

# MEADOW POINTE UNIT TWO-B AND THREE-B

BEING A REPLAT OF A PORTION OF TRACTS 6, 7, 8, 9, 10 AND 11, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH THAT CERTAIN 15 FOOT ROADWAY LYING NORTH OF AND ADJACENT TO SAID BLOCK 4, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **56** PAGE **19**

SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES

## CAPTION

A portion of Tracts 6, 7, 8, 9, 10 and 11, Block 4, Section 29, Township 2 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with that certain 15 foot roadway lying North of and adjacent to said Block 4, all being more particularly described as follows: BEGIN at the Northeast corner of Lot 77, as shown on the plat of Meadow Pointe Unit Three-A, as recorded in Plat Book 54, Pages 23, 23A, 23B, 23C and 23D of said Current Public Records; thence North 89°37'49" East, along the Northerly line of said Block 4 and along the Southerly boundary line of Winchester, as recorded in Plat Book 45, Pages 4, 4A, 4B, 4C, 4D and 4E of said Current Public Records, and its Easterly prolongation thereof, a distance of 741.24 feet to a point situate in the Westerly line of that certain 190 Foot J.E.A. Right of Way, as recorded in Official Records Volume 3043, Page 176 (Parcel 3) of said Current Public Records; thence South 00°06'00" East, along last said line, 2,442.77 feet to the Northerly line of aforesaid 190 Foot J.E.A. Right of Way; thence South 89°11'38" West, along last said line, 684.36 feet; thence North 00°00'00" East, 911.22 feet; thence North 10°40'22" West, 110.00 feet; thence North 79°19'38" East, 41.21 feet; thence North 10°40'22" West, 160.00 feet; thence North 79°19'38" East, 55.00 feet to the point of curvature of a curve concave Southerly, having a radius of 675.38 feet; thence Easterly along the arc of said curve, a distance of 124.63 feet, said arc being subtended by a chord bearing and distance of North 84°36'49" East, 124.45 feet to the point of tangency of said curve; thence North 89°54'00" East, 122.03 feet; thence North 77°56'19" East, 76.86 feet; thence North 22°44'38" East, 120.36 feet; thence North 01°03'09" West, 69.07 feet; thence North 18°03'28" West, 70.10 feet; thence North 29°55'35" West, 184.73 feet; thence South 82°13'01" West, 31.08 feet; thence South 78°30'16" West, 202.71 feet to the Southeast corner of Lot 205, of said Meadow Pointe Unit Three-A; thence Northerly along the Easterly boundary line of said Meadow Pointe Unit Three-A, run the following 13 courses and distances: Course No. 1: North 08°49'40" West, 198.76 feet to a point lying on a curve concave Southerly, having a radius of 438.56 feet; Course No. 2: thence Easterly along the arc of said curve, a distance of 64.74 feet, said arc being subtended by a chord bearing and distance of North 85°24'05" East, 64.68 feet to the point of tangency of said curve; Course No. 3: North 89°37'49" East, 29.88 feet; Course No. 4: North 00°06'00" West, 200.00 feet; Course No. 5: North 14°50'19" West, 126.74 feet; Course No. 6: North 43°05'47" West, 63.44 feet; Course No. 7: North 71°27'07" West, 125.44 feet; Course No. 8: North 00°22'11" West, 110.00 feet to a point lying on a curve concave Southerly, having a radius of 303.45 feet; Course No. 9: thence Easterly along the arc of said curve, a distance of 49.61 feet, said arc being subtended by a chord bearing and distance of South 85°41'11" East, 49.55 feet to a point on said curve; Course No. 10: North 08°59'49" West, 50.00 feet to a point lying on a curve concave Southerly, having a radius of 353.45 feet; Course No. 11: thence Westerly along the arc of said curve, a distance of 57.78 feet, said arc being subtended by a chord bearing and distance of North 85°41'11" West, 57.72 feet to the point of tangency of said curve; Course No. 12: South 89°37'49" West, 5.60 feet; Course No. 13: North 00°22'11" West, 110.00 feet to the POINT OF BEGINNING.

Containing 33.858 acres, more or less.

## APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Lynn Westbrook  
Lynn Westbrook  
Director of Public Works  
Date: 6/20/2003

## CLERK'S CERTIFICATE # 2003199850

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 56, Pages 19-19E of the current Public Records of Duval County, Florida, this 23rd day of June, A.D., 2003.

By: Jim Fuller  
Jim Fuller  
Clerk of the Circuit Court

By: [Signature]  
Deputy Clerk

## PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 12th day of May, 2003.

By: Glenn E. McGregor  
Glenn E. McGregor, P. L. S.  
Professional Land Surveyor Number 4252

## SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091, F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 12th day of MAY, A.D., 2003.

By: Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 3348  
L.B. No. 5189

## ADOPTION AND DEDICATION

This is to certify that Mercedes 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 Meadow Pointe Unit Two-B and Three-B, having caused the same to be surveyed and subdivided, that Bank of America, a National Banking Association, is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "A" (Preservation Area) as shown hereon is irrevocably and without reservations dedicated to Meadow Pointe Association, Inc., a nonprofit corporation, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

- The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owners(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Meadow Pointe Unit Two-B and Three-B. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, 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 in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof Mercedes Homes, Inc., a Florida corporation, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 14th day of March, A.D., 2003.

