

# NORTHWOODS

PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 107

SHEET 1 OF 6 SHEETS

### CAPTION: PREPARE BY SURVEYOR

SAME LANDS AS DESCRIBED IN O.R.B 10865, PAGE 4-5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF MOOSE ROAD (A VARIABLE RIGHT-OF-WAY) WITH THE NORTH LINE OF NEW BERLIN ROAD (A 60' RIGHT-OF-WAY); THENCE SOUTH 73°-13'-37" WEST, 710.52 FEET, ALONG THE NORTH LINE OF SAID NEW BERLIN ROAD; THENCE NORTH 02°-21'-34" WEST 809.29 FEET; THENCE SOUTH 87°-38'-26" WEST, 400.13 FEET; THENCE NORTH 02°-21'-34" WEST, 879.74 FEET; THENCE NORTH 89°-05'-26" EAST, 764.11 FEET; THENCE SOUTH 01°-20'-15" EAST, 499.59 FEET; THENCE NORTH 89°-07'-42" EAST, 350.19 FEET TO THE WEST LINE OF BLOCK 2, SHEFFIELD VILLAGE-UNIT ONE, AS RECORDED IN PLAT BOOK 45, PAGES 45, 45A AND 45B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 01°-23'-04" EAST, 984.37 FEET, ALONG THE WEST LINE OF SAID BLOCK 2 AND THE WEST LINE OF SAID MOOSE ROAD, TO THE POINT OF BEGINNING.

CONTAINING 29.43 ACRES, MORE OR LESS

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTERS 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 24 DAY OF MARCH A.D., 2006

Thomas P. Hughes, Jr.  
THOMAS P. HUGHES, JR.  
PROFESSIONAL LAND SURVEYOR No. 3507  
1501 COUNTY ROAD 315 SUITE #106  
GREEN COVE SPRINGS, FLORIDA 32043

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES

THIS 13<sup>th</sup> DAY OF MAY A.D., 2006

W. Monroe Hazen, PLS  
W. MONROE HAZEN, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

### 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 NO. 654, ORDINANCE CODE

THIS 19<sup>th</sup> DAY OF MAY A.D., 2006

Alan P. Mosley, PLS  
ALAN P. MOSLEY, PLS  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATE 200619106

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 61 PAGES 107-112 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 23 DAY OF MAY A.D., 2006

Jim Fuller  
JIM FULLER, CLERK OF THE CIRCUIT COURT  
Robin Bailey  
ROBIN BAILEY, DEPUTY CLERK

### THE RYLAND GROUP, INC.

WITNESS: Karen LaRue  
KAREN LARUE  
TYPE OR PRINT NAME

WITNESS: Shaaron Hudson  
SHAARON HUDSON  
TYPE OR PRINT NAME

### NOTARY FOR THE RYLAND GROUP, INC.

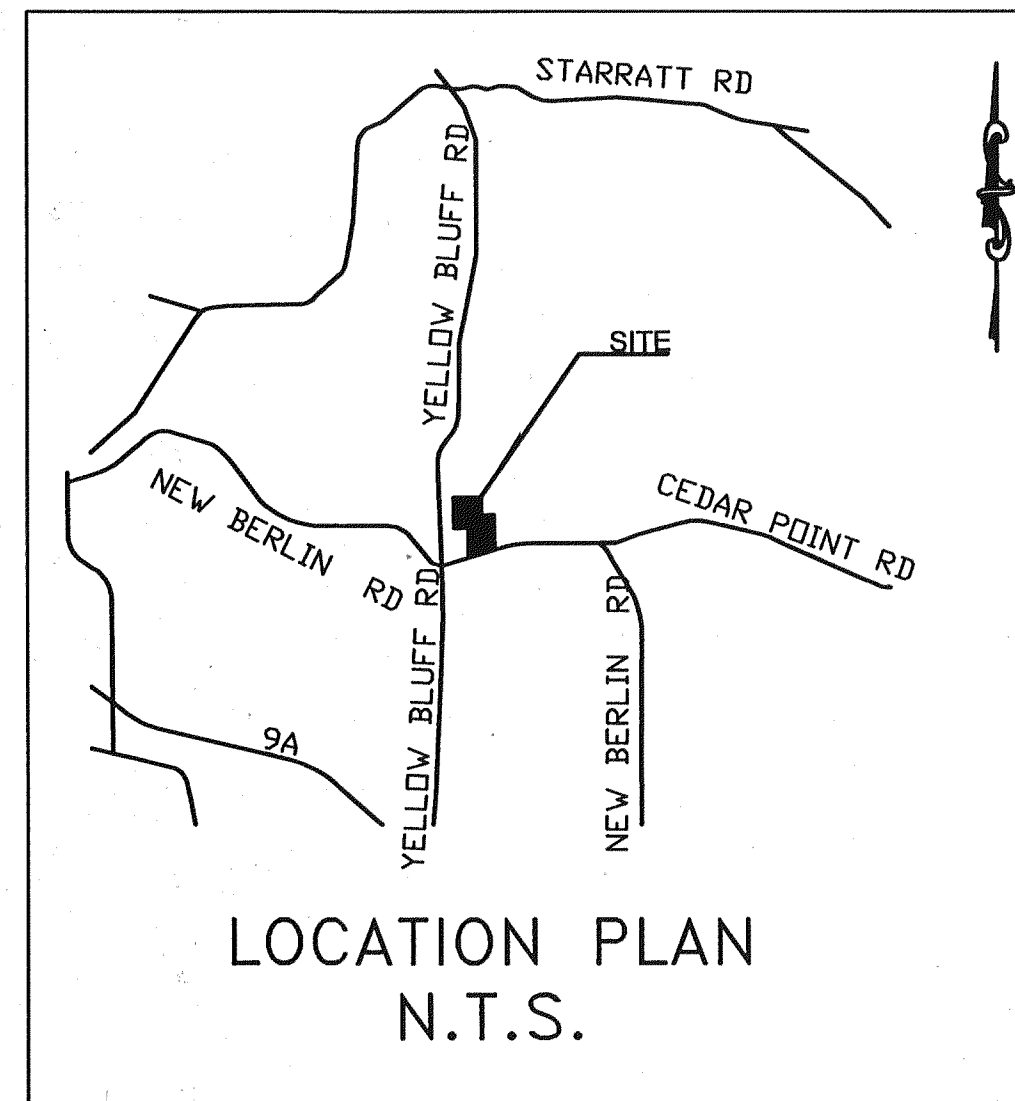
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF MARCH 2006, A.D., BY JEFF AGAR OF THE RYLAND GROUP, INC. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Karen LaRue  
KAREN LARUE  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 10/24/08 SERIAL NO. DD0265314

Karen LaRue  
KAREN LARUE  
TYPE OR PRINT NAME



### VICINITY MAP



LOCATION PLAN  
N.T.S.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE RYLAND GROUP, INC., A COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS NORTHWOODS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, UTILITIES, 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 ASSIGNEES AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A" & "B" (20' BUFFER), TRACTS "C" "F" "E" (STORMWATER MANAGEMENT FACILITIES), TRACT "D" (INGRESS & EGRESS EASEMENT), AND TRACT "G" (RECREATIONAL AREA) AS SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY.

