

MONTEREY PINES PHASE 1

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 73 PAGE 131

SHEET 1 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

Approved 5/10/2019
Data
[Signature]
City Engineer
for Director of Public Works
Approved May 7, 2019
Data
[Signature]
for General Counsel

CAPTION

PARCEL "A"

A portion of Sections 5 and 8, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeastly corner of said Section 8; thence South 00°34'30" East, along the Easterly line of said Section 8, a distance of 84.65 feet; thence South 89°25'30" West, departing said Easterly line, 1003.97 feet to the Point of Beginning.

From said Point of Beginning, thence South 15°31'35" West, 408.00 feet to the point of curvature of a curve concave Easterly having a radius of 5100.00 feet; thence Southerly along the arc of said curve, through a central angle of 15°53'48", an arc length of 1414.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°34'41" West, 1410.46 feet; thence South 00°22'13" East, 516.26 feet; thence South 88°55'30" West, 1624.89 feet to a point lying on the Easterly limited access right of way line of State Road No. 98, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 2 courses; Course 1, thence North 14°27'30" West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 10°29'42", an arc length of 1012.88 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°12'39" West, 1011.46 feet; thence North 88°06'33" East, departing said Easterly limited access right of way line, 300.00 feet; thence South 65°47'43" East, 369.42 feet; thence South 83°20'03" East, 15.19 feet; thence North 45°37'47" East, 206.43 feet to a point lying on a curve concave Northeasterly having a radius of 470.00 feet; thence Northwesterly along the arc of said curve through a central angle of 11°58'13", an arc length of 98.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 38°23'06" West, 98.01 feet; thence North 32°24'00" West, 8.55 feet; thence North 57°36'00" East, 135.00 feet; thence North 32°24'00" West, 169.59 feet; thence North 39°16'37" East, 284.23 feet; thence North 46°33'02" East, 372.35 feet; thence South 43°31'37" East, 64.87 feet; thence North 46°33'02" East, 134.91 feet; thence North 58°22'29" East, 61.30 feet; thence North 46°33'02" East, 167.33 feet; thence South 84°06'29" East, 615.96 feet to the Point of Beginning.

Containing 79.13 acres, more or less.

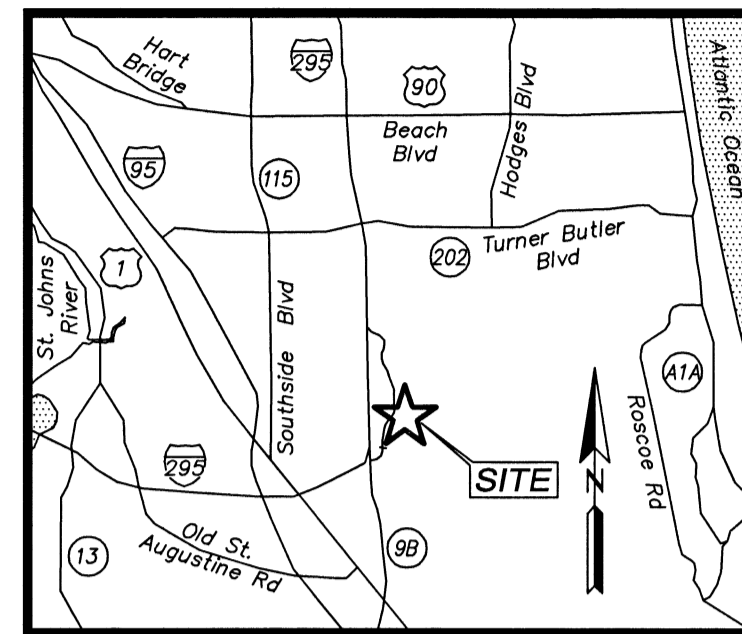
PARCEL "B"

A portion of Section 8, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeastly corner of said Section 8; thence South 00°34'30" East, along the Easterly line of said Section 8, a distance of 84.65 feet; thence South 89°25'30" West, departing said Easterly line, 1003.97 feet; thence South 15°31'35" West, 408.00 feet to the point of curvature of a curve concave Easterly having a radius of 5100.00 feet; thence Southerly along the arc of said curve, through a central angle of 15°53'48", an arc length of 1414.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°34'41" West, 1410.46 feet; thence South 00°22'13" East, 516.26 feet; thence South 88°55'30" West, 1624.89 feet to a point lying on the Easterly limited access right of way line of State Road No. 98, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 2 courses; Course 1, thence North 14°27'30" West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 10°29'42", an arc length of 1012.88 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°12'39" West, 1011.46 feet; thence North 88°06'33" East, departing said Easterly limited access right of way line, 300.00 feet; thence South 65°47'43" East, 369.42 feet; thence South 83°20'03" East, 15.19 feet; thence North 45°37'47" East, 206.43 feet to a point lying on a curve concave Northeasterly having a radius of 470.00 feet; thence Northwesterly along the arc of said curve through a central angle of 10°50'57", an arc length of 100.36 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 38°56'45" West, 100.21 feet.

From said Point of Beginning, thence South 57°36'00" West, 70.62 feet; thence North 32°24'00" West, 61.00 feet; thence North 57°36'00" East, 70.52 feet; thence South 32°24'00" East, 50.63 feet to the point of curvature of a curve concave Northeasterly having a radius of 530.00 feet; thence Southeasterly along the arc of said curve through a central angle of 0°10'16", an arc length of 10.37 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 32°57'35" East, 10.37 feet.

Containing 4302 square feet, more or less.



VICINITY MAP (NOT TO SCALE)

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 Chapter 654, Ordinance Code.

[Signature]
John Pappas, P.E.
Director of Public Works

Date 5/10/19

CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 73, pages 131-141 of the Public Records of Duval County, Florida, this 10th day of May, 2019.

[Signature]
Ronnie Fussell, Clerk of the Circuit Court

[Signature]
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this ___ day of ___, 2019.

[Signature]
W. Monroe Hagen, P.L.S.
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 3398

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sworn to this 3rd day of April, 2019.

[Signature]
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

ADOPTION AND DEDICATION

This is to certify that Pulte Home Company, LLC, a Michigan limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as MONTEREY PINES PHASE 1, 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.

All rights of way, drainage easements, landscape and maintenance easements, Tract "A" (Stormwater Management Facility / Common Area), Tract "B" (Amenity / Recreation Area), Tracts "C", "D", "E" and "F" (Common Area), Tracts "I" and "J" (Landscape Buffer), Tract "K" (Recreation Area), Tracts "L" and "M" (Conservation Area) and Tracts "N" and "O" (Stormwater Management Facility) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Upon failure of the Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

The undersigned Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and their successors and assigns, guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by Owner, its successors and assigns, to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private rights of way. The Owner, its successors and assigns, hereby reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Tract "F" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Tract "G" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "G" (Landscape Buffer Tract), for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of Tract "F" (Pump Station Tract).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from Tract "G" (Landscape Buffer Tract), or any part thereof, including but not limited to those arising from or incidental to JEA's use of Tract "F" (Pump Station Tract) or JEA's easement upon Tract "G" (Landscape Buffer Tract). 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.

Those easements designated as "JEA Utility Easements" for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its utility system. Those easements designated as "JEA-EE" are hereby irrevocably and without reservation 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. Those easements designated as "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-EE and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-EE and JEA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-EE and JEA-E easements. Those easements designated as "2.5' Access Easements" as shown are hereby dedicated to JEA, its successors and assigns, for its non-exclusive use for installation of water meters.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) Florida Statutes; however, only cable television service providers specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has caused these presents to be signed by the designated officer shown below on this 27 day of MARCH, 2019.

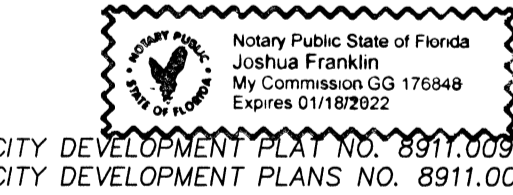
[Signature]
OWNER: Pulte Home Company, LLC
a Michigan limited liability company

Witness
[Signature]
Printed Name
BY: [Signature]
Justin Dudley
Director - Land Development

STATE OF FLORIDA, COUNTY OF ST. JOHN'S
The foregoing instrument was acknowledged before me this 27 day of MARCH, 2019, by Justin Dudley, the Director - Land Development of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company he being known to me.

