

FOX CREEK PHASE 2
A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Section 31, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Tract "H" as depicted on the plat of Fox Creek Phase 1, as recorded in Plat Book 63, pages 190 through 197 of the current Public Records of said county; thence Northerly along the Easterly line of said plat the following 37 courses: Course 1, thence North 02°29'50" West, 149.73 feet; Course 2, thence North 77°29'13" East, 12.30 feet; Course 3, thence North 12°30'47" West, 50.00 feet to a point on a curve concave Northeasterly having a radius of 25.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 57°30'47" West, 35.36 feet; Course 5, thence North 12°30'47" West, 95.00 feet; Course 6, thence North 81°45'41" East, 181.33 feet; Course 7, thence North 88°25'51" East, 200.00 feet; Course 8, thence South 85°00'28" East, 150.99 feet; Course 9, thence North 01°34'02" West, 116.64 feet to a point on a curve concave Northerly having a radius of 525.00 feet; Course 10, thence Easterly along the arc of said curve, through a central angle of 04°00'03", an arc length of 36.66 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 25°00'00" East, 36.65 feet; Course 11, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 86°35'04", an arc length of 37.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 44°51'35" East, 34.29 feet; Course 12, thence North 88°25'58" East, 50.00 feet; Course 13, thence North 01°34'02" West, 2.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; Course 14, thence Northeasterly along the arc of said curve, through a central angle of 80°01'24", an arc length of 34.92 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 38°26'39" East, 32.15 feet; Course 15, thence North 11°32'39" West, 50.00 feet to a point on a curve concave Northerly having a radius of 175.00 feet; Course 16, thence Westerly along the arc of said curve, through a central angle of 09°58'36", an arc length of 30.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°26'39" West, 30.43 feet; Course 17, thence South 88°25'58" West, 23.92 feet to the point of curvature of a curve concave Northerly having a radius of 475.00 feet; Course 18, thence Westerly along the arc of said curve, through a central angle of 01°42'16", an arc length of 14.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 89°17'05" West, 14.13 feet; Course 19, thence North 01°34'02" West, 223.86 feet; Course 20, thence North 88°12'20" East, 243.87 feet; Course 21, thence North 01°47'40" West, 185.01 feet; Course 22, thence North 88°12'20" East, 32.09 feet; Course 23, thence North 01°47'40" West, 50.00 feet; Course 24, thence North 88°12'20" East, 93.45 feet; Course 25, thence North 02°18'50" East, 129.23 feet; Course 26, thence North 12°03'06" West, 82.58 feet; Course 27, thence North 07°17'34" West, 40.57 feet; Course 28, thence North 00°32'22" East, 40.02 feet; Course 29, thence North 11°11'09" East, 80.97 feet; Course 30, thence North 09°27'14" East, 40.31 feet; Course 31, thence North 02°18'50" East, 120.00 feet; Course 32, thence North 87°41'10" West, 120.00 feet; Course 33, thence North 02°18'50" East, 8.92 feet to the point of curvature of a curve concave Easterly having a radius of 975.00 feet; Course 34, thence Northerly along the arc of said curve, through a central angle of 01°28'16", an arc length of 25.03 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 03°02'57" East, 25.03 feet; Course 35, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 88°31'44", an arc length of 38.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 48°02'57" East, 34.90 feet; Course 36, thence South 87°41'10" East, 6.27 feet; Course 37, thence North 02°18'50" East, 50.00 feet; thence South 87°41'10" East, departing said Easterly line, 94.25 feet; thence North 05°30'41" East, 92.68 feet; thence North 02°18'50" East, 200.00 feet; thence South 87°41'10" East, 118.81 feet to a point on a curve concave Westerly having a radius of 3000.00 feet; thence Northerly along the arc of said curve, through a central angle of 00°32'59", an arc length of 28.78 feet to point of compound curvature, said arc being subtended by a chord bearing and distance of North 00°25'28" East, 28.78 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 25.00 feet, through a central angle of 36°07'12", an arc length of 15.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 17°54'37" West, 15.50 feet; thence North 89°52'04" East, 206.08 feet to a point lying on the Westerly limited access right of way line of Branon Field / Chaffee Road (Cecil Commerce Center Parkway as posted), a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 72016-2501; thence Southerly along said Westerly limited access right of way line the following 6 courses: Course 1, thence South 01°47'15" East, 22.50 feet; Course 2, thence South 02°18'50" West, 950.21 feet; Course 3, thence South 09°59'32" West, 702.09 feet to a point on a curve concave Westerly having a radius of 5635.58 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 03°34'47", an arc length of 352.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°42'48" West, 352.05 feet; Course 5, thence South 10°30'12" West, 120.93 feet to the point of curvature of a curve concave Northwesterly having a radius of 336.00 feet; Course 6, thence Southwesterly along the arc of said curve, through a central angle of 77°42'00", an arc length of 455.67 feet to the point of tangency of said curve, said point lying on the Northerly limited access right of way line of Argyle Forest Boulevard, a variable width limited access right of way as depicted on said Florida Department of Transportation Right of Way Map Section No. 72016-2501, said arc being subtended by a chord bearing and distance of South 49°21'17" West, 421.55 feet; thence Westerly along said Northerly limited access right of way line the following 3 courses: Course 1, thence South 88°12'21" West, 626.79 feet; Course 2, thence North 21°48.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 03°00'02", an arc length of 112.49 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 89°00'11" West, 112.48 feet.

Containing 22.86 acres, more or less.

Approved 16 FEB 2018
Date
[Signature]
City Engineer
Director of Public Works
Approved JANUARY 13, 2018
Date
[Signature]
for General Counsel

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 17693, Page 326, of the Public 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.

Signed in the presence of:
Witness
[Signature]
Printed Name
[Signature]
Printed Name
INTRACOASTAL BANK
a Florida banking corporation
BY: [Signature]
Richard Wells
Senior Vice President

STATE OF FLORIDA, COUNTY OF VOLUSIA
The foregoing instrument was acknowledged before me this 22ND day of JANUARY, 2018, by Richard Wells, Senior Vice President, as authorized agent of Intracoastal Bank, a Florida banking corporation, on behalf of the bank.

