

Approved: 1/21/21 Date  
[Signature] Engineer  
Director of Public Works  
Approved: 1/12/21 Date  
[Signature] General Counsel

# HIGHLAND CHASE PHASES 3A & 3B

A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 105

SHEET 1 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

### CAPTION

A PORTION OF GOVERNMENTS LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF HIGHLAND CHASE PHASE 2, AS RECORDED IN PLAT BOOK 74, PAGES 126 THROUGH 132, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2; COURSE NO. 1: SOUTH 00° 35' 20" EAST, 1,326.89 FEET; COURSE NO. 2: SOUTH 71° 47' 41" EAST, 461.39 FEET; COURSE NO. 3: NORTH 70° 10' 06" EAST, 972.35 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE SOUTH 55° 52' 53" EAST, A DISTANCE OF 27.54 FEET; THENCE SOUTH 45° 08' 01" EAST, A DISTANCE OF 142.05 FEET; THENCE SOUTH 18° 01' 05" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 06' 56" AN ARC DISTANCE OF 26.03 FEET TO A POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58° 25' 27" WEST, 25.79 FEET; THENCE SOUTH 44° 51' 59" WEST, A DISTANCE OF 104.86 FEET; THENCE SOUTH 44° 37' 27" EAST, A DISTANCE OF 360.53 FEET; THENCE SOUTH 00° 05' 10" EAST, A DISTANCE OF 51.70 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 32' 21" AND ARC DISTANCE OF 72.23 FEET TO A POINT OF REVERSE CURVATURE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71° 48' 58" WEST, 71.49 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 77° 49' 50" AN ARC DISTANCE OF 33.96 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83° 32' 22" WEST, 31.41 FEET; THENCE SOUTH 44° 10' 39" WEST, A DISTANCE OF 50.01 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 06' 45" AN ARC DISTANCE OF 37.14 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02° 04' 04" EAST, 33.82 FEET; THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 40° 29' 18" EAST, A DISTANCE OF 9.68 FEET; THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 127.69 FEET; THENCE SOUTH 01° 08' 02" WEST, A DISTANCE OF 544.43 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 88° 51' 58" EAST ALONG THE SOUTH LINES OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1,182.04 FEET; THENCE NORTH 00° 04' 49" WEST, DEPARTING SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 567.07 FEET; THENCE NORTH 47° 32' 32" WEST, A DISTANCE OF 25.83 FEET; THENCE NORTH 42° 41' 23" EAST, A DISTANCE OF 63.43 FEET; THENCE NORTH 72° 01' 08" EAST, A DISTANCE OF 1,416.10 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF HIGHLAND CHASE PHASE 1, AS RECORDED IN PLAT BOOK 74, PAGES 37 THROUGH 43, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 1; COURSE NO. 1: NORTH 85° 54' 36" WEST, 1,231.47 FEET; COURSE NO. 2: NORTH 14° 52' 43" WEST, 93.82 FEET; COURSE NO. 3: NORTH 74° 03' 27" WEST, 196.68 FEET; COURSE NO. 4: SOUTH 15° 56' 33" WEST, 89.19 FEET; COURSE NO. 5: NORTH 74° 03' 27" WEST, 50.00 FEET; COURSE NO. 6: NORTH 15° 56' 33" EAST, 98.33 FEET; COURSE NO. 7: NORTH 74° 03' 27" WEST, 120.00 FEET; COURSE NO. 8: NORTH 66° 42' 43" WEST, 3.71 FEET; COURSE NO. 9: NORTH 28° 16' 47" WEST, 69.11 FEET; COURSE NO. 10: NORTH 29° 58' 56" EAST, 98.87 FEET; COURSE NO. 11: NORTH 80° 15' 46" WEST, 113.75 FEET; COURSE NO. 12: NORTH 00° 54' 18" WEST, 240.79 FEET; COURSE NO. 13: SOUTH 89° 05' 42" WEST, 90.00 FEET; COURSE NO. 14: NORTH 45° 54' 18" WEST, 70.71 FEET; COURSE NO. 15: NORTH 00° 54' 18" WEST, 105.00 FEET; COURSE NO. 16: SOUTH 89° 05' 42" WEST, 73.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 790.00 FEET; COURSE NO. 17: THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 29' 07" AN ARC DISTANCE OF 20.48 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 50' 15" WEST, 20.48 FEET; COURSE NO. 18: THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 91° 29' 07" AN ARC DISTANCE OF 39.92 FEET TO A POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 50' 15" WEST, 35.81 FEET; COURSE NO. 19: SOUTH 00° 54' 18" EAST, 110.30 FEET; COURSE NO. 20: SOUTH 89° 05' 42" WEST, 50.00 FEET; COURSE NO. 21: NORTH 85° 06' 52" WEST, 314.38 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 45' 59" AN ARC DISTANCE OF 183.17 FEET TO A POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15° 24' 39" EAST, 161.46 FEET; COURSE NO. 22: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ARC LENGTH OF 183.17 FEET; COURSE NO. 23: NORTH 29° 47' 38" EAST, 266.18 FEET; COURSE NO. 24: NORTH 60° 12' 22" WEST, 50.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 29° 47' 38" WEST, 160.09 FEET; COURSE NO. 2: NORTH 58° 04' 03" WEST, 49.93 FEET; COURSE NO. 3: SOUTH 48° 26' 04" WEST, 748.97 FEET; COURSE NO. 4: SOUTH 00° 20' 19" WEST, 346.17 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 63.22 ACRES MORE OR LESS.

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 76, PAGES 105, 114 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22nd DAY OF JANUARY 2021.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT  
Elyse Chasras, DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 20th DAY OF JANUARY 2021.

DANNY S. WHEELER, PROFESSIONAL LAND SURVEYOR AND MAPPER, NO. 6902 STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS 18th DAY OF DECEMBER 2020.

WILLIAM D. PINKSTON, REGISTERED SURVEYOR AND MAPPER, NO. 6793, STATE OF FLORIDA  
CLARSON & ASSOCIATES, INC. (LB 1704), 1643 NALDO AVENUE, JACKSONVILLE, FLORIDA 32207, PHONE: (904) 396-2623, WEBSITE: clarsonfi.com



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "HIGHLAND CHASE PHASES 3A & 3B," HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). 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 AND DRAINAGE & ACCESS EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVEL, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) WITH THE EXCEPTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN TRACT "B," THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITIES OF THE HIGHLAND CHASE COMMUNITY ASSOCIATION, INC. (THE "HOMEOWNERS ASSOCIATION"). 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 MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HIGHLAND CHASE PHASES 3A & 3B. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

UPON FAILURE OF THE OWNER, OR HOMEOWNERS ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

ALL PRIVATE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE HOMEOWNERS ASSOCIATION.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS 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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

TRACT "A" (LANDSCAPE AND DRAINAGE AREA), TRACT "B" (STORMWATER MANAGEMENT FACILITY), TRACT "C" (RECREATION AREA), TRACT "D" (OPEN SPACE) AND TRACTS "E", "F", & "H" (WETLANDS) ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS.

ALL ACCESS EASEMENTS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND ACCESS AND DRAINAGE EASEMENTS LABELED AS PRIVATE AND SHOWN HEREON ARE HEREBY DEDICATED, GRANTED, AND CONVEYED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE. THE OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY SAID OWNER.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 31 DAY OF DECEMBER 2020.