[Signature]
Notary Public, State of Florida at Large
My Commission expires 1/18/2022
[Signature]
Printed Name
Joshua Franklin
Commission Number 176848

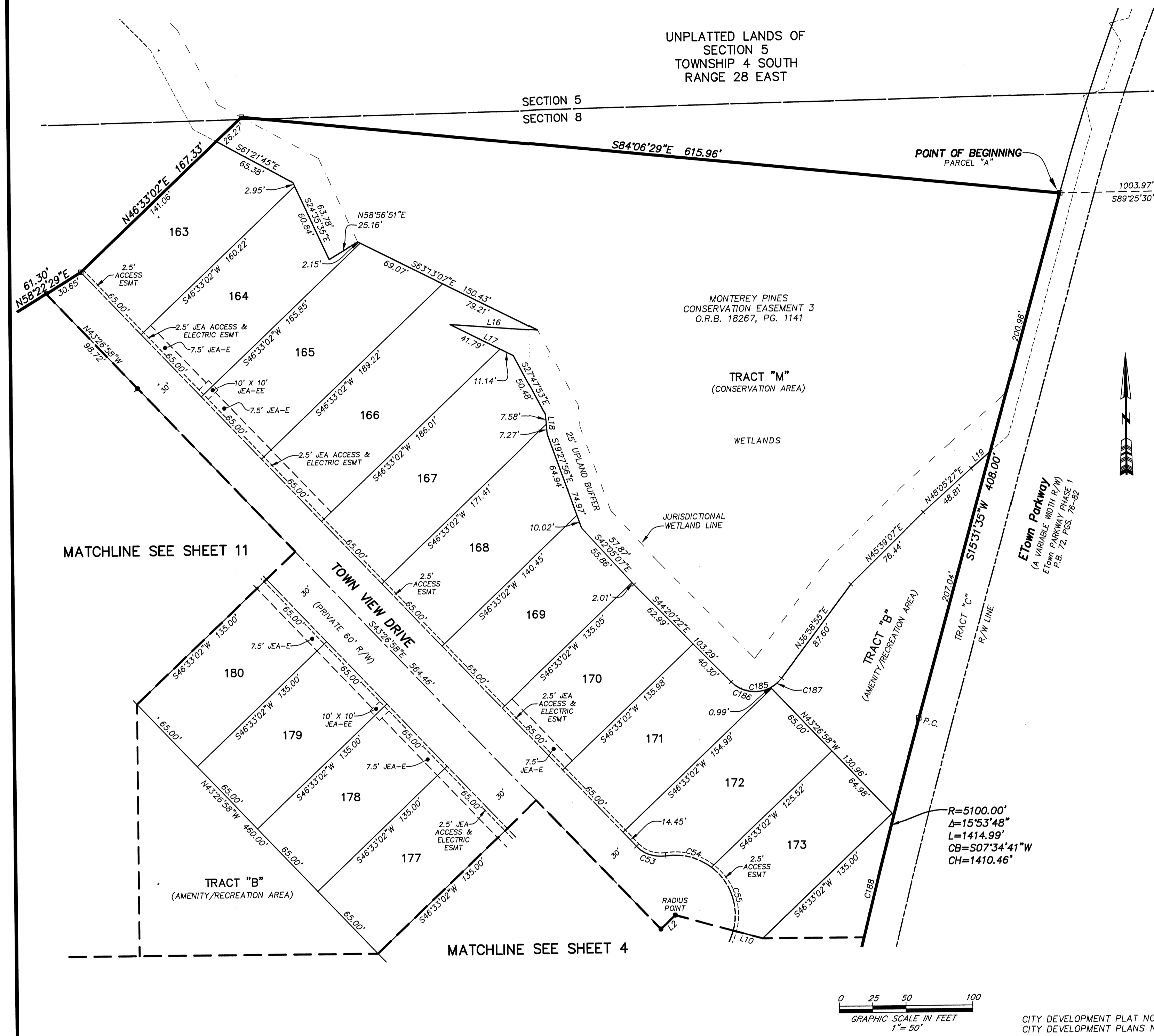
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



CITY DEVELOPMENT PLAN NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

MONTEREY PINES PHASE 1

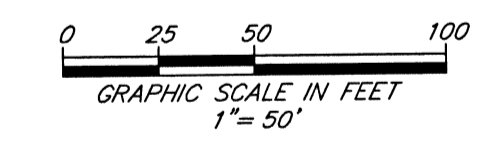
BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	N46°33'02"E	15.00'
L10	N74°30'55"W	22.81'
L16	N85°31'56"W	65.85'
L17	S63°13'07"E	52.93'
L18	S04°37'37"E	14.85'
L19	N48°47'05"E	19.10'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CS3	25.00'	55°09'00"	24.06'	S71°01'28"E	23.15'
CS4	45.00'	46°20'10"	36.39'	N75°25'53"W	35.41'
CS5	45.00'	67°44'53"	53.21'	N18°23'21"W	50.16'
C185	25.00'	98°40'44"	43.06'	N86°19'17"E	37.93'
C186	25.00'	73°46'25"	32.19'	S81°13'34"E	30.01'
C187	25.00'	24°54'19"	10.87'	N49°26'04"E	10.78'
C188	5100.00'	3°03'18"	271.92'	S13°59'56"W	271.89'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
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 - P.T. POINT OF TANGENCY
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
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 - P.B. PLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JE-E JEAN ELECTRIC EASEMENT
 - JE-EA JEAN EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ▨ DENOTES UPLAND BUFFER

