

LONG MEADOW UNIT ONE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

A RESUBDIVISION OF PORTIONS OF "JACKSONVILLE HEIGHTS", P.B. 5, PG. 93, CURRENT PUBLIC RECORDS

TAXES VERIFIED R.B.F.

CAPTION

A PARCEL OF LAND LYING IN AND BEING A PART OF THE F.P. FATIO GRANT, SECTION 36, AND A PART OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING COMPRISED OF A PORTION OF TRACTS 5, 6, 7, AND 8, BLOCK 4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE MOST EASTERLY CORNER OF MEADOW BEND DRIVE AS SHOWN ON PLAT OF ARGYLE FOREST EAST VILLAGE UNIT B RECORDED IN PLAT BOOK 38, PAGES AND CURRENT PUBLIC RECORDS; RUN THENCE ALONG AND WITH THE BOUNDARY OF SAID ARGYLE FOREST EAST VILLAGE UNIT B THE FOLLOWING COURSES: NORTH 46°28'14" WEST, A DISTANCE OF 50.0 FEET; THENCE NORTH 43°31'46" EAST, A DISTANCE OF 346.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 135.0 FEET AND A CENTRAL ANGLE OF 43°52'28"; RUN THENCE NORTHEASTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 103.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°35'32" EAST, 100.87 FEET); RUN THENCE ON A TANGENT BEARING OF NORTH 00°20'42" WEST, A DISTANCE OF 220.63 FEET; DEPARTING FROM SAID BOUNDARY OF ARGYLE FOREST EAST VILLAGE UNIT B, RUN THENCE NORTH 89°09'36" EAST, A DISTANCE OF 78.82 FEET TO A POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS 170.0 FEET; RUN THENCE SOUTHWESTERLY, AROUND SAID CURVE AND THROUGH A CENTRAL ANGLE OF 42°04'44", FOR AN ARC DISTANCE OF 124.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°41'40" WEST, 122.06 FEET); RUN THENCE NORTH 89°39'18" EAST, A DISTANCE OF 50.0 FEET; THENCE SOUTH 00°20'42" EAST, A DISTANCE OF 65.51 FEET; THENCE NORTH 89°09'36" EAST, A DISTANCE OF 400.52 FEET; THENCE SOUTH 45°50'24" EAST, A DISTANCE OF 149.24 FEET; RUN THENCE NORTH 89°09'36" EAST, A DISTANCE OF 250.91 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF YOUNGERMAN CIRCLE (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1260.0 FEET; RUN THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 15°54'21", FOR AN ARC DISTANCE OF 349.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 16°01'47" WEST, 348.70 FEET); RUN THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ON A TANGENT BEARING OF SOUTH 08°04'38" WEST, A DISTANCE OF 243.00 FEET; RUN THENCE SOUTH 49°20'18" WEST, A DISTANCE OF 188.98 FEET; THENCE NORTH 78°12'07" WEST, A DISTANCE OF 101.71 FEET TO A POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 85.0 FEET; RUN THENCE NORTHWESTERLY AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 38°31'07", FOR AN ARC DISTANCE OF 57.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 07°21'40" WEST, 56.07 FEET); RUN THENCE ON A TANGENT BEARING OF NORTH 26°43'14" WEST, A DISTANCE OF 40.06 FEET; THENCE SOUTH 63°16'46" WEST, A DISTANCE OF 45.0 FEET; THENCE SOUTH 77°45'00" WEST, A DISTANCE OF 75.0 FEET; THENCE NORTH 12°15'00" WEST, A DISTANCE OF 129.0 FEET; THENCE NORTH 44°25'00" WEST, A DISTANCE OF 40.0 FEET; THENCE NORTH 01°00'00" EAST, A DISTANCE OF 189.0 FEET; THENCE NORTH 89°00'00" WEST, A DISTANCE OF 247.0 FEET; THENCE NORTH 46°28'14" WEST, A DISTANCE OF 160.72 FEET; THENCE SOUTH 43°31'46" WEST, A DISTANCE OF 224.56 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ARGYLE HOMES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS LONG MEADOW UNIT ONE, 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, AND THAT ALL DRIVES, CIRCLES, COURTS, PLACES, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. I.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, ARGYLE HOMES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 21ST DAY OF JUNE A.D., 1983.

