

# ENCLAVE AT MILL CREEK NORTH TOWNHOMES

PLAT BOOK 82 PAGE 74  
SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 2/20/2024  
Date  
Jody Phillips  
City Engineer  
Director of Public Works  
Approved 2/8/2024  
Steven C. Porath  
Notary Public

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

A tract of land as described in Official Records Book 19993, page 729, together with a tract of land as described in Official Records Book 20334, page 1592, both of the current Public Records of Duval County, Florida, said tracts of land lying within the Northwest Quarter of the Southwest Quarter, Section 12, Township 2 South, Range 27 East, Duval County, Florida, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Northwest Quarter of the Southwest Quarter of Section 12; thence S00°51'17"E, along the East line of said Northwest Quarter of Southwest Quarter of Section 12, 394.81 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue S00°51'17"E along said East line, 924.35 feet to the Northeast corner of Enclave at Mill Creek as recorded in Plat Book 76, pages 90 through 96 of said current Public Records; thence from said corner N89°53'24"W, along North line of said Enclave at Mill Creek, 678.34 feet; thence departing said line, N89°49'33"W, 646.87 feet to a point on the West line of said Northwest Quarter of the Southwest Quarter of said Section 12; thence N01°12'06"W, along said West line, 917.61 feet to the northerly line of said tract of land as described in Official Records Book 19993, page 729; thence along said line, N89°50'47"E, 1,330.67 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 28.08 acres, more or less.

Said lands situated, lying and being in Duval County, Florida

### ADOPTION AND DEDICATION

This is to certify that Cal Hearthstone Lot Option Pool 03, L.P., a Delaware limited partnership ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Enclave at Mill Creek North Townhomes, 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.

The roads designated as Garden Grove Court, Eudora Lane, Pacifico Way, Aveline Street and Remy Court are hereby dedicated to the Enclave at Mill Creek North Townhomes Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns, in perpetuity for maintenance of the right-of-way and access improvements which are now or hereafter constructed thereon, provided however that the Association reserves the right to assign the obligation for maintenance to such other property owners association or entity as will assume the obligation for such maintenance.

Tract A (Conservation); Tracts B, F and G (Buffer); Tract C (Recreation); Tract D (Stormwater Management Facility / Unobstructed Drainage Easement); Tracts E, H, J, L, M and N (Open Space) are hereby dedicated to the Enclave at Mill Creek North Townhomes Homeowners' Association, Inc., a Florida not-for-profit corporation ("Association"). Upon failure of the Home Owners Association; the obligation of maintenance and any other matters pertaining to said lakes/stormwater management facilities as well as Tracts and Parcels, for any use, the obligation would then fall equally on the lot owners as shown hereon said plat.

The non-exclusive drainage easements over, under, across and through the 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 non-exclusive drainage easements hereby dedicated shall permit the City to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon the rights-of-way dedicated on this plat, 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 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 owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of said owners. The City by acceptance of this plat assumes no responsibility whatsoever for said stormwater management facilities. Upon failure of the Home Owners' Association to perform the obligation of maintenance and any other matters pertaining to said stormwater management facilities, as well as Tracts and Parcels for any use, as shown hereon, the obligation therefor would then fall equally on all lot owners as shown on this plat.

(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 stormwater management facilities shown on this plat, but shall have the right to maintain the water level in accordance with any state and local permits, including the repair, removal or replacement of the stormwater management facilities and the control structures to effect adequate drainage for the rights-of-ways dedicated hereon.

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, liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the 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 Enclave at Mill Creek North Townhomes. 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.

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.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said private road rights of way designated hereon.

In witness thereof, Owner has executed this plat on the 16 day of JAN, 2024.

OWNER: Cal Hearthstone Lot Option Pool 03, L.P., a Delaware limited partnership

By: Cal Hearthstone PBLO GP, LLC, a Delaware limited liability company, its General Partner

By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware limited liability company, its Sole Member

By: HEARTHSTONE PROFESSIONALS-CS, L.P., a Delaware limited partnership, its Member Manager

By: Hearthstone, Inc., a California corporation, its General Partner

Witness:

Robert Meltz  
Print Name

Steven C. Porath  
By: Steven C. Porath, authorized person

Irina Maystruk  
Print Name

### CONSENT AND JOINDER

The Undersigned hereby certifies that it is the holder of that certain "Option and Development Agreement" recorded in Official Records Book 20724, page 1640 of the Public Records of Duval County, Florida, encumbering a portion of 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 "Option and Development Agreement" documents shall be subordinated to said Dedications.

SIGNED IN THE PRESENCE OF:

Danym  
Witness

Danielle Janse van Rensburg  
Print Name

Joe Panich  
Witness

Joe Panich  
Print Name

State of Florida  
County of Duval

LENNAR HOMES, LLC  
a Florida limited liability company

By: Scott Keeling  
Melanie Rouby, as its Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of January, 2024, by Melanie Rouby, as its Vice President for LENNAR HOMES, LLC.

Gina Melton  
Notary Public, State of Florida

Name: Gina Melton

My Commission Expires: 2/16/2025

My Commission Number is: HH085452

Personally Known  or Produced Identification

Type of Identification Produced \_\_\_\_\_



### SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM) have been monumented; Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this 4th day of January, A.D., 2024.

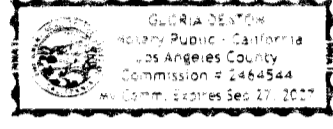
Thomas P. Hughes  
Thomas P. Hughes, P.L.S.  
Professional Land Surveyor  
License Number LS 3807

### ACKNOWLEDGEMENT

State of California  
County of Los Angeles

On January 16, 2024 before me, Gloria Deaton, Notary Public, personally appeared Steven C. Porath

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gloria Deaton  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, ordinance code this 21st day of February, 2024.

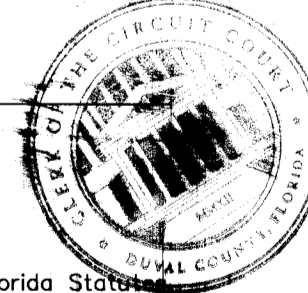
Nina Sickler  
Nina Sickler, P.E.  
Director of Public Works

### CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Duval County, Florida and submitted to me for recording, and is recorded in Plat Book 82, Pages 74-75 of the current Public Records of Duval County, Florida this 16th day of Feb, 2024.

