

PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION:


A tract of land lying within Section 2, Township 2 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the northerly right-of-way line of an A.C.L. Railroad right-of-way (a 100-foot right-of-way, as it is now established) with the easterly right-of-way line of Imeson Road, County Road No. 548 (an 80-foot right-of-way, as it is now established) for a point of reference; thence along said easterly right-of-way line of Imeson Road, the following two (2) courses; (1) thence N00°06'50"W, for 1780.11 feet to the point of curvature of a curve concave to the West; (2) thence northwesterly along the arc of said curve, having a radius of 2886.75 feet, a central angle of 06°00'51", an arc length of 303.02 feet and a chord bearing N03°07'16"W, for 302.88 feet to the POINT OF BEGINNING;

Thence continuing along said easterly right-of-way line of said Imeson Road, the following four (4) courses; (1) thence continuing northwesterly along the arc of aforesaid curve, having a radius of 2886.75 feet, a central angle of 01°59'59", an arc length of 100.75 feet and a chord bearing N07°07'40"W, for 100.75 feet to the point of tangency; (2) thence N08°07'40"W, for 266.27 feet to the point of curvature of a curve concave to the Northeast; (3) thence northwesterly along the arc of said curve, having a radius of 2823.11 feet, a central angle of 08°19'20", an arc length of 410.06 feet and a chord bearing N03°58'00"W, for 409.70 feet to the point of tangency; (4) thence N00°11'40"E, for 616.40 feet; thence S89°48'20"E, for 320.46 feet; thence N29°46'51"E, for 676.02 feet; thence N74°46'04"E, for 410.19 feet; thence N74°39'22"E, for 50.00 feet; thence N74°45'17"E, for 189.56 feet to the point of intersection with the westerly right-of-way line of a Duval Connecting Railroad Company right-of-way (a 200-foot right-of-way, as it is now established); thence S00°01'03"W, along said westerly right-of-way line, for 1804.79 feet; thence S90°00'00"W, for 226.87 feet to the point of intersection with a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 160.00 feet, a central angle of 114°48'43", an arc length of 320.62 feet and a chord bearing S24°56'39"W, for 269.60 feet; thence S00°00'00"E, for 109.03 feet to the point of curvature of a curve concave to the Northwest; thence southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 90°00'00", an arc length of 23.56 feet and a chord bearing S45°00'00"W, for 21.21 feet to the point of tangency; thence S90°00'00"W, for 83.96 feet; thence S31°26'03"W, for 128.92 feet; thence S00°00'00"E, for 50.00 feet; thence S90°00'00"W, for 7.87 feet to the point of curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet and a chord bearing S45°00'00"W, for 42.43 feet; thence S90°00'00"W, for 50.00 feet; thence N00°00'00"E, for 43.75 feet; thence S90°00'00"W, for 40.40 feet to the point of intersection with a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 160.00 feet, a central angle of 111°46'11", an arc length of 312.12 feet and a chord bearing S75°31'29"W, for 264.93 feet; thence N00°00'00"W, for 120.30 feet; thence N19°33'22"E, for 39.53 feet to the point of intersection with a curve concave to the South; thence northwesterly along the arc of said curve, having a radius of 160.00 feet, a central angle of 215°15'49", an arc length of 601.13 feet and a chord bearing N74°00'28"W, for 304.97 feet; thence S88°21'36"W, for 34.68 feet to the POINT OF BEGINNING and containing 50.308 acres, more or less.


PLAT CONFORMITY REVIEW:

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 5 day of FEBRUARY, A.D., 2007.


W. Monroe Hazen, Jr., PLS
Professional Land Surveyor Number 3398

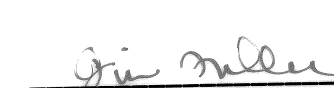
APPROVED FOR RECORD:


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 5th day of FEBRUARY, A.D., 2007.


Joey V. Duncan
Director of Public Works

CLERK'S CERTIFICATE: 2007051529

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 63, pages 71 through 81 of the Public Records of Duval County, Florida, this 12th day of February, A.D., 2007.



Jim Fuller
Clerk of the Circuit Court

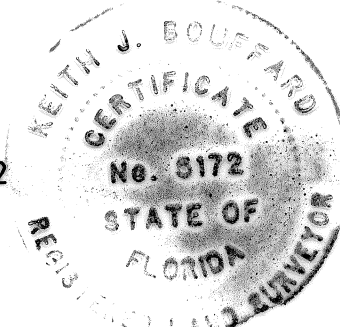

Robin A. Baker
Deputy Clerk

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 the Permanent Reference Monuments, Permanent Control Points and lot corners have been or will be monumented in accordance with Chapter 177.091, F.S., Chapter 61G17-6.003 F.A.C. and Section 654.110, ordinance code of the City of Jacksonville, Florida.

Signed and sealed this 10th day of JANUARY, A.D., 2007.


