33'31"E	55.17'
C15	46.24'	225.00'	11°46'33"	S73°29'18"E	46.16'
C16	23.33'	225.00'	5°56'30"	S82°20'50"E	23.32'
C17	36.96'	25.00'	84°41'44"	N42°58'13"W	33.68'
C18	11.80'	530.00'	1°16'31"	S01°15'37"E	11.80'
C19	52.93'	530.00'	5°43'20"	S04°45'32"E	52.91'
C20	57.75'	530.00'	6°14'35"	S10°44'30"E	57.72'
C21	54.28'	530.00'	5°52'06"	S16°47'51"E	54.26'
C22	1.65'	530.00'	0°10'41"	S19°49'14"E	1.65'
C23	63.66'	270.00'	13°30'29"	N13°09'20"W	63.51'
C24	27.23'	270.00'	5°46'44"	N03°30'43"W	27.22'
C25	5.26'	330.00'	0°54'51"	N01°04'44"W	5.26'
C26	65.11'	330.00'	11°18'18"	N07°11'19"W	65.01'
C27	40.71'	330.00'	7°04'07"	N16°22'31"W	40.69'
C28	10.19'	470.00'	1°14'31"	S19°17'19"E	10.19'
C29	58.21'	470.00'	7°05'47"	S15°07'10"E	58.17'
C30	61.22'	470.00'	7°27'46"	S07°50'24"E	61.17'
C31	28.60'	470.00'	3°29'09"	S02°21'56"E	28.59'
C32	5.70'	470.00'	0°41'43"	S00°16'30"E	5.70'
C33	62.09'	470.00'	7°34'07"	S03°51'25"W	62.04'
C34	57.20'	470.00'	6°58'21"	S11°07'40"W	57.16'
DE35	44.33'	360.00'	7°03'17"	N07°38'09"W	44.30'
DE36	21.90'	360.00'	3°29'09"	N02°21'56"W	21.90'
DE37	4.37'	360.00'	0°41'43"	N00°16'30"W	4.37'
DE38	47.56'	360.00'	7°34'07"	N03°51'25"E	47.52'
DE39	43.92'	360.00'	6°59'22"	N11°08'10"E	43.89'
DE40	8.90'	35.00'	14°33'56"	N21°54'49"E	8.87'
DE41	72.63'	35.00'	118°53'35"	N88°38'34"E	60.28'
DE42	38.57'	100.00'	22°05'56"	N20°51'40"W	38.33'
DE43	0.74'	100.00'	0°25'35"	N09°35'55"W	0.74'
DE44	10.22'	100.00'	5°51'18"	N06°27'28"W	10.21'
DE45	3.89'	100.00'	2°13'34"	N02°25'03"W	3.89'
DE46	9.03'	200.00'	2°35'17"	N09°53'26"E	9.03'
DE47	10.92'	200.00'	3°07'44"	N12°44'56"E	10.92'
DE48	12.28'	30.00'	23°26'52"	N02°35'22"E	12.19'
DE49	20.49'	30.00'	39°08'08"	N10°26'01"E	20.10'
DE50	65.36'	40.00'	93°37'04"	N85°50'05"W	58.33'
DE51	13.04'	40.00'	18°40'45"	N29°41'11"W	12.98'
DE52	9.57'	350.00'	1°33'58"	S21°07'47"E	9.57'
DE53	6.80'	30.00'	12°59'31"	S28°24'31"E	6.79'
DE54	60.26'	30.00'	115°05'38"	N87°32'54"E	50.63'
DE55	33.74'	365.00'	5°17'49"	N17°41'54"W	33.73'
DE56	6.52'	30.00'	12°26'44"	S21°14'14"W	6.50'
DE57	63.16'	30.00'	120°37'46"	S87°46'29"W	52.13'



20' UADE, DETAIL "E"  
(SCALE: 1 inch = 20 ft.)

**ABBREVIATION LEGEND**

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
C#	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-UAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
L.L.C.	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
€	CENTERLINE

**AREA HATCH LEGEND**

HATCH PATTERN:	DEFINITION:
[Pattern]	JURISDICTIONAL WETLANDS
[Pattern]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
[Pattern]	DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED
[Pattern]	PARCEL 1, OR 19121 PG 1064 CONSERVATION EASEMENT
[Pattern]	JURISDICTIONAL WETLANDS
[Pattern]	DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED

**SYMBOL LEGEND**

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
●	FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO LBM6508
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

FILE NO: B-100

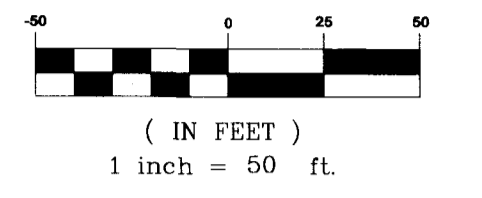
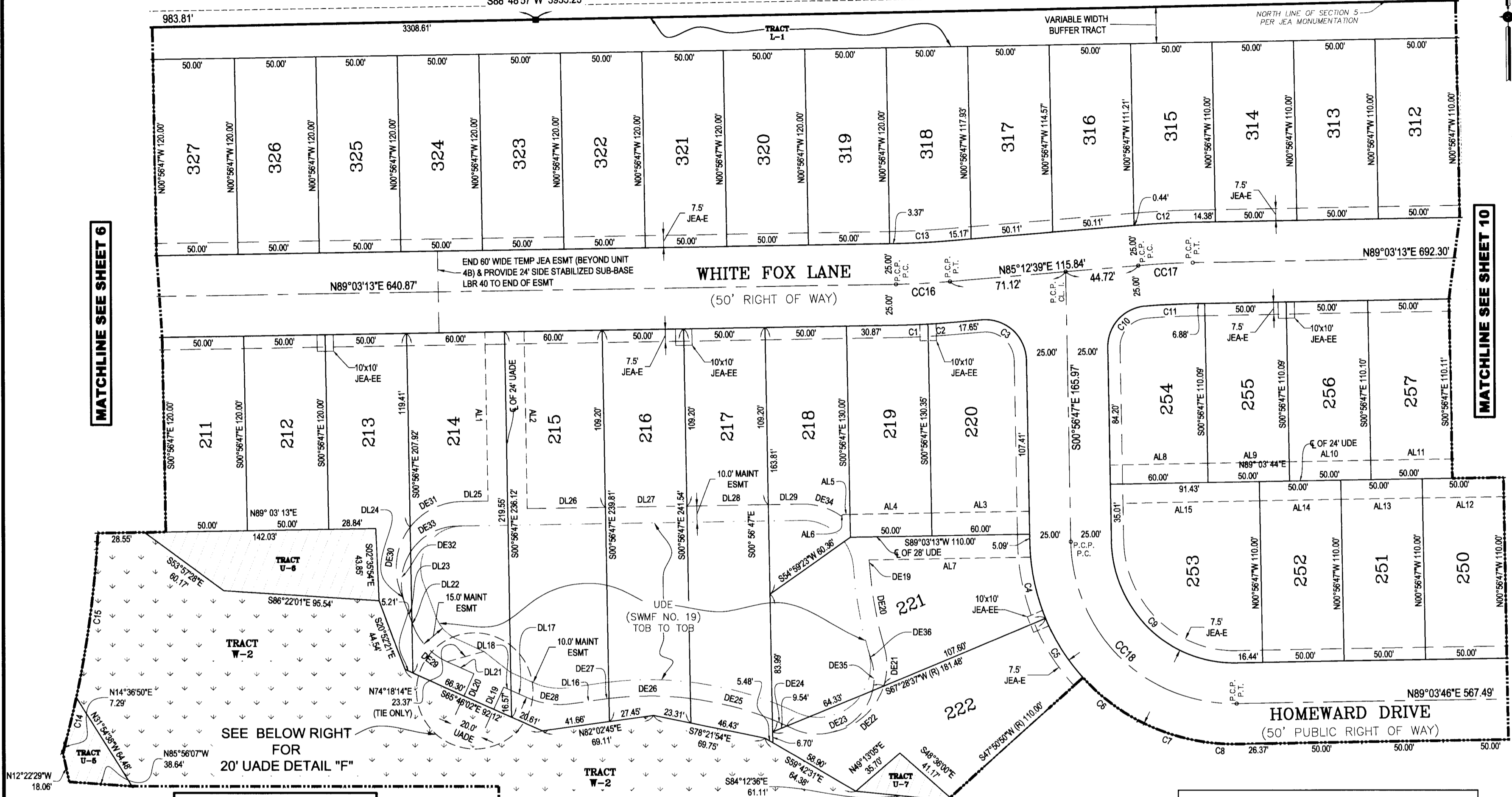
**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  
  
 9440 PHILIPS HIGHWAY, SUITE 7  
 JACKSONVILLE, FLORIDA 32256  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT FOUR

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

SUNCAP SOUTHEAST INDUSTRIAL JOINT VENTURE LLC  
O.R. 19349, PG. 1567

NORTH LINE OF SECTION 5 PER O.R. 11481 PG. 1340 PARCEL "C" AND ORIGINAL MILLER SURVEY



- SYMBOL:**
- SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
  - SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
  - FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO LBM#6508
  - FOUND 4"x4" CONCRETE MONUMENT AS NOTED

- AREA HATCH LEGEND**
- HATCH PATTERN:**
- Jurisdictional Wetlands
  - Parcel 1, OR 19121 PG 1064 CONSERVATION EASEMENT
  - Designated Upland Buffer to Remain Undisturbed
  - Parcel 1, OR 19121 PG 1064 CONSERVATION EASEMENT
  - Jurisdictional Wetlands
  - Designated Upland Buffer/Upland Preservation to Remain Undisturbed

- ABBREVIATION LEGEND**
- ABBREVIATION:**
- BC# BOUNDARY CURVE NUMBER
  - BL# BOUNDARY LINE NUMBER
  - C# CURVE NUMBER
  - CC# CENTERLINE CURVE NUMBER
  - CB= ARC CHORD BEARING
  - CD= ARC CHORD LENGTH
  - CL I CENTERLINE INTERSECTION
  - Δ= ARC CENTRAL ANGLE
  - MAINT MAINTENANCE
  - ESMT EASEMENT
  - E UTILITY/ELECTRIC EASEMENT
  - EE EQUIPMENT EASEMENT
  - JEA JACKSONVILLE ELECTRIC AUTHORITY
  - L= ARC LENGTH
  - L# LINE NUMBER
  - AL# ACCESS EASEMENT LINE NUMBER
  - AE# ACCESS EASEMENT CURVE NUMBER
  - DL# DRAINAGE EASEMENT LINE NUMBER
  - DE# DRAINAGE EASEMENT CURVE NUMBER
  - (NR) NON-RADIAL LINE
  - P.C. POINT OF CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - PG. PAGE
  - O.R. OFFICIAL RECORDS BOOK
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.O.T. POINT ON TANGENT
  - P.T. POINT OF TANGENCY
  - (R) RADIAL LINE
  - R= ARC RADIUS
  - R.P. RADIUS POINT
  - R.P. STORMWATER MANAGEMENT FACILITY
  - TEMP TEMPORARY
  - UE UTILITY EASEMENT
  - TOB TOP OF BANK OF POND
  - UAE UNOBSTRUCTED ACCESS EASEMENT
  - UADE UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
  - UDE UNOBSTRUCTED DRAINAGE EASEMENT
  - DE DRAINAGE EASEMENT
  - W/ WITH
  - R/W RIGHT OF WAY
  - LLC LIMITED LIABILITY COMPANY
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - LB LICENSED BUSINESS
  - CL CENTERLINE

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
DE35	19.18'	35.00'	31°23'36"	S02°12'58"E	18.94'
DE36	5.92'	234.20'	1°26'53"	S17°11'20"E	5.92'

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.14'	520.00'	2°06'31"	N87°59'57"E	19.14'
C2	15.74'	520.00'	1°44'02"	N86°04'40"E	15.74'
C3	40.95'	25.00'	93°50'34"	N47°52'04"W	36.52'
C4	47.07'	125.00'	21°34'36"	S11°44'05"E	46.80'
C5	42.83'	125.00'	19°37'47"	S32°20'17"E	42.62'
C6	42.83'	125.00'	19°37'47"	S51°58'04"E	42.62'
C7	42.83'	125.00'	19°37'47"	S71°35'51"E	42.62'
C8	20.78'	125.00'	9°31'30"	S86°10'29"E	20.76'
C9	117.80'	75.00'	89°59'27"	S45°56'31"E	106.06'
C10	37.71'	25.00'	86°25'01"	S42°15'43"W	34.23'
C11	29.71'	475.00'	3°34'59"	S87°15'43"W	29.70'
C12	35.21'	525.00'	3°50'34"	S87°07'56"W	35.20'
C13	31.52'	470.00'	3°50'34"	N87°07'56"E	31.52'
C14	28.06'	650.00'	2°28'26"	N13°22'37"E	28.06'
C15	100.96'	650.00'	8°53'56"	N07°41'26"E	100.85'
CC16	33.20'	495.00'	3°50'34"	N87°07'56"E	33.19'
CC17	33.53'	500.00'	3°50'34"	N87°07'56"E	33.53'