[Signature] My Commission Expires _____
Notary Public, State of Florida at Large
[Signature]
Printed Name
ALCEM HUNTERSON Number
MY COMMISSION # GG 028235
EXPIRES: September 24, 2020
Bonded The State Public Utilitarians

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 17703, Page 952, of the Public 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.

Signed in the presence of:
Witness
[Signature]
Printed Name
[Signature]
Printed Name
D.R. Horton, Inc.-Jacksonville
a Delaware corporation
BY: [Signature]
John E. Zakoske,
Vice President

STATE OF FLORIDA, COUNTY OF ST. JOHNS
The foregoing instrument was acknowledged before me this 23 day of JANUARY, 2018, by John E. Zakoske, Vice President of D.R. Horton, Inc.-Jacksonville, a Delaware corporation, on behalf of the corporation.

[Signature] My Commission Expires _____
Notary Public, State of Florida at Large
[Signature]
Printed Name
DEBORAH E. MCCLURE
MY COMMISSION # GG 05987
EXPIRES: July 10, 2020
Bonded The State Public Utilitarians

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.
[Signature] Date 2/16/18
John Pappas, P.E.
Director of Public Works

CLERK'S CERTIFICATE 2018039610

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 70 pages 176-178 of the Public Records of Duval County, Florida, this 20TH day of FEB, 2018.
[Signature] [Signature]
Ronnie Fussell, Clerk of the Circuit Court 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 FEB, 2018.
[Signature]
W. Monroe Hazen
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 3398

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 8TH day of FEBRUARY, 2018.
[Signature]
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

ADOPTION AND DEDICATION

This is to certify that JP Fox Creek LLC, a Florida limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Fox Creek Phase 2, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of those lands.

Tracts "A" and "B" (Landscape Buffer) and Tract "C" (Conservation Tract) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

All rights of way and drainage easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, ("City") its successors and assigns. 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 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 all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; 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 Owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of the Owner, its successor, and assigns. 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 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 stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.

The Owner, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge and 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 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 agents, contractors, employees, servants, licensees, or concessionaires within Fox Creek Phase 2. The Owner's successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Upon failure of the Fox Creek at Oakleaf Home Owners' Association, Inc., a Florida not-for-profit corporation, to the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on all the lot owners within all phases of the Fox Creek Development.

All private unobstructed drainage, access and maintenance easements shown hereon shall remain privately owned and the sole and exclusive property of the Owner, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns.

Those easements designated as "JE-A Utility Easements" for water, water reuse and sewer utilities are hereby irrevocably dedicated to JE-A, its successors and assigns, for its non-exclusive use in conjunction with its utility system. Those easements designated as "JE-A-EE" are hereby irrevocably and without reservation dedicated to JE-A, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JE-A-E" are hereby irrevocably and without reservation dedicated to JE-A, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the Florida Statutes; however, any cable television service providers specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has executed this plat on the 22ND day of JANUARY, 2018.

[Signature]
Witness
[Signature]
Printed Name
OWNER: JP Fox Creek LLC
a Florida limited liability company
BY: [Signature]
Anand Jabalia
Manager

STATE OF FLORIDA, COUNTY OF VOLUSIA
The foregoing instrument was acknowledged before me this 22ND day of JANUARY, 2018, by Anand Jabalia, Manager, on behalf of JP Fox Creek LLC, a Florida limited liability company; he being known to me and did not take an oath.

[Signature] My Commission expires 05-13-18
Notary Public, State of Florida at Large
[Signature]
Printed Name
Commission Number FF 112582
PAM CLIFTON
MY COMMISSION # FF 112582
EXPIRES: May 13, 2018
Bonded The State Public Utilitarians

