

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

# HIGHLAND CHASE PHASE 5

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

PLAT BOOK 78 PAGE 178  
SHEET 1 OF 6  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

### CAPTION

A PORTION OF GOVERNMENT LOTS 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 INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 25' 23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD, A DISTANCE OF 1,532.36 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE SOUTH 00° 25' 23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1055.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTH 88° 51' 58" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 7 TO AND ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 1396.14 FEET TO THE SOUTHEAST CORNER OF HIGHLAND CHASE PHASE 3A & 3B, AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 114 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID HIGHLAND CHASE PHASE 3A & 3B; COURSE NO. 1: THENCE NORTH 00° 04' 49" WEST, DEPARTING SAID SOUTHERLY LINE, 567.07 FEET; COURSE NO. 2: THENCE NORTH 47° 32' 32" WEST, 25.83 FEET; COURSE NO. 3: NORTH 42° 41' 23" EAST, 83.43 FEET; COURSE NO. 4: NORTH 72° 01' 08" EAST, 1416.10 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HIGHLAND CHASE PHASE 1, AS RECORDED IN PLAT BOOK 76, PAGES 37 THROUGH 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 34' 37" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD (A 80 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THE LANDS THUS DESCRIBED CONTAINING 27.23 ACRES, MORE OR LESS.

### APPROVED FOR THE RECORD

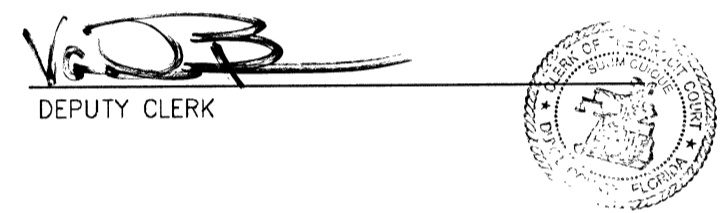
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, ON THIS 13<sup>th</sup> DAY OF January, 2022.

[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 78, PAGES 178-183 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13<sup>th</sup> 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 12<sup>th</sup> DAY OF JANUARY, 2022.

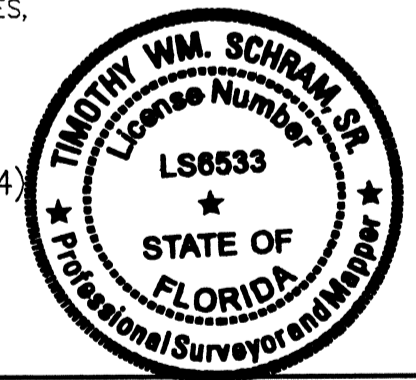
BY: [Signature]  
DANNY S. WHEELER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 6902 STATE OF FLORIDA

### 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 12<sup>th</sup> DAY OF January, 2022.

BY: [Signature]  
TIMOTHY W. SCHRAM, SR.  
REGISTERED LAND 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 5," 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 AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE 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 (TRACT "C") 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 5. 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.

TRACTS "A" & "H" (OPEN SPACE), TRACT "B" (LANDSCAPE & DRAINAGE BUFFER), TRACT "D" (RECREATION AREA), AND TRACTS "E", "F", & "G" (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 MAYHER  
AS ITS: AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS

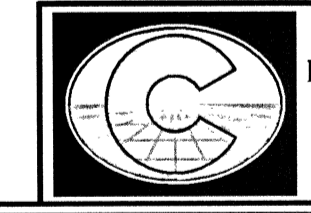
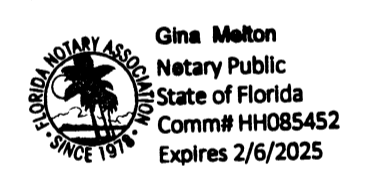
[Signature]  
WITNESS  
Chris Young  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 4<sup>th</sup> DAY OF January, 2022, BY DENNIS MAYHER, 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: \_\_\_\_\_

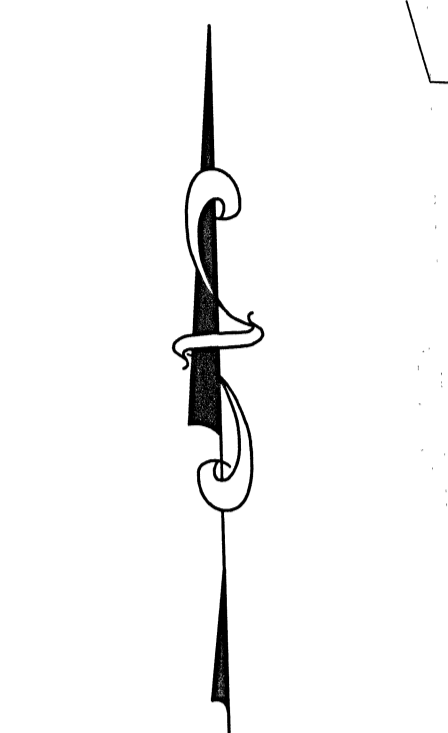


Prepared By:  
RICHARD P. CLARSON AND ASSOCIATES, INC.  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfl.com

# HIGHLAND CHASE PHASE 5

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

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



GRAPHIC SCALE  
(IN FEET)  
SCALE: 1"=100'