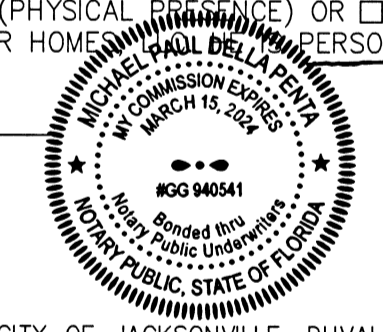
LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
[Signature]  
WITNESS  
Robert A. Deahl, PRINT NAME  
SCOTT KEILING, VICE PRESIDENT

[Signature]  
WITNESS  
Morgan Smith, PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 31 DAY OF DECEMBER 2020, BY SCOTT KEILING OF LENNAR HOMES, LLC, PERSONALLY KNOWN BY ME, OR HAS PRODUCED VIA AS IDENTIFICATION.

Michael Paul Della Penta, NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. 6793

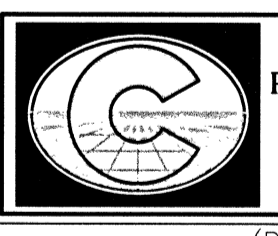


### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 21st DAY OF JANUARY 2021.

John Pappas, DIRECTOR OF PUBLIC WORKS

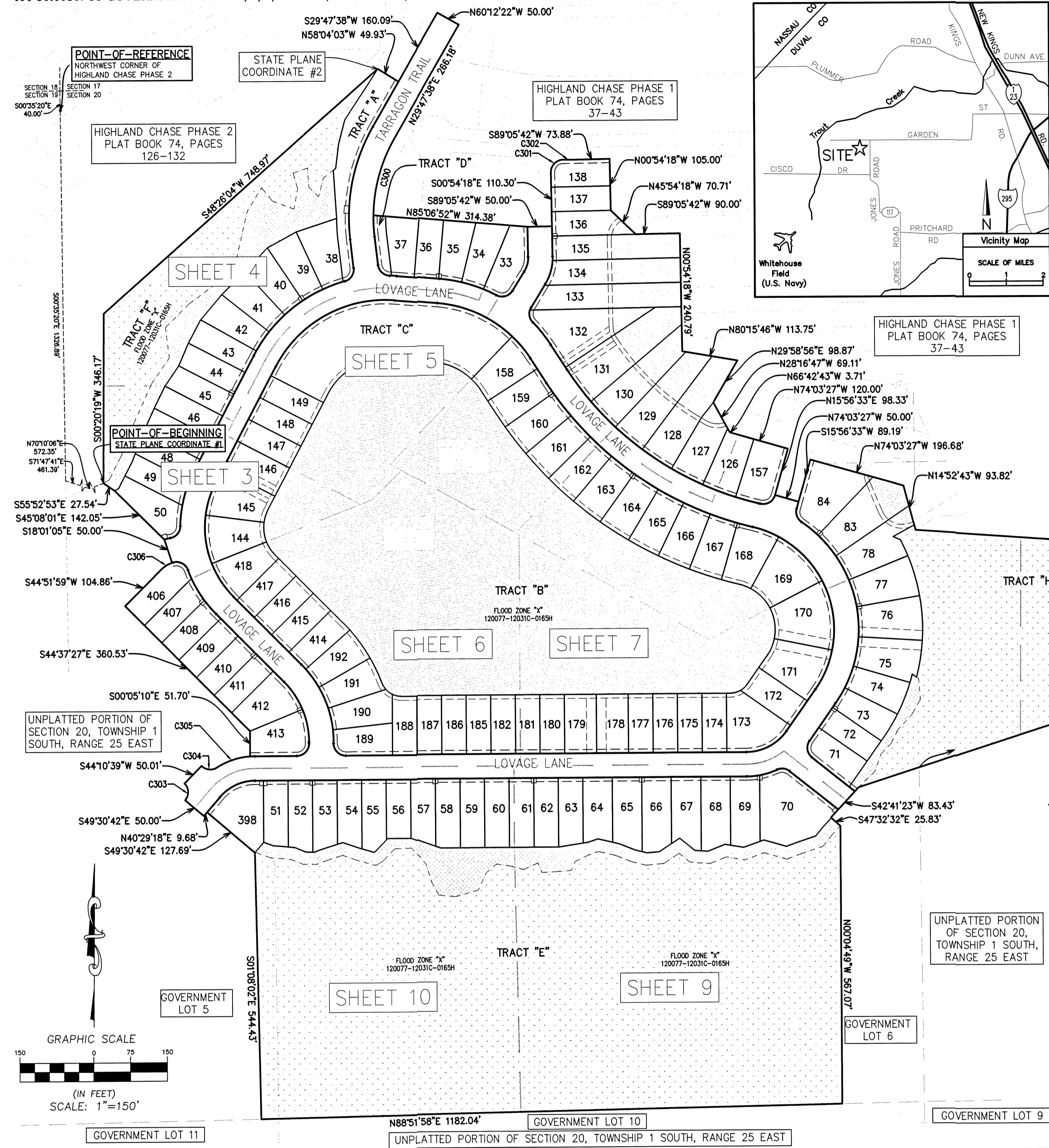
Prepared By: RICHARD P. CLARSON AND ASSOCIATES, INC., Professional Surveyors and Mappers, 1643 Naldo Avenue, Jacksonville, FL 32207, Phone: 904.396.2623 - Website: clarsonfi.com



# HIGHLAND CHASE PHASES 3A & 3B

A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



- NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0990).
  2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  3. THE LANDS PLATTED HEREON APPEAR TO LIE WITHIN FLOOD ZONE "X", AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 120077-12031C-0165H, DATED JUNE 3, 2013. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS 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.
  4. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  5. JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
  6. JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
  7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  8. THE APPROXIMATE TOP OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  9. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
10. 115 TOTAL LOTS IN THIS PHASE.

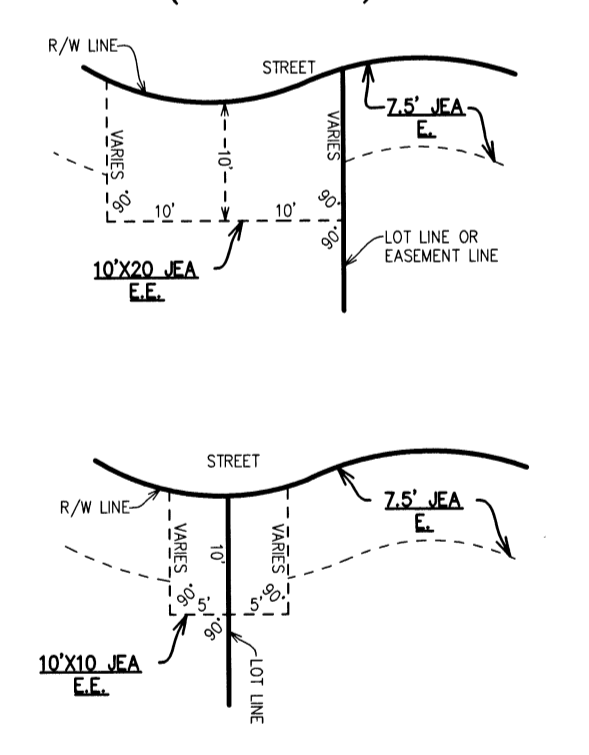
STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2207738.1925	394849.7795	POINT-OF-BEGINNING, SET FRM NORTHWESTERLY CORNER OF TRACT "A" AS SHOWN ON HIGHLAND CHASE PHASES 3A & 3B PLAT.
2	2208581.2761	395412.1995	

