

Approved 01/12/2022
Date
[Signature]
Engineer
for Director of Public Works
Approved 1/10/22
Date
[Signature]
for General Counsel

HIGHLAND CHASE PHASE 4

A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 18 PAGE 02

SHEET 1 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION

A PORTION OF GOVERNMENT LOT 5, 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 128 THROUGH 132, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 35' 20" EAST, ALONG THE WESTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2, A DISTANCE OF 1,326.89 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2; COURSE NO. 1: THENCE SOUTH 71° 47' 41" EAST, DEPARTING SAID WESTERLY LINE, 461.39 FEET; COURSE NO. 2: THENCE NORTH 70° 10' 06" EAST, 572.35 FEET TO A POINT ON THE WESTERLY LINE OF HIGHLAND CHASE PHASES 3A & 3B AS RECORDED IN PLAT BOOK 76, PAGE 105 THROUGH 114 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES ALONG SAID WESTERLY LINE; COURSE NO. 1: THENCE SOUTH 55° 52' 53" EAST, DEPARTING LAST SAID SOUTHERLY LINE, A DISTANCE OF 27.54 FEET; COURSE NO. 2: THENCE SOUTH 45° 08' 01" EAST, A DISTANCE OF 142.05 FEET; COURSE NO. 3: THENCE SOUTH 18° 01' 08" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; COURSE NO. 4: THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 06' 56" AN ARC DISTANCE OF 26.03 TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58° 25' 27" WEST, 25.79 FEET; COURSE NO. 5: THENCE SOUTH 44° 51' 59" WEST, A DISTANCE OF 104.86 FEET; COURSE NO. 6: THENCE SOUTH 44° 37' 27" EAST, A DISTANCE 360.53 FEET; COURSE NO. 7: THENCE SOUTH 00° 05' 10" EAST, A DISTANCE 51.70 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 145.00 FEET; COURSE NO. 8: THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 32' 29" AN 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; COURSE NO. 9: THENCE ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 77° 50' 25", AN ARC DISTANCE OF 33.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83° 32' 50" WEST, 31.41 FEET; COURSE NO. 10: THENCE SOUTH 44° 10' 39" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE NO. 11: THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 07' 27" AN ARC DISTANCE OF 37.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02° 03' 40" EAST, 33.82 FEET; COURSE NO. 12: THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 50.00 FEET; COURSE NO. 13: THENCE NORTH 40° 29' 18" EAST, A DISTANCE OF 9.68 FEET; COURSE NO. 14: THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 127.69 FEET; COURSE NO. 15: THENCE SOUTH 01° 08' 02" EAST, A DISTANCE OF 544.43 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5; THENCE SOUTH 68° 51' 58" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1,279.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 20; THENCE NORTH 00° 35' 20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1,275.47 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 33.61 ACRES, MORE OR LESS.

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 13th DAY OF January, 2022.

[Signature]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

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 18, PAGES 118-119 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 15th DAY OF January, 2022.

[Signature]
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 12th DAY OF January, 2022.

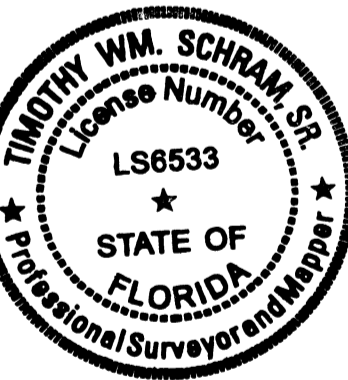
BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

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 PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 8th DAY OF January, 2022.

BY: [Signature]
TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR
NO. 6533, STATE OF FLORIDA

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.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 PHASE 4, 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.

ALL 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 TRAVERSE, 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) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT (TRACTS "A" & "B") ARE HEREBY DEDICATED TO THE HIGHLAND CHASE COMMUNITY ASSOCIATION, INC. (THE "HOMEOWNERS ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITIES OF 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 PHASE 4. 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 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.

TRACT "C" DRAINAGE & LANDSCAPE BUFFER, AND TRACTS "D" & "E" (WETLANDS) ARE HEREBY DEDICATED 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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 4 DAY OF January, 2022.