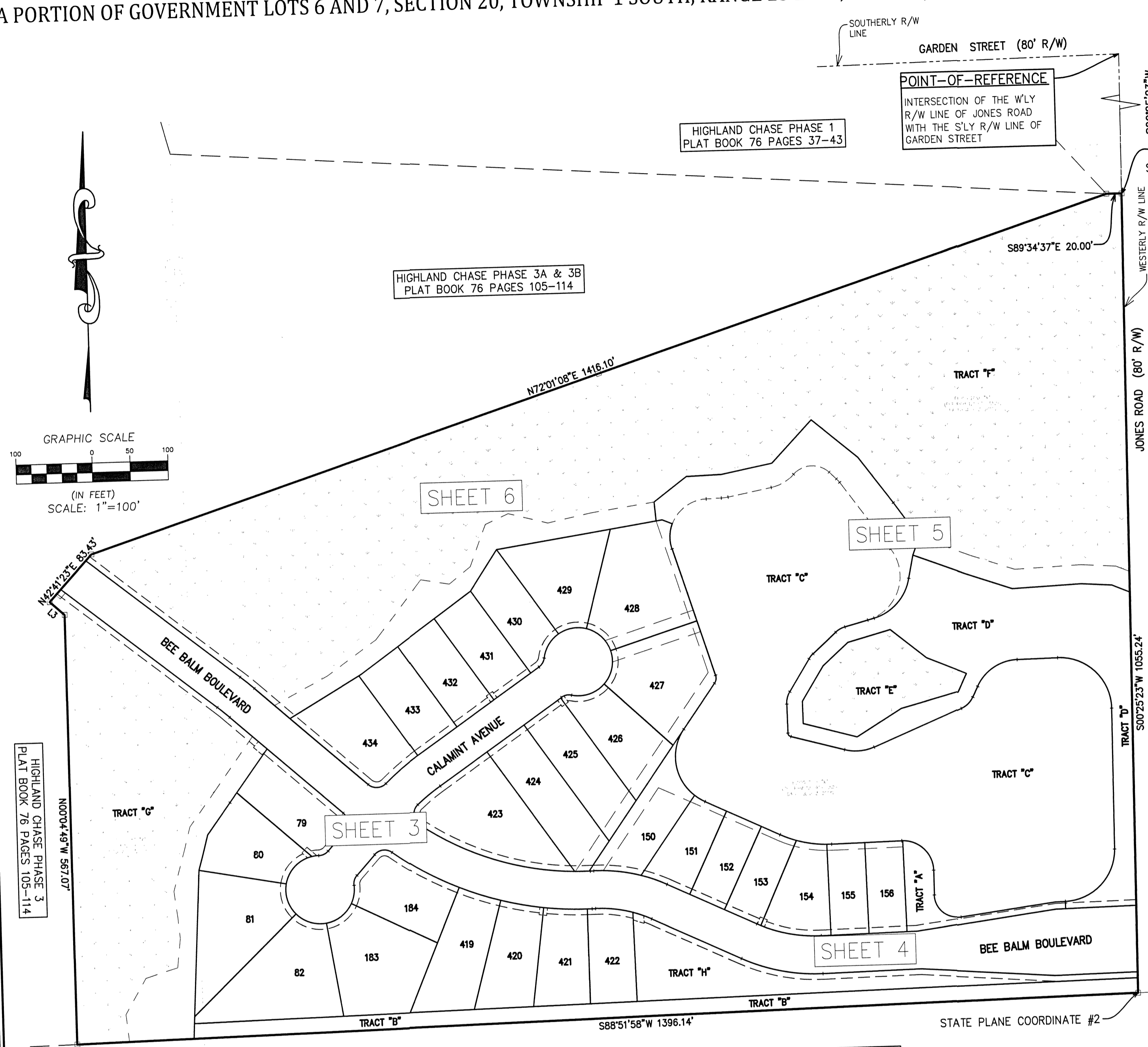
HIGHLAND CHASE PHASE 1  
PLAT BOOK 76 PAGES 37-43

HIGHLAND CHASE PHASE 3A & 3B  
PLAT BOOK 76 PAGES 105-114

HIGHLAND CHASE PHASE 3  
PLAT BOOK 76 PAGES 105-114

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	29.85'	N47°32'32"W

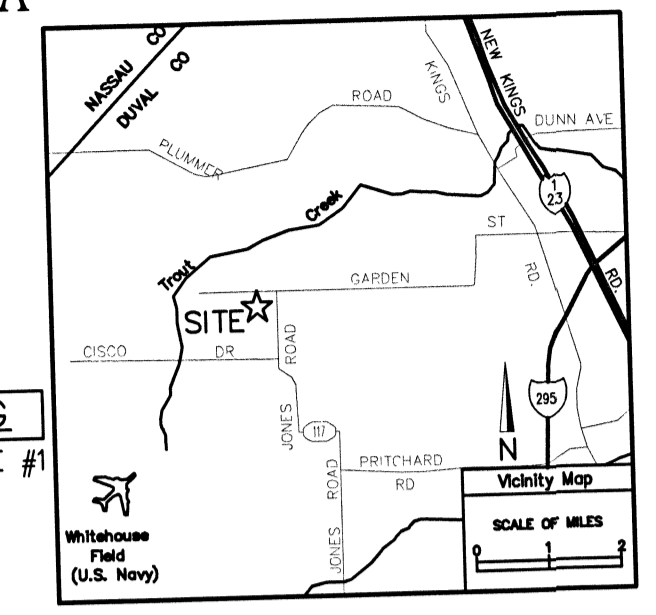
S:\Subdivisions\Duval County\Highland Chase\Phase 5\21-020 Subdivision\dwg\PLAT 5.dwg 2022/01/05