**CURVE TABLE**

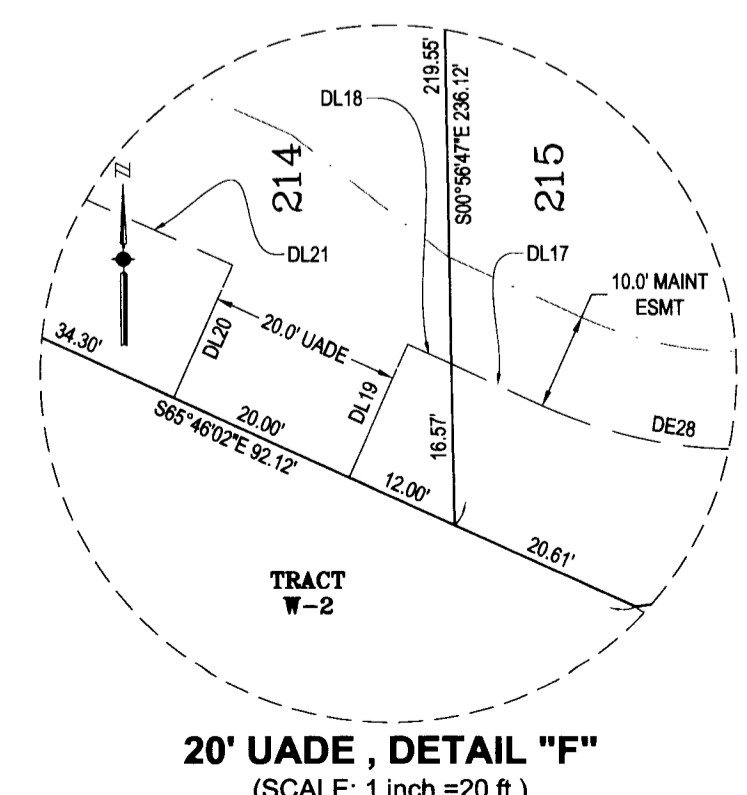
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CC18	157.06'	100.00'	89°59'27"	S45°56'31"E	141.41'
DE19	3.88'	40.80'	5°26'50"	S06°40'46"E	3.88'
DE20	48.95'	224.20'	12°30'33"	S10°12'37"E	48.85'
DE21	24.93'	42.00'	34°00'10"	S00°32'12"W	24.56'
DE22	45.42'	42.00'	61°57'43"	S48°31'08"W	43.24'
DE23	62.60'	35.00'	102°28'18"	S64°42'59"W	54.58'
DE24	13.29'	199.20'	3°49'22"	N65°57'33"W	13.29'
DE25	52.06'	199.20'	14°58'24"	N75°21'26"W	51.91'
DE26	50.14'	199.20'	14°25'17"	S89°56'44"W	50.01'
DE27	2.40'	199.20'	0°41'20"	S82°23'25"W	2.40'
DE28	28.09'	50.00'	32°11'12"	N81°51'39"W	27.72'
DE29	31.34'	40.00'	44°53'41"	N43°19'12"W	30.55'
DE30	41.85'	40.80'	58°45'53"	S08°30'36"W	40.04'
DE31	36.43'	40.80'	51°09'40"	S63°28'22"W	35.23'
DE32	33.07'	35.00'	54°07'59"	N06°11'38"E	31.85'
DE33	34.08'	35.00'	55°47'35"	N61°09'25"E	32.75'
DE34	25.36'	40.80'	35°36'36"	S73°08'30"E	24.95'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
AL1	N00°56'47"W	104.20'
AL2	N00°56'47"W	109.20'
AL3	N89°03'13"E	60.00'
AL4	N89°03'13"E	50.00'
AL5	N89°03'13"E	4.29'
AL6	S54°59'23"W	1.48'
AL7	N89°03'13"E	98.92'
AL8	N89°03'44"E	60.00'
AL9	N89°03'44"E	50.00'
AL10	N89°03'44"E	50.00'
AL11	N89°03'44"E	50.00'
AL12	N89°03'44"E	50.00'
AL13	N89°03'44"E	50.00'
AL14	N89°03'44"E	50.00'
AL15	N89°03'44"E	91.43'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
DL16	S82°02'45"W	20.99'
DL17	N65°46'02"W	10.41'
DL18	N65°46'02"W	4.95'
DL19	N24°13'58"E	15.00'
DL20	N24°13'58"E	15.00'
DL21	N65°46'02"W	17.92'
DL22	N20°52'21"W	1.80'
DL23	N20°52'21"W	11.62'
DL24	N20°52'21"W	7.68'
DL25	N89°03'13"E	16.22'
DL26	N89°03'13"E	48.00'
DL27	N89°03'13"E	50.00'
DL28	N89°03'13"E	50.00'
DL29	N89°03'13"E	20.73'



PREPARED BY:  
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# DUNN'S CROSSING UNIT FOUR

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

SUNCAP SOUTHEAST INDUSTRIAL JOINT VENTURE LLC  
O.R. 19349, PG. 1567

NORTH LINE OF SECTION 5 PER O.R. 11481 PG. 1340 PARCEL "C" AND ORIGINAL MILLER SURVEY

983.81'

NORTH LINE OF SECTION 5 PER JEA MONUMENTATION



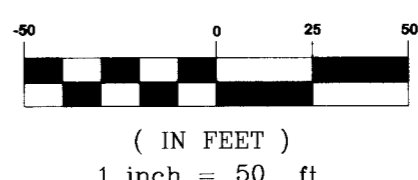
**SYMBOL LEGEND**

SYMBOL:  DEFINITION: SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"

SYMBOL:  DEFINITION: SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"

SYMBOL:  DEFINITION: FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LB#6508

SYMBOL:  DEFINITION: FOUND 4"x4" CONCRETE MONUMENT AS NOTED



**ABBREVIATION LEGEND**

ABBREVIATION: C# DEFINITION: CURVE NUMBER

ABBREVIATION: CC# DEFINITION: CENTERLINE CURVE NUMBER

ABBREVIATION: CB# DEFINITION: ARC CHORD BEARING

ABBREVIATION: CD# DEFINITION: ARC CHORD LENGTH

ABBREVIATION: CL.# DEFINITION: CENTERLINE INTERSECTION

ABBREVIATION: Δ# DEFINITION: ARC CENTRAL ANGLE

ABBREVIATION: MAINT DEFINITION: MAINTENANCE

ABBREVIATION: ESMT DEFINITION: EASEMENT

ABBREVIATION: -E DEFINITION: UTILITY/ELECTRIC EASEMENT

ABBREVIATION: -EE DEFINITION: EQUIPMENT EASEMENT

ABBREVIATION: JEA DEFINITION: JACKSONVILLE ELECTRIC AUTHORITY

ABBREVIATION: L# DEFINITION: ARC LENGTH

ABBREVIATION: L# DEFINITION: LINE NUMBER

ABBREVIATION: AL# DEFINITION: ACCESS EASEMENT LINE NUMBER

ABBREVIATION: AE# DEFINITION: ACCESS EASEMENT CURVE NUMBER

ABBREVIATION: DL# DEFINITION: DRAINAGE EASEMENT LINE NUMBER

ABBREVIATION: DE# DEFINITION: DRAINAGE EASEMENT CURVE NUMBER

ABBREVIATION: (NR) DEFINITION: NON-RADIAL LINE

ABBREVIATION: P.C. DEFINITION: POINT OF CURVATURE

ABBREVIATION: P.C.P. DEFINITION: PERMANENT CONTROL POINT

ABBREVIATION: P.O.B. DEFINITION: POINT OF BEGINNING

ABBREVIATION: P.R.M. DEFINITION: PERMANENT REFERENCE MONUMENT

ABBREVIATION: P.R.C. DEFINITION: POINT OF REVERSE CURVATURE

ABBREVIATION: P.C.C. DEFINITION: POINT OF COMPOUND CURVATURE

ABBREVIATION: P.O.T. DEFINITION: POINT ON TANGENT

ABBREVIATION: P.T. DEFINITION: POINT OF TANGENCY

ABBREVIATION: (R) DEFINITION: RADIAL LINE

ABBREVIATION: R# DEFINITION: ARC RADIUS

ABBREVIATION: R.P. DEFINITION: RADIUS POINT

ABBREVIATION: SWMF DEFINITION: STORMWATER MANAGEMENT FACILITY

ABBREVIATION: TEMP DEFINITION: TEMPORARY

ABBREVIATION: -UE DEFINITION: UTILITY EASEMENT

ABBREVIATION: TOB DEFINITION: TOP OF BANK OF POND

ABBREVIATION: -UAE DEFINITION: UNOBSTRUCTED ACCESS EASEMENT

ABBREVIATION: UADE DEFINITION: UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT

ABBREVIATION: UDE DEFINITION: UNOBSTRUCTED DRAINAGE EASEMENT

ABBREVIATION: DE DEFINITION: DRAINAGE EASEMENT

ABBREVIATION: W DEFINITION: WITH

ABBREVIATION: RW DEFINITION: RIGHT OF WAY

ABBREVIATION: CL DEFINITION: CENTERLINE

**AREA HATCH LEGEND**

HATCH PATTERN: DEFINITION: JURISDICTIONAL WETLANDS

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

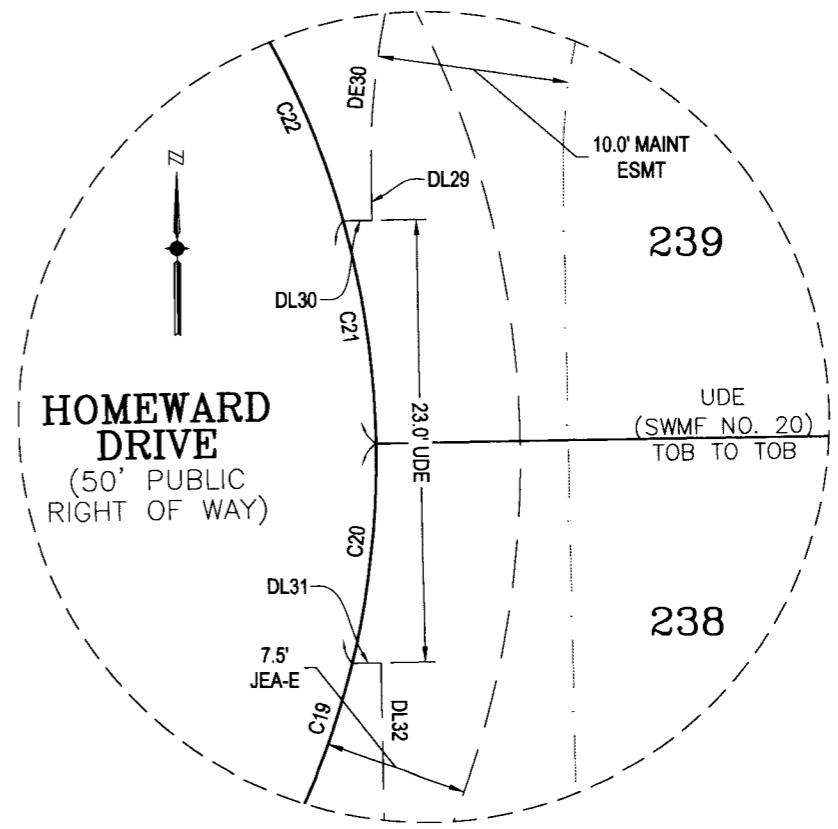
HATCH PATTERN: DEFINITION: DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED

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

HATCH PATTERN: DEFINITION: JURISDICTIONAL WETLANDS

HATCH PATTERN: DEFINITION: DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED

SEE BELOW RIGHT FOR 23' UDE DETAIL "G"



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.14'	75.00'	1°38'11"	S89°52'52"W	2.14'
C2	6.86'	25.00'	15°42'46"	N81°26'40"W	6.83'
C3	20.62'	25.00'	47°14'57"	N49°57'48"W	20.04'
C4	44.94'	45.00'	57°13'18"	S54°56'58"E	43.10'
C5	64.85'	45.00'	82°33'56"	N55°09'25"E	59.38'
C6	48.13'	45.00'	61°16'56"	N31°34'24"W	45.87'
C7	38.60'	45.00'	49°09'08"	N86°47'26"W	37.43'
C8	1.15'	45.00'	1°27'45"	S67°54'08"W	1.15'
C9	16.05'	25.00'	36°47'18"	N85°33'54"E	15.78'
C10	32.50'	125.00'	14°53'47"	N83°29'21"W	32.41'
C11	24.58'	475.00'	2°57'55"	N89°27'50"W	24.58'
C12	34.49'	475.00'	4°09'35"	N85°54'05"W	34.48'
C13	47.60'	525.00'	5°11'40"	S86°25'08"E	47.58'
C14	17.69'	525.00'	1°55'50"	S89°58'53"E	17.69'
C15	20.19'	475.00'	2°26'08"	S89°43'43"E	20.19'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	38.88'	475.00'	4°41'22"	S86°09'58"E	38.87'
C17	43.21'	525.00'	4°42'55"	N86°10'45"W	43.19'
C18	22.08'	525.00'	2°24'35"	N89°44'30"W	22.08'
C19	64.85'	45.00'	82°33'56"	N55°09'25"E	59.38'
C20	11.63'	45.00'	14°48'23"	N06°28'16"E	11.60'
C21	11.63'	45.00'	14°48'23"	N08°20'08"W	11.60'
C22	36.50'	45.00'	46°28'32"	N38°58'36"W	35.51'
CC23	62.18'	500.00'	7°07'30"	S87°23'02"E	62.14'
CC24	62.18'	500.00'	7°07'30"	S87°23'02"E	62.14'
CC25	44.30'	100.00'	25°22'51"	S78°14'49"E	43.94'
DE26	10.09'	40.00'	14°27'34"	S87°02'13"W	10.07'
DE27	40.02'	634.20'	3°36'55"	N87°32'27"W	40.01'
DE28	23.09'	40.00'	33°04'31"	S15°35'28"W	22.77'
DE29	22.56'	20.00'	64°38'02"	S31°22'14"W	21.38'
DE30	45.11'	40.00'	64°37'11"	S31°22'39"W	42.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
AL1	N89°03'44"E	50.00'
AL2	N89°03'44"E	45.00'
AL3	N00°56'47"W	98.12'
AL4	N00°56'47"W	98.13'
AL5	N89°03'44"E	45.00'
AL6	N89°03'44"E	50.00'
AL7	N89°03'44"E	50.00'
AL8	N89°03'44"E	50.00'
AL9	N89°03'44"E	50.00'
AL10	N89°03'44"E	50.00'
AL11	N89°03'44"E	50.00'
AL12	N89°03'44"E	50.00'
AL13	N89°03'44"E	50.00'
AL14	N89°03'44"E	24.04'
AL15	S40°24'49"E	27.37'
AL16	S40°24'49"E	16.05'