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C300	163.17	325.00	28°45'58"	N15°24'39"E	161.46'
C301	39.92	25.00	91°29'07"	S44°50'15"W	35.81'
C302	20.48	790.00	1°29'07"	S89°50'15"W	20.48'
C303	37.14	25.00	85°06'45"	S02°04'04"E	33.82'
C304	33.86	25.00	77°49'50"	N83°32'22"W	31.41'
C305	72.23	145.00	28°32'29"	S71°48'58"W	71.49'
C306	26.03	55.00	27°06'56"	S58°25'27"W	25.79'

### TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



LEGEND

PRM	PERMANENT REFERENCE MONUMENT
□	SET 4"X4" CONCRETE MONUMENT (LB 1704), PRM
○	OR SET 3/8" IRON ROD (LB 1704), PRM
●	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
(SMFLDE)	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT
(R)	RADIAL BEARING
(XXX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarson2.com

(PLANS) CITY DEVELOPMENT NO. 7195.004  
 (PLAT) CITY DEVELOPMENT NO. 7195.006

S:\Subdivisions\Duval County\Highland Chase\Phase 3A & 3B\20-008 Subdivision\dwg\PLAT 3.dwg

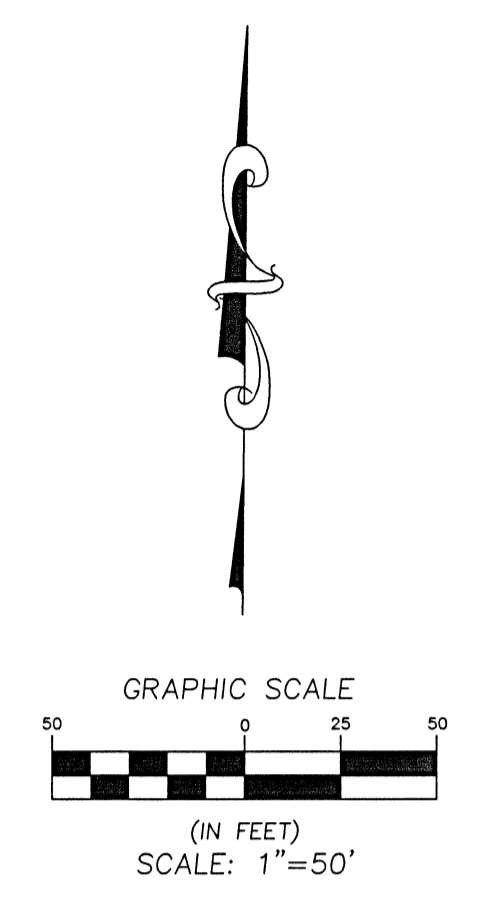


# HIGHLAND CHASE PHASES 3A & 3B

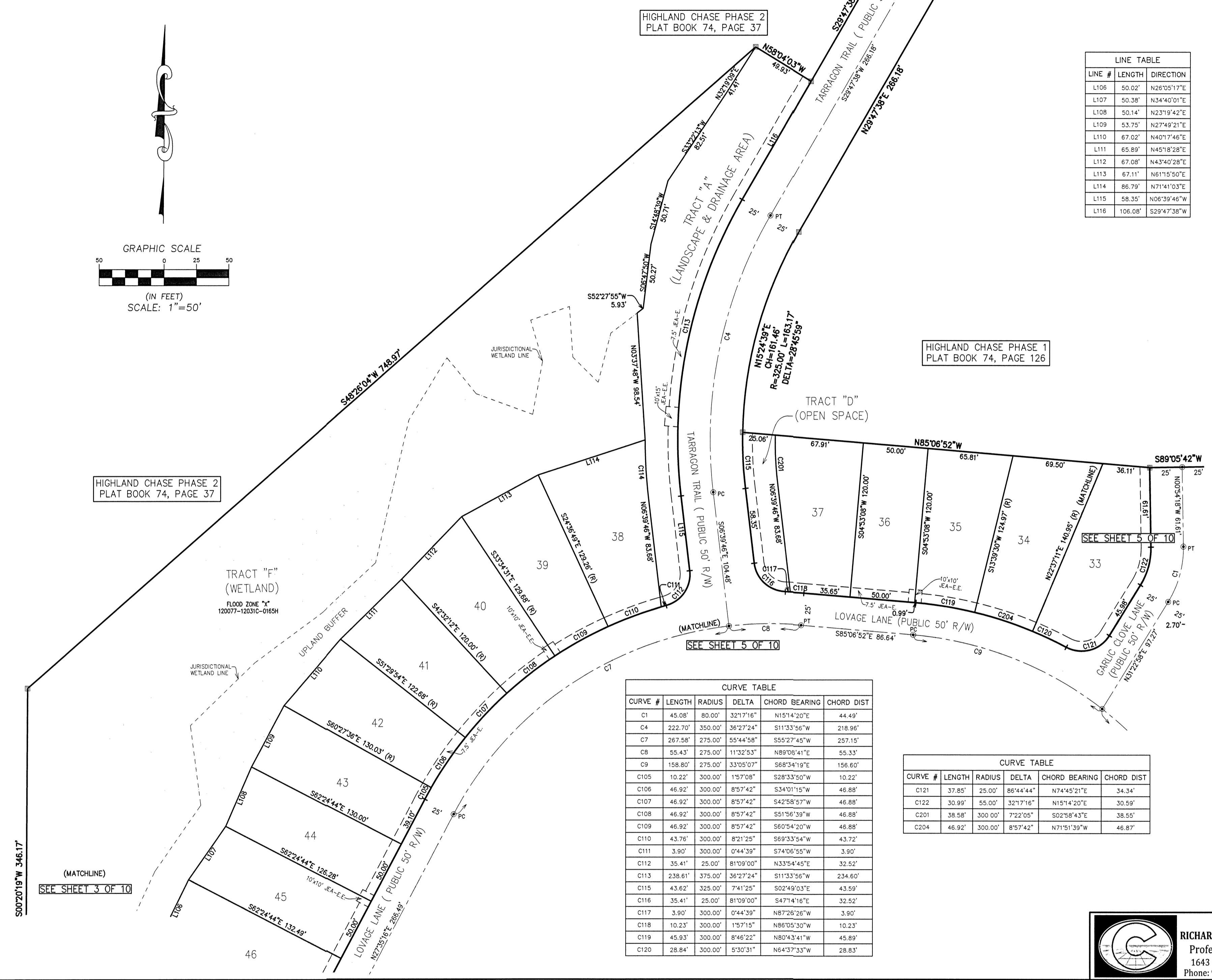
A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 108

SHEET 4 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L106	50.02'	N28°05'17"E
L107	50.38'	N34°40'01"E
L108	50.14'	N23°19'42"E
L109	53.75'	N27°49'21"E
L110	67.02'	N40°17'48"E
L111	65.89'	N45°18'28"E
L112	67.08'	N43°40'28"E
L113	67.11'	N61°15'50"E
L114	86.79'	N71°41'03"E
L115	58.35'	N56°39'46"W
L116	106.08'	S29°47'38"W



