

# HATTON CHASE UNIT FOUR

A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**CAPTION**

PORTIONS OF SECTIONS 18, 19, AND THE MARY ANN DAVIS GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY MOST CORNER OF LOT 283, HATTON CHASE UNIT THREE, AS RECORDED IN PLAT BOOK 52, PAGE 24 THROUGH 240 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE EASTERLY BOUNDARY LINE OF HATTON CHASE, AS RECORDED IN PLAT BOOK 50, PAGES 59 THROUGH 59C OF SAID CURRENT PUBLIC RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINE OF SAID HATTON CHASE: COURSE ONE ~ NORTH 03° 27' 48" EAST, A DISTANCE OF 45.78 FEET; COURSE TWO ~ NORTH 46° 23' 36" WEST, A DISTANCE OF 830.16 FEET; COURSE THREE ~ SOUTH 43° 35' 34" WEST, A DISTANCE OF 200.22 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3262, PAGE 732 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 46° 23' 36" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 700.20 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF A 150 FOOT JEA RIGHT OF WAY RECORDED IN OFFICIAL RECORDS VOLUME 2118, PAGE 148 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 43° 37' 39" EAST, ALONG THE LAST SAID LINE, A DISTANCE OF 1,226.65 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 41° 34' 11" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 930.78 FEET TO THE NORTHEASTERLY MOST CORNER OF THE LANDS DESCRIBED AS "MITIGATION AREA" AND RECORDED IN OFFICIAL RECORDS VOLUME 8280, PAGE 151 OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY, SOUTHERLY, EASTERLY AND NORTHEASTERLY, ALONG SAID LANDS, THE FOLLOWING FIVE COURSES: FIRST COURSE ~ NORTH 89° 52' 52" WEST, A DISTANCE OF 90.60 FEET; SECOND COURSE ~ SOUTH 48° 25' 49" WEST, A DISTANCE OF 491.51 FEET; THIRD COURSE ~ SOUTH 03° 31' 47" WEST, A DISTANCE OF 282.23 FEET; FOURTH COURSE ~ SOUTH 80° 48' 45" EAST, A DISTANCE OF 125.00 FEET; FIFTH COURSE ~ SOUTH 41° 34' 11" EAST, A DISTANCE OF 403.80 FEET, TO A POINT ON THE NORTH LINE OF SAID HATTON CHASE UNIT THREE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTH LINE: COURSE ONE ~ NORTH 86° 32' 12" WEST, A DISTANCE OF 242.08 FEET; COURSE TWO ~ SOUTH 03° 27' 48" WEST, A DISTANCE OF 32.42 FEET; COURSE THREE ~ NORTH 86° 32' 12" WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.57 ACRES, MORE OR LESS.

**CLERK'S CERTIFICATE** 2001024026

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 53, PAGES 95 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 23rd DAY OF JANUARY, A.D., 2001.

Jim Fuller DEPUTY CLERK  
JIM FULLER  
CLERK OF THE CIRCUIT COURT

**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.

Joe Thibault DIRECTOR OF PUBLIC WORKS  
DATE January 31st, 2001

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 30th DAY OF JANUARY, 2001.

Glenn E. McGregor  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, 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 CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 23rd DAY OF JANUARY, A.D., 2001.

David L. Lamp  
David L. Lamp  
Professional Surveyor and Mapper  
State of Florida LS No. 3535  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 St. Augustine Road  
Jacksonville, FL 32258  
(904) 642-8550  
Certificate of Authorization No. LB 3624

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT AGINCOURT DEVELOPERS, II, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF KNOWN AS HATTON CHASE UNIT FOUR, HAVING THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL LANES AND COURTS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREOF, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED DEVELOPER HEREBY RESERVES UNTO HIMSELF, TITLE TO TRACT A AND AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS OVER THE LANDS DESIGNATED AS PRIVATE EASEMENTS AND THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS, AND ASSIGNS.

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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 23rd DAY OF JANUARY, A.D., 2001.

