

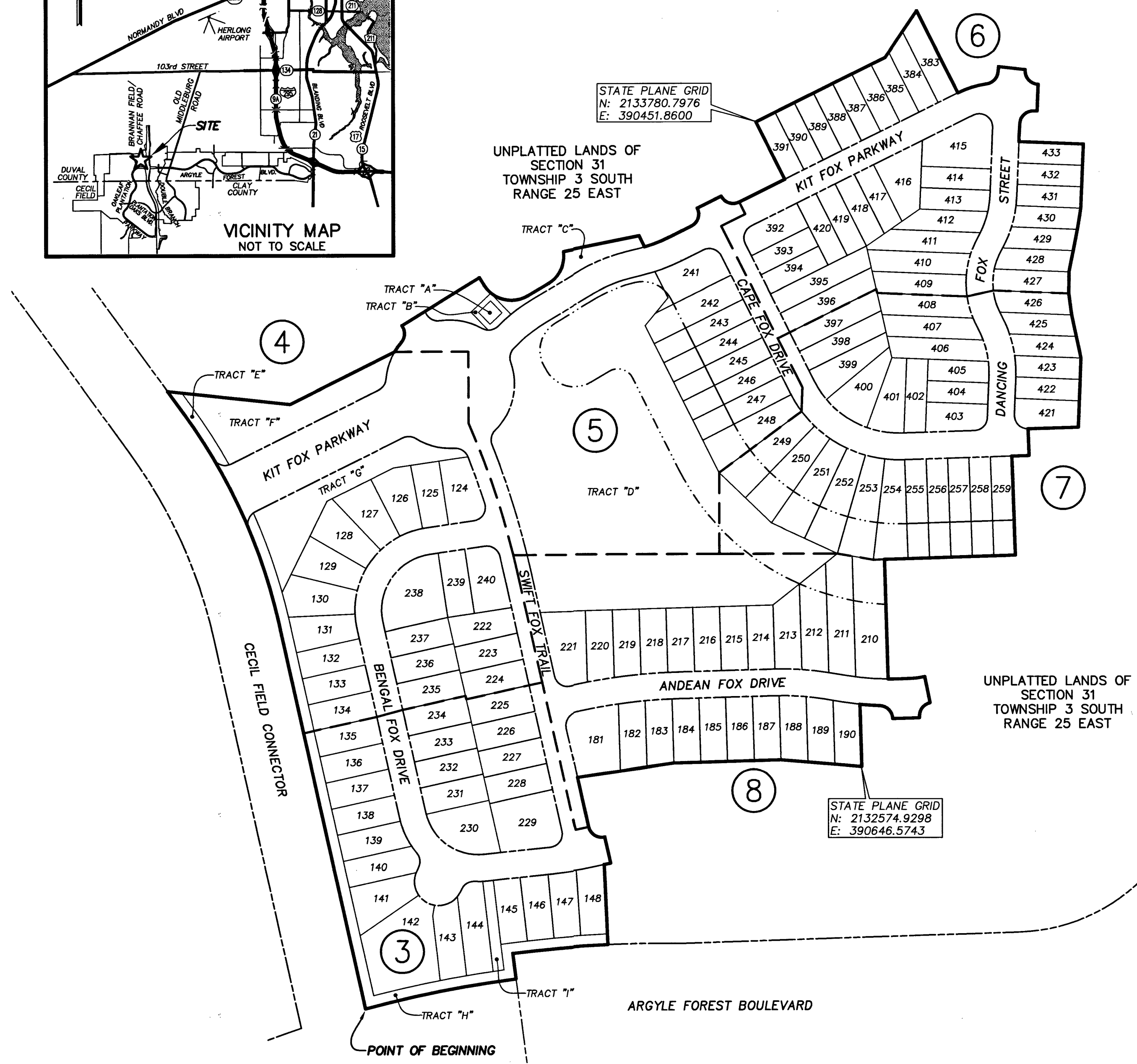
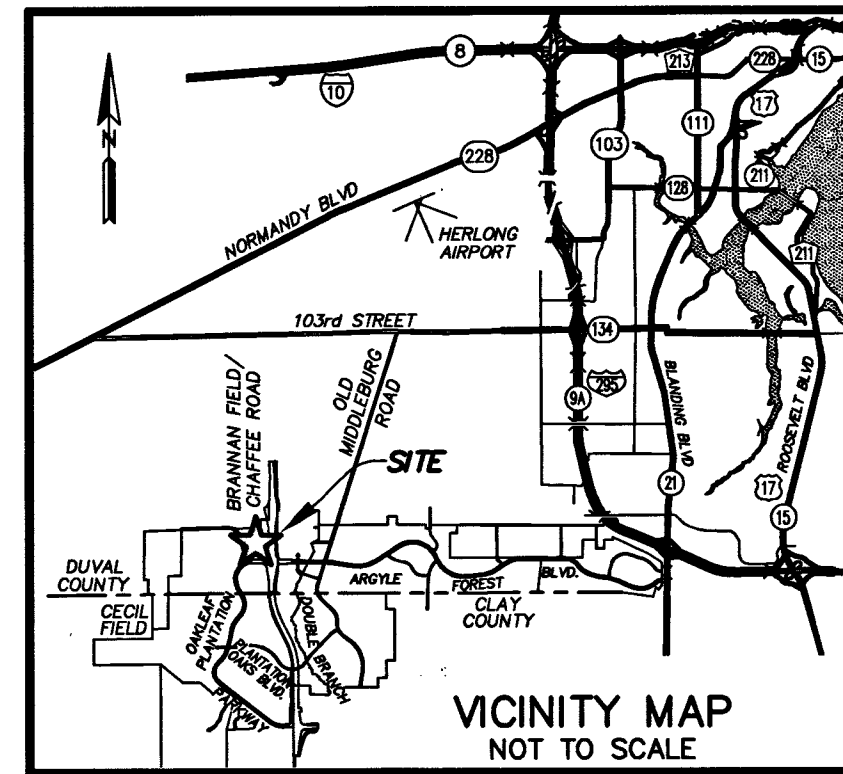