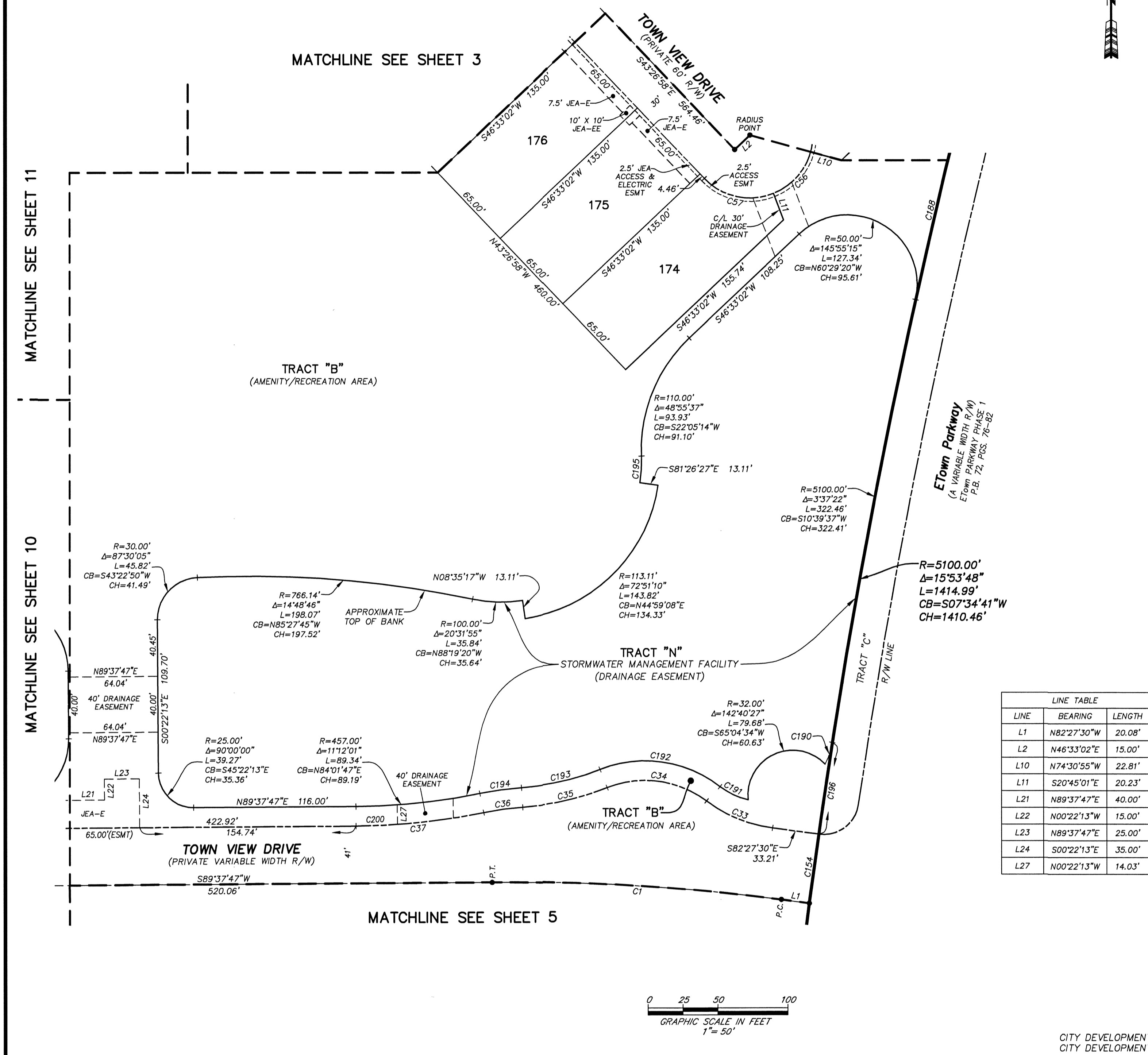


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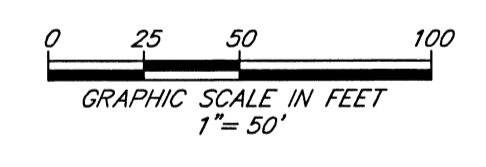
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1500.00'	7°54'43"	207.13'	N86°24'51"W	206.97'
C33	100.00'	29°34'35"	51.62'	S67°40'12"E	51.05'
C34	73.00'	58°47'08"	74.90'	N82°16'29"W	71.66'
C35	199.50'	17°49'44"	62.08'	N77°14'49"E	61.83'
C36	208.00'	7°43'55"	28.07'	S82°17'43"W	28.05'
C37	471.00'	11°12'01"	92.07'	N41°01'47"E	91.93'
C56	45.00'	52°30'55"	41.25'	N41°44'33"E	39.82'
C57	45.00'	68°33'02"	53.84'	S77°43'28"E	50.69'
C154	5100.00'	0°33'42"	50.00'	S07°49'21"W	50.00'
C188	5100.00'	3°03'18"	271.92'	S13°59'56"W	271.89'
C190	50.00'	18°54'05"	16.49'	N18°17'59"E	16.42'
C191	59.50'	21°32'53"	22.38'	S64°44'44"E	22.24'
C192	87.00'	59°47'36"	90.79'	N81°46'14"W	86.73'
C193	185.50'	17°49'44"	57.72'	N77°14'49"E	57.49'
C194	222.00'	7°43'55"	29.98'	S82°17'43"W	29.94'
C195	100.00'	10°56'08"	19.09'	N03°05'29"E	19.06'
C196	5100.00'	0°44'44"	66.36'	S08°28'34"W	66.36'
C200	471.00'	3°36'17"	29.63'	N87°49'38"E	29.63'

- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES UPLAND BUFFER

LINE TABLE

LINE	BEARING	LENGTH
L1	N82°27'30"W	20.08'
L2	N46°33'02"E	15.00'
L10	N74°30'55"W	22.81'
L11	S20°45'01"E	20.23'
L21	N89°37'47"E	40.00'
L22	N00°22'13"W	15.00'
L23	N89°37'47"E	25.00'
L24	S00°22'13"E	35.00'
L27	N00°22'13"W	14.03'



CITY DEVELOPMENT PLAT NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

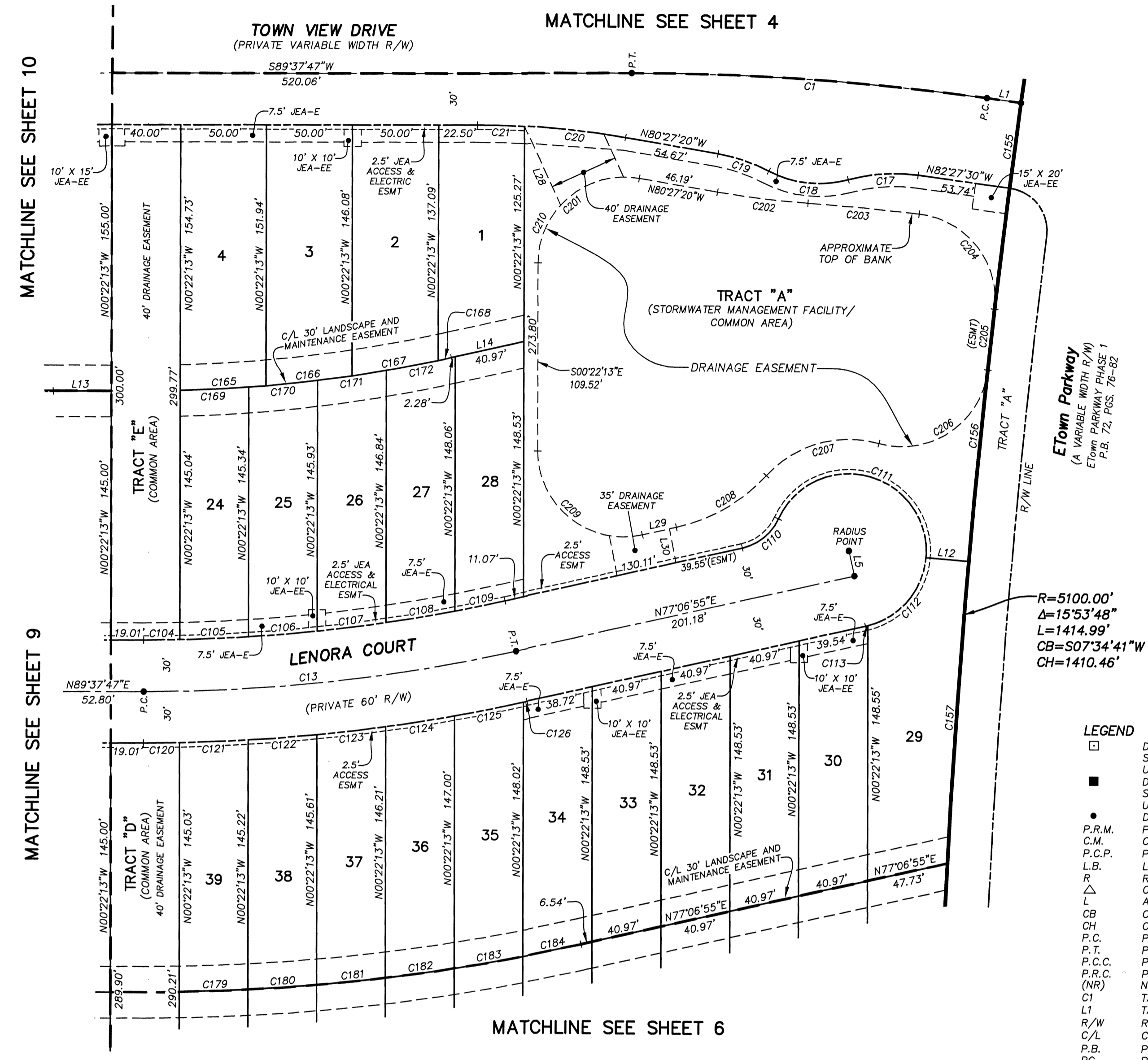
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PLAT BOOK 73 PAGE 135

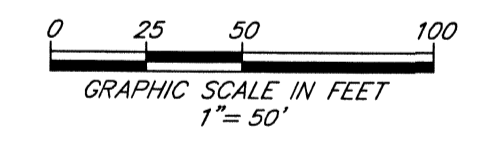
SHEET 5 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



R=5100.00'
Δ=15°53'48"
L=1414.99'
CB=507°34'41"W
CH=1410.46'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
 - P.R.M. PERMANENT REFERENCE MONUMENT
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 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-EE. JEA EQUIPMENT EASEMENT
 - ESM. EASEMENT
 - NAD. NORTH AMERICAN VERTICAL DATUM
 - --- MATCHLINE
 - (3) SHEET REFERENCE NUMBER
 - [Stippled Area] DENOTES UPLAND BUFFER

