

HATTON CHASE

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 19 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, A 100 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 48° 18' 48" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 809.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,382.39 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 45° 09' 00", AN ARC DISTANCE OF 1,089.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70° 53' 18" WEST, 1061.38 FEET; THENCE NORTH 86° 32' 12" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 353.20 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THENCE CONTINUE NORTH 86° 32' 12" WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET TO A POINT OF CURVATURE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET; A CHORD BEARING AND DISTANCE OF NORTH 48° 27' 48" EAST, 35.36 FEET; THENCE NORTH 03° 27' 48" EAST, 275.00 FEET; THENCE NORTH 86° 32' 12" WEST, 170.00 FEET; THENCE SOUTH 81° 22' 07" WEST, 71.59 FEET; THENCE NORTH 86° 32' 12" WEST, 70.00 FEET; THENCE NORTH 03° 27' 48" EAST, 40.00 FEET; THENCE NORTH 86° 32' 12" WEST, 270.00 FEET; THENCE SOUTH 03° 27' 48" WEST, 32.50 FEET; THENCE NORTH 86° 32' 12" WEST, 140.00 FEET; THENCE NORTH 68° 43' 04" WEST, 73.53 FEET; THENCE NORTH 86° 32' 12" WEST, 210.00 FEET; THENCE NORTH 03° 27' 48" EAST, 110.00 FEET; THENCE NORTH 86° 32' 12" WEST, 30.00 FEET; THENCE NORTH 03° 27' 48" EAST, 380.00 FEET; THENCE SOUTH 86° 32' 12" EAST, 183.05 FEET; THENCE NORTH 03° 27' 48" EAST, 350.20 FEET; THENCE SOUTH 86° 32' 12" EAST, 12.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48° 27' 48" EAST, 35.36 FEET; THENCE NORTH 03° 27' 48" EAST, 8.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 10' 44", AN ARC DISTANCE OF 39.74 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11° 03' 10" EAST, 39.62 FEET; THENCE NORTH 71° 21' 28" WEST, 180.25 FEET TO THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED AND RECORDED AS PARCEL 1 IN OFFICIAL RECORDS VOLUME 3262, PAGE 732 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 43° 35' 34" EAST, ALONG SAID SOUTHEASTERLY LINE, 1044.81 FEET; THENCE SOUTH 46° 23' 38" EAST, DEPARTING SAID SOUTHEASTERLY LINE, 530.16 FEET; THENCE SOUTH 03° 27' 48" WEST, 675.76 FEET; THENCE NORTH 86° 32' 12" WEST, 85.77 FEET; THENCE SOUTH 25° 01' 56" EAST, 76.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 240.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 29' 44", AN ARC DISTANCE OF 119.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10° 47' 04" EAST, 118.14 FEET; THENCE SOUTH 03° 27' 48" WEST, 847.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41° 32' 12" EAST, 35.36 FEET.

CONTAINING 35.15 ACRES, MORE OR LESS.

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 THE ORDINANCE NO. 96-267-118 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND ACCEPTED BY ITS MAYOR ON THIS 15th DAY OF APRIL, A.D., 1996.

Juan E. Moura
DIRECTOR OF PUBLIC WORKS

6/18/96
DATE

CLERK'S CERTIFICATE: 96-125830

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 50, PAGES 59-59C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 14th DAY OF JUNE, A.D., 1996.

Henry W. Cook
HENRY W. COOK
CLERK OF THE CIRCUIT COURT

51X Odum
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A 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 SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 20th DAY OF May, A.D., 1996.

Joseph Leslie Reynolds, III
JOSEPH LESLIE REYNOLDS, III
REGISTERED SURVEYOR AND MAPPER, NO. 5517, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF AND KNOWN AS HATTON CHASE, AND 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 SAID LANDS.

ALL STREET RIGHTS OF WAY, TRACT "A" LIFT STATION SITE, NON-ACCESS EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL PRIVATE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER, AND ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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.