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 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 OWNER 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 DAMAGES 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 NORTHWOODS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF ALL 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 "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"

ALL JEA WATER AND SEWER UTILITIES WITHIN THE ROADS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS THEREOF, THE RYLAND GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER.

### NOTARY FOR THE RYLAND GROUP, INC.

(A FLORIDA LIMITED LIABILITY COMPANY)

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF MARCH A.D. 2006

BY JEFF AGAR, VICE PRESIDENT OF THE RYLAND GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Karen LaRue  
KAREN LARUE  
NOTARY PUBLIC STATE OF FLORIDA  
TYPE NAME OR PRINT

MY COMMISSION EXPIRES: 10/24/08

### THE RYLAND GROUP, INC.

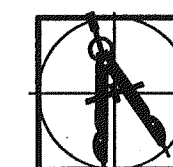
(A FLORIDA LIMITED LIABILITY COMPANY)

STATE OF FLORIDA  
COUNTY OF DUVAL

WITNESS: Karen LaRue  
KAREN LARUE  
TYPE OR PRINT NAME

WITNESS: Shaaron Hudson  
SHAARON HUDSON  
TYPE OR PRINT NAME

BY: Jeff Agar  
JEFF AGAR  
VICE PRESIDENT

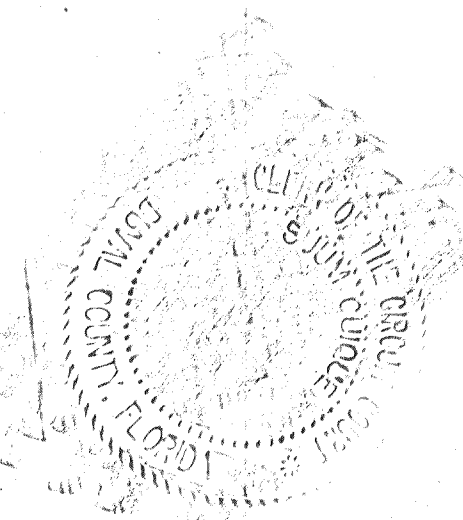


PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258



C.D.N. NO. 5795.001  
P.S.D. NO. 2005-006

Approved 5/17/06  
John P. Haggood  
City Engineer  
for Director of Public Works  
Approved 5/19/2006  
Bob Bessel  
for General Council



# NORTHWOODS

PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA

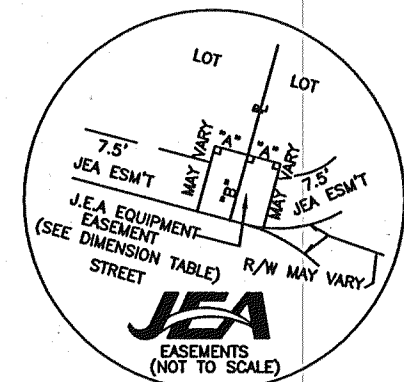
PLAT BOOK 61 PAGE 108

SHEET 2 OF 6 SHEETS



## JEA NOTES:

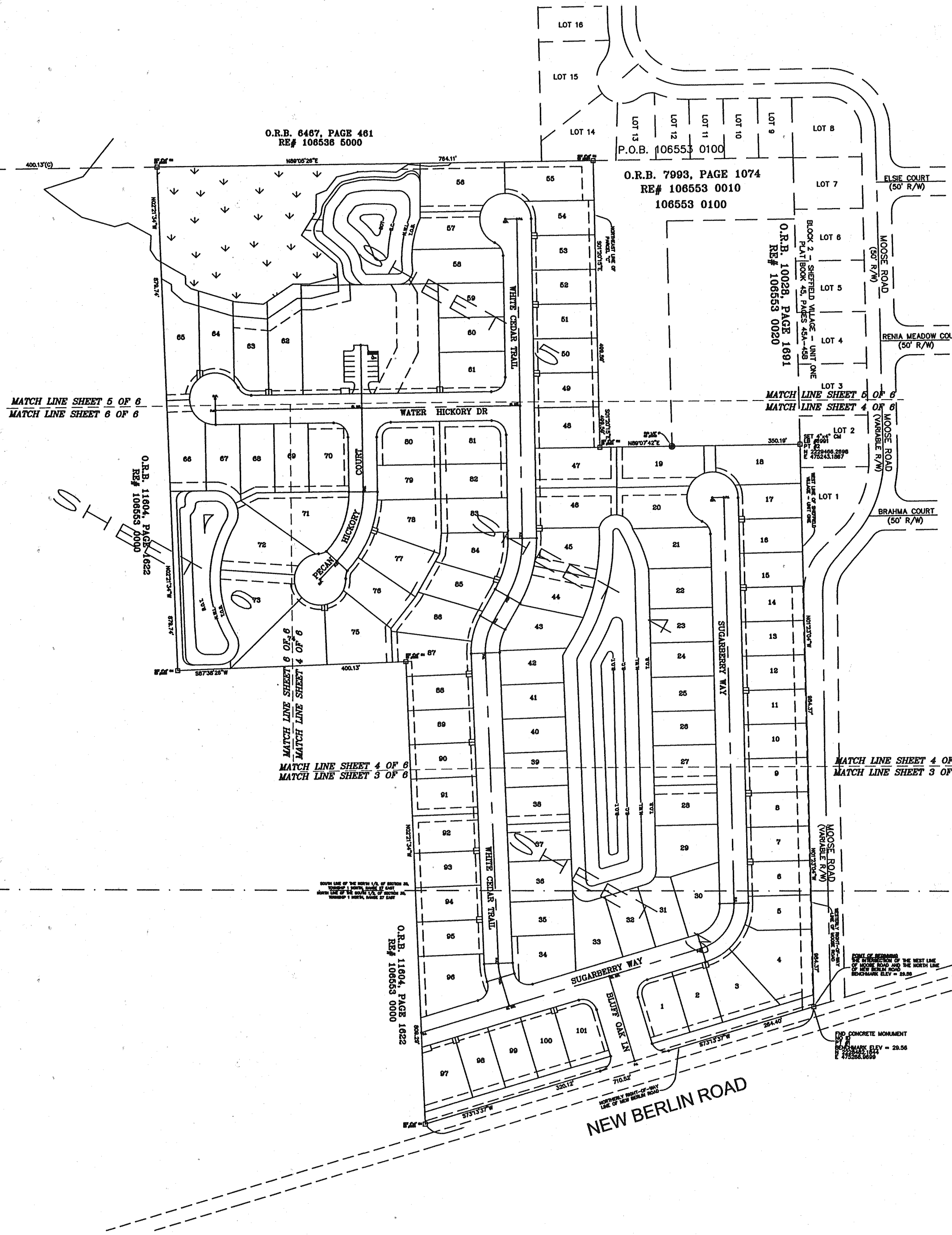
**BUILDING COMMUNITY**  
CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
"JEA-EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.  
"JEA-E" DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY 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 FOR REPLACEMENT OF SUCH ITEMS.