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	45.08'	80.00'	32°17'16"	N15°14'20"E	44.49'
C4	222.70'	350.00'	36°27'24"	S11°33'56"W	218.96'
C7	267.58'	275.00'	55°44'58"	S55°27'45"W	257.15'
C8	55.43'	275.00'	11°32'53"	N89°06'41"E	55.33'
C9	158.80'	275.00'	33°05'07"	S68°34'19"E	156.60'
C105	10.22'	300.00'	1°57'08"	S28°33'50"W	10.22'
C106	46.92'	300.00'	8°57'42"	S34°01'15"W	46.88'
C107	46.92'	300.00'	8°57'42"	S42°58'57"W	46.88'
C108	46.92'	300.00'	8°57'42"	S51°56'39"W	46.88'
C109	46.92'	300.00'	8°57'42"	S60°54'20"W	46.88'
C110	43.76'	300.00'	8°21'25"	S69°33'54"W	43.72'
C111	3.90'	300.00'	0°44'39"	S74°06'55"W	3.90'
C112	35.41'	25.00'	81°09'00"	N33°54'45"E	32.52'
C113	238.61'	375.00'	36°27'24"	S11°33'56"W	234.60'
C115	43.62'	325.00'	7°41'25"	S02°49'03"E	43.59'
C116	35.41'	25.00'	81°09'00"	S47°14'16"E	32.52'
C117	3.90'	300.00'	0°44'39"	N87°26'28"W	3.90'
C118	10.23'	300.00'	1°57'15"	N84°05'30"W	10.23'
C119	45.93'	300.00'	8°46'22"	N80°43'41"W	45.89'
C120	28.84'	300.00'	5°30'31"	N64°37'33"W	28.83'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C121	37.85'	25.00'	86°44'44"	N74°45'21"E	34.34'
C122	30.99'	55.00'	32°17'16"	N15°14'20"E	30.59'
C201	38.58'	300.00'	7°22'05"	S02°58'43"E	38.55'
C204	46.92'	300.00'	8°57'42"	N71°51'39"W	46.87'

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
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S:\Subdivisions\Duval County\Highland Chase\Phase 3A & 3B\20-008 Subdivision.dwg\PLAT 3.dwg

(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.006

# HIGHLAND CHASE PHASES 3A & 3B

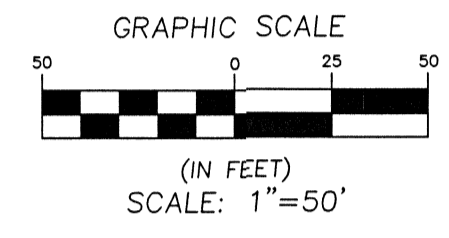
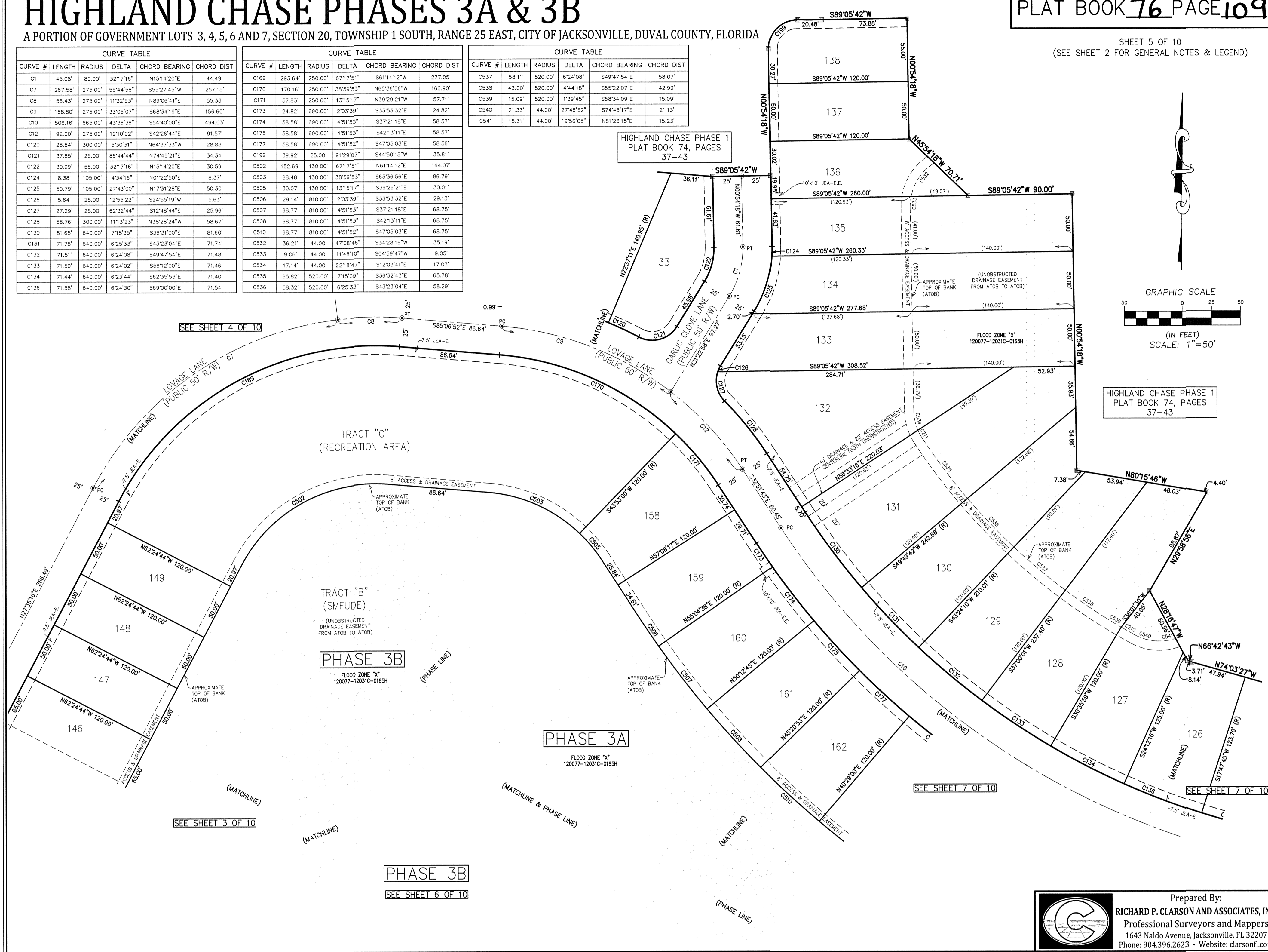
A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 109