OWNER: AGINCOURT DEVELOPERS, II  
A FLORIDA JOINT VENTURE  
BY: Raymond M. O'Steen  
A FLORIDA CORPORATION  
WITNESS: Kim Steeg  
Kim Steeg  
Jessica Steward  
Jessica Steward  
BY: Raymond M. O'Steen  
President

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUARY, A.D., 2001, BY RAYMOND M. O'STEEN, PRESIDENT OF FLORIDA FIRST COAST DEVELOPMENT CORPORATION, MANAGING JOINT VENTURER OF AGINCOURT DEVELOPERS, II, A FLORIDA JOINT VENTURE, ON BEHALF OF THE CORPORATION AND THE JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES March 8, 2002  
COMMISSION NUMBER CC 722916  
Jackie L. Alexander  
NAME Jackie L. Alexander  
Jackie L. Alexander  
MY COMMISSION # CCT2916 EXPIRES  
March 8, 2002  
BONDED THROUGH TROY FARM INSURANCE, INC.

**DEDICATION FOR MORTGAGEE**

THIS IS TO CERTIFY THAT SOUTHWEST BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, SOUTHWEST BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS SEAL AFFIXED THIS 23rd DAY OF JANUARY, A.D., 2001.

Scott Baldwin WITNESS SCOTT BALDWIN  
Lois G. O'Steen WITNESS  
SOUTHWEST BANK OF FLORIDA, N.A.  
Jerry Landowski  
BY: JERRY LANDOWSKI  
Vice President

**STATE OF FLORIDA, COUNTY OF DUVAL**

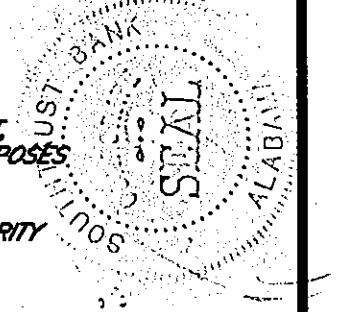
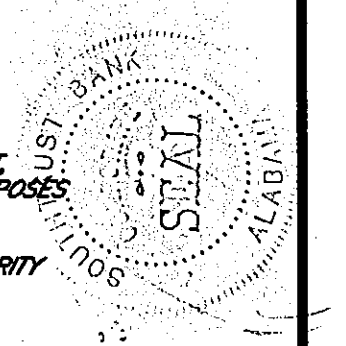
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUARY, A.D., 2001, BY JERRY LANDOWSKI, VICE PRESIDENT OF SOUTHWEST BANK, ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
NAME Ingrid C. Thompson  
MY COMMISSION EXPIRES  
COMMISSION NUMBER INGRID C. THOMPSON  
INGRID C. THOMPSON  
MY COMMISSION # CC 908975  
EXPIRES: MARCH 16, 2004  
BONDED THROUGH TROY FARM INSURANCE