MERCEDES HOMES, INC.  
A Florida Corporation

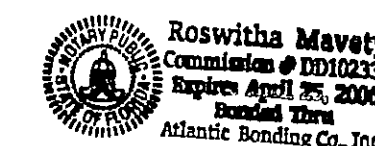
Witness: Dona Sadavski  
Print Name: Dona Sadavski  
Witness: Wanda Mullane  
Print Name: Wanda Mullane

By: [Signature]  
Cora Johnson, President,  
Jacksonville Division

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of March, A.D., 2003 by Cora Johnson, President, Jacksonville Division, of Mercedes Homes, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

By: Roswitha Mavety  
Notary Public, State of Florida  
Type of print name: Roswitha Mavety  
My Commission Expires: 01/23/2004  
My Commission Number: 22102325



BANK OF AMERICA  
A National Banking Association

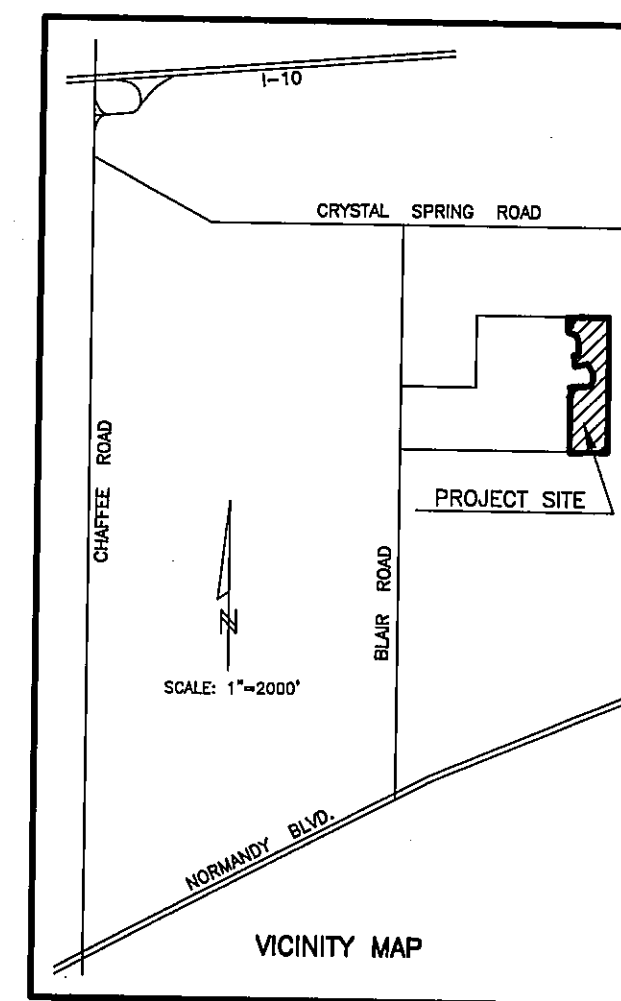
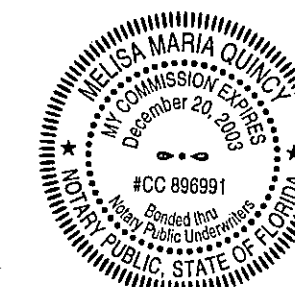
Witness: Crystal A. Holley  
Print Name: Crystal A. Holley  
Witness: Melisa Maria Quincy  
Print Name: Melisa Maria Quincy

By: [Signature]  
Craig Ridinger, Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL-ORANGE

The foregoing instrument was acknowledged before me this 18th day of March, A.D., 2003 by Craig Ridinger, Vice President, of Bank of America, a National Banking Association, on behalf of the association, who is personally known to me.

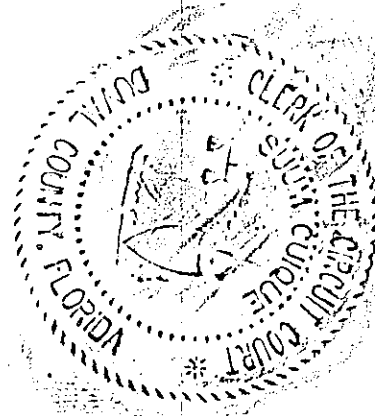
By: Melisa Maria Quincy  
Notary Public, State of Florida  
Type of print name: Melisa Maria Quincy  
My Commission Expires: 12/30/03  
My Commission Number: 8916991



PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
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TELEPHONE (904) 721-1226

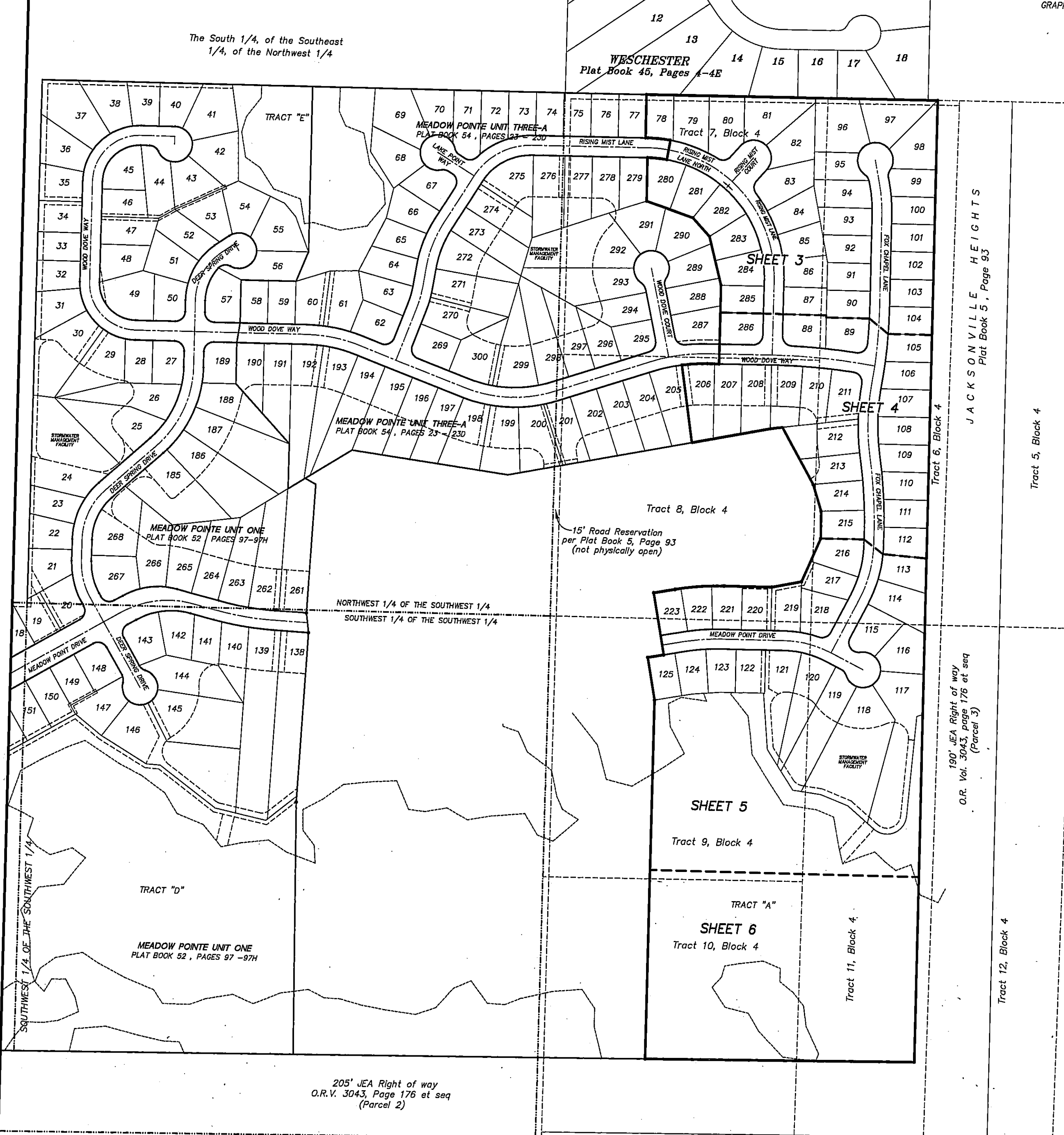
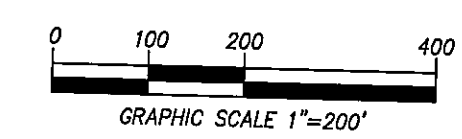
PSD NO. 98-007  
CITY DEVELOPMENT NO. 4105.5