# FOX CREEK PHASE 1

A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

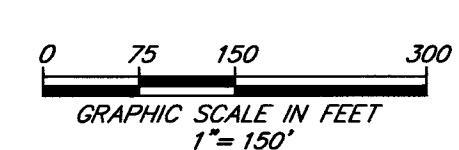
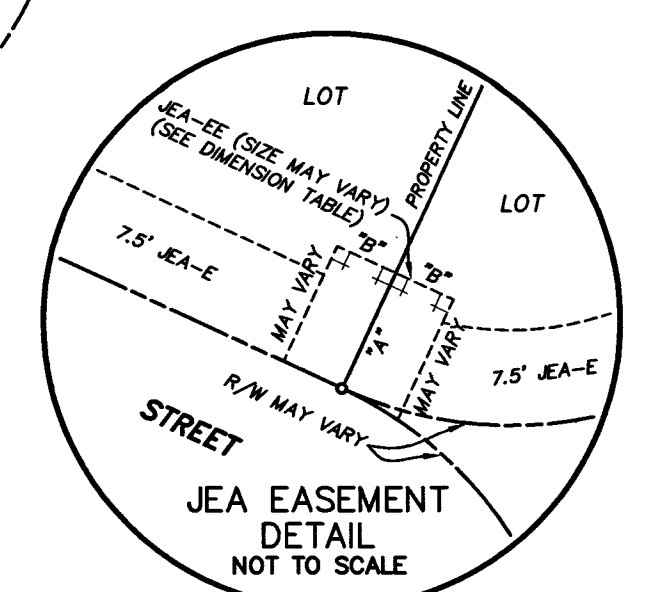
PLAT BOOK 69 PAGE 191

SHEET 2 OF 8 SHEETS



- NOTES:
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly right of way line of Cecil Field Connector as being North 12°30'47" West.
  - 2) 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 replanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 4) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
  - 5) The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, map number 12031C, panel number 0505, suffix H, dated June 3, 2013. (NAVD 88 Datum) The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
  - 6) Lands depicted hereon are subject to Utility Service Agreement recorded in Official Records Book 12750, Page 2397, as amended by Official Records Book 12750, Page 2428 of the current Public Records of Duval County, Florida. (blanket in nature)

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
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  - P.C.C. POINT OF COMPOUND CURVATURE
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  - (NR) NON-RADIAL
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  - PG PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT EASEMENT
  - SRJWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



JEA DIMENSION TABLE	
2" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
3" 5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
4" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
6" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT

**SURVEYOR'S CERTIFICATE**

Know all 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 18<sup>th</sup> day of APRIL, 2017.

*Damon J. Kelly*

Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284



CITY DEVELOPMENT PLAN NO. 4860.055  
CITY DEVELOPMENT PLAT NO. 4860.055

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# FOX CREEK PHASE 1

A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

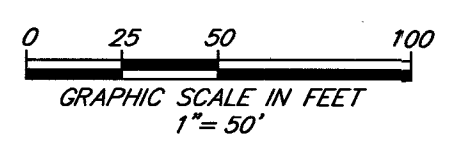
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  - R. RADIUS
  - △ CENTRAL ANGLE
  - ∠ ARC LENGTH
  - CH. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
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  - EASMT. EASEMENT
  - ST. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - ③ SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	25.00'	90°00'00"	39.27'	S57°30'47"E	35.36'
C21	2148.00'	4°44'19"	177.65'	S85°08'00"W	177.60'
C22	2100.00'	7°49'03"	286.53'	S78°51'19"W	286.31'
C40	125.00'	83°23'11"	181.92'	S54°12'23"E	166.29'
C41	125.00'	51°08'03"	111.56'	S38°04'49"E	107.89'
C42	125.00'	32°15'08"	70.36'	S79°46'25"E	69.44'
C43	700.00'	6°36'49"	80.80'	N80°47'37"E	80.76'
C44	700.00'	4°39'38"	56.94'	N81°46'12"E	56.93'
C45	700.00'	1°57'10"	23.86'	N78°27'48"E	23.86'
C91	100.00'	12°7'52"	2.56'	S13°4'43"E	2.56'
C92	100.00'	81°55'19"	142.98'	S54°56'19"E	131.11'
C93	25.00'	96°36'49"	42.16'	N35°47'37"E	37.34'
C101	150.00'	1°48'09"	4.72'	S13°24'52"E	4.72'
C102	150.00'	19°35'31"	51.29'	S24°06'41"E	51.04'
C103	150.00'	6°09'42"	16.13'	S36°59'18"E	16.12'
C104	25.00'	66°25'19"	28.98'	N06°51'30"W	27.39'
C105	45.00'	4°06'28"	3.23'	S24°17'55"W	3.23'
C106	45.00'	56°45'03"	44.57'	S06°07'50"E	42.77'
C107	45.00'	45°46'15"	33.95'	S57°23'29"E	35.00'
C108	45.00'	61°17'57"	48.14'	N69°04'25"E	45.88'
C109	45.00'	12°04'17"	9.48'	N32°23'18"E	9.46'
C110	25.00'	66°25'19"	28.98'	S59°33'49"W	27.39'
C111	150.00'	5°51'06"	15.32'	N89°50'55"E	15.31'
C112	150.00'	2°49'20"	7.39'	N85°30'42"E	7.39'
C113	725.00'	3°30'09"	44.32'	N82°20'57"E	44.31'
C114	725.00'	3°06'39"	39.36'	N79°02'32"E	39.36'
C177	2120.00'	6°42'44"	248.36'	S78°52'03"W	248.21'
C178	2120.00'	3°26'48"	127.53'	S77°14'05"W	127.51'
C179	2120.00'	1°21'16"	50.12'	S79°38'07"W	50.12'
C180	2120.00'	1°21'10"	50.05'	S80°59'20"W	50.05'
C181	2120.00'	0°33'30"	20.66'	S81°56'40"W	20.66'
C182	2168.00'	5°16'02"	199.30'	S84°52'09"W	199.23'
C183	2168.00'	1°19'16"	49.99'	S82°53'46"W	49.99'
C184	2168.00'	1°18'55"	49.77'	S84°12'52"W	49.77'
C185	2168.00'	1°18'55"	49.77'	S85°31'47"W	49.77'
C186	2168.00'	1°18'55"	49.77'	S86°50'42"W	49.77'

CECIL FIELD CONNECTOR  
(125' R/W)  
(F.D.O.T. R/W MAP SECTION 72016-2501)