David C. Dressler, Jr.
Witness

David C. Dressler, Jr.
David C. Dressler, Jr., Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

THE AFORESAID INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JUNE A.D., 1983, BY DAVID C. DRESSLER, JR., VICE PRESIDENT, ON BEHALF OF ARGYLE HOMES, INC., A FLORIDA CORPORATION.

MY COMMISSION EXPIRES Sept 9, 1984

Verian L. Spaulden
Notary Public, State of Florida at Large

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT ARGYLE HOMES, INC. HAS FURNISHED THE CITY OF JACKSONVILLE A SIDEWALK SURETY BOND AND A PLAT SURETY BOND, AS SURETY THAT THE SIDEWALKS AND PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BONDS ARE EQUIVALENT TO ALL REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS, AND COST OF PLACING PERMANENT CONTROL POINTS, AS OF THIS 9TH DAY OF JUNE A.D., 1983.

Robert D. ...
Director of Public Works

David C. Dressler, Jr.
David C. Dressler, Jr., Vice President

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 ORD. NO. 83-698-391 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 29TH DAY OF JULY A.D., 1983.

...
Mayor Of The City Of Jacksonville

Donald E. Johnson
Sec. To The Council Of The City Of Jacksonville

CLERK'S CERTIFICATE

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 39 PAGES 3, 3A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 12TH DAY OF JULY A.D., 1983.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk Of The Circuit Court

By: Robert C. ...
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 21ST DAY OF JUNE A.D., 1983.

W. Monroe Hazen, Jr.
W. Monroe Hazen, Jr.
Registered Land Surveyor No 3398, Florida

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
SURVEYORS - ENGINEERS - LAND PLANNERS
GAINESVILLE - JACKSONVILLE FLORIDA