LINE	BEARING	LENGTH
L1	N82°27'30"W	20.08'
L5	N12°33'05"W	15.00'
L12	S85°28'35"E	25.00'
L13	N89°37'47"E	33.79'
L14	N77°06'55"E	43.25'
L29	N77°06'55"E	20.30'
L30	N11°20'23"W	20.01'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1500.00'	7°54'43"	207.13'	N86°24'51"W	206.97'
C13	1000.00'	12°30'52"	218.42'	N83°22'21"E	217.98'
C17	100.00'	23°26'45"	40.92'	S85°49'08"W	40.64'
C18	63.00'	43°20'14"	47.65'	S84°14'08"E	46.52'
C19	100.00'	17°53'20"	31.22'	N71°30'40"W	31.10'
C20	500.00'	6°45'43"	59.01'	N83°50'12"W	58.97'
C21	500.00'	3°09'09"	27.51'	N88°47'38"W	27.51'
C104	970.00'	1°14'23"	20.99'	N89°00'36"E	20.99'
C105	970.00'	2°21'54"	40.04'	N87°12'27"E	40.04'
C106	970.00'	2°22'16"	40.14'	N84°50'22"E	40.14'
C107	970.00'	2°22'53"	40.32'	N82°27'47"E	40.31'
C108	970.00'	2°23'46"	40.52'	N80°04'28"E	40.56'
C109	970.00'	1°45'39"	29.81'	N77°59'45"E	29.81'
C110	30.00'	53°07'48"	27.82'	N50°33'01"E	26.83'
C111	45.00'	160°32'18"	126.09'	N75°44'44"W	88.71'
C112	45.00'	70°45'24"	55.57'	N39°54'07"E	52.11'
C113	45.00'	1°50'06"	1.44'	N76°11'52"E	1.44'
C120	1030.00'	1°10'03"	20.99'	N85°02'46"E	20.99'
C121	1030.00'	2°13'37"	40.13'	N87°20'56"E	40.03'
C122	1030.00'	2°13'56"	40.13'	N85°07'09"E	40.12'
C123	1030.00'	2°14'27"	40.28'	N82°52'58"E	40.28'
C124	1030.00'	2°15'11"	40.50'	N80°38'09"E	40.50'
C125	1030.00'	2°16'08"	40.79'	N78°22'30"E	40.78'
C126	1030.00'	0°07'31"	2.25'	N77°10'41"E	2.25'
C155	5100.00'	0°33'42"	50.00'	S07°15'39"W	50.00'
C156	5100.00'	2°27'23"	218.64'	S05°45'06"W	218.62'
C157	5100.00'	1°58'48"	178.25'	S03°32'01"W	176.24'
C165	825.00'	3°28'42"	50.09'	N86°25'58"E	50.08'
C166	825.00'	3°29'48"	50.35'	N82°56'43"E	50.34'
C167	825.00'	3°31'44"	50.81'	N79°25'57"E	50.80'
C168	825.00'	0°33'10"	7.96'	N77°23'30"E	7.96'
C169	825.00'	2°46'54"	40.05'	N86°46'53"E	40.05'
C170	825.00'	2°47'30"	40.20'	N83°59'40"E	40.19'
C171	825.00'	2°48'31"	40.44'	N81°11'40"E	40.44'
C172	825.00'	2°40'29"	38.51'	N78°27'10"E	38.51'
C179	1175.00'	1°57'06"	40.03'	N87°37'50"E	40.02'
C180	1175.00'	1°57'19"	40.10'	N85°40'37"E	40.10'
C181	1175.00'	1°57'40"	40.22'	N83°43'08"E	40.21'
C182	1175.00'	1°58'09"	40.38'	N81°45'13"E	40.38'
C183	1175.00'	1°58'47"	40.60'	N79°46'45"E	40.60'
C184	1175.00'	1°40'26"	34.33'	N77°57'09"E	34.33'
C201	50.00'	99°54'52"	87.19'	S49°35'13"W	76.56'
C202	522.00'	5°49'52"	53.12'	S83°22'16"E	53.10'
C203	1428.00'	2°36'21"	84.94'	N84°59'02"W	84.94'
C204	50.00'	89°51'47"	78.42'	N38°44'58"W	70.63'
C205	5100.00'	0°24'04"	35.70'	S05°58'54"W	35.70'
C206	50.00'	99°23'10"	86.73'	S55°28'27"E	76.26'
C207	65.00'	63°08'55"	71.64'	S73°35'34"W	68.07'
C208	100.00'	35°05'48"	61.26'	S59°34'01"E	60.30'
C209	50.00'	102°30'52"	89.46'	S51°37'39"E	78.00'
C210	50.00'	42°16'03"	36.89'	S20°45'49"W	36.05'

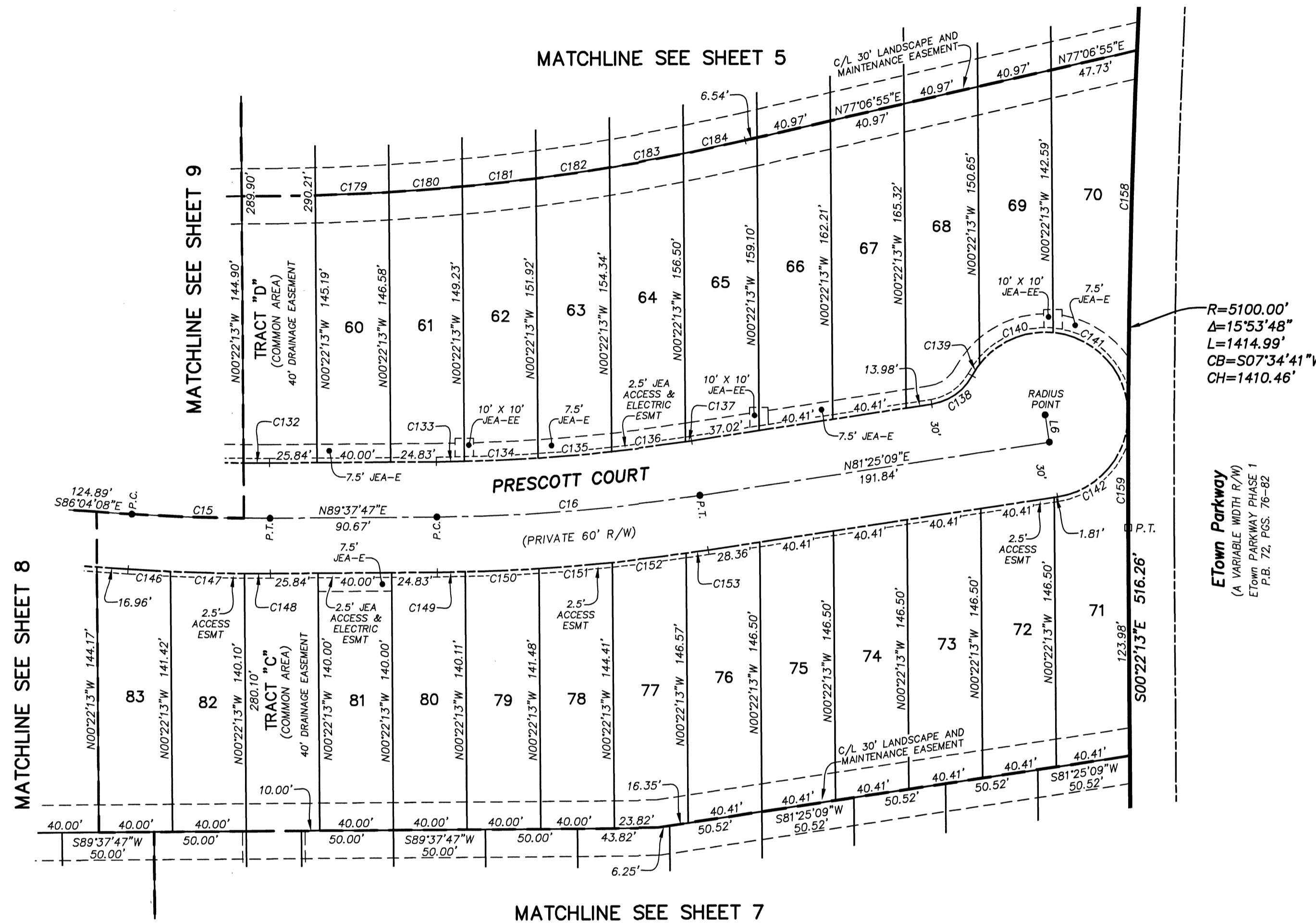
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT PLAT NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

MONTEREY PINES PHASE 1

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	1000.00'	47°04'	75.07'	S88°31'11"E	75.05'
C16	1000.00'	81°23'	143.30'	N85°31'28"E	143.18'
C132	970.00'	0°50'11"	14.16'	S89°57'08"E	14.16'
C133	970.00'	0°53'46"	15.17'	N89°10'54"E	15.17'
C134	970.00'	2°21'52"	40.03'	N87°33'06"E	40.03'
C135	970.00'	2°22'12"	40.12'	N85°11'04"E	40.12'
C136	970.00'	2°22'47"	40.29'	N82°48'34"E	40.29'
C137	970.00'	0°12'01"	3.39'	N81°31'10"E	3.39'
C138	30.00'	53°07'48"	27.82'	N54°51'15"E	26.83'
C139	45.00'	9°31'52"	7.49'	S33°03'17"W	7.48'
C140	45.00'	57°43'03"	45.33'	S66°40'44"W	43.44'
C141	45.00'	84°46'39"	66.58'	N42°04'25"W	60.67'
C142	45.00'	81°06'15"	63.70'	N40°52'02"E	58.51'
C146	1030.00'	11°7'14"	23.14'	S66°42'45"E	23.14'
C147	1030.00'	2°13'35"	40.02'	S88°28'10"E	40.02'
C148	1030.00'	0°47'15"	14.16'	S89°58'35"E	14.16'
C149	1030.00'	0°50'38"	15.17'	N89°12'28"E	15.17'
C150	1030.00'	2°13'35"	40.03'	N87°40'22"E	40.02'
C151	1030.00'	2°13'52"	40.11'	N85°26'38"E	40.11'
C152	1030.00'	2°14'21"	40.26'	N83°12'31"E	40.25'
C153	1030.00'	0°40'11"	12.04'	N81°45'15"E	12.04'
C158	5100.00'	2°13'42"	198.34'	S01°25'46"W	198.33'
C159	5100.00'	0°41'08"	61.01'	S00°01'39"E	61.01'
C179	1175.00'	1°57'06"	40.03'	N87°37'50"E	40.02'
C178	1175.00'	1°57'19"	40.10'	N85°40'37"E	40.10'
C181	1175.00'	1°57'40"	40.22'	N83°43'08"E	40.21'
C182	1175.00'	1°58'09"	40.38'	N81°45'13"E	40.38'
C183	1175.00'	1°58'47"	40.60'	N79°46'45"E	40.60'
C184	1175.00'	1°40'26"	34.33'	N77°57'09"E	34.33'