[Signature]
WITNESS
Faith Kirk
PRINT NAME

LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT NAME: DENNIS MAYER
AS ITS: AUTHORIZED AGENT
LAND DEVELOPMENT OPERATIONS

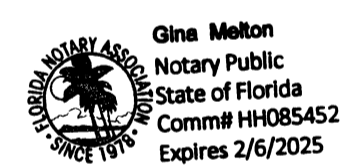
[Signature]
WITNESS
Chris Young
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 4th DAY OF January, 2022, BY DENNIS MAYER, AS AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS, OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

Gina Melton
PRINT NAME
MY COMMISSION EXPIRES: _____



Prepared By:
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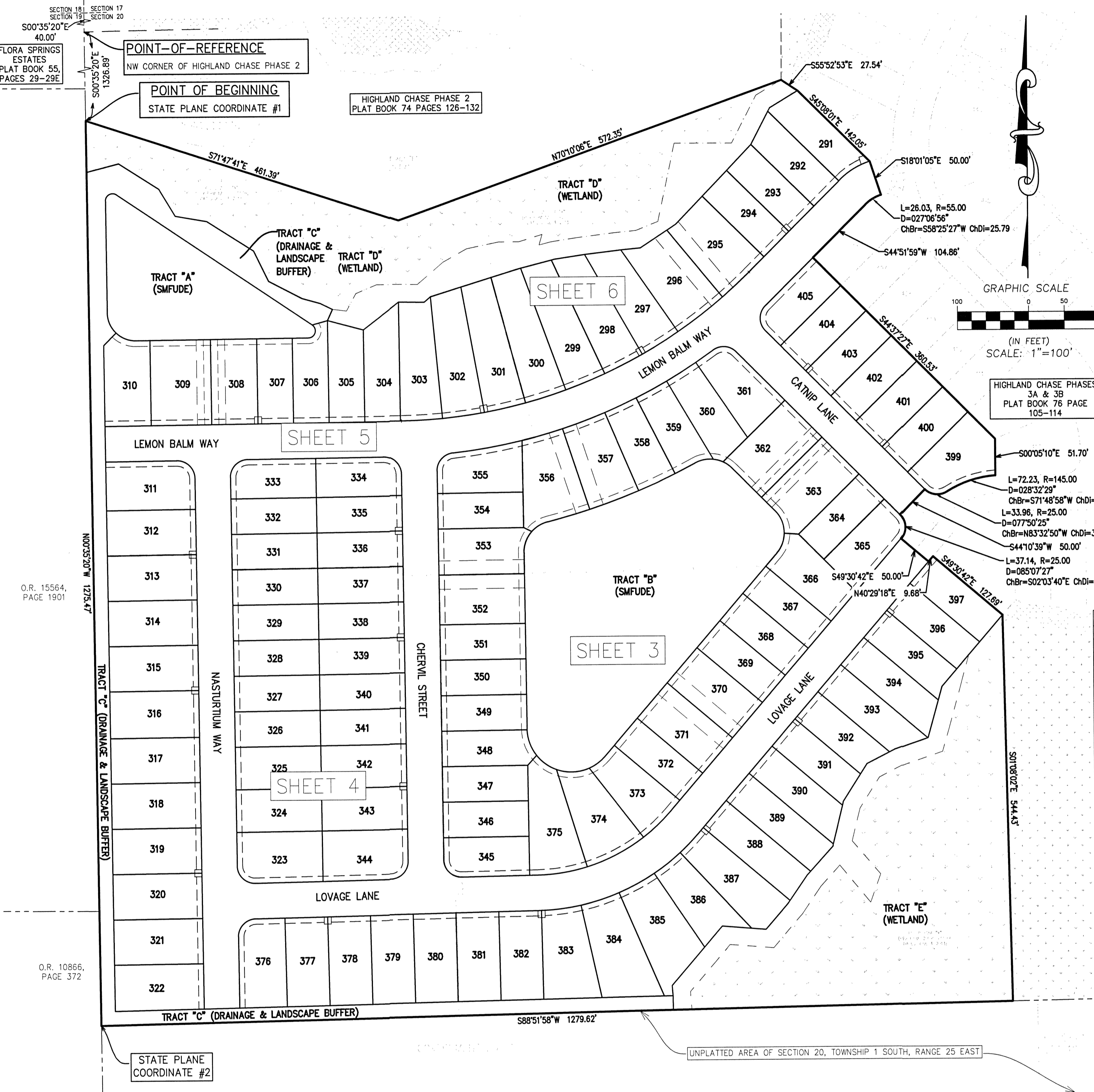
(PLANS) CITY DEVELOPMENT NO. 7195.004
(PLAT) CITY DEVELOPMENT NO. 7195.007