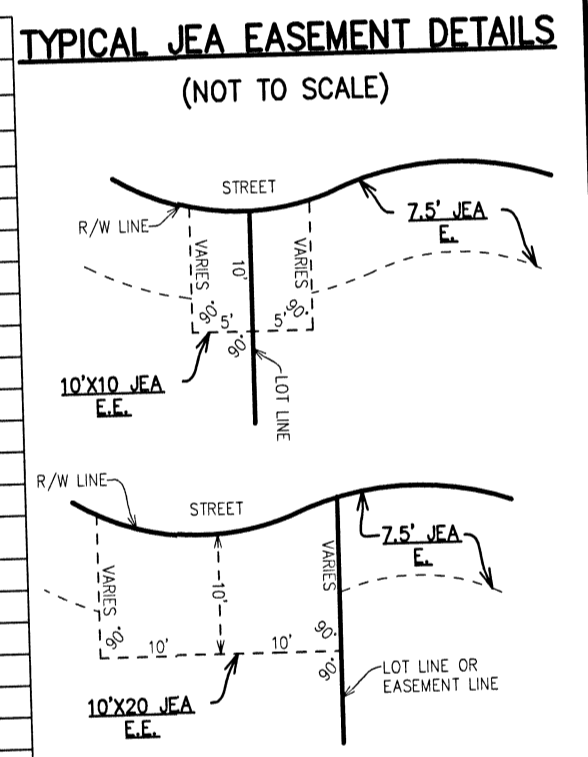
POINT-OF-REFERENCE  
INTERSECTION OF THE W'LY  
R/W LINE OF JONES ROAD  
WITH THE S'LY R/W LINE OF  
GARDEN STREET

POINT OF BEGINNING  
STATE PLANE COORDINATE #1

- NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0603).
  2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER 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. 12109C-03001, 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 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 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.
  9. 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. 29 TOTAL LOTS AND 7 TRACTS 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
○	FOUND 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
(SMFLUE)	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT
(R)	RADIAL BEARING
(XX.XX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK
RP	RADIUS POINT
PI	POINT OF INTERSECTION



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2207544.3160	397751.0167	POINT OF BEGINNING, SET PRM
2	2206489.1080	397743.2264	SOUTHEAST CORNER OF HIGHLAND CHASE PHASE 5, SET PRM

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

(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.008

# HIGHLAND CHASE PHASE 5

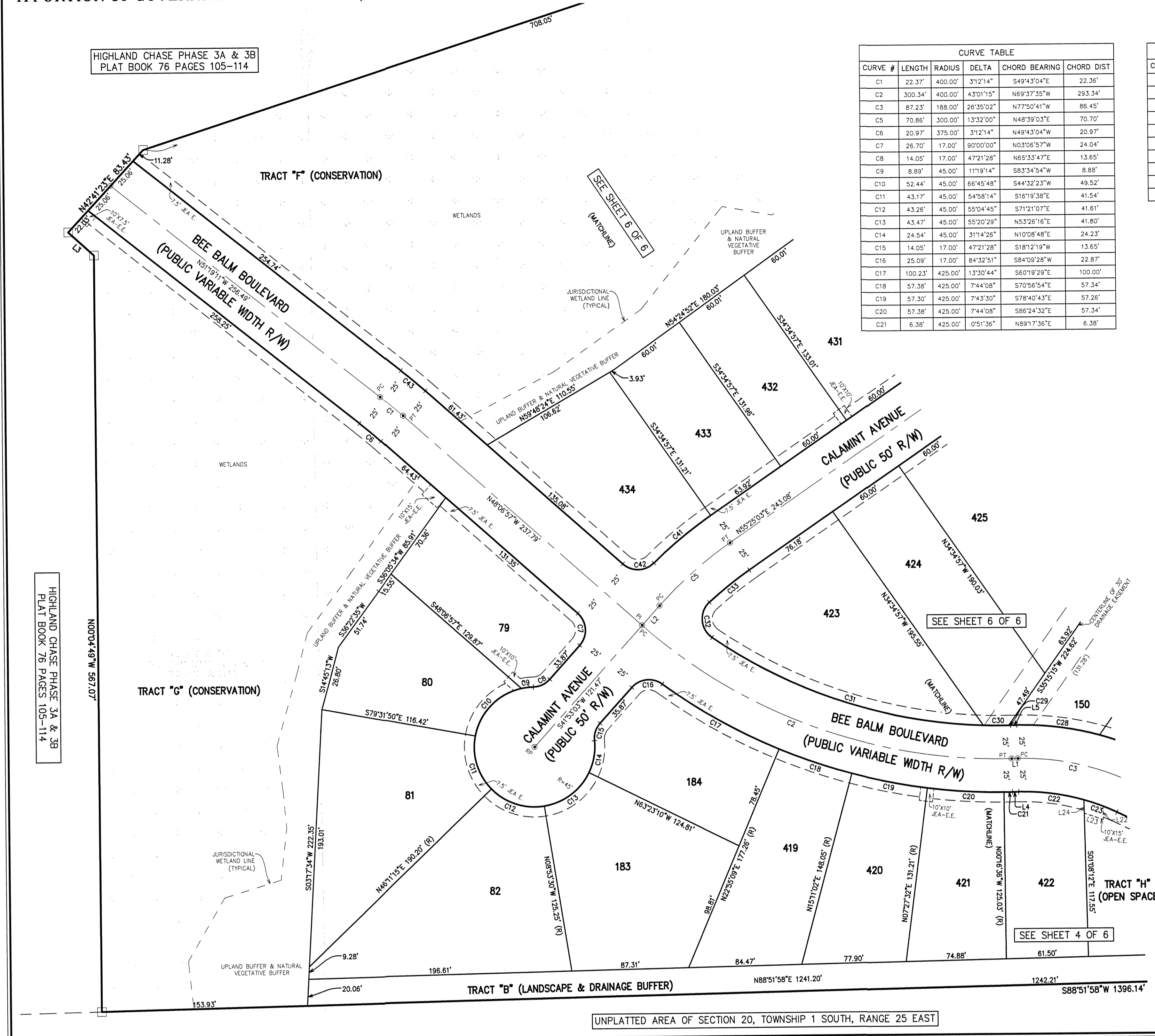
A PORTION OF GOVERNMENT LOTS 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 78 PAGE 180