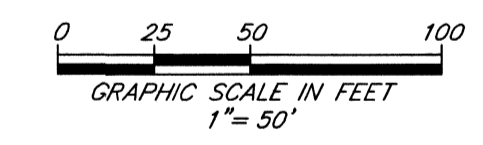
R=5100.00'
Δ=15°53'48"
L=1414.99'
CB=S07°34'41"W
CH=1410.46'

E Town Parkway
(A 10' R/W FROM THE
P.B. 72, PGS. 76-82)

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN DATUM
- MATCHLINE
- ⑤ SHEET REFERENCE NUMBER
- ▨ DENOTES UPLAND BUFFER

LINE TABLE		
LINE	BEARING	LENGTH
L6	N08°34'51"W	15.00'



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CITY DEVELOPMENT PLAT NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

MONTEREY PINES PHASE 1

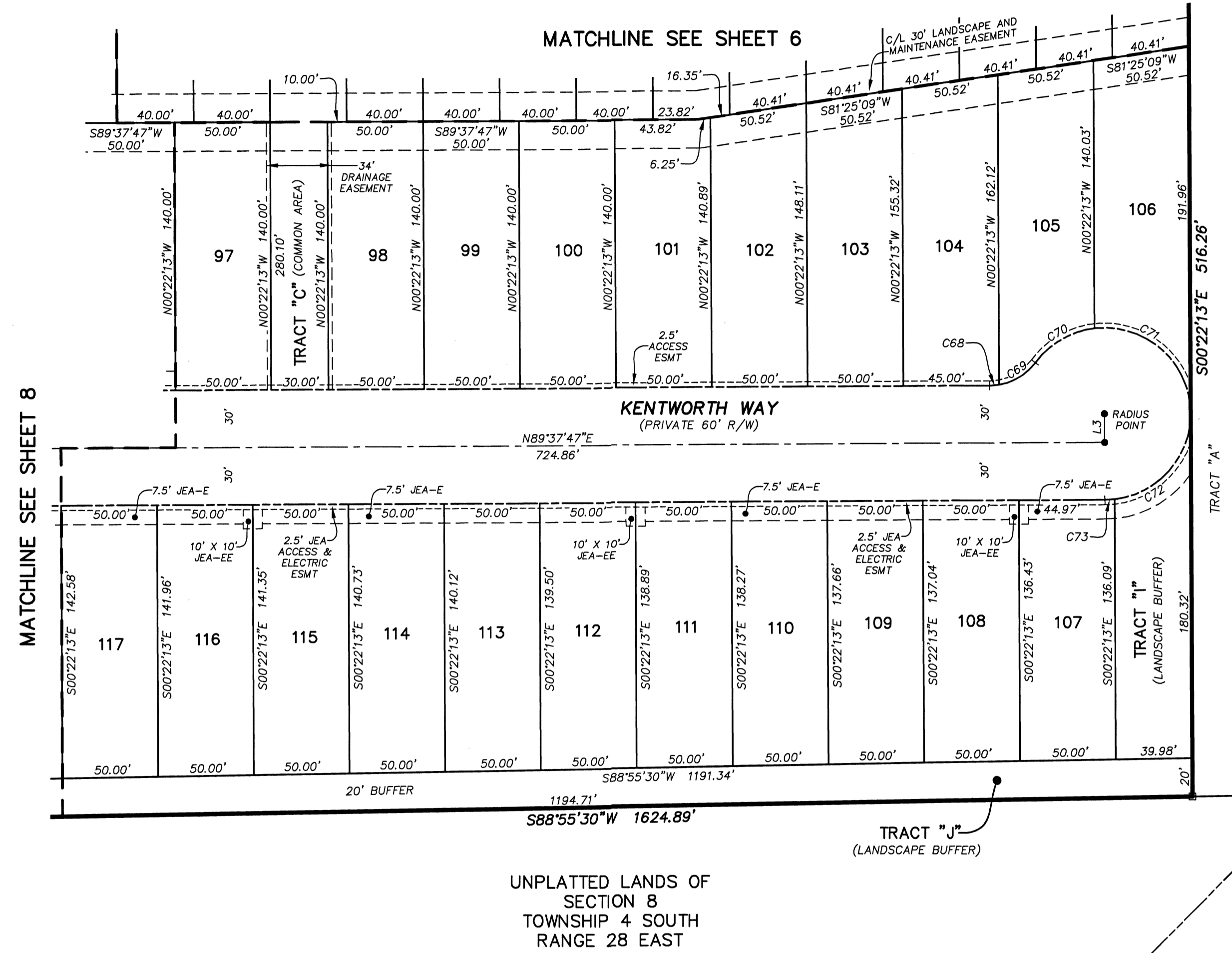
BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 73 PAGE 137

SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C68	30.00'	9°35'39"	5.02'	N84°49'58"E	5.02'
C69	30.00'	43°32'10"	22.80'	N58°16'04"E	22.25'
C70	45.00'	46°45'03"	36.72'	S59°52'30"W	35.71'
C71	45.00'	96°22'46"	75.70'	N48°33'36"W	67.08'
C72	45.00'	83°35'12"	65.65'	N41°25'23"E	59.98'
C73	45.00'	6°24'48"	5.04'	N86°25'23"E	5.03'

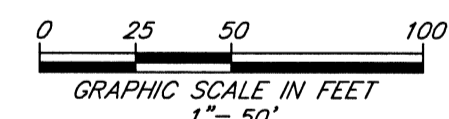
LINE TABLE		
LINE	BEARING	LENGTH
L3	N00°22'13"W	15.00'



Etown Parkway
(A VARIABLE WIDTH R/W)
ETOWN PARKWAY PHASE 1
P.B. 72, P.S. 76-82

LEGEND

- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
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- JEA-EE JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES UPLAND BUFFER