HIGHLAND CHASE PHASE 4

A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

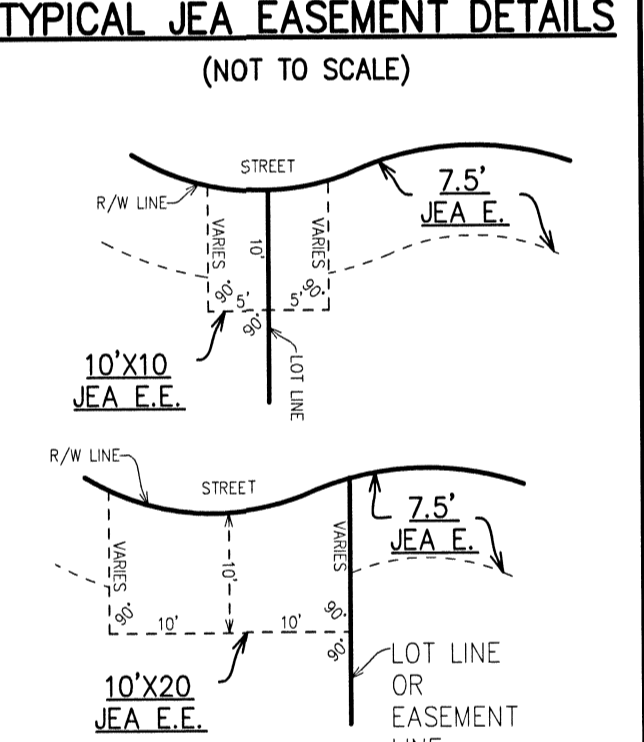
PLAT BOOK 18 PAGE 173

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



- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 - 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 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.
 - THE LANDS PLATTED HEREON APPEAR TO LIE WITHIN FLOOD ZONE "X", AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12109C-0552R, DATED JUNE 3, 2010. 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.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 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.
 - 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.
 - 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.
 - THE APPROXIMATE TOP OF BANK 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.
 - 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.
 - 114 TOTAL LOTS IN THIS PHASE.

LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"x4" CONCRETE MONUMENT (LB 1576), PRM
□	SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	SET 1/2" IRON PIPE (LB 1704), PRM
□	FOUND 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	SET 1/2" IRON PIPE (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
(SMFUDE)	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT
(R)	RADIAL BEARING
(X/X/X)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK
PI	POINT OF INTERSECTION



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2207688.1680	393873.0843	POINT-OF-BEGINNING, SET PRM
2	2206412.7664	393886.1926	SOUTHWEST CORNER OF HIGHLAND CHASE PHASE 4, SET PRM