Jody Phillips  
Jody Phillips, Clerk of the Circuit Courts

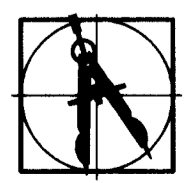
Yhd  
Deputy Clerk



### PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 16th day of February, 2024.

Danny S. Wheeler  
Danny S. Wheeler, P.E.M.  
Professional Surveyor and Mapper No. 6902

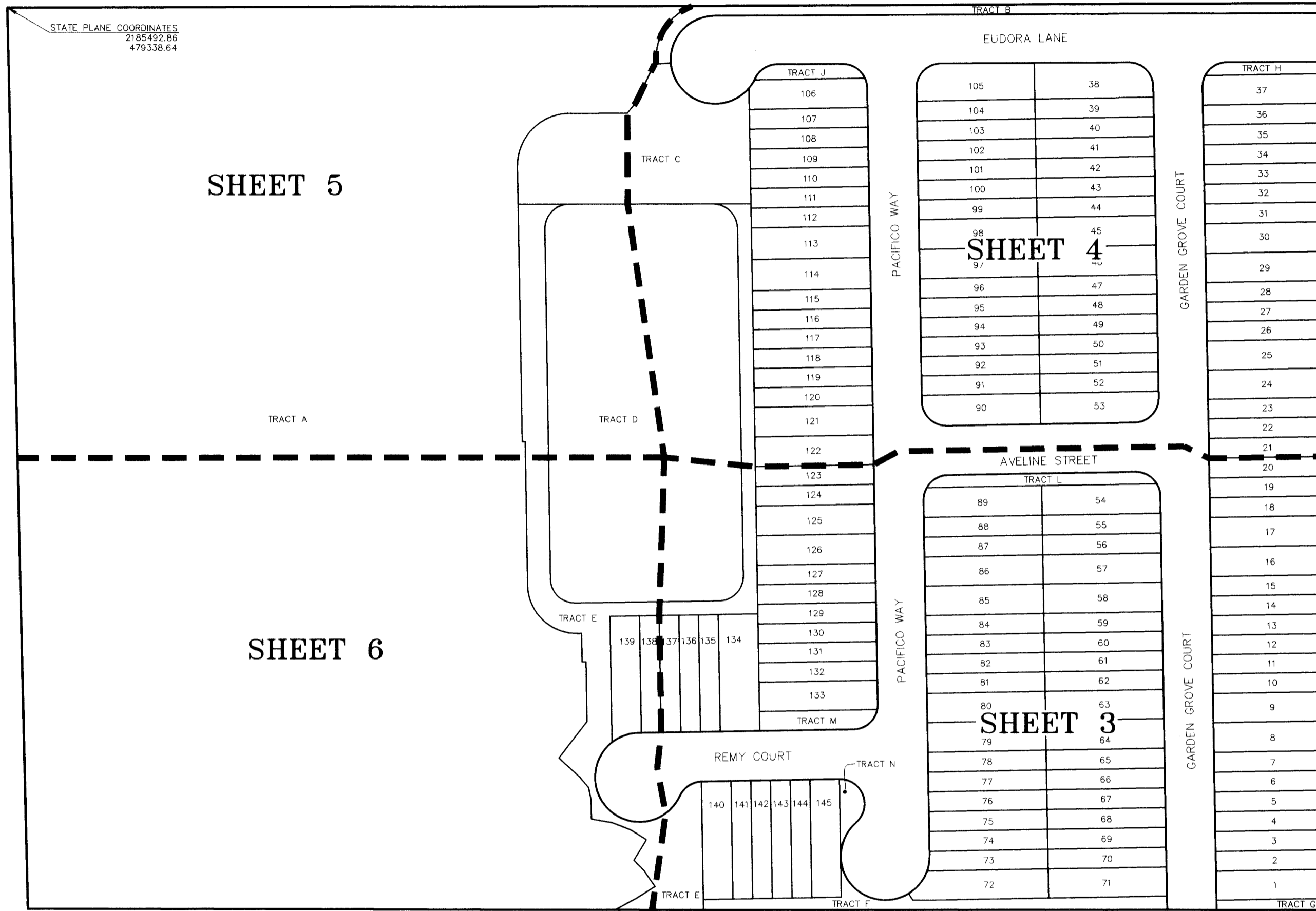


PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258

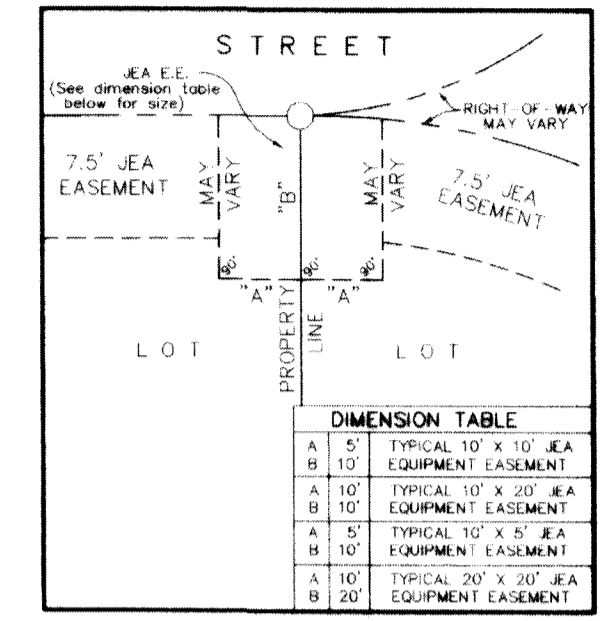
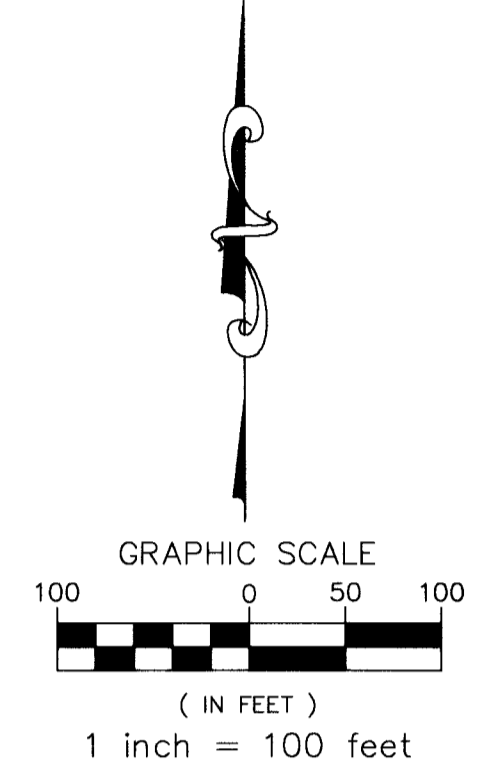
# ENCLAVE AT MILL CREEK NORTH TOWNHOMES