Approved 5/12/03  
Date  
By: [Signature]  
City Engineer  
for Director of Public Works  
Approved 6/18/03  
Date  
By: [Signature]  
for General Counsel



# MEADOW POINTE UNIT TWO-B AND THREE-B

BEING A REPLAT OF A PORTION OF TRACTS 6, 7, 8, 9, 10 AND 11, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH THAT CERTAIN 15 FOOT ROADWAY LYING NORTH OF AND ADJACENT TO SAID BLOCK 4, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



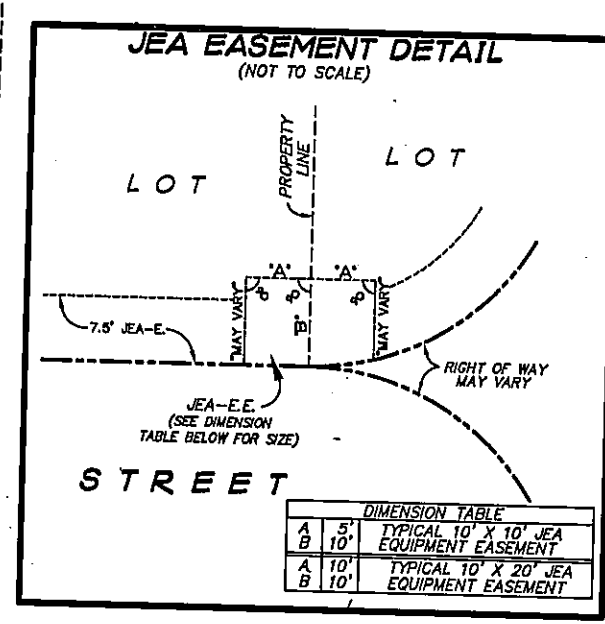
**LEGEND**

- P.C. Point of Curvature
- P.T. Point of Tangency
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- P.I. Point of Intersection
- CA Central Angle
- R Radius
- L Arc
- CB Chord Bearing
- CH Chord Distance
- CI Tabulated Curve Data
- L1 Tabulated Line Data
- C/L Centerline
- TOB Top of Bank
- Match Line

**NOTES :**

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● Denotes Permanent Control Point
- 3) Bearings based on State Plane Grid East Zone.
- 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any 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.
- 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
  - "JEA-E.E." denotes JEA equipment easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA.
  - "JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and replacement of such items.
- 6) 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 graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Duval County, Florida.
- 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 9) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- 10) 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.
- 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
- 12) All lot lines that intersect curves are non-radial, unless otherwise noted.



**FLOOD ZONE NOTE :**

The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0050, suffix E, dated August 15, 1989.