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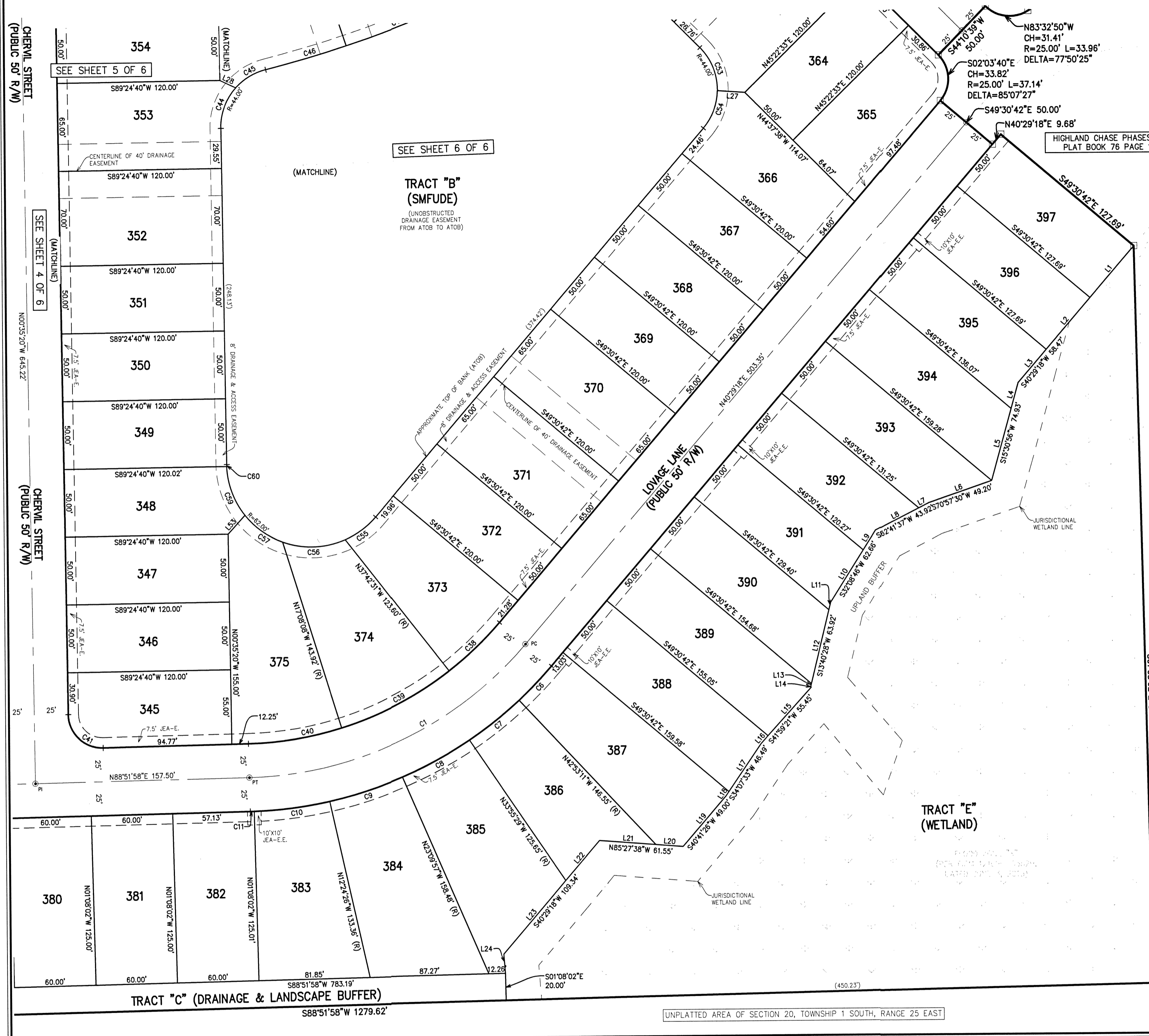
S:\Subdivisions\Duval County\Highland Chase\Phase 4\21-019 Subdivision\dwg\PLAT 4.dwg 2022/01/05
(PLANS) CITY DEVELOPMENT NO. 7195.004
(PLAT) CITY DEVELOPMENT NO. 7195.007

