

Egrets Glade Unit One

BEING A PORTION OF THE BARTOLEMEO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 47 PAGE 62
SHEET 1 OF 4 SHEETS

CAPTION

A portion of the Bartolemeo De Castro Y Ferrer Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: **COMMENCE** at the Northeast corner of Section 26, Township 2 South, Range 28 East, said point being situate in the Southerly line of said Section 38; thence South 84°28'58" West, along the dividing line between said Sections 26 and 38, a distance of 1203.96 feet to a point situate in a point situate in the Easterly right of way line of Hodges Boulevard (as now established); thence North 01°59'54" West, along said Easterly right of way line, 480.92 feet to a **POINT OF BEGINNING**; thence continue North 01°59'54" West, along said Easterly right of way line, 1032.36 feet to a point situate in the southerly line of that certain 40 foot drainage right of way, as recorded in Official Records Volume 824, Page 381 of the Current Public Records of said County; thence North 89°49'39" East, along said line, 1228.82 feet; thence South 00°54'50" East, 370.03 feet; thence South 89°49'39" West, 247.32 feet; thence North 36°10'10" West, 74.16 feet; thence North 15°38'16" West, 62.20 feet; thence South 89°49'39" West, 109.38 feet; thence South 52°15'02" West, 57.39 feet; thence South 89°49'39" West, 119.15 feet; thence South 00°10'21" East, 120.00 feet; thence South 89°49'39" West, 68.13 feet; thence South 00°00'00" East, 194.62 feet; thence South 07°49'09" East, 472.00 feet; thence South 85°22'34" West, 347.93 feet; thence North 76°57'33" West, 273.83 feet to the **POINT OF BEGINNING**.

Containing 19.1648 acres, more or less.

CLERK'S CERTIFICATE 92-0113218

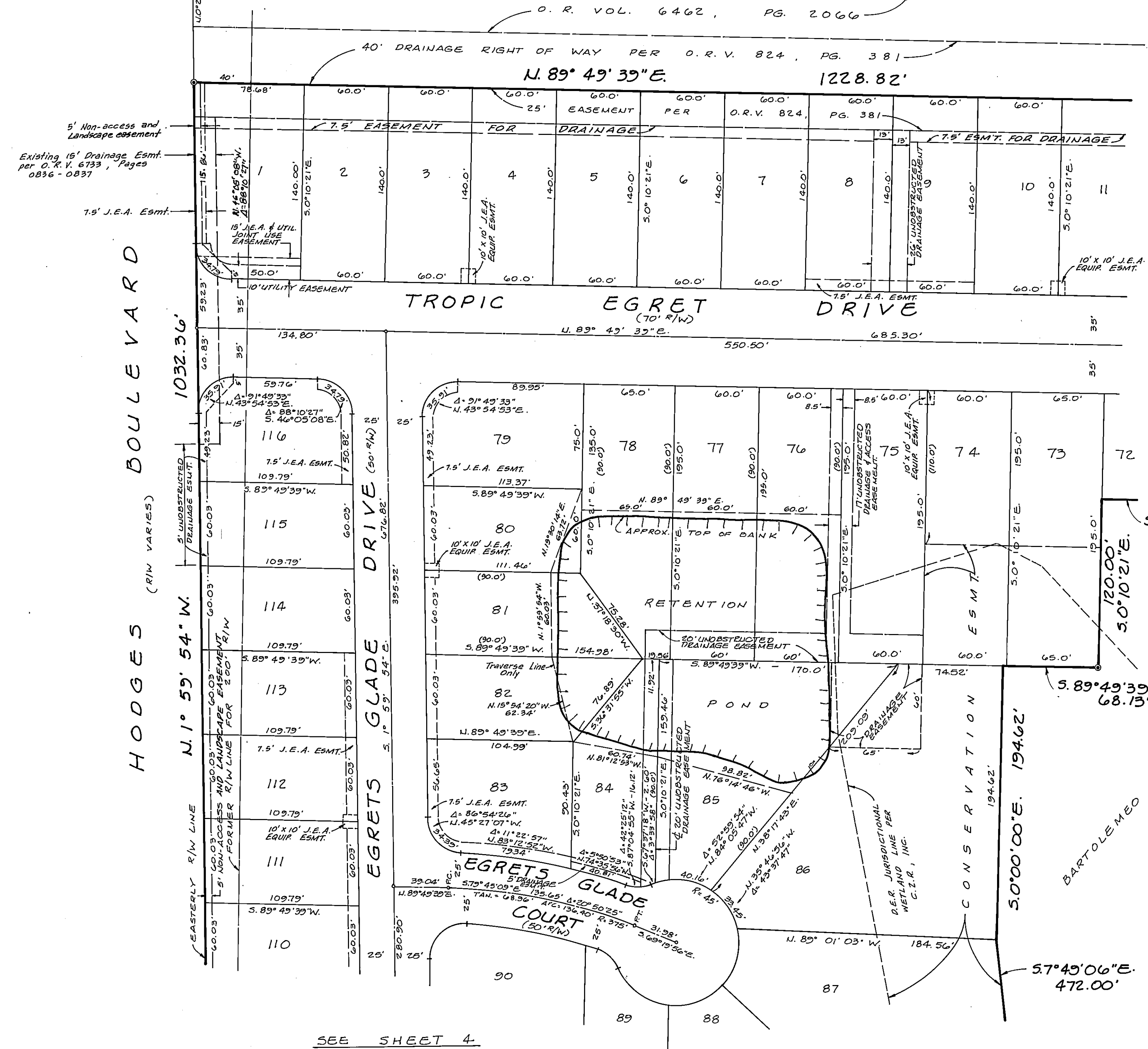
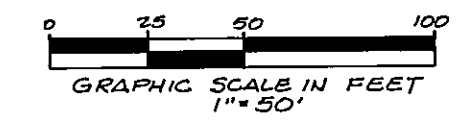
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 47 Pages 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 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BEING A PORTION OF THE BARTOLEMEO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS.
(SEE SHEET 4 FOR NOTES)