DIMENSION TABLE	
"A"	5' TYPICAL 10'x10' JEA
"B"	10' TYPICAL EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'x20' JEA
"B"	10' TYPICAL EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'x10' JEA
"B"	10' TYPICAL EQUIPMENT EASEMENT

- LEGEND**
- ⊙ - DENOTES IRON MARKER FOUND IDENTIFICATION AS NOTED
  - - DENOTES 3/8" REBAR SET LB #6991
  - - DENOTES 4"x4" CONCRETE MONUMENT LB #6991
  - - DENOTES 4"x4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
  - R/W - DENOTES RIGHT OF WAY
  - △ - DENOTES CENTRAL ANGLE
  - CB - DENOTES CHORD BEARING
  - L - DENOTES ARC LENGTH
  - PT - DENOTES POINT OF TANGENCY
  - PRC - DENOTES POINT OF REVERSE CURVE
  - PCC - DENOTES POINT OF COMPOUND CURVE
  - PC - DENOTES POINT OF CURVATURE
  - PI - DENOTES POINT OF TANGENCY
  - CL INT - DENOTES POINT CENTER LINE INTERSECT
  - PI - DENOTES POINT OF INSERTION

YELLOW BLUFF ROAD



GENERAL NOTES: BEARINGS BASED ON STATE PLANE COORDINATES.

1) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE PUBLISHED USGS CONTROL POINTS. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA NORTH ZONE - U.S. FEET.

POINT	NORTHING	EASTING	DESCRIPTION
1	2220462.1844	E 47566.9999	PRM SE CORNER
2	N 2229466.2898	E 475243.1867	PRM NR MID CORNER

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

3) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120077, PANEL NUMBER 0159 E, DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATIONS ON THE PLAT ARE 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. INQUIRES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.

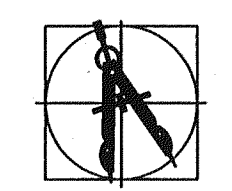
4) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY DUVAL COUNTY. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

5) 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 DUVAL COUNTY.

- 6) D.E. - DRAINAGE EASEMENT
- U.D.E. - UNOBSTRUCTED DRAINAGE EASEMENT
- P.U.D.E. - PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- U.U.E. - UNOBSTRUCTED UTILITY EASEMENT

MINIMUM BUILDING RESTRICTION LINE (B.R.L.)  
FRONT - 20'  
SIDE - 5'  
REAR - 10'

C.D.N. NO. 5795.001  
P.S.D. NO. 2005-006



PREPARED BY:  
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1501 COUNTY ROAD 315 SUITE 108  
GREEN COVE SPRINGS, FL 32043  
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PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA

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SHEET 3 OF 6 SHEETS

MATCH LINE SHEET 4 OF 6  
MATCH LINE SHEET 3 OF 6

MATCH LINE SHEET 4 OF 6  
MATCH LINE SHEET 3 OF 6

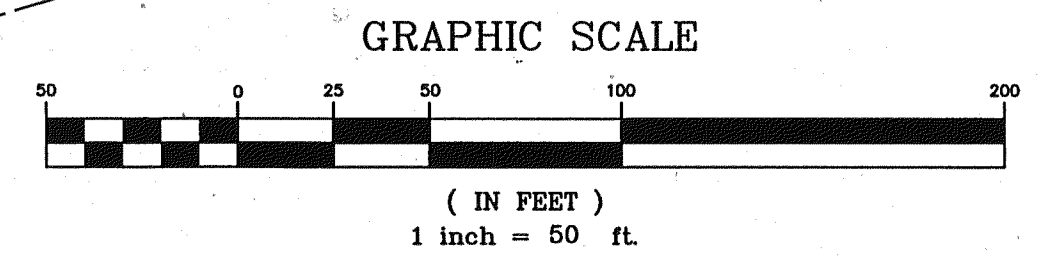


SOUTH LINE OF THE NORTH 1/2, OF SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 27 EAST  
NORTH LINE OF THE SOUTH 1/2, OF SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 27 EAST

O.R.B. 11604, PAGE 1622  
R.F.# 106553 0000

POINT OF COMMENCEMENT  
TRACTS "H" & "I"  
POINT OF BEGINNING  
THE INTERSECTION OF THE WEST LINE  
OF MOOSE ROAD AND THE NORTH LINE  
OF NEW BERLIN ROAD  
BENCHMARK ELEV = 29.56

FND CONCRETE MONUMENT  
NO ID  
PT #1  
BENCHMARK ELEV = 29.56  
N 2228482.1844  
E 475266.9699

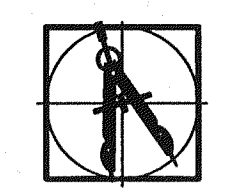


## NEW BERLIN ROAD

LINE	LENGTH	BEARING
L4	2.03	S73°13'37"W
L5	24.64	N64°56'37"W
L6	11.48	N01°23'04"W
L7	27.83	N89°06'49"E
L8	16.32	S73°13'37"W
L9	15.24	N73°12'48"E
L35	17.86	N02°21'34"W

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA
C1	103.93	80.00	96.79	N35°55'21"E	74°26'50"
C2	25.16	100.00	25.09	S39°33'58"E	141°24'49"
C6	34.52	25.00	31.84	S68°30'36"E	79°06'26"
C7	38.70	25.00	34.95	S26°53'30"W	88°41'36"
C8	136.43	105.00	127.03	N35°55'21"E	74°26'50"
C9	47.57	105.00	47.17	N61°10'11"E	25°57'30"
C10	50.45	105.00	49.97	N33°25'22"E	87°31'46"
C11	38.41	105.00	38.20	N09°10'43"E	20°57'33"
C23	71.46	55.00	66.54	N35°55'21"E	74°26'50"
C24	16.50	25.00	16.37	N16°55'38"E	28°38'20"
C25	20.08	25.00	19.54	N89°15'21"E	45°01'06"
C26	45.75	25.00	39.63	S54°58'05"E	104°50'55"
C27	41.37	25.00	36.81	S59°38'02"E	94°49'10"
C28	18.87	75.00	18.82	S39°33'58"E	142°44'49"
C29	31.45	125.00	31.36	S39°33'58"E	142°44'49"
C88	41.32	25.00	36.77	N26°10'41"E	94°41'56"
C89	39.27	25.00	35.36	N61°46'23"W	90°00'00"