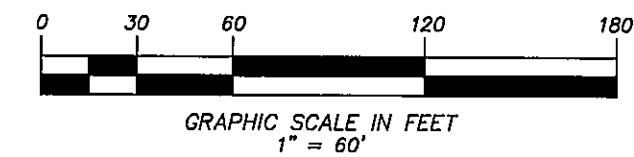
The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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PSD NO. 98-007  
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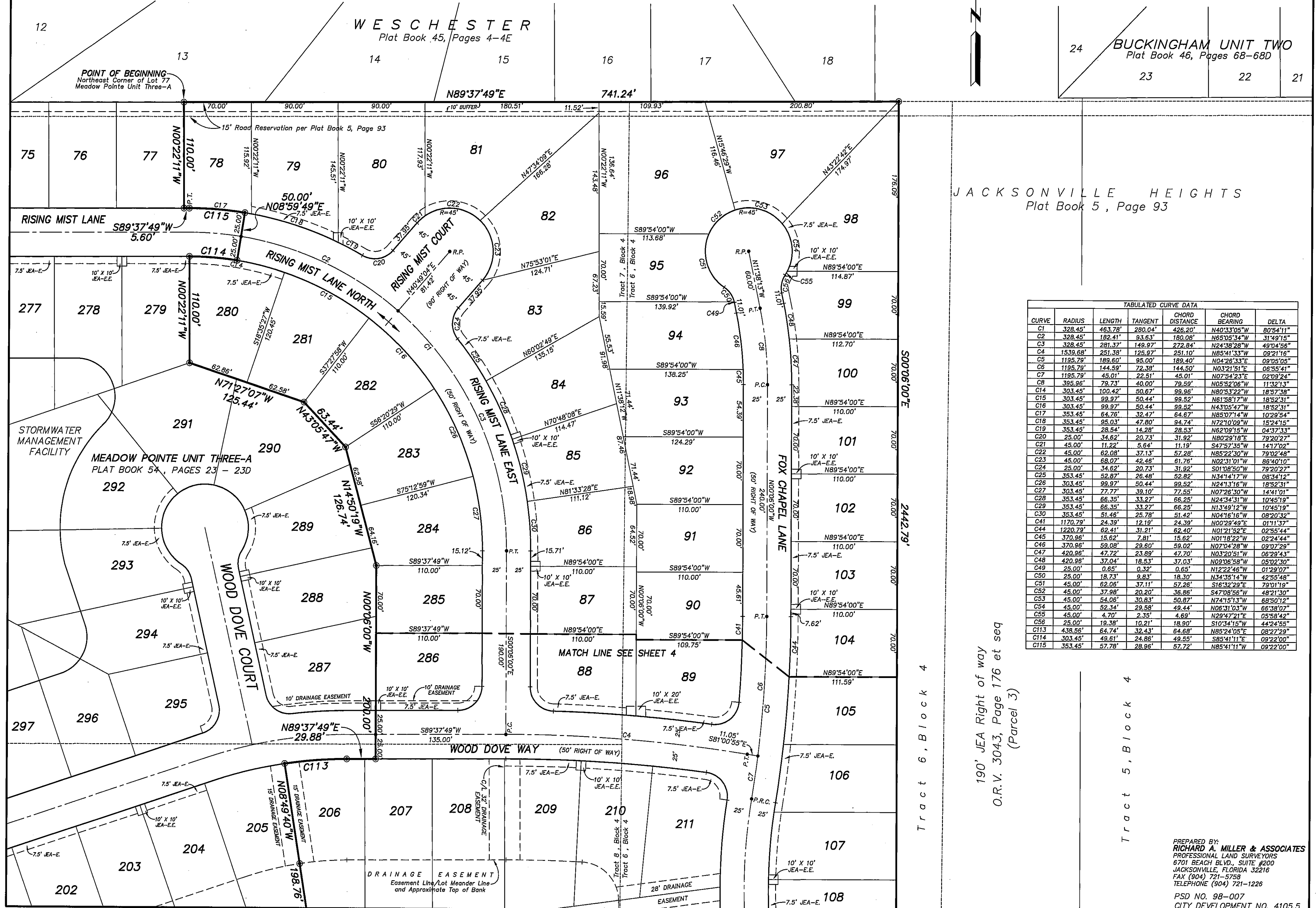
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PLAT BOOK **56** PAGE **19B**

SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



JACKSONVILLE HEIGHTS  
Plat Book 5, Page 93

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	328.45'	463.28'	280.04'	426.20'	N40°33'05"W	80°54'11"
C2	328.45'	182.41'	93.63'	180.08'	N65°05'34"W	31°49'15"
C3	328.45'	281.37'	149.97'	272.84'	N24°38'28"W	49°04'56"
C4	1539.68'	251.38'	125.97'	251.10'	N85°41'33"W	09°21'16"
C5	1195.79'	189.60'	95.00'	189.40'	N04°26'33"E	09°05'06"
C6	1195.79'	144.59'	72.38'	144.50'	N03°21'51"E	06°55'41"
C7	1195.79'	43.01'	22.51'	45.01'	N07°54'23"E	02°09'24"
C8	395.96'	79.73'	40.00'	79.59'	N05°52'06"W	11°32'13"
C14	303.45'	100.42'	50.67'	99.98'	N80°53'22"W	18°57'38"
C15	303.45'	99.97'	50.44'	99.52'	N61°58'17"W	18°52'31"
C16	303.45'	99.97'	50.44'	99.52'	N43°05'47"W	18°52'31"
C17	353.45'	64.76'	32.47'	64.67'	N85°07'14"W	10°29'54"
C18	353.45'	95.03'	47.80'	94.74'	N72°10'09"W	15°24'15"
C19	353.45'	28.54'	14.28'	28.53'	N82°09'15"W	04°37'33"
C20	25.00'	34.62'	20.73'	31.92'	N80°29'18"E	79°20'27"
C21	45.00'	11.22'	5.64'	11.19'	S47°57'35"W	14°17'02"
C22	45.00'	62.08'	37.13'	57.28'	N85°22'30"W	79°02'48"
C23	45.00'	66.07'	42.46'	61.76'	N02°31'01"W	88°40'10"
C24	25.00'	34.62'	20.73'	31.92'	S01°08'50"W	79°20'27"
C25	353.45'	52.87'	26.48'	52.82'	N34°14'17"W	08°34'12"
C26	303.45'	99.97'	50.44'	99.52'	N24°13'16"W	18°52'31"
C27	303.45'	77.77'	39.10'	77.55'	N07°26'30"W	14°41'01"
C28	353.45'	66.35'	33.27'	66.25'	N24°34'31"W	10°45'19"
C29	353.45'	66.35'	33.27'	66.25'	N13°49'12"W	10°45'19"
C30	353.45'	51.46'	25.78'	51.42'	N04°16'16"W	08°20'32"
C41	1170.79'	24.39'	12.19'	24.39'	N00°29'49"E	01°11'37"
C44	1220.79'	82.41'	31.21'	82.40'	N01°15'22"E	02°55'44"
C45	370.86'	15.62'	7.81'	15.62'	N01°18'22"W	02°24'44"
C46	370.86'	59.08'	29.60'	59.02'	N07°04'28"W	09°07'28"
C47	420.96'	47.72'	23.89'	47.70'	N03°20'51"W	06°29'43"
C48	420.96'	37.04'	18.53'	37.03'	N09°06'58"W	05°02'30"
C49	25.00'	0.65'	0.32'	0.65'	N12°22'46"W	01°29'07"
C50	25.00'	18.73'	9.33'	18.30'	N34°35'14"W	42°55'48"
C51	45.00'	62.08'	37.11'	57.26'	S16°32'29"E	79°01'19"
C52	45.00'	37.98'	20.20'	36.86'	S47°08'58"W	48°21'30"
C53	45.00'	54.06'	30.83'	50.87'	N74°51'37"W	58°50'12"
C54	45.00'	52.34'	29.58'	49.44'	N06°31'03"W	66°38'07"
C55	45.00'	4.70'	2.35'	4.69'	S29°47'21"E	05°58'42"
C56	25.00'	19.38'	10.21'	18.90'	S10°34'15"W	44°24'55"
C113	438.56'	64.74'	32.43'	64.68'	N85°24'05"E	08°27'29"
C114	303.45'	49.61'	24.86'	49.55'	S85°41'11"E	09°22'00"
C115	353.45'	57.78'	28.86'	57.72'	N85°41'11"W	09°22'00"