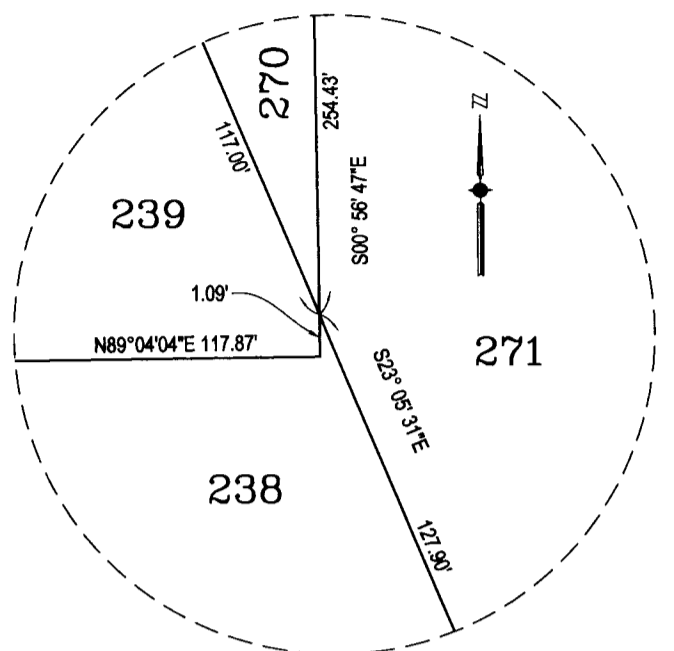
LINE TABLE		
LINE #	DIRECTION	LENGTH
AL17	N89°03'44"E	41.28'
AL18	N89°03'44"E	50.00'
AL19	N89°03'44"E	50.00'
AL20	N89°03'44"E	50.00'
AL21	N89°03'44"E	50.00'
AL22	N89°03'44"E	50.00'
AL23	N89°03'44"E	50.00'
AL24	N89°03'44"E	50.00'
AL25	N89°03'44"E	50.00'
AL26	N89°03'44"E	50.00'
AL27	N89°03'44"E	50.00'
DL28	S00°56'47"E	40.77'
DL29	S00°55'56"E	2.30'
DL30	N89°04'04"E	1.49'
DL31	N89°04'04"E	1.49'
DL32	S00°55'56"E	25.76'

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT FOUR

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



DETAIL "H" (SCALE: 1 inch = 5 ft.)

## ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
C#	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-JAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
CL	CENTERLINE

### LINE TABLE

LINE #	DIRECTION	LENGTH
AL1	S00°56'47"E	109.20'
AL2	S00°56'47"E	109.20'
DL3	S89°03'13"W	32.31'
DL4	S89°03'13"W	50.00'
DL5	S89°03'13"W	50.00'
DL6	S89°03'13"W	50.00'
DL7	S89°03'13"W	50.00'
DL8	S89°03'13"W	50.00'

### LINE TABLE

LINE #	DIRECTION	LENGTH
DL9	S89°03'13"W	45.00'
DL10	S89°03'13"W	45.00'
DL11	S89°03'13"W	50.00'
DL12	S89°03'13"W	50.00'
DL13	S89°03'13"W	50.00'
DL14	S89°03'13"W	5.80'
DL15	S89°03'13"W	10.00'
DL16	N00°56'47"W	26.58'

### LINE TABLE

LINE #	DIRECTION	LENGTH
DL17	N76°15'24"E	15.03'
DL18	N76°15'24"E	37.98'
DL19	S61°18'34"W	1.09'
DL20	S61°18'34"W	55.91'
DL21	N29°47'31"E	35.63'
DL22	S81°32'39"E	29.90'
DL23	S81°32'39"E	16.24'
DL24	S08°27'21"W	15.00'

### LINE TABLE

LINE #	DIRECTION	LENGTH
DL25	N08°27'21"E	10.00'
DL26	S81°32'39"E	14.36'
DL27	S11°28'06"W	18.75'
DL28	N85°33'06"E	31.43'
DL29	N85°33'06"E	34.11'
DL30	N86°37'54"E	15.97'
DL31	N86°37'54"E	50.04'
DL32	N86°37'54"E	7.54'

### LINE TABLE

LINE #	DIRECTION	LENGTH
DL33	N80°24'18"E	21.18'
DL34	N80°24'18"E	28.42'
DL35	N27°51'34"E	24.07'
DL36	N27°51'34"E	13.66'
DL37	N67°40'50"E	47.91'
DL38	N67°40'50"E	3.41'
DL39	S00°55'56"E	25.76'
DL40	S00°55'56"E	3.41'

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.03'	175.00'	5°34'34"	N88°09'30"W	17.02'
C2	12.58'	175.00'	4°07'05"	N83°18'41"W	12.58'
C3	23.11'	25.00'	52°58'20"	N54°45'58"W	22.30'
C4	89.67'	45.00'	114°10'01"	S85°21'49"E	75.55'
C5	88.71'	45.00'	112°57'06"	N18°55'22"W	75.03'
C6	32.08'	45.00'	40°50'27"	S84°10'51"W	31.40'
C7	16.84'	25.00'	38°35'55"	N83°03'35"E	16.53'
C8	2.34'	225.00'	0°35'42"	N77°56'19"W	2.34'
C9	49.91'	225.00'	12°42'37"	N84°35'29"W	49.81'
C10	59.93'	55.00'	62°26'04"	S06°20'09"W	57.01'
C11	54.88'	55.00'	57°10'10"	S66°08'16"W	52.63'
C12	114.81'	55.00'	119°36'14"	N34°55'14"E	95.07'
C13	76.48'	45.00'	97°22'19"	N47°45'13"E	67.60'
CC14	83.64'	200.00'	23°57'45"	S78°57'55"E	83.04'
DE15	27.81'	40.00'	39°49'43"	N17°09'27"W	27.25'
DE16	25.56'	35.00'	41°50'12"	N70°01'41"W	24.99'
DE17	29.42'	35.00'	48°09'48"	N25°01'41"W	28.56'

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
DE18	53.90'	40.00'	77°12'11"	N37°39'18"E	49.91'
DE19	12.84'	49.20'	14°56'50"	N68°46'59"E	12.80'
DE20	0.58'	49.20'	0°40'50"	S60°58'09"W	0.58'
DE21	26.48'	49.20'	30°50'13"	S45°12'37"W	26.16'
DE22	18.72'	40.00'	26°48'44"	N43°11'53"E	18.55'
DE23	29.22'	40.00'	41°51'06"	N77°31'48"E	28.57'
DE24	13.91'	25.00'	31°52'09"	S65°36'34"E	13.73'
DE25	26.68'	25.00'	61°08'35"	S19°06'12"E	25.43'
DE26	26.25'	14.20'	105°55'00"	S41°29'24"E	22.67'
DE27	21.65'	199.20'	6°13'34"	N83°31'05"E	21.64'
DE28	13.02'	14.20'	52°32'44"	N54°07'56"E	12.57'
DE29	22.83'	30.80'	42°28'39"	N49°05'53"E	22.31'
DE30	36.01'	30.80'	66°59'23"	S76°10'06"E	33.99'
DE31	17.26'	14.20'	69°38'46"	S77°29'47"E	16.22'
DE32	68.04'	35.00'	111°23'14"	S56°37'33"E	57.82'
DE33	58.32'	30.00'	111°23'14"	S56°37'33"E	49.56'
DE34	37.61'	40.00'	53°52'29"	N64°00'33"W	36.24'

### CURVE TABLE

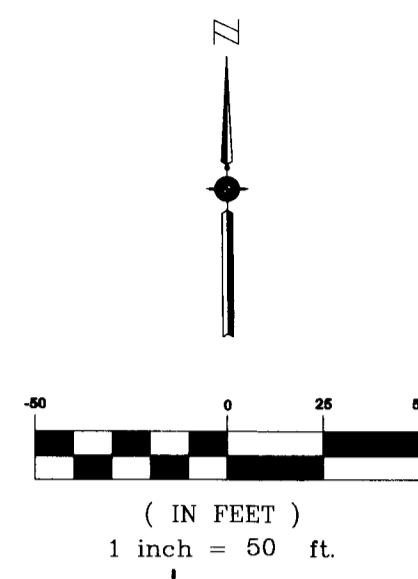
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC35	1326.16'	5879.58'	12°55'24"	S48°51'43"W	1323.35'

### AREA HATCH LEGEND

HATCH PATTERN: [Symbol]

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
- JURISDICTIONAL WETLANDS
- DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED



SEE ABOVE LEFT FOR DETAIL "H"

MATCHLINE SEE SHEET 10

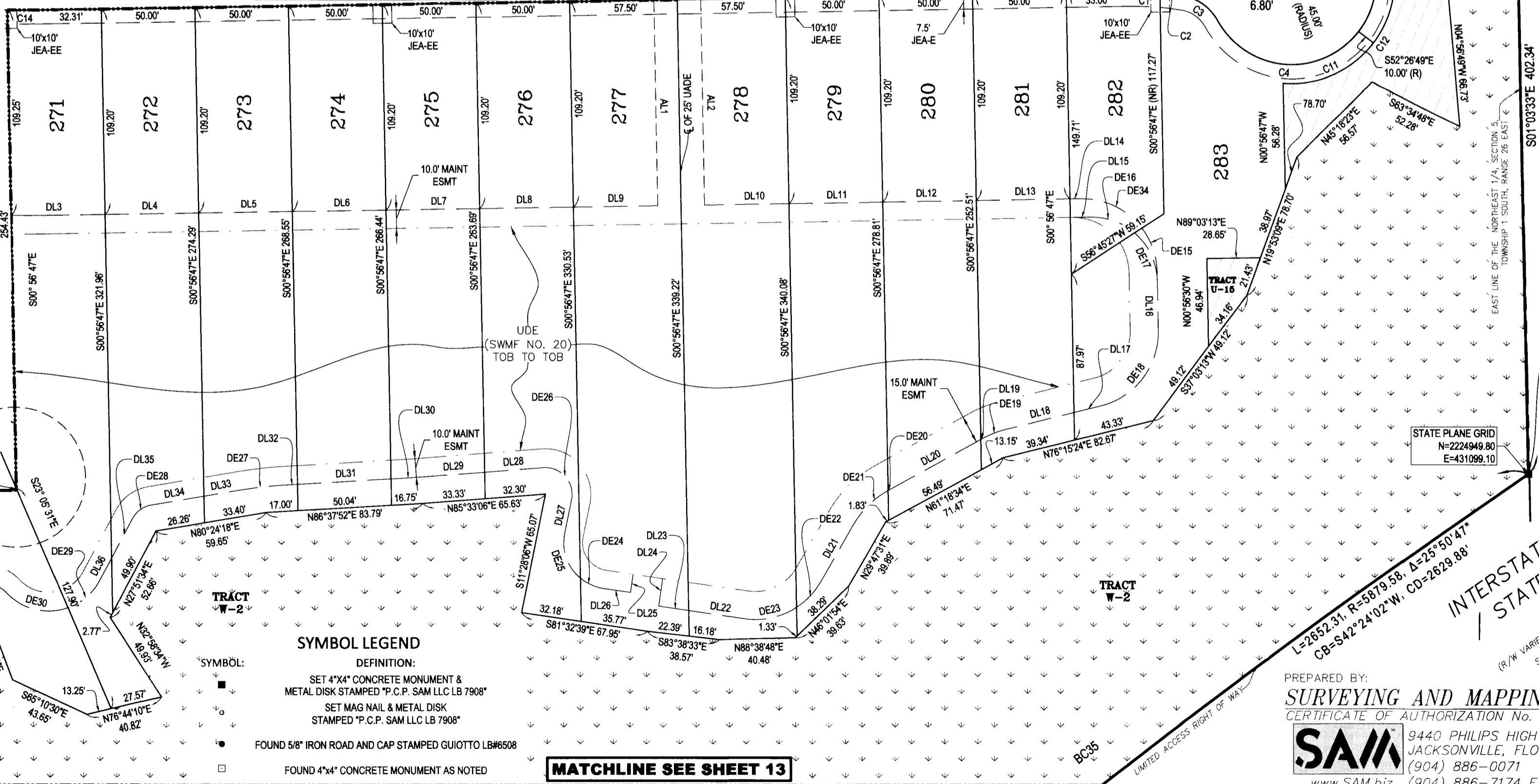
MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 10

SEE SHEET 10 FOR 23' UDE DETAIL "G"

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 13



### SYMBOL LEGEND

- DEFINITION:
- SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
  - SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
  - FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LB#6508
  - FOUND 4"x4" CONCRETE MONUMENT AS NOTED