C.D.N. NO. 5795.001  
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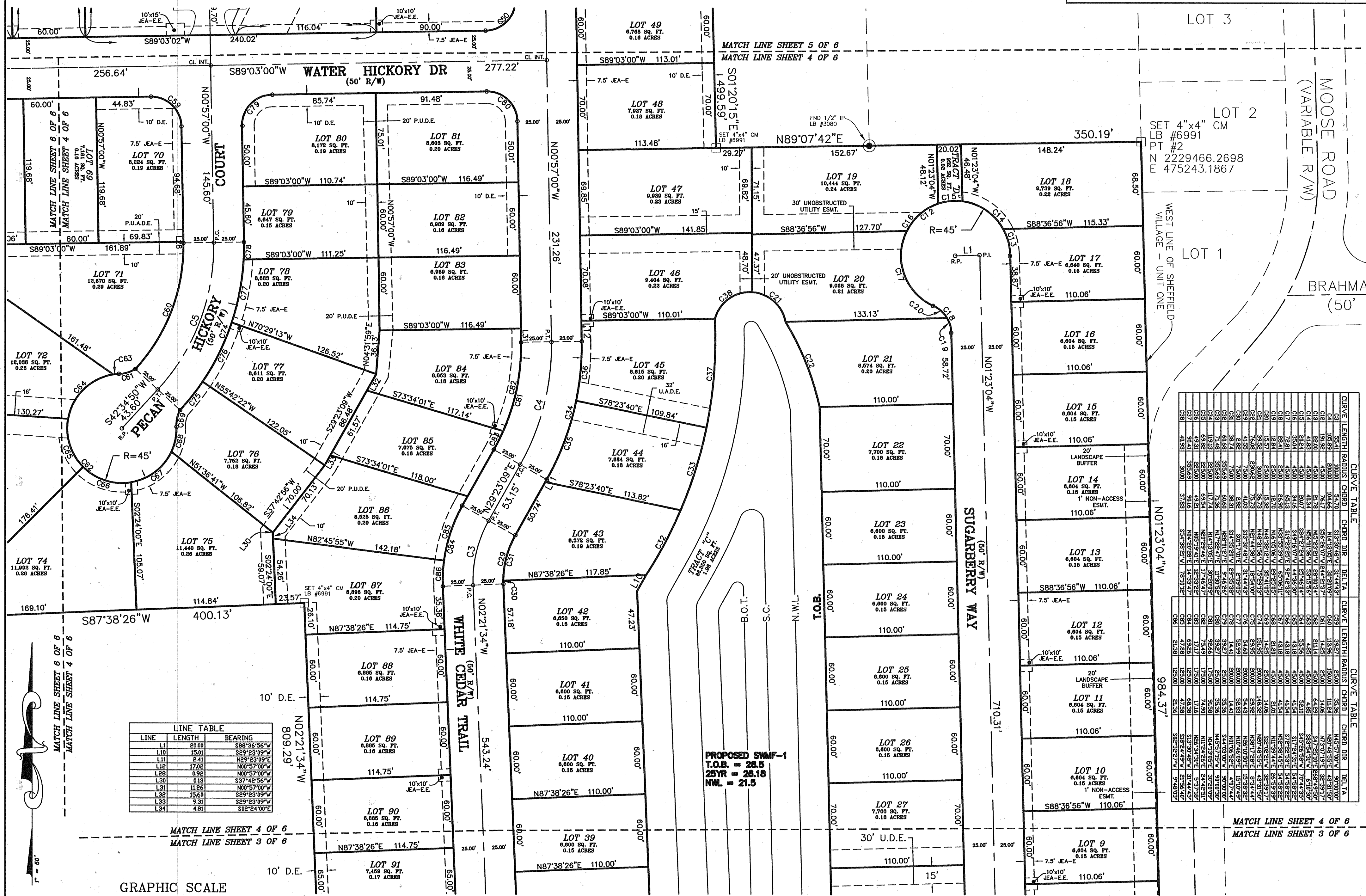


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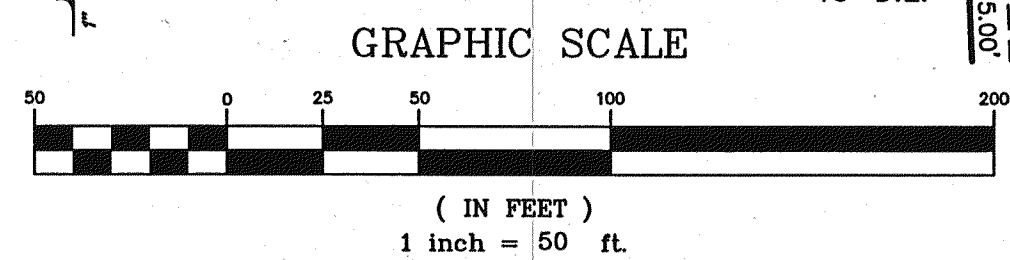
PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 110

SHEET 4 OF 6 SHEETS



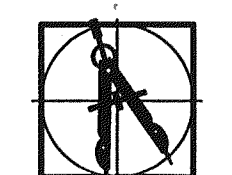
LINE	LENGTH	BEARING
L1	20.00	S89°36'56\"V
L10	15.01	S29°23'09\"V
L11	2.41	N29°23'09\"E
L12	17.02	N00°57'00\"V
L13	0.92	N00°57'00\"V
L14	0.13	S37°42'56\"V
L31	11.26	N00°57'00\"V
L32	15.60	S29°23'09\"V
L33	9.31	S29°23'09\"V
L34	4.81	S22°24'00\"E



