

# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION SHEET 1 OF 11 SHEETS

**CAPTION**

A parcel of land being a portion of the South 1/2 of the Southwest 1/4 of Section 29, Township 2 South, Range 25 East, together with the Northeast 1/4 of the Southwest 1/4 of said Section 29, Township 2 South, Range 25 East, said parcel of land being more particularly described as follows: For a Point of Beginning, BEGIN at the intersection of the Northerly right of way line of that 205 foot Jacksonville Electric Authority Right of Way as recorded in Official Records Volume 3043, Page 176, et seq (Parcel 2) of the Current Public Records of Duval County, Florida, with the Easterly right of way line of BLAIR ROAD (an 80 foot public road right of way as currently established); run thence North 00° 43' 46" West, along the Easterly right of way line of said BLAIR ROAD, a distance of 1,152.81 feet to a found 1 inch iron pipe at the Southwest corner of the lands recorded in Official Records Volume 6304, Page 1414 of said Current Public Records; run thence North 89° 51' 57" East, along the Southerly line of last said lands and then along the Southerly line of lands described in Official Records Volume 5818, Page 878 of said Current Public Records (also being the North line of the South 1/2 of the Southwest 1/4 as monumented and locally recognized, a distance of 1,295.43 feet to an intersection with the Southerly prolongation of the East line of BROOKSHIRE as recorded in Plat Book 45, Pages 28, 28A, 28B and 28C of the Current Public Records of said Duval County; run thence North 00° 08' 12" East, along aforesaid Southerly prolongation and then along the Easterly line of said BROOKSHIRE, (also being the West line of the Northeast 1/4 of the Southwest 1/4 of Section 29, as monumented) a distance of 1,328.13 feet to a Found 4 inch by 4 inch Concrete Monument stamped PLS 3857, said point being the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 29; run thence North 89° 52' 18" East, along the North line of said Northeast 1/4 of the Southwest 1/4 a distance of 687.09 feet; run thence South 00° 07' 42" East, a distance of 419.99 feet; run thence South 21° 40' 46" West, a distance of 80.78 feet; run thence South 89° 52' 18" West, a distance of 140.00 feet; run thence South 00° 07' 42" East, a distance of 110.00 feet; run thence South 07° 50' 58" West, a distance of 50.49 feet; run thence South 00° 07' 42" East, a distance of 105.00 feet; run thence South 43° 26' 30" East, a distance of 204.08 feet; run thence South 00° 07' 42" East, a distance of 113.75 feet; run thence North 57° 18' 00" East, a distance of 50.39 feet; run thence South 62° 00' 47" East, a distance of 30.58 feet; run thence South 02° 37' 21" West, a distance of 326.37 feet; run thence South 07° 48' 11" East, a distance of 50.84 feet; thence South 02° 37' 21" West, a distance of 432.12 feet; run thence South 00° 48' 22" East, a distance of 640.00 feet to the Northerly right of way line of said 205 foot Jacksonville Electric Authority Right of Way as recorded in Official Records Volume 3043, Page 176 of said Current Public Records, et seq (Parcel 2); run thence South 89° 11' 37" West, along said Northerly right of way line, a distance of 1987.08 feet to a point on the aforesaid Easterly right of way line of Blair Road and the POINT OF BEGINNING.

Containing 3,131,571 square feet or 71.89 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: [Signature]  
Date: 8/25/99  
Director of Public Works

**CLERK'S CERTIFICATE** 99214860

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 52, Pages 97 THRU 975 of the current Public Records of Duval County, Florida, this 24th day of August, A.D., 19 99.

By: [Signature]  
Henry Cook  
Clerk of the Circuit Court

By: [Signature]  
Deputy Clerk

**PLAT CONFORMITY REVIEW**

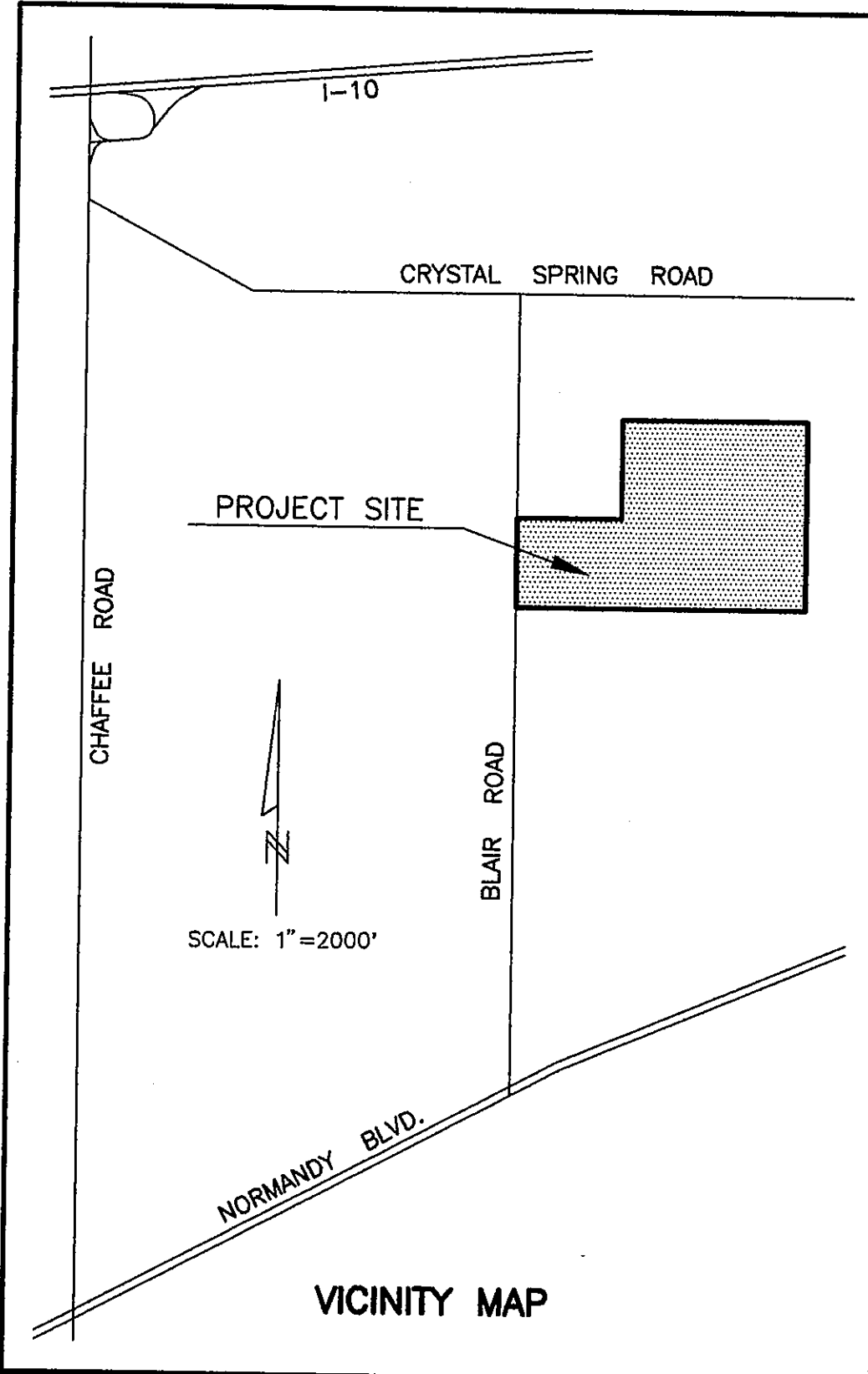
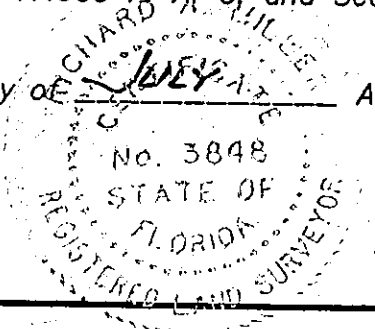
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 17th day of August, 19 99.

By: [Signature]  
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 616-17.003 F. S., and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 30th day of August, A.D., 19 99  
[Signature]  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 3848



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 One, having caused the same to be surveyed and subdivided, and that NationsBank, N. A., a National Banking Association, is the holder of record of the mortgage on the lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Tracts "B", "C", "D" and "E" (preservation area) as shown hereon are hereby irrevocably and without reservation dedicated to water and sewer as shown hereon is hereby irrevocably and without reservation dedicated to the Jacksonville Electric Authority, its successors and assigns. All roads, parkways, lanes, courts, walkways, easements for drainage and utilities, and non-access easements, except all private 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. 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:

- (1) 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 and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes 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;
- (2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said 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.
- (3) 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within Meadow Pointe Unit One. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner does 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 the 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 "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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 thereof, Mercedes Homes, Inc., has caused these presents to be signed by its President.  
This 24th day of May, A. D., 19 99.

By: [Signature]  
JAN J. DOAN  
Vice President  
Witness: [Signature]  
Witness: [Signature]  
Print Name: JAN HALL

By: [Signature]  
DANIEL G. FINNIGAN  
Vice President  
Witness: [Signature]  
Witness: [Signature]  
Print Name: N.J. CLARK-VANCE

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 24th day of May, A.D., 19 99 by Jan J. Doan, Vice President of Mercedes Homes, Inc., a Florida Corporation, on behalf of the corporation he is personally known to me and did take an oath.