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

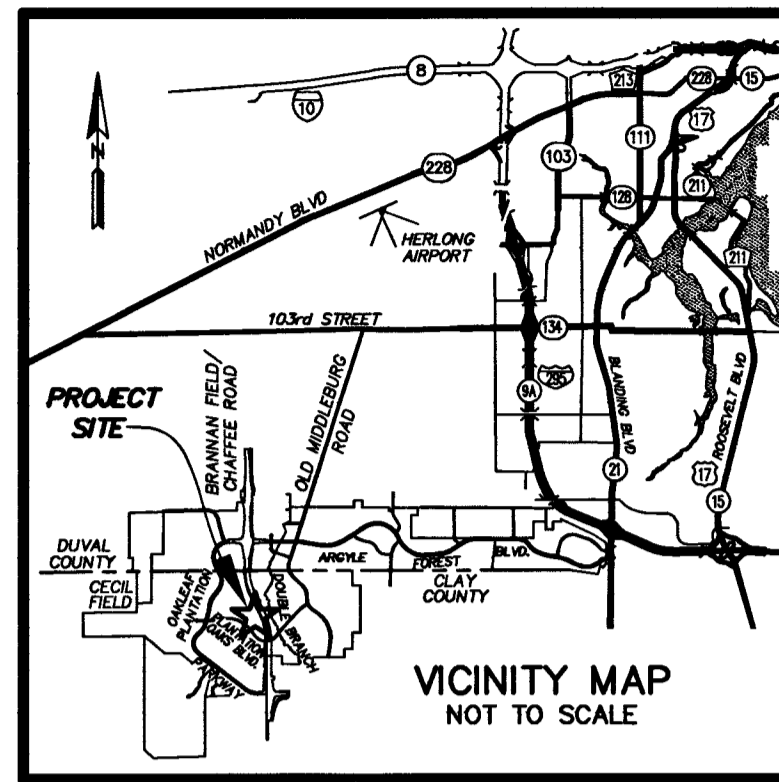
CITY DEVELOPMENT PLAT NO. 4860.067
CITY DEVELOPMENT PLAN NO. 4860.055

FOX CREEK PHASE 2

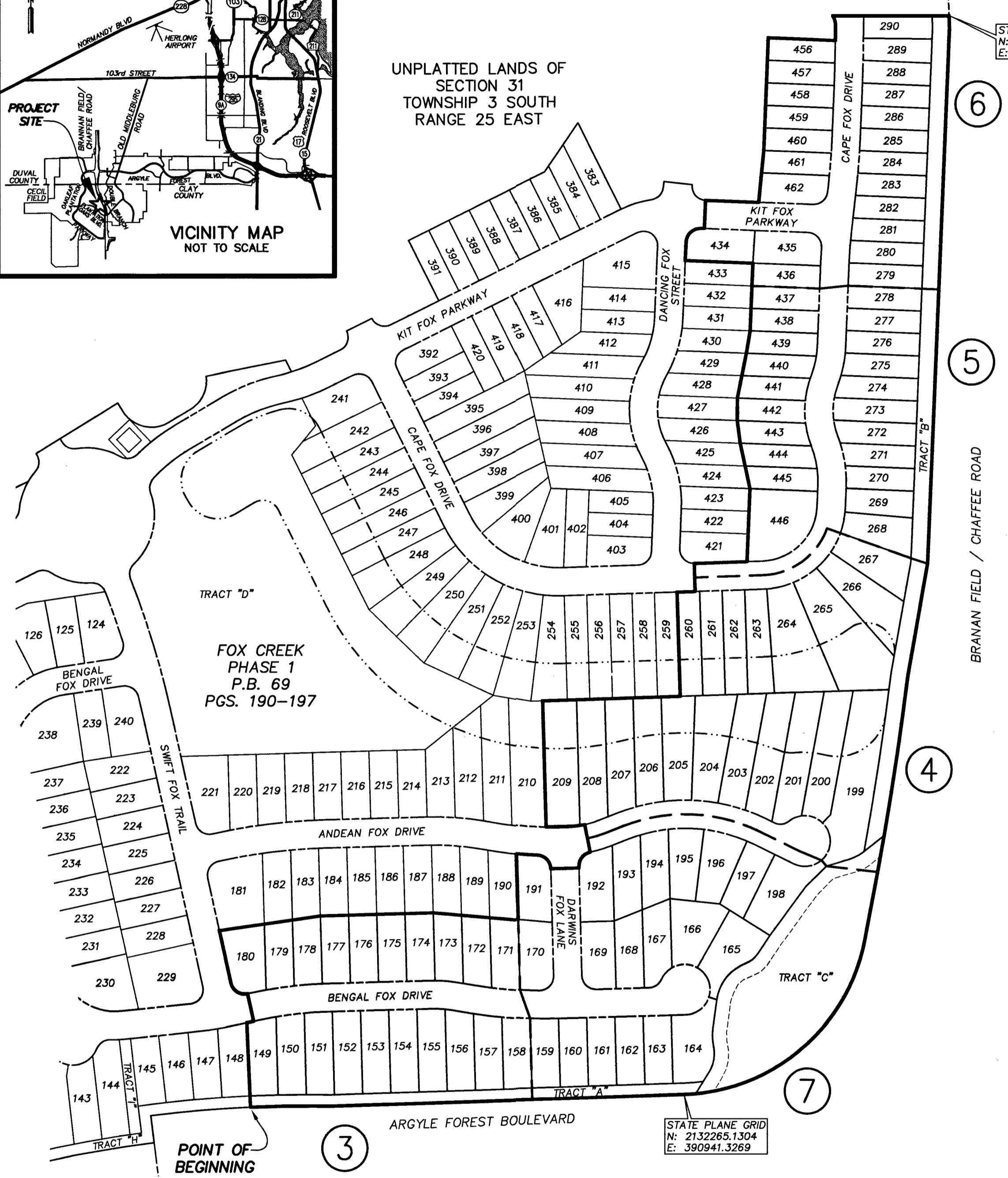
A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 2 OF 7 SHEETS



UNPLATTED LANDS OF
SECTION 31
TOWNSHIP 3 SOUTH
RANGE 25 EAST



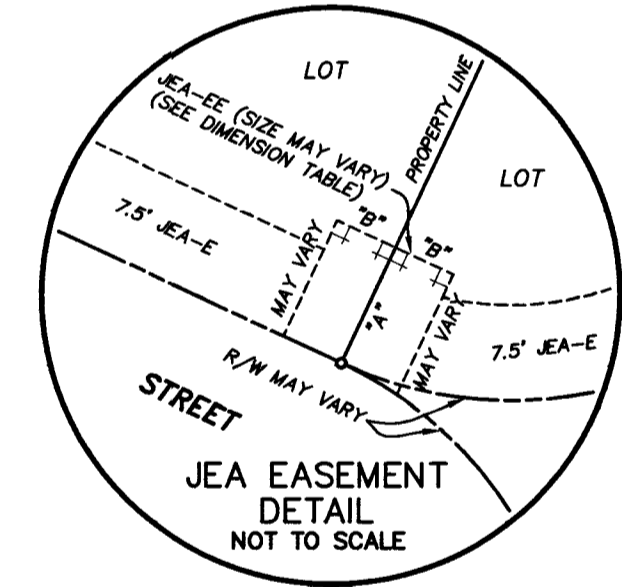
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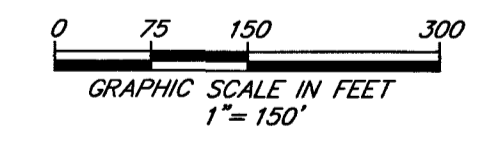


- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly line of Fox Creek Phase 1 as being North 02°29'50" West.
 - 2) **NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted 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

- 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - 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
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JE-E JE-ELECTRIC EASEMENT
 - JE-E.E. JE-EQUIPMENT EASEMENT
 - ES.MT. 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
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