Keith J. Bouffard, P.L.S.
Florida Licensed Surveyor & Mapper Number 5172
King Engineering Associates, Inc.
6500 Bowden Road, Suite 290
Jacksonville, Florida 32216
Certificate of Authorization: LB 2610



ADOPTION AND DEDICATION:

This is to certify that D.R. Horton, Inc. - Jacksonville, a Delaware Corporation (the "Owner"), is the lawful owner of the lands described in the caption hereon known as Pritchard Plantation - Phase I, 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, places, walkways, easements for drainage, access and maintenance easements and non-access easements, except all private easements, Tracts G, E, I, L and N (Wetland), Tracts B, S, T, U and V (Wetland Buffer), Tracts F and H (Open Space), Tract Q (Recreation) and Tract M (Landscape Buffer), which shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns as shown hereon and except for those easements labeled as "EA-E" and "EA-EE", are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tracts A, D, J, K, O, P and R (lakes/stormwater management facilities), shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns. Tract G is hereby irrevocably dedicated to JEA, its successors and assigns for a pump station. All water and sewer utilities located within the roadways and unobstructed JEA utility easements are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat, are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns and are subject to the following covenants, which shall run with the land:

- The drainage easements hereby dedicated, shall permit the City of Jacksonville, its successors and assigns to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, parkways, lanes, courts, places, walkways and easements hereby dedicated, together with all substances or matter which may flow or pass from said roads, parkways, lanes, courts, places, walkways and easements, from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns.
- The lakes/stormwater management facilities shown on this plat are owned in fee simple title by the Owner, 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 successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes/stormwater management facilities.
- 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/stormwater management facilities 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.

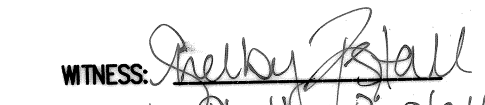
The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising 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 agents, contractors, employees, servants, licensees or concessionaires within Pritchard Plantation - Phase I. 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 and its assigns, an easement for landscaping and construction of signs over all non-access easements, Tract M (Landscape Buffer) 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 "EA-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 "EA-EE" 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 platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. Florida Statutes 177.091 (28).

In witness thereof, the Owner, has caused these presents to be signed by its Vice President of Land Development.
For: D.R. Horton, Inc. - Jacksonville, a Delaware Corporation.

This 12th Day of JANUARY, 2007

WITNESS: 
Print Name: Shelby Resall

WITNESS: 
Print Name: John Cunningham

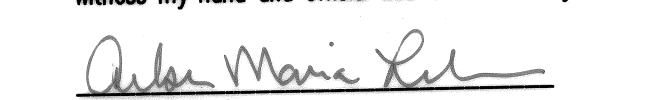

OWNER: Jan J. Doan
Vice President, Land Development

(CORPORATE SEAL)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 12th day of January, 2007, by Jan J. Doan, Vice President, Land Development of D.R. Horton, Inc. - Jacksonville, a Delaware Corporation, on behalf of the Corporation. (He is personally known to me) or has _____ as identification and did not take and oath.

Witness my hand and official seal in the County and State last aforesaid, this 12th day of January, 2007.


NOTARY PUBLIC
PRINT NAME: Amber Maria Lehman
COMMISSION NUMBER 18981
MY COMMISSION EXPIRES March 4, 2007
JOB # 7748-043-099

AMBER MARIA LEHMAN
Notary Public, State of Florida
My comm. exp. Mar. 6, 2007
Comm. No. DD 189811