190' JEA Right of way  
O.R.V. 3043, Page 176 et seq  
(Parcel 3)

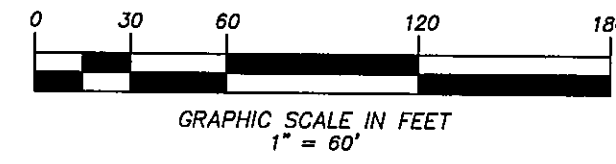
Tract 5, Block 4

Tract 6, Block 4

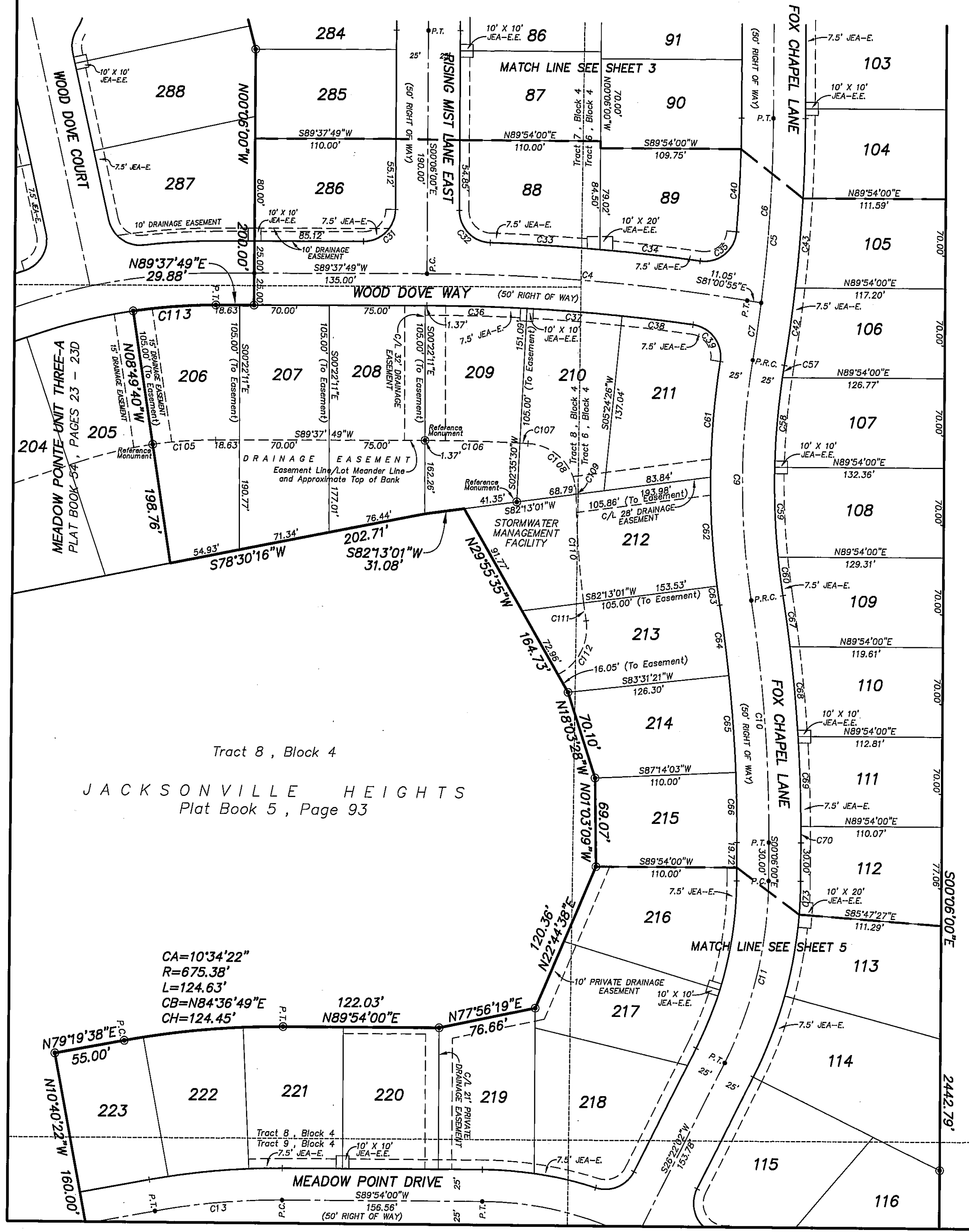
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
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PSD NO. 98-007  
CITY DEVELOPMENT NO. 4105.5

# MEADOW POINTE UNIT TWO-B AND THREE-B

BEING A REPLAT OF A PORTION OF TRACTS 6, 7, 8, 9, 10 AND 11, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH THAT CERTAIN 15 FOOT ROADWAY LYING NORTH OF AND ADJACENT TO SAID BLOCK 4, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK **56** PAGE **19C**  
 SHEET 4 OF 6 SHEETS  
 SEE SHEET 2 FOR NOTES

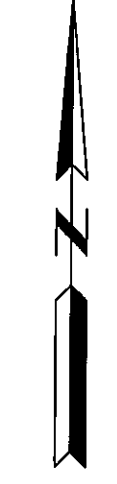


JACKSONVILLE HEIGHTS  
 Plat Book 5, Page 93

190' JEA Right of way  
 O.R.V. 3043, Page 176 et seq  
 (Parcel 3)