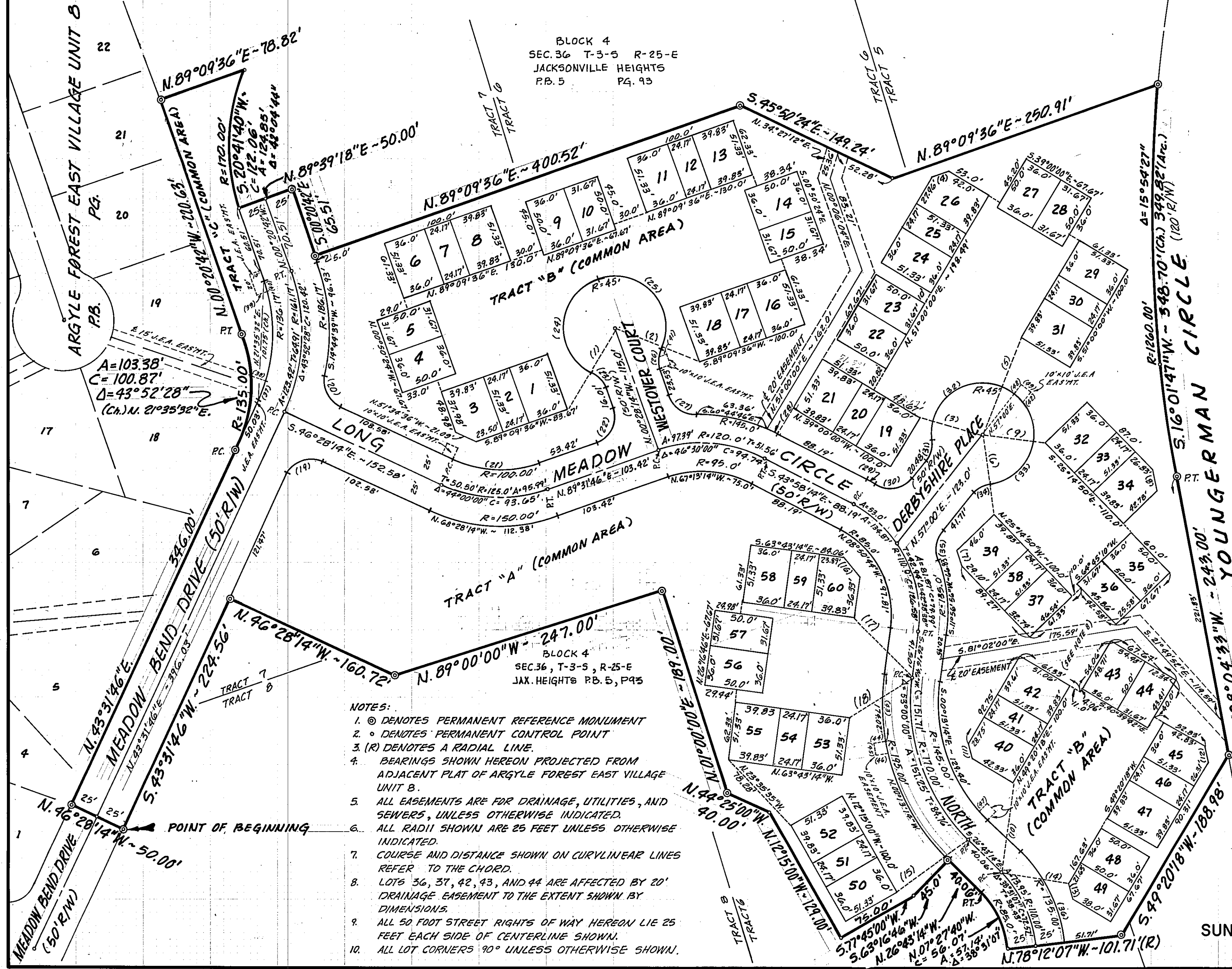
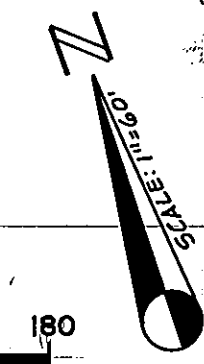
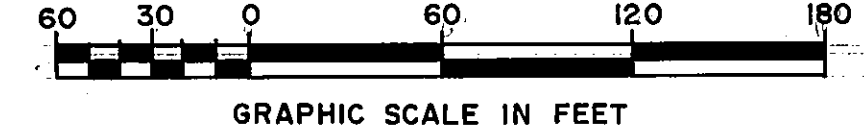
APPROVED
DATE: JULY 5, 1983
BY: *A.K. ...*
CITY ENGINEER
A.J. ...
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL OF
...
ASSISTANT COUNSEL