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **82** PAGE **75**  
SHEET 2 OF 6 SHEETS



STATE PLANE COORDINATES  
2185492.86  
479338.64

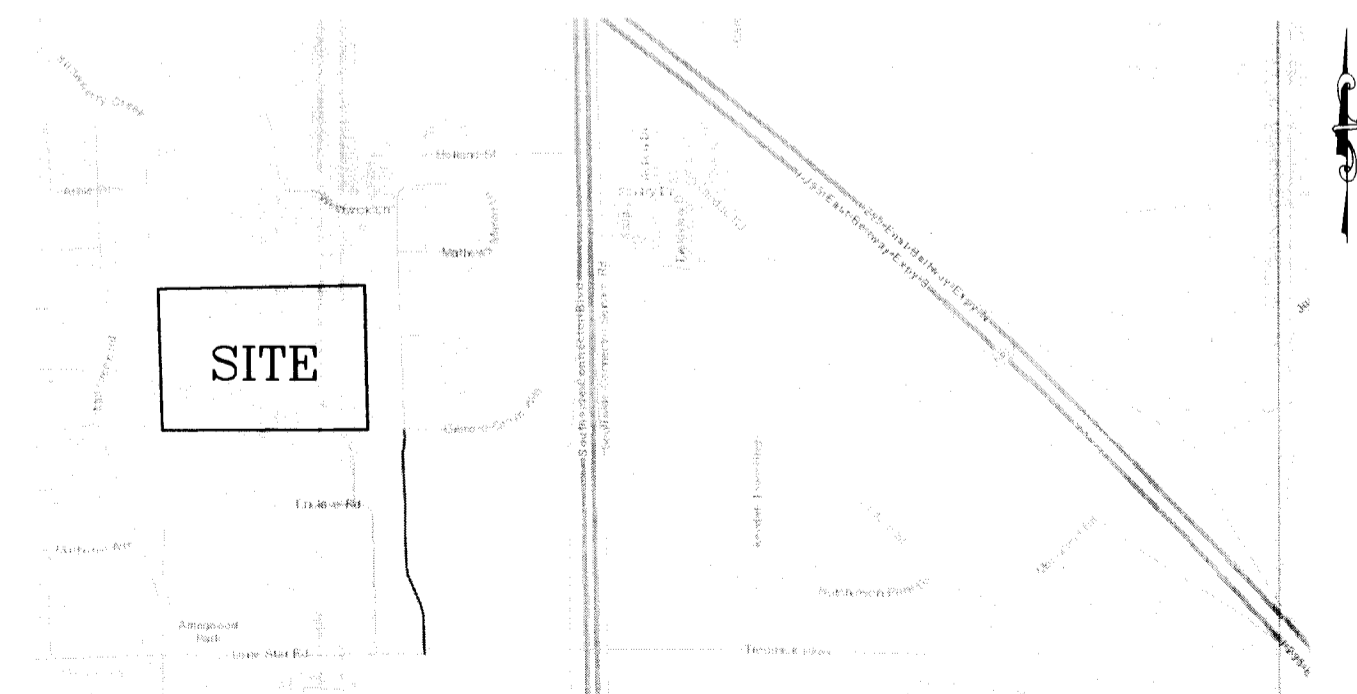


- LEGEND**
- O.R. — DENOTES OFFICIAL RECORDS BOOK
  - P.B. — DENOTES PLAT BOOK
  - PG(S). — DENOTES PAGE(S)
  - UDE — DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
  - UDAE — DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - SWMF — DENOTES STORMWATER MANAGEMENT FACILITY
  - JEA — DENOTES JACKSONVILLE ELECTRIC AUTHORITY
  - PUDE — DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
  - (R) — DENOTES RADIAL
  - (NR) — DENOTES NON RADIAL
  - — DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB6991"
  - — DENOTES FOUND 5/8" IRON ROD & CAP "BTS PRM LB6991", UNLESS NOTED OTHERWISE
  - ⊙ — DENOTES SET AND/OR FOUND NAIL & DISC "BTS PCP LB6991"
  - R/W — DENOTES RIGHT-OF-WAY
  - PI — DENOTES POINT OF INTERSECTION
  - PC — DENOTES POINT OF CURVATURE
  - PT — DENOTES POINT OF TANGENCY
  - RP — DENOTES RADIUS POINT
  - LBT — DENOTES LANDSCAPE BUFFER TRACT
  - TLO — DENOTES TIE LINE ONLY
  - ATOB — APPROXIMATE TOP OF BANK
  - TOB — DENOTES TOP OF BANK
  - UUE — DENOTES UNOBSTRUCTED UTILITY EASEMENT
  - (DIST) — DENOTES DISTANCE FROM FRONT LOT CORNER TO TOP OF BANK

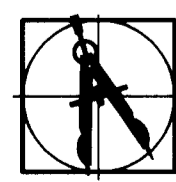
**GENERAL NOTES**

1. NOTICE: This plat, as recorded in its graphic 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.
2. Bearings shown hereon are based upon the East line of the Northwest 1/4 of Southwest 1/4 of Section 12, having a bearing of S00°51'17"E.
3. All drainage easements are unobstructed unless otherwise noted.
4. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements 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.
5. All platted 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.
6. 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 shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
8. The lands shown hereon lie within Flood Zones "X", "X (Shaded)" and "AE (34)", as depicted on the Flood Insurance Rate Map (F.I.R.M.) Community Number 120077, Map Number 12031C, Panel Number 0381J, Dated, November 2, 2018 and Panel Number 0383H, Dated, June 3, 2013, both are North American Vertical Datum of 1988 (NAVD 88). The Flood Zones shown on this plat are scaled off of the F.E.M.A. F.I.R.M. maps and are for reference only. The F.I.R.M. information and delineations on this plat are valid only for dates up to and including the date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
9. 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.
10. ATOB (Approximate Top Of Bank) label required by the City of Jacksonville.