PROPOSED SWMF-1  
T.O.B. = 28.5  
25YR = 26.18  
NWL = 21.5

CHORD DIR	CHORD RADIUS	CHORD LENGTH	DELTA	CHORD DIR	CHORD RADIUS	CHORD LENGTH	DELTA
C1	55.41	100.00	54.70	S13°36'42\"W	55.41	100.00	54.70
C2	105.89	200.00	104.66	N14°13'06\"E	105.89	200.00	104.66
C3	158.82	300.00	154.98	S15°07'30\"W	158.82	300.00	154.98
C4	213.71	400.00	207.14	S15°58'07\"W	213.71	400.00	207.14
C5	269.44	500.00	258.84	S16°45'30\"W	269.44	500.00	258.84
C6	325.91	600.00	313.24	S17°28'30\"W	325.91	600.00	313.24
C7	383.02	700.00	371.54	S18°07'30\"W	383.02	700.00	371.54
C8	440.67	800.00	430.74	S18°81'30\"W	440.67	800.00	430.74
C9	498.76	900.00	490.84	S18°31'30\"W	498.76	900.00	490.84
C10	557.29	1000.00	551.84	S18°57'30\"W	557.29	1000.00	551.84
C11	616.26	1100.00	611.84	S19°18'30\"W	616.26	1100.00	611.84
C12	675.67	1200.00	671.44	S19°34'30\"W	675.67	1200.00	671.44
C13	735.52	1300.00	731.44	S19°45'30\"W	735.52	1300.00	731.44
C14	795.81	1400.00	791.64	S19°51'30\"W	795.81	1400.00	791.64
C15	856.54	1500.00	852.04	S19°53'30\"W	856.54	1500.00	852.04
C16	917.71	1600.00	913.64	S19°51'30\"W	917.71	1600.00	913.64
C17	979.32	1700.00	975.64	S19°45'30\"W	979.32	1700.00	975.64
C18	1041.37	1800.00	1038.04	S19°34'30\"W	1041.37	1800.00	1038.04
C19	1103.86	1900.00	1101.44	S19°18'30\"W	1103.86	1900.00	1101.44
C20	1166.79	2000.00	1165.44	S18°97'30\"W	1166.79	2000.00	1165.44
C21	1230.16	2100.00	1229.84	S18°11'30\"W	1230.16	2100.00	1229.84
C22	1293.97	2200.00	1294.64	S17°11'30\"W	1293.97	2200.00	1294.64
C23	1358.22	2300.00	1359.84	S15°58'30\"W	1358.22	2300.00	1359.84
C24	1422.91	2400.00	1424.44	S13°36'42\"W	1422.91	2400.00	1424.44
C25	1488.04	2500.00	1489.64	S10°15'00\"W	1488.04	2500.00	1489.64
C26	1553.61	2600.00	1555.24	S5°45'00\"W	1553.61	2600.00	1555.24
C27	1619.62	2700.00	1621.24	S0°00'00\"W	1619.62	2700.00	1621.24
C28	1686.07	2800.00	1687.64	N5°45'00\"E	1686.07	2800.00	1687.64
C29	1752.96	2900.00	1754.54	N10°15'00\"E	1752.96	2900.00	1754.54
C30	1820.29	3000.00	1821.84	N14°13'06\"E	1820.29	3000.00	1821.84
C31	1888.06	3100.00	1889.64	N17°28'30\"E	1888.06	3100.00	1889.64
C32	1956.27	3200.00	1957.84	N19°58'30\"E	1956.27	3200.00	1957.84
C33	2024.92	3300.00	2026.44	N21°51'30\"E	2024.92	3300.00	2026.44
C34	2094.01	3400.00	2095.54	N22°57'30\"E	2094.01	3400.00	2095.54
C35	2163.54	3500.00	2165.04	N23°15'30\"E	2163.54	3500.00	2165.04
C36	2233.51	3600.00	2235.04	N22°51'30\"E	2233.51	3600.00	2235.04
C37	2303.92	3700.00	2305.44	N21°57'30\"E	2303.92	3700.00	2305.44
C38	2374.77	3800.00	2376.24	N20°36'42\"E	2374.77	3800.00	2376.24
C39	2446.06	3900.00	2447.54	N18°31'30\"E	2446.06	3900.00	2447.54
C40	2517.79	4000.00	2519.24	N15°45'00\"E	2517.79	4000.00	2519.24
C41	2589.96	4100.00	2591.44	N11°36'42\"E	2589.96	4100.00	2591.44
C42	2662.57	4200.00	2664.04	N6°36'42\"E	2662.57	4200.00	2664.04
C43	2735.62	4300.00	2737.04	N0°00'00\"E	2735.62	4300.00	2737.04
C44	2809.11	4400.00	2810.54	S5°45'00\"E	2809.11	4400.00	2810.54
C45	2883.04	4500.00	2884.44	S10°15'00\"E	2883.04	4500.00	2884.44
C46	2957.41	4600.00	2958.84	S14°13'06\"E	2957.41	4600.00	2958.84
C47	3032.22	4700.00	3033.64	S17°28'30\"E	3032.22	4700.00	3033.64
C48	3107.47	4800.00	3108.84	S19°58'30\"E	3107.47	4800.00	3108.84
C49	3183.16	4900.00	3184.54	S21°51'30\"E	3183.16	4900.00	3184.54
C50	3259.29	5000.00	3260.64	S22°57'30\"E	3259.29	5000.00	3260.64