Tract 5, Block 4

Tract 6, Block 4



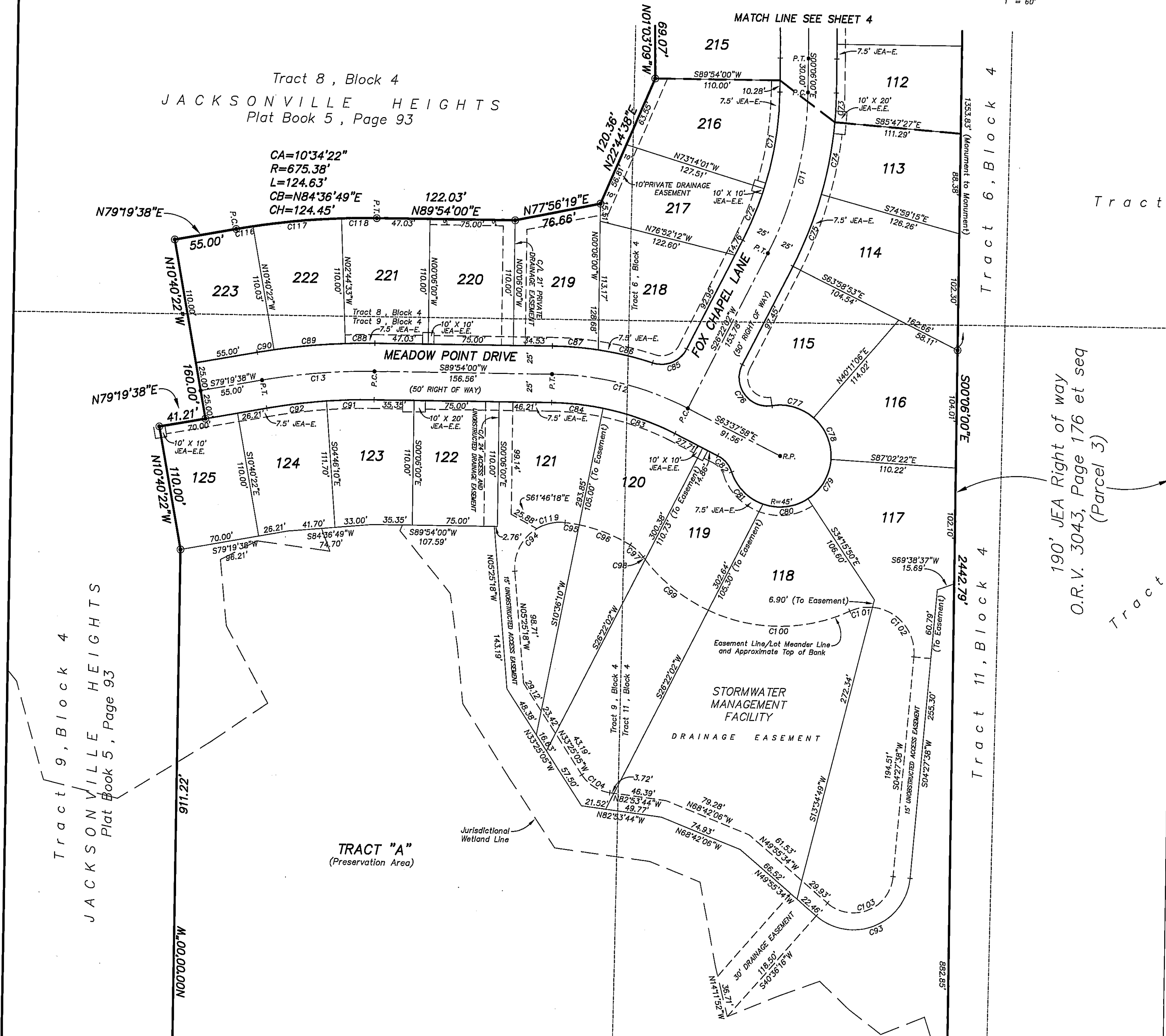
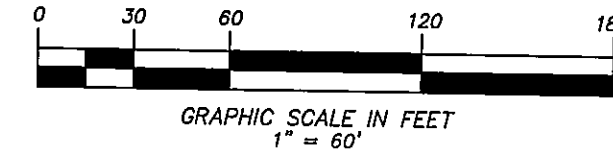
TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	1539.68'	251.38'	125.97'	251.10'	N85°41'33"W	09°21'16"
C5	1195.79'	189.60'	95.00'	189.40'	N04°26'33"E	09°05'05"
C6	1195.79'	144.59'	72.38'	144.50'	N03°21'51"E	06°55'41"
C7	1195.79'	45.01'	22.51'	45.01'	N07°54'23"E	02°09'24"
C8	594.12'	188.41'	95.00'	187.62'	S00°08'00"E	18°10'10"
C9	1195.79'	189.60'	95.00'	189.40'	N04°36'32"W	09°05'05"
C10	318.92'	147.32'	75.00'	146.92'	N11°08'01"E	23°28'02"
C13	540.38'	99.72'	50.00'	99.57'	S84°36'49"W	10°34'22"
C31	25.00'	39.15'	24.88'	35.27'	N44°45'55"E	89°43'49"
C32	25.00'	38.60'	24.34'	34.88'	S44°19'46"E	88°27'32"
C33	1564.68'	85.81'	42.92'	85.80'	N86°59'16"W	03°08'32"
C34	1564.68'	78.85'	39.44'	78.85'	N83°58'23"W	02°53'15"
C35	25.00'	40.67'	26.44'	36.33'	N50°51'49"E	93°12'51"
C36	1514.68'	74.43'	37.22'	74.42'	N88°53'20"W	02°57'41"
C37	1514.68'	74.43'	37.22'	74.42'	N88°00'02"W	02°48'56"
C38	1514.68'	55.85'	27.93'	55.85'	N83°32'11"W	02°05'46"
C39	25.00'	39.70'	25.43'	35.66'	N38°58'30"W	90°58'36"
C40	1170.79'	64.63'	32.32'	64.63'	N02°40'30"E	03°08'47"
C42	1220.79'	60.92'	30.47'	60.92'	N07°33'18"E	02°51'34"
C43	1220.79'	70.23'	35.13'	70.22'	N04°28'38"E	03°17'47"
C57	569.12'	9.73'	4.87'	9.73'	S08°29'41"W	00°58'48"
C58	569.12'	70.27'	35.18'	70.22'	S04°28'04"W	07°04'27"
C59	569.12'	70.11'	35.10'	70.07'	S02°35'55"E	07°03'30"
C60	569.12'	30.36'	15.19'	30.36'	S07°39'22"E	03°03'25"
C61	619.12'	90.65'	45.40'	90.58'	S04°18'08"W	08°23'19"
C62	619.12'	85.27'	42.70'	85.20'	S03°50'15"W	07°53'28"
C63	619.12'	15.14'	7.57'	15.14'	S08°29'02"E	01°24'05"
C64	1170.79'	55.32'	27.66'	55.31'	N07°49'52"W	02°42'26"
C65	1170.79'	75.84'	37.93'	75.83'	N04°37'18"W	03°42'42"
C66	1170.79'	54.48'	27.24'	54.47'	N01°25'59"W	02°39'58"
C67	1220.79'	40.31'	20.16'	40.31'	N08°14'19"W	01°53'31"
C68	1220.79'	70.34'	35.18'	70.33'	N05°38'32"W	03°18'04"
C69	1220.79'	70.06'	35.04'	70.05'	N02°20'51"W	03°17'18"
C70	1220.79'	12.85'	6.43'	12.85'	N00°24'06"W	00°36'19"
C73	343.92'	25.87'	12.94'	25.86'	N02°03'16"E	04°18'32"
C105	333.56'	49.24'	24.66'	49.19'	S85°24'05"W	08°27'29"
C106	1409.68'	72.86'	36.44'	72.86'	N88°53'20"W	02°57'41"
C107	1409.68'	6.26'	3.13'	6.26'	N87°16'52"W	00°15'16"
C108	40.00'	60.13'	37.38'	54.62'	N44°05'27"W	88°07'34"
C109	724.12'	0.18'	0.09'	0.18'	S01°02'06"E	00°00'51"
C110	724.12'	85.20'	42.65'	85.15'	S04°24'45"E	06°44'28"
C111	724.12'	14.04'	7.02'	14.04'	S08°20'19"E	01°06'38"
C112	40.00'	50.60'	29.32'	47.29'	N27°20'50"E	72°28'56"
C113	438.56'	64.74'	32.43'	64.68'	S85°24'05"W	08°27'29"