Notary Public, State of Florida at Large  
My commission expires: APR 25, 2002  
NATIONS BANK, N.A., A NATIONAL BANKING ASSOCIATION  
COMMISSION # CC-724758  
EXPIRES APR 25, 2002  
BONDED THRU ATLANTIC BONDING CO., INC.

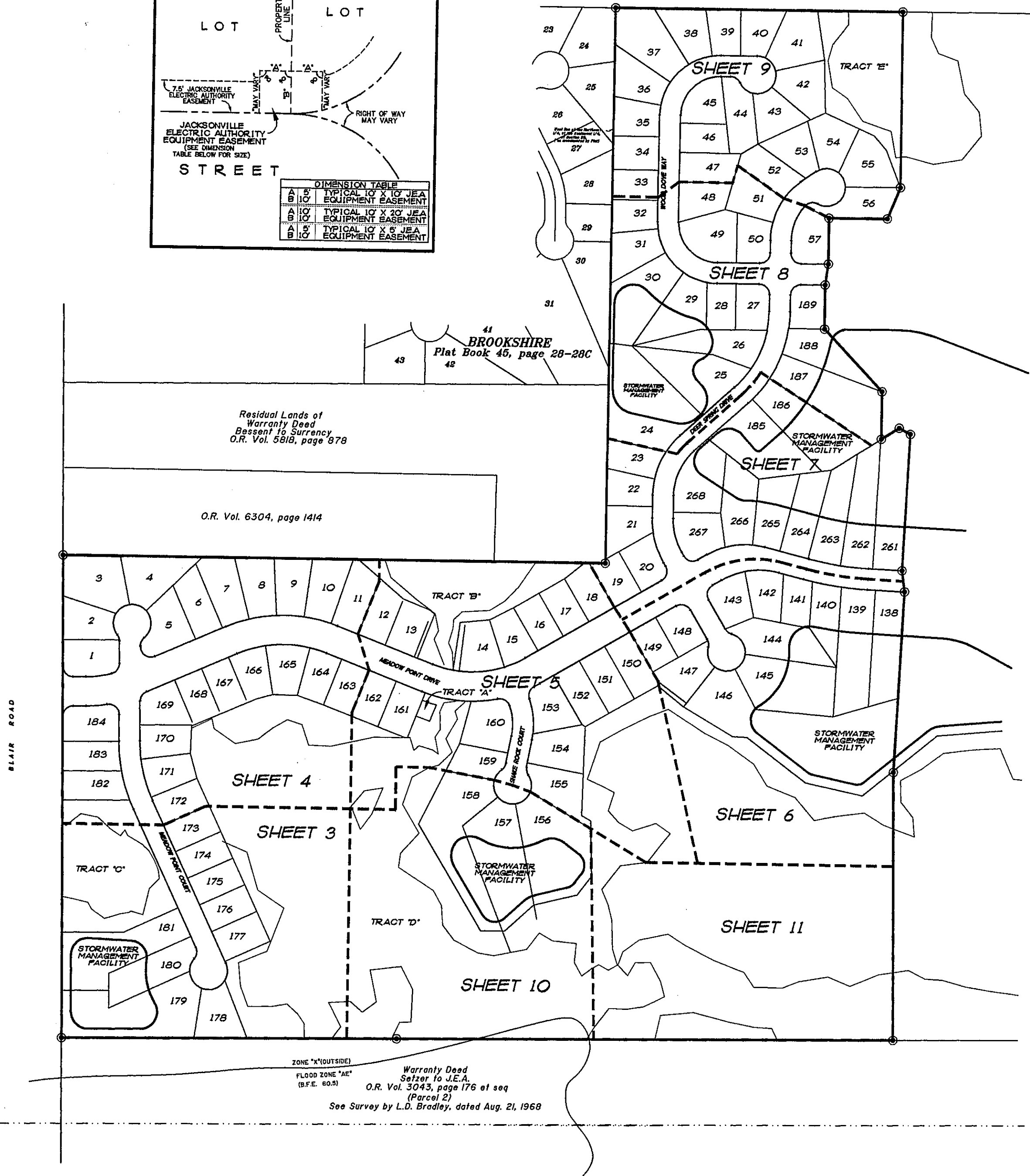
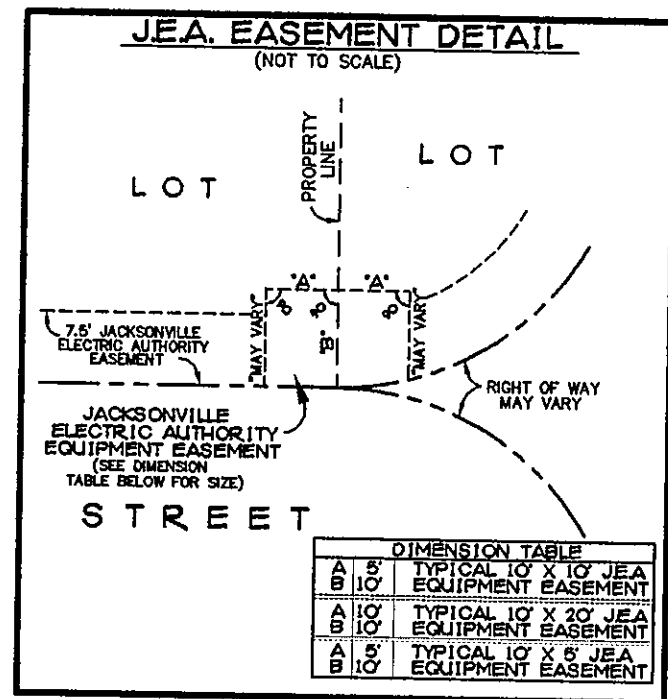
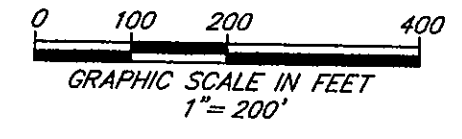
STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 24th day of May, A.D., 19 99 by Daniel G. Finnegan, Vice President of NationsBank, N. A., behalf of the corporation he is personally known to me and did take an oath.

Notary Public, State of Florida at Large  
My commission expires: APR 25, 2000  
N.J. CLARK-VANCE  
MY COMMISSION # CC 560837  
EXPIRES: April 25, 2000  
BONDED THRU Notary Public Underwriters

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5798  
TELEPHONE (904) 721-1226

# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- NOTES:**
- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
  - 2) ○ DENOTES PERMANENT CONTROL POINT
  - 3) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF BLAIR ROAD AS BEING : NORTH 00°43'46" WEST.
  - 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 THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
"J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY"  
"J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. J.E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY THE J.E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY 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) THERE SHALL BE NO STRUCTURES, PLAY EQUIPMENT, OR ANY OTHER RECREATIONAL AREAS PERMITTED IN THE ADDITIONAL TEN FOOT WIDE-BUFFER STRIP.
  - 11) 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.

**FLOOD ZONE NOTE:**  
The lands shown hereon lie within flood zone ("X") and Special Flood Hazard Area (SFHA) ("AE") with a Base Flood Elevation (BFE) of 20.50 and or a "Floodway" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0050, suffix (E).

- LEGEND**
- P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - R.P. RADIUS POINT
  - CI TABULATED CURVE DATA
  - ESMT. EASEMENT

Warranty Deed  
Settled to J.E.A.  
O.R. Vol. 3043, page 176 et seq  
(Parcel 2)  
See Survey by L.D. Bradley, dated Aug. 21, 1968