CK# 5-27-83
Revised for City of JCL

LONG MEADOW UNIT ONE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

A RESUBDIVISION OF PORTIONS OF "JACKSONVILLE HEIGHTS, P.B. 5, PG. 93, CURRENT PUBLIC RECORDS



COURSE AND DISTANCE

- (1) S. 46° 27' 11" W. ~ 84.37'
- (2) N. 47° 58' 51" W. ~ 84.13'
- (3) N. 57° 05' 44" W. ~ 58.05'
- (4) N. 89° 09' 36" E. ~ 15.10'
- (5) S. 41° 23' 28" W. ~ 90.93'
- (6) N. 09° 41' 04" E. ~ 70.64'
- (7) N. 01° 10' 34" E. ~ 11.98'
- (8) S. 08° 04' 33" W. ~ 15.56'
- (9) S. 67° 50' 28" E. ~ 55.0'
- (10) N. 27° 36' 47" E. ~ 79.39'
- (11) N. 01° 49' 48" W. ~ 11.55'
- (12) S. 08° 04' 33" W. ~ 12.89'
- (13) N. 00° 45' 00" W. ~ 15.65'
- (14) N. 59° 27' 36" W. ~ 62.62'
- (15) S. 72° 29' 41" W. ~ 81.79'
- (16) S. 20° 27' 18" E. ~ 21.89'
- (17) S. 26° 22' 46" E. ~ 73.10'
- (18) S. 76° 43' 04" W. ~ 69.60'
- (19) S. 88° 31' 46" W. ~ 35.36'
- (20) S. 08° 19' 07" E. ~ 30.89'
- (21) S. 68° 28' 14" E. ~ 74.92'
- (22) N. 44° 31' 46" E. ~ 35.36'
- (23) N. 22° 40' 42" W. ~ 18.90'
- (24) N. 22° 19' 18" E. ~ 82.97'
- (25) S. 23° 15' 46" E. ~ 82.97'
- (26) S. 21° 44' 14" W. ~ 18.90'
- (27) S. 36° 55' 06" E. ~ 29.70'
- (28) S. 46° 02' 55" E. ~ 10.52'
- (29) S. 41° 48' 24" E. ~ 10.19'
- (30) S. 81° 19' 17" E. ~ 33.25'
- (31) N. 34° 47' 32" E. ~ 18.90'
- (32) N. 79° 47' 32" E. ~ 82.97'
- (33) S. 34° 12' 28" W. ~ 82.97'
- (34) S. 79° 12' 28" W. ~ 18.90'
- (35) S. 27° 18' 33" W. ~ 24.77'
- (36) S. 07° 27' 40" E. ~ 89.06'
- (37) N. 40° 16' 40" E. ~ 15.45'
- (38) N. 51° 26' 40" W. ~ 15.38'
- (39) S. 89° 39' 18" W. ~ 9.63'
- (40) N. 01° 45' 39" E. ~ 10.01'
- (41) N. 89° 31' 46" E. ~ 7.91'
- (42) S. 57° 00' 00" W. ~ 11.13'
- (43) N. 17° 25' 46" E. ~ 60.0'
- (44) N. 81° 25' 13" W. ~ 10.0'
- (45) S. 08° 34' 47" W. ~ 10.0'
- (46) S. 81° 25' 13" E. ~ 10.26'
- (47) S. 63° 16' 46" W. ~ 9.66'
- (48) N. 57° 00' 00" E. ~ 10.0'
- (49) S. 33° 00' 00" E. ~ 10.0'

NOTE:

ALL I.E.A. EASEMENTS ARE SITUATED PERPENDICULAR TO AND PARALLEL WITH THE ADJACENT TANGENT PORTION OF STREET R/W UNLESS OTHERWISE INDICATED.

NOTES:

1. (M) DENOTES PERMANENT REFERENCE MONUMENT
2. (C) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES A RADIAL LINE.
4. BEARINGS SHOWN HEREON PROJECTED FROM ADJACENT PLAT OF ARGYLE FOREST EAST VILLAGE UNIT B.
5. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED.
6. ALL RADII SHOWN ARE 25 FEET UNLESS OTHERWISE INDICATED.
7. COURSE AND DISTANCE SHOWN ON CURVILINEAR LINES REFER TO THE CHORD.
8. LOTS 36, 37, 42, 43, AND 44 ARE AFFECTED BY 20' DRAINAGE EASEMENT TO THE EXTENT SHOWN BY DIMENSIONS.
9. ALL 50 FOOT STREET RIGHTS OF WAY HEREON LIE 25 FEET EACH SIDE OF CENTERLINE SHOWN.
10. ALL LOT CORNERS 90° UNLESS OTHERWISE SHOWN.

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
 SURVEYORS - ENGINEERS - LAND PLANNERS
 GAINESVILLE - JACKSONVILLE, FLORIDA

Revised per City of JFH
 W.O.H. 583-24
 CKM 5-27-83
 EASMENTS TO JFH 6-17-83