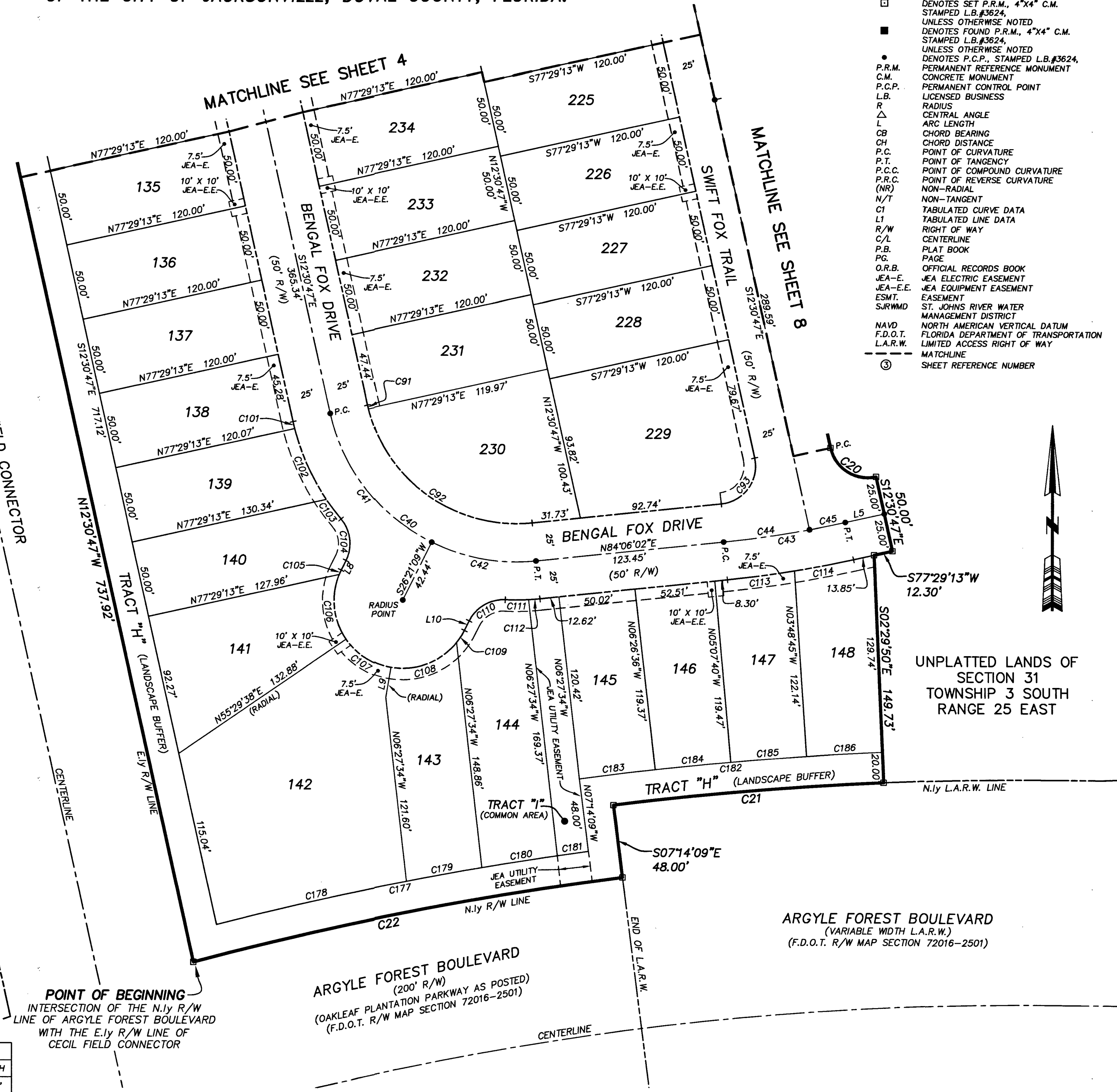
POINT OF BEGINNING  
INTERSECTION OF THE N.ly R/W  
LINE OF ARGYLE FOREST BOULEVARD  
WITH THE E.ly R/W LINE OF  
CECIL FIELD CONNECTOR

LINE	BEARING	LENGTH
L5	N77°29'13"E	26.15'
L8	N26°21'09"E	7.05'
L9	N09°43'23"E	20.00'
L10	N26°21'09"E	7.05'



PREPARED BY:  
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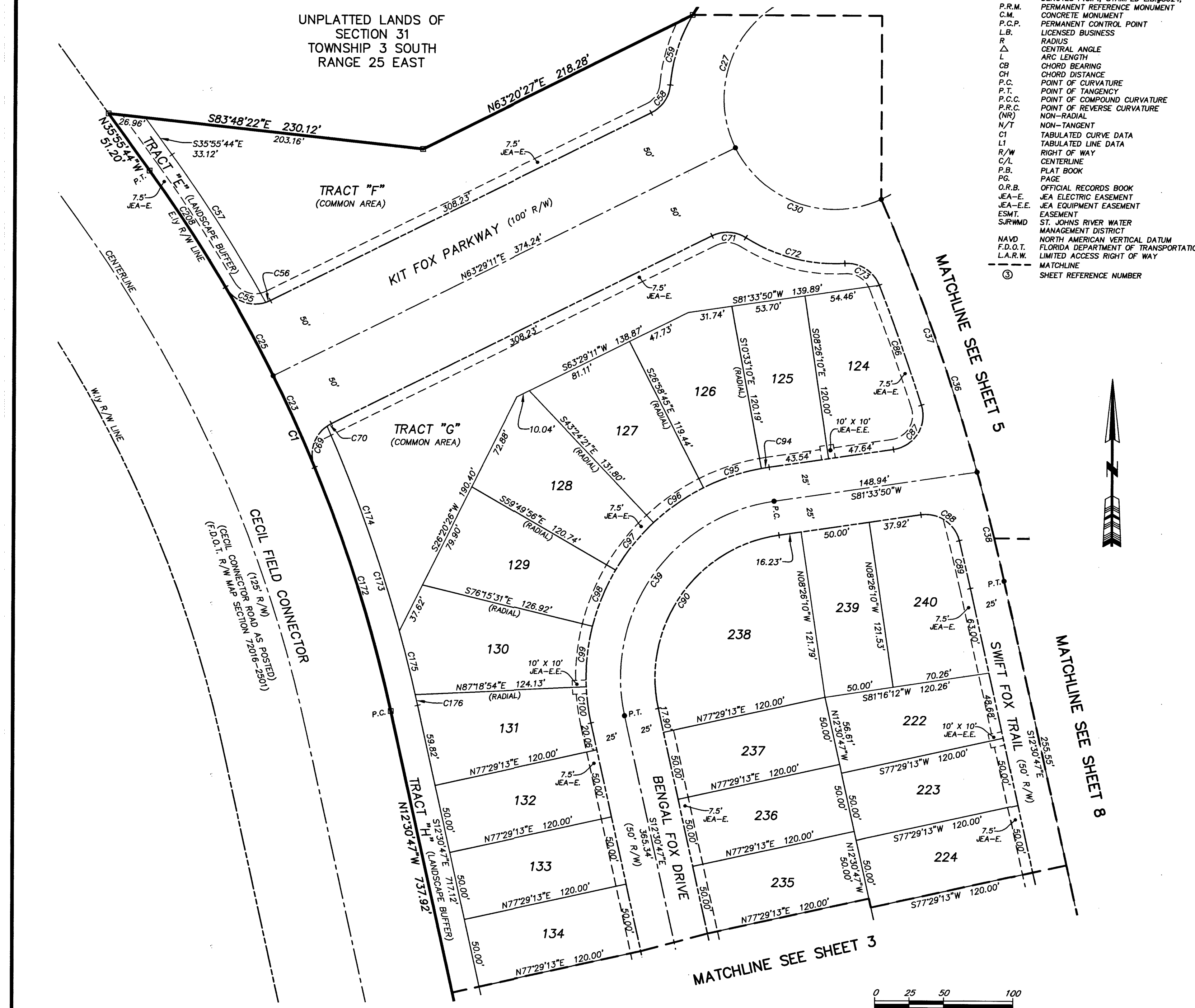
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SHEET 4 OF 8 SHEETS  
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1062.50'	23°24'57"	434.23'	N24°13'16"W	431.21'
C23	1062.50'	3°57'16"	73.33'	N24°32'10"W	73.32'
C25	1062.50'	3°57'16"	73.33'	N28°29'27"W	73.32'
C27	80.50'	88°30'42"	124.36'	N17°44'32"E	112.36'
C30	80.50'	88°28'24"	124.30'	N70°45'01"W	112.32'
C36	1530.00'	10°57'59"	292.84'	S17°58'47"E	292.40'
C37	1530.00'	7°53'50"	210.89'	S19°31'51"E	210.72'
C38	1530.00'	3°04'09"	81.96'	S14°02'52"E	81.95'
C39	130.00'	94°04'37"	213.45'	S34°31'31"W	190.27'
C55	25.00'	77°48'21"	33.95'	S69°22'15"E	31.40'
C56	25.00'	8°14'23"	3.60'	N67°36'23"E	3.59'
C57	1082.50'	6°45'16"	127.61'	N32°33'07"W	127.54'
C58	25.00'	58°51'09"	25.68'	N34°03'36"E	24.57'
C59	120.00'	25°45'39"	53.95'	S17°30'51"W	53.50'
C69	25.00'	77°48'23"	33.95'	S16°20'40"W	31.40'
C70	25.00'	8°14'20"	3.59'	S59°22'01"W	3.59'
C71	25.00'	58°51'09"	25.68'	N87°05'14"W	24.57'
C72	120.00'	36°05'30"	75.59'	S75°42'25"E	74.35'
C73	25.00'	72°26'32"	31.61'	N57°31'53"W	29.55'
C86	1505.00'	3°31'44"	92.69'	N19°32'45"W	92.68'
C87	25.00'	99°20'43"	43.35'	N31°53'28"E	38.12'
C88	25.00'	84°33'33"	36.90'	N56°09'24"W	33.64'
C89	1505.00'	1°21'50"	35.83'	N13°11'42"W	35.82'
C90	105.00'	94°04'37"	172.40'	S34°31'31"W	153.68'
C94	155.00'	2°07'00"	5.73'	S80°30'20"W	5.73'
C95	155.00'	16°25'35"	44.44'	S71°14'02"W	44.29'
C96	155.00'	16°25'35"	44.44'	S54°48'27"W	44.29'
C97	155.00'	16°25'35"	44.44'	S38°22'52"W	44.29'
C98	155.00'	16°25'35"	44.44'	S21°57'17"W	44.29'
C99	155.00'	16°25'35"	44.44'	S05°31'42"W	44.29'
C100	155.00'	9°49'41"	26.59'	S07°35'57"E	26.56'
C172	1062.50'	10°02'45"	186.29'	N17°32'10"W	186.05'
C173	1082.50'	11°20'22"	214.24'	N18°10'58"W	213.89'
C174	1082.50'	8°23'32"	158.55'	N19°39'23"W	158.41'
C175	1082.50'	2°31'47"	47.79'	N14°11'44"W	47.79'
C176	1082.50'	0°25'03"	7.89'	N12°43'19"W	7.89'
C208	1062.50'	5°27'40"	101.27'	N33°11'55"W	101.23'