1/4" 10'	TYPICAL 10'x10' JEA
3/8" 6'	EQUIPMENT EASEMENT
1/2" 10'	TYPICAL 10'x20' JEA
3/4" 10'	EQUIPMENT EASEMENT



CITY DEVELOPMENT PLAT NO. 4860.067
CITY DEVELOPMENT PLAN NO. 4860.055

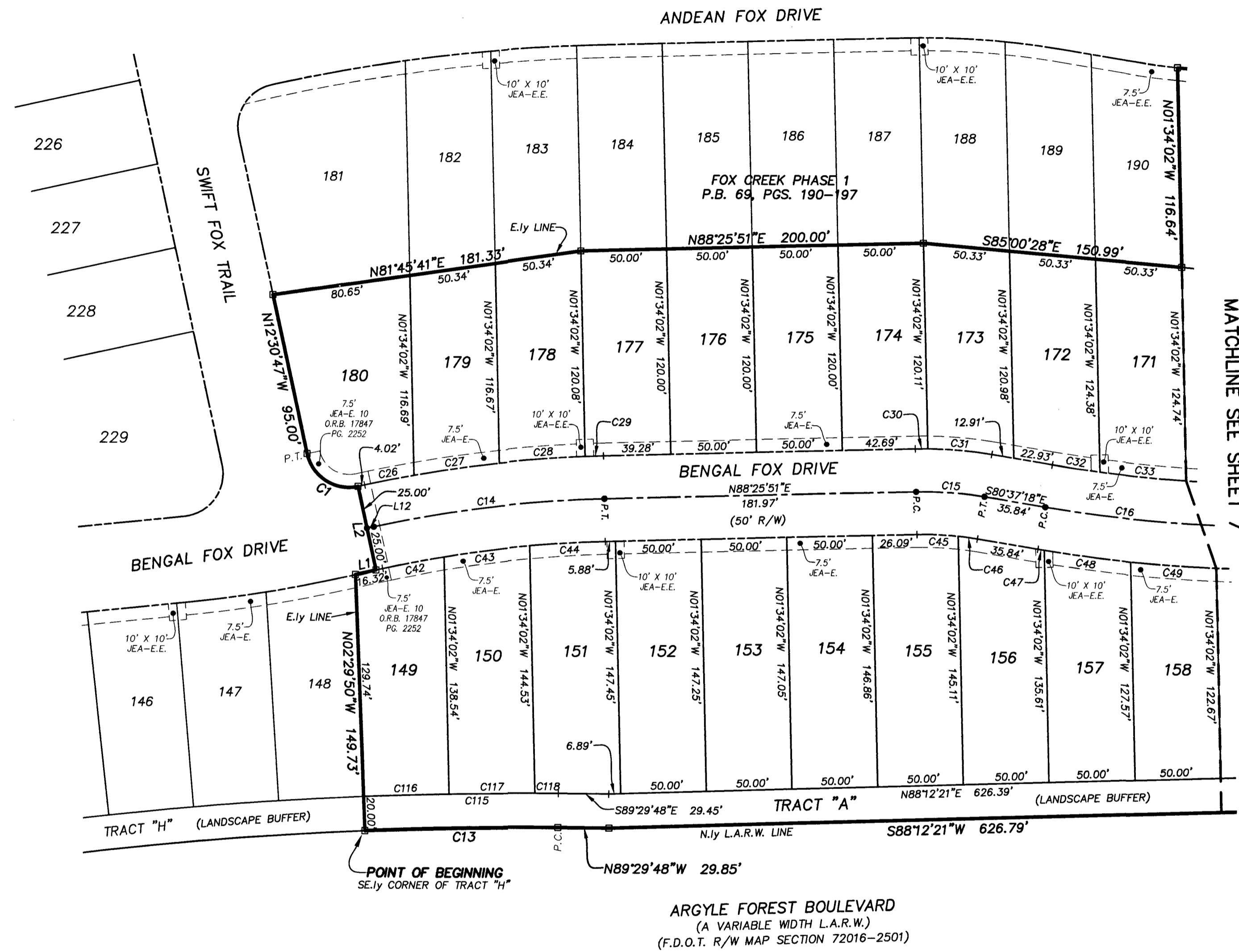
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

FOX CREEK PHASE 2

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

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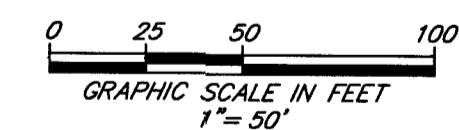
SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	N57°30'47"W	35.36'
C13	2148.00'	3°00'02"	112.49'	S89°00'11"W	112.48'
C14	710.00'	10°56'39"	135.62'	N82°57'32"E	135.41'
C15	210.00'	10°56'51"	40.12'	S86°05'43"E	40.06'
C16	790.00'	10°56'45"	150.92'	S86°05'40"E	150.69'
C26	735.00'	2°16'48"	29.25'	S78°37'37"W	29.25'
C27	735.00'	3°55'31"	50.35'	S81°43'46"W	50.34'
C28	735.00'	3°54'11"	50.07'	S85°38'37"W	50.06'
C29	735.00'	0°50'08"	10.72'	S88°00'47"W	10.72'
C30	235.00'	1°46'58"	7.31'	S89°19'20"W	7.31'
C31	235.00'	9°09'53"	37.59'	N85°12'14"W	37.55'
C32	765.00'	2°05'25"	27.91'	S81°40'00"E	27.91'
C33	765.00'	3°46'24"	50.38'	S84°35'55"E	50.37'
C42	685.00'	3°02'46"	36.42'	S79°00'36"W	36.41'
C43	685.00'	4°12'17"	50.27'	S82°38'07"W	50.26'
C44	685.00'	3°41'36"	44.16'	S86°35'03"W	44.15'
C45	185.00'	7°25'28"	23.97'	N87°51'25"W	23.96'
C46	185.00'	3°31'23"	11.38'	N82°22'59"W	11.37'
C47	815.00'	0°15'23"	3.65'	S80°44'59"E	3.65'
C48	815.00'	3°33'31"	50.62'	S82°39'26"E	50.61'
C49	815.00'	3°31'52"	50.23'	S86°12'07"E	50.22'
C115	2168.00'	3°00'02"	113.54'	S89°00'11"W	113.52'
C116	2168.00'	1°19'02"	49.84'	S88°09'41"W	49.84'
C117	2168.00'	1°19'18"	50.01'	S89°28'51"W	50.01'
C118	2168.00'	0°21'42"	13.69'	N89°40'39"W	13.69'

- LEGEND**
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 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°29'13"E	12.30'
L2	N12°30'47"W	50.00'
L12	N77°29'13"E	4.02'



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CITY DEVELOPMENT PLAN NO. 4860.055