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

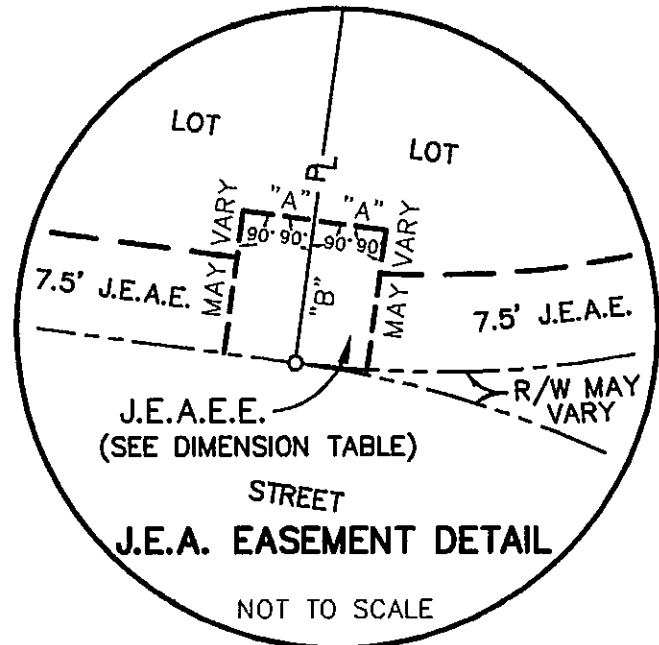
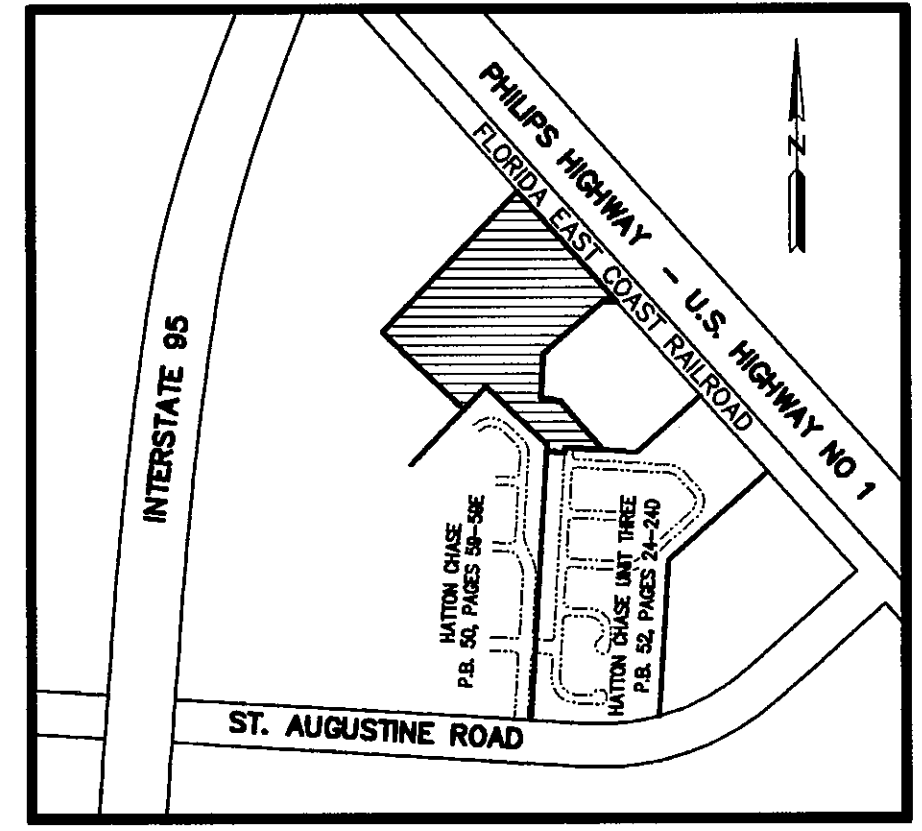
CITY DEV. NO. 2794.4  
P.U.D. NO. 97-344 E

Approved 1/30/2001  
Date  
Stall  
City Engineer  
for Director of Public Works  
Approved 1/30/2001  
Date  
Shere C. Matchett  
for General Counsel