SHEET 5 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	45.08'	50.00'	327°16'	N151°42'0"E	44.49'	C169	293.64'	250.00'	67°17'51"	S61°14'12"W	277.00'	C537	58.11'	520.00'	6°24'08"	S49°47'54"E	58.07'
C7	267.58'	275.00'	55°44'58"	S55°27'45"W	257.15'	C170	170.16'	250.00'	38°59'53"	N65°36'56"W	166.90'	C538	43.00'	520.00'	4°44'18"	S55°22'07"E	42.99'
C8	55.43'	275.00'	11°32'53"	N89°06'41"E	55.33'	C171	57.83'	250.00'	13°15'17"	N39°29'31"W	57.71'	C539	15.09'	520.00'	1°39'45"	S58°34'09"E	15.09'
C9	158.80'	275.00'	33°05'07"	S68°34'19"E	156.60'	C173	24.82'	890.00'	2°03'39"	S33°53'32"E	24.82'	C540	21.33'	44.00'	2°46'52"	S74°45'17"E	21.13'
C10	506.16'	665.00'	43°36'36"	S54°40'00"E	494.03'	C174	58.58'	890.00'	4°51'53"	S37°21'18"E	58.57'	C541	15.31'	44.00'	1°56'05"	N81°23'15"E	15.23'
C12	92.00'	275.00'	19°02'02"	S42°26'44"E	91.57'	C175	58.58'	890.00'	4°51'53"	S47°23'11"E	58.57'						
C120	28.84'	300.00'	5°50'31"	N64°37'33"W	28.83'	C177	58.58'	890.00'	4°51'53"	S47°25'03"E	58.56'						
C121	37.85'	25.00'	86°44'44"	N74°45'21"E	34.34'	C199	39.92'	25.00'	91°29'07"	S44°50'15"W	35.81'						
C122	30.99'	55.00'	327°16'	N151°42'0"E	30.59'	C502	152.69'	135.00'	67°17'51"	N61°14'12"E	144.07'						
C124	8.38'	105.00'	4°34'16"	N01°22'50"E	8.37'	C503	88.48'	135.00'	38°59'53"	S65°36'56"W	86.79'						
C125	50.78'	105.00'	27°43'00"	N17°31'28"E	50.30'	C505	30.07'	135.00'	13°15'17"	S39°29'31"E	30.01'						
C126	5.64'	25.00'	12°53'22"	S24°55'19"W	5.63'	C506	29.14'	810.00'	2°03'39"	S33°53'32"E	29.13'						
C127	27.29'	25.00'	62°32'44"	S12°48'44"E	25.96'	C507	68.77'	810.00'	4°51'53"	S37°21'18"E	68.75'						
C128	58.76'	300.00'	11°31'23"	N38°28'24"W	58.67'	C508	68.77'	810.00'	4°51'53"	S47°23'11"E	68.75'						
C129	81.65'	640.00'	7°18'35"	S30°31'00"E	81.60'	C510	68.77'	810.00'	4°51'53"	S47°25'03"E	68.75'						
C131	71.78'	640.00'	6°25'33"	S43°33'04"E	71.74'	C532	36.21'	44.00'	47°08'46"	S34°28'16"W	35.19'						
C132	71.51'	640.00'	6°24'08"	S49°47'54"E	71.48'	C533	9.08'	44.00'	11°48'10"	S04°59'47"W	9.00'						
C133	71.50'	640.00'	6°24'02"	S56°12'00"E	71.48'	C534	17.14'	44.00'	22°18'47"	S12°03'41"E	17.03'						
C134	71.44'	640.00'	6°23'44"	S62°33'53"E	71.40'	C535	65.82'	520.00'	7°15'09"	S36°32'43"E	65.78'						
C136	71.58'	640.00'	6°24'30"	S69°00'00"E	71.54'	C536	59.32'	520.00'	6°25'33"	S43°23'04"E	58.29'						

HIGHLAND CHASE PHASE I  
PLAT BOOK 74, PAGES  
37-43



HIGHLAND CHASE PHASE I  
PLAT BOOK 74, PAGES  
37-43

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(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.005

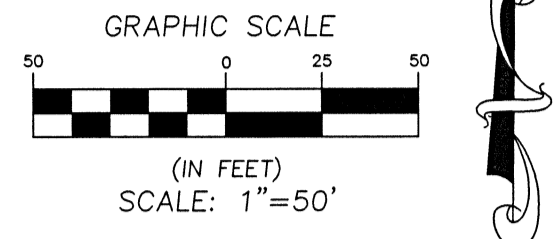
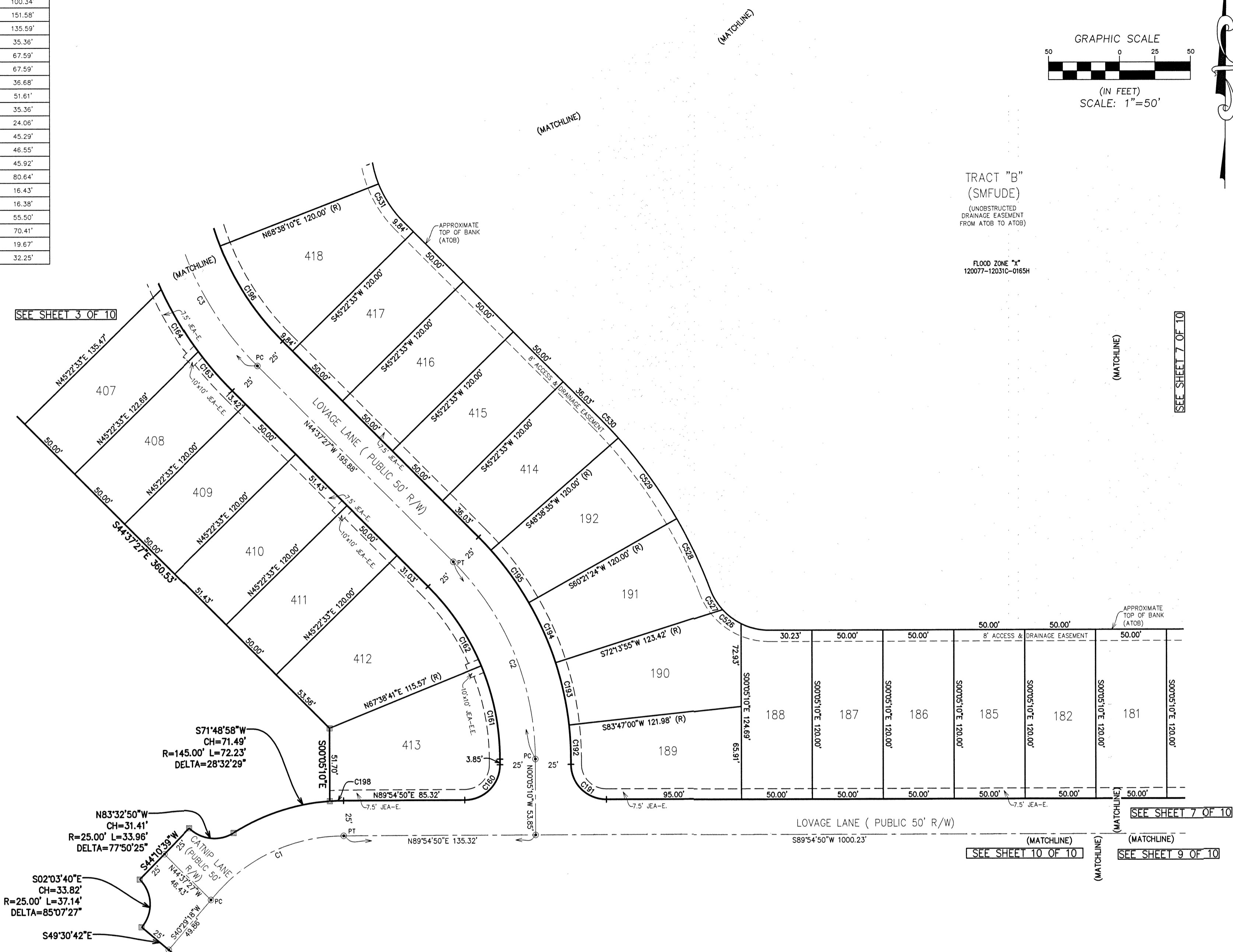
# HIGHLAND CHASE PHASES 3A & 3B