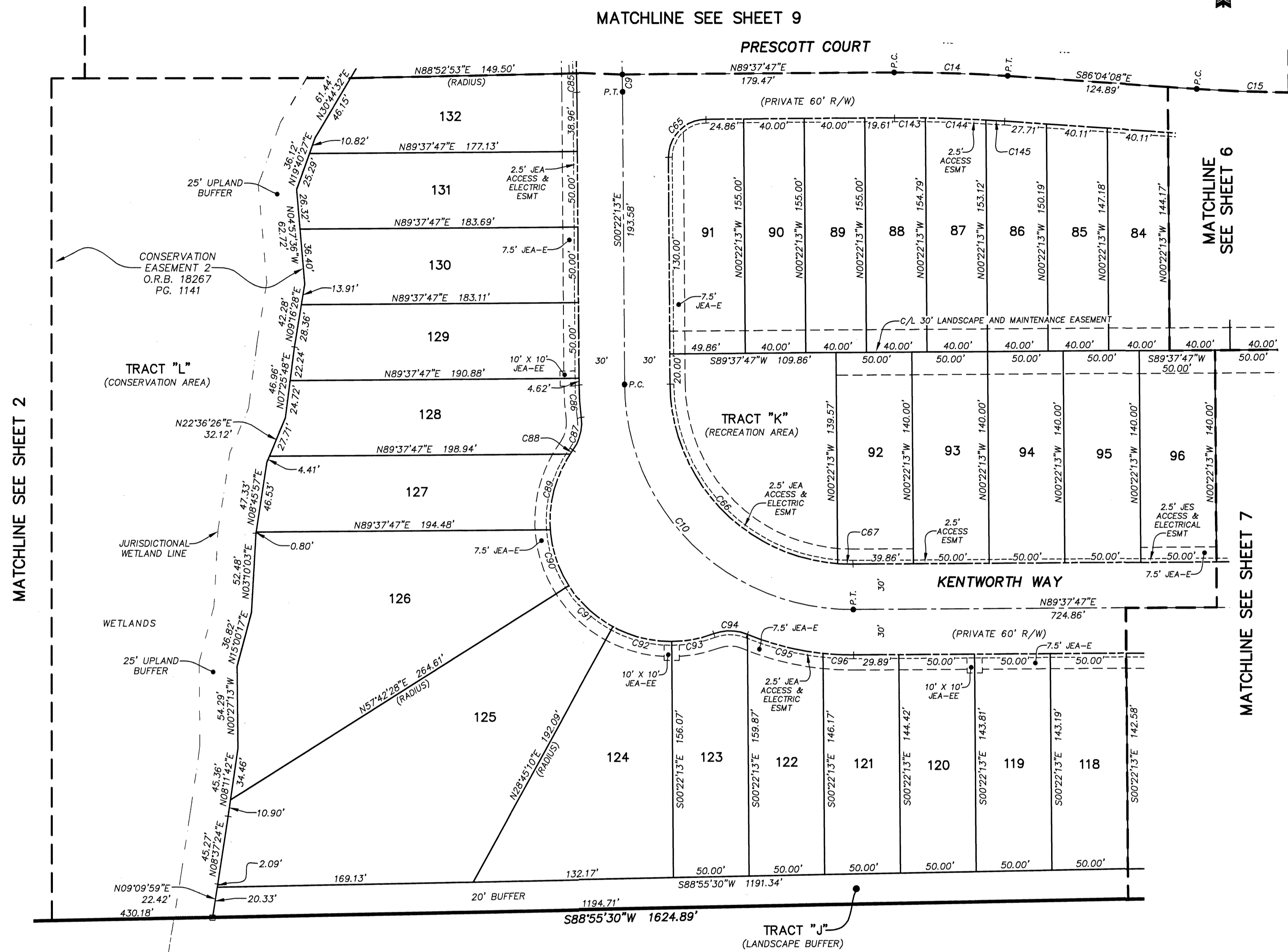


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CITY DEVELOPMENT PLAT NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

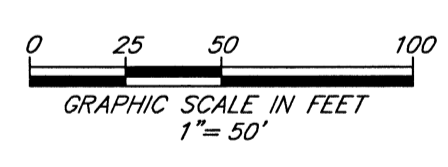
MONTEREY PINES PHASE 1

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	1000.00'	0°39'15"	11.42'	S00°41'50"E	11.42'
C10	150.00'	90°00'00"	235.62'	S45°22'13"E	212.13'
C14	1000.00'	4°18'04"	75.07'	S88°13'11"E	75.05'
C15	1000.00'	4°18'04"	75.07'	S88°13'11"E	75.05'
C65	25.00'	90°00'00"	39.27'	S44°37'47"W	35.36'
C66	120.00'	85°09'09"	178.34'	S42°56'47"E	162.38'
C67	120.00'	4°50'51"	10.15'	S87°56'47"E	10.15'
C68	970.00'	0°44'54"	12.67'	N00°44'40"W	12.67'
C66	180.00'	6°51'31"	21.55'	S03°47'59"E	21.53'
C67	30.00'	43°09'39"	22.60'	N14°21'05"E	22.07'
C68	80.00'	2°13'32"	3.11'	S34°49'09"W	3.11'
C69	80.00'	37°47'10"	52.76'	S14°48'48"W	51.81'
C90	80.00'	28°12'45"	39.39'	S18°11'10"E	39.00'
C91	80.00'	28°57'18"	40.43'	S46°46'11"E	40.00'
C92	80.00'	28°55'56"	40.40'	S75°42'47"E	39.97'
C93	80.00'	20°25'37"	28.52'	N79°36'26"E	28.37'
C94	30.00'	43°09'39"	22.60'	N89°01'33"W	22.07'
C95	180.00'	16°30'32"	51.86'	S75°41'59"E	51.68'
C96	180.00'	6°24'57"	20.16'	S87°09'44"E	20.15'
C143	970.00'	1°12'15"	20.39'	N89°46'05"W	20.39'
C144	970.00'	2°21'54"	40.04'	N87°59'01"W	40.03'
C145	970.00'	0°43'56"	12.39'	N86°26'06"W	12.39'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - DENOTES C.M. MONUMENT
 - DENOTES P.C.P. MONUMENT
 - DENOTES PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - ∠ CENTRAL ANGLE
 - ∩ ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.T. POINT OF TANGENCY
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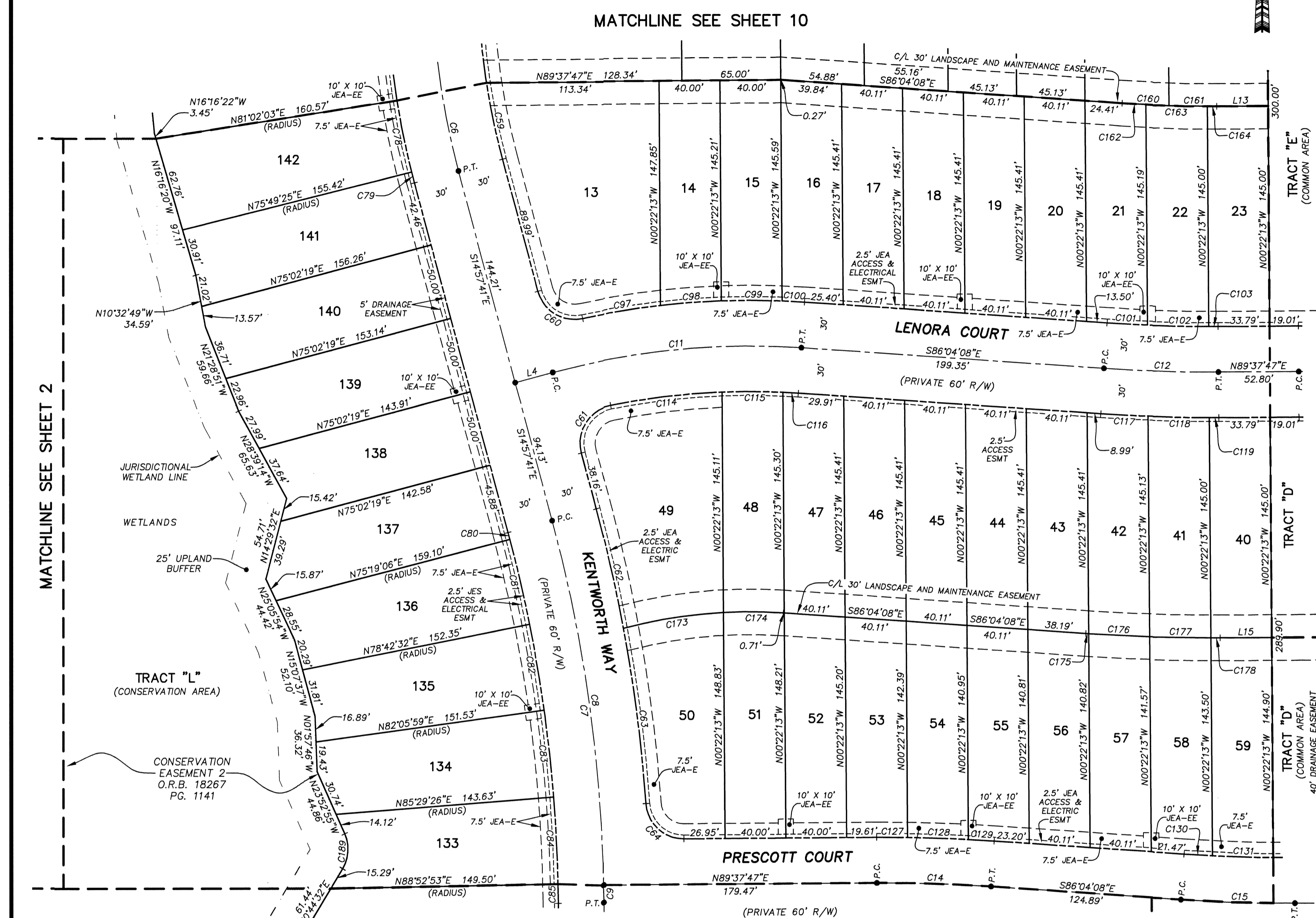