O. R. VOL. 6462, PG. 2066



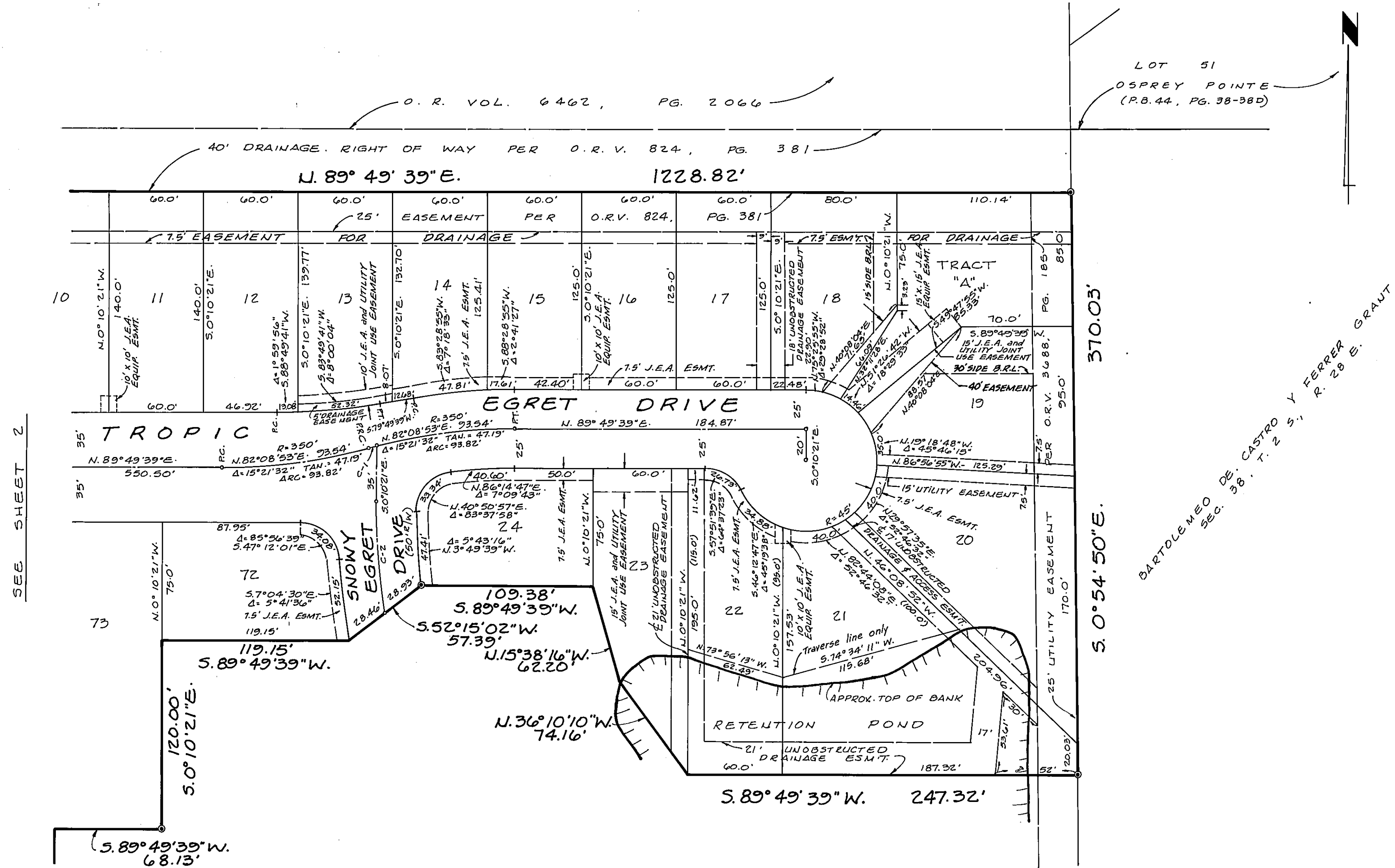
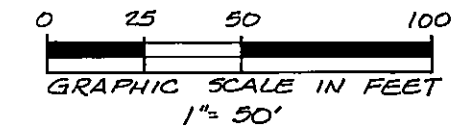
SEE SHEET 3