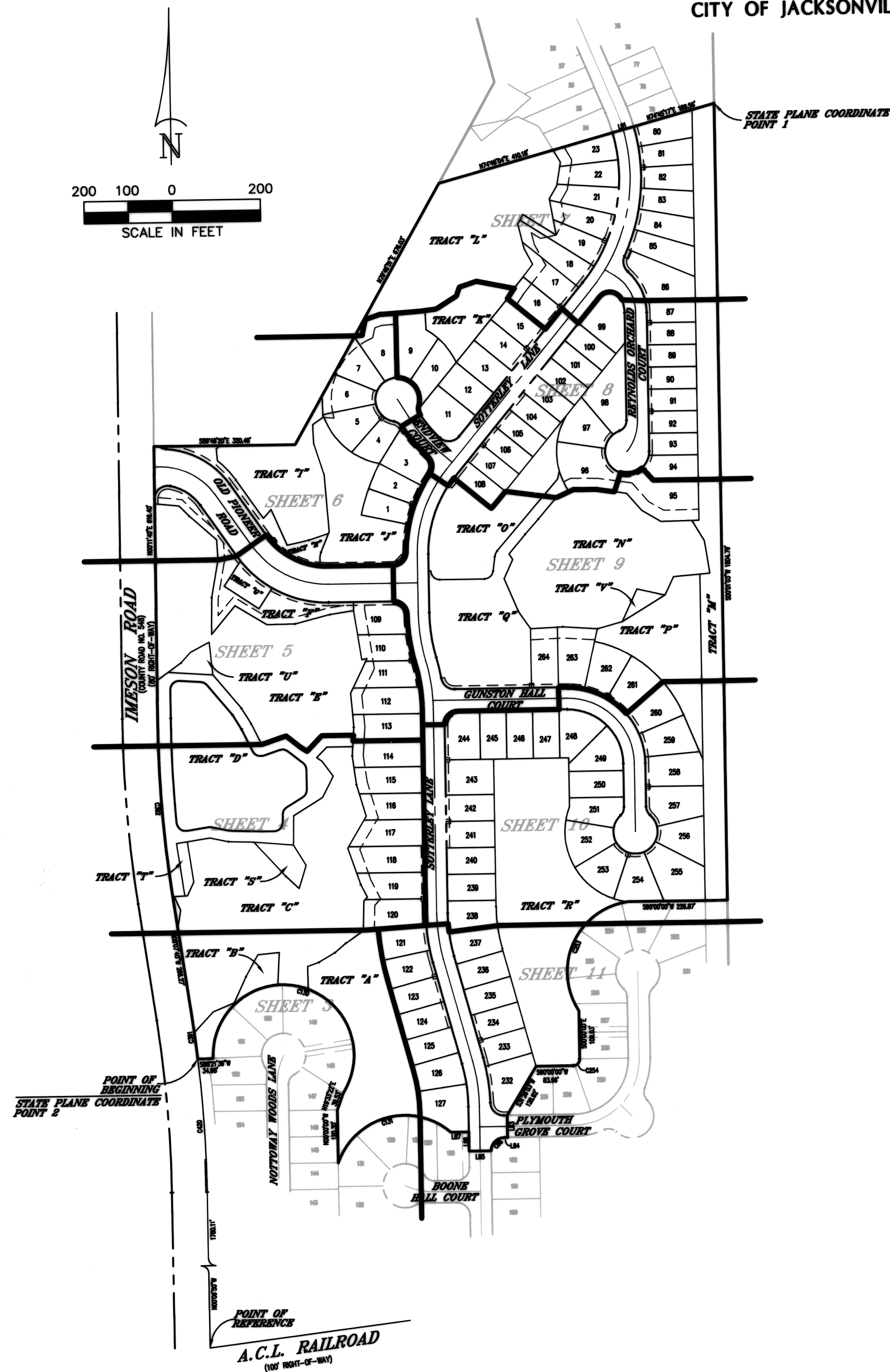
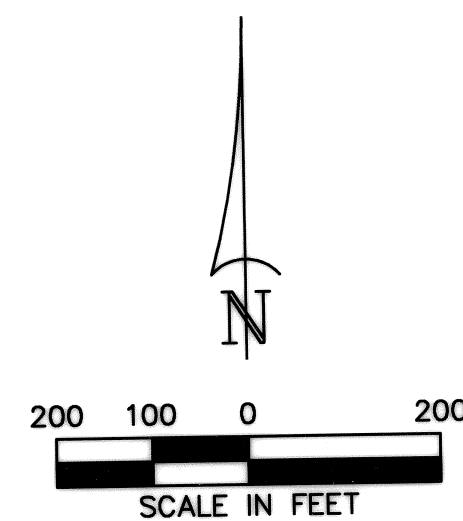
PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2

King
ENGINEERING ASSOCIATES, INC.
6500 BOWDEN ROAD
SUITE 290
JACKSONVILLE, FLORIDA 32216
PHONE: 904 • 636 • 6755
FAX: 904 • 636 • 9533
E-MAIL: king@kingengineering.com
CERTIFICATE OF AUTHORIZATION: LB 2610

PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63, PAGE 72
SHEET 2 OF 11



NOTES:

BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY RIGHT-OF-WAY LINE OF IMESON ROAD, COUNTY ROAD NO. 548 (AN 80-FOOT RIGHT-OF-WAY), HAVING A BEARING OF N00°06'50"W.

THE COORDINATE POINTS SHOWN ON THIS PLAT ARE INTENDED TO BE USED FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE DUVAL COUNTY GEODETIC CONTROL PROJECT, DATED SEPTEMBER 1994 THROUGH FEBRUARY 1999. COORDINATE DATUM IS STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983). THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BOUNDARY BEARINGS SHOWN ON THIS PLAT.

POINT	NORTHING	EASTING	DESCRIPTION
1	2190673.323	413648.492	PRM-NE CORNER TRACT "M"
2	2188527.960	412442.112	PRM-SW CORNER TRACT "C"
JEA 129	2196617.903	393089.051	DUVAL COUNTY GPS POINT
JEA 585	2166453.323	388359.640	DUVAL COUNTY GPS POINT

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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.

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.

JURISDICTIONAL WETLANDS REGULATION:

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE 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 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 MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. F.S. 177.091 (27)

LEGEND

- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- S.R.D. = STATE ROAD DEPARTMENT
- ORV = OFFICIAL RECORD VOLUME
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- L.B. = LICENSED BUSINESS NUMBER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- O/A = OVERALL
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- == = = = EASEMENTS, SIZE AND TYPE AS NOTED
- 1 = LOT NUMBER
- CT = CURVE TABLE NUMBER
- LT = LINE TABLE NUMBER
- PL/PAGE = PLAT BOOK, PAGE
- (TYP) = TYPICAL
- = FOUND IRON PIPE (SIZE AND TYPE AS INDICATED)
- = SET NAIL & DISC "TOP" 19 2810"
- F.C.M. □ = FOUND CONCRETE MONUMENT (SIZE AND TYPE AS INDICATED)
- S.C.M. ■ = SET 4"x4" CONCRETE MONUMENT "PRM LB#2810"
- S.J.R.W.M.D. = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- A.C.O.E. = ARMY CORPS OF ENGINEERS
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- C = CHORD
- CB = CHORD BEARING
- (R) = RADIAL BEARING
- (NR) = NON RADIAL BEARING
- JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT (SIZE AS NOTED)
- JEA = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- SWMF = STORMWATER MANAGEMENT FACILITY
- S.J.R.W.M.D. = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2
JOB # 7748-043-099