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 PSD NO. 98-007  
 CITY DEVELOPMENT NO. 4105.5

# MEADOW POINTE UNIT TWO-B AND THREE-B

BEING A REPLAT OF A PORTION OF TRACTS 6, 7, 8, 9, 10 AND 11, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH THAT CERTAIN 15 FOOT ROADWAY LYING NORTH OF AND ADJACENT TO SAID BLOCK 4, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C11	318.92'	147.32'	75.00'	146.02'	N13°08'01"E	26°28'02"
C12	289.77'	124.62'	63.44'	123.51'	N76°51'59"W	26°28'02"
C13	540.38'	99.72'	50.00'	99.57'	S84°36'49"W	10°34'22"
C17	293.92'	86.52'	43.58'	86.21'	N08°20'00"E	16°51'59"
C21	293.92'	49.25'	24.68'	49.19'	N21°34'01"E	09°36'03"
C23	343.92'	25.87'	12.94'	25.86'	N02°03'16"E	04°18'32"
C24	343.92'	64.85'	32.92'	64.75'	N09°35'39"E	10°49'12"
C25	343.92'	88.16'	34.19'	88.08'	N20°41'23"E	11°21'17"
C26	25.00'	55.16'	49.51'	44.63'	S36°50'37"E	126°25'17"
C27	45.00'	39.46'	21.10'	38.21'	N74°56'05"W	50°14'21"
C28	45.00'	41.45'	22.33'	40.00'	N23°25'38"W	52°46'32"
C29	45.00'	41.45'	22.33'	40.00'	N29°20'54"E	52°46'32"
C30	45.00'	41.45'	22.33'	40.00'	N82°07'26"E	52°46'32"
C31	25.00'	19.38'	10.21'	18.90'	N41°25'31"W	44°24'55"
C32	25.00'	19.38'	10.21'	18.90'	N71°30'54"W	15°45'52"
C33	244.77'	67.34'	33.89'	67.13'	N84°44'55"W	10°42'10"
C34	244.77'	45.72'	22.93'	45.66'	N66°52'09"E	81°02'15"
C35	25.00'	35.34'	21.35'	32.42'	N66°52'09"E	09°34'49"
C36	294.77'	49.29'	24.70'	49.23'	N77°25'08"W	09°34'49"
C37	294.77'	40.60'	20.33'	40.56'	N66°09'16"W	07°53'27"
C38	565.38'	26.08'	13.04'	26.07'	S88°34'43"W	02°38'34"
C39	565.38'	63.25'	31.66'	63.22'	S84°03'09"W	06°24'35"
C40	565.38'	42.00'	21.01'	41.99'	S87°33'55"W	01°31'13"
C41	518.38'	53.10'	26.57'	53.08'	S82°16'44"W	05°54'12"
C42	50.00'	109.62'	97.32'	88.95'	N67°16'02"E	125°38'48"
C43	40.00'	70.39'	48.37'	61.65'	S44°59'28"W	100°43'11"
C44	139.77'	12.68'	6.35'	12.68'	N81°59'48"W	05°11'56"
C45	139.77'	48.60'	24.55'	48.36'	N69°26'07"W	19°55'25"
C46	40.00'	15.49'	7.84'	15.39'	N48°22'46"W	22°11'12"
C47	150.00'	3.02'	1.51'	3.02'	S37°51'46"E	01°09'12"
C48	150.00'	128.87'	66.71'	124.94'	N89°24'17"E	49°13'30"
C49	150.00'	128.87'	66.71'	124.94'	S79°24'40"W	29°14'15"
C50	40.00'	20.41'	10.43'	20.19'	N40°45'17"W	90°25'51"
C51	40.00'	63.13'	40.30'	56.78'	N40°45'17"W	125°38'48"
C52	35.00'	76.73'	68.12'	62.26'	N67°16'02"E	125°38'48"
C53	35.00'	30.22'	16.13'	29.29'	S88°09'25"E	49°28'39"
C54	675.38'	15.00'	7.50'	15.00'	S79°52'49"W	01°16'21"
C55	675.38'	78.48'	39.28'	78.43'	S83°55'43"W	06°39'22"
C56	675.38'	31.15'	15.58'	31.15'	S88°34'43"W	02°38'34"
C57	40.00'	25.95'	13.45'	25.50'	S76°48'58"W	37°10'33"