C51	3335.86	5100.00	3337.24	S23°15'30\"E	3335.86	5100.00	3337.24
C52	3412.87	5200.00	3414.24	S22°51'30\"E	3412.87	5200.00	3414.24
C53	3490.32	5300.00	3491.64	S21°57'30\"E	3490.32	5300.00	3491.64
C54	3568.21	5400.00	3569.54	S20°36'42\"E	3568.21	5400.00	3569.54
C55	3646.54	5500.00	3647.84	S18°31'30\"E	3646.54	5500.00	3647.84
C56	3725.31	5600.00	3726.64	S15°45'00\"E	3725.31	5600.00	3726.64
C57	3804.52	5700.00	3805.84	S11°36'42\"E	3804.52	5700.00	3805.84
C58	3884.17	5800.00	3885.44	S6°36'42\"E	3884.17	5800.00	3885.44
C59	3964.26	5900.00	3965.54	S0°00'00\"E	3964.26	5900.00	3965.54
C60	4044.79	6000.00	4046.04	N5°45'00\"E	4044.79	6000.00	4046.04
C61	4125.76	6100.00	4127.04	N10°15'00\"E	4125.76	6100.00	4127.04
C62	4207.17	6200.00	4208.44	N14°13'06\"E	4207.17	6200.00	4208.44
C63	4289.02	6300.00	4290.24	N17°28'30\"E	4289.02	6300.00	4290.24
C64	4371.31	6400.00	4372.54	N19°58'30\"E	4371.31	6400.00	4372.54
C65	4454.04	6500.00	4455.24	N21°51'30\"E	4454.04	6500.00	4455.24
C66	4537.21	6600.00	4538.44	N22°57'30\"E	4537.21	6600.00	4538.44
C67	4620.82	6700.00	4622.04	N23°15'30\"E	4620.82	6700.00	4622.04
C68	4704.87	6800.00	4706.04	N22°51'30\"E	4704.87	6800.00	4706.04
C69	4789.36	6900.00	4790.54	N21°57'30\"E	4789.36	6900.00	4790.54
C70	4874.29	7000.00	4875.44	N20°36'42\"E	4874.29	7000.00	4875.44
C71	4959.66	7100.00	4960.84	N18°31'30\"E	4959.66	7100.00	4960.84
C72	5045.47	7200.00	5046.64	N15°45'00\"E	5045.47	7200.00	5046.64
C73	5131.72	7300.00	5132.84	N11°36'42\"E	5131.72	7300.00	5132.84
C74	5218.41	7400.00	5219.54	S5°45'00\"E	5218.41	7400.00	5219.54
C75	5305.54	7500.00	5306.64	S10°15'00\"E	5305.54	7500.00	5306.64
C76	5393.11	7600.00	5394.24	S14°13'06\"E	5393.11	7600.00	5394.24
C77	5481.12	7700.00	5482.24	S17°28'30\"E	5481.12	7700.00	5482.24
C78	5569.57	7800.00	5570.64	S19°58'30\"E	5569.57	7800.00	5570.64
C79	5658.46	7900.00	5659.54	S21°51'30\"E	5658.46	7900.00	5659.54
C80	5747.79	8000.00	5748.84	S22°57'30\"E	5747.79	8000.00	5748.84
C81	5837.56	8100.00	5838.64	S23°15'30\"E	5837.56	8100.00	5838.64
C82	5927.77	8200.00	5928.84	S22°51'30\"E	5927.77	8200.00	5928.84
C83	6018.42	8300.00	6019.54	S21°57'30\"E	6018.42	8300.00	6019.54
C84	6109.51	8400.00	6110.64	S20°36'42\"E	6109.51	8400.00	6110.64
C85	6201.04	8500.00	6202.14	S18°31'30\"E	6201.04	8500.00	6202.14
C86	6293.01	8600.00	6294.14	S15°45'00\"E	6293.01	8600.00	6294.14
C87	6385.42	8700.00	6386.54	S11°36'42\"E	6385.42	8700.00	6386.54
C88	6478.27	8800.00	6479.34	S6°36'42\"E	6478.27	8800.00	6479.34
C89	6571.56	8900.00	6572.64	S0°00'00\"E	6571.56	8900.00	6572.64
C90	6665.29	9000.00	6666.34	N5°45'00\"E	6665.29	9000.00	6666.34
C91	6759.46	9100.00	6760.54	N10°15'00\"E	6759.46	9100.00	6760.54
C92	6854.07	9200.00	6855.14	N14°13'06\"E	6854.07	9200.00	6855.14
C93	6949.12	9300.00	6950.24	N17°28'30\"E	6949.12	9300.00	6950.24
C94	7044.71	9400.00	7045.74	N19°58'30\"E	7044.71	9400.00	7045.74
C95	7140.84	9500.00	7141.84	N21°51'30\"E	7140.84	9500.00	7141.84
C96	7237.51	9600.00	7238.54	N22°57'30\"E	7237.51	9600.00	7238.54
C97	7334.72	9700.00	7335.74	N23°15'30\"E	7334.72	9700.00	7335.74
C98	7432.47	9800.00	7433.44	N22°51'30\"E	7432.47	9800.00	7433.44
C99	7530.76	9900.00	7531.74	N21°57'30\"E	7530.76	9900.00	7531.74
C100	7629.59	10000.00	7630.54	N20°36'42\"E	7629.59	10000.00	7630.54