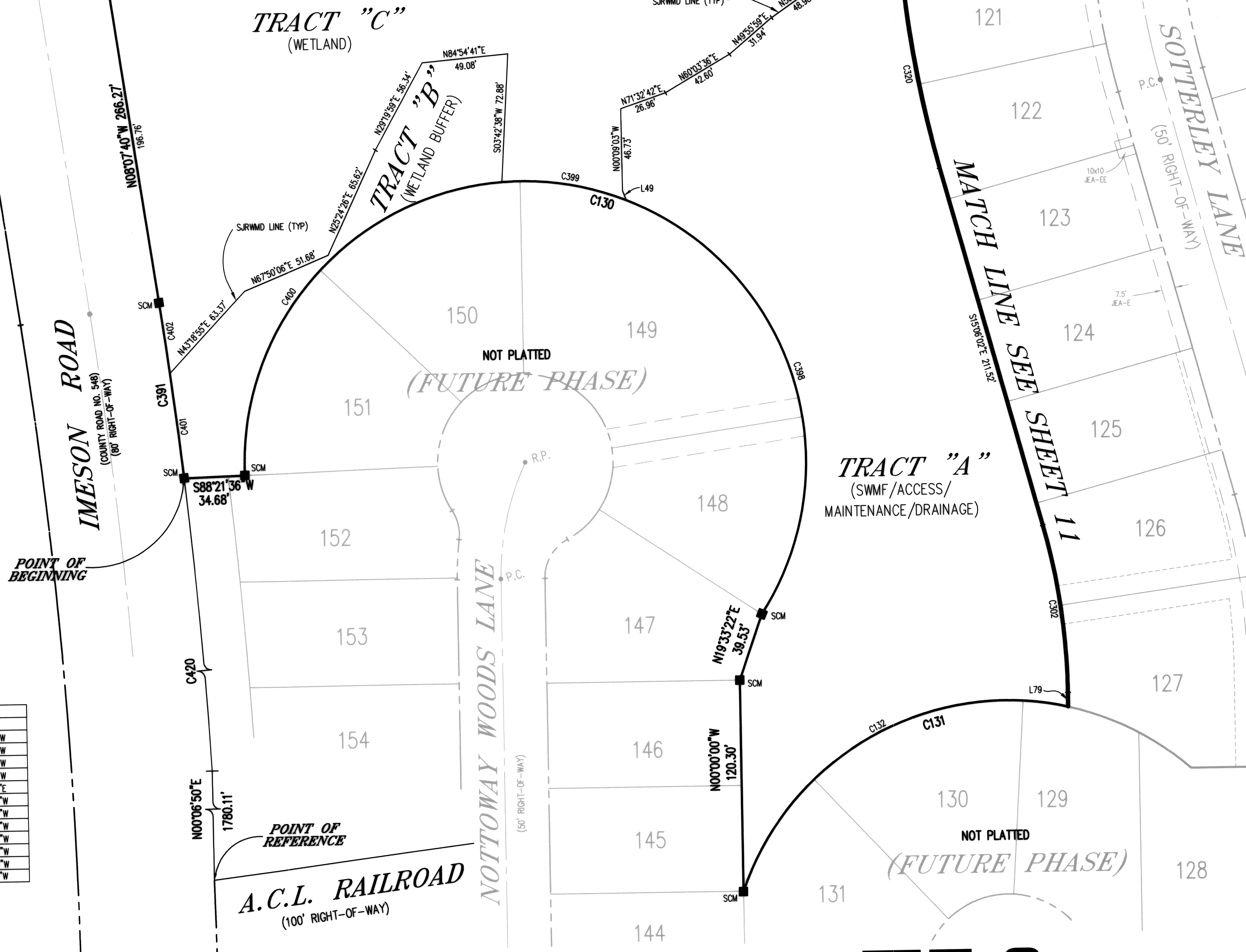
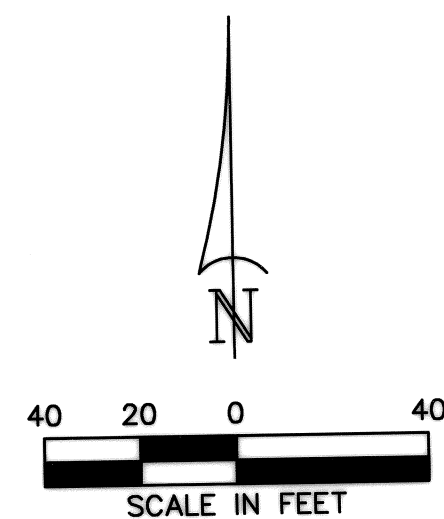
King
ENGINEERING ASSOCIATES, INC.
6500 BOWDEN ROAD SUITE 290 JACKSONVILLE, FLORIDA 32216
PHONE 904-636-6755 FAX 904-636-9533 E-MAIL king@kingengineering.com CERTIFICATE OF AUTHORIZATION: LB 2810