A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **76** PAGE **110**

SHEET 6 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	103.52'	120.00'	49°25'32"	S65°2'04"W	100.34'
C2	155.47'	200.00'	44°32'17"	N22°21'19"W	151.58'
C3	137.73'	225.00'	35°04'20"	N27°05'17"W	135.59'
C160	39.27'	25.00'	90°00'00"	N44°54'50"E	35.36'
C161	68.02'	175.00'	22°16'08"	N11°31'4"W	67.59'
C162	68.02'	175.00'	22°16'08"	N33°29'23"W	67.59'
C163	36.71'	250.00'	8°24'50"	S40°25'02"E	36.68'
C164	51.70'	250.00'	11°50'55"	S30°17'10"E	51.61'
C191	39.27'	25.00'	90°00'00"	S49°05'10"E	35.36'
C192	24.07'	225.00'	6°07'50"	N03°09'05"W	24.06'
C193	45.36'	225.00'	11°33'05"	N11°59'32"W	45.29'
C194	46.63'	225.00'	11°52'32"	N23°42'21"W	46.55'
C195	46.00'	225.00'	11°42'48"	N33°59'39"W	45.92'
C196	81.19'	200.00'	23°15'33"	S32°59'39"E	80.84'
C526	16.82'	44.00'	21°30'54"	N52°37'47"W	16.43'
C527	16.48'	44.00'	21°27'24"	N31°08'38"W	16.38'
C528	55.66'	345.00'	31°14'00"	N25°01'46"W	55.52'
C529	70.53'	345.00'	11°42'48"	N35°30'01"W	70.41'
C530	19.67'	80.00'	3°16'02"	N42°59'26"W	19.67'
C531	32.48'	80.00'	23°15'33"	N32°59'39"W	32.25'



TRACT "B"  
(SMFUE)  
(UNRESTRICTED  
DRAINAGE EASEMENT  
FROM AT0B TO AT0B)

FLOOD ZONE "X"  
120077-120310-085H

Prepared By:  
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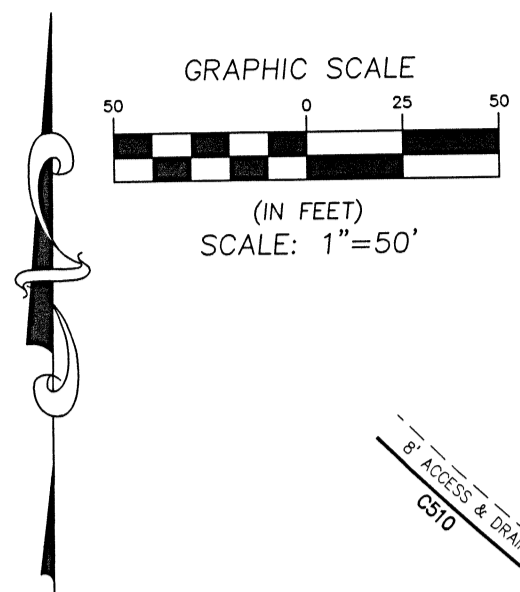
(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.006

# HIGHLAND CHASE PHASES 3A & 3B

A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

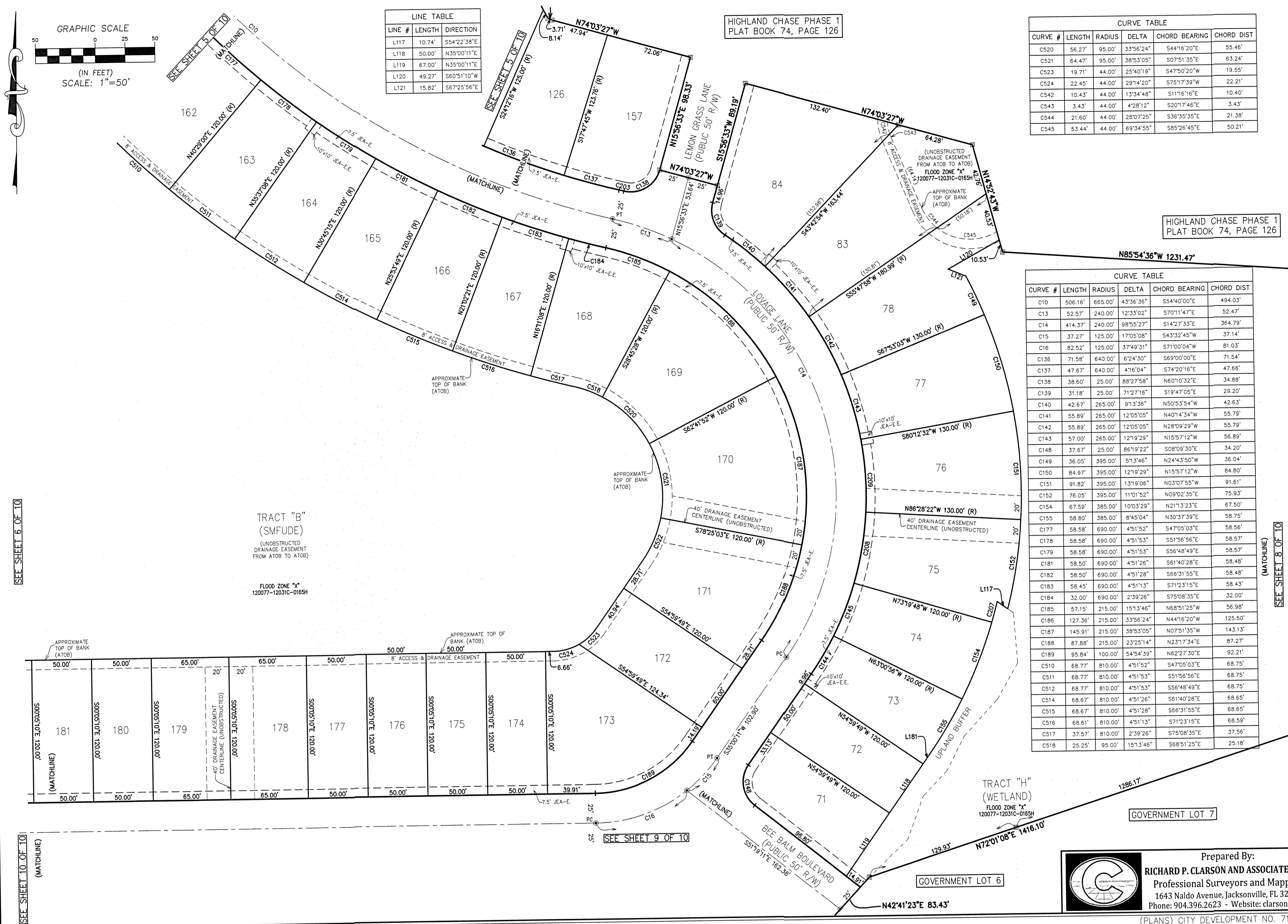
PLAT BOOK 76 PAGE III

SHEET 7 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



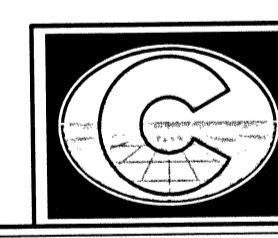
LINE #	LENGTH	DIRECTION
L117	10.74'	S54°22'38"E
L118	50.00'	N35°00'11"E
L119	67.00'	N35°00'11"E
L120	49.27'	S60°51'10"W
L121	15.82'	S67°25'56"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C520	56.27'	95.00'	33°56'24"	S44°16'20"E	55.46'
C521	64.47'	95.00'	38°53'05"	S07°51'35"E	63.24'
C523	19.71'	44.00'	25°40'19"	S47°50'20"W	19.55'
C524	22.45'	44.00'	29°14'20"	S75°17'39"W	22.21'
C542	10.43'	44.00'	13°34'48"	S11°16'14"E	10.40'
C543	3.43'	44.00'	4°28'12"	S20°17'46"E	3.43'
C544	31.60'	44.00'	28°07'25"	S36°25'35"E	21.38'
C545	53.44'	44.00'	69°34'55"	S85°26'45"E	50.21'