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

HIGHLAND CHASE PHASE 3A & 3B  
PLAT BOOK 76 PAGES 105-114

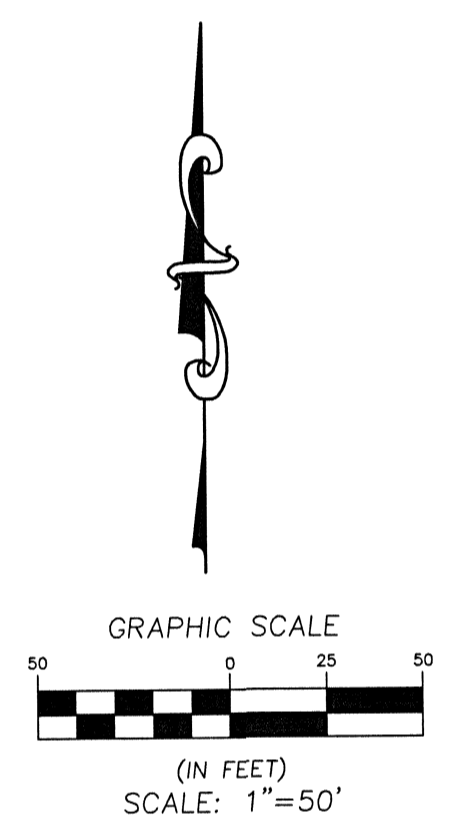
HIGHLAND CHASE PHASE 3A & 3B  
PLAT BOOK 76 PAGES 105-114



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	22.37	400.00	37°21'4"	S49°43'04"E	22.36'
C2	300.34	400.00	43°01'15"	N69°37'35"W	293.34'
C3	87.23	188.00	26°35'02"	N77°50'41"W	86.45'
C5	70.86	300.00	13°32'00"	N48°39'03"E	70.70'
C6	20.97	375.00	37°21'4"	N49°43'04"W	20.97'
C7	26.70	17.00	90°00'00"	N03°08'57"W	24.04'
C8	14.05	17.00	47°21'28"	N65°33'47"E	13.65'
C9	8.89	45.00	11°19'14"	S83°34'54"W	8.88'
C10	52.44	45.00	66°45'48"	S44°32'23"W	49.52'
C11	43.17	45.00	54°58'14"	S16°19'38"E	41.54'
C12	43.26	45.00	50°04'45"	S71°21'07"E	41.61'
C13	43.47	45.00	50°20'29"	N53°28'16"E	41.80'
C14	24.54	45.00	31°14'28"	N10°08'48"E	24.23'
C15	14.05	17.00	47°21'28"	S18°12'19"W	13.65'
C16	25.09	17.00	84°32'51"	S84°09'28"W	22.87'
C17	100.23	425.00	13°30'44"	S60°19'29"E	100.00'
C18	57.38	425.00	7°44'08"	S70°56'54"E	57.34'
C19	57.30	425.00	7°43'30"	S78°40'43"E	57.26'
C20	57.38	425.00	7°44'08"	S86°24'32"E	57.34'
C21	6.38	425.00	0°51'36"	N89°17'36"E	6.38'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C22	49.37	183.00	17°21'13"	N82°27'36"W	49.18'
C28	62.56	213.00	16°49'41"	N82°43'21"W	62.33'
C29	1.52	375.00	0°13'55"	N88°58'45"E	1.52'
C30	18.86	375.00	2°52'54"	S89°27'51"E	18.86'
C31	215.82	375.00	32°58'32"	S71°32'08"E	212.86'
C32	30.41	17.00	102°28'37"	S03°48'34"E	26.51'
C33	38.34	275.00	7°59'19"	S51°20'24"W	38.31'
C41	55.55	325.00	9°47'34"	S50°31'16"W	55.48'
C42	25.59	17.00	86°15'34"	S88°45'16"W	23.24'
C43	23.76	425.00	3°12'14"	N49°43'04"W	23.76'

LINE #	LENGTH	DIRECTION
L1	4.63'	S88°51'48"W
L2	19.69'	N41°53'03"E
L3	25.83'	N47°32'32"W
L4	4.63'	S88°51'48"W
L5	4.63'	N88°51'48"E