PRITCHARD PLANTATION - PHASE I

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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MATCH LINE SEE SHEET 4

PLAT BOOK 63, PAGE 73
SHEET 3 OF 11



LINE	LENGTH	BEARING
L48	1.78'	N01°42'14"E
L49	5.45'	N20°19'45"W
L79	8.09'	S00°00'00"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C130	160.00'	215°15'49"	601.13'	304.97'	N74°00'28"W
C131	160.00'	111°46'11"	312.12'	264.93'	S75°31'29"W
C132	160.00'	83°26'57"	233.03'	212.98'	S61°21'52"W
C302	365.00'	15°06'02"	96.20'	95.92'	N07°33'01"W
C320	635.00'	10°52'34"	120.54'	120.36'	S09°39'45"E
C391	2886.75'	01°59'59"	100.75'	100.75'	N07°07'40"W
C398	160.00'	101°31'16"	283.50'	247.84'	N17°08'11"W
C399	160.00'	25°49'04"	72.10'	71.49'	N80°48'21"W
C400	160.00'	87°55'29"	245.53'	222.14'	S42°19'22"W
C401	2886.75'	01°11'29"	60.02'	60.02'	N06°43'25"W
C402	2886.75'	00°48'30"	40.73'	40.73'	N07°43'25"W
C420	2886.75'	06°00'51"	303.02'	302.88'	N03°07'16"W

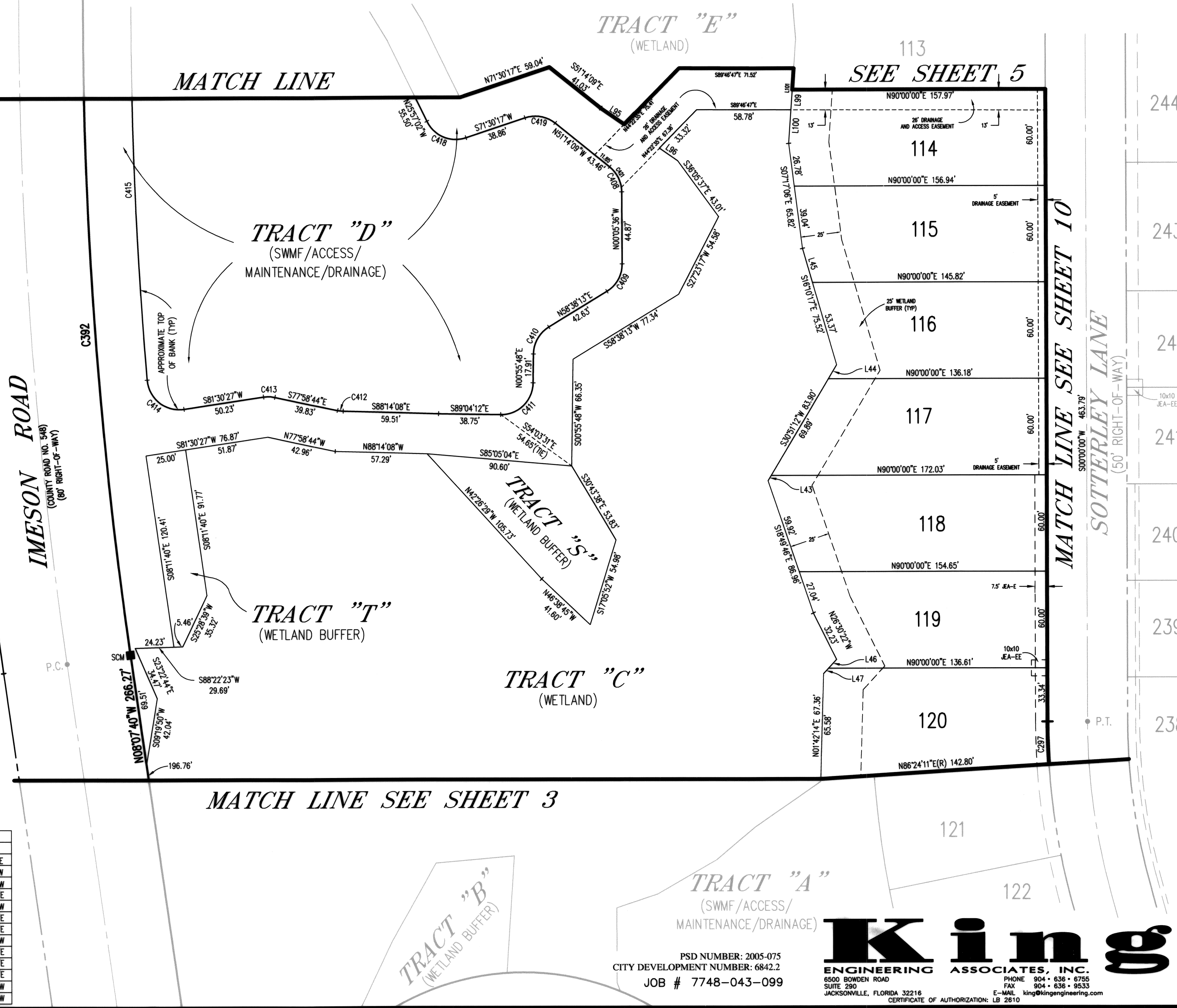
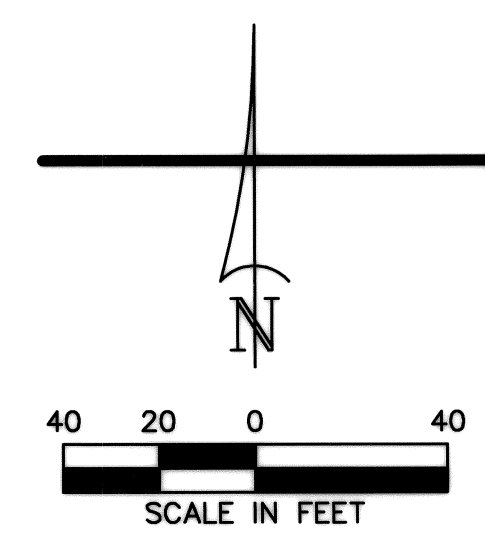
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PLAT BOOK 63, PAGE 74
SHEET 4 OF 11