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

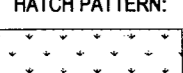
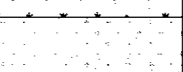
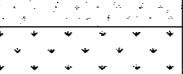
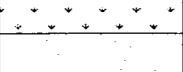
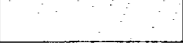
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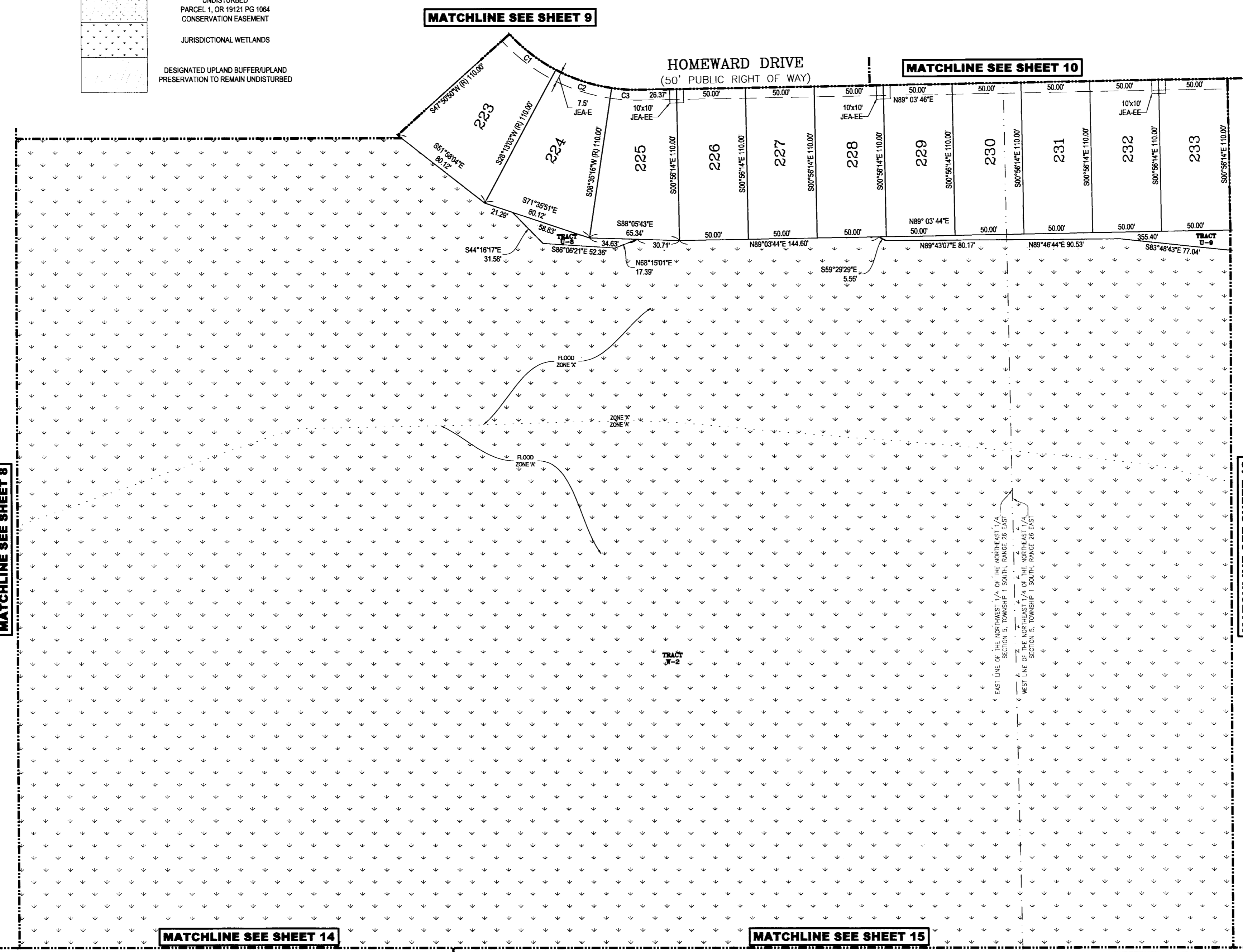
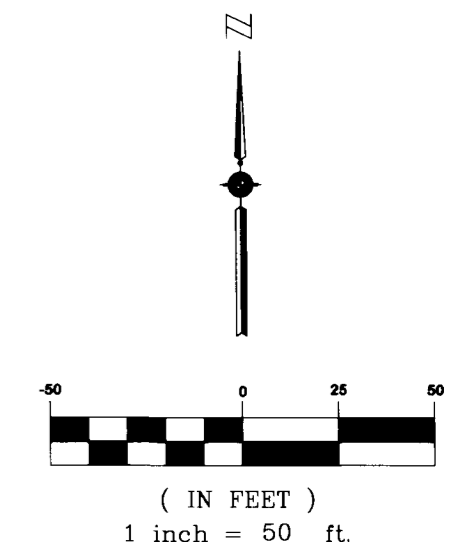
# DUNN'S CROSSING UNIT FOUR

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	42.83'	125.00'	19°37'47"	S51°58'04"E	42.62'
C2	42.83'	125.00'	19°37'47"	S71°35'51"E	42.62'
C3	20.78'	125.00'	9°31'30"	S86°10'29"E	20.76'

**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
	JURISDICTIONAL WETLANDS
	DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED




**SYMBOL LEGEND**

■	DEFINITION: SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
●	FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LB#6508
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

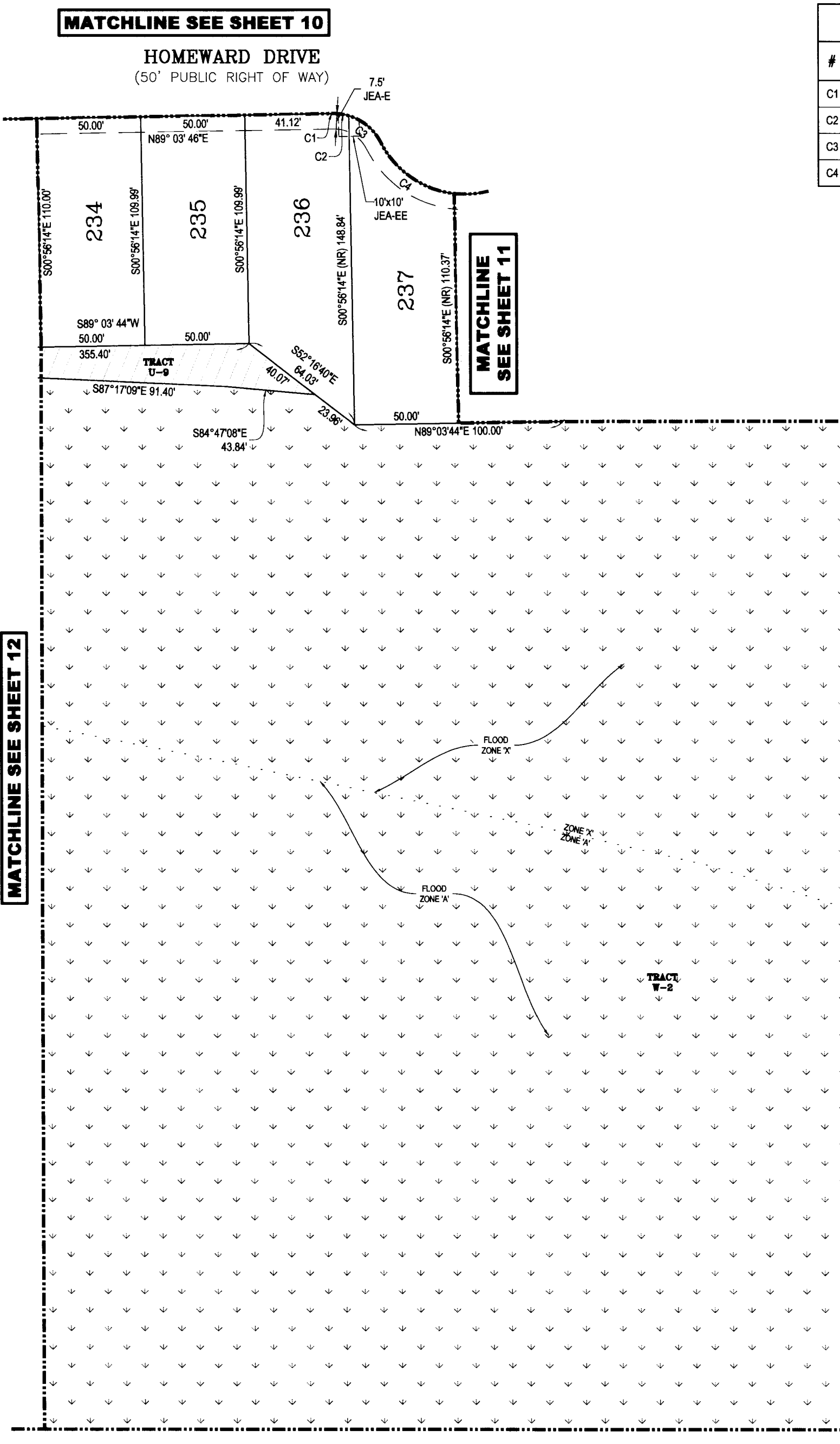
**ABBREVIATION LEGEND**

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
C#	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
LF#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-UAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
℄	CENTERLINE

PREPARED BY:  
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JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT FOUR

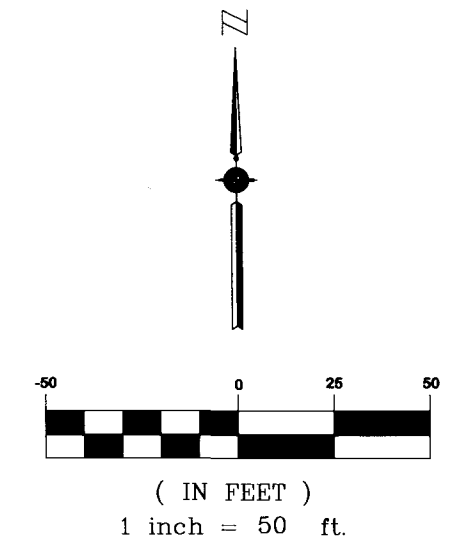
BEING A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.14'	75.00'	1'38'11"	S89°52'52"W	2.14'
C2	6.86'	25.00'	15°42'46"	N81°26'40"W	6.83'
C3	20.62'	25.00'	47°14'57"	N49°57'48"W	20.04'
C4	44.94'	45.00'	57°13'18"	S54°56'58"E	43.10'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC5	1326.16'	5879.58'	12°55'24"	S48°51'43"W	1323.35'

- SYMBOL LEGEND**
- SYMBOL:  DEFINITION: SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
- SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
- FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO LB#6508
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 13