# HATTON CHASE UNIT FOUR

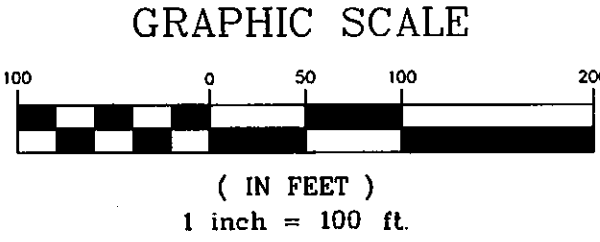
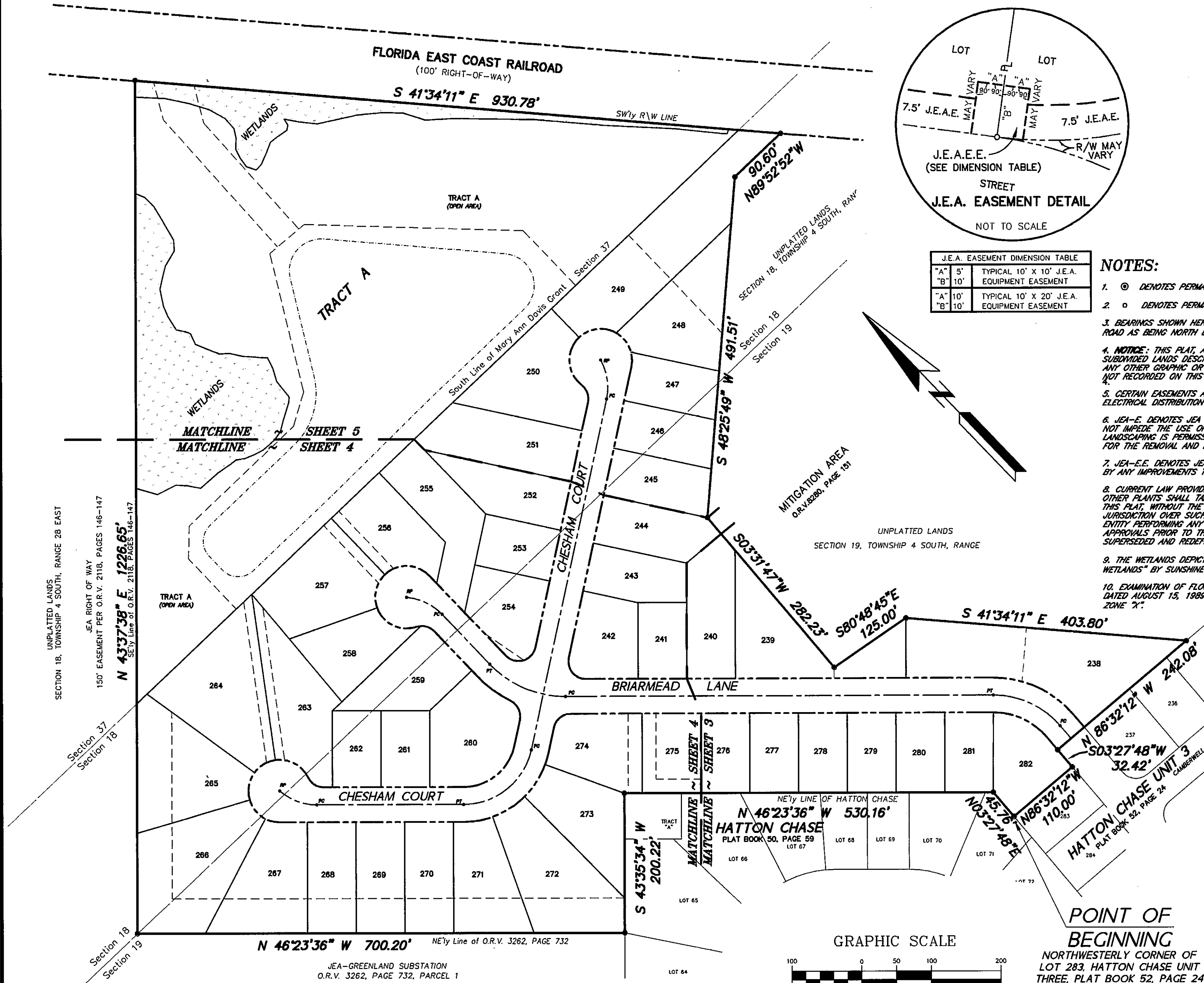
A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



J.E.A. EASEMENT DIMENSION TABLE	
"A" 5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT

**NOTES:**

1.  $\odot$  DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624
2.  $\circ$  DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD AS BEING NORTH  $86^{\circ} 32' 12''$  WEST.
4. 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 BY 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.
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
7. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
8. 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 OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
9. THE WETLANDS DEPICTED HEREON REFER TO "SPECIFIC PURPOSE SURVEY TO SHOW JURISDICTIONAL WETLANDS" BY SUNSHINE STATE SURVEYORS, INC., FILE NO. 97C-142, DATED MAY 15, 1997.
10. EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0285 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN ZONE "X".