LINE TABLE

LINE	LENGTH	BEARING
L43	3.83'	S30°51'12"W
L44	10.18'	S30°51'12"W
L45	22.15'	S16°10'17"E
L46	7.53'	N42°25'17"E
L47	4.62'	N42°25'17"E
L95	17.79'	S55°39'24"E
L96	13.80'	S55°39'24"E
L99	12.62'	S04°03'40"W
L100	20.90'	N04°03'40"E
L101	26.06'	N04°03'40"E

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C297	425.00'	03°35'49"	26.68'	26.68'	S01°17'54"E
C392	2823.11'	08°19'20"	410.06'	409.70'	N03°58'00"W
C408	20.00'	51°08'34"	17.85'	17.27'	N25°39'53"W
C409	20.00'	58°43'49"	20.50'	19.61'	N29°16'19"E
C410	20.00'	57°42'25"	20.14'	19.30'	S29°47'01"W
C411	20.00'	90°00'00"	31.42'	28.28'	N45°55'48"E
C412	20.00'	10°15'24"	3.58'	3.58'	S83°06'26"E
C413	20.00'	20°30'48"	7.16'	7.12'	N88°14'08"W
C414	20.00'	93°48'48"	32.75'	29.21'	S51°35'08"E
C415	2793.09'	04°52'24"	237.57'	237.50'	S02°14'32"E
C418	20.00'	82°32'41"	28.81'	26.39'	S67°13'23"E
C419	20.00'	57°15'34"	19.99'	19.17'	N79°51'56"W
C421	20.00'	43°24'01"	15.15'	14.79'	N29°32'09"W

01/12/2007 M:\Survey\7748\043\099\Plot\PP-PHASE 1.dwg

TRACT "A"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

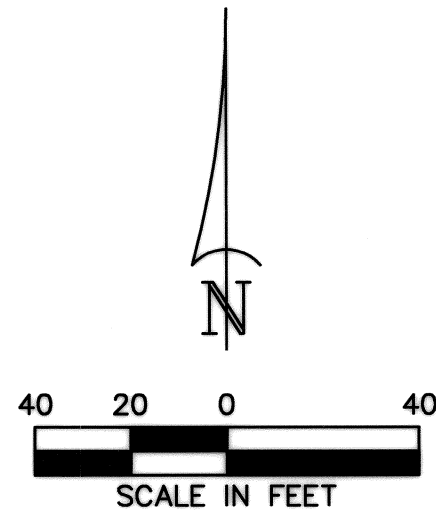
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 13, PAGE 75
SHEET 5 OF 11



LINE	LENGTH	BEARING
L21	10.45'	S00°00'00"W
L39	19.47'	N00°00'00"E
L40	12.05'	N76°50'55"E
L41	7.17'	S26°17'07"W
L42	12.70'	S26°17'07"W
L80	4.60'	S89°48'20"E
L95	17.79'	S55°39'24"E
L97	18.07'	S04°03'40"W
L98	13.44'	S04°03'40"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	210.00'	55°19'57"	202.80'	195.01'	S62°20'02"E
C35	169.00'	55°19'57"	163.21'	156.94'	S62°20'02"E
C36	251.00'	55°19'57"	242.40'	233.09'	S62°20'02"E
C37	30.00'	89°30'27"	46.87'	42.24'	N45°14'46"W
C39	325.00'	33°14'48"	188.59'	185.95'	S17°43'57"W
C234	425.00'	06°03'57"	44.99'	44.97'	S03°31'31"E
C235	425.00'	08°14'18"	61.11'	61.06'	S10°40'38"E
C236	425.00'	01°01'23"	7.59'	7.59'	S15°18'29"E
C237	375.00'	08°13'37"	53.85'	53.80'	N11°42'22"W
C238	375.00'	07°35'33"	49.69'	49.66'	N03°47'47"W
C392	2823.11'	08°19'20"	410.06'	409.70'	N03°58'00"W
C403	251.00'	03°13'06"	14.10'	14.10'	S36°16'36"E
C404	251.00'	21°41'31"	95.03'	94.46'	S48°43'54"E
C405	251.00'	30°25'20"	133.27'	131.71'	S74°47'20"E
C415	2793.09'	04°52'24"	237.57'	237.50'	S02°14'32"E
C416	20.00'	93°51'47"	32.76'	29.22'	S47°07'33"W
C417	20.00'	46°16'55"	16.16'	15.72'	N62°48'06"W
C428	251.00'	15°41'57"	68.77'	68.56'	S67°25'38"E