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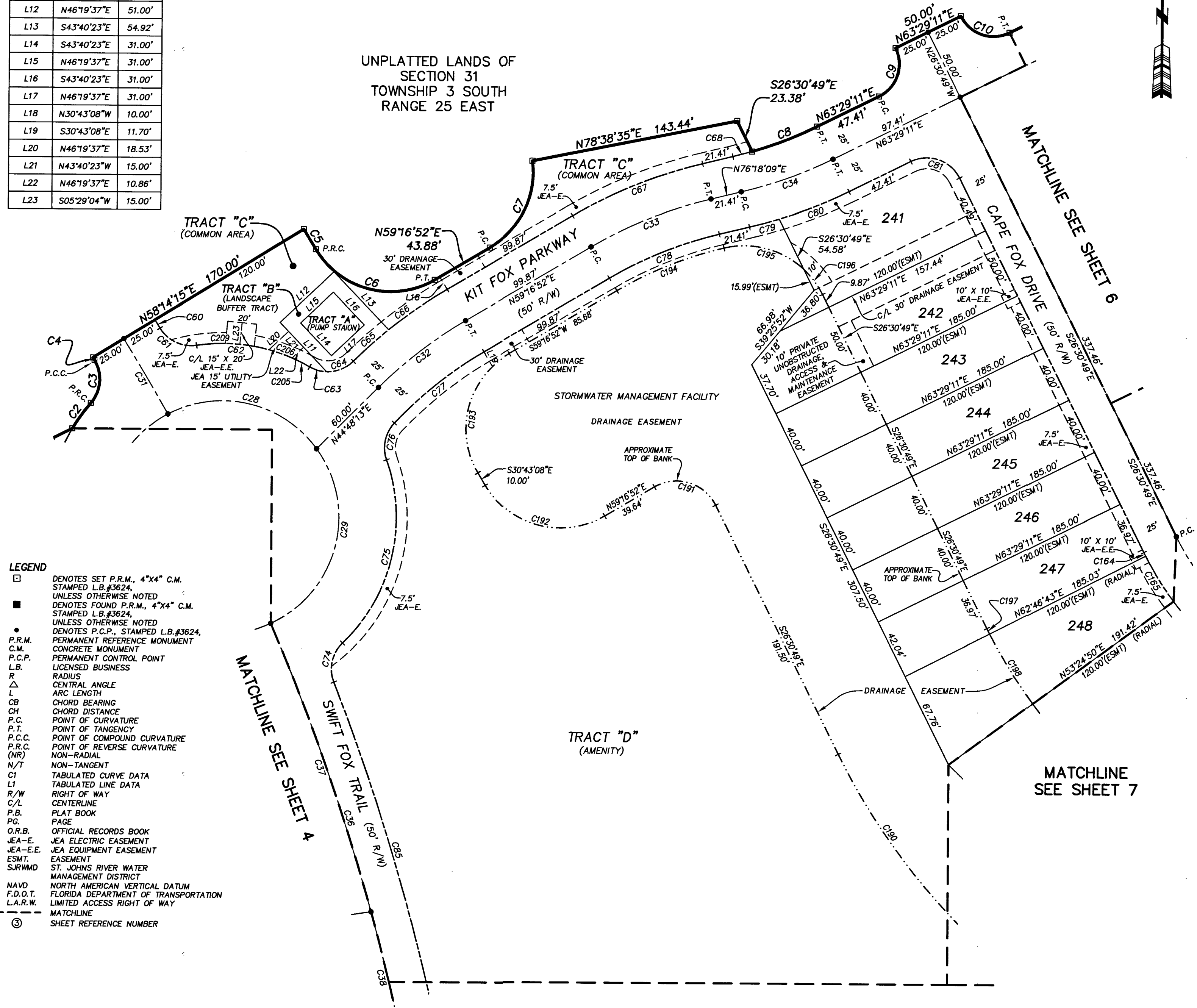
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SHEET 5 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L11	S43°40'23"E	46.76'
L12	N46°19'37"E	51.00'
L13	S43°40'23"E	54.92'
L14	S43°40'23"E	31.00'
L15	N46°19'37"E	31.00'
L16	S43°40'23"E	31.00'
L17	N46°19'37"E	31.00'
L18	N30°43'08"W	10.00'
L19	S30°43'08"E	11.70'
L20	N46°19'37"E	18.53'
L21	N43°40'23"W	15.00'
L22	N46°19'37"E	10.86'
L23	S05°29'04"W	15.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	120.00'	10°22'09"	21.72'	N35°34'45"E	21.69'
C3	25.00'	72°26'32"	31.61'	N04°32'33"E	29.55'
C4	1505.00'	0°05'02"	2.20'	N31°43'14"W	2.20'
C5	1675.00'	0°33'14"	16.20'	S31°29'08"E	16.20'
C6	60.00'	89°30'38"	93.74'	S75°57'49"E	84.49'
C7	60.00'	67°08'14"	70.31'	N25°42'45"E	66.35'
C8	275.00'	9°57'55"	47.83'	N68°28'08"E	47.77'
C9	25.00'	90°00'00"	39.27'	N18°29'11"E	35.36'
C10	25.00'	90°00'00"	39.27'	S71°30'49"E	35.36'
C28	80.50'	81°34'42"	114.62'	S77°12'46"E	105.18'
C29	80.50'	101°26'12"	142.52'	S147°41'41"W	124.62'
C31	1530.00'	2°15'11"	60.16'	N30°38'09"W	60.16'
C32	300.00'	14°28'39"	75.80'	N52°02'32"E	75.60'
C33	300.00'	17°01'17"	89.12'	N67°47'31"E	88.80'
C34	300.00'	12°48'58"	67.11'	N69°53'40"E	66.97'
C36	1530.00'	10°57'59"	292.84'	S17°59'47"E	292.40'
C37	1530.00'	7°53'50"	210.89'	S19°31'51"E	210.72'
C38	1530.00'	3°04'09"	81.96'	S14°02'52"E	81.95'
C60	1555.00'	0°15'03"	6.81'	N31°38'13"W	6.81'
C61	25.00'	67°20'25"	29.38'	S65°05'55"E	27.72'
C62	120.00'	38°34'35"	80.79'	N79°33'49"W	79.28'
C63	25.00'	28°18'50"	12.35'	S74°25'57"E	12.23'
C64	25.00'	46°32'03"	20.30'	N68°08'37"E	19.75'
C65	325.00'	5°45'46"	32.69'	S47°45'28"W	32.67'
C66	325.00'	8°38'32"	49.02'	S54°57'36"W	48.97'
C67	325.00'	17°01'17"	96.55'	S67°47'31"W	96.20'
C68	275.00'	2°51'03"	13.68'	N74°52'37"E	13.68'
C74	25.00'	67°20'25"	29.38'	S121°13'55"W	27.72'
C75	120.00'	65°33'27"	137.30'	N13°05'04"E	129.94'
C76	25.00'	62°30'21"	27.27'	S11°33'31"W	25.94'
C77	275.00'	16°28'10"	79.05'	S51°02'47"W	78.78'
C78	275.00'	17°01'17"	81.70'	S67°47'31"W	81.40'
C79	325.00'	3°42'40"	21.05'	N74°26'49"E	21.05'
C80	325.00'	9°06'18"	51.65'	N68°02'20"E	51.59'
C81	25.00'	90°00'00"	39.27'	N71°30'49"W	35.36'
C85	1555.00'	8°57'51"	243.28'	N16°59'43"W	243.04'
C164	225.00'	0°42'28"	2.78'	S26°52'03"E	2.78'
C165	225.00'	9°21'53"	36.78'	S31°54'13"E	36.73'
C190	460.00'	39°32'50"	317.51'	S461°7'14"E	311.24'
C191	30.00'	94°12'19"	49.33'	N73°36'58"W	43.95'
C192	60.00'	90°00'00"	94.25'	S75°43'08"E	84.85'
C193	60.00'	90°00'00"	94.25'	S147°52'37"W	84.85'
C194	265.00'	17°01'17"	78.73'	S67°47'31"W	78.44'
C195	60.00'	56°34'18"	59.24'	N75°24'42"W	56.86'
C196	60.00'	20°36'44"	21.58'	N36°49'11"W	21.47'
C197	345.00'	0°42'28"	4.26'	S26°52'03"E	4.26'
C198	345.00'	9°21'53"	56.39'	S31°54'13"E	56.33'
C205	120.00'	6°28'41"	13.57'	N63°30'52"W	13.56'
C206	120.00'	8°03'08"	16.86'	N70°46'47"W	16.85'
C209	120.00'	14°20'11"	30.03'	S88°18'58"W	29.95'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - (R/R) NON-RADIAL
  - N/T NON-TANGENT
  - CT TABULATED CURVE DATA
  - LT TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E. JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
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  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
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PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT PLAN NO. 4860.055  
CITY DEVELOPMENT PLAT NO. 4860.055