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C10	506.16'	665.00'	43°36'36"	S54°40'00"E	494.03'
C13	52.57'	240.00'	12°33'02"	S70°11'47"E	52.47'
C14	414.37'	240.00'	88°55'27"	S14°27'33"E	364.79'
C15	37.27'	125.00'	17°05'08"	S43°32'45"W	37.14'
C16	82.52'	125.00'	37°49'31"	S71°00'04"W	81.03'
C136	71.98'	640.00'	6°24'30"	S69°00'00"E	71.54'
C137	47.67'	640.00'	4°18'04"	S74°20'16"E	47.66'
C138	38.60'	25.00'	88°27'58"	N60°10'32"E	34.88'
C139	31.18'	25.00'	71°27'16"	S19°47'05"E	29.20'
C140	42.67'	265.00'	9°13'36"	N50°33'54"W	42.63'
C141	55.89'	265.00'	12°05'05"	N40°14'34"W	55.79'
C142	55.89'	265.00'	12°05'05"	N28°09'29"W	55.79'
C143	57.00'	265.00'	12°19'29"	N15°07'12"W	56.89'
C148	37.67'	25.00'	86°19'22"	S08°09'30"E	34.20'
C149	36.05'	395.00'	5°13'46"	N24°43'50"W	36.04'
C150	84.97'	395.00'	12°19'29"	N15°07'12"W	84.80'
C151	91.82'	395.00'	13°19'08"	N03°07'05"W	91.61'
C152	76.05'	395.00'	11°01'52"	N08°02'35"E	75.93'
C154	67.59'	385.00'	10°03'29"	N21°13'23"E	67.50'
C155	58.80'	385.00'	8°45'04"	N30°37'39"E	58.75'
C177	58.58'	690.00'	4°51'52"	S47°05'03"E	58.56'
C178	58.58'	690.00'	4°51'53"	S51°56'56"E	58.57'
C179	58.58'	690.00'	4°51'53"	S56°48'49"E	58.57'
C181	58.50'	690.00'	4°51'28"	S61°40'28"E	58.48'
C182	58.50'	690.00'	4°51'28"	S66°31'55"E	58.48'
C183	58.45'	690.00'	4°51'13"	S71°23'15"E	58.43'
C184	32.00'	690.00'	2°39'28"	S75°08'35"E	32.00'
C185	57.15'	215.00'	15°13'46"	N68°51'25"W	56.98'
C186	127.36'	215.00'	33°56'24"	N44°16'20"W	125.50'
C187	145.91'	215.00'	23°25'14"	N23°17'34"E	143.13'
C188	87.88'	215.00'	23°25'14"	N23°17'34"E	87.27'
C189	95.84'	100.00'	54°34'39"	N62°27'30"E	92.21'
C510	68.77'	810.00'	4°51'52"	S47°05'03"E	68.75'
C511	68.77'	810.00'	4°51'53"	S51°56'56"E	68.75'
C512	68.77'	810.00'	4°51'53"	S56°48'49"E	68.75'
C514	68.67'	810.00'	4°51'28"	S61°40'28"E	68.65'
C515	68.61'	810.00'	4°51'13"	S71°23'15"E	68.59'
C516	68.61'	810.00'	2°39'28"	S75°08'35"E	37.56'
C517	37.57'	810.00'	15°13'46"	S68°51'25"E	25.16'
C518	25.25'	95.00'	15°13'46"	S68°51'25"E	25.16'

S:\Subdivisions\Duval County\Highland Chase\Phase 3A & 3B\20-008 Subdivision.dwg\PLAT 3.dwg

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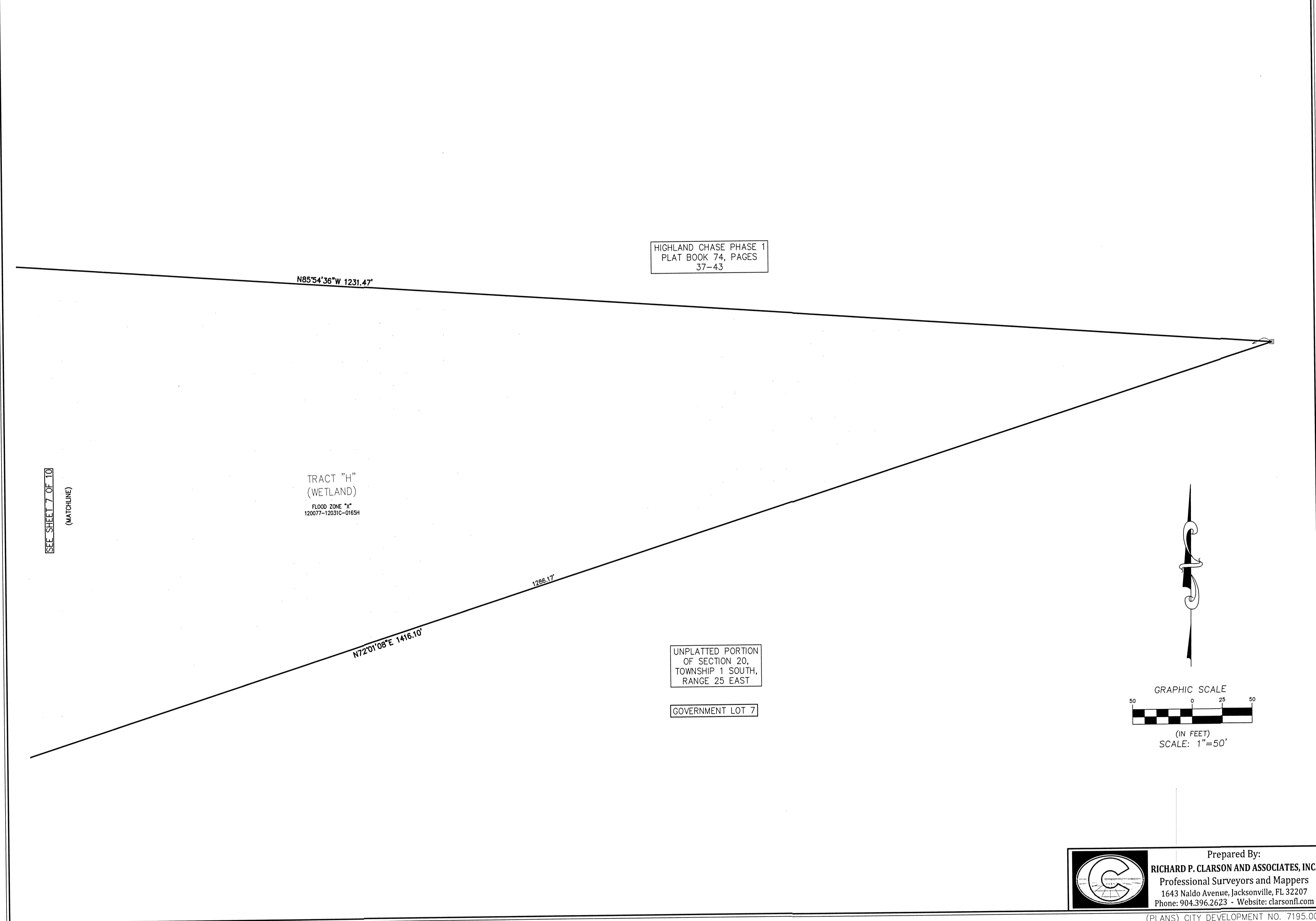
(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.006