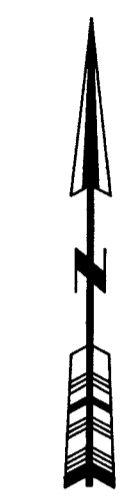
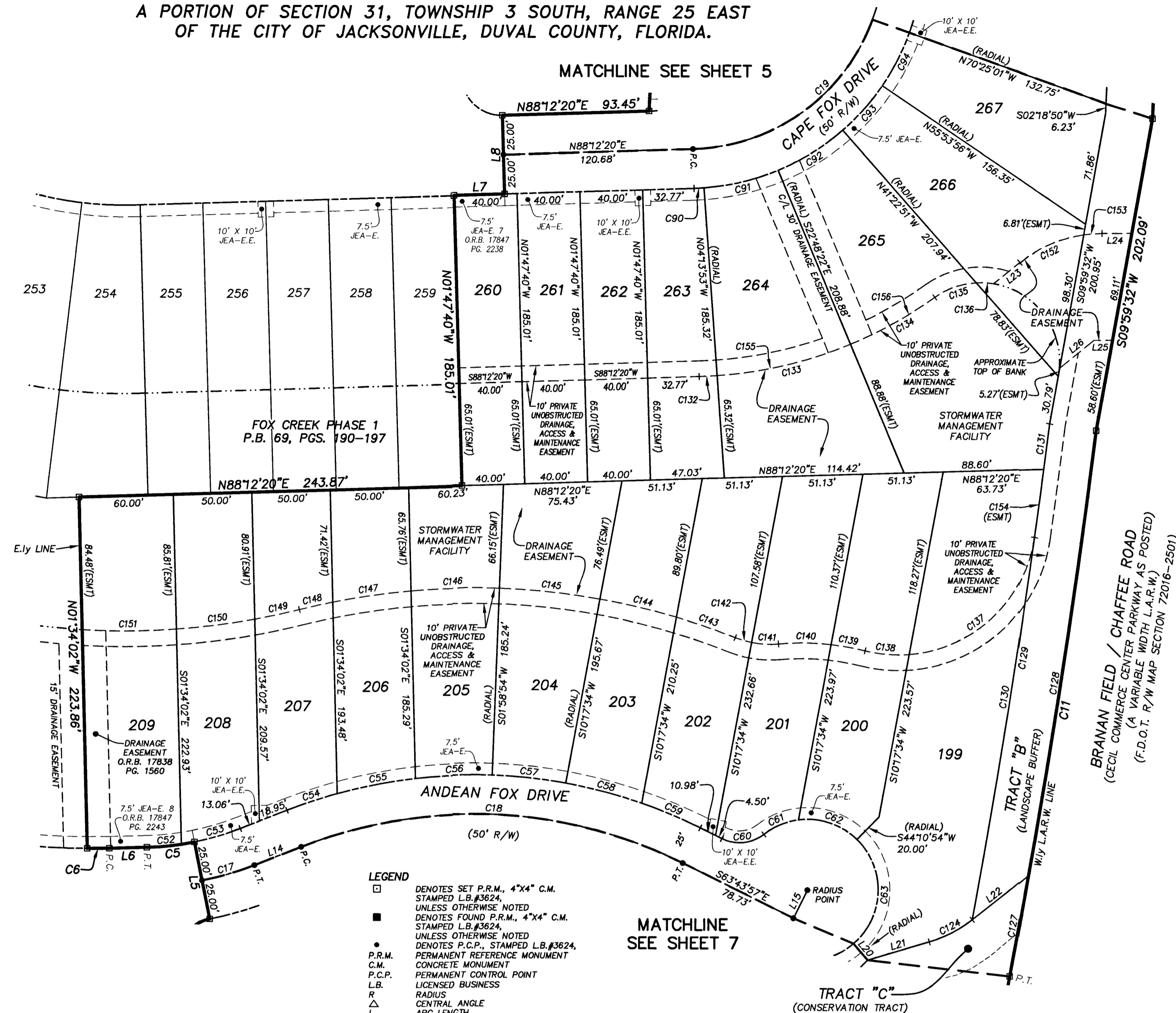
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

FOX CREEK PHASE 2

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

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 5

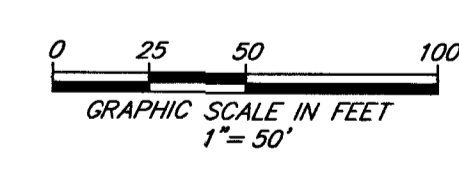


LINE	BEARING	LENGTH
L5	N11°32'39"W	50.00'
L6	S88°25'58"W	23.92'
L7	N88°12'20"E	32.09'
L8	N01°47'40"W	50.00'
L14	N68°29'39"E	32.01'
L15	N26°16'03"E	20.00'
L20	N40°53'19"W	13.81'
L21	S73°24'05"W	40.91'
L22	S51°27'14"W	45.32'

- 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - 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
 - P.T. POINT OF TANGENCY
 - P.C.P. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JE-E JE-ELECTRIC EASEMENT
 - JE-E-E JE-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
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