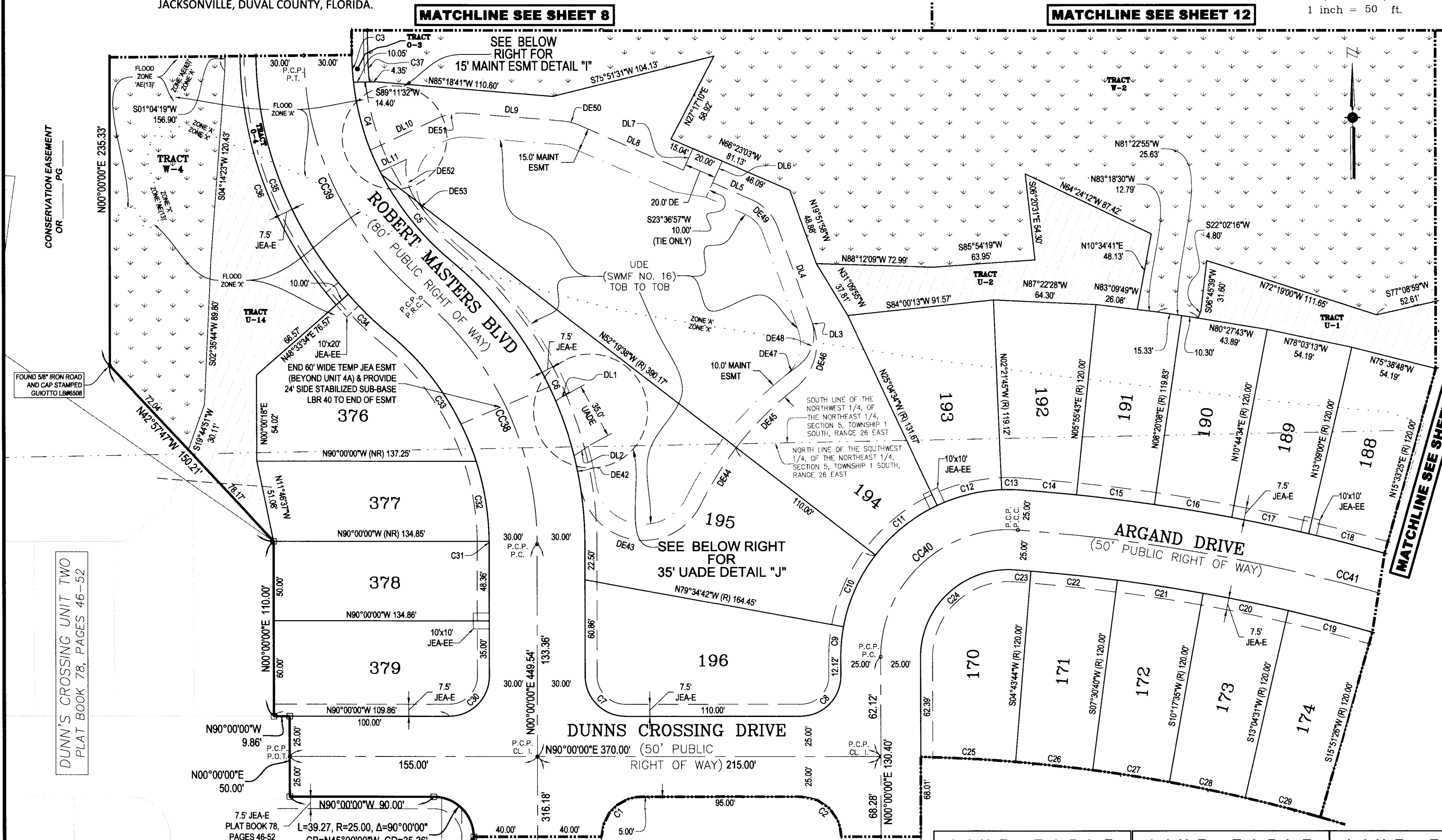
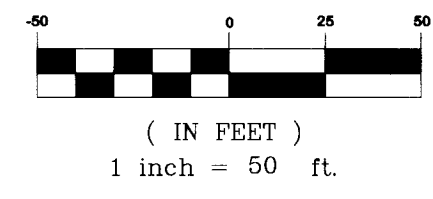
- ABBREVIATION LEGEND**
- |          |                                           |
|----------|-------------------------------------------|
| BC#      | BOUNDARY CURVE NUMBER                     |
| BL#      | BOUNDARY LINE NUMBER                      |
| C#       | CURVE NUMBER                              |
| CC#      | CENTERLINE CURVE NUMBER                   |
| CB=      | ARC CHORD BEARING                         |
| CD=      | ARC CHORD LENGTH                          |
| CL. I.   | CENTERLINE INTERSECTION                   |
| Δ=       | ARC CENTRAL ANGLE                         |
| MAINT    | MAINTENANCE                               |
| ESMT     | EASEMENT                                  |
| -E       | UTILITY/ELECTRIC EASEMENT                 |
| -EE      | EQUIPMENT EASEMENT                        |
| JEA      | JACKSONVILLE ELECTRIC AUTHORITY           |
| L=       | ARC LENGTH                                |
| L#       | LINE NUMBER                               |
| AL#      | ACCESS EASEMENT LINE NUMBER               |
| AE#      | ACCESS EASEMENT CURVE NUMBER              |
| DL#      | DRAINAGE EASEMENT LINE NUMBER             |
| DE#      | DRAINAGE EASEMENT CURVE NUMBER            |
| (NR)     | NON-RADIAL LINE                           |
| P.C.     | POINT OF CURVATURE                        |
| P.C.P.   | PERMANENT CONTROL POINT                   |
| PG.      | PAGE                                      |
| O.R.     | OFFICIAL RECORDS BOOK                     |
| P.R.M.   | PERMANENT REFERENCE MONUMENT              |
| P.R.C.   | POINT OF REVERSE CURVATURE                |
| P.C.C.   | POINT OF COMPOUND CURVATURE               |
| P.O.T.   | POINT ON TANGENT                          |
| P.T.     | POINT OF TANGENCY                         |
| (R)      | RADIAL LINE                               |
| R=       | ARC RADIUS                                |
| R.P.     | RADIUS POINT                              |
| SWMF     | STORMWATER MANAGEMENT FACILITY            |
| TEMP     | TEMPORARY                                 |
| -UE      | UTILITY EASEMENT                          |
| TOB      | TOP OF BANK OF POND                       |
| -UAE     | UNOBSTRUCTED ACCESS EASEMENT              |
| UADE     | UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT |
| UDE      | UNOBSTRUCTED DRAINAGE EASEMENT            |
| DE       | DRAINAGE EASEMENT                         |
| W/       | WITH                                      |
| R/W      | RIGHT OF WAY                              |
| LLC      | LIMITED LIABILITY COMPANY                 |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION      |
| LB       | LICENSED BUSINESS                         |
| ℄        | CENTERLINE                                |

- AREA HATCH LEGEND**
- |  |                                                                    |
|--|--------------------------------------------------------------------|
|  | DEFINITION: JURISDICTIONAL WETLANDS                                |
|  | DESIGNATED UPLAND BUFFER TO REMAIN UNDISTURBED                     |
|  | DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED |

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  
 9440 PHILIPS HIGHWAY, SUITE 7  
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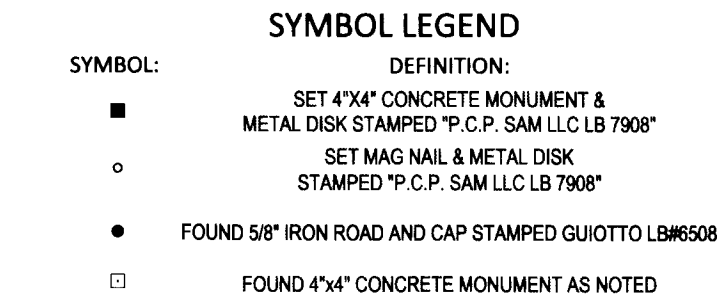
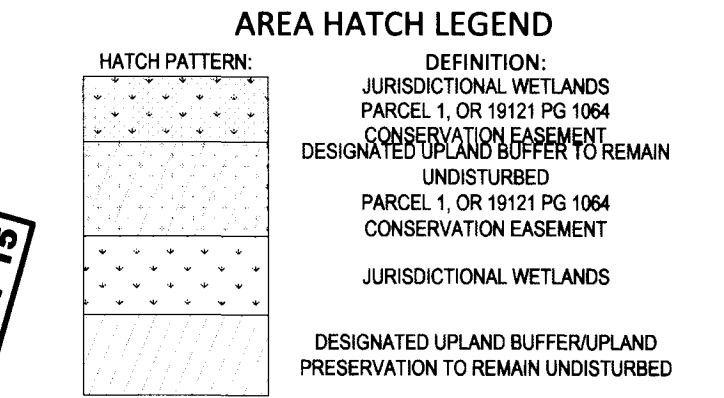
# DUNN'S CROSSING UNIT FOUR

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	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C2	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
DE54	36.40'	230.00'	9°04'07"	N18°22'40"W	36.37'
DE55	110.67'	230.00'	27°34'05"	N36°41'46"W	109.60'
DE56	69.67'	170.00'	23°28'51"	S38°44'23"E	69.18'
DE57	1.94'	170.00'	0°39'15"	S26°40'20"E	1.94'
DE58	15.01'	170.00'	5°03'34"	S23°48'56"E	15.01'
DE59	44.26'	170.00'	14°54'59"	S13°49'39"E	44.13'



**ABBREVIATION LEGEND**

ABBREVIATION: DEFINITION:

- BC# BOUNDARY CURVE NUMBER
- BL# BOUNDARY LINE NUMBER
- C# CURVE NUMBER
- CC# CENTERLINE CURVE NUMBER
- CB= ARC CHORD BEARING
- CD= ARC CHORD LENGTH
- CL, L CENTERLINE INTERSECTION
- Δ= ARC CENTRAL ANGLE
- MAINT MAINTENANCE
- ESMT EASEMENT
- E UTILITY/ELECTRIC EASEMENT
- EE EQUIPMENT EASEMENT
- JEA JACKSONVILLE ELECTRIC AUTHORITY
- L= ARC LENGTH
- L# LINE NUMBER
- AL# ACCESS EASEMENT LINE NUMBER
- AE# ACCESS EASEMENT CURVE NUMBER
- DL# DRAINAGE EASEMENT LINE NUMBER
- DE# DRAINAGE EASEMENT CURVE NUMBER
- (NR) NON-RADIAL LINE
- P.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- PG. PAGE
- O.R. OFFICIAL RECORDS BOOK
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.O.T. POINT ON TANGENT
- P.T. POINT OF TANGENCY
- (R) RADIAL LINE
- R= ARC RADIUS
- R.P. RADIUS POINT
- SWMF STORMWATER MANAGEMENT FACILITY
- TEMP TEMPORARY
- UE UTILITY EASEMENT
- TOB TOP OF BANK OF POND
- UAE UNOBSTRUCTED ACCESS EASEMENT
- UADE UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- W WITH
- RW RIGHT OF WAY
- LLC LIMITED LIABILITY COMPANY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- LB LICENSED BUSINESS
- ℄ CENTERLINE

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	17.05'	170.00'	5°44'49"	S03°29'46"E	17.04'
C4	61.21'	170.00'	20°37'48"	S16°41'04"E	60.88'
C5	69.67'	170.00'	23°28'51"	S38°44'23"E	69.18'
C6	202.64'	230.00'	50°28'49"	N25°14'24"W	196.15'
C7	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C8	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C9	19.10'	105.00'	10°25'18"	S05°12'39"W	19.07'
C10	49.94'	105.00'	27°15'04"	S24°02'50"W	49.47'
C11	49.94'	105.00'	27°15'04"	S51°17'54"W	49.47'
C12	41.62'	105.00'	22°42'49"	S76°16'50"W	41.35'
C13	12.05'	105.00'	6°34'34"	N89°04'28"W	12.04'
C14	35.02'	1170.00'	1°42'53"	N84°55'44"W	35.02'
C15	49.15'	1170.00'	2°24'26"	N82°52'05"W	49.15'
C16	49.15'	1170.00'	2°24'26"	N80°27'39"W	49.15'
C17	49.15'	1170.00'	2°24'26"	N78°03'13"W	49.15'
C18	49.15'	1170.00'	2°24'26"	N75°38'48"W	49.15'
C19	54.38'	1120.00'	2°46'55"	N75°32'02"W	54.38'

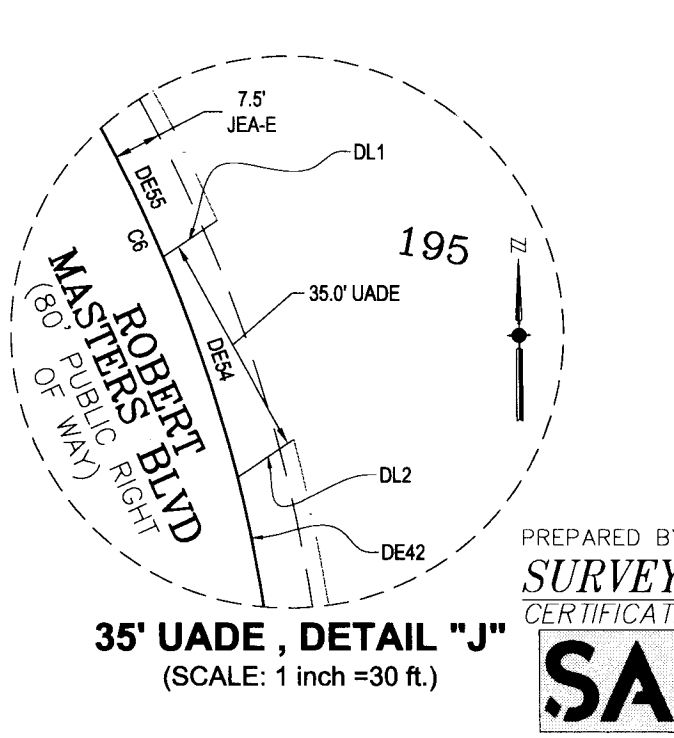
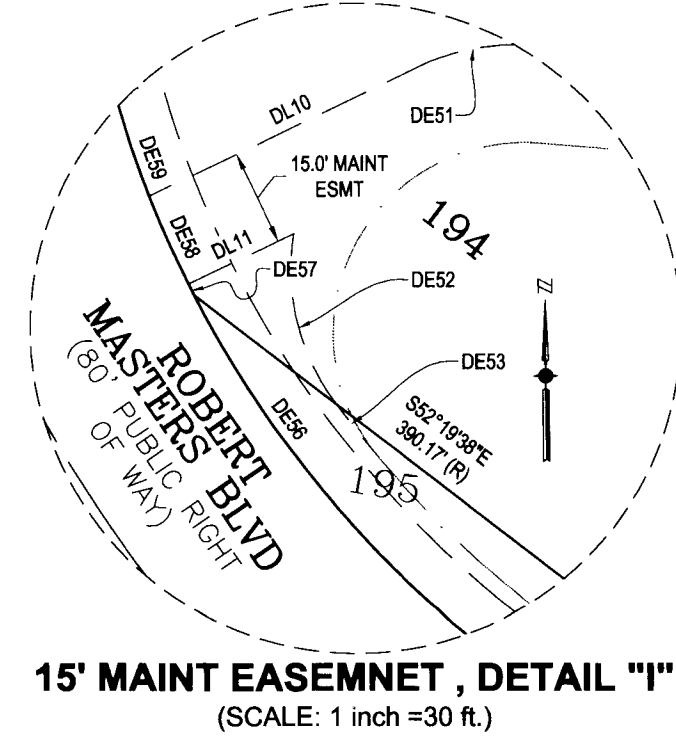
CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	54.38'	1120.00'	2°46'55"	N78°18'57"W	54.38'
C21	54.38'	1120.00'	2°46'55"	N81°05'52"W	54.38'
C22	54.38'	1120.00'	2°46'55"	N83°52'48"W	54.38'
C23	10.07'	1120.00'	0°30'55"	N85°31'43"W	10.07'
C24	90.44'	55.00'	94°12'49"	S47°06'25"W	80.59'
C25	59.28'	1000.00'	3°23'48"	N86°58'10"W	59.27'
C26	48.56'	1000.00'	2°46'55"	N83°52'48"W	48.55'
C27	48.56'	1000.00'	2°46'55"	N81°05'52"W	48.55'
C28	48.56'	1000.00'	2°46'55"	N78°18'57"W	48.55'
C29	48.56'	1000.00'	2°46'55"	N75°32'02"W	48.55'
C30	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C31	1.64'	170.00'	0°33'10"	N00°16'35"W	1.64'
C32	50.83'	170.00'	17°07'52"	N09°07'06"W	50.64'
C33	97.31'	170.00'	32°47'47"	N34°04'56"W	95.99'
C34	36.29'	230.00'	9°02'23"	S45°57'37"E	36.25'
C35	163.85'	230.00'	40°49'04"	S21°01'53"E	160.41'
C36	170.98'	240.00'	40°49'04"	S21°01'53"E	167.38'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	17.02'	160.00'	6°05'44"	S03°40'14"E	17.01'
CC38	176.21'	200.00'	50°28'49"	N25°14'24"W	170.57'
CC39	174.04'	200.00'	49°51'28"	N25°33'05"W	168.60'
CC40	131.55'	80.00'	94°12'49"	N47°06'25"E	117.22'
CC41	504.54'	1145.00'	25°14'50"	S73°09'46"E	500.47'
DE42	19.40'	230.00'	4°49'55"	N11°25'40"W	19.39'
DE43	100.92'	40.00'	144°33'04"	S81°17'14"E	76.20'
DE44	42.16'	215.00'	11°14'08"	S32°03'18"W	42.09'
DE45	52.78'	215.00'	14°03'52"	S44°42'18"W	52.64'
DE46	43.74'	35.00'	71°36'11"	N15°56'08"E	40.95'
DE47	9.42'	225.00'	2°23'57"	S52°56'12"W	9.42'
DE48	32.29'	25.00'	74°00'09"	N17°08'06"E	30.09'
DE49	24.36'	30.00'	46°31'05"	N43°07'30"W	23.69'
DE50	9.91'	30.00'	18°55'38"	N75°50'52"W	9.87'
DE51	19.95'	35.00'	32°39'51"	S78°21'24"W	19.68'
DE52	27.53'	35.00'	45°04'31"	S13°18'06"E	26.83'
DE53	11.28'	160.00'	4°02'22"	S37°51'32"E	11.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
DL1	S55°52'18"W	10.19'
DL2	S55°52'18"W	10.63'
DL3	S19°51'58"E	3.10'
DL4	N19°51'58"W	61.99'