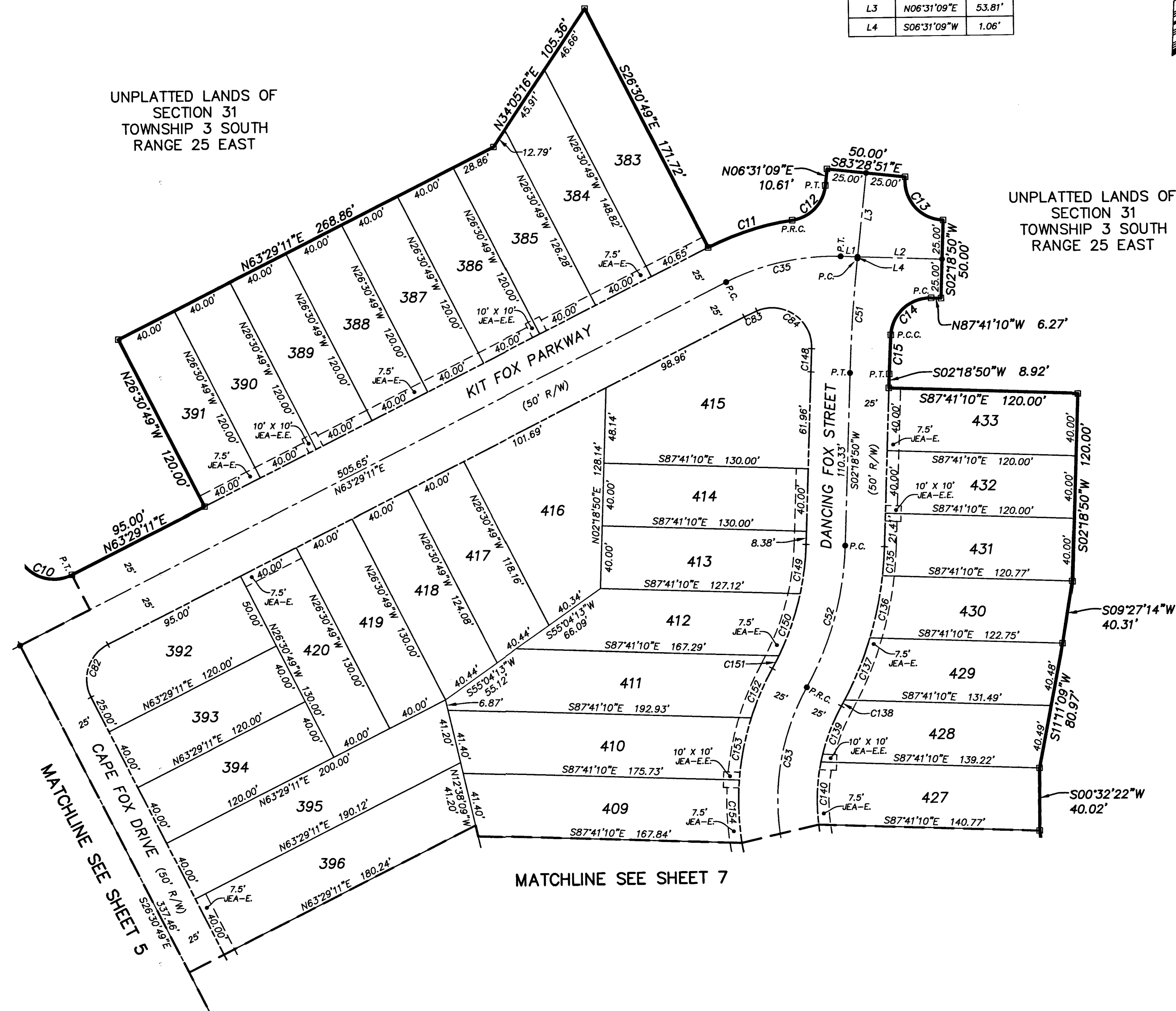
**FOX CREEK PHASE 1**  
 A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST  
 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°41'10"E	10.80'
L2	S87°41'10"E	53.81'
L3	N06°31'09"E	53.81'
L4	S06°31'09"W	1.06'