LINE	BEARING	LENGTH
L23	N50°41'50"E	21.51'
L24	N89°42'24"E	18.91'
L25	S89°42'24"W	11.88'
L26	S50°41'50"W	28.08'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	175.00'	9°58'36"	30.47'	S83°26'39"W	30.43'
C6	475.00'	1°42'16"	14.13'	S89°17'05"W	14.13'
C17	200.00'	9°57'42"	34.77'	N73°28'30"E	34.73'
C11	5635.58'	3°34'47"	352.11'	S08°42'48"W	352.05'
C18	300.00'	4°46'23"	250.14'	S87°37'09"E	242.96'
C19	125.00'	8°53'30"	187.39'	N45°15'35"E	170.33'
C52	175.00'	7°12'21"	22.01'	N84°49'47"E	21.99'
C53	175.00'	12°43'57"	38.89'	N74°51'38"E	38.81'
C54	325.00'	5°56'06"	33.66'	S71°27'42"W	33.65'
C55	325.00'	8°56'50"	50.75'	S78°54'10"W	50.70'
C56	325.00'	8°36'19"	48.81'	S87°40'44"W	48.77'
C57	325.00'	8°18'40"	47.14'	N83°51'46"W	47.10'
C58	325.00'	8°51'00"	50.20'	N75°16'57"W	50.15'
C59	325.00'	7°07'30"	40.41'	N67°17'42"W	40.39'
C60	25.00'	64°37'23"	28.20'	N83°57'21"E	26.73'
C61	45.00'	30°50'51"	24.23'	S67°04'05"W	23.94'
C62	45.00'	51°41'23"	40.60'	N71°39'48"W	39.23'
C63	45.00'	94°55'47"	74.56'	N01°38'47"E	66.32'
C90	150.00'	2°26'13"	6.38'	N86°59'13"E	6.38'
C91	150.00'	18°34'29"	48.63'	N76°28'52"E	48.42'
C92	150.00'	18°34'29"	48.63'	N57°54'23"E	48.42'
C93	150.00'	14°31'05"	38.01'	N41°21'36"E	37.91'
C94	150.00'	14°31'05"	38.01'	N26°50'31"E	37.91'
C124	80.96'	21°56'51"	31.01'	N62°25'39"E	30.82'
C127	5635.58'	0°39'52"	65.37'	N101°01'57"E	65.37'
C128	5635.58'	2°54'55"	286.74'	N08°22'52"E	286.71'
C129	5605.58'	3°16'09"	319.84'	N08°33'02"E	319.80'
C130	5605.58'	2°58'08"	290.47'	N08°42'02"E	290.43'
C131	5605.58'	0°18'01"	29.38'	N07°03'58"E	29.38'
C132	270.00'	2°26'13"	11.48'	N86°59'13"E	11.48'
C133	270.00'	18°34'29"	87.53'	N76°28'52"E	87.15'
C134	270.00'	13°03'27"	61.53'	N60°39'54"E	61.40'
C135	50.00'	32°27'31"	28.33'	S70°21'56"W	27.95'
C136	50.00'	12°33'24"	10.98'	N87°07'38"W	10.94'
C137	87.00'	77°41'54"	117.98'	N46°30'40"E	109.15'
C138	87.00'	18°36'33"	28.26'	S85°20'07"E	28.13'
C139	165.00'	7°38'46"	22.02'	N79°51'13"W	22.00'
C140	165.00'	11°39'15"	33.56'	N89°30'13"W	33.50'
C141	60.00'	16°24'44"	17.19'	S87°07'28"E	17.13'
C142	60.00'	10°20'12"	10.82'	S73°45'01"E	10.81'
C143	455.00'	5°00'02"	39.71'	N71°04'56"W	39.70'
C144	455.00'	6°18'28"	50.09'	N76°44'11"W	50.07'
C145	455.00'	8°06'44"	64.42'	N83°56'47"W	64.37'
C146	455.00'	7°04'23"	56.17'	S88°27'39"W	56.13'
C147	455.00'	6°20'33"	50.37'	S81°45'11"W	50.34'
C148	455.00'	2°44'26"	21.76'	S77°12'42"W	21.76'
C149	460.00'	3°38'01"	29.17'	N77°39'29"E	29.17'
C150	460.00'	6°15'48"	50.28'	N82°36'23"E	50.26'
C151	460.00'	7°28'48"	60.05'	N89°28'41"E	60.01'
C152	83.00'	30°52'56"	44.74'	S66°08'18"W	44.20'
C153	83.00'	8°07'38"	11.77'	S85°38'35"W	11.76'
C154	5605.58'	0°26'45"	43.61'	N07°26'20"E	43.61'
C155	270.00'	15°23'24"	72.52'	N78°04'25"E	72.31'
C156	270.00'	9°52'22"	46.52'	N59°04'22"E	46.47'