STATE PLANE COORDINATES  
2184572.18  
480683.10



**VICINITY MAP**  
NOT TO SCALE



**PREPARED BY:**  
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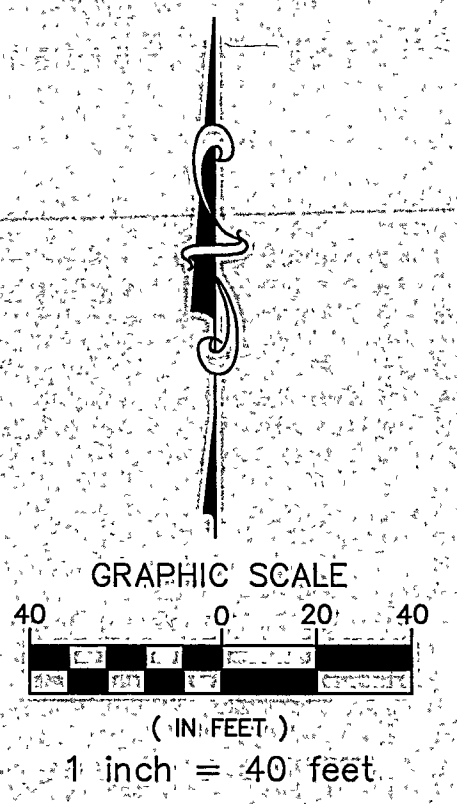
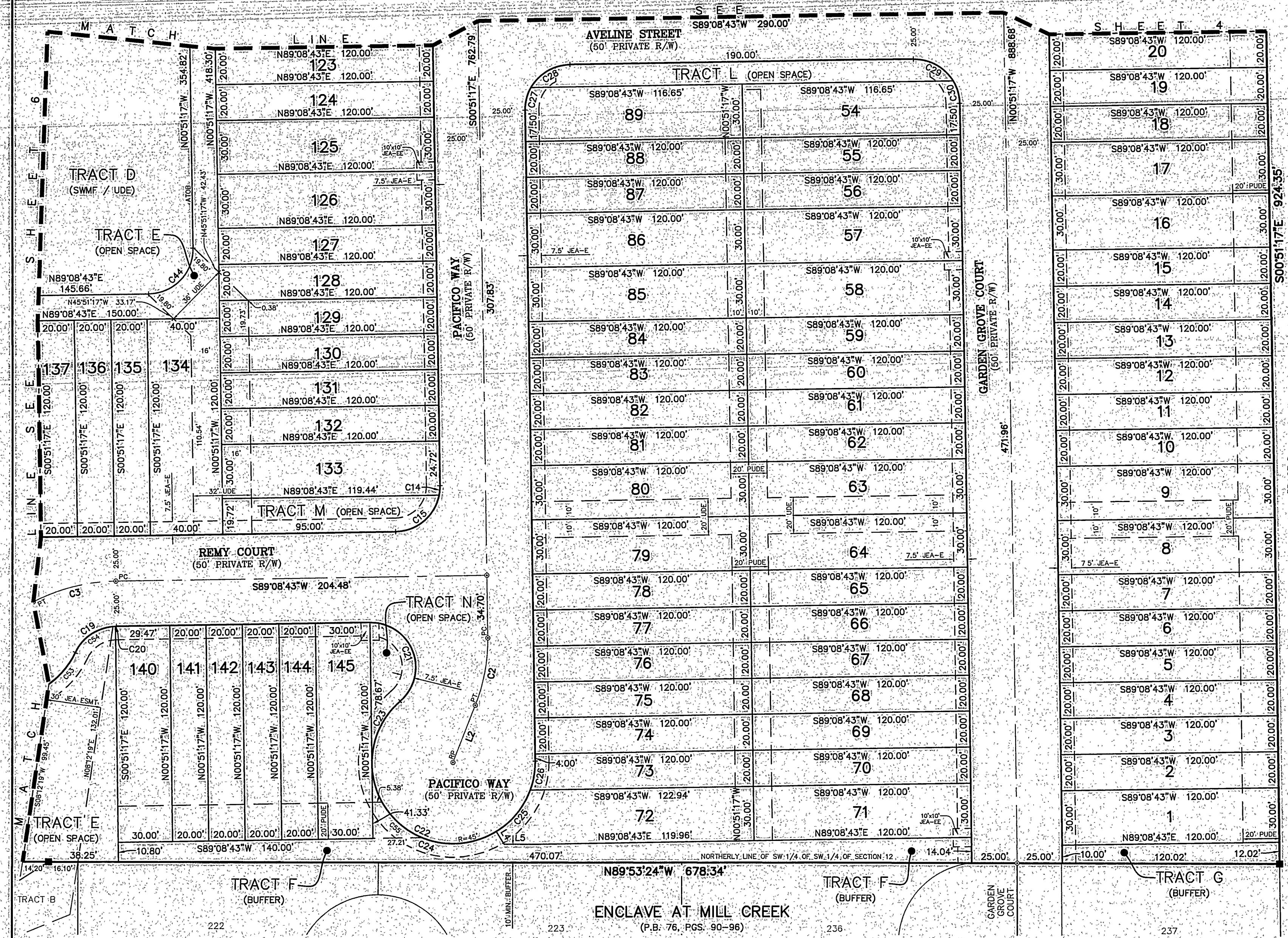
# ENCLAVE AT MILL CREEK NORTH TOWNHOMES