LINE TABLE		
LINE #	DIRECTION	LENGTH
DL5	N66°23'03"W	26.74'
DL6	S23°36'57"W	15.00'
DL7	S23°36'57"W	15.00'
DL8	N66°23'03"W	71.62'

LINE TABLE		
LINE #	DIRECTION	LENGTH
DL9	N85°18'41"W	60.91'
DL10	S64°26'55"W	45.06'
DL11	S64°26'55"W	18.25'



FILE NO: B-100

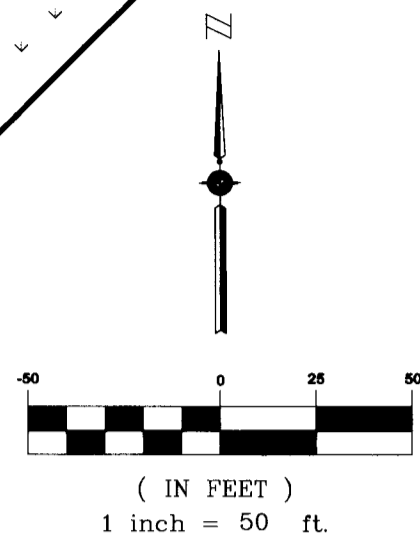
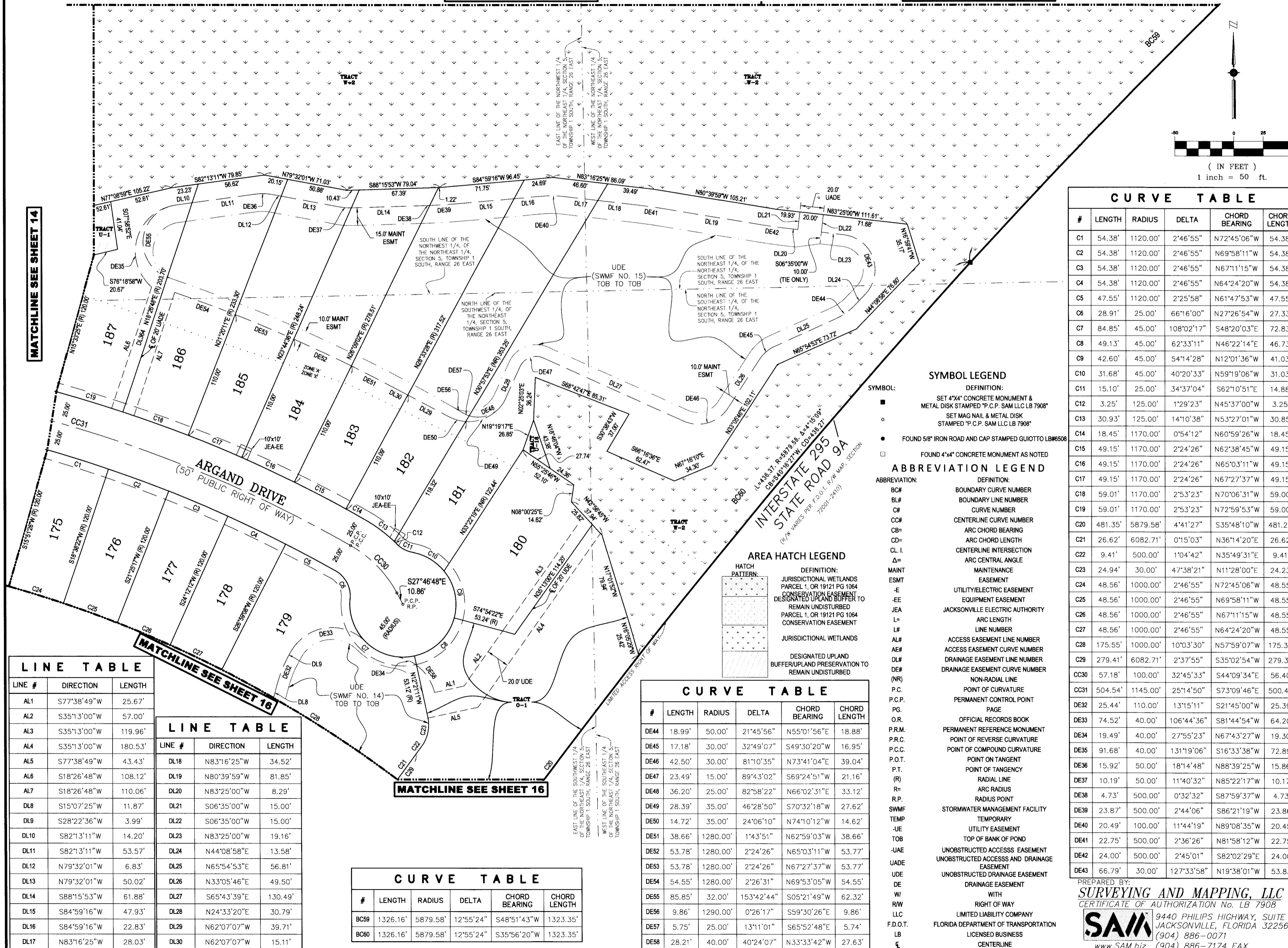
PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
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# DUNN'S CROSSING UNIT FOUR

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

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 13



MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 16

LINE #	DIRECTION	LENGTH
AL1	S77°38'49"W	25.67'
AL2	S35°13'00"W	57.00'
AL3	S35°13'00"W	119.96'
AL4	S35°13'00"W	180.53'
AL5	S77°38'49"W	43.43'
AL6	S18°26'48"W	108.12'
AL7	S18°26'48"W	110.06'
DL8	S15°07'25"W	11.87'
DL9	S28°22'36"W	3.99'
DL10	S82°13'11"W	14.20'
DL11	S82°13'11"W	53.57'
DL12	N79°32'01"W	6.83'
DL13	N79°32'01"W	50.02'
DL14	S88°15'53"W	61.88'
DL15	S84°59'16"W	47.93'
DL16	S84°59'16"W	22.83'
DL17	N83°16'25"W	28.03'

LINE #	DIRECTION	LENGTH
DL18	N83°16'25"W	34.52'
DL19	N80°39'59"W	81.85'
DL20	N83°25'00"W	8.29'
DL21	S06°35'00"W	15.00'
DL22	S06°35'00"W	15.00'
DL23	N83°25'00"W	19.16'
DL24	N44°08'58"E	13.58'
DL25	N65°54'53"E	56.81'
DL26	N33°05'46"E	49.50'
DL27	S65°43'39"E	130.49'
DL28	N24°33'20"E	30.79'
DL29	N62°07'07"W	39.71'
DL30	N62°07'07"W	15.11'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC59	1326.16'	5879.58'	12°55'24"	S48°51'43"W	1323.35'
BC60	1326.16'	5879.58'	12°55'24"	S35°56'20"W	1323.35'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
DE44	18.99'	50.00'	21°45'56"	N55°01'56"E	18.88'
DE45	17.18'	30.00'	32°49'07"	S49°30'20"W	16.95'
DE46	42.50'	30.00'	81°10'35"	N73°41'04"E	39.04'
DE47	23.49'	15.00'	89°43'02"	S69°24'51"W	21.16'
DE48	36.20'	25.00'	82°58'22"	N66°02'31"E	33.12'
DE49	28.39'	35.00'	46°28'50"	S70°32'18"W	27.62'
DE50	14.72'	35.00'	24°06'10"	N74°10'12"W	14.62'
DE51	38.66'	1280.00'	1°43'51"	N62°59'03"W	38.66'
DE52	53.78'	1280.00'	2°24'26"	N65°03'11"W	53.77'
DE53	53.78'	1280.00'	2°24'26"	N67°27'37"W	53.77'
DE54	54.55'	1280.00'	2°26'31"	N69°53'05"W	54.55'
DE55	85.85'	32.00'	153°42'44"	S05°21'49"W	62.32'
DE56	9.86'	1290.00'	0°26'17"	S59°30'26"E	9.86'
DE57	5.75'	25.00'	13°11'01"	S65°52'48"E	5.74'
DE58	28.21'	40.00'	40°24'07"	N33°33'42"W	27.63'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.38'	1120.00'	2°46'55"	N72°45'06"W	54.38'
C2	54.38'	1120.00'	2°46'55"	N69°58'11"W	54.38'
C3	54.38'	1120.00'	2°46'55"	N67°11'15"W	54.38'
C4	54.38'	1120.00'	2°46'55"	N64°24'20"W	54.38'
C5	47.55'	1120.00'	2°25'58"	N61°47'53"W	47.55'
C6	28.91'	25.00'	66°16'00"	N27°26'54"W	27.33'
C7	84.85'	45.00'	108°02'17"	S48°20'03"E	72.83'
C8	49.13'	45.00'	62°33'11"	N46°22'14"E	46.73'
C9	42.60'	45.00'	54°14'28"	N12°01'36"W	41.03'
C10	31.68'	45.00'	40°20'33"	N59°19'06"W	31.03'
C11	15.10'	25.00'	34°37'04"	S62°10'51"E	14.88'
C12	3.25'	125.00'	1°29'23"	N45°37'00"W	3.25'
C13	30.93'	125.00'	14°10'38"	N53°27'01"W	30.85'
C14	18.45'	1170.00'	0°54'12"	N60°59'26"W	18.45'
C15	49.15'	1170.00'	2°24'26"	N62°38'45"W	49.15'
C16	49.15'	1170.00'	2°24'26"	N65°03'11"W	49.15'
C17	49.15'	1170.00'	2°24'26"	N67°27'37"W	49.15'
C18	59.01'	1170.00'	2°53'23"	N70°06'31"W	59.00'
C19	59.01'	1170.00'	2°53'23"	N72°59'53"W	59.00'
C20	481.35'	5879.58'	4°41'27"	S35°48'10"W	481.22'
C21	26.62'	6082.71'	0°15'03"	N36°14'20"E	26.62'
C22	9.41'	500.00'	1°04'42"	N35°49'31"E	9.41'
C23	24.94'	30.00'	47°38'21"	N11°28'00"E	24.23'
C24	48.56'	1000.00'	2°46'55"	N72°45'06"W	48.55'
C25	48.56'	1000.00'	2°46'55"	N69°58'11"W	48.55'
C26	48.56'	1000.00'	2°46'55"	N67°11'15"W	48.55'
C27	48.56'	1000.00'	2°46'55"	N64°24'20"W	48.55'
C28	175.55'	1000.00'	10°03'30"	N57°59'07"W	175.33'
C29	279.41'	6082.71'	2°37'55"	S35°02'54"W	279.38'
CC30	57.18'	100.00'	32°45'33"	S44°02'34"E	56.40'
CC31	504.54'	1145.00'	25°14'50"	S73°09'46"E	500.47'
DE32	25.44'	110.00'	13°15'11"	S21°45'00"W	25.39'
DE33	74.52'	40.00'	106°44'36"	S81°44'54"W	64.20'
DE34	19.49'	40.00'	27°55'23"	N67°43'27"W	19.30'
DE35	91.68'	40.00'	131°19'06"	S16°33'38"W	72.89'
DE36	15.92'	50.00'	18°14'48"	N88°39'25"W	15.86'
DE37	10.19'	50.00'	11°40'32"	N85°22'17"W	10.17'
DE38	4.73'	500.00'	0°32'32"	S87°59'37"W	4.73'
DE39	23.87'	500.00'	2°44'06"	S86°21'19"W	23.86'
DE40	20.49'	100.00'	11°44'19"	N89°08'35"W	20.45'
DE41	22.75'	500.00'	2°36'26"	N81°58'12"W	22.75'
DE42	24.00'	500.00'	2°45'01"	S82°02'29"E	24.00'
DE43	66.79'	30.00'	127°33'58"	N19°38'01"W	53.83'