SEE SHEET 4

Egrets Unit Glade One

BEING A PORTION OF THE BARTOLEMEO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS.
(SEE SHEET 4 FOR NOTES)



SEE SHEET 2

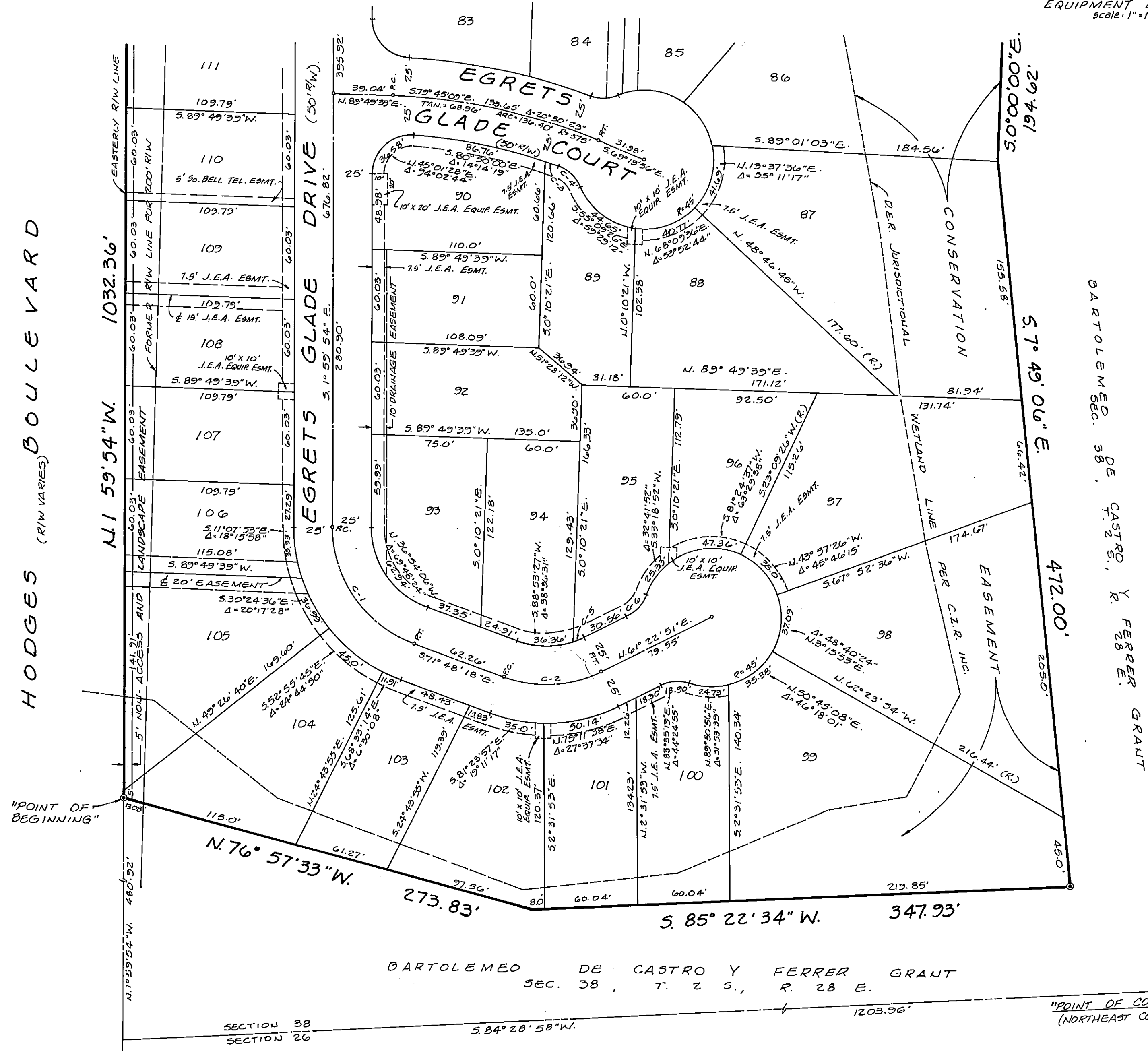
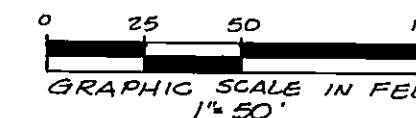
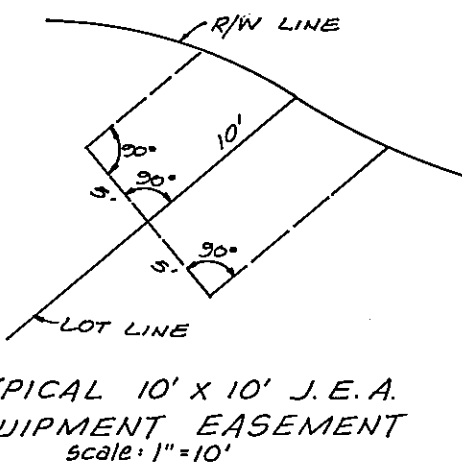
BARTOLEMEO DE CASTRO Y FERRER GRANT
SEC. 38, T. 2 S., R. 28 E.