THE DRAINAGE EASEMENT THROUGH AND OVER THE WET DETENTION/STORMWATER TREATMENT FACILITY ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE COVENANTS WHICH SHALL RUN WITH THE LAND; (1) THE UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID WET DETENTION/STORMWATER TREATMENT FACILITY WHICH THESE EASEMENTS TRAVERSE ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER 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 WET DETENTION/STORMWATER TREATMENT FACILITY, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;

(2) THE WET DETENTION/STORMWATER TREATMENT FACILITY SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL, TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID WET DETENTION/STORMWATER TREATMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE OWNERS ASSOCIATION; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE WET DETENTION/STORMWATER TREATMENT FACILITY SYSTEMS SHOWN ON IT BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE WET DETENTION/STORMWATER TREATMENT FACILITY, AND THAT WHICH RETAINS IT, TO AFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREOF, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR FROM THE WET DETENTION/STORMWATER TREATMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREOF. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 20th DAY OF May, A.D., 1996.

OWNER: AGINCOURT DEVELOPERS, II
A FLORIDA JOINT VENTURE
BY: FLORIDA FIRST COAST DEVELOPMENT
A FLORIDA CORPORATION

Cliff R. Goff Witness
Meredith P. Fitts Witness

Raymond M. O'Steen
BY: RAYMOND M. O'STEEN
President



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF May, A.D., 1996, BY RAYMOND M. O'STEEN, PRESIDENT OF FLORIDA FIRST COAST DEVELOPMENT CORPORATION, A FLORIDA 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
Arthur A. Mastronicola, Jr.
NAME (PRINTED) ARTHUR A. MASTRONICOLA, JR.
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires June 14, 1997
Commission No. CC 294405
MY COMMISSION EXPIRES June 14, 1997
COMMISSION NUMBER CC 294405

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT SOUTHTRUST BANK OF FLORIDA, N.A., 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, SOUTHTRUST BANK OF FLORIDA, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS SEAL AFFIXED THIS 20th DAY OF May, A.D., 1996.

SOUTHTRUST BANK OF FLORIDA, N.A.

Cliff R. Goff WITNESS
Meredith P. Fitts WITNESS
Cam Patterson
CAM PATTERSON
SENIOR VICE PRESIDENT



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF May, A.D., 1996, BY CAM PATTERSON, SENIOR VICE PRESIDENT OF SOUTHTRUST BANK OF FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Ingrid G. Thompson
NAME (PRINTED) INGRID G. THOMPSON
MY COMMISSION EXPIRES 18 March 2000
COMMISSION NUMBER CC 530019



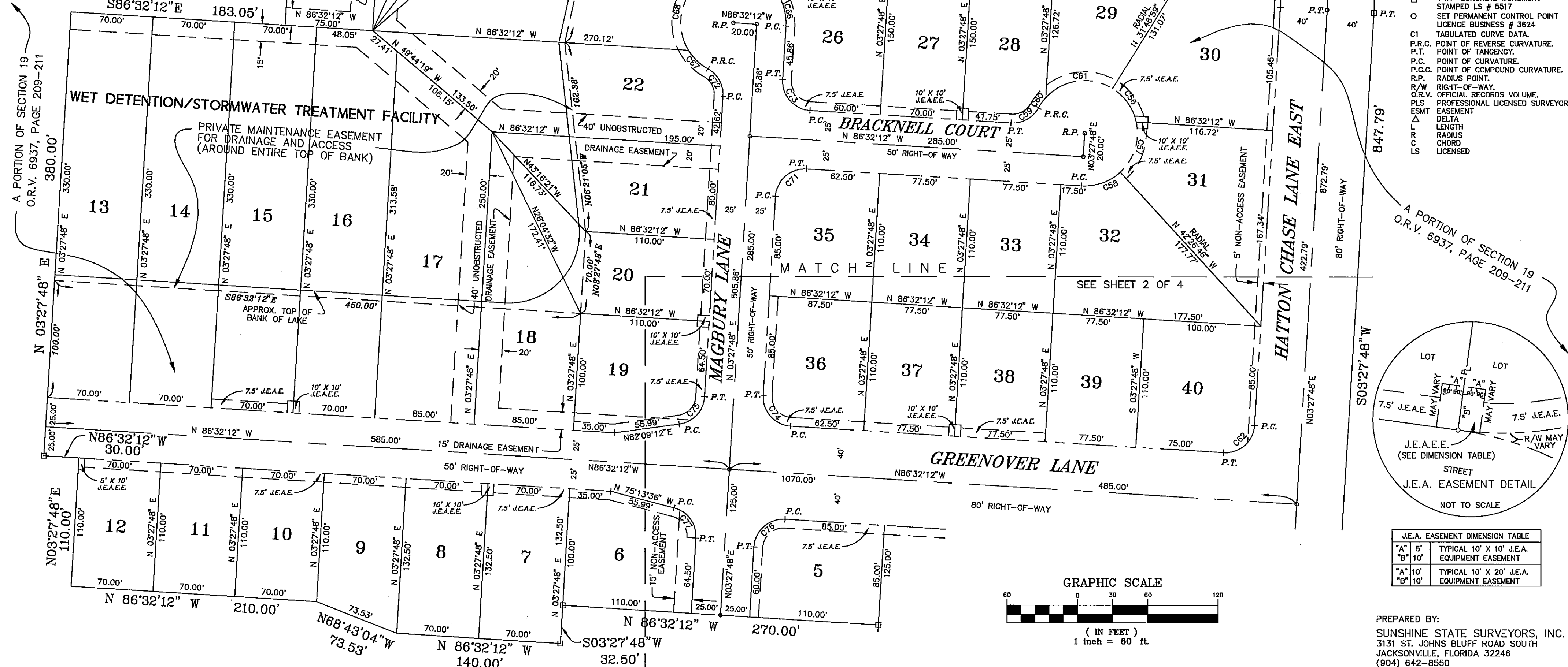
PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32246
(904) 642-8550