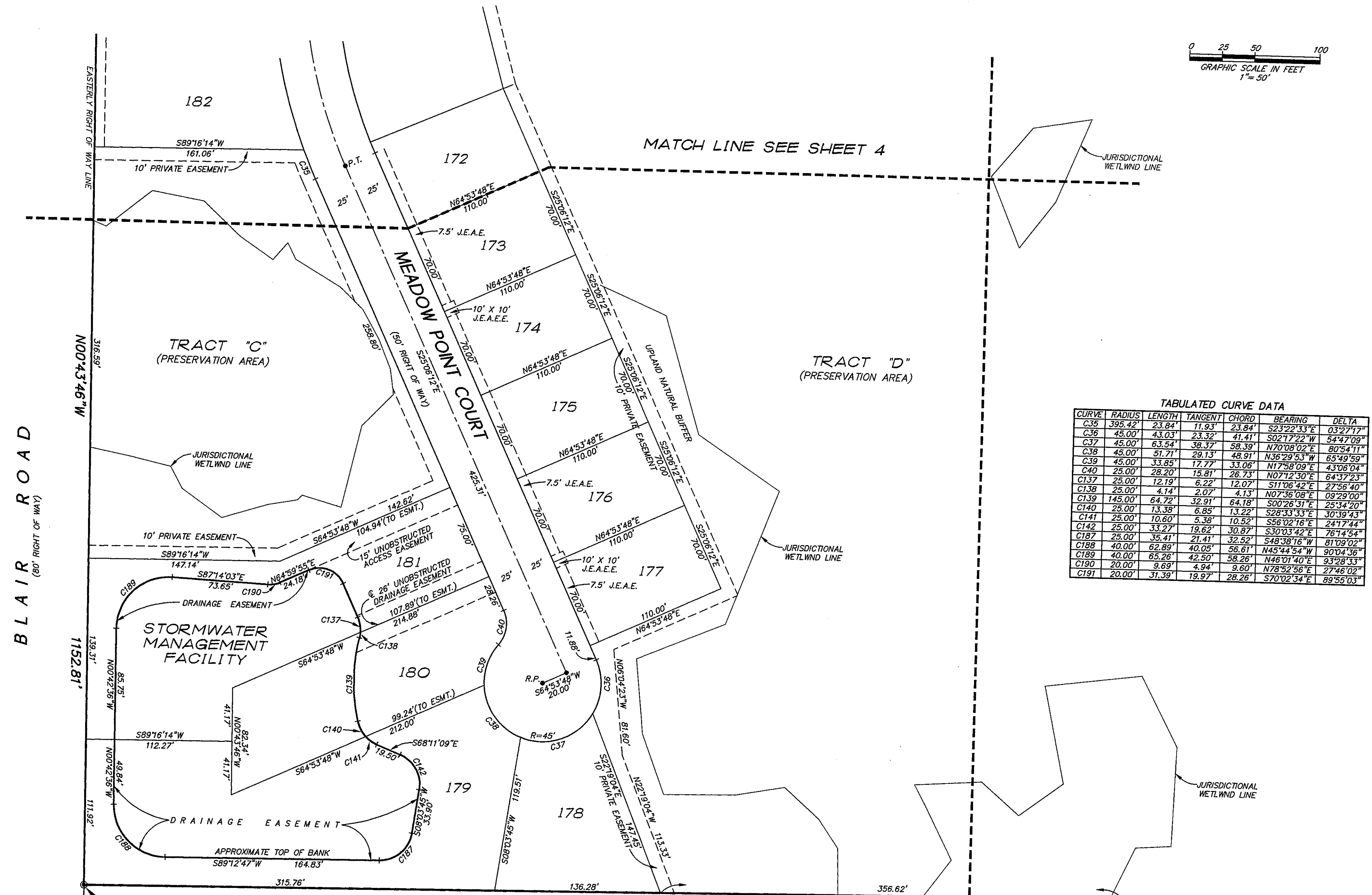
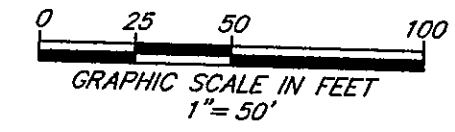
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
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TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
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PLAT BOOK 52 PAGE 97B

SHEET 3 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C35	395.42'	23.84'	11.93'	23.84'	S23°22'33"E	03°27'17"
C36	45.00'	43.03'	23.32'	41.41'	S02°17'22"W	54°47'09"
C37	45.00'	63.54'	38.37'	58.39'	N70°08'02"E	80°54'11"
C38	45.00'	51.71'	29.13'	48.91'	N36°29'53"W	65°49'55"
C39	45.00'	33.85'	17.77'	33.06'	N17°58'09"E	43°06'04"
C40	25.00'	28.20'	15.81'	26.73'	N07°12'30"E	64°37'23"
C137	25.00'	12.19'	6.22'	12.07'	S11°06'42"E	27°56'40"
C138	25.00'	4.14'	2.07'	4.13'	N07°36'08"E	09°29'00"
C139	145.00'	64.72'	32.91'	64.18'	S00°26'31"E	25°34'20"
C140	25.00'	13.38'	6.85'	13.22'	S28°33'53"E	30°39'43"
C141	25.00'	10.60'	5.38'	10.52'	S56°02'16"E	24°17'44"
C142	25.00'	33.27'	19.62'	30.87'	S30°03'42"E	76°14'54"
C187	25.00'	35.41'	21.41'	32.52'	S48°38'16"W	81°09'02"
C188	40.00'	62.89'	40.05'	56.61'	N45°44'54"W	90°04'36"
C189	40.00'	65.26'	42.50'	58.26'	N46°01'40"E	93°28'33"
C190	20.00'	9.69'	4.94'	9.60'	N78°52'56"E	27°46'02"
C191	20.00'	31.39'	19.97'	28.26'	S70°02'34"E	89°55'03"

Warranty Deed  
Setzer to J.E.A.  
O.R. Vol. 3043, page 176 et seq  
(Parcel 2)  
See Survey by L.D. Bradley, dated Aug. 21, 1968

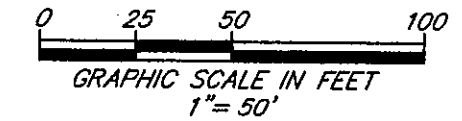
ZONE "X"(OUTSIDE)  
FLOOD ZONE "AE"  
(B.F.E. 60.5)

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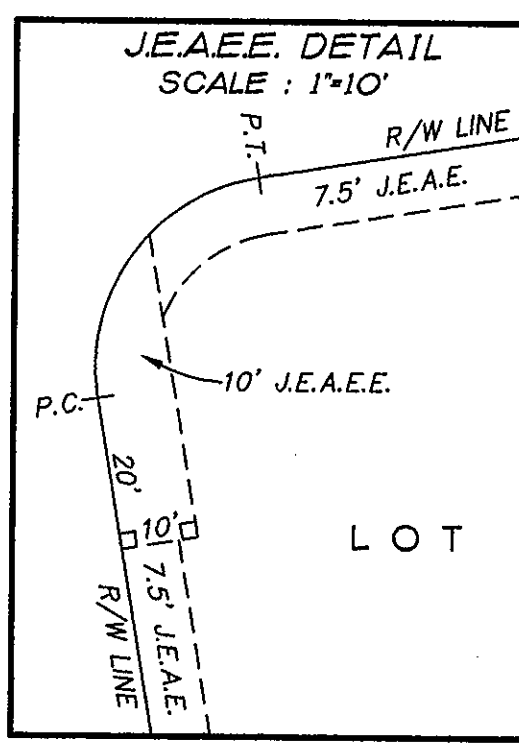
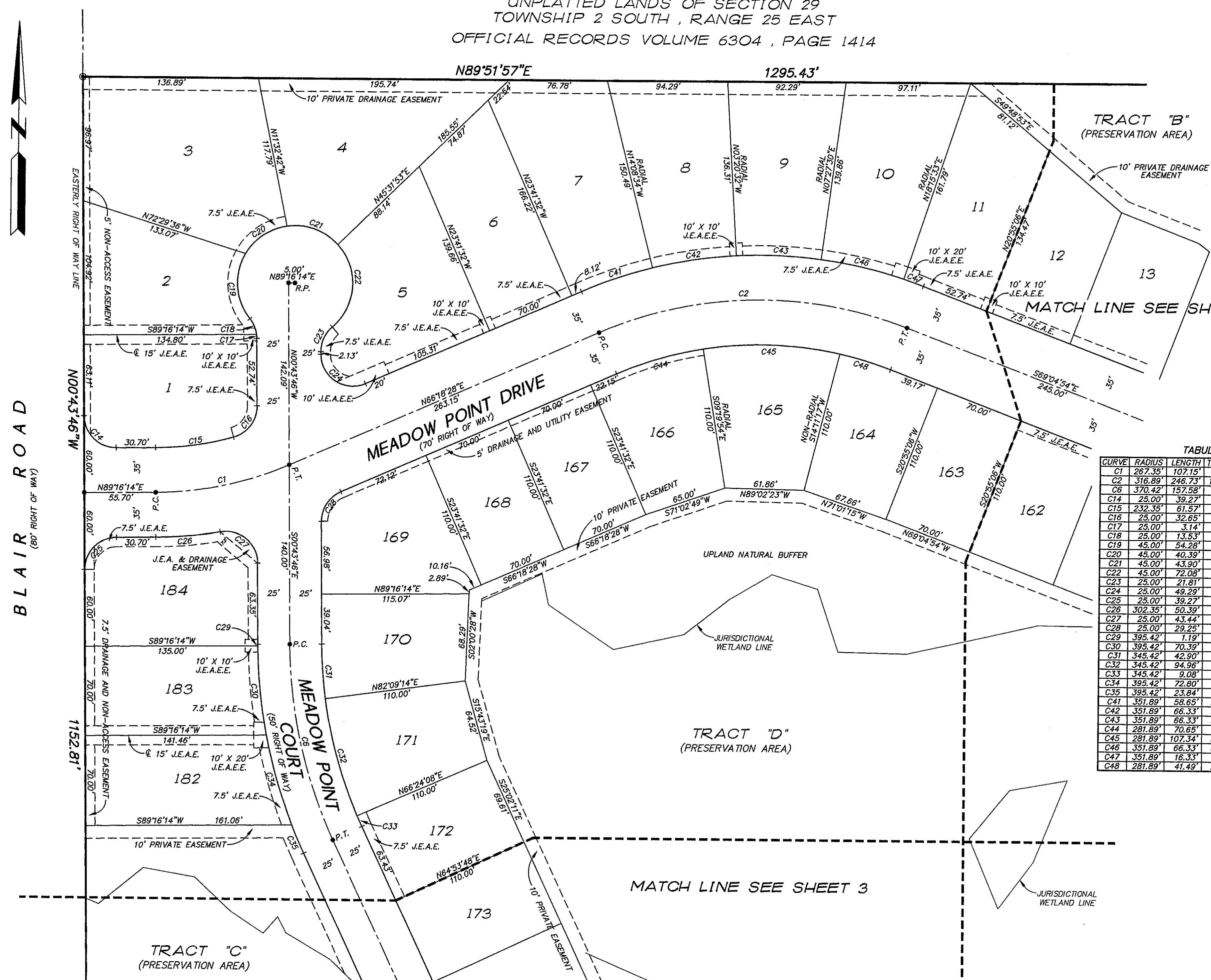
SHEET 4 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST  
OFFICIAL RECORDS VOLUME 6304, PAGE 1414