**SYMBOL LEGEND**  
DEFINITION:  
■ SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"  
○ SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"  
● FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO LB#6508  
□ FOUND 4"x4" CONCRETE MONUMENT AS NOTED

**ABBREVIATION LEGEND**  
ABBREVIATION: DEFINITION:  
BC# BOUNDARY CURVE NUMBER  
BL# BOUNDARY LINE NUMBER  
C# CURVE NUMBER  
CC# CENTERLINE CURVE NUMBER  
CB# ARC CHORD BEARING  
CD# ARC CHORD LENGTH  
CL I CENTERLINE INTERSECTION  
Δ# ARC CENTRAL ANGLE  
MAINT MAINTENANCE  
ESMT EASEMENT  
-E UTILITY/ELECTRIC EASEMENT  
-EE EQUIPMENT EASEMENT  
JEA JACKSONVILLE ELECTRIC AUTHORITY  
L# LINE LENGTH  
L# LINE NUMBER  
AL# ACCESS EASEMENT LINE NUMBER  
AE# ACCESS EASEMENT CURVE NUMBER  
DL# DRAINAGE EASEMENT LINE NUMBER  
DE# DRAINAGE EASEMENT CURVE NUMBER  
(NR) NON-RADIAL LINE  
P.C. POINT OF CURVATURE  
P.C.P. PERMANENT CONTROL POINT  
PG. PAGE  
O.R. OFFICIAL RECORDS BOOK  
P.R.M. PERMANENT REFERENCE MONUMENT  
P.R.C. POINT OF REVERSE CURVATURE  
P.C.C. POINT OF COMPOUND CURVATURE  
P.O.T. POINT ON TANGENT  
P.T. POINT OF TANGENCY  
(R) RADIAL LINE  
R# ARC RADIUS  
R.P. RADIUS POINT  
SWMF STORMWATER MANAGEMENT FACILITY  
TEMP TEMPORARY  
-UE UTILITY EASEMENT  
TOB TOP OF BANK OF POND  
-UAE UNOBSTRUCTED ACCESS EASEMENT  
-UAE UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT  
UDE UNOBSTRUCTED DRAINAGE EASEMENT  
DE DRAINAGE EASEMENT  
W/ WITH  
RW RIGHT OF WAY  
LLC LIMITED LIABILITY COMPANY  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
LB LICENSED BUSINESS  
CL CENTERLINE

**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  
Jurisdictional Wetlands  
Designated Upland Buffer/Upland Preservation to Remain Undisturbed

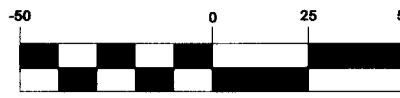
PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT FOUR

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

DUNN'S CROSSING DRIVE  
(50' PUBLIC RIGHT OF WAY)

MATCHLINE SEE SHEET 14



( IN FEET )  
1 inch = 50 ft.

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
DE56	19.53'	30.00'	37°17'36"	S01°18'04"W	19.18'
DE57	34.46'	30.00'	65°48'21"	S50°14'54"E	32.59'
DE58	27.60'	25.00'	63°15'00"	N65°13'25"E	26.22'
DE59	14.22'	6082.71'	0°08'02"	S33°39'56"W	14.22'
DE60	19.65'	90.00'	12°30'37"	N21°22'44"E	19.61'

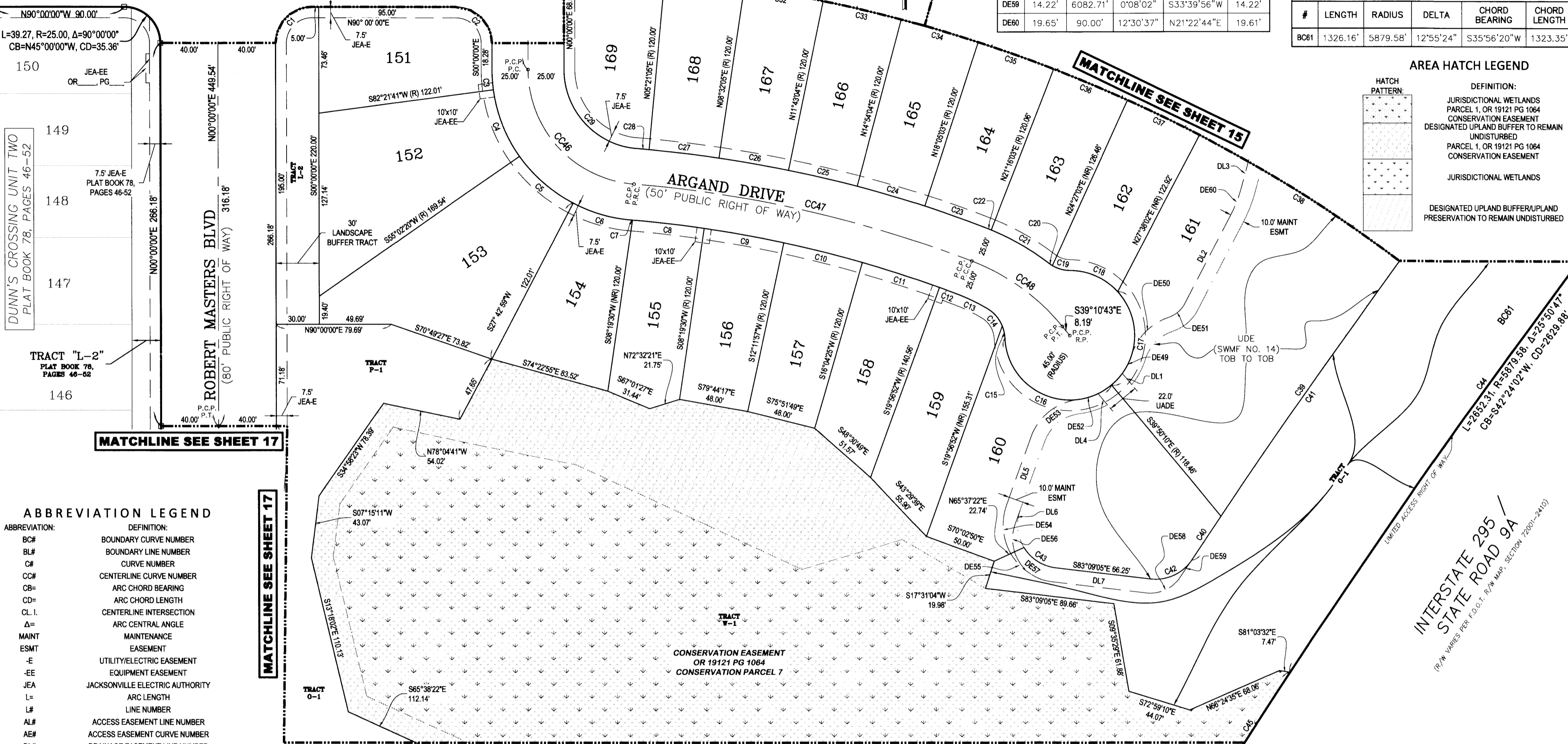
MAP BOOK 83 PAGE 16

SHEET 16 OF 18 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC81	1326.16'	5879.58'	12°55'24"	S35°56'20"W	1323.35'

### AREA HATCH LEGEND

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



### ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
CL#	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL.I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-JE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-UAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
CL	CENTERLINE

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C2	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C3	14.00'	105.00'	7°38'19"	S03°49'09"E	13.99'
C4	50.07'	105.00'	27°19'21"	S21°17'59"E	49.60'
C5	50.07'	105.00'	27°19'21"	S48°37'20"E	49.60'
C6	42.00'	105.00'	22°54'57"	S73°44'29"E	41.72'
C7	1.02'	830.00'	0°04'14"	N85°09'50"W	1.02'
C8	50.03'	830.00'	3°27'13"	N83°24'07"W	50.02'
C9	56.12'	830.00'	3°52'27"	N79°44'17"W	56.11'
C10	56.12'	830.00'	3°52'27"	N75°51'49"W	56.11'
C11	56.12'	830.00'	3°52'27"	N71°59'22"W	56.11'
C12	14.41'	830.00'	0°59'41"	N69°33'17"W	14.41'
C13	21.94'	125.00'	10°03'29"	N64°01'42"W	21.91'
C14	16.14'	25.00'	36°58'50"	N40°30'33"W	15.86'
C15	8.65'	25.00'	19°48'48"	N12°06'44"W	8.60'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	100.24'	45.00'	127°37'51"	S66°01'15"E	80.76'
C17	72.50'	45.00'	92°18'26"	N04°00'37"E	64.91'
C18	37.17'	45.00'	47°19'51"	N65°48'32"W	36.13'
C19	12.88'	25.00'	29°31'32"	S74°42'42"E	12.74'
C20	3.30'	25.00'	7°34'21"	S56°09'45"E	3.30'
C21	45.96'	175.00'	15°02'50"	N59°53'59"W	45.83'
C22	4.99'	175.00'	1°38'02"	N68°14'26"W	4.99'
C23	43.90'	880.00'	2°51'30"	N70°29'12"W	43.90'
C24	48.89'	880.00'	3°11'00"	N73°30'26"W	48.88'
C25	48.89'	880.00'	3°11'00"	N76°41'26"W	48.88'
C26	48.89'	880.00'	3°11'00"	N79°52'26"W	48.88'
C27	48.89'	880.00'	3°11'00"	N83°03'25"W	48.88'
C28	8.46'	880.00'	0°33'02"	N84°55'26"W	8.46'
C29	81.79'	55.00'	85°11'57"	S42°35'59"E	74.46'
C30	70.15'	1000.00'	4°01'09"	N86°39'29"W	70.13'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	55.56'	1000.00'	3°11'00"	N83°03'25"W	55.55'
C32	55.56'	1000.00'	3°11'00"	N79°52'26"W	55.55'
C33	55.56'	1000.00'	3°11'00"	N76°41'26"W	55.55'
C34	55.56'	1000.00'	3°11'00"	N73°30'26"W	55.55'
C35	55.56'	1000.00'	3°11'00"	N70°19'27"W	55.55'
C36	55.56'	1000.00'	3°11'00"	N67°08'27"W	55.55'
C37	55.56'	1000.00'	3°11'00"	N63°57'28"W	55.55'
C38	164.23'	1000.00'	9°24'36"	N57°39'40"W	164.05'
C39	216.16'	6082.71'	2°02'10"	N35°05'44"E	216.15'
C40	36.62'	6082.71'	0°20'42"	N33°54'18"E	36.62'
C41	279.41'	6082.71'	2°37'55"	S35°02'54"W	279.38'
C42	33.05'	30.00'	63°06'58"	N65°17'26"E	31.40'
C43	27.09'	30.00'	51°44'33"	S57°16'48"E	26.18'
C44	481.35'	5879.58'	4°41'27"	S35°48'10"W	481.22'
C45	408.43'	5879.58'	3°58'48"	S31°28'02"W	408.35'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CC46	118.96'	80.00'	85°11'57"	N42°35'59"W	108.30'
CC47	240.88'	855.00'	16°08'31"	N77°07'42"W	240.08'
CC48	78.22'	150.00'	29°52'43"	N54°07'05"W	77.34'
DE49	14.54'	45.00'	18°30'32"	N26°45'38"E	14.47'
DE50	37.83'	40.00'	54°10'58"	S44°35'51"W	36.43'
DE51	15.38'	20.00'	44°03'18"	N49°39'41"E	15.00'
DE52	14.54'	45.00'	18°30'32"	N73°34'02"E	14.47'
DE53	43.89'	40.00'	62°52'26"	S51°23'05"W	41.72'
DE54	34.62'	40.00'	49°35'34"	S04°50'55"E	33.55'
DE55	20.31'	40.00'	29°05'41"	S44°11'32"E	20.09'

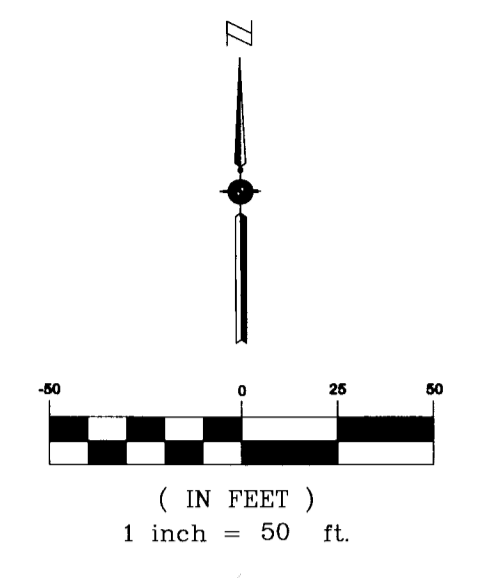
LINE TABLE		
LINE #	DIRECTION	LENGTH
DL1	N39°50'10"W	10.25'
DL2	S27°38'02"W	69.04'
DL3	S15°07'25"W	19.66'
DL4	N39°50'10"W	10.25'
DL5	S19°56'52"W	50.02'
DL6	S19°56'52"W	10.27'
DL7	S83°09'05"E	66.60'

SYMBOL LEGEND	
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
●	FOUND 5/8" IRON ROAD AND CAP STAMPED GIOTTO LB#6508
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