PLAT BOOK 82 PAGE 76

SHEET 3 OF 6 SHEETS

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

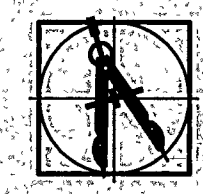


| Line # | Bearing     | Distance |
|--------|-------------|----------|
| L2     | S21°07'35"W | 34.01'   |
| L3     | S62°15'59"W | 20.34'   |
| L4(R)  | S31°47'10"E | 8.28'    |
| L5     | S89°53'24"E | 17.65'   |

| Curve # | Radius  | Delta     | Arc    | Chord  | Chord Bearing |
|---------|---------|-----------|--------|--------|---------------|
| C2      | 100.00' | 21°58'52" | 38.36' | 38.13' | S10°08'09"W   |
| C3      | 100.00' | 26°52'44" | 46.91' | 46.48' | S75°42'21"W   |
| C14     | 25.00'  | 12°11'18" | 5.32'  | 5.31'  | S05°14'22"W   |
| C15     | 25.00'  | 77°48'42" | 33.95' | 31.40' | S50°14'22"W   |
| C19     | 25.00'  | 63°39'33" | 27.78' | 26.37' | N56°21'04"E   |
| C20     | 25.00'  | 01°12'48" | 0.53'  | 0.53'  | N88°47'15"E   |

| Curve # | Radius | Delta      | Arc     | Chord  | Chord Bearing |
|---------|--------|------------|---------|--------|---------------|
| C21     | 25.00' | 140°12'20" | 61.18'  | 47.02' | S20°53'58"E   |
| C22     | 45.00' | 230°03'29" | 180.69' | 81.55' | S65°49'33"E   |
| C23     | 45.00' | 50°03'35"  | 39.32'  | 38.08' | S24°10'24"W   |
| C24     | 45.00' | 120°55'07" | 94.98'  | 78.31' | S61°19'23"E   |
| C25     | 45.00' | 38°14'19"  | 30.03'  | 29.48' | N39°05'41"E   |
| C26     | 45.00' | 20°49'49"  | 16.36'  | 16.27' | N09°33'37"E   |
| C27     | 25.00' | 30°00'00"  | 13.09'  | 12.94' | N14°08'43"E   |

| Curve # | Radius | Delta     | Arc    | Chord  | Chord Bearing |
|---------|--------|-----------|--------|--------|---------------|
| C28     | 25.00' | 60°00'00" | 26.18' | 25.00' | N59°08'43"E   |
| C29     | 25.00' | 60°00'00" | 26.18' | 25.00' | S60°51'17"E   |
| C30     | 25.00' | 30°00'00" | 13.09' | 12.94' | S15°51'17"E   |
| C44     | 25.00' | 90°00'00" | 39.27' | 35.36' | N44°08'43"E   |
| C53     | 45.00' | 29°15'17" | 22.98' | 22.73' | S39°08'58"W   |
| C54     | 25.00' | 60°33'04" | 26.42' | 25.21' | S54°47'51"W   |
| C55     | 45.00' | 38°24'23" | 30.16' | 29.60' | N48°21'11"W   |



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# ENCLAVE AT MILL CREEK NORTH TOWNHOMES

PLAT BOOK **82** PAGE **77**

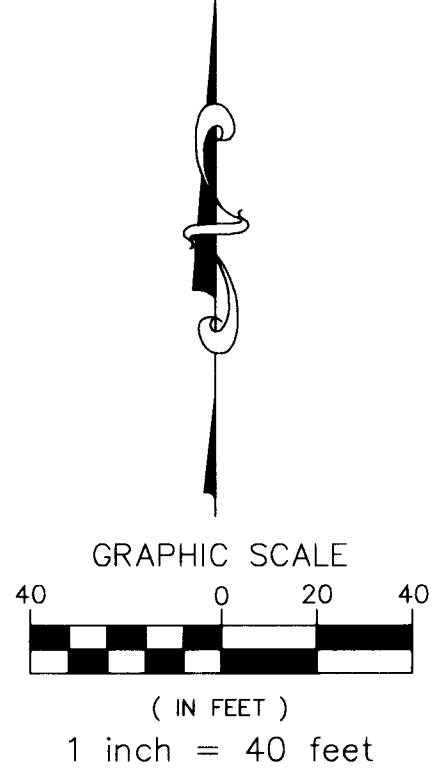
SHEET 4 OF 6 SHEETS

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 12,  
TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF NW 1/4 OF SW 1/4 OF SECTION 12