HIGHLAND CHASE PHASE 4

A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

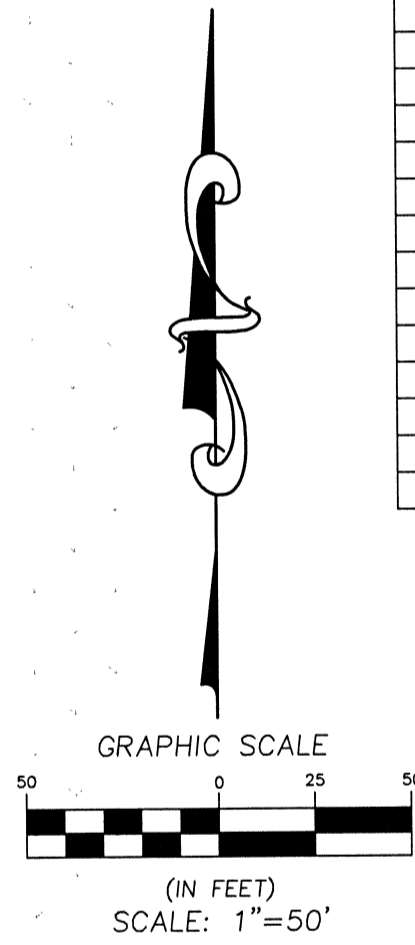
PLAT BOOK 18 PAGE 19

SHEET 3 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	232.20'	275.00'	48°22'40"	N84°40'38"E	225.36'
C6	34.69'	300.00'	6°37'31"	N43°48'04"E	34.67'
C7	46.82'	300.00'	8°57'42"	N51°35'40"E	46.87'
C8	56.33'	300.00'	10°45'32"	N61°27'17"E	56.25'
C9	56.33'	300.00'	10°45'32"	N72°12'48"E	56.25'
C10	56.16'	300.00'	10°43'34"	N82°57'21"E	56.08'
C11	2.87'	300.00'	0°32'30"	N88°35'33"E	2.87'
C38	51.50'	250.00'	11°48'11"	N48°23'23"E	51.41'
C39	89.77'	250.00'	20°34'23"	N82°34'40"E	89.29'
C40	69.82'	250.00'	16°00'08"	N80°51'55"E	69.59'
C41	39.51'	25.00'	90°32'42"	S49°51'41"E	35.52'
C44	32.64'	44.00'	42°29'56"	S20°39'38"W	31.89'
C45	26.14'	44.00'	34°02'41"	S58°55'56"W	25.76'
C46	61.83'	870.00'	4°04'19"	N73°55'07"E	61.82'
C47	73.46'	870.00'	4°50'17"	N69°27'49"E	73.44'
C48	56.50'	870.00'	3°45'16"	N65°11'02"E	56.49'
C53	35.23'	44.00'	65°52'37"	N21°41'09"W	34.30'
C54	30.13'	44.00'	39°14'08"	N20°52'14"E	29.55'
C55	28.13'	62.00'	25°59'34"	N53°29'05"E	27.89'
C56	47.21'	62.00'	43°37'45"	N88°17'44"E	46.08'
C57	34.60'	62.00'	31°58'34"	S53°54'07"E	34.15'
C59	38.97'	62.00'	36°00'56"	S19°54'22"E	38.33'
C60	1.42'	62.00'	1°18'34"	S01°14'37"E	1.42'

LINE #	LENGTH	DIRECTION
L1	50.00'	N40°29'18"E
L2	50.00'	N40°29'18"E
L3	32.00'	N40°29'18"E
L4	19.85'	N15°30'56"E
L5	55.13'	N15°35'11"E
L6	49.11'	N70°57'30"E
L7	8.28'	N62°41'37"E
L8	35.64'	N62°41'37"E
L9	17.19'	N32°08'46"E
L10	45.47'	N32°08'46"E
L11	5.61'	N13°40'28"E
L12	56.02'	N13°40'28"E
L13	2.28'	N13°40'28"E
L14	0.61'	N40°17'21"W
L15	47.89'	S41°59'21"W
L16	7.57'	S41°59'21"W
L17	42.70'	S34°07'33"W
L18	3.80'	S34°07'33"W
L19	49.00'	S40°41'28"W
L20	20.08'	N85°27'38"W
L21	41.47'	N85°27'38"W
L22	38.51'	S40°29'18"W
L23	70.84'	S40°29'18"W
L24	14.24'	N04°15'29"W
L27	20.23'	N85°59'37"W
L28	12.90'	S64°13'56"E
L33	18.77'	N41°58'39"E



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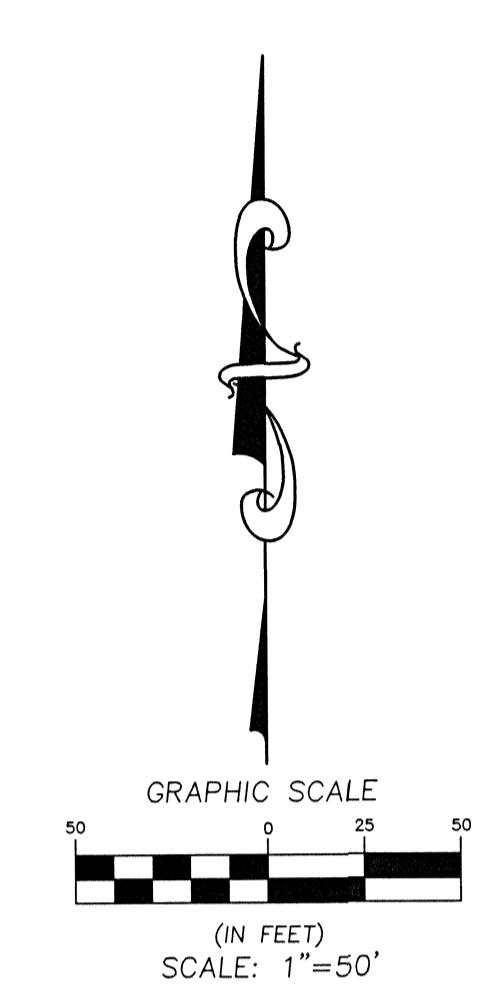
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HIGHLAND CHASE PHASE 4

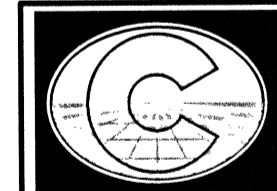
A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 78 PAGE 175