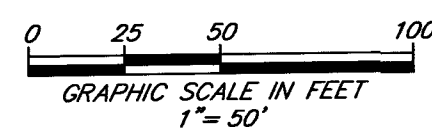
UNPLATTED LANDS OF  
 SECTION 31  
 TOWNSHIP 3 SOUTH  
 RANGE 25 EAST

UNPLATTED LANDS OF  
 SECTION 31  
 TOWNSHIP 3 SOUTH  
 RANGE 25 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	25.00'	90°00'00"	39.27'	S71°30'49"E	35.36'
C11	175.00'	18°29'19"	56.47'	N72°43'51"E	56.23'
C12	25.00'	75°27'21"	32.92'	N44°14'50"E	30.60'
C13	25.00'	94°12'20"	41.10'	S40°35'01"E	36.63'
C14	25.00'	88°31'44"	38.63'	S48°02'57"W	34.90'
C15	975.00'	1°28'16"	25.03'	S03°02'57"W	25.03'
C35	150.00'	28°49'38"	75.47'	N77°54'00"E	74.68'
C51	1000.00'	4°12'20"	73.40'	S04°24'59"W	73.38'
C52	200.00'	27°07'17"	94.67'	S15°52'28"W	93.79'
C53	150.00'	57°57'37"	151.74'	S00°27'19"W	145.35'
C82	25.00'	90°00'00"	39.27'	S18°29'11"W	35.36'
C83	125.00'	4°05'01"	8.91'	S65°31'42"W	8.91'
C84	25.00'	115°34'24"	50.43'	N54°38'35"W	42.30'
C135	225.00'	4°44'18"	18.61'	N04°40'58"E	18.60'
C136	225.00'	10°21'16"	40.66'	N12°13'45"E	40.61'
C137	225.00'	10°53'38"	42.78'	N22°51'12"E	42.72'
C138	225.00'	1°08'06"	4.46'	N28°52'04"E	4.46'
C139	125.00'	17°27'47"	38.10'	S20°42'14"W	37.95'
C140	125.00'	18°24'52"	40.17'	S02°45'54"W	40.00'
C148	1025.00'	0°49'47"	14.84'	S02°43'43"W	14.84'
C149	175.00'	10°24'38"	31.80'	N07°31'09"E	31.75'
C150	175.00'	13°44'55"	41.99'	N19°35'55"E	41.89'
C151	175.00'	2°57'44"	9.05'	N27°57'15"E	9.05'
C152	175.00'	11°13'27"	34.28'	S23°49'23"W	34.23'
C153	175.00'	13°17'55"	40.62'	S11°33'43"W	40.53'
C154	175.00'	13°09'24"	40.18'	S01°39'57"E	40.10'