CITY DEVELOPMENT PLAT NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

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MONTEREY PINES PHASE 1

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	37°10'42"	324.44'	S03°37'40"W	318.78'
C7	1000.00'	14°35'28"	254.66'	S07°39'57"E	253.98'
C8	1000.00'	13°56'13"	243.25'	S07°59'34"E	242.65'
C9	1000.00'	0°39'15"	11.42'	S00°41'50"E	11.42'
C11	500.00'	18°53'32"	164.87'	N84°29'05"E	164.12'
C12	1000.00'	4°18'04"	75.07'	S88°13'11"E	75.05'
C14	1000.00'	4°18'04"	75.07'	S88°13'11"E	75.05'
C15	1000.00'	4°18'04"	75.07'	S88°13'11"E	75.05'
C59	470.00'	6°16'47"	51.51'	S11°49'17"E	51.49'
C60	25.00'	86°57'53"	37.95'	S58°26'37"E	34.41'
C61	25.00'	93°47'11"	40.92'	S31°55'55"W	36.50'
C62	1030.00'	4°30'12"	80.95'	N12°42'35"W	80.93'
C63	1030.00'	6°28'42"	116.46'	N07°13'08"W	116.40'
C64	25.00'	86°23'26"	37.70'	S47°10'30"E	34.22'
C78	530.00'	5°12'38"	48.20'	S11°34'16"E	48.18'
C79	530.00'	0°47'06"	7.26'	S14°34'08"E	7.26'
C80	970.00'	0°16'46"	4.73'	N14°49'18"W	4.73'
C81	970.00'	3°23'27"	57.40'	N12°59'11"W	57.40'
C82	970.00'	3°23'27"	57.40'	N09°35'44"W	57.40'
C83	970.00'	3°23'27"	57.40'	N06°12'17"W	57.40'
C84	970.00'	3°23'27"	57.40'	N02°48'51"W	57.40'
C85	970.00'	0°44'54"	12.67'	N00°44'40"W	12.67'
C97	530.00'	5°36'28"	51.87'	S80°52'40"W	51.85'
C98	530.00'	4°20'05"	40.10'	S85°50'57"W	40.09'
C99	530.00'	4°19'32"	40.01'	N89°49'15"W	40.00'
C100	530.00'	1°35'21"	14.70'	N86°51'49"W	14.70'
C101	970.00'	1°34'14"	26.59'	S86°51'16"E	26.59'
C102	970.00'	2°21'50"	40.02'	S88°49'17"E	40.01'
C103	970.00'	0°22'01"	6.21'	N89°48'48"E	6.21'
C114	470.00'	8°59'07"	73.71'	S83°19'04"W	73.63'
C115	470.00'	4°52'41"	40.01'	N89°45'02"W	40.00'
C116	470.00'	1°14'33"	10.19'	N86°41'25"W	10.19'
C117	1030.00'	1°43'47"	31.10'	S86°56'02"E	31.09'
C118	1030.00'	2°13'33"	40.02'	S88°54'42"E	40.01'
C119	1030.00'	0°20'44"	6.21'	N89°48'09"E	6.21'
C127	1030.00'	1°08'03"	20.39'	N89°48'12"W	20.39'
C128	1030.00'	2°13'37"	40.03'	N88°07'22"W	40.03'
C129	1030.00'	0°56'25"	16.90'	N86°32'21"W	16.90'
C130	970.00'	1°06'02"	18.63'	S86°37'10"E	18.63'
C131	970.00'	2°21'52"	40.03'	S88°21'06"E	40.02'
C160	825.00'	2°07'59"	30.71'	S87°08'08"E	30.71'
C161	825.00'	2°10'05"	31.22'	S89°17'10"E	31.22'
C162	825.00'	1°05'25"	15.70'	S86°36'51"E	15.70'
C163	825.00'	2°46'47"	40.02'	S88°32'57"E	40.02'
C164	825.00'	0°25'53"	6.21'	N89°50'44"E	6.21'
C173	325.00'	11°44'48"	66.63'	S81°07'30"W	66.51'
C174	325.00'	6°55'58"	39.32'	N89°32'07"W	39.30'
C175	1175.00'	0°05'37"	1.92'	S86°06'57"E	1.92'
C176	1175.00'	1°57'13"	40.07'	S87°08'22"E	40.06'
C177	1175.00'	1°57'04"	40.01'	S89°05'31"E	40.01'
C178	1175.00'	0°18'10"	6.21'	N89°46'52"E	6.21'
C189	25.00'	54°37'26"	23.83'	N03°25'49"E	22.94'

LEGEND

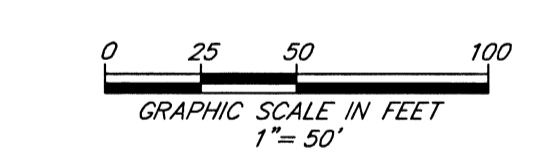
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- ARC LENGTH
- CHORD BEARING
- CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE

LEGEND

- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PAGE
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- ESM.T. EASEMENT
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- MATCHLINE
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- DENOTES UPLAND BUFFER

LINE TABLE

LINE	BEARING	LENGTH
L13	N89°37'47"E	33.79'
L15	N89°37'47"E	33.79'



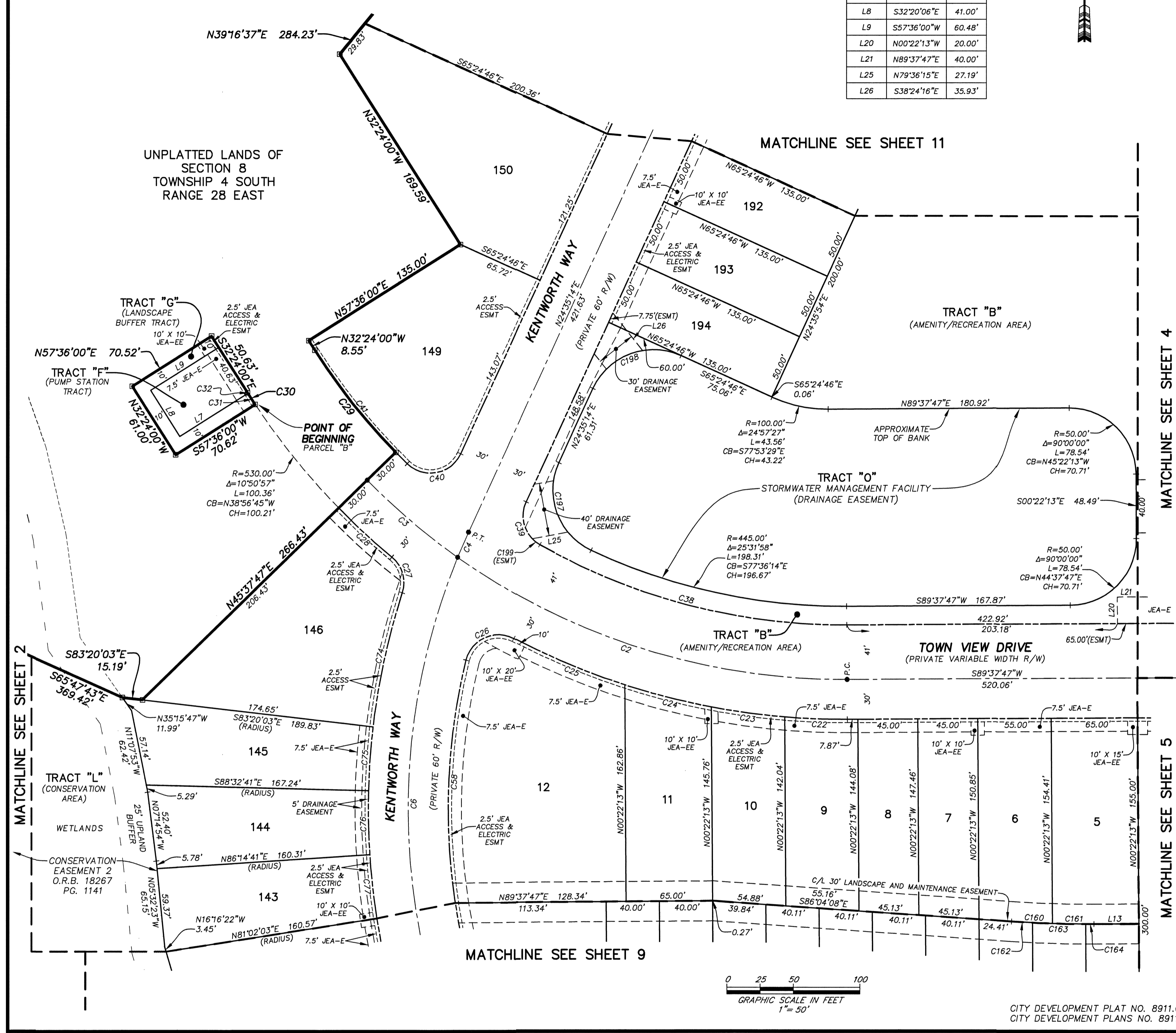
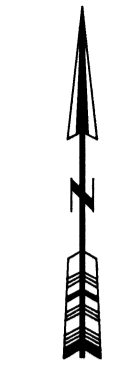
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT PLAT NO. 8911.009
CITY DEVELOPMENT PLANS NO. 8911.009