SHEET 4 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C12	39.03'	25.00'	89°27'18"	S44°08'19"W	35.19'
C15	39.51'	25.00'	90°32'42"	S45°51'41"E	35.52'
C16	39.03'	25.00'	89°27'18"	N44°08'19"E	35.19'
C41	39.51'	25.00'	90°32'42"	S45°51'41"E	35.52'

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(PLANS) CITY DEVELOPMENT NO. 7195.004
(PLAT) CITY DEVELOPMENT NO. 7195.007

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PAGE 1901

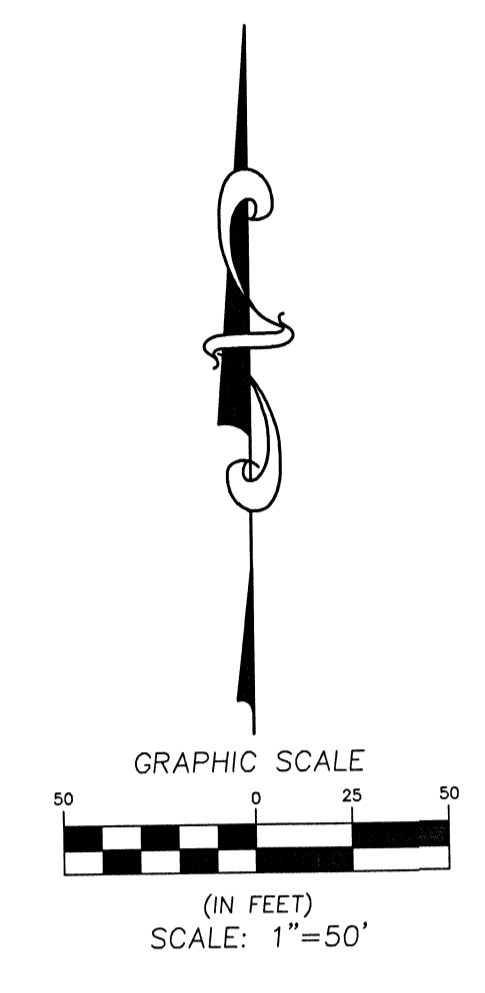
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PAGE 372

HIGHLAND CHASE PHASE 4

A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **78** PAGE **176**

SHEET 5 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	23.70'	725.00'	152°22'	N89°28'29"E	23.70'
C3	472.52'	725.00'	375°33'	N88°52'02"E	464.20'
C13	39.27'	25.00'	80°00'00"	N45°35'20"W	35.36'
C14	39.27'	25.00'	80°00'00"	S44°34'40"W	35.36'
C17	39.27'	25.00'	80°00'00"	N45°35'20"W	35.36'
C18	36.89'	25.00'	84°33'37"	S41°40'59"W	33.63'
C19	88.73'	750.00'	73°31'11"	N80°11'02"E	98.65'
C20	59.30'	750.00'	47°31'48"	N74°08'52"E	59.28'
C21	63.33'	750.00'	47°50'17"	N69°27'49"E	63.31'
C33	59.34'	700.00'	47°51'25"	N67°41'07"E	59.32'
C34	59.34'	700.00'	47°51'25"	N72°32'33"E	59.32'
C35	59.34'	700.00'	47°51'25"	N77°23'58"E	59.32'
C36	59.34'	700.00'	47°51'25"	N82°15'23"E	59.32'
C42	25.37'	10.00'	145°20'18"	N16°44'31"E	19.02'
C43	31.42'	40.00'	45°00'00"	S68°05'20"E	30.61'
C44	32.64'	40.00'	42°29'56"	S20°39'58"W	31.89'
C45	26.14'	44.00'	34°02'41"	S58°55'56"W	25.76'
C46	61.83'	870.00'	47°04'19"	N73°55'07"E	61.82'
C58	21.76'	10.00'	124°39'42"	S61°44'31"W	17.71'
C61	31.42'	40.00'	45°00'00"	S23°05'20"E	30.61'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L39	42.83'	S81°30'00"W
L40	4.49'	S75°22'08"W
L41	44.48'	S75°22'08"W
L42	10.61'	S75°22'08"W
L43	33.20'	S72°40'52"W
L44	44.08'	S72°40'52"W
L45	45.03'	S72°40'52"W
L46	11.75'	S49°18'33"W
L47	35.82'	N89°09'14"W
L48	62.61'	S52°24'18"W
L49	51.90'	N74°59'56"W
L50	22.30'	S75°06'56"W
L51	34.39'	S55°55'38"E
L52	25.05'	N44°24'40"E