- LEGEND**
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  - R RADIUS
  - ∠ CENTRAL ANGLE
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  - N/T NON-TANGENT
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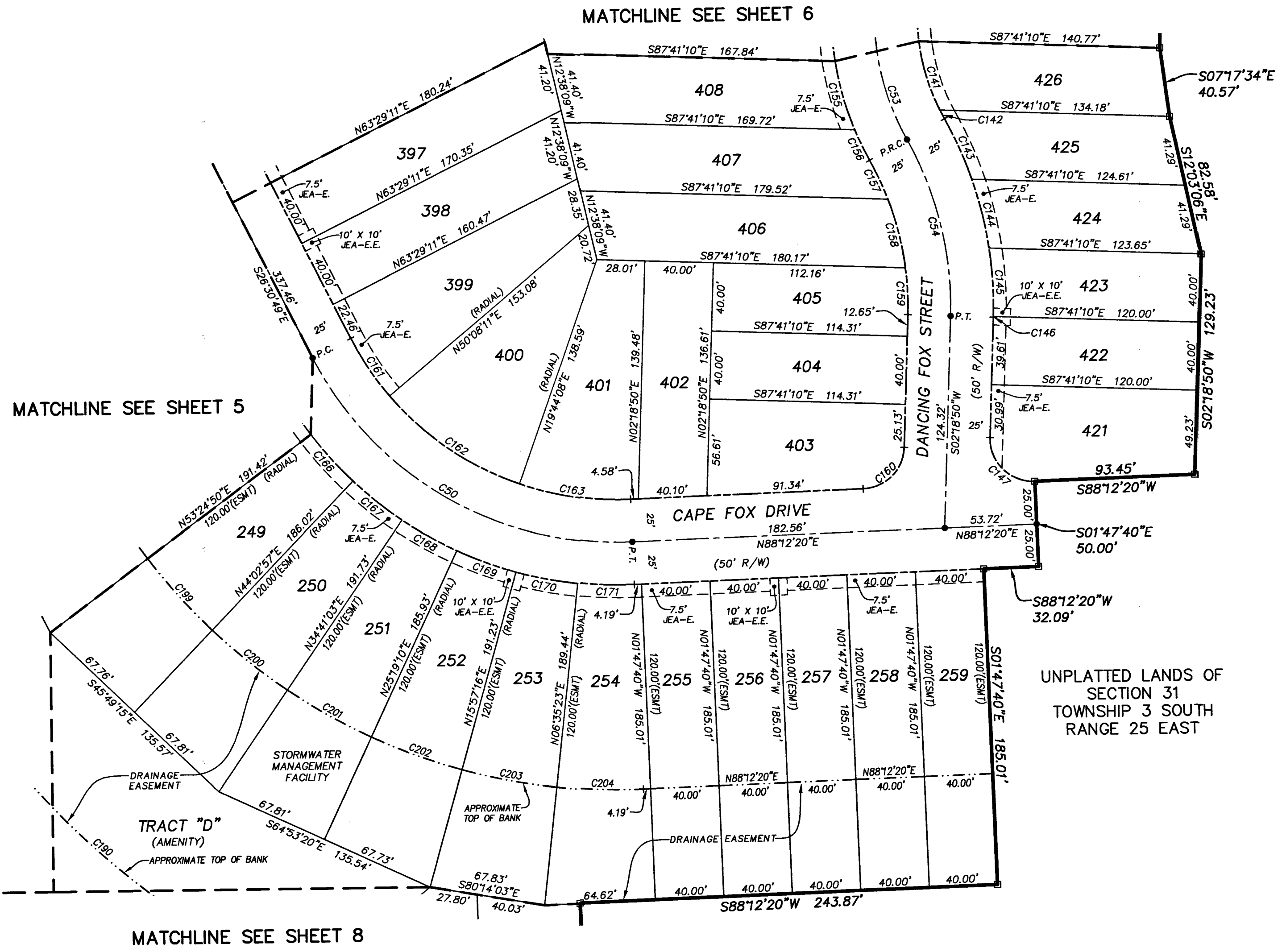
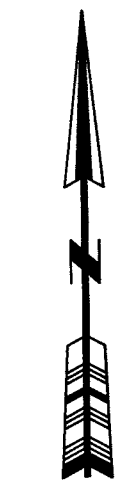


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CITY DEVELOPMENT PLAN NO. 4860.055  
 CITY DEVELOPMENT PLAT NO. 4860.055

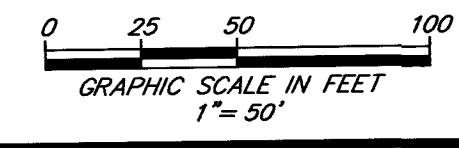
**FOX CREEK PHASE 1**  
 A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST  
 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 8 SHEETS  
 SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C50	200.00'	65°16'51"	227.87'	S59°09'14"E	215.75'
C53	150.00'	57°57'37"	151.74'	S00°27'19"W	145.35'
C54	200.00'	30°50'20"	107.65'	S13°06'20"E	106.35'
C141	125.00'	19°25'23"	42.37'	S16°09'13"E	42.17'
C142	125.00'	2°39'36"	5.80'	S27°11'42"E	5.80'
C143	225.00'	9°54'18"	38.90'	N23°34'21"W	38.85'
C144	225.00'	10°35'33"	41.60'	N13°19'26"W	41.54'
C145	225.00'	10°14'31"	40.22'	N02°54'24"W	40.17'
C146	225.00'	0°05'58"	0.39'	N02°15'51"E	0.39'
C147	25.00'	94°06'30"	41.06'	S44°44'25"E	36.60'
C155	175.00'	13°45'36"	42.03'	S15°07'27"E	41.93'
C156	175.00'	6°31'15"	19.92'	S25°15'53"E	19.91'
C157	175.00'	8°12'10"	25.05'	N24°25'25"W	25.03'
C158	175.00'	13°38'37"	41.67'	N13°30'02"W	41.57'
C159	175.00'	8°59'33"	27.47'	N02°10'57"W	27.44'
C160	25.00'	85°53'30"	37.48'	N45°15'35"E	34.07'
C161	175.00'	13°21'01"	40.78'	S33°11'19"E	40.68'
C162	175.00'	30°24'02"	92.85'	S55°03'51"E	91.77'
C163	175.00'	21°31'48"	65.76'	S81°01'46"E	65.37'
C166	225.00'	9°21'53"	36.78'	S41°16'07"E	36.73'
C167	225.00'	9°21'53"	36.78'	S50°38'00"E	36.73'
C168	225.00'	9°21'53"	36.78'	S59°59'54"E	36.73'
C169	225.00'	9°21'53"	36.78'	S69°21'47"E	36.73'
C170	225.00'	9°21'53"	36.78'	S78°43'40"E	36.73'
C171	225.00'	8°23'03"	32.92'	S87°36'09"E	32.90'
C190	460.00'	39°32'50"	317.51'	S46°17'14"E	311.24'
C199	345.00'	9°21'53"	56.39'	S41°16'07"E	56.33'
C200	345.00'	9°21'53"	56.39'	S50°38'00"E	56.33'
C201	345.00'	9°21'53"	56.39'	S59°59'54"E	56.33'
C202	345.00'	9°21'53"	56.39'	S69°21'47"E	56.33'
C203	345.00'	9°21'53"	56.39'	S78°43'40"E	56.33'
C204	345.00'	8°23'03"	50.48'	S87°36'09"E	50.44'