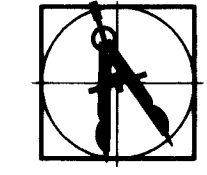
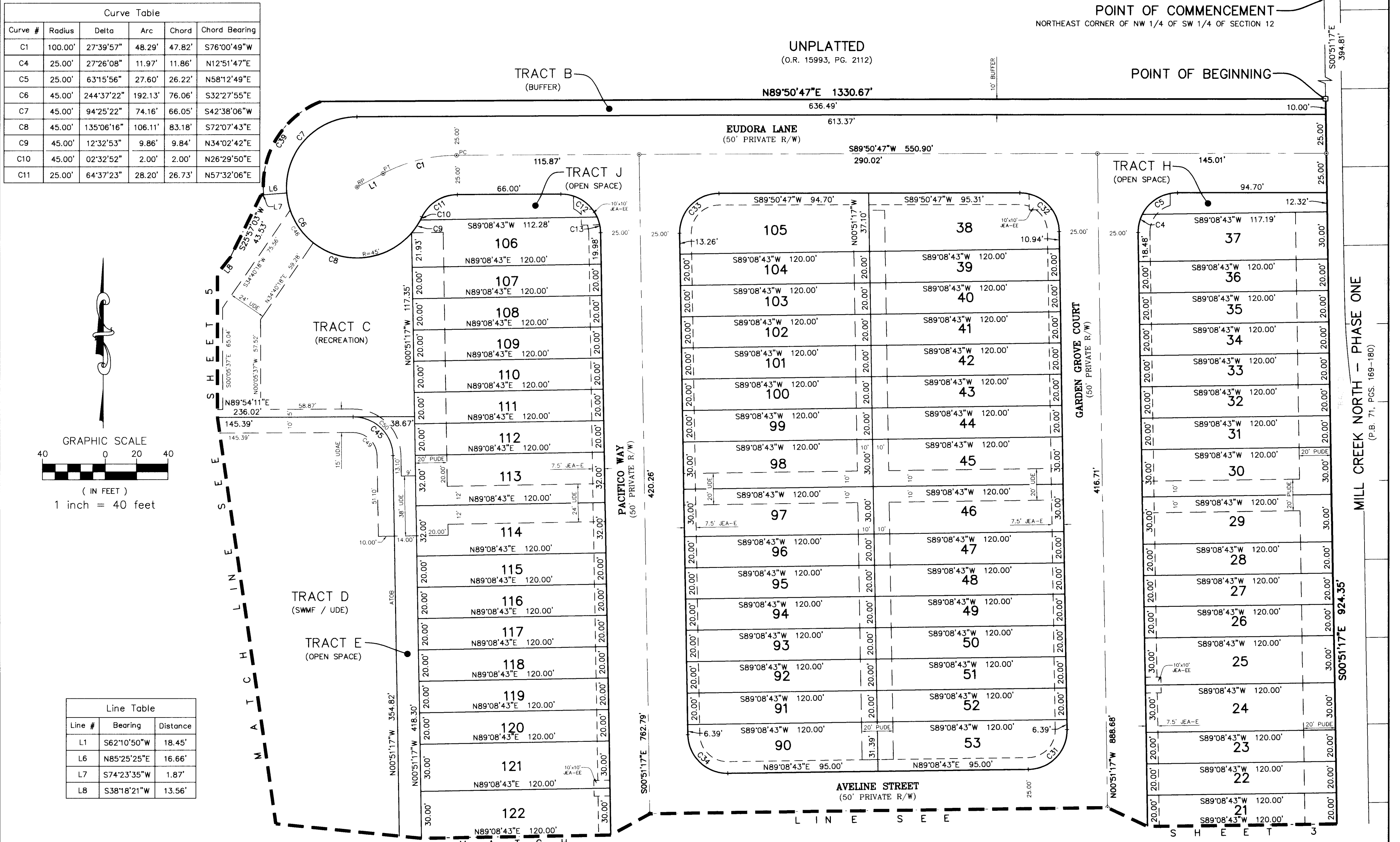
| Curve Table |         |            |         |        |
|-------------|---------|------------|---------|--------|
| Curve #     | Radius  | Delta      | Arc     | Chord  |
| C1          | 100.00' | 27°39'57"  | 48.29'  | 47.82' |
| C4          | 25.00'  | 27°26'08"  | 11.97'  | 11.86' |
| C5          | 25.00'  | 63°15'56"  | 27.60'  | 26.22' |
| C6          | 45.00'  | 244°37'22" | 192.13' | 76.06' |
| C7          | 45.00'  | 94°25'22"  | 74.16'  | 66.05' |
| C8          | 45.00'  | 135°06'16" | 106.11' | 83.18' |
| C9          | 45.00'  | 12°32'53"  | 9.86'   | 9.84'  |
| C10         | 45.00'  | 02°32'52"  | 2.00'   | 2.00'  |
| C11         | 25.00'  | 64°37'23"  | 28.20'  | 26.73' |



| Line Table |             |          |
|------------|-------------|----------|
| Line #     | Bearing     | Distance |
| L1         | S62°10'50"W | 18.45'   |
| L6         | N85°25'25"E | 16.66'   |
| L7         | S74°23'35"W | 1.87'    |
| L8         | S38°18'21"W | 13.56'   |

| Curve Table |        |           |        |        |
|-------------|--------|-----------|--------|--------|
| Curve #     | Radius | Delta     | Arc    | Chord  |
| C12         | 25.00' | 65°40'08" | 28.65' | 27.11' |
| C13         | 25.00' | 23°37'47" | 10.31' | 10.24' |
| C31         | 25.00' | 90°00'00" | 39.27' | 35.36' |
| C32         | 25.00' | 89°17'56" | 38.96' | 35.14' |
| C33         | 25.00' | 90°42'04" | 39.58' | 35.57' |

| Curve Table |        |            |        |        |
|-------------|--------|------------|--------|--------|
| Curve #     | Radius | Delta      | Arc    | Chord  |
| C34         | 25.00' | 90°00'00"  | 39.27' | 35.36' |
| C39         | 57.91' | 73°49'02"  | 74.61' | 69.56' |
| C45         | 25.00' | 89°14'32"  | 38.94' | 35.12' |
| C49         | 15.00' | 89°14'32"  | 23.36' | 21.07' |
| C50         | 30.00' | 089°14'32" | 46.73' | 42.14' |



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 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2258