CITY DEVELOPMENT PLAT NO. 4860.067
CITY DEVELOPMENT PLAN NO. 4860.055

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

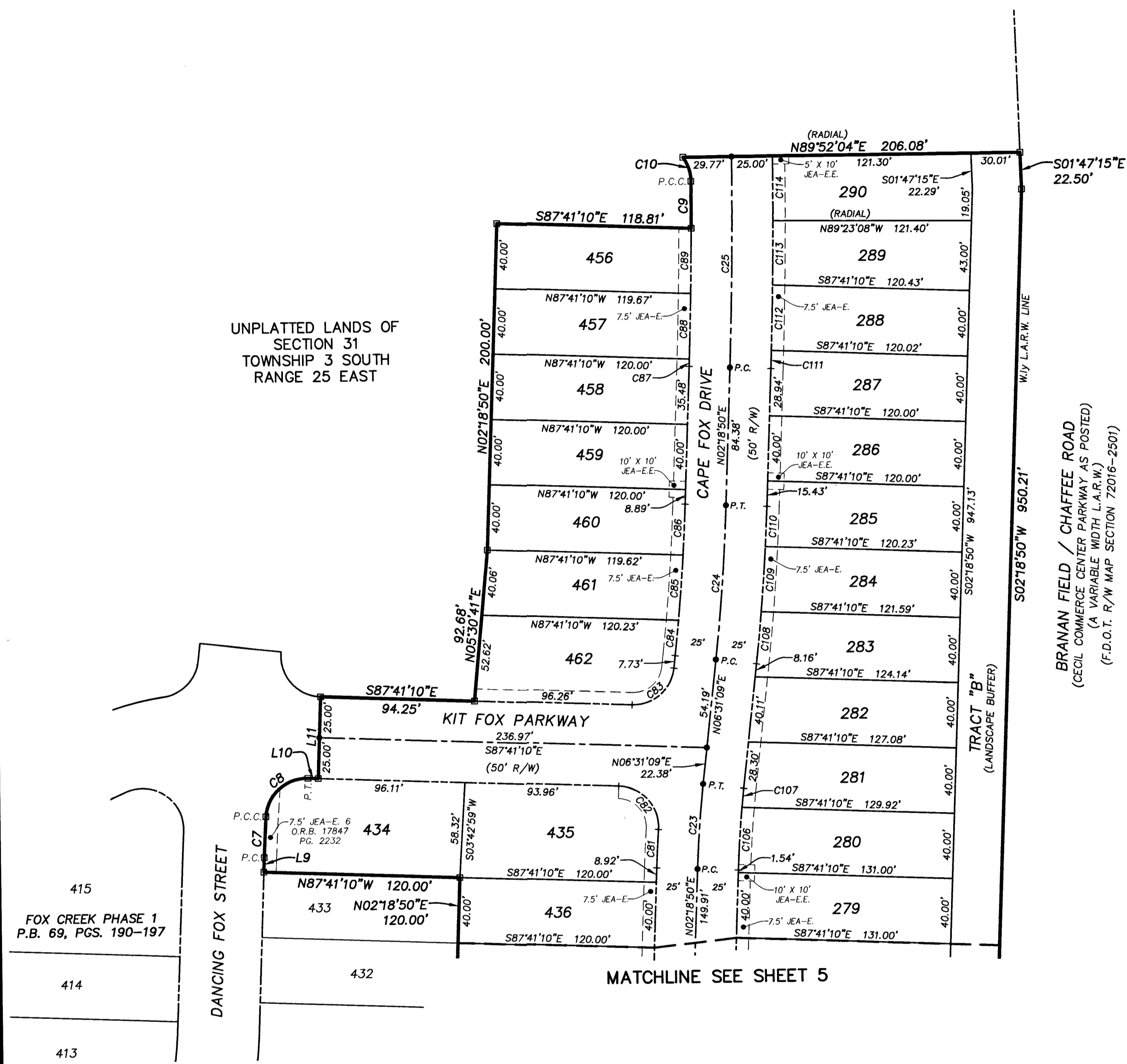
FOX CREEK PHASE 2

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

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	975.00'	128°16'	25.03'	N03°02'57"E	25.03'
C8	25.00'	88°31'44"	38.63'	N48°02'57"E	34.90'
C9	3000.00'	0°32'59"	28.78'	N00°25'28"E	28.78'
C10	25.00'	38°07'12"	15.76'	N17°54'37"W	15.50'
C23	710.00'	47°2'20"	52.11'	N04°24'59"E	52.10'
C24	1290.00'	47°2'20"	94.68'	N04°24'59"E	94.66'
C25	3025.00'	2°26'45"	129.14'	N01°05'27"E	129.13'
C81	735.00'	1°50'20"	23.59'	S03°14'00"W	23.59'
C82	25.00'	91°50'20"	40.07'	N41°46'00"W	35.92'
C83	25.00'	85°47'40"	37.43'	N49°24'59"E	34.03'
C84	1265.00'	0°58'59"	21.71'	N06°01'40"E	21.71'
C85	1265.00'	1°48'48"	40.03'	N04°37'46"E	40.03'
C86	1265.00'	1°24'33"	31.11'	N03°01'06"E	31.11'
C87	3000.00'	0°05'11"	4.52'	N02°16'14"E	4.52'
C88	3000.00'	0°45'50"	40.00'	N01°50'44"E	40.00'
C89	3000.00'	0°45'51"	40.01'	N01°04'53"E	40.01'
C106	685.00'	31°3'07"	38.48'	S03°55'23"W	38.48'
C107	685.00'	0°59'13"	11.80'	S06°01'33"W	11.80'
C108	1315.00'	1°23'28"	31.93'	N05°49'25"E	31.92'
C109	1315.00'	1°44'38"	40.02'	N04°15'23"E	40.02'
C110	1315.00'	1°04'14"	24.57'	N02°50'57"E	24.57'
C111	3050.00'	0°12'28"	11.06'	N02°12'36"E	11.06'
C112	3050.00'	0°45'05"	40.00'	N01°43'49"E	40.00'
C113	3050.00'	0°44'25"	39.41'	N00°59'04"E	39.41'
C114	3050.00'	0°44'48"	39.74'	N00°14'28"E	39.74'

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



BRANVAN FIELD / CHAFFEE ROAD
(CECIL COMMERCE CENTER PARKWAY AS POSTED)
(A VARIABLE WIDTH L.A.R.W.)
(F.D.O.T. R/W MAP SECTION 72016-2501)

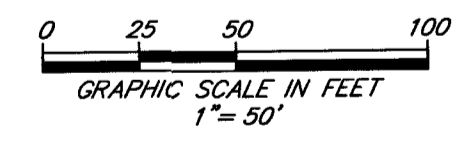
415
FOX CREEK PHASE 1
P.B. 69, PGS. 190-197

414

413

MATCHLINE SEE SHEET 5

LINE	BEARING	LENGTH
L9	N02°18'50"E	8.92'
L10	S87°41'10"E	6.27'
L11	N02°18'50"E	50.00'



- 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, PERMANENT REFERENCE MONUMENT
 - P.R.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - R LICENSED BUSINESS RADIUS
 - △ CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
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 - P.C. POINT OF CURVATURE
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 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
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 - JEA-E JEA ELECTRIC EASEMENT
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 - ESMT. EASEMENT
 - SJRWMD ST. JOHN'S 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

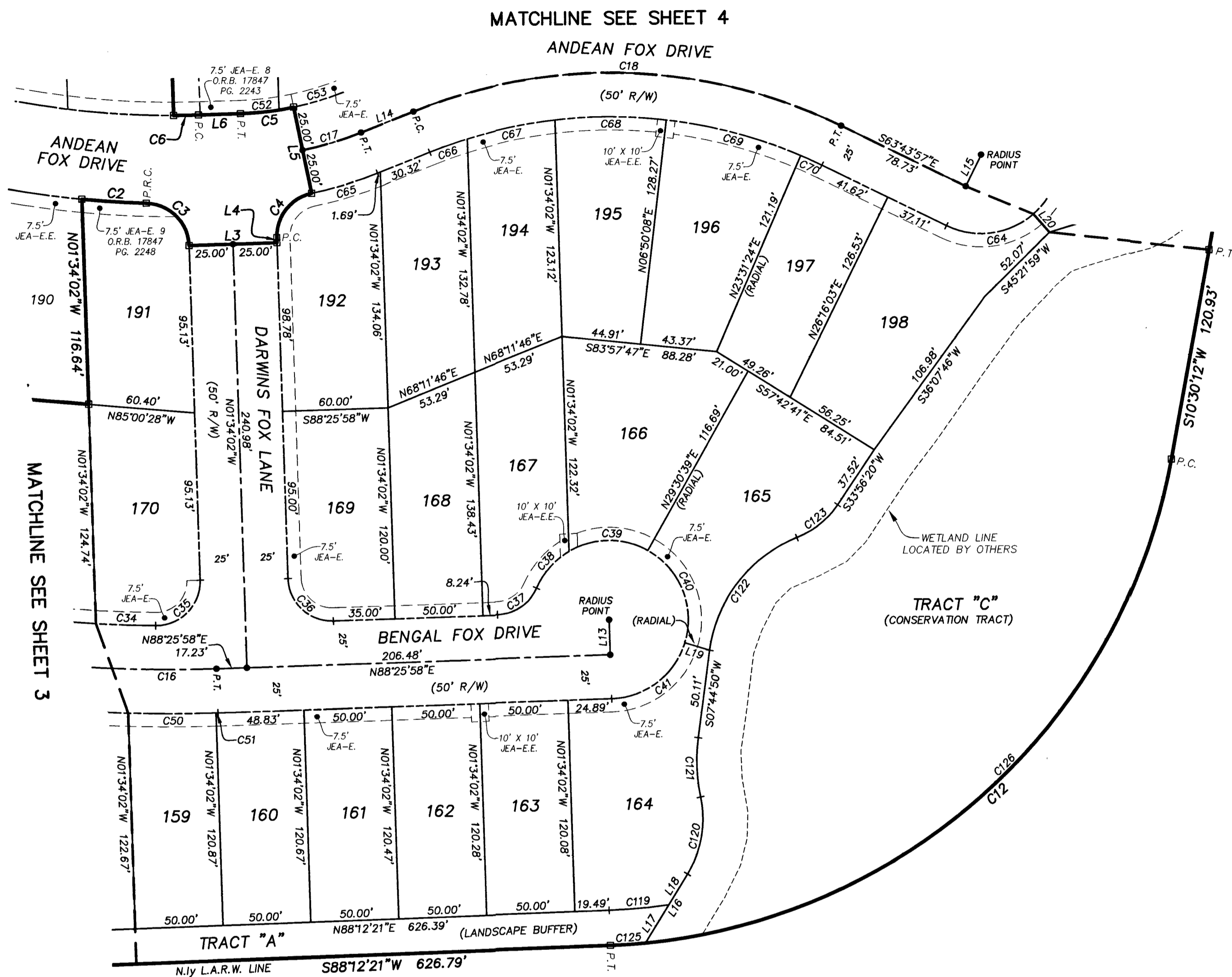
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CITY DEVELOPMENT PLAT NO. 4860.067
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FOX CREEK PHASE 2