**POINT OF BEGINNING**  
NORTHWESTERLY CORNER OF LOT 283, HATTON CHASE UNIT THREE, PLAT BOOK 52, PAGE 24

**LEGEND:**

- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.P. RADIUS POINT

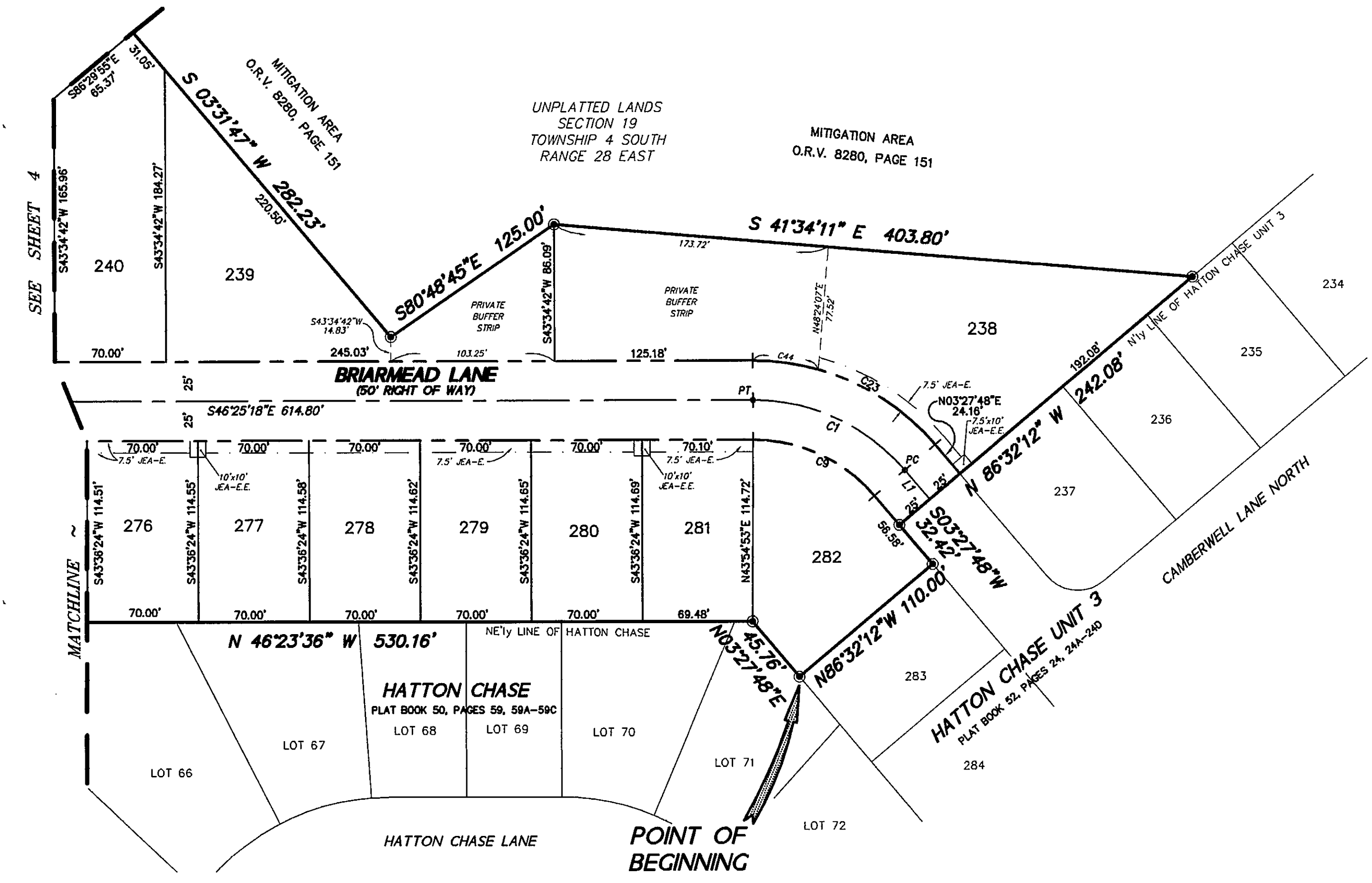
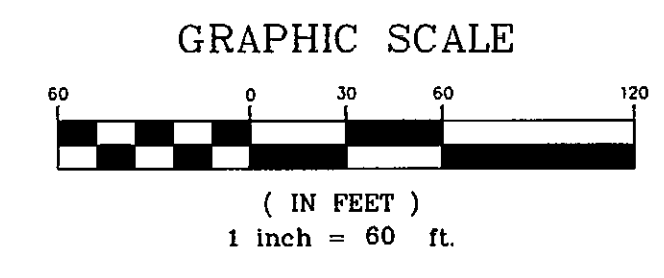
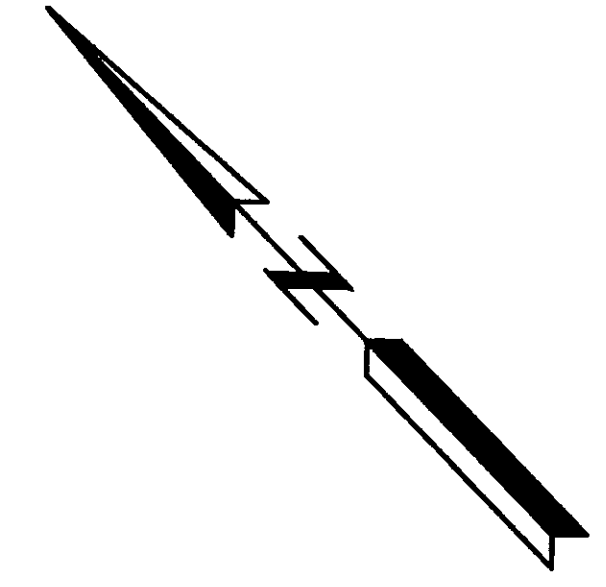
PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