C.D.N. NO. 5795.001  
P.S.D. NO. 2005-006



PREPARED BY:  
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# NORTHWOODS

PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA

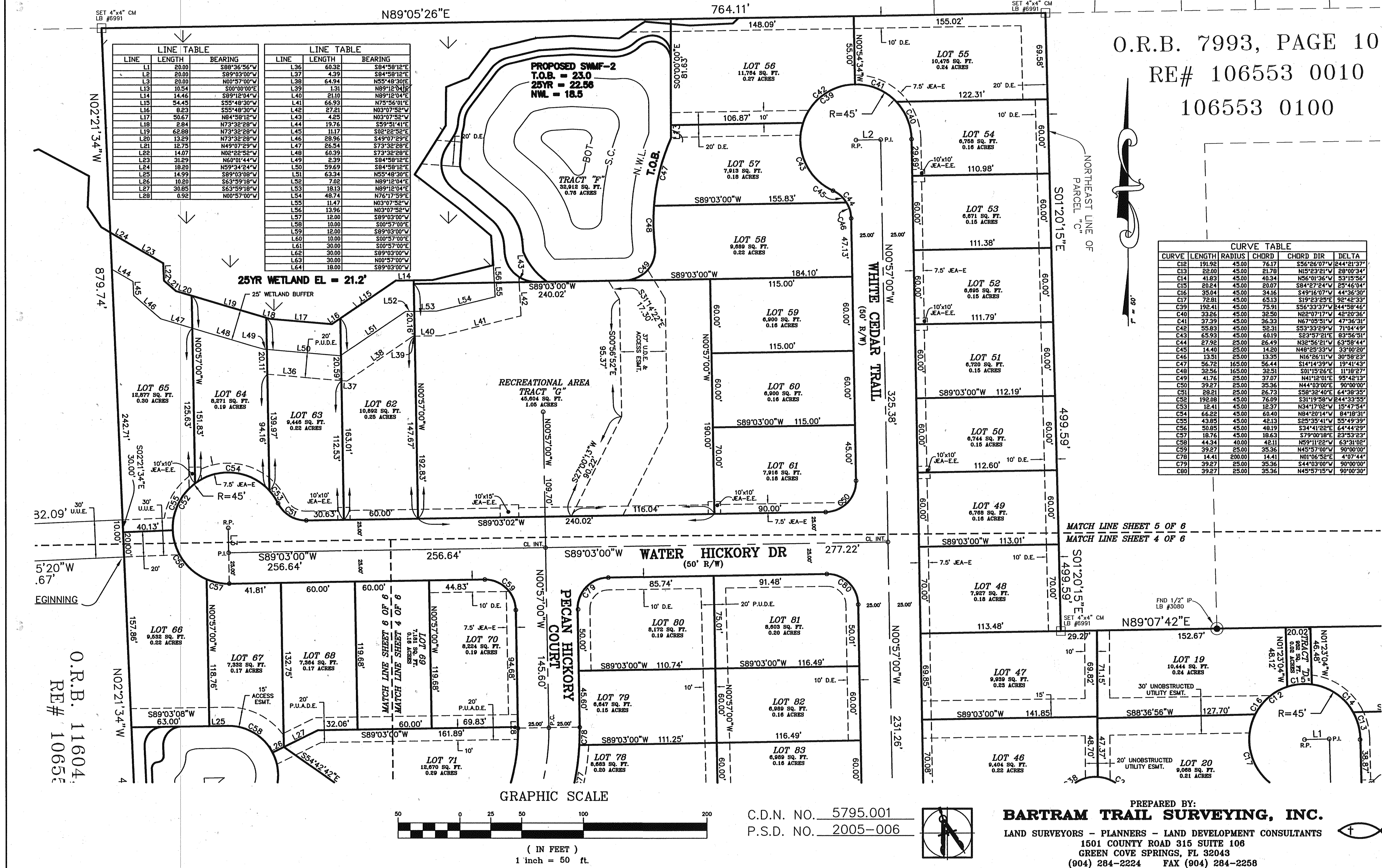
PLAT BOOK 61 PAGE 111

SHEET 5 OF 6 SHEETS

O.R.B. 6467, PAGE 461  
RE# 106536 5000

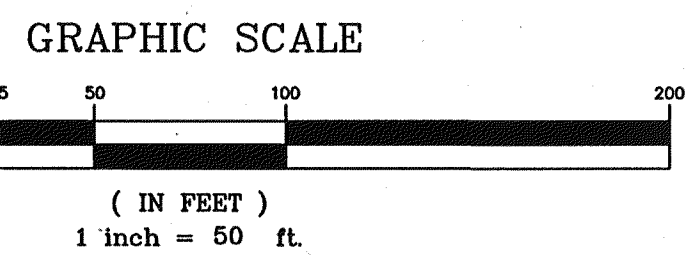
LOT 13  
LOT 12  
LOT 11  
LOT 10  
P.O.B. 106553 0100

O.R.B. 7993, PAGE 10  
RE# 106553 0010  
106553 0100

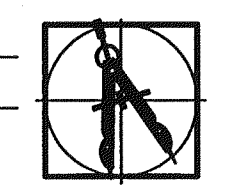


LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.00	S88°36'56"W	L36	60.32	S84°38'12"E
L2	20.00	S89°03'00"W	L37	4.39	S84°38'12"E
L3	23.00	N00°57'00"W	L38	64.94	N55°49'30"E
L13	10.54	S00°00'00"E	L39	1.31	N89°12'04"E
L14	14.46	S89°12'04"W	L40	21.10	N89°12'04"E
L15	54.45	S55°48'30"W	L41	66.93	N75°56'01"E
L16	9.23	S55°48'30"W	L42	27.21	N03°07'52"W
L17	50.67	N84°58'12"W	L43	4.25	N03°07'52"W
L18	2.84	N73°32'28"W	L44	19.76	S59°51'41"E
L19	62.88	N73°32'28"W	L45	11.17	S02°22'52"E
L20	13.29	N73°32'28"W	L46	28.96	S49°07'28"E
L21	12.75	N49°07'29"W	L47	26.54	S73°32'28"E
L22	14.07	N02°22'52"W	L48	60.39	S73°32'28"E
L23	31.29	N60°01'44"W	L49	2.39	S84°38'12"E
L24	18.50	N59°34'24"W	L50	59.69	S84°38'12"E
L25	14.99	S89°03'00"W	L51	63.24	N55°49'30"E
L26	10.20	S63°59'18"W	L52	7.02	N89°12'04"E
L27	30.85	S63°59'18"W	L53	18.13	N89°12'04"E
L28	0.92	N00°57'00"W	L54	48.74	N76°17'59"E
			L55	11.47	N03°07'52"W
			L56	13.96	N03°07'52"W
			L57	12.00	S89°03'00"W
			L58	10.00	S00°57'00"E
			L59	12.00	S89°03'00"W
			L60	10.00	S00°57'00"E
			L61	30.00	S00°57'00"E
			L62	30.00	S89°03'00"W
			L63	30.00	N00°57'00"W
			L64	18.00	S89°03'00"W

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA
C12	191.92	45.00	76.17	S56°26'07"W	244°21'37"
C13	22.00	45.00	21.78	N15°23'21"W	28°00'34"
C14	41.83	45.00	40.34	N56°01'36"W	53°15'35"
C15	23.24	45.00	23.07	S84°12'04"W	85°44'04"
C16	35.04	45.00	34.16	S49°16'07"W	44°36'30"
C17	72.81	45.00	63.13	S19°23'25"E	92°42'33"
C19	192.41	45.00	75.91	S56°33'37"W	244°58'46"
C40	32.25	45.00	32.50	N22°07'17"W	42°02'55"
C41	37.39	45.00	36.33	N67°05'51"W	47°36'31"
C42	55.83	45.00	52.31	S53°33'29"W	71°04'49"
C43	65.93	45.00	60.19	S23°57'21"E	83°56'51"
C44	27.92	23.00	26.49	N22°56'21"W	63°58'44"
C45	14.40	23.00	14.28	N49°23'31"W	33°00'50"
C46	13.51	25.00	13.35	N16°26'11"W	30°58'23"
C47	56.72	165.00	56.44	S14°14'39"W	19°41'43"
C48	32.56	165.00	32.51	S01°15'26"E	1°18'27"
C49	41.76	25.00	37.07	N41°10'01"E	95°42'12"
C50	39.27	25.00	35.36	N44°03'00"E	90°00'00"
C51	28.21	25.00	26.73	S58°32'40"E	64°38'35"
C52	192.08	45.00	76.09	S31°19'38"W	244°33'35"
C53	12.41	45.00	12.37	N34°17'02"W	15°47'54"
C54	66.22	45.00	60.40	N84°20'14"W	84°18'31"
C55	43.85	45.00	42.13	S25°35'41"W	55°49'39"
C56	50.85	45.00	48.19	S34°41'22"E	64°44'29"
C57	18.76	45.00	18.63	S79°00'00"E	23°53'23"
C58	44.24	40.00	42.11	N51°12'22"W	53°21'02"
C59	39.27	25.00	35.36	N45°57'00"W	90°00'00"
C78	14.41	200.00	14.41	N01°06'52"E	4°07'44"
C79	39.27	25.00	35.36	S44°03'00"W	90°00'00"
C80	39.27	25.00	35.36	N45°57'15"W	90°00'00"