190' JEA Right of way  
O.R.V. 3043, Page 176 et seq  
(Parcel 3)

Tract 9, Block 4  
JACKSONVILLE HEIGHTS  
Plat Book 5, Page 93

Tract 8, Block 4  
JACKSONVILLE HEIGHTS  
Plat Book 5, Page 93

Tract 5, Block 4

Tract 6, Block 4  
Tract 11, Block 4  
Tract 12, Block 4

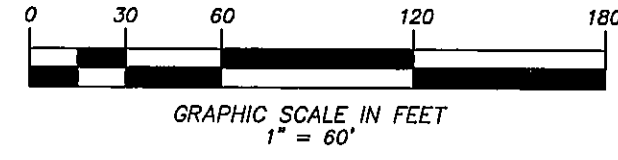
TRACT "A"  
(Preservation Area)

MATCH LINE SEE SHEET 6

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CITY DEVELOPMENT NO. 4105.5

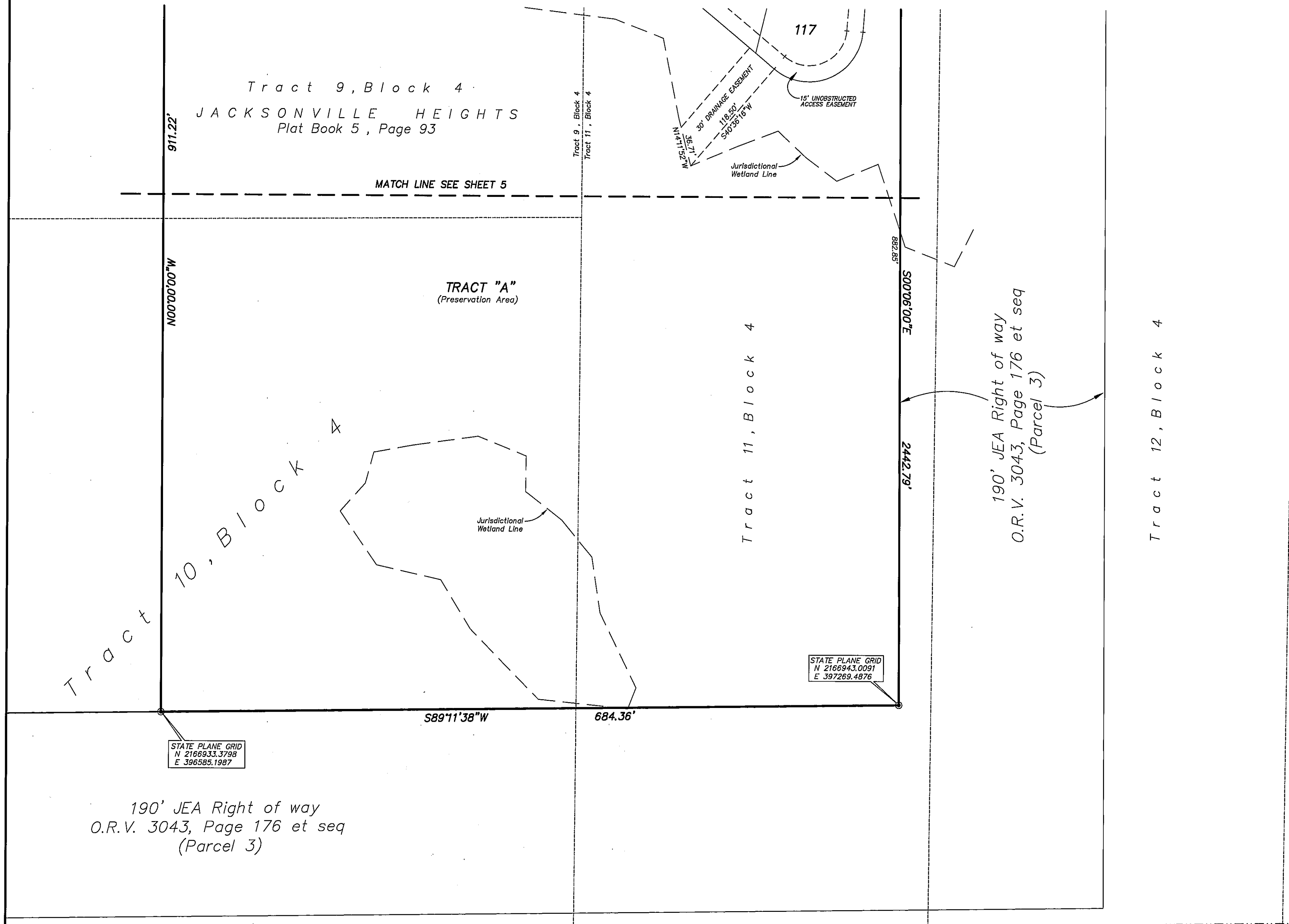
# MEADOW POINTE UNIT TWO-B AND THREE-B

BEING A REPLAT OF A PORTION OF TRACTS 6, 7, 8, 9, 10 AND 11, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH THAT CERTAIN 15 FOOT ROADWAY LYING NORTH OF AND ADJACENT TO SAID BLOCK 4, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK **56** PAGE **19E**

SHEET 6 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



STATE PLANE GRID  
N 2166933.3798  
E 396585.1987

STATE PLANE GRID  
N 2166943.0091  
E 397269.4876

190' JEA Right of way  
O.R.V. 3043, Page 176 et seq  
(Parcel 3)

15' Road Reservation  
per Plat Book 5, Page 93  
(not physically open)

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