UNPLATTED LANDS SECTION 18, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
JEA RIGHT OF WAY  
150' EASEMENT PER O.R.V. 211B, PAGES 146-147  
N 43°37'38" E 1226.65'  
S 1/4 Line of O.R.V. 211B, PAGES 146-147

JEA-GREENLAND SUBSTATION  
O.R.V. 3262, PAGE 732, PARCEL 1

# HATTON CHASE UNIT FOUR

A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS  
GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28  
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	125.00'	108.83'	49°53'06"	N21°28'45"W	105.43'
C9	100.00'	87.07'	49°53'06"	N21°28'45"W	84.34'
C23	150.00'	130.60'	49°53'06"	N21°28'45"W	126.51'
C44	150.00'	41.94'	16°01'17"	N38°24'40"W	41.81'

LINE TABLE		
LINE	BEARING	DISTANCE
LT	N03°27'48"E	24.16'

**NOTES:**  
1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES,  
AND ALSO FOR JEA NOTES AND DETAILS.

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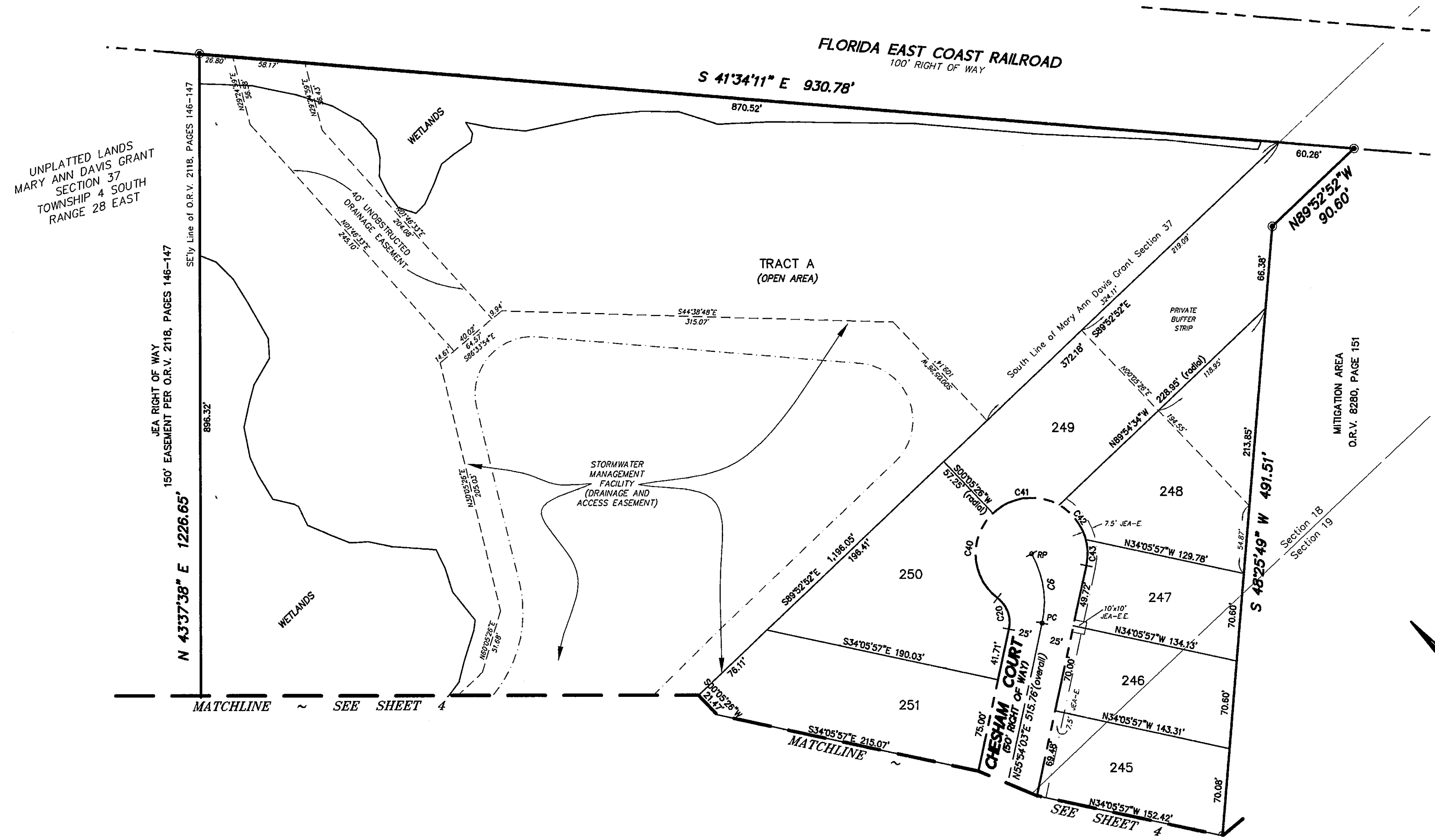
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P.U.D. NO. 97-344 E