BLAIR ROAD  
(80' RIGHT OF WAY)



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	267.35	107.15	54.30	106.43	N77°47'21"E	22°57'46"
C2	316.89	246.73	130.00	240.55	N88°36'47"E	44°36'38"
C3	370.42	157.58	80.00	156.39	S12°54'59"E	24°22'26"
C4	25.00	39.27	25.00	35.36	S45°43'46"E	90°00'00"
C5	232.35	61.57	30.97	61.39	N81°40'46"E	15°10'55"
C6	25.00	32.65	19.12	30.38	N36°40'46"E	74°49'05"
C7	25.00	3.14	1.57	3.14	N04°10'41"W	07°11'49"
C8	25.00	13.53	6.94	13.37	N23°26'04"W	31°10'56"
C9	45.00	54.28	30.99	51.05	N04°23'13"W	69°06'41"
C10	45.00	40.39	21.67	39.05	N55°52'57"E	51°25'39"
C11	45.00	43.90	23.87	42.18	S70°27'25"E	55°53'38"
C12	45.00	72.08	46.42	64.62	S03°22'39"W	91°46'32"
C13	25.00	21.81	11.66	21.13	S24°16'05"W	49°59'41"
C14	25.00	49.29	37.74	41.69	S57°12'39"E	112°57'46"
C15	25.00	39.27	25.00	35.36	N44°16'14"E	90°00'00"
C16	302.35	50.39	25.25	50.33	N84°29'46"E	09°32'55"
C17	25.00	43.44	29.56	38.18	S50°30'14"E	99°32'55"
C18	25.00	29.25	16.56	27.61	N32°47'21"E	67°02'14"
C19	395.42	1.19	0.59	1.19	S00°48'55"E	00°10'18"
C20	395.42	70.39	35.29	70.30	S06°00'03"E	10°11'58"
C21	345.42	42.90	21.48	42.88	S04°17'16"E	07°07'00"
C22	345.42	94.96	47.78	94.66	S15°43'19"E	15°45'06"
C23	345.42	9.08	4.54	9.08	S24°21'02"E	01°30'20"
C24	395.42	72.80	36.50	72.69	S16°22'28"E	10°32'53"
C25	395.42	23.84	11.93	23.84	S23°22'33"E	03°27'17"
C26	351.89	66.33	33.27	66.24	N71°04'57"E	09°32'58"
C27	351.89	66.33	33.27	66.24	N81°15'27"E	10°48'02"
C28	351.89	66.33	33.27	66.24	S87°56'31"E	10°48'02"
C29	281.89	70.65	35.51	70.47	N73°29'17"E	14°21'58"
C30	281.89	107.34	54.33	106.69	S88°25'23"E	21°43'03"
C31	351.89	66.33	33.27	66.24	S77°08'28"E	10°48'02"
C32	351.89	16.33	8.17	16.33	S70°24'40"E	02°39'54"
C33	281.89	41.49	20.78	41.45	S73°17'52"E	08°25'57"

PREPARED BY:  
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JACKSONVILLE, DUVAL COUNTY, FLORIDA.

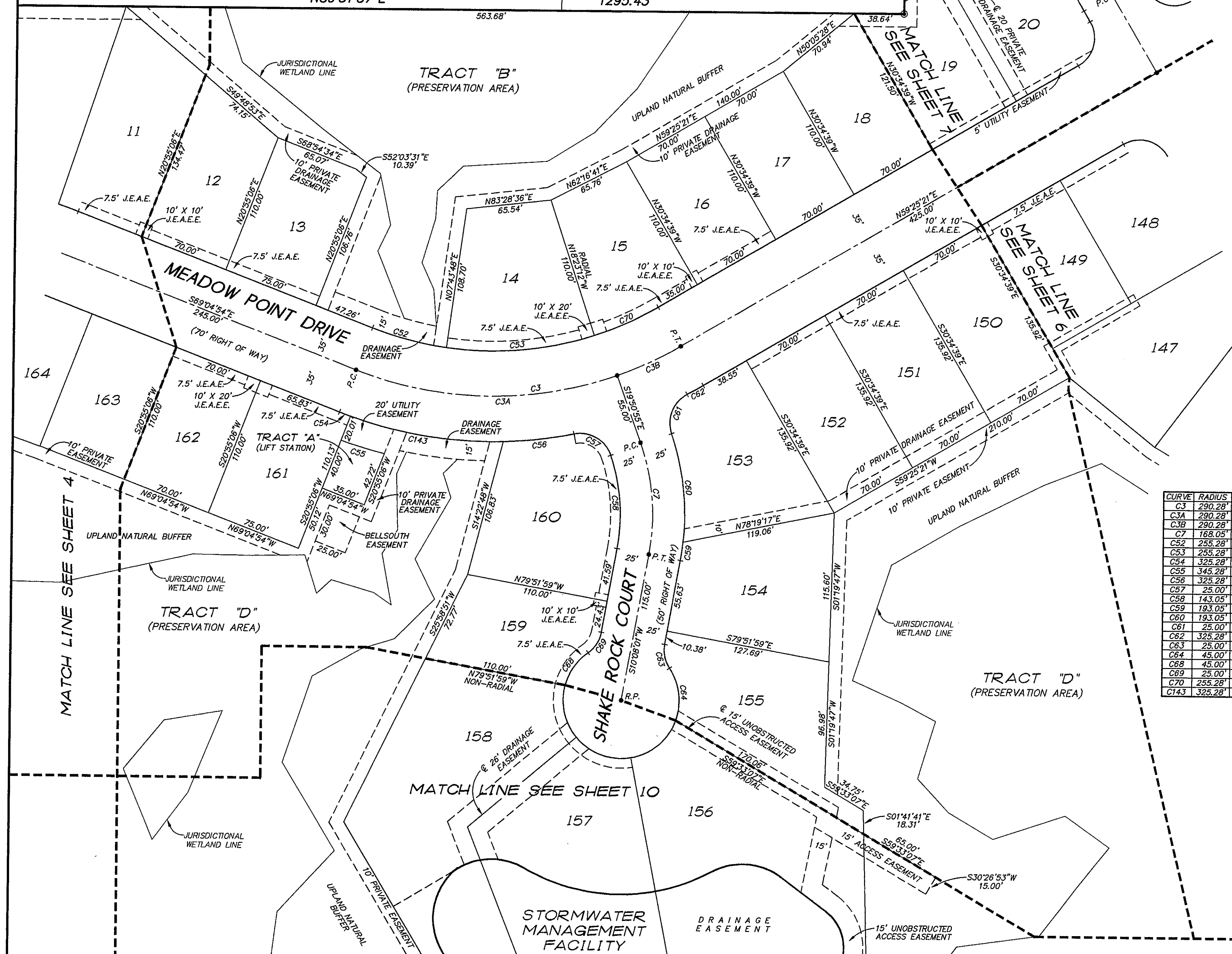
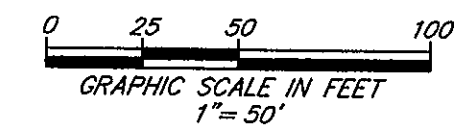
OFFICIAL RECORDS VOLUME 6304  
PAGE 1414

UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST

OFFICIAL RECORDS VOLUME 5818  
PAGE 878

PLAT BOOK 52 PAGE 97D

SHEET 5 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

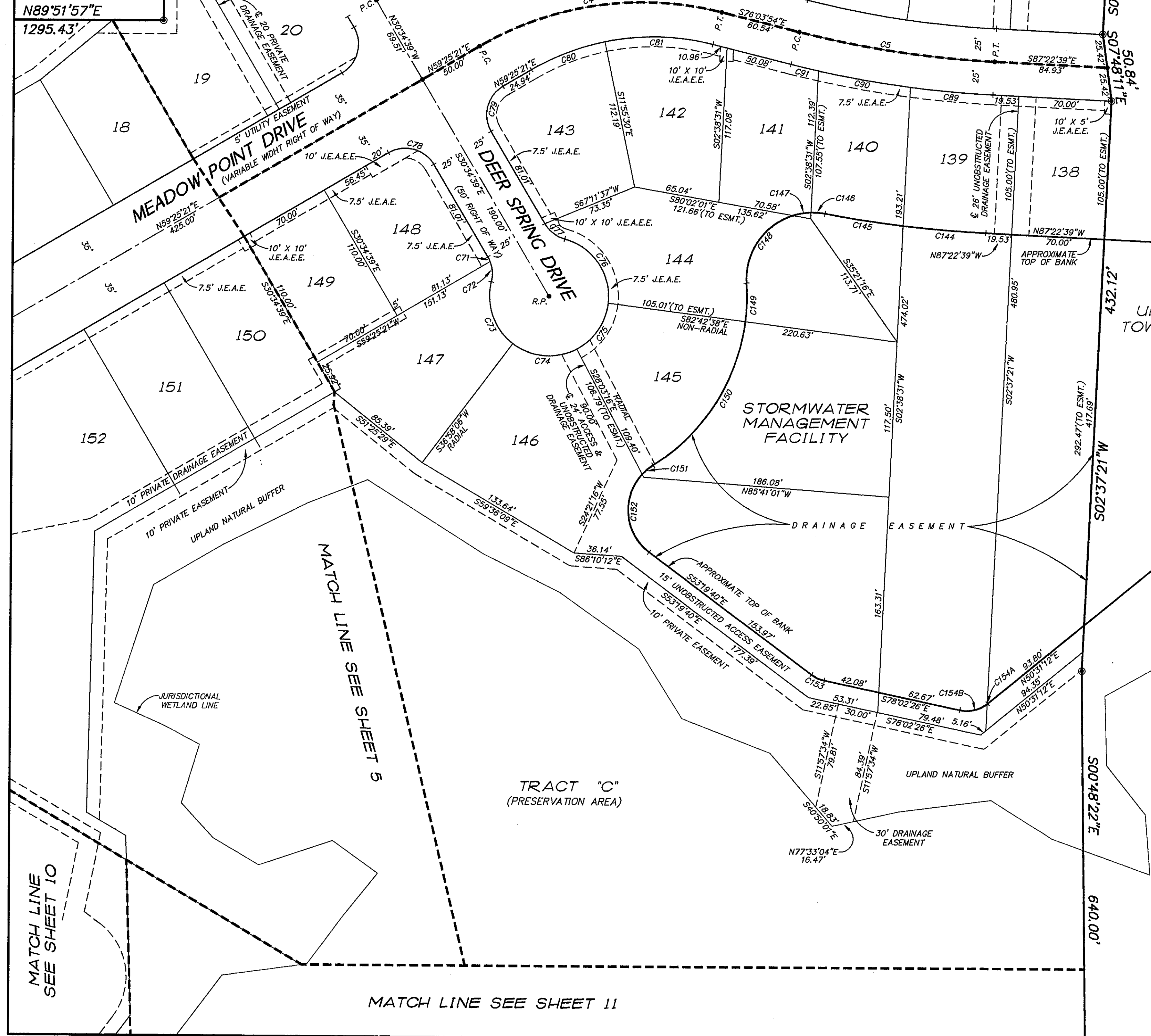
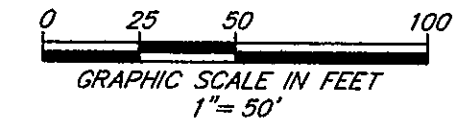
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	290.28'	260.89'	140.00'	252.20'	N85°10'14"E	51°29'45"
C3A	290.28'	206.54'	107.86'	202.21'	S89°27'54"E	40°46'01"
C3B	290.28'	54.36'	27.26'	54.28'	N64°47'13"E	10°43'44"
C7	168.05'	87.94'	45.00'	86.94'	S04°31'27"E	29°58'58"
C52	255.28'	59.19'	29.73'	59.06'	N75°43'26"W	13°17'05"
C53	255.28'	115.93'	58.98'	114.94'	S84°37'25"W	28°01'14"
C54	325.28'	9.17'	4.59'	9.17'	S69°53'22"E	01°36'57"
C55	345.28'	35.12'	17.58'	35.11'	S73°31'04"E	05°49'41"
C56	325.28'	55.17'	27.65'	55.10'	N83°13'06"E	08°43'03"
C57	25.00'	35.99'	21.92'	32.96'	S60°24'07"E	82°28'38"
C58	143.05'	73.14'	37.39'	72.35'	S04°30'53"E	29°17'49"
C59	193.05'	14.38'	7.19'	14.38'	S07°59'58"W	04°16'07"
C60	193.05'	85.38'	43.40'	84.69'	N06°48'22"W	25°20'32"
C61	25.00'	35.53'	21.51'	32.61'	N21°14'03"E	81°25'21"
C62	325.28'	14.32'	7.16'	14.32'	N60°41'02"E	02°31'23"
C63	25.00'	19.38'	10.21'	18.90'	S12°04'26"E	44°24'55"
C64	45.00'	42.32'	22.87'	40.78'	S07°20'18"E	53°53'12"
C68	45.00'	31.47'	16.41'	30.83'	N34°31'03"E	40°03'47"
C69	25.00'	19.38'	10.21'	18.90'	N32°20'29"E	44°24'55"
C70	255.28'	54.31'	27.26'	54.21'	S65°31'04"W	12°11'26"
C143	325.28'	120.50'	60.95'	119.81'	S81°18'37"E	21°13'32"

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# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 6 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST

**TABULATED CURVE DATA**

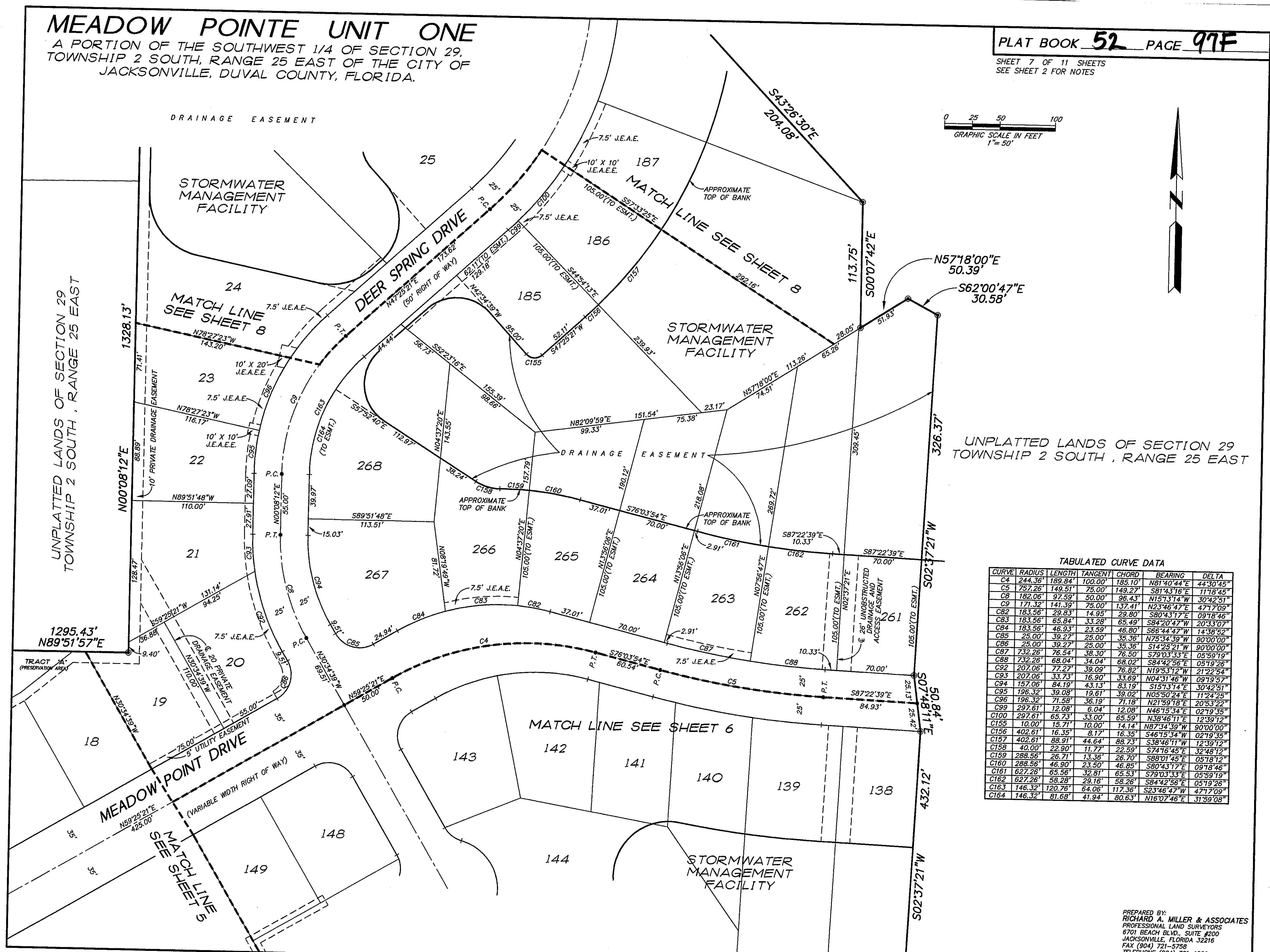
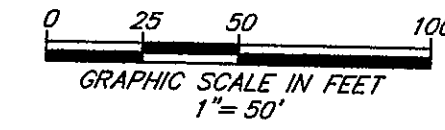
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	244.36'	189.84'	100.00'	185.10'	N81°40'44"E	44°30'45"
C5	757.26'	149.51'	75.00'	149.27'	S81°43'16"E	11°18'45"
C71	25.00'	4.01'	2.01'	4.00'	S25°59'09"E	09°11'00"
C72	25.00'	15.37'	7.94'	15.13'	S03°46'42"E	35°13'56"
C73	45.00'	52.52'	29.71'	49.59'	S19°35'49"E	66°52'10"
C74	45.00'	51.07'	28.68'	48.37'	S85°32'35"E	65°01'23"
C75	45.00'	43.75'	23.78'	42.05'	N34°05'33"E	55°42'21"
C76	45.00'	63.80'	38.59'	58.59'	N34°22'36"W	81°13'56"
C77	25.00'	19.38'	10.21'	18.90'	N52°47'06"W	44°24'55"
C78	25.00'	39.27'	25.00'	35.36'	S75°34'39"E	90°00'00"
C79	25.00'	39.27'	25.00'	35.36'	N14°25'21"E	90°00'00"
C80	183.27'	59.66'	30.10'	59.40'	N68°44'55"E	18°39'08"
C81	183.27'	82.72'	42.08'	82.02'	S88°59'42"E	25°51'37"
C89	782.26'	62.63'	31.33'	62.61'	S85°05'01"E	04°35'14"
C90	782.26'	70.57'	35.31'	70.55'	S80°12'20"E	05°10'09"
C91	782.26'	21.24'	10.62'	21.24'	S76°50'35"E	01°33'22"
C144	887.26'	62.65'	31.34'	62.64'	N85°21'16"W	04°02'45"
C145	887.26'	59.72'	29.87'	59.71'	N81°24'12"W	03°51'24"
C146	50.00'	10.64'	5.34'	10.62'	N85°34'06"W	12°11'14"
C147	50.00'	14.23'	7.16'	14.18'	S80°11'14"W	16°18'06"
C148	50.00'	66.54'	39.24'	61.74'	S33°54'35"W	76°15'12"
C149	150.00'	29.30'	14.70'	29.25'	S01°22'44"W	11°11'29"
C150	150.00'	133.48'	71.51'	129.10'	S32°27'51"W	50°58'46"
C151	40.00'	10.69'	5.38'	10.66'	S50°17'45"W	15°18'59"
C152	40.00'	67.00'	44.40'	59.44'	S05°20'42"E	95°57'55"
C153	25.00'	10.78'	5.48'	10.70'	S65°41'03"E	24°42'46"
C154A	25.00'	0.54'	0.27'	0.54'	S51°08'32"W	01°14'39"
C154B	25.00'	21.90'	11.71'	21.21'	S78°51'43"W	50°11'42"