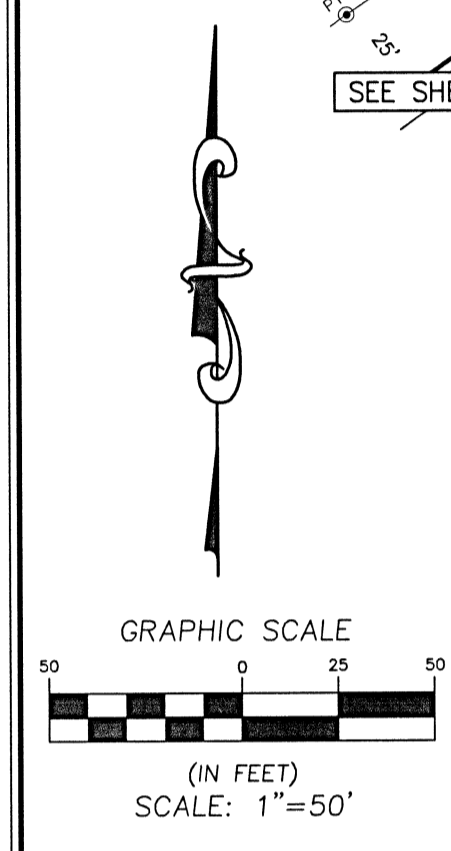
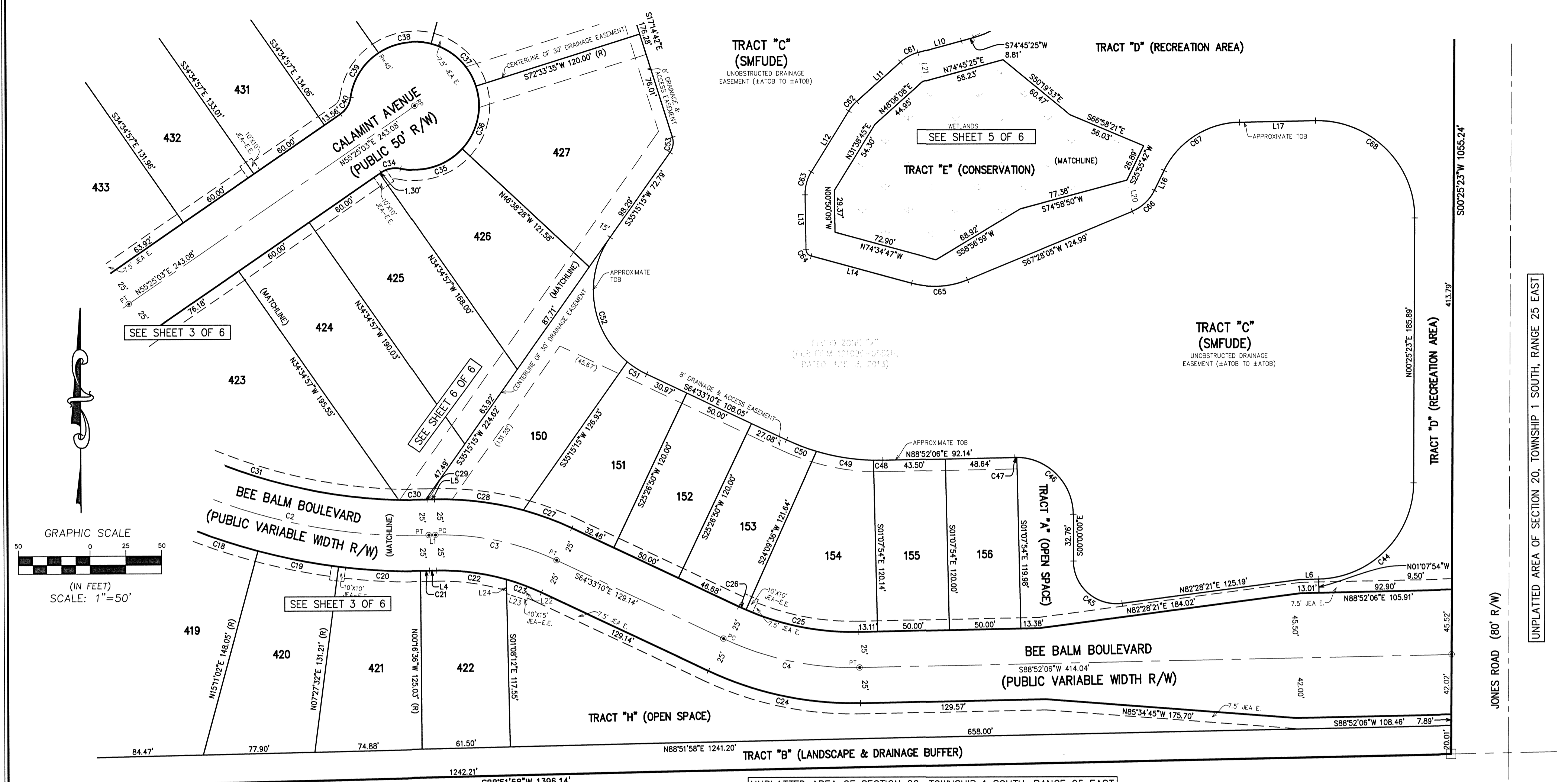


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S:\Subdivisions\Duval County\Highland Chase\Phase 5\21-020 Subdivision.dwg\PLAT 5.dwg 2022/01/05

# HIGHLAND CHASE PHASE 5

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	300.34'	1400.00'	43°01'15"	N69°37'35"W	293.34'
C3	87.23'	188.00'	26°35'02"	N77°50'41"W	86.45'
C4	98.34'	212.00'	26°34'43"	S77°50'32"E	97.46'
C17	100.23'	425.00'	13°30'44"	S60°19'39"E	100.00'
C18	57.38'	425.00'	7°44'08"	S70°56'54"E	57.34'
C19	57.38'	425.00'	7°43'30"	S78°40'43"E	57.26'
C20	57.38'	425.00'	7°44'08"	S86°24'32"E	57.34'
C21	6.38'	425.00'	0°51'36"	N89°17'36"E	6.38'
C22	49.37'	163.00'	17°21'13"	N82°27'36"W	49.18'
C23	26.26'	163.00'	9°13'49"	N69°10'05"W	26.23'
C24	109.94'	237.00'	26°34'43"	S77°50'32"E	108.96'
C25	81.18'	187.00'	24°52'23"	S78°41'42"E	80.54'
C26	5.57'	187.00'	1°42'20"	S65°24'21"E	5.57'
C27	36.27'	213.00'	9°49'20"	N69°25'01"W	36.22'
C28	62.56'	213.00'	16°49'41"	N82°43'21"W	62.33'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C29	1.52'	375.00'	0°13'55"	N89°58'45"E	1.52'
C30	18.86'	375.00'	2°52'54"	S89°27'51"E	18.86'
C31	215.82'	375.00'	32°58'32"	S71°32'08"E	212.86'
C32	30.41'	17.00'	102°28'37"	S02°48'34"E	26.51'
C33	38.34'	275.00'	7°59'19"	S51°29'34"W	38.31'
C34	14.00'	17.00'	60°14'18"	S79°09'37"W	13.61'
C35	47.31'	45.00'	40°14'18"	N72°39'37"E	45.16'
C44	104.97'	68.00'	88°26'43"	N44°38'44"E	94.85'
C45	51.07'	30.00'	97°31'39"	S48°45'30"W	45.12'
C46	62.26'	40.00'	89°10'44"	N44°35'32"W	56.16'
C47	1.36'	40.00'	1°57'10"	S89°50'41"W	1.36'
C48	6.50'	150.00'	2°28'54"	S89°33'27"E	6.50'
C49	40.56'	150.00'	15°29'39"	S89°54'11"E	40.44'
C50	22.52'	150.00'	8°36'11"	S68°51'16"E	22.50'
C51	16.13'	65.00'	14°13'08"	S57°26'37"E	16.09'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C52	97.10'	65.00'	85°35'18"	S07°32'24"E	88.32'
C53	11.00'	12.00'	82°39'57"	N09°00'16"E	10.61'
C61	13.96'	30.00'	26°39'18"	S81°25'47"W	13.83'
C62	8.62'	30.00'	16°27'23"	N39°52'26"E	8.59'
C63	17.01'	30.00'	32°28'54"	N15°24'18"E	16.78'
C64	8.44'	8.00'	73°44'37"	N37°42'28"W	6.00'
C65	39.74'	60.00'	37°57'08"	S86°26'39"W	39.02'
C66	21.75'	30.00'	41°32'23"	N46°41'54"E	21.28'
C67	65.91'	60.00'	62°58'24"	S57°23'54"W	62.65'
C68	108.66'	68.00'	91°33'17"	N45°21'16"W	97.48'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.63'	S88°51'48"W
L4	4.63'	S88°51'48"W
L5	4.63'	S88°51'48"W
L6	13.54'	N88°51'00"E
L10	31.34'	N74°48'23"E
L11	41.32'	N48°06'08"E
L12	50.16'	N31°38'45"E
L13	38.23'	N00°00'09"W
L14	72.70'	N74°34'47"W
L16	15.55'	S25°55'42"W
L17	53.27'	S88°52'06"W
L20	22.23'	S09°43'45"E
L21	20.62'	S08°56'45"E
L22	10.05'	N01°06'12"W
L23	15.00'	S70°58'25"E
L24	10.00'	S01°06'12"E