CURVE TABLE				
CURVE	DELTA	RADIUS	TAN. ARC.	CHORD
C-1	0°53'26"	350'	2.72'	5.44'
C-2	8°13'34"	500'	35.95'	71.79'

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SEE SHEET 2



CURVE TABLE					
CURVE	DELTA	RADIUS	TAN.	ARC	CHORD
C-1	69°48'24"	80'	55.82'	97.47'	536°54'06"E. 91.55'
C-2	46°48'51"	80'	34.63'	65.37'	1184°47'16"E. 63.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C-3	1°27'29"	350'	5.72°59'06"E. 8.91'
C-4	46°50'31"	25'	5.48°50'06"E. 19.87'
C-5	8°12'20"	55'	5.65°29'01"W. 7.87'
C-6	44°24'55"	25'	3.39°10'23"W. 18.90'

- NOTES:**
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT.
 - ° DENOTES PERMANENT CONTROL POINT.
 - (R) DENOTES RADIAL LINE.
 - ALL CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE WOODS UNIT XII, AS RECORDED IN PLAT BOOK 44, PAGES 16A AND 16B, FOR THE RIGHT OF WAY OF HODGES BOULEVARD (N.0°29'01"W.).
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS, AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED HEREON.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER 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 JURISDICTION LINE MAY BE SUPERCEDED AND REFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
 - (90.0') DENOTES DISTANCE TO TRAVERSE LINE AND OR JURISDICTIONAL WETLAND LINE ONLY.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.

HODGES BOULEVARD (R/W VARIES)

1032.36'

N. 1° 59' 54" W.

LANDSCAPE EASEMENT

5' 10" ACCESS AND

SECTION 38

SECTION 26

EGRETS GLADE DRIVE (50' R/W)

5.1° 55' 54" E.

280.50'

273.83'

SECTION 38

SECTION 26

EGRETS COURT

10' x 10' J.E.A. EQUIP. ESMT.

7.5' J.E.A. ESMT.

5.89° 49' 39" W.

10' x 10' J.E.A. EQUIP. ESMT.

10' x 10' J.E.A. EQUIP. ESMT.

SECTION 38

SECTION 26

EGRETS COURT

10' x 10' J.E.A. EQUIP. ESMT.

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5.89° 49' 39" W.

10' x 10' J.E.A. EQUIP. ESMT.

10' x 10' J.E.A. EQUIP. ESMT.

SECTION 38

SECTION 26

EGRETS COURT

10' x 10' J.E.A. EQUIP. ESMT.

7.5' J.E.A. ESMT.

5.89° 49' 39" W.

10' x 10' J.E.A. EQUIP. ESMT.

10' x 10' J.E.A. EQUIP. ESMT.

SECTION 38

SECTION 26

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SECTION 38

SECTION 26

BARTOLEMEO DE CASTRO Y FERRER GRANT

472.00'

SECTION 38

SECTION 26

BARTOLEMEO DE CASTRO Y FERRER GRANT
SEC. 38, T. 2 S., R. 28 E.

"POINT OF COMMENCEMENT"
(NORTHEAST CORNER, SECTION 26)

SECTION 38

SECTION 26

26 25