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# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST

TABULATED CURVE DATA

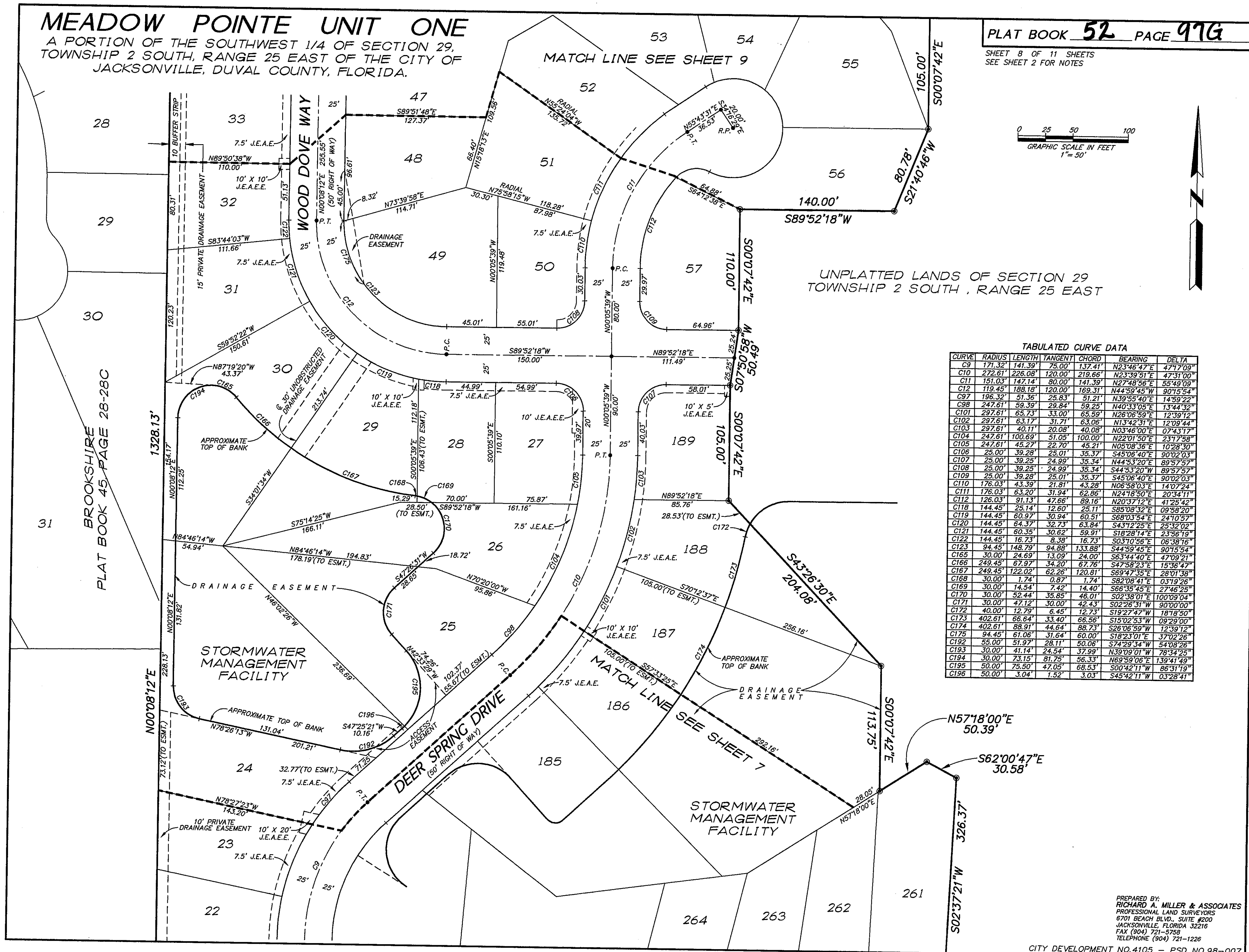
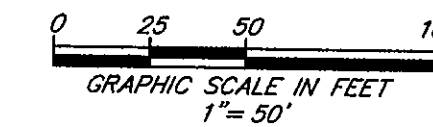
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	244.38'	189.84'	100.00'	185.10'	N81°40'44"E	44°30'45"
C5	757.26'	149.51'	75.00'	149.27'	S81°43'16"E	11°18'45"
C8	182.06'	97.59'	50.00'	96.43'	N15°13'14"W	30°42'51"
C9	171.32'	141.39'	75.00'	137.41'	N23°46'47"E	47°17'09"
C82	183.56'	29.83'	14.95'	29.80'	S80°43'17"E	09°18'46"
C83	183.56'	65.84'	33.28'	65.49'	S84°20'47"W	20°33'07"
C84	183.56'	46.93'	23.59'	46.80'	S86°44'47"W	14°38'52"
C85	25.00'	39.27'	25.00'	35.36'	N75°34'39"W	90°00'00"
C86	25.00'	39.27'	25.00'	35.36'	S14°23'21"W	90°00'00"
C87	732.26'	76.54'	38.30'	76.50'	S79°03'33"E	05°59'19"
C88	732.26'	68.04'	34.04'	68.02'	S84°42'56"E	05°19'26"
C92	207.06'	77.27'	39.09'	76.82'	N19°53'12"W	21°22'54"
C93	207.06'	33.73'	16.90'	33.69'	N04°31'46"W	09°19'57"
C94	157.06'	84.19'	43.13'	83.19'	S15°13'14"E	30°42'51"
C95	196.32'	39.08'	19.61'	39.02'	N05°50'24"E	11°24'25"
C96	196.32'	71.58'	36.19'	71.18'	N21°59'18"E	20°53'22"
C99	297.61'	12.08'	6.04'	12.08'	N46°15'34"E	02°19'35"
C100	297.61'	65.73'	33.00'	65.59'	N38°46'11"E	12°39'12"
C155	10.00'	15.71'	10.00'	14.14'	N87°34'39"W	90°00'00"
C156	402.61'	16.35'	8.17'	16.35'	S46°15'34"W	02°19'35"
C157	402.61'	88.91'	44.64'	88.73'	S38°46'11"W	12°39'12"
C158	40.00'	22.90'	11.77'	22.59'	S74°16'45"E	32°48'12"
C159	288.56'	26.71'	13.36'	26.70'	S88°01'45"E	05°18'12"
C160	288.56'	46.90'	23.50'	46.85'	S80°43'17"E	09°18'46"
C161	827.26'	65.56'	32.81'	65.53'	S79°03'33"E	05°59'19"
C162	827.26'	58.28'	29.16'	58.26'	S84°42'56"E	05°19'26"
C163	146.32'	120.76'	64.06'	117.36'	S23°46'47"W	47°17'09"
C164	146.32'	81.68'	41.94'	80.63'	N16°07'46"E	31°59'08"