C.D.N. NO. 5795.001  
P.S.D. NO. 2005-006



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# NORTHWOODS

PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 112

SHEET 6 OF 6 SHEETS

YELLOW BLUFF ROAD

EASTERLY RIGHT-OF-WAY LINE  
OF YELLOW BLUFF ROAD

MATCH LINE SHEET 5 OF 6  
MATCH LINE SHEET 6 OF 6

O.R.B. 11604, PAGE 1622  
RE# 106553 0000

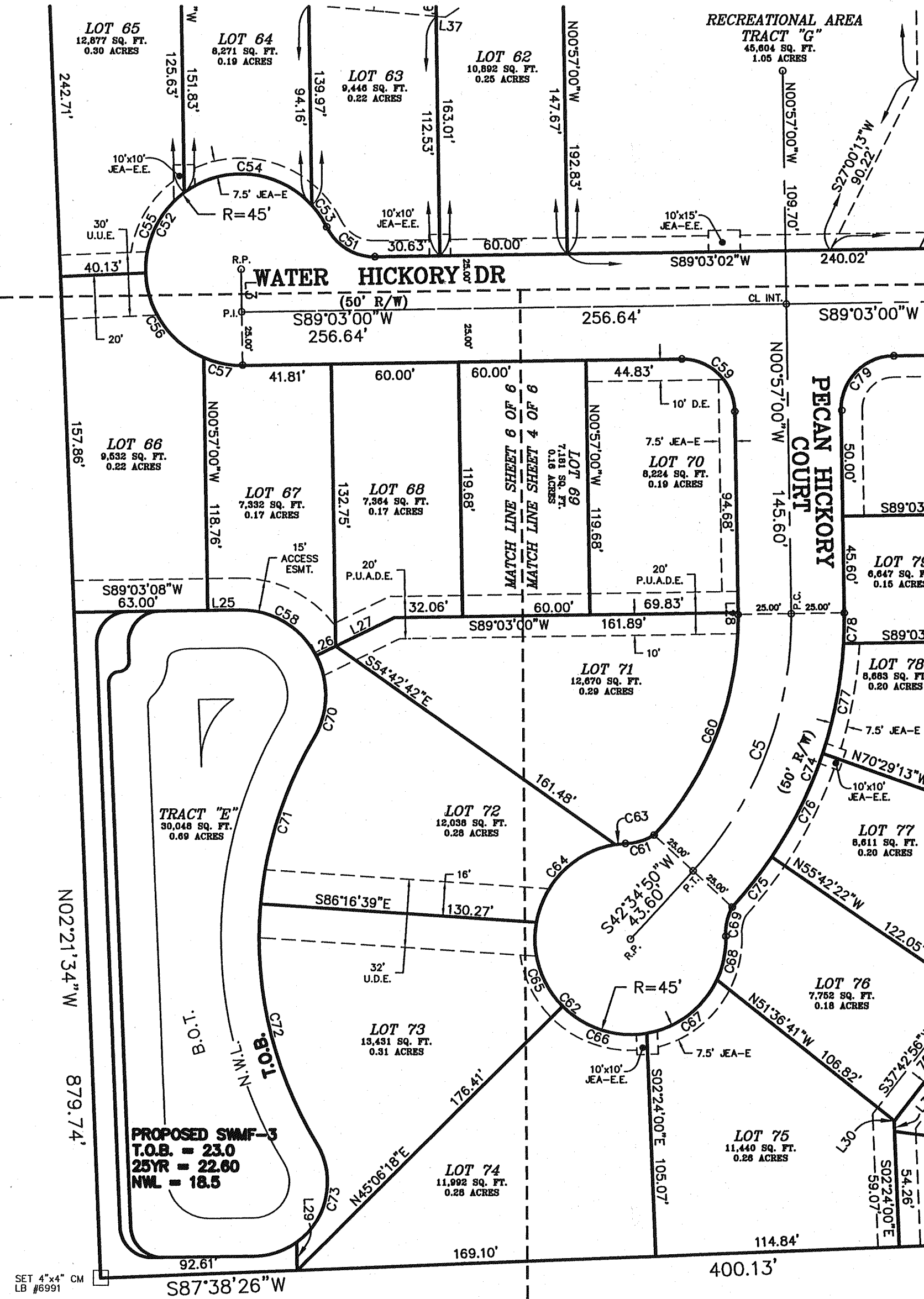
LINE	LENGTH	BEARING
L3	20.00	N00°57'00"W
L25	14.99	S89°03'00"W
L26	10.20	S63°59'18"W
L27	30.85	S63°59'18"W
L28	0.92	N00°57'00"W
L29	13.21	N00°57'00"W

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA
C5	132.96	175.00	129.78	N20°48'55"E	43°31'50"
C51	28.21	25.00	26.73	S58°32'40"E	64°38'35"
C52	192.08	45.00	76.09	S31°19'58"W	244°33'55"
C53	12.41	45.00	12.37	N34°17'02"W	15°47'54"
C54	66.22	45.00	60.40	N84°20'14"W	84°18'31"
C55	43.85	45.00	42.13	S25°35'41"W	55°49'39"
C56	50.85	45.00	48.19	S34°41'22"E	64°44'29"
C57	18.76	45.00	18.63	S79°00'10"E	23°53'23"
C58	44.34	40.00	42.11	N59°11'22"W	63°31'02"
C59	39.27	25.00	35.36	N45°57'00"W	90°00'00"
C60	113.96	150.00	111.24	N20°48'55"E	43°31'50"
C61	14.25	25.00	14.06	N73°07'19"E	32°39'17"
C62	211.14	45.00	64.29	S47°25'10"E	268°49'50"
C63	4.85	45.00	4.85	S83°54'31"W	6°10'30"
C64	55.56	45.00	52.10	S45°26'58"W	70°44'35"
C65	43.18	45.00	41.54	S17°24'31"E	54°58'22"
C66	43.18	45.00	41.54	S72°22'33"E	54°58'22"
C67	43.18	45.00	41.54	N52°38'45"E	54°58'22"
C68	21.20	45.00	21.01	N11°39'44"E	26°59'39"
C69	14.25	25.00	14.06	S12°02'21"W	32°39'17"
C70	40.52	40.00	39.81	N01°25'20"E	58°02'21"
C71	82.72	185.00	82.04	S17°47'55"W	25°37'12"
C72	117.75	185.00	115.78	S19°14'46"E	36°28'09"
C73	52.24	35.00	47.52	N11°16'39"E	85°30'58"
C74	151.95	200.00	148.32	N20°48'55"E	43°31'50"
C75	29.95	200.00	29.92	N38°17'58"E	8°34'44"
C76	54.60	200.00	54.43	N26°10'50"E	15°38'32"
C77	52.99	200.00	52.83	N10°46'09"E	15°10'49"
C78	14.41	200.00	14.41	N01°06'52"E	4°07'44"
C79	39.27	25.00	35.36	S44°05'00"W	90°00'00"

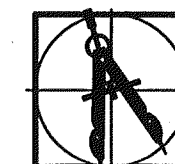
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



MATCH LINE SHEET 5 OF 6  
MATCH LINE SHEET 4 OF 6



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