# ENCLAVE AT MILL CREEK NORTH TOWNHOMES

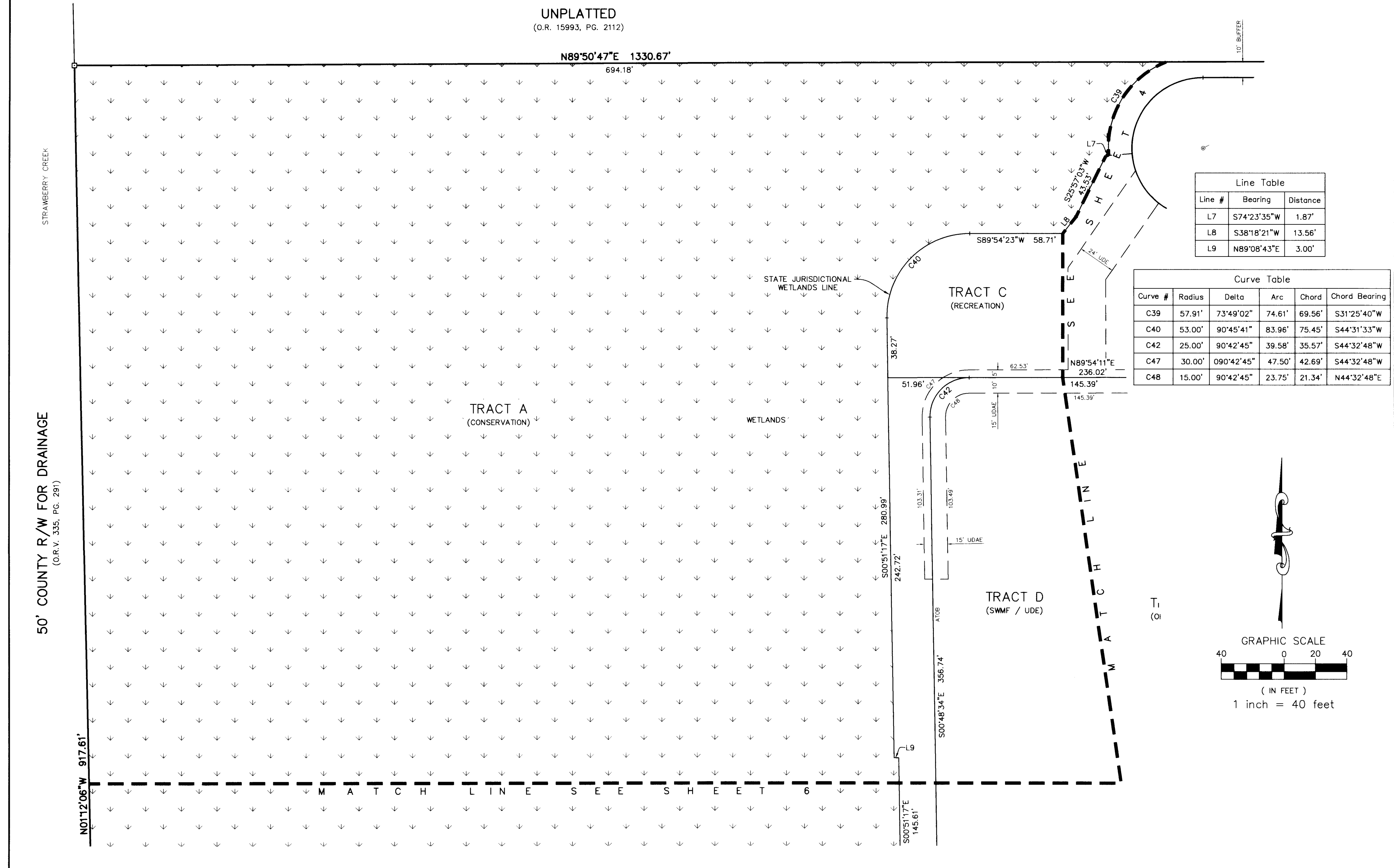
PLAT BOOK **82** PAGE **78**

SHEET 5 OF 6 SHEETS

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 12,  
TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

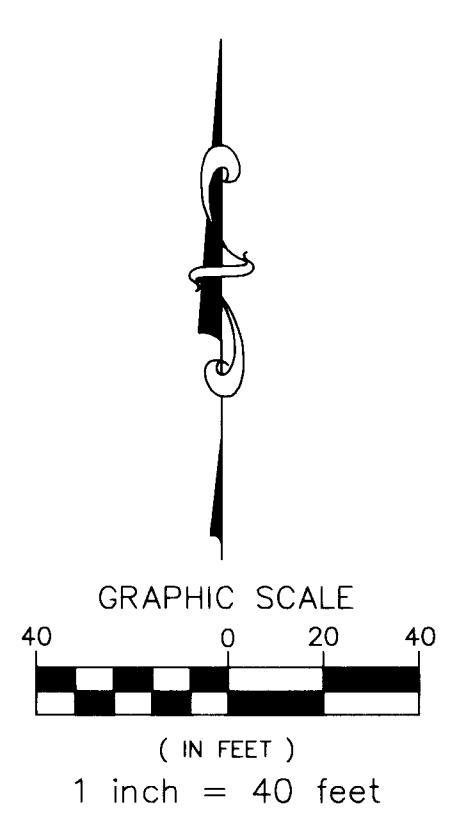
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

UNPLATTED  
(O.R. 15993, PG. 2112)



| Line Table |             |          |
|------------|-------------|----------|
| Line #     | Bearing     | Distance |
| L7         | S74°23'35"W | 1.87'    |
| L8         | S38°18'21"W | 13.56'   |
| L9         | N89°08'43"E | 3.00'    |

| Curve Table |        |            |        |        |               |
|-------------|--------|------------|--------|--------|---------------|
| Curve #     | Radius | Delta      | Arc    | Chord  | Chord Bearing |
| C39         | 57.91' | 73°49'02"  | 74.61' | 69.56' | S31°25'40"W   |
| C40         | 53.00' | 90°45'41"  | 83.96' | 75.45' | S44°31'33"W   |
| C42         | 25.00' | 90°42'45"  | 39.58' | 35.57' | S44°32'48"W   |
| C47         | 30.00' | 090°42'45" | 47.50' | 42.69' | S44°32'48"W   |
| C48         | 15.00' | 90°42'45"  | 23.75' | 21.34' | N44°32'48"E   |