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

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

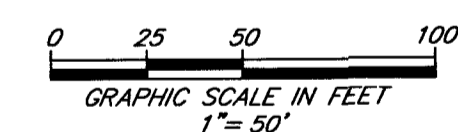
BRANAN FIELD / CHAFFEE ROAD
(CECIL COMMERCE CENTER PARKWAY AS POSTED)
(A VARIABLE WIDTH L.A.R.W.)
(F.D.O.T. R/W MAP SECTION 72016-2501)

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	525.00'	4'00'03"	36.66'	S86°09'05"E	36.65'
C3	25.00'	86°35'04"	37.78'	S44°51'35"E	34.29'
C4	25.00'	80°01'24"	34.92'	N38°26'39"E	32.15'
C5	175.00'	9°58'36"	30.47'	S83°26'39"W	30.43'
C6	475.00'	1°42'16"	14.13'	S89°17'05"W	14.13'
C12	336.00'	77°42'09"	455.67'	S49°21'17"W	421.55'
C16	790.00'	10°56'45"	150.92'	S86°05'40"E	150.69'
C17	200.00'	9°57'42"	34.77'	N73°28'30"E	34.73'
C18	300.00'	47°46'23"	250.14'	S87°37'09"E	242.96'
C34	765.00'	2°32'39"	33.97'	S87°45'26"E	33.97'
C35	25.00'	92°32'16"	40.38'	N44°42'06"E	36.13'
C36	25.00'	90°00'00"	39.27'	S46°34'02"E	35.36'
C37	25.00'	64°37'23"	28.20'	N56°07'16"E	26.73'
C38	45.00'	36°06'35"	28.36'	S41°51'52"W	27.89'
C39	45.00'	59°35'30"	46.80'	S89°42'55"W	44.72'
C40	45.00'	77°50'36"	61.14'	N21°34'03"W	56.54'
C41	45.00'	71°04'42"	55.82'	N52°53'37"E	52.31'
C50	815.00'	3°31'03"	50.03'	S89°43'35"E	50.03'
C51	815.00'	0°04'56"	1.17'	N88°28'26"E	1.17'
C52	175.00'	71°2'21"	22.01'	N84°49'47"E	21.99'
C53	175.00'	12°43'57"	38.89'	N74°51'38"E	38.81'
C64	45.00'	67°09'22"	52.74'	N82°41'22"E	49.78'
C65	225.00'	9°57'42"	39.12'	N73°28'30"E	39.07'
C66	275.00'	4°41'58"	22.56'	S70°50'38"W	22.55'
C67	275.00'	10°35'29"	50.83'	S78°29'22"W	50.76'
C68	275.00'	13°13'01"	63.44'	N89°36'24"W	63.30'
C69	275.00'	16°31'17"	79.30'	N74°44'15"W	79.02'
C70	275.00'	2°44'39"	13.17'	N65°06'17"W	13.17'
C119	316.00'	67°0'08"	34.02'	N85°07'17"E	34.01'
C120	60.00'	43°20'37"	45.39'	N09°59'58"E	44.31'
C121	100.00'	19°25'11"	33.89'	S01°57'45"E	33.73'
C122	80.00'	60°45'30"	84.83'	S38°07'36"W	80.92'
C123	50.00'	34°34'01"	30.17'	N51°13'20"E	29.71'
C125	336.00'	3°23'57"	19.93'	N86°30'23"E	19.93'
C126	336.00'	74°18'12"	435.74'	N47°39'18"E	405.84'

ARGYLE FOREST BOULEVARD
(A VARIABLE WIDTH L.A.R.W.)
(F.D.O.T. R/W MAP SECTION 72016-2501)

LINE TABLE		
LINE	BEARING	LENGTH
L3	N88°25'58"E	50.00'
L4	N01°34'02"W	2.80'
L5	N11°32'39"W	50.00'
L6	S88°25'58"W	23.92'
L13	N01°34'02"W	20.00'
L14	N68°29'39"E	32.01'
L15	N28°16'03"E	20.00'
L16	S31°40'16"W	45.87'
L17	N31°40'16"E	25.45'
L18	N31°40'16"E	20.41'
L19	N72°38'45"W	14.74'
L20	N40°53'19"W	13.81'

- 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - ∠ CENTRAL ANGLE
 - ℓ ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
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 - PS PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - SRWMD 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
 - Ⓢ SHEET REFERENCE NUMBER



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