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Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
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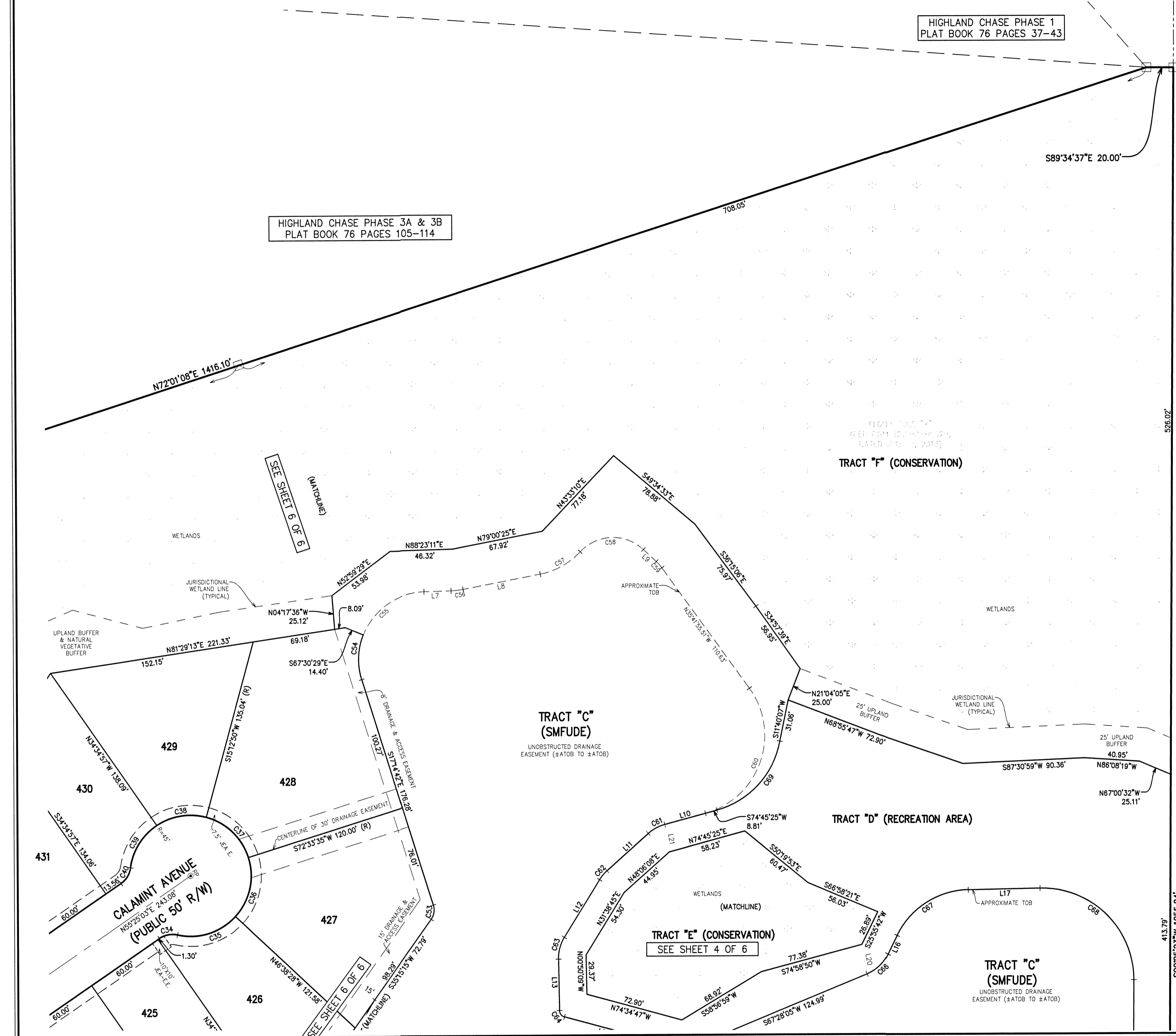
(PLANS) CITY DEVELOPMENT NO. 7195.004  
(PLAT) CITY DEVELOPMENT NO. 7195.008