HATTON CHASE

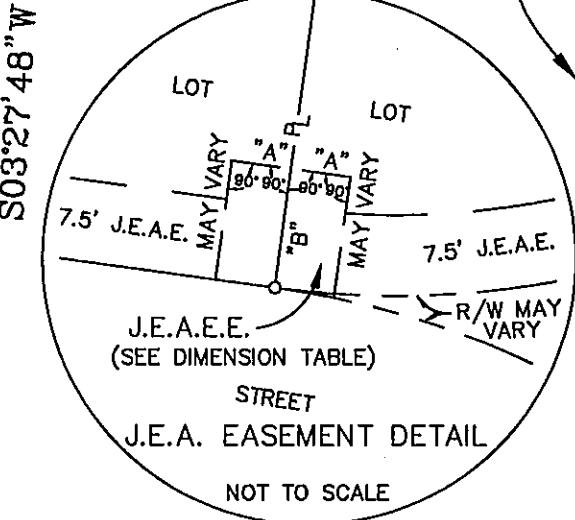
A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

$\Delta=90^{\circ}00'00''$
 $R=25.00'$
 $L=39.27'$
 $C=35.36'$
 $CB=N48^{\circ}27'48''E$
 $12.00'$

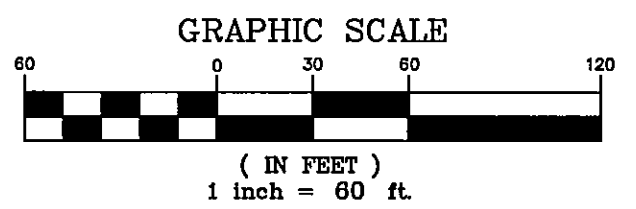
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C22	25.00'	26.84'	25.57'	N 55°47'04" E	61°30'16"
C23	200.00'	30.60'	30.57'	S 20°38'58" E	61°30'16"
C24	200.00'	99.47'	98.45'	S 10°47'04" E	28°29'44"
C25	200.00'	68.87'	68.53'	S 06°24'06" E	19°43'47"
C26	200.00'	99.47'	98.45'	S 10°47'04" E	28°29'44"
C27	375.00'	41.36'	41.33'	S 83°22'38" E	106°19'07"
C28	325.00'	16.28'	16.28'	S 85°06'06" E	02°52'11"
C29	325.00'	49.25'	49.20'	S 68°57'20" E	108°40'58"
C30	375.00'	48.26'	48.22'	S 75°58'03" E	07°29'37"
C31	375.00'	56.05'	56.00'	S 75°58'09" E	08°33'51"
C32	325.00'	60.71'	60.62'	S 78°18'55" E	10°42'11"
C33	350.00'	135.95'	135.10'	S 75°24'32" E	22°15'21"
C34	25.00'	39.27'	35.36'	N 48°27'48" E	90°00'00"
C39	275.00'	33.69'	33.67'	N 83°01'36" W	07°01'12"
C40	275.00'	13.01'	13.01'	N 65°38'09" W	02°42'36"
C41	225.00'	27.80'	27.78'	N 87°49'12" W	07°04'41"
C42	225.00'	59.60'	59.43'	N 78°58'52" W	15°10'40"
C43	250.00'	97.11'	96.50'	N 75°24'32" W	22°15'21"
C44	275.00'	60.12'	60.00'	N 73°15'14" W	12°31'33"
C47	25.00'	39.27'	35.36'	N 48°27'48" E	90°00'00"
C48	150.00'	39.74'	39.62'	S 11°03'10" W	15°10'44"
C50	25.00'	39.27'	35.36'	S 41°32'12" E	90°00'00"
C52	240.00'	119.36'	118.14'	N 10°47'04" W	28°29'44"
C53	160.00'	42.02'	41.90'	N 17°30'32" W	15°02'49"
C54	160.00'	37.56'	37.47'	N 03°15'40" W	13°26'55"