MONTEREY PINES PHASE 1

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

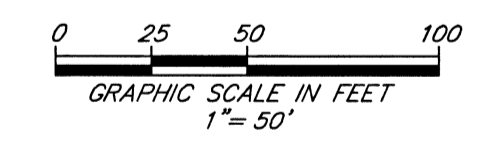
LINE TABLE		
LINE	BEARING	LENGTH
L7	N57°36'00"E	60.52'
L8	S32°20'06"E	41.00'
L9	S57°36'00"W	60.48'
L20	N00°22'13"W	20.00'
L21	N89°37'47"E	40.00'
L25	N79°36'15"E	27.19'
L26	S38°24'16"E	35.93'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	500.00'	35°44'23"	311.89'	N72°30'01"W	306.86'
C3	500.00'	22°13'50"	194.00'	N43°30'55"W	192.78'
C4	500.00'	2°22'13"	20.68'	N23°24'08"E	20.68'
C6	500.00'	37°10'42"	324.44'	S03°37'40"W	318.78'
C22	530.00'	5°06'04"	47.19'	S87°49'11"E	47.17'
C23	530.00'	6°00'31"	55.58'	S82°15'53"E	55.55'
C24	530.00'	7°16'16"	67.26'	S75°37'30"E	67.21'
C25	530.00'	9°46'57"	90.49'	S67°05'54"E	90.38'
C26	25.00'	104°02'20"	45.40'	S65°46'25"W	39.41'
C27	25.00'	68°05'44"	29.71'	N16°12'24"W	27.99'
C28	530.00'	5°33'03"	54.43'	S47°18'45"E	54.41'
C29	470.00'	11°58'13"	98.19'	N38°23'06"W	98.01'
C30	530.00'	1°07'16"	10.37'	S32°57'38"E	10.37'
C31	530.00'	1°04'52"	10.00'	S32°58'50"E	10.00'
C32	530.00'	0°02'24"	0.37'	S32°25'12"E	0.37'
C38	459.00'	30°06'31"	241.20'	S75°18'57"E	238.44'
C39	25.00'	84°50'56"	37.02'	S17°50'14"E	33.73'
C40	25.00'	109°33'28"	47.80'	N79°21'58"E	40.85'
C41	470.00'	13°27'18"	110.37'	S39°07'39"E	110.12'
C58	470.00'	22°26'09"	184.04'	S02°32'10"W	182.87'
C74	530.00'	11°10'31"	103.37'	S12°15'12"W	103.21'
C75	530.00'	5°12'38"	48.20'	S04°03'38"W	48.18'
C76	530.00'	5°12'38"	48.20'	S01°09'00"E	48.18'
C77	530.00'	5°12'38"	48.20'	S06°21'38"E	48.18'
C160	825.00'	2°07'59"	30.71'	S87°08'08"E	30.71'
C161	825.00'	2°10'05"	31.22'	S89°17'10"E	31.22'
C162	825.00'	1°05'25"	15.70'	S86°36'51"E	15.70'
C163	825.00'	2°46'47"	40.02'	S89°32'57"E	40.02'
C164	825.02'	0°25'53"	6.21'	N89°50'44"E	6.21'
C197	50.00'	89°25'29"	78.04'	S20°07'30"E	70.35'
C198	50.00'	90°00'00"	78.54'	S69°35'14"W	70.71'
C199	25.00'	16°41'30"	7.28'	S51°54'57"E	7.26'

- LEGEND**
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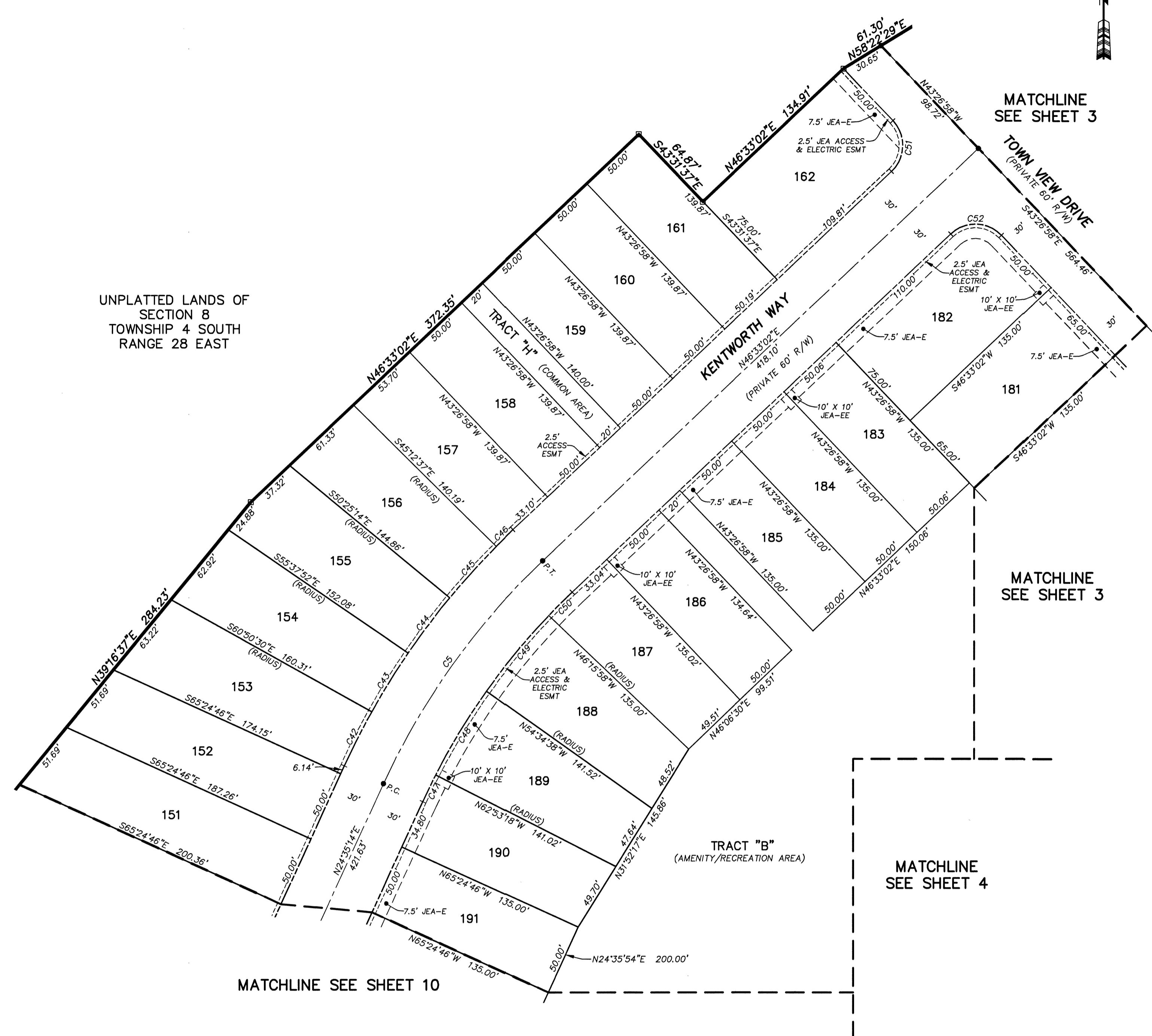
MONTEREY PINES PHASE 1

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
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PLAT BOOK 73 PAGE 141

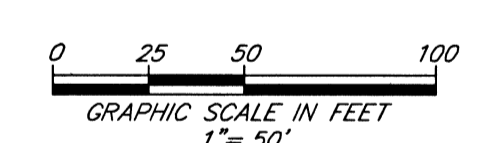
SHEET 11 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF
SECTION 8
TOWNSHIP 4 SOUTH
RANGE 28 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	500.00'	21°57'48"	191.67'	N35°34'08"E	190.50'
C42	530.00'	4°34'16"	42.28'	S26°52'22"W	42.27'
C43	530.00'	5°12'38"	48.20'	S31°45'49"W	48.18'
C44	530.00'	5°12'38"	48.20'	S36°58'27"W	48.18'
C45	530.00'	5°12'38"	48.20'	S42°11'05"W	48.18'
C46	530.00'	1°45'39"	16.29'	S45°40'13"W	16.29'
C47	470.00'	2°31'28"	20.71'	S25°50'58"W	20.71'
C48	470.00'	8°18'40"	68.18'	S31°16'02"W	68.12'
C49	470.00'	8°18'40"	68.18'	S39°34'42"W	68.12'
C50	470.00'	2°49'01"	23.11'	S45°08'32"W	23.10'
C51	25.00'	90°00'00"	39.27'	N01°33'02"E	35.36'
C52	25.00'	90°00'00"	39.27'	N88°26'58"W	35.36'

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