# HIGHLAND CHASE PHASE 5

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

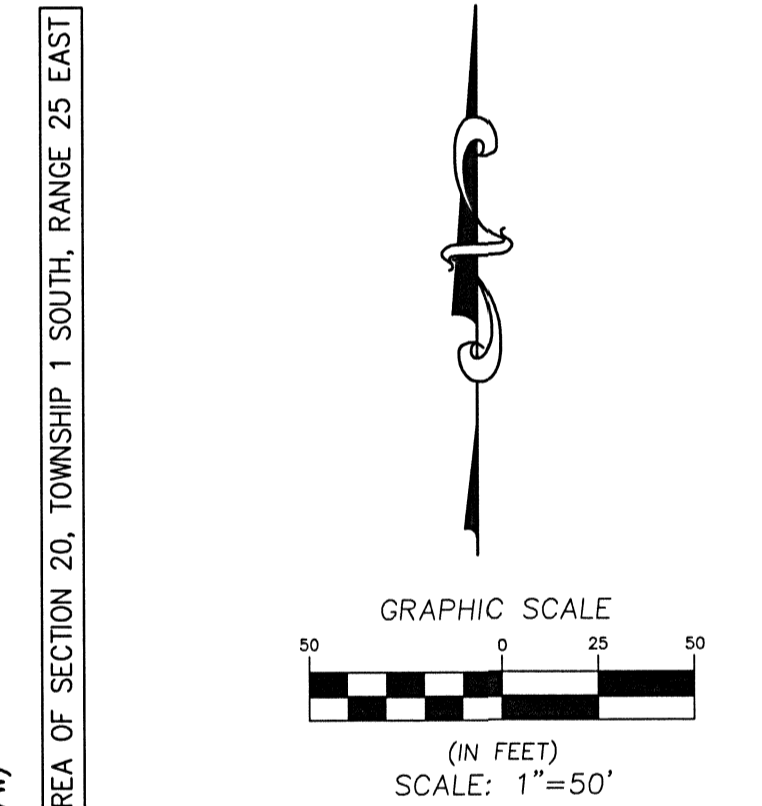
PLAT BOOK 78 PAGE 182

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C34	14.05'	17.00'	47°17'28"	S79°05'47"W	13.65'
C35	47.31'	45.00'	60°41'17"	N72°39'23"E	45.16'
C36	47.11'	45.00'	59°58'39"	N12°33'55"E	44.98'
C37	45.04'	45.00'	57°20'46"	N48°06'48"W	43.18'
C38	38.27'	45.00'	48°43'53"	S80°50'53"W	37.13'
C39	38.03'	45.00'	48°25'21"	S32°16'18"W	36.91'
C40	14.05'	17.00'	47°17'28"	N31°44'19"E	13.65'
C53	11.00'	12.00'	52°29'53"	N09°00'16"E	10.61'
C54	33.92'	50.00'	38°52'23"	S52°11'29"W	33.28'
C55	58.28'	50.00'	66°45'30"	S53°00'26"W	55.02'
C56	9.00'	55.00'	9°22'46"	N53°41'48"E	8.99'
C57	34.55'	55.00'	30°59'34"	N61°00'35"E	33.99'
C58	62.11'	33.00'	90°29'02"	S38°15'22"W	46.87'
C59	6.22'	33.00'	10°48'12"	N41°06'02"W	6.21'
C60	115.67'	60.00'	110°27'21"	N19°31'45"E	98.57'
C61	13.96'	30.00'	28°39'18"	S61°25'28"E	13.83'
C62	8.62'	30.00'	16°27'23"	N39°52'28"E	8.58'
C63	17.01'	30.00'	32°28'54"	N15°24'18"E	16.78'
C64	6.44'	5.00'	73°44'37"	N37°42'28"W	6.00'
C66	21.75'	30.00'	41°52'23"	N46°41'34"E	21.28'
C67	65.91'	60.00'	62°56'24"	S57°23'54"W	62.65'
C68	108.66'	68.00'	91°33'17"	N45°21'18"W	97.46'
C69	73.24'	65.01'	64°33'06"	S42°28'42"W	69.42'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	20.06'	S88°23'11"W
L8	58.28'	S79°00'25"W
L9	13.08'	N48°30'08"W
L10	31.34'	N74°40'08"E
L11	41.32'	N48°06'08"E
L12	50.16'	N31°58'45"E
L13	38.23'	N00°50'09"W
L16	15.55'	S28°50'42"W
L17	53.27'	S88°52'05"W
L20	22.23'	S08°43'45"E
L21	20.62'	S08°58'45"E