IMESON ROAD
(COUNTY ROAD NO. 548)
(60' RIGHT-OF-WAY)

OLD PIONEER ROAD
(82' RIGHT-OF-WAY)

SOTTERLEY LANE
(50' RIGHT-OF-WAY)

SOTTERLEY LANE
(50' RIGHT-OF-WAY)

SOTTERLEY LANE
(50' RIGHT-OF-WAY)

TRACT "E" (WETLAND)

TRACT "I" (WETLAND)

TRACT "J" (SWMF/ACCESS/ MAINTENANCE/DRAINAGE)

TRACT "H" (OPEN SPACE)

TRACT "G" (PUMP STATION)

TRACT "F" (OPEN SPACE)

TRACT "E" (WETLAND)

TRACT "U" (WETLAND BUFFER)

TRACT "E" (WETLAND)

TRACT "D" (SWMF/ACCESS/ MAINTENANCE/DRAINAGE)

TRACT "C" (WETLAND)

TRACT "O" (SWMF/ACCESS/ MAINTENANCE/DRAINAGE)

TRACT "Q" (CLUB HOUSE AND RECREATION AREA)

SEE SHEET 4

SEE SHEET 6

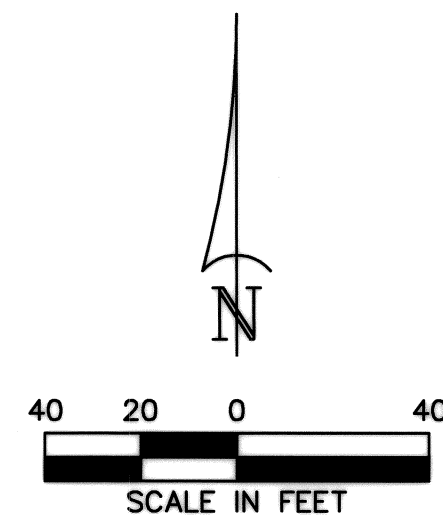
SEE SHEET 9

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PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