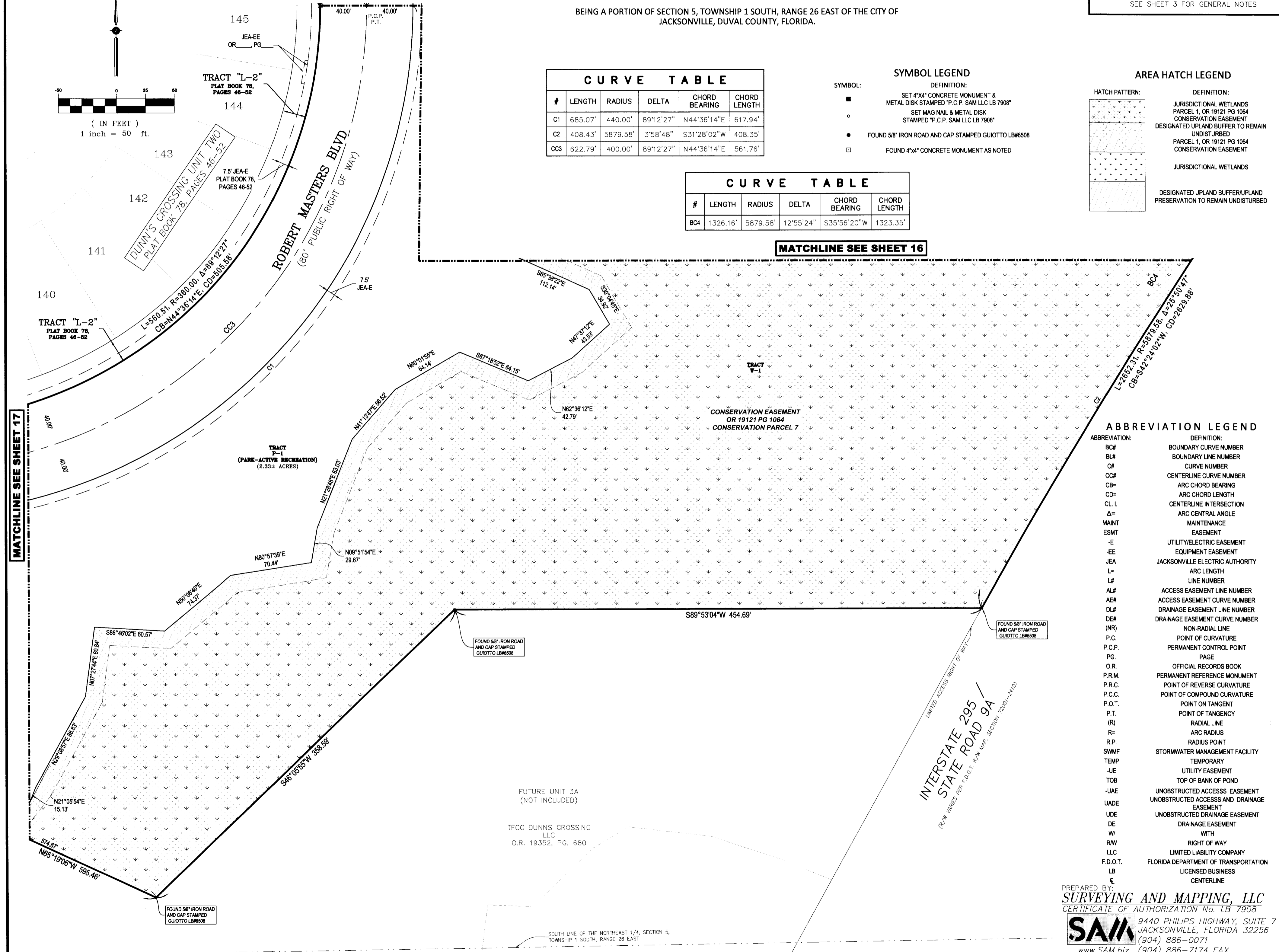
PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

# DUNN'S CROSSING UNIT FOUR

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



MATCHLINE SEE SHEET 16



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	685.07'	440.00'	89°12'27"	N44°36'14"E	617.94'
C2	408.43'	5879.58'	3°58'48"	S31°28'02"W	408.35'
CC3	622.79'	400.00'	89°12'27"	N44°36'14"E	561.76'

**SYMBOL LEGEND**

DEFINITION:

- SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
- SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
- FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LB#6508
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED

**AREA HATCH LEGEND**

HATCH PATTERN:

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

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC4	1326.16'	5879.58'	12°55'24"	S35°56'20"W	1323.35'

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 17

**ABBREVIATION LEGEND**

ABBREVIATION: DEFINITION:

- BC# BOUNDARY CURVE NUMBER
- BL# BOUNDARY LINE NUMBER
- C# CURVE NUMBER
- CC# CENTERLINE CURVE NUMBER
- CB= ARC CHORD BEARING
- CD= ARC CHORD LENGTH
- CL.I. CENTERLINE INTERSECTION
- Δ= ARC CENTRAL ANGLE
- MAINT MAINTENANCE
- ESMT EASEMENT
- E UTILITY/ELECTRIC EASEMENT
- EE EQUIPMENT EASEMENT
- JEA JACKSONVILLE ELECTRIC AUTHORITY
- L= ARC LENGTH
- LN# LINE NUMBER
- AL# ACCESS EASEMENT LINE NUMBER
- AE# ACCESS EASEMENT CURVE NUMBER
- DL# DRAINAGE EASEMENT LINE NUMBER
- DE# DRAINAGE EASEMENT CURVE NUMBER
- (NR) NON-RADIAL LINE
- P.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- PG. PAGE
- O.R. OFFICIAL RECORDS BOOK
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.O.T. POINT ON TANGENT
- P.T. POINT OF TANGENCY
- (R) RADIAL LINE
- R= ARC RADIUS
- R.P. RADIUS POINT
- SWMF STORMWATER MANAGEMENT FACILITY
- TEMP TEMPORARY
- UE UTILITY EASEMENT
- TOB TOP OF BANK OF POND
- UAE UNOBSTRUCTED ACCESS EASEMENT
- UADE UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- W/ WITH
- R/W RIGHT OF WAY
- LLC LIMITED LIABILITY COMPANY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- LB LICENSED BUSINESS
- ⌄ CENTERLINE

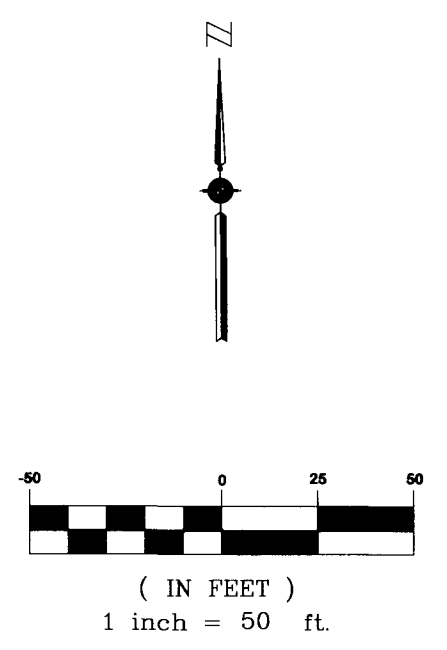
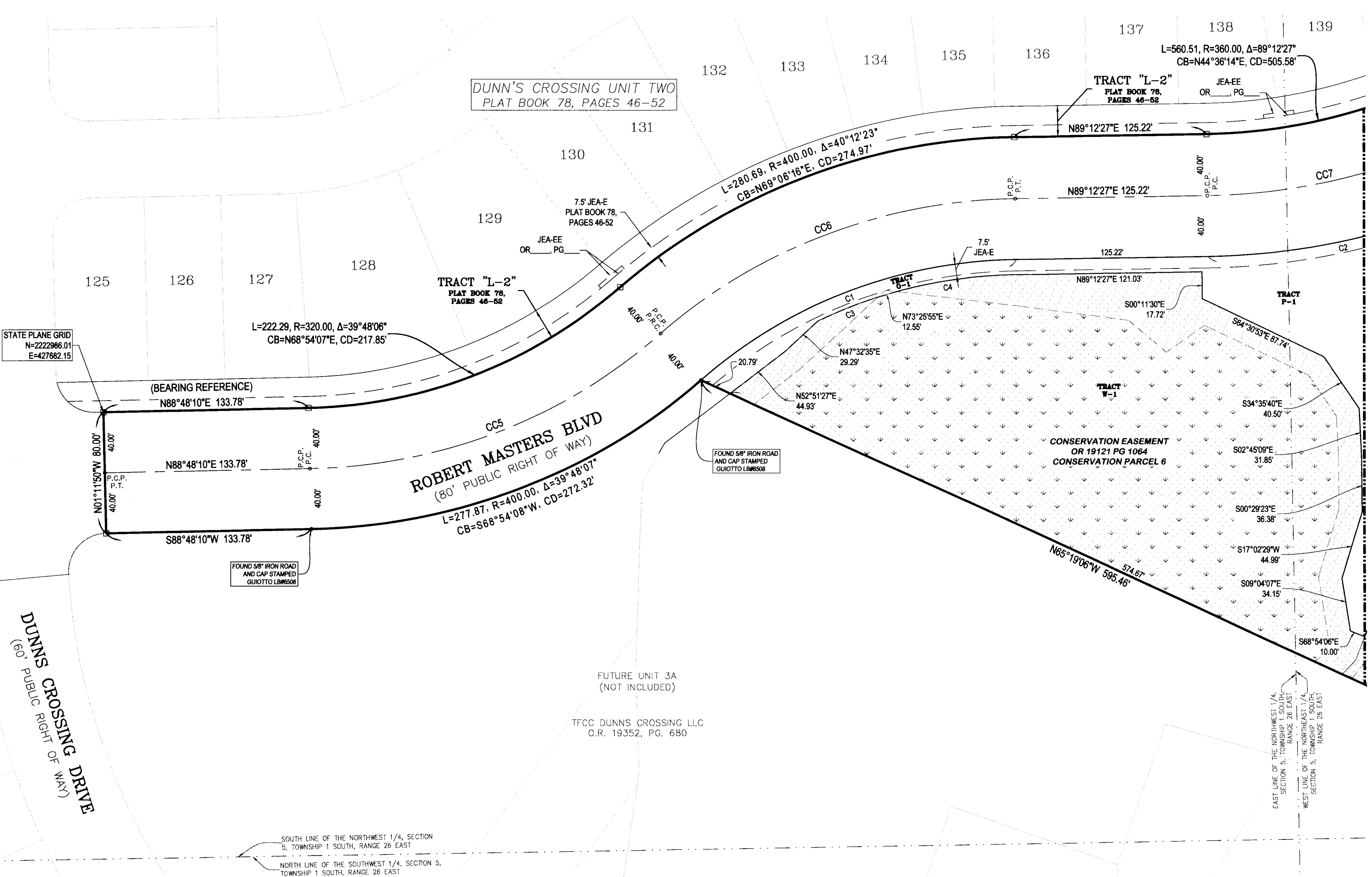
PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

FILE NO: B-100

# DUNN'S CROSSING UNIT FOUR

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



MATCHLINE SEE SHEET 17

### ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BC#	BOUNDARY CURVE NUMBER
BL#	BOUNDARY LINE NUMBER
C#	CURVE NUMBER
CC#	CENTERLINE CURVE NUMBER
CB=	ARC CHORD BEARING
CD=	ARC CHORD LENGTH
CL I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE
MAINT	MAINTENANCE
ESMT	EASEMENT
-E	UTILITY/ELECTRIC EASEMENT
-EE	EQUIPMENT EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L=	ARC LENGTH
L#	LINE NUMBER
AL#	ACCESS EASEMENT LINE NUMBER
AE#	ACCESS EASEMENT CURVE NUMBER
DL#	DRAINAGE EASEMENT LINE NUMBER
DE#	DRAINAGE EASEMENT CURVE NUMBER
(NR)	NON-RADIAL LINE
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.T.	POINT ON TANGENT
P.T.	POINT OF TANGENCY
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
SWMF	STORMWATER MANAGEMENT FACILITY
TEMP	TEMPORARY
-UE	UTILITY EASEMENT
TOB	TOP OF BANK OF POND
-UAE	UNOBSTRUCTED ACCESS EASEMENT
UADE	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
UDE	UNOBSTRUCTED DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
W/	WITH
R/W	RIGHT OF WAY
LLC	LIMITED LIABILITY COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
℄	CENTERLINE

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	224.55'	320.00'	40°12'23"	S69°06'15"W	219.98'
C2	685.07'	440.00'	89°12'27"	N44°36'14"E	617.94'
C3	42.22'	310.00'	7°48'12"	N68°22'14"E	42.19'
C4	79.08'	310.00'	14°36'57"	N81°53'59"E	78.87'
CC5	250.08'	360.00'	39°48'06"	N68°54'07"E	245.08'
CC6	252.62'	360.00'	40°12'23"	N69°06'16"E	247.47'
CC7	622.79'	400.00'	89°12'27"	N44°36'14"E	561.76'

### 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
	JURISDICTIONAL WETLANDS
	DESIGNATED UPLAND BUFFER/UPLAND PRESERVATION TO REMAIN UNDISTURBED

### SYMBOL LEGEND

SYMBOL:	DEFINITION:
	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
	SET MAG NAIL & METAL DISK STAMPED "P.C.P. SAM LLC LB 7908"
	FOUND 5/8" IRON ROAD AND CAP STAMPED GUIOTTO LBN#6508
	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

PREPARED BY:  
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 9440 PHILIPS HIGHWAY, SUITE 7  
JACKSONVILLE, FLORIDA 32256  
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