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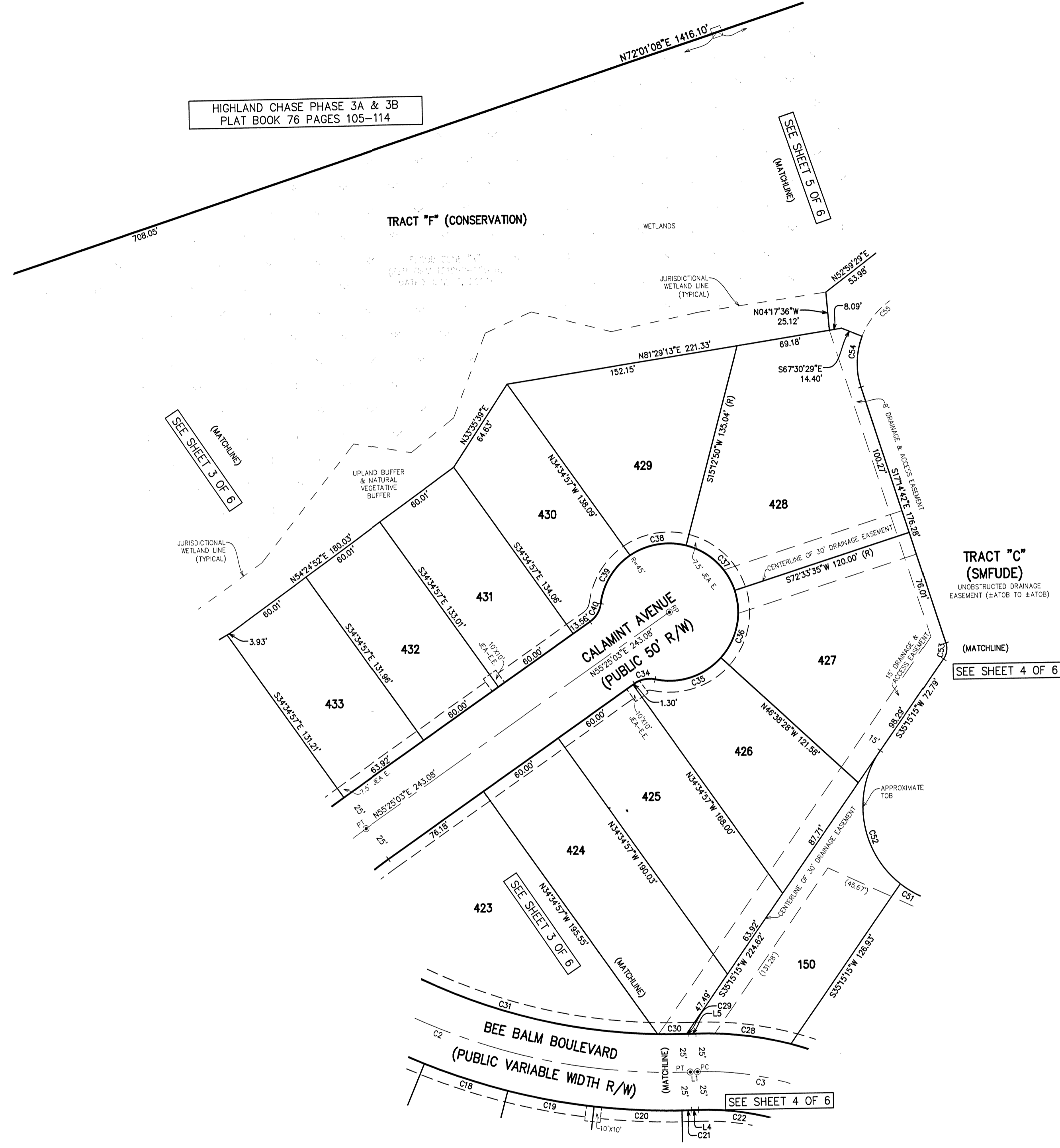
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# HIGHLAND CHASE PHASE 5

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

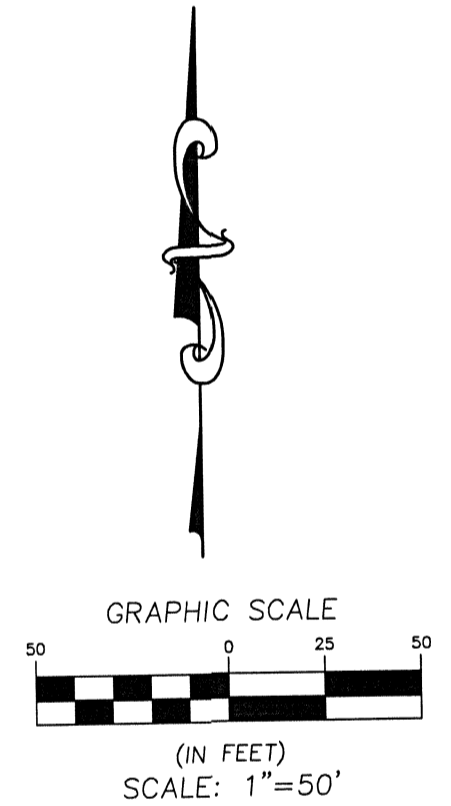
PLAT BOOK 78 PAGE 183

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

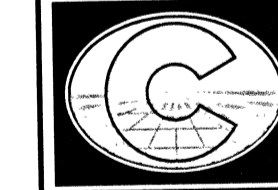


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
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C20	57.38'	425.00'	7°44'08"	S88°24'32"E	57.34'
C21	6.38'	425.00'	0°51'56"	N89°17'56"E	6.38'
C22	49.37'	163.00'	17°21'13"	N82°27'56"W	49.18'
C28	62.56'	213.00'	16°49'41"	N82°43'21"W	62.33'
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C30	18.86'	375.00'	2°52'54"	S89°27'51"E	18.86'
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C34	14.05'	17.00'	47°21'28"	S79°05'47"W	13.65'
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C36	47.11'	45.00'	59°58'39"	N12°32'56"E	44.98'
C37	45.04'	45.00'	57°20'46"	N46°06'48"W	43.18'
C38	38.27'	45.00'	48°43'53"	S80°50'53"W	37.13'
C39	38.03'	45.00'	48°25'21"	S32°16'16"W	36.91'
C40	14.05'	17.00'	47°21'28"	N31°44'19"E	13.65'
C51	16.13'	85.00'	14°13'08"	S57°28'37"E	16.09'
C52	97.10'	85.00'	85°35'18"	S07°32'24"E	88.32'
C53	11.00'	12.00'	52°29'37"	N09°00'16"E	10.61'
C54	33.92'	80.00'	38°52'23"	S02°11'29"W	33.28'
C55	58.26'	80.00'	66°45'30"	S55°00'26"W	55.02'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.63'	S88°51'48"W
L4	4.63'	S88°51'48"W
L5	4.63'	N88°51'48"E



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