- LEGEND**
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  - LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
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  - P.C. POINT OF CURVATURE
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  - JE-E JE-E ELECTRIC EASEMENT
  - JE-E.E. JE-E EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
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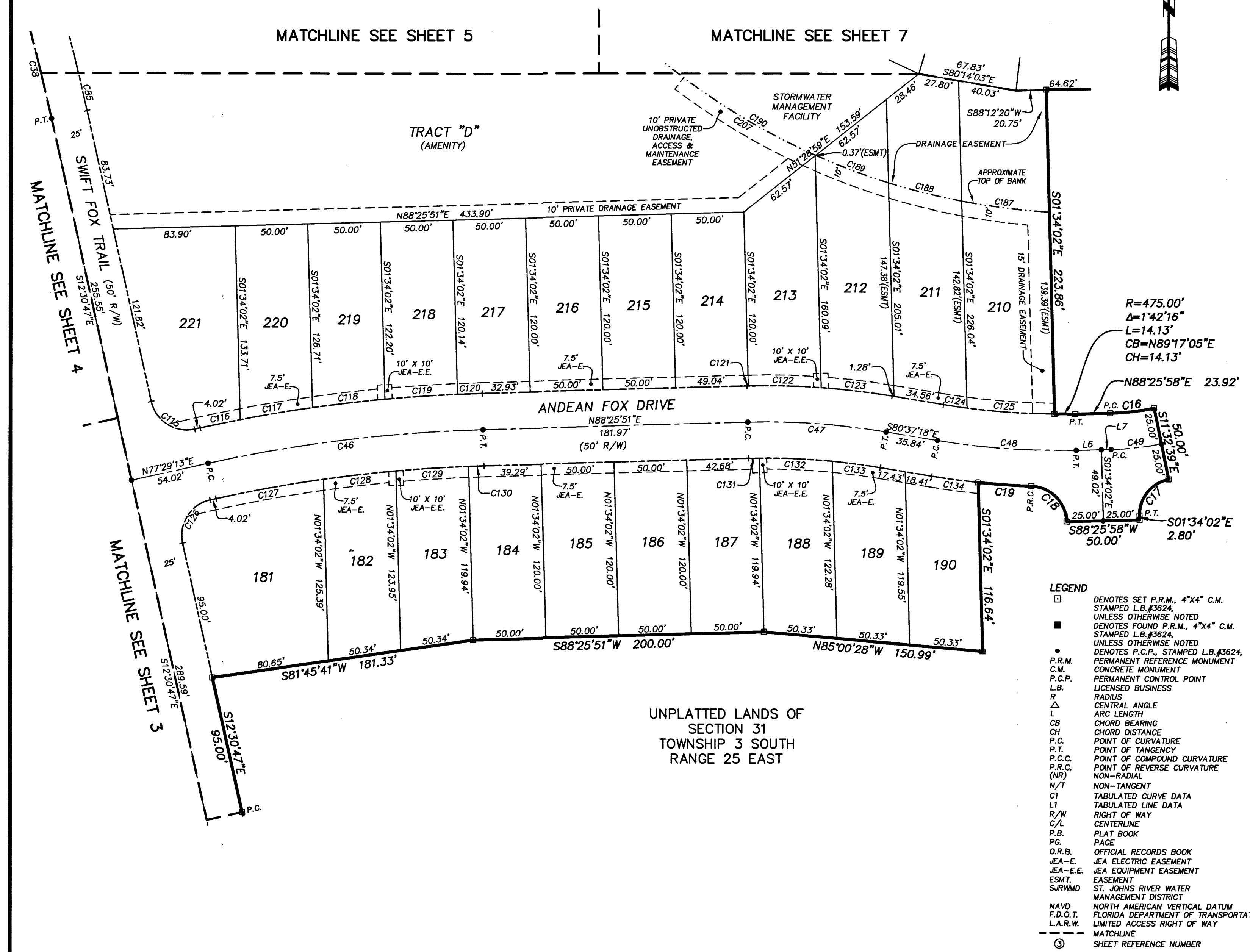


CITY DEVELOPMENT PLAN NO. 4860.055  
 CITY DEVELOPMENT PLAT NO. 4860.055

PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

**FOX CREEK PHASE 1**  
 A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST  
 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 8 OF 8 SHEETS  
 SEE SHEET 2 FOR NOTES

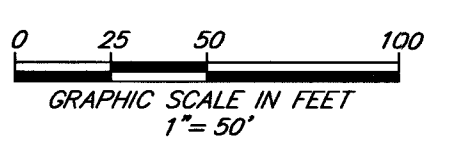


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	175.00'	9°58'36"	30.47'	N83°26'39"E	30.43'
C17	25.00'	80°01'24"	34.92'	S38°26'39"W	32.15'
C18	25.00'	86°35'04"	37.78'	N44°51'35"W	34.29'
C19	525.00'	4°00'03"	36.66'	N86°09'05"W	36.65'
C20	25.00'	90°00'00"	39.27'	S57°30'47"E	35.36'
C38	1530.00'	3°04'09"	81.96'	S14°02'52"E	81.95'
C45	700.00'	1°57'10"	23.86'	N78°27'48"E	23.86'
C46	1000.00'	1°56'38"	191.01'	S82°57'32"W	190.72'
C47	500.00'	1°56'51"	95.54'	N86°05'43"W	95.39'
C48	500.00'	1°56'45"	95.52'	S86°05'40"E	95.37'
C49	200.00'	9°58'36"	34.83'	N83°26'39"E	34.78'
C85	1555.00'	8°57'51"	243.28'	N16°59'43"W	243.04'
C115	25.00'	90°00'00"	39.27'	S57°30'47"E	35.36'
C116	1025.00'	1°33'47"	27.96'	S78°16'06"W	27.96'
C117	1025.00'	2°49'21"	50.49'	S80°27'40"W	50.49'
C118	1025.00'	2°48'24"	50.21'	S83°16'33"W	50.20'
C119	1025.00'	2°47'51"	50.05'	S86°04'40"W	50.04'
C120	1025.00'	0°57'16"	17.07'	S87°57'13"W	17.07'
C121	525.00'	0°06'17"	0.96'	S88°29'00"W	0.96'
C122	525.00'	5°27'56"	50.08'	N88°43'54"W	50.06'
C123	525.00'	5°22'39"	49.27'	N83°18'37"W	49.26'
C124	475.00'	1°58'03"	16.31'	S81°36'19"E	16.31'
C125	475.00'	7°16'26"	60.30'	S86°13'34"E	60.26'
C126	25.00'	90°00'00"	39.27'	S32°29'13"W	35.36'
C127	975.00'	4°25'26"	75.28'	S79°41'56"W	75.26'
C128	975.00'	2°57'00"	50.20'	S83°23'09"W	50.19'
C129	975.00'	2°56'26"	50.04'	S86°19'52"W	50.03'
C130	975.00'	0°37'46"	10.71'	S88°08'58"W	10.71'
C131	475.00'	0°52'58"	7.32'	S88°52'20"W	7.32'
C132	475.00'	6°02'53"	50.14'	N87°39'44"W	50.12'
C133	475.00'	4°01'00"	33.30'	N82°37'48"W	33.29'
C134	525.00'	3°31'46"	32.34'	S82°23'11"E	32.33'
C187	460.00'	7°33'47"	60.72'	S83°00'01"E	60.68'
C188	460.00'	6°28'08"	51.94'	S75°59'04"E	51.91'
C189	460.00'	6°41'21"	53.70'	S89°24'19"E	53.67'
C190	460.00'	39°32'50"	317.51'	S46°17'14"E	311.24'
C207	460.00'	13°09'05"	105.59'	S59°29'06"E	105.35'

R=475.00'  
 A=1°42'16"  
 L=14.13'  
 CB=N89°17'05"E  
 CH=14.13'

- LEGEND**
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UNPLATTED LANDS OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L6	N88°25'58"E	17.23'
L7	N88°25'58"E	6.69'

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