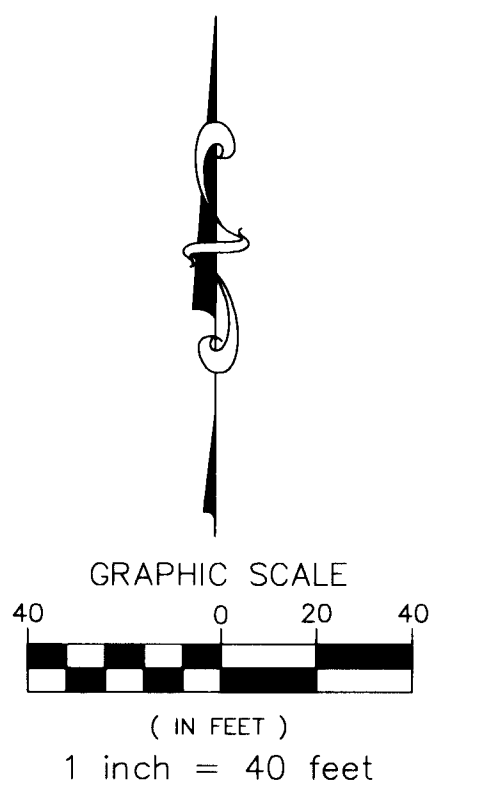
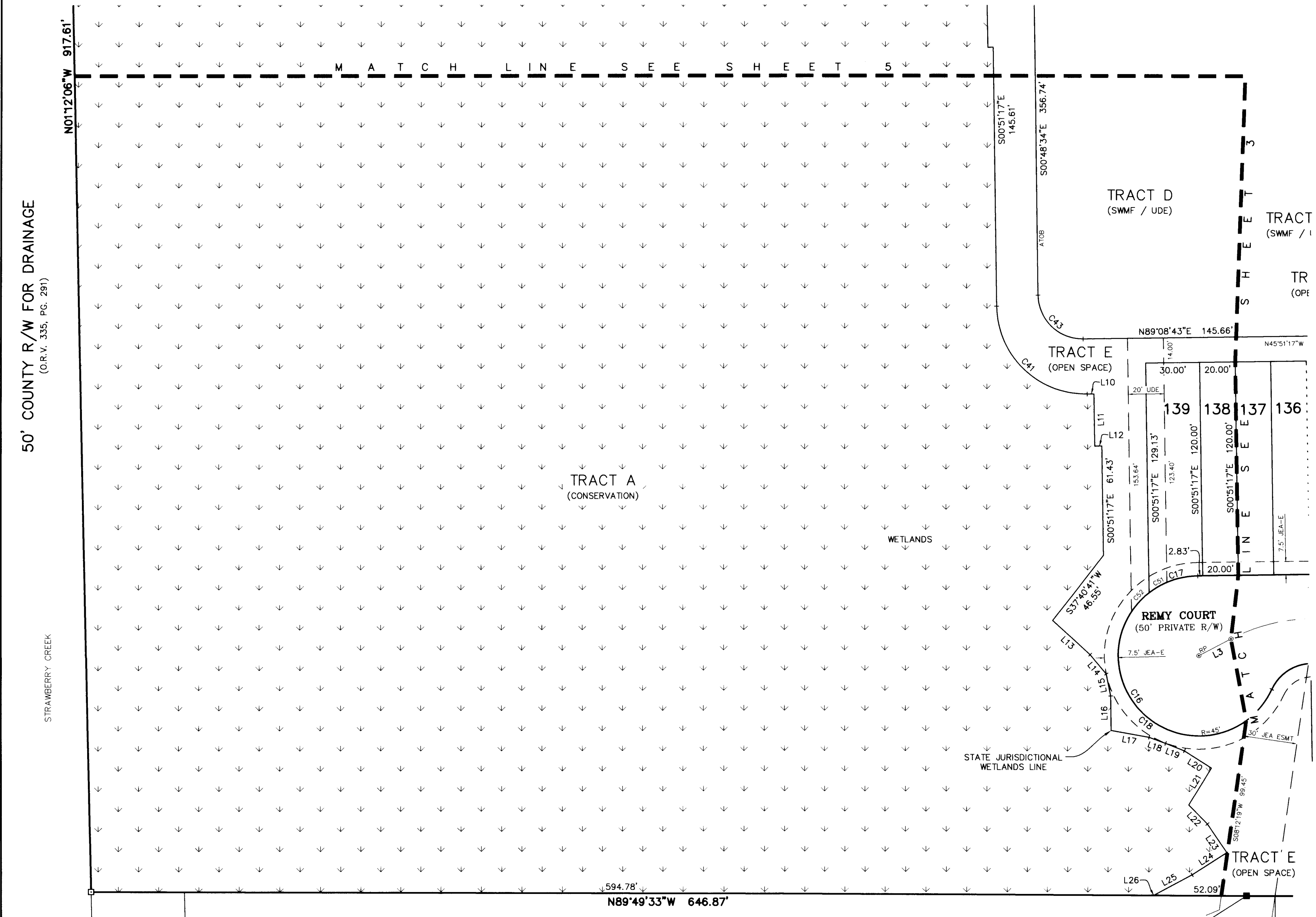
# ENCLAVE AT MILL CREEK NORTH TOWNHOMES

PLAT BOOK **82** PAGE **79**

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 12,  
TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



50' COUNTY R/W FOR DRAINAGE  
(O.R.V. 355, PG. 291)

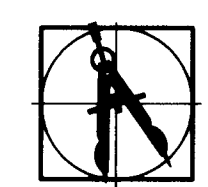
STRAWBERRY CREEK

UNPLATTED

| Curve Table |        |            |         |        |               |
|-------------|--------|------------|---------|--------|---------------|
| Curve #     | Radius | Delta      | Arc     | Chord  | Chord Bearing |
| C16         | 45.00' | 244°37'23" | 192.13' | 76.06' | S33°09'59"E   |
| C17         | 45.00' | 37°08'28"  | 29.17'  | 28.66' | S70°34'29"W   |
| C18         | 45.00' | 207°28'55" | 162.96' | 87.42' | S51°44'13"E   |
| C41         | 49.78' | 90°48'36"  | 78.90'  | 70.89' | S45°53'49"E   |
| C43         | 25.00' | 90°02'43"  | 39.29'  | 35.37' | S45°49'56"E   |
| C51         | 45.00' | 14°42'39"  | 11.55'  | 11.52' | N59°21'34"E   |
| C52         | 45.00' | 18°32'57"  | 14.57'  | 14.50' | N42°43'46"E   |

UNPLATTED  
(O.R. 9972, PG. 515)

| Line Table |             |          |
|------------|-------------|----------|
| Line #     | Bearing     | Distance |
| L3         | S62°15'59"W | 20.34'   |
| L10        | N89°08'43"E | 3.83'    |
| L111       | S00°51'17"E | 29.34'   |
| L12        | N89°08'43"E | 4.00'    |
| L13        | S47°34'31"E | 28.45'   |
| L14        | S39°42'33"E | 13.99'   |
| L15        | S11°16'33"E | 12.59'   |
| L16        | S00°49'16"E | 19.37'   |
| L17        | S79°50'08"E | 21.44'   |
| L18        | S69°39'58"E | 9.75'    |
| L19        | S68°01'06"E | 11.26'   |
| L20        | S57°30'28"E | 17.84'   |
| L21        | S31°27'01"W | 24.30'   |
| L22        | S44°15'18"E | 14.96'   |
| L23        | S34°01'34"E | 19.46'   |
| L24        | S57°24'59"W | 23.13'   |
| L25        | S61°36'50"W | 24.10'   |
| L26        | S75°44'46"W | 0.38'    |



PREPARED BY:  
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