# HIGHLAND CHASE PHASES 3A & 3B

A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 112

SHEET 8 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



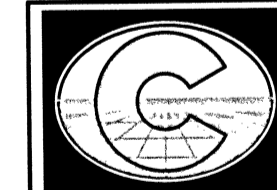
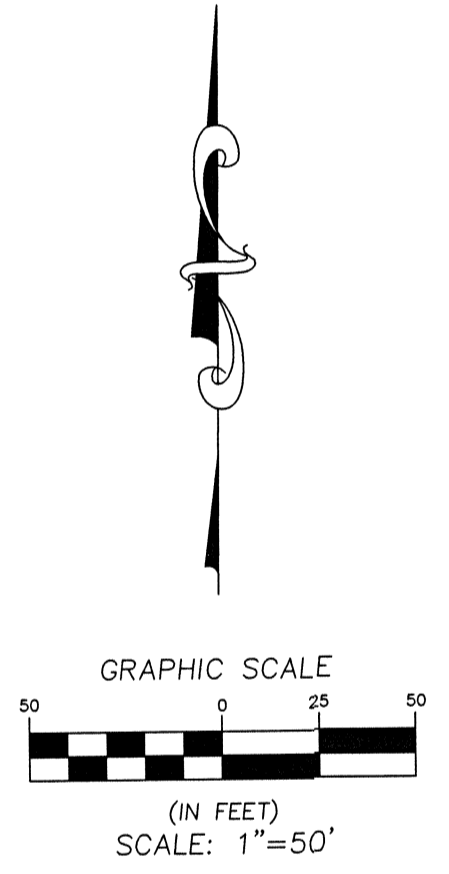
HIGHLAND CHASE PHASE 1  
PLAT BOOK 74, PAGES  
37-43

TRACT "H"  
(WETLAND)  
FLOOD ZONE "C"  
120077-120310-0165H

UNPLATTED PORTION  
OF SECTION 20,  
TOWNSHIP 1 SOUTH,  
RANGE 25 EAST

GOVERNMENT LOT 7

SEE SHEET 7 OF 10  
(MATCHLINE)



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(PLANS) CITY DEVELOPMENT NO. 7195.004  
 (PLAT) CITY DEVELOPMENT NO. 7195.006

S:\Subdivisions\Duval County\Highland Chase\Phase 3A & 3B\20-008 Subdivision\dwg\PLAT 3.dwg

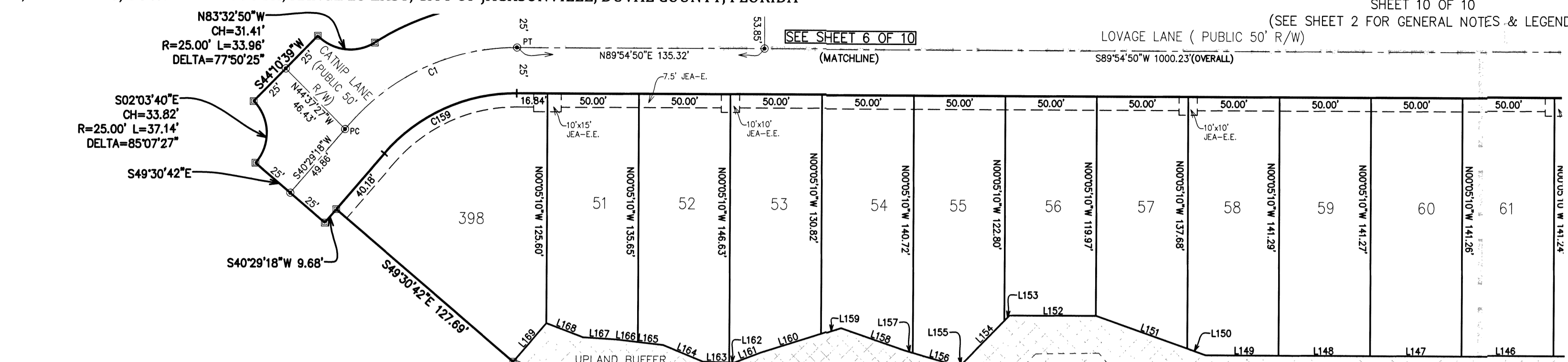
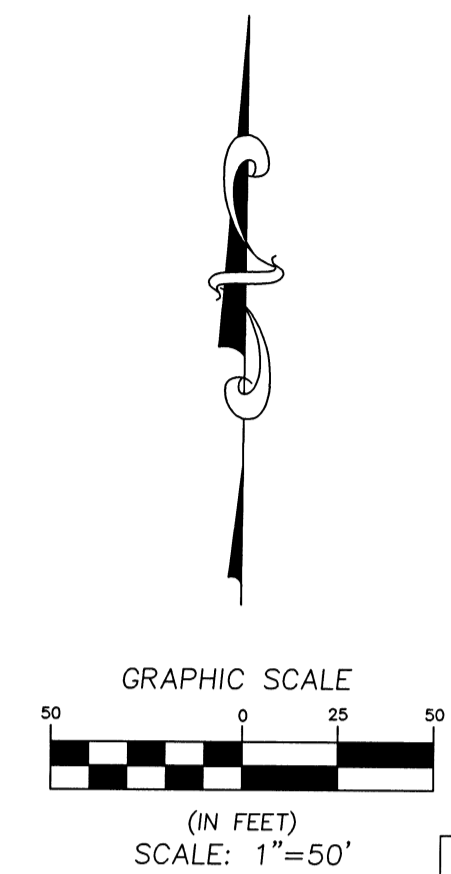


# HIGHLAND CHASE PHASES 3A & 3B

A PORTION OF GOVERNMENT LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 76 PAGE 114

SHEET 10 OF 10  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	103.52	120.00	49°23'32"	S65°12'04"W	100.34'
C159	81.95	95.00	49°23'32"	S65°12'04"W	79.43'

LINE #	LENGTH	DIRECTION
L146	50.00'	S89°53'45"W
L147	50.00'	S89°53'45"W
L148	50.00'	S89°53'45"W
L149	39.79'	S89°53'45"W
L150	10.83'	N70°34'58"W
L151	53.04'	N70°34'58"W
L152	47.28'	S89°53'02"W
L153	3.91'	S44°02'14"W
L154	32.06'	S44°02'14"W
L155	25.66'	N73°57'46"W
L156	4.87'	S73°57'46"E
L157	36.55'	N70°57'46"W
L158	11.32'	S72°16'55"W
L159	34.28'	S72°16'55"W
L160	15.59'	S69°16'55"W
L161	2.78'	N88°43'05"W
L162	14.43'	N88°43'05"W
L163	23.63'	N67°33'00"W
L164	13.85'	N83°33'00"W
L165	12.01'	N83°33'00"W
L166	18.14'	N83°33'00"W
L167	21.34'	N69°19'09"W
L168	27.89'	S40°29'18"W

GOVERNMENT LOT 5  
UNPLATTED PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST

GOVERNMENT LOT 11  
GOVERNMENT LOT 10

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S:\Subdivisions\Duval County\Highland Chase\Phase 3A & 3B\20-008 Subdivision\dwg\PLAT 3.dwg

(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.006