G.R. 15564,
PAGE 1901

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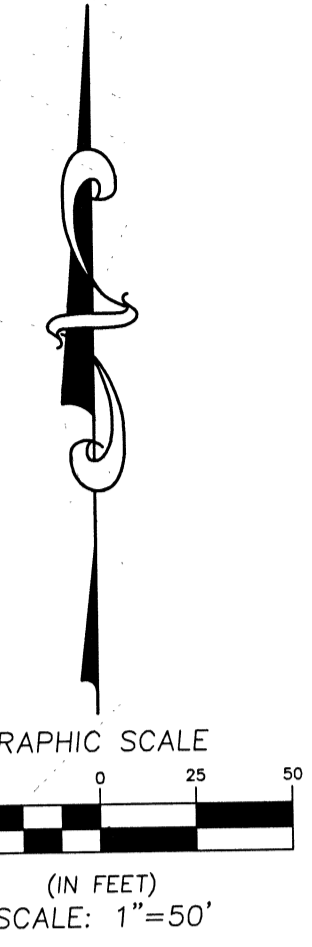
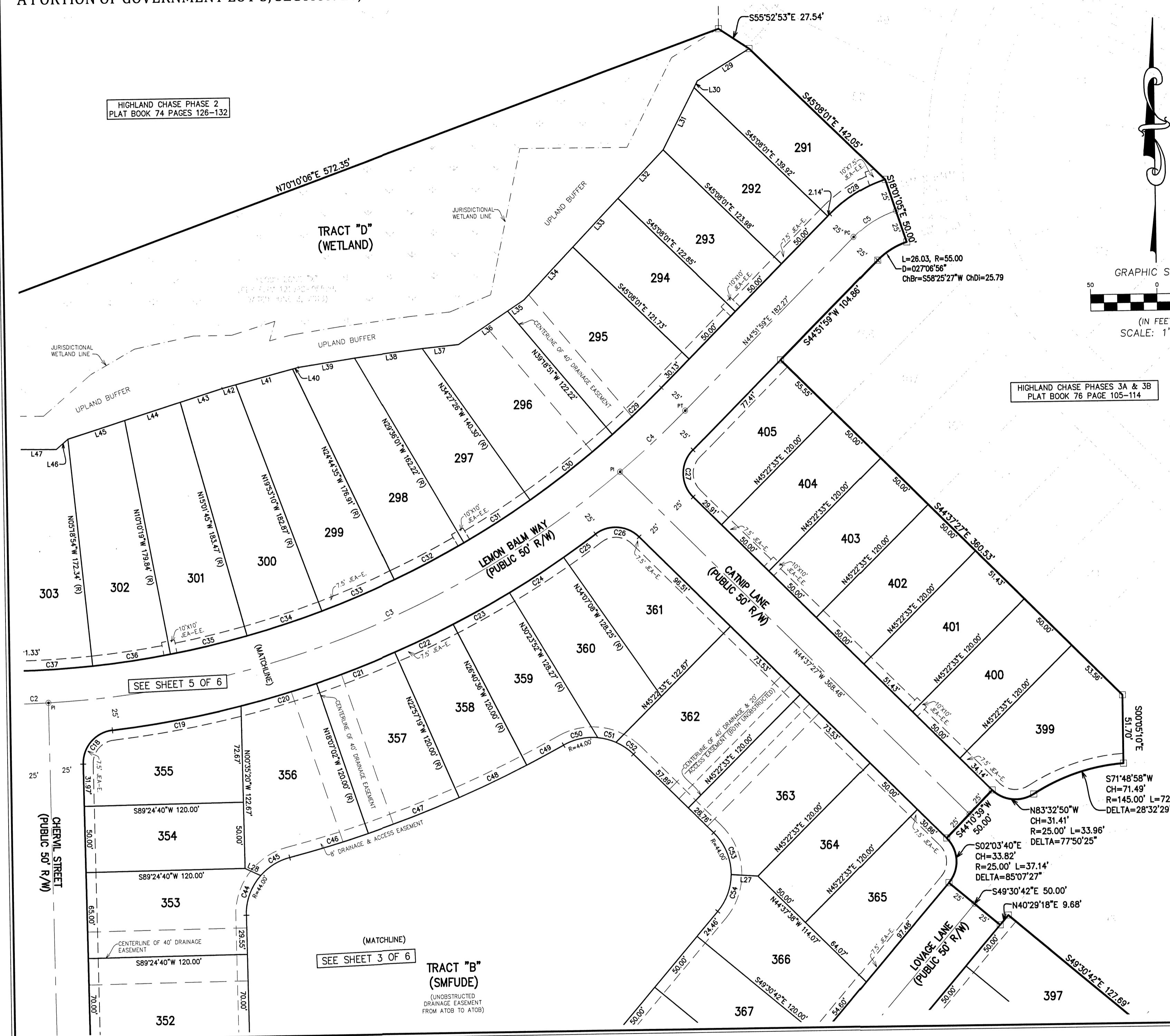
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(PLAT) CITY DEVELOPMENT NO. 7195.007