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# HATTON CHASE UNIT FOUR

A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



UNPLATTED LANDS  
MARY ANN DAVIS GRANT  
SECTION 37  
TOWNSHIP 4 SOUTH  
RANGE 28 EAST

150' EASEMENT PER O.R.V. 2118, PAGES 146-147  
SE 1/4 Line of O.R.V. 2118, PAGES 146-147  
JEA RIGHT OF WAY  
N 43°37'38" E 1226.65'

MATCHLINE ~ SEE SHEET 4

STORMWATER  
MANAGEMENT  
FACILITY  
(DRAINAGE AND  
ACCESS EASEMENT)

TRACT A  
(OPEN AREA)

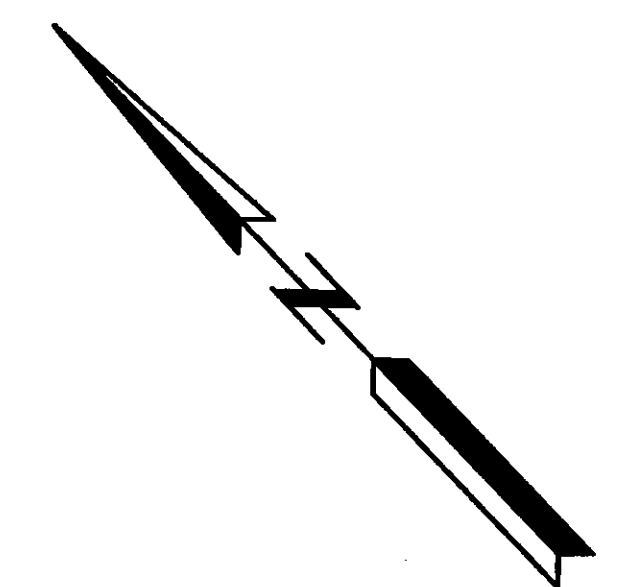
FLORIDA EAST COAST RAILROAD  
100' RIGHT OF WAY

CHESHAM COURT  
100' RIGHT OF WAY  
Overall

MITIGATION AREA  
O.R.V. 8280, PAGE 151

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	80.00'	57.82'	41°24'35"	N35°11'46"E	56.57'
C20	25.00'	28.20'	64°37'23"	N23°35'22"E	26.73'
C40	45.00'	77.61'	98°48'46"	S40°41'03"W	68.34'
C41	45.00'	57.53'	73°15'19"	N53°16'54"W	53.70'
C42	45.00'	35.95'	45°46'15"	N06°13'53"E	35.00'
C43	45.00'	21.04'	26°47'03"	N42°30'32"E	20.85'

**NOTES:**  
1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES,  
AND ALSO FOR JEA NOTES AND DETAILS.



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