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# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 8 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	171.32	141.39	75.00	137.41	N23°46'47"E	47°17'09"
C10	272.61	226.08	120.00	219.66	N23°39'51"E	47°31'00"
C11	151.03	147.14	80.00	141.39	N27°48'56"E	55°49'09"
C12	119.45	188.18	120.00	169.31	N44°59'45"W	90°15'52"
C97	196.32	51.36	25.83	51.21	N39°55'40"E	14°59'22"
C98	247.61	59.39	29.84	59.25	N40°33'05"E	13°44'32"
C101	297.61	65.73	33.00	65.59	N26°06'59"E	12°36'12"
C102	297.61	63.17	31.71	63.06	N13°42'31"E	12°08'44"
C103	297.61	40.11	20.08	40.08	N03°46'00"E	07°43'17"
C104	247.61	100.69	51.05	100.00	N22°01'50"E	23°17'58"
C105	247.61	45.27	22.70	45.21	N05°08'36"E	10°28'30"
C106	25.00	39.28	25.01	35.37	S45°06'40"E	90°02'03"
C107	25.00	39.25	24.99	35.34	N44°53'20"E	89°57'57"
C108	25.00	39.25	24.99	35.34	S44°53'20"W	89°57'57"
C109	25.00	39.28	25.01	35.37	S45°06'40"E	90°02'03"
C110	176.03	43.39	21.81	43.28	N06°58'03"E	14°07'24"
C111	176.03	63.20	31.94	62.86	N24°18'50"E	20°34'11"
C112	126.03	91.13	47.66	89.16	N20°37'12"E	41°25'42"
C118	144.45	25.14	12.60	25.11	S85°08'32"E	09°58'20"
C119	144.45	60.97	30.94	60.51	S68°03'54"E	24°10'57"
C120	144.45	64.37	32.73	63.84	S43°12'25"E	25°32'02"
C121	144.45	60.35	30.62	59.91	S18°28'14"E	23°56'19"
C122	144.45	16.73	8.38	16.73	S03°10'56"E	06°38'16"
C123	94.45	148.79	94.88	133.88	S44°59'45"E	90°15'52"
C165	30.00	24.69	13.09	24.00	S63°44'40"E	47°09'21"
C166	249.45	67.97	34.20	67.76	S47°58'23"E	15°36'47"
C167	249.45	122.02	62.26	120.81	S69°47'55"E	28°01'36"
C168	30.00	1.74	0.87	1.74	S82°08'41"E	03°19'26"
C169	30.00	14.54	7.42	14.40	S66°36'45"E	27°46'25"
C170	30.00	52.44	35.85	46.01	S02°38'01"E	100°09'04"
C171	30.00	47.12	30.00	42.43	S02°26'51"W	90°00'00"
C172	40.00	12.79	6.45	12.73	S19°27'47"W	18°18'50"
C173	402.61	66.64	33.40	66.56	S15°02'53"W	09°28'00"
C174	402.61	88.91	44.64	88.73	S26°06'59"W	12°39'12"
C175	94.45	61.06	31.64	60.00	S18°23'01"E	37°02'26"
C192	55.00	51.97	28.11	50.06	S74°29'34"W	54°08'26"
C193	30.00	41.14	24.54	37.99	N39°09'01"W	78°34'25"
C194	30.00	73.15	81.75	56.33	N69°59'06"E	139°41'49"
C195	50.00	75.50	47.05	68.53	S00°42'11"W	86°31'19"
C196	50.00	3.04	1.52	3.03	S45°42'11"W	03°28'41"

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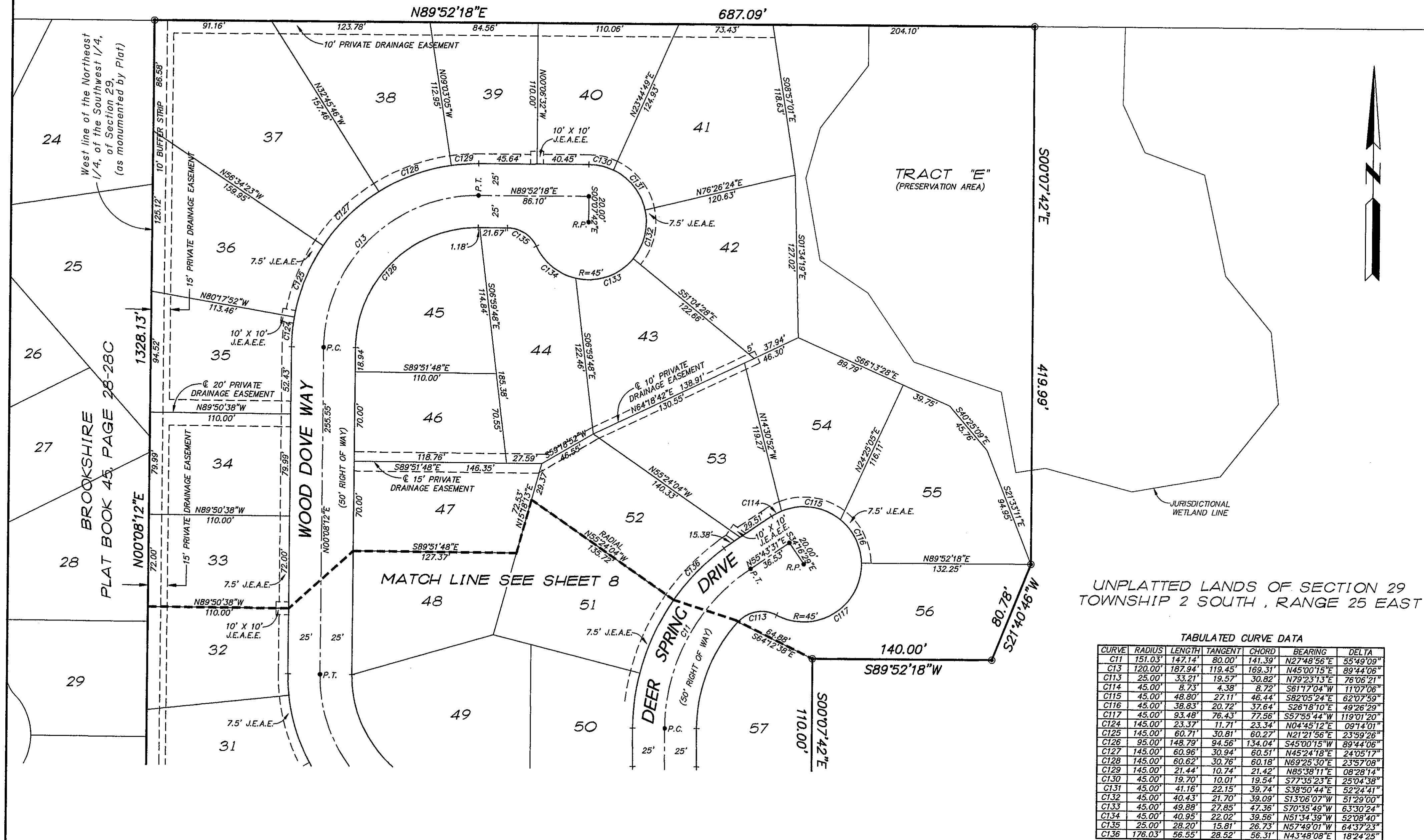
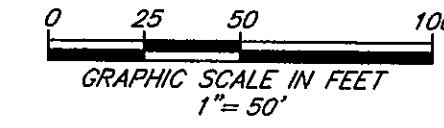
# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **97H**

SHEET 9 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST



UNPLATTED LANDS OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 25 EAST

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	151.03'	147.14'	80.00'	141.39'	N27°48'56"E	55°49'09"
C13	120.00'	167.94'	119.45'	169.31'	N45°00'15"E	89°44'06"
C113	25.00'	33.21'	19.57'	30.82'	N79°23'13"E	76°06'21"
C114	45.00'	8.73'	4.38'	8.72'	S61°17'04"W	11°07'06"
C115	45.00'	48.80'	27.11'	46.44'	S82°05'24"E	62°07'59"
C116	45.00'	38.83'	20.72'	37.64'	S26°15'10"E	49°26'29"
C117	45.00'	93.48'	76.43'	77.96'	S87°55'44"W	09°14'01"
C124	145.00'	23.37'	11.71'	23.34'	N04°45'12"E	09°14'01"
C125	145.00'	60.71'	30.81'	60.27'	N21°21'56"E	23°58'26"
C126	95.00'	148.79'	94.56'	134.04'	S45°00'15"W	89°44'06"
C127	145.00'	60.96'	30.94'	60.51'	N45°24'18"E	24°05'17"
C128	145.00'	60.62'	30.76'	60.18'	N69°25'30"E	23°57'08"
C129	145.00'	21.44'	10.74'	21.42'	N85°38'11"E	08°28'14"
C130	45.00'	19.70'	10.01'	19.54'	S77°35'23"E	25°04'38"
C131	45.00'	41.16'	22.15'	39.74'	S38°50'44"E	52°24'41"
C132	45.00'	40.43'	21.70'	39.09'	S13°06'07"W	51°29'00"
C133	45.00'	49.88'	27.85'	47.36'	S70°35'49"W	63°30'24"
C134	45.00'	40.95'	22.02'	39.56'	N51°34'39"W	52°08'40"
C135	25.00'	28.20'	15.81'	26.73'	N57°49'01"W	64°37'23"
C136	176.03'	56.55'	28.52'	56.31'	N43°48'08"E	18°24'25"