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HIGHLAND CHASE PHASE 4

A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	20.23'	N89°39'37"W
L28	12.90'	S64°13'56"E
L29	45.93'	S58°34'57"W
L30	5.72'	S27°10'33"W
L31	52.48'	S27°10'33"W
L32	50.01'	S43°34'52"W
L33	50.01'	S43°34'52"W
L34	54.48'	S43°34'52"W
L35	14.62'	S56°29'31"W
L36	44.80'	S56°29'31"W
L37	27.45'	S84°28'25"W
L38	51.40'	S83°11'11"W
L39	42.83'	S81°30'00"W
L40	4.49'	S75°22'08"W
L41	44.48'	S75°22'08"W
L42	10.61'	S75°22'08"W
L43	33.20'	S72°40'52"W
L44	44.08'	S72°40'52"W
L45	45.03'	S72°40'52"W
L46	11.75'	S49°18'33"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	23.70'	725.00'	1°52'22"	N88°28'29"E	23.70'
C3	472.52'	725.00'	37°20'32"	N88°52'02"E	454.20'
C18	36.89'	25.00'	84°32'37"	S41°40'59"W	33.63'
C19	98.73'	750.00'	7°32'31"	N80°11'02"E	98.65'
C20	59.30'	750.00'	4°31'48"	N74°08'52"E	59.28'
C21	63.33'	750.00'	4°50'17"	N69°27'49"E	63.31'
C22	48.71'	750.00'	3°43'16"	N65°11'02"E	48.70'
C23	48.71'	750.00'	3°43'16"	N61°27'46"E	48.70'
C24	48.71'	750.00'	3°43'16"	N57°44'30"E	48.70'
C25	29.80'	750.00'	2°16'36"	N54°44'34"E	29.80'
C26	35.68'	25.00'	81°46'17"	N85°30'35"W	32.73'
C27	39.62'	25.00'	90°48'27"	S00°46'46"W	35.60'
C28	49.69'	105.00'	27°08'56"	S58°25'27"W	49.23'
C29	51.09'	700.00'	4°10'55"	N46°57'27"E	51.08'
C30	79.34'	700.00'	6°29'39"	N52°17'44"E	79.30'
C31	59.34'	700.00'	4°51'25"	N46°57'42"E	59.32'
C32	59.34'	700.00'	4°51'25"	N82°49'42"E	59.32'
C33	59.34'	700.00'	4°51'25"	N67°41'07"E	59.32'
C34	59.34'	700.00'	4°51'25"	N72°32'33"E	59.32'
C35	59.34'	700.00'	4°51'25"	N77°23'56"E	59.32'
C36	59.34'	700.00'	4°51'25"	N82°15'23"E	59.32'
C37	57.74'	700.00'	4°43'34"	N87°02'53"E	57.72'
C44	32.64'	44.00'	42°29'56"	S20°39'38"W	31.89'
C45	26.14'	44.00'	34°02'41"	S58°59'56"W	25.76'
C46	61.83'	870.00'	4°04'19"	N73°59'07"E	61.82'
C47	73.46'	870.00'	4°50'17"	N69°27'49"E	73.44'
C48	56.50'	870.00'	3°43'16"	N65°11'02"E	56.49'
C49	31.56'	870.00'	2°04'43"	N62°17'03"E	31.56'
C50	26.80'	44.00'	34°53'56"	S78°41'39"W	26.39'
C51	14.14'	44.00'	18°24'43"	N74°39'02"W	14.08'
C52	15.99'	44.00'	20°49'13"	N55°02'04"W	15.90'

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