C55	200.00'	99.47'	98.45'	N 10°47'04" W	28°29'44"
C56	45.00'	35.95'	35.00'	N 35°19'53" W	45°48'15"
C57	45.00'	47.12'	45.00'	N 17°33'14" E	60°00'00"
C58	45.00'	36.06'	35.10'	N 70°30'31" E	45°54'34"
C59	25.00'	28.20'	26.73'	N 61°09'06" E	64°37'23"
C60	45.00'	10.65'	10.63'	S 35°37'23" W	13°33'56"
C61	45.00'	62.34'	57.48'	S 82°05'40" W	79°22'39"
C62	25.00'	39.27'	35.36'	N 48°27'48" E	90°00'00"
C66	45.00'	24.09'	23.80'	N 11°52'11" W	30°40'11"
C67	45.00'	23.20'	22.94'	N 48°23'24" E	18°38'21"
C68	45.00'	58.25'	54.27'	S 05°27'54" W	74°10'16"
C69	45.00'	40.59'	39.22'	S 68°23'19" W	51°40'34"
C74	25.00'	39.27'	35.36'	S 41°32'12" E	90°00'00"
C75	25.00'	34.34'	31.70'	N 42°48'30" E	78°41'24"
C76	25.00'	39.27'	35.36'	S 48°27'48" E	90°00'00"
C77	25.00'	34.34'	31.70'	N 35°52'54" W	78°41'24"



- LEGEND:**
- 4"x4" CONCRETE MONUMENT
 - STAMPED LS # 5517
 - SET PERMANENT CONTROL POINT
 - LICENSE BUSINESS # 3824
 - TABULATED CURVE DATA
 - P.T. POINT OF TANGENCY
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - R.P. RADIUS POINT
 - R/W RIGHT-OF-WAY
 - O.R.V. OFFICIAL RECORDS VOLUME
 - PLS PROFESSIONAL LICENSED SURVEYOR
 - ESMT EASEMENT
 - Δ DELTA
 - L LENGTH
 - R RADIUS
 - C CHORD
 - CB LICENSED



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



PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
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HATTON CHASE

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

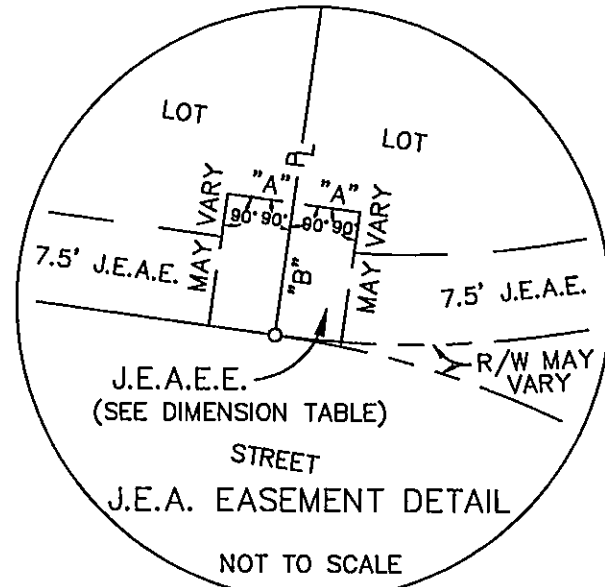
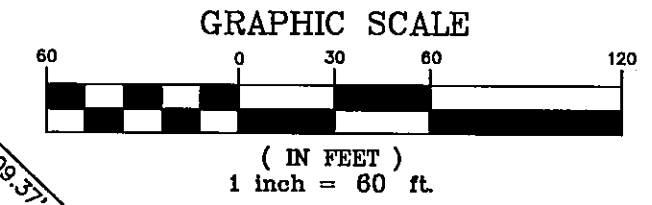
NOTES:

- 1) BEARINGS SHOWN HEREON BASED ON THE NORTH RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD AS BEING NORTH 86°32'12" WEST.
- 2) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) THE LAKE/STORMWATER MANAGEMENT FACILITY SHOWN HEREON IS A GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.
- 5) J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 6) J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- 7) THE LAKE SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.

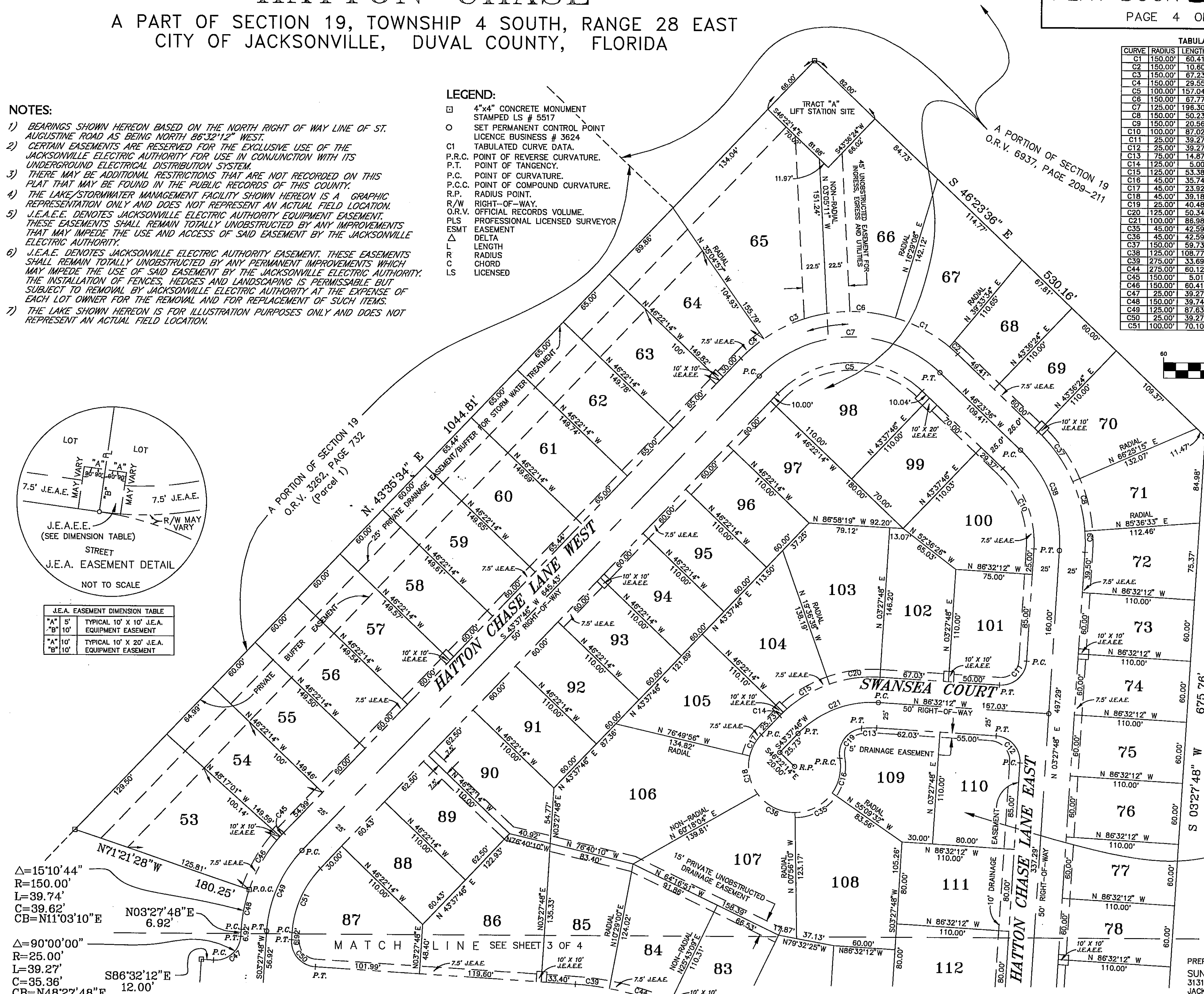
LEGEND:

- 4"x4" CONCRETE MONUMENT STAMPED LS # 5517
- SET PERMANENT CONTROL POINT LICENCE BUSINESS # 3624
- CI TABULATED CURVE DATA.
- P.R.C. POINT OF REVERSE CURVATURE.
- P.T. POINT OF TANGENCY.
- P.C. POINT OF CURVATURE.
- P.C.C. POINT OF COMPOUND CURVATURE.
- R.P. RADIUS POINT.
- R/W RIGHT-OF-WAY.
- O.R.V. OFFICIAL RECORDS VOLUME.
- PLS PROFESSIONAL LICENSED SURVEYOR
- ESMT EASEMENT
- Δ DELTA
- L LENGTH
- R RADIUS
- C CHORD
- LS LICENSED

TABULATED CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	150.00'	60.41'	60.00'	N 51°58'39" W	23°04'26"
C2	150.00'	10.60'	10.59'	N 48°25'01" W	04°02'50"
C3	150.00'	67.23'	66.67'	S 67°45'27" W	25°40'48"
C4	150.00'	29.55'	29.50'	S 49°16'24" W	11°17'17"
C5	100.00'	157.04'	141.39'	S 68°37'05" W	89°58'36"
C6	150.00'	67.77'	67.20'	S 68°27'30" W	25°53'16"
C7	125.00'	196.30'	176.74'	S 68°37'05" W	89°58'36"
C8	150.00'	50.23'	50.00'	N 13°59'06" W	19°11'17"
C9	150.00'	20.56'	20.55'	N 00°27'50" W	07°51'15"
C10	100.00'	87.02'	84.30'	N 21°27'54" W	49°51'24"
C11	25.00'	39.27'	35.36'	N 48°27'48" E	09°00'00"
C12	25.00'	39.27'	35.36'	N 41°32'12" W	09°00'00"
C13	75.00'	14.87'	14.84'	S 87°47'01" W	11°21'33"
C14	125.00'	5.00'	5.00'	S 44°46'32" W	02°17'33"
C15	125.00'	53.38'	52.98'	S 58°09'20" W	24°28'03"
C16	45.00'	35.74'	34.81'	N 12°05'21" E	45°30'13"
C17	45.00'	23.92'	23.64'	S 28°23'55" W	30°27'42"
C18	45.00'	39.18'	37.95'	S 11°46'22" E	49°52'52"
C19	25.00'	40.48'	36.20'	S 35°43'15" W	02°46'00"
C20	125.00'	50.34'	50.00'	S 81°55'35" W	23°04'26"
C21	100.00'	86.98'	84.28'	S 68°32'47" W	49°50'02"
C24	45.00'	42.59'	41.02'	N 61°57'09" E	54°13'22"
C36	45.00'	42.59'	41.02'	S 63°49'29" E	54°13'22"
C37	150.00'	59.73'	59.33'	N 34°59'10" W	22°48'51"
C38	125.00'	108.77'	105.37'	N 21°27'54" W	49°51'15"
C39	275.00'	33.69'	33.67'	N 83°01'36" W	07°01'12"
C44	275.00'	60.12'	60.00'	N 73°15'14" W	12°31'33"
C45	150.00'	5.01'	5.01'	S 42°40'22" W	01°54'47"
C46	150.00'	60.41'	60.00'	S 30°10'46" W	23°04'26"
C47	25.00'	39.27'	35.36'	N 48°27'48" E	09°00'00"
C48	150.00'	39.74'	39.62'	S 11°03'10" W	15°10'44"
C49	125.00'	87.63'	85.85'	S 23°32'47" W	40°09'58"
C50	25.00'	39.27'	35.36'	S 41°32'12" E	09°00'00"
C51	100.00'	70.10'	68.68'	S 23°32'47" W	40°09'58"



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



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