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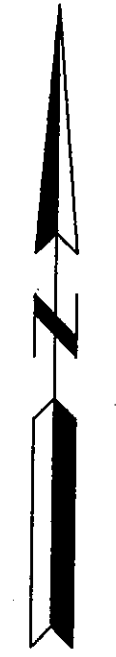
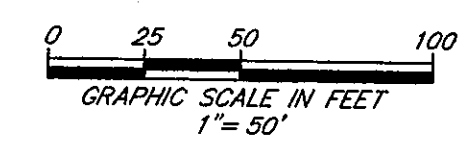
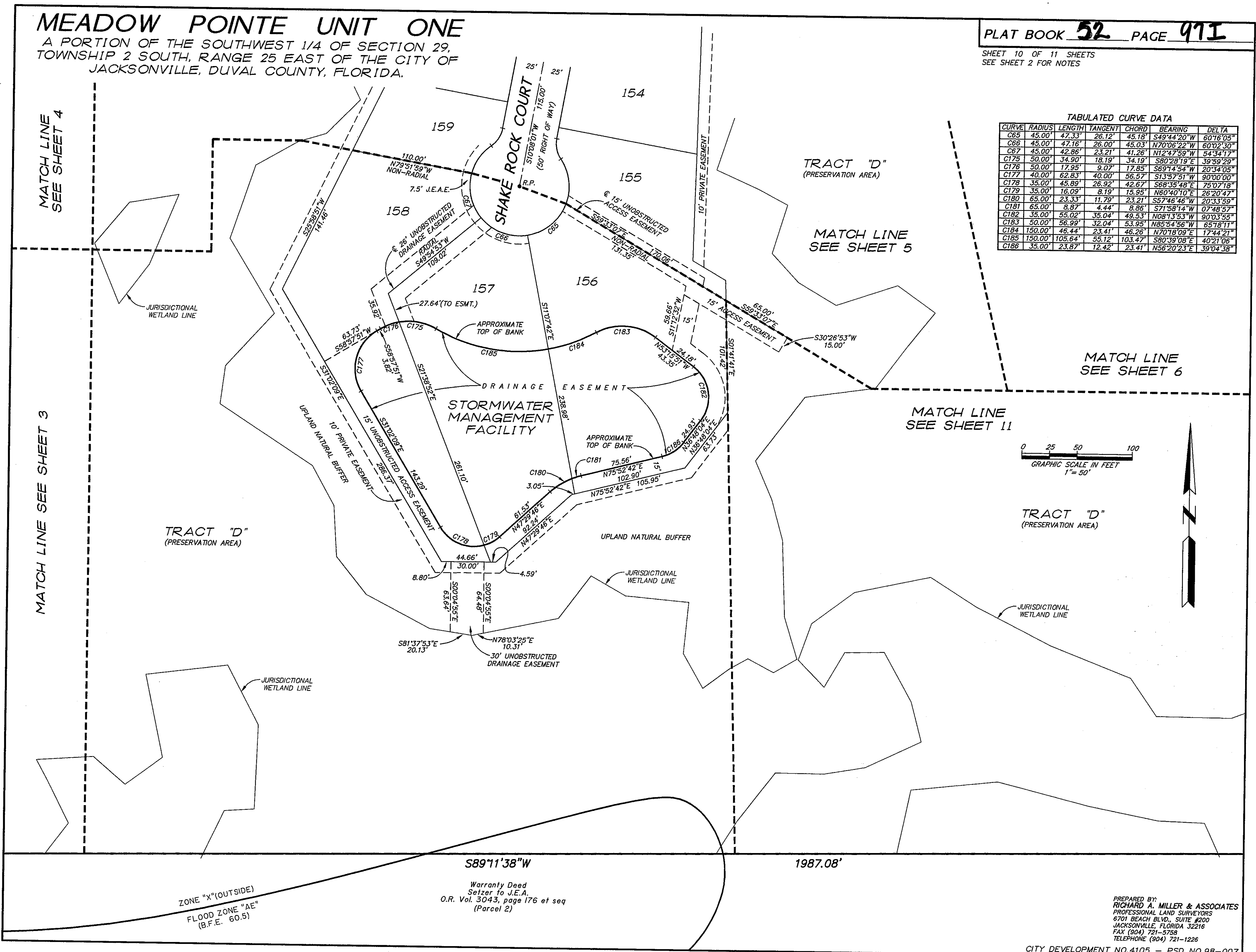
# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 10 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C65	45.00'	47.33'	26.12'	45.18'	S49°44'20"W	60°16'05"
C68	45.00'	47.16'	26.00'	45.03'	N70°06'22"W	60°02'30"
C67	45.00'	42.86'	23.21'	41.26'	N12°47'59"W	54°34'17"
C175	50.00'	34.90'	18.19'	34.19'	S80°28'19"E	39°59'29"
C176	50.00'	17.95'	9.07'	17.85'	S69°14'54"W	20°34'05"
C177	40.00'	62.83'	40.00'	58.57'	S13°57'51"W	90°00'00"
C178	35.00'	45.89'	26.92'	42.57'	S68°35'48"E	75°07'18"
C179	35.00'	16.09'	8.19'	15.95'	N60°40'10"E	26°20'47"
C180	65.00'	23.33'	11.79'	23.21'	S57°48'46"W	20°33'59"
C181	65.00'	8.87'	4.44'	8.86'	S71°58'14"W	07°48'57"
C182	35.00'	55.02'	35.04'	49.53'	N08°13'53"W	90°03'55"
C183	50.00'	56.99'	32.04'	53.95'	N85°54'56"W	65°18'11"
C184	150.00'	46.44'	23.41'	46.26'	N70°18'09"E	17°44'21"
C185	150.00'	105.64'	55.12'	103.47'	S80°39'08"E	40°21'06"
C186	35.00'	23.87'	12.42'	23.41'	N56°20'23"E	39°04'38"



TRACT "D" (PRESERVATION AREA)

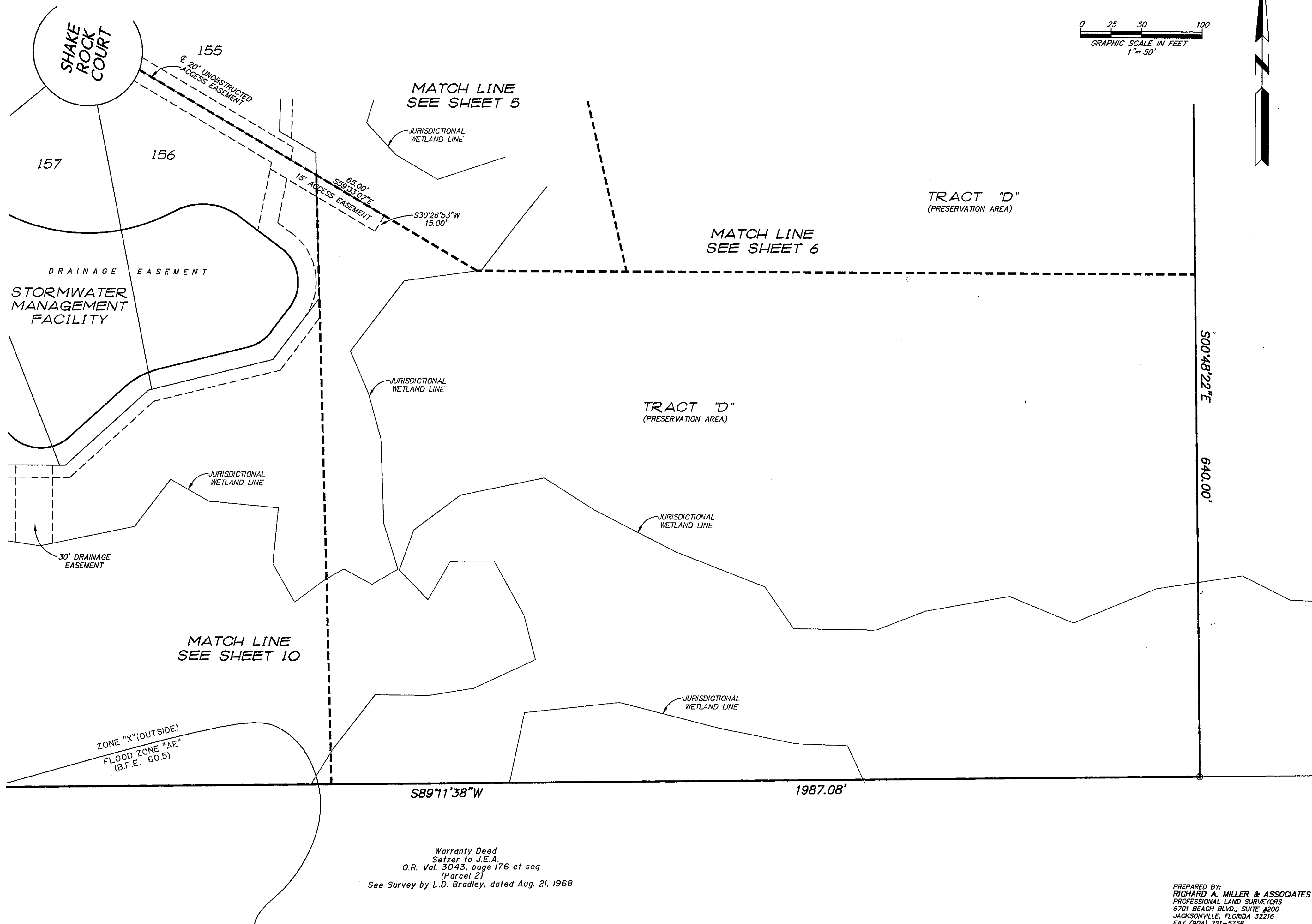
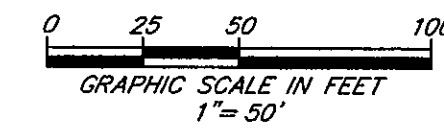
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# MEADOW POINTE UNIT ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 2 SOUTH, RANGE 25 EAST OF THE CITY OF  
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 11 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



Warranty Deed  
Setzer to J.E.A.  
O.R. Vol. 3043, page 176 et seq  
(Parcel 2)  
See Survey by L.D. Bradley, dated Aug. 21, 1968

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