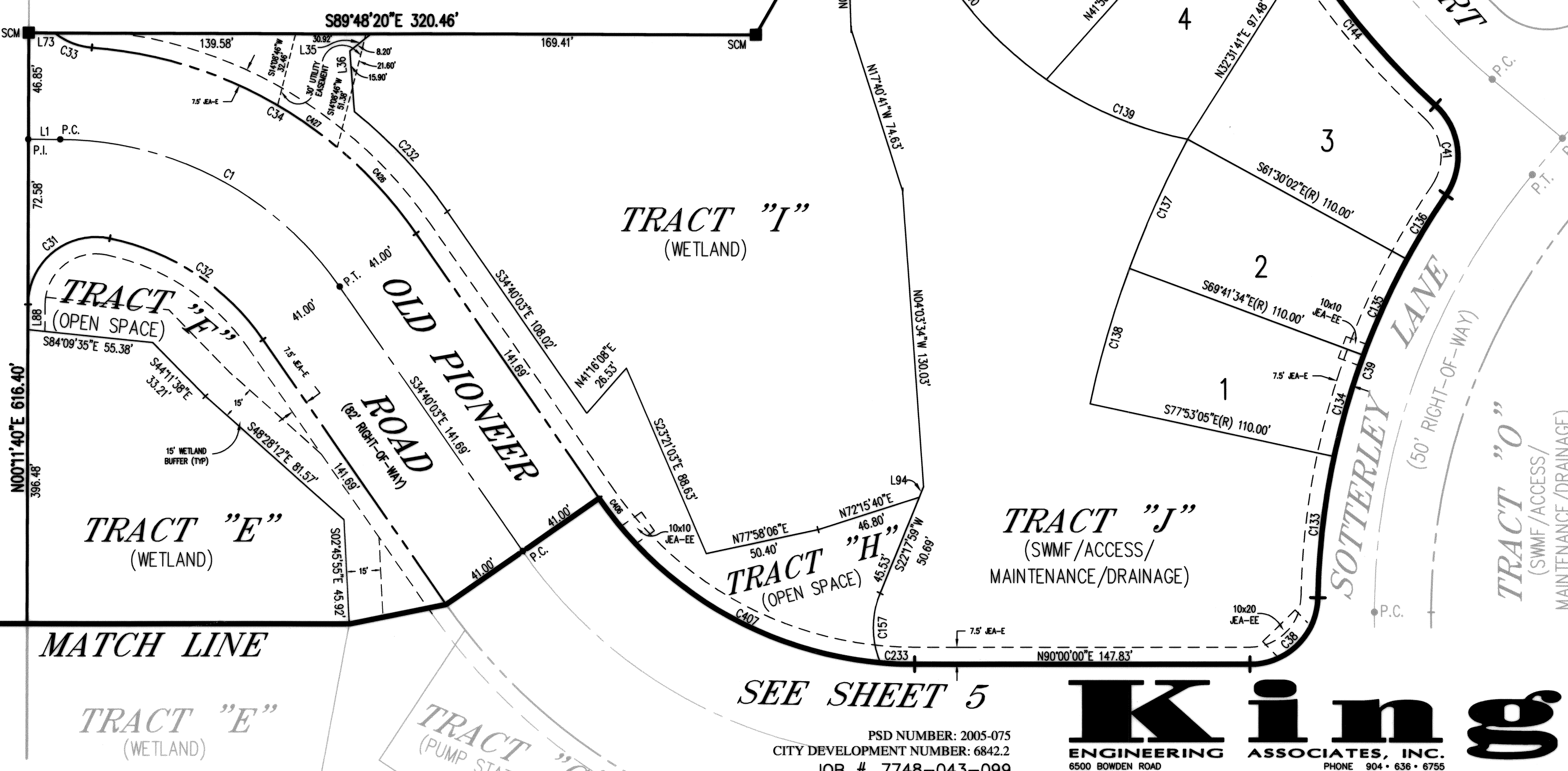
PLAT BOOK 63, PAGE 74
SHEET 6 OF 11



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	150.00'	55°10'50"	144.46'	138.94'	N62°15'28"W
C4	300.00'	18°33'08"	97.14'	96.72'	S40°52'23"E
C31	30.00'	101°31'53"	53.16'	46.47'	S50°57'37"W
C32	109.00'	43°36'23"	82.96'	80.97'	N56°28'15"W
C33	30.00'	34°02'11"	17.82'	17.56'	S88°41'29"E
C34	191.00'	51°02'31"	170.15'	164.58'	N60°11'19"W
C38	30.00'	88°53'27"	46.54'	42.01'	N45°33'17"E
C39	325.00'	33°14'48"	188.59'	185.95'	S17°43'57"W
C41	30.00'	82°24'34"	43.15'	39.53'	N06°50'56"W
C43	25.00'	47°39'09"	20.79'	20.20'	N55°58'38"W
C44	50.00'	276°22'23"	241.18'	66.67'	S58°22'59"W
C133	325.00'	11°00'21"	62.43'	62.33'	S06°36'44"W
C134	325.00'	08°11'32"	46.47'	46.43'	S16°12'40"W
C135	325.00'	08°11'31"	46.47'	46.43'	S24°24'12"W
C136	325.00'	05°51'24"	33.22'	33.21'	S31°25'40"W
C137	435.00'	08°11'32"	62.20'	62.14'	S24°24'12"W
C138	435.00'	08°11'32"	62.20'	62.14'	S16°12'40"W
C139	166.35'	23°26'37"	68.07'	67.59'	S67°03'28"E
C140	166.35'	37°46'35"	109.68'	107.70'	S36°26'52"E
C144	325.00'	15°33'07"	88.22'	87.95'	S40°16'39"E
C145	325.00'	00°21'02"	1.99'	1.99'	S32°19'34"E
C150	50.00'	33°24'23"	29.15'	28.74'	S73°02'03"W
C151	50.00'	33°24'23"	29.15'	28.74'	S39°37'40"W
C152	50.00'	33°24'23"	29.15'	28.74'	S06°13'17"W
C153	50.00'	37°40'15"	32.87'	32.29'	S29°19'02"E
C154	50.00'	31°39'03"	27.62'	27.27'	S63°58'41"E
C157	40.00'	45°01'11"	31.43'	30.63'	S00°12'36"E
C232	207.76'	16°37'15"	60.27'	60.06'	N42°58'41"W
C233	169.00'	05°06'04"	15.05'	15.04'	S87°26'58"E
C406	169.00'	05°18'50"	15.67'	15.67'	S37°19'28"E
C407	169.00'	44°55'03"	132.49'	129.12'	S62°26'24"E
C426	191.00'	15°26'50"	51.49'	51.34'	N42°23'28"W
C427	191.00'	09°38'44"	32.15'	32.12'	N54°56'15"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.10'	S89°50'53"E
L4	52.53'	N31°35'49"W
L35	12.14'	N51°42'33"E
L36	26.81'	S04°10'33"E
L73	11.47'	S89°48'20"E
L88	11.07'	N00°11'40"E
L89	6.58'	N00°51'46"W
L90	28.45'	N56°01'16"E
L92	2.63'	N29°46'51"E
L93	16.37'	N84°52'27"E
L94	5.15'	N22°17'59"E

IMESON ROAD
(COUNTY ROAD NO. 548)
(80' RIGHT-OF-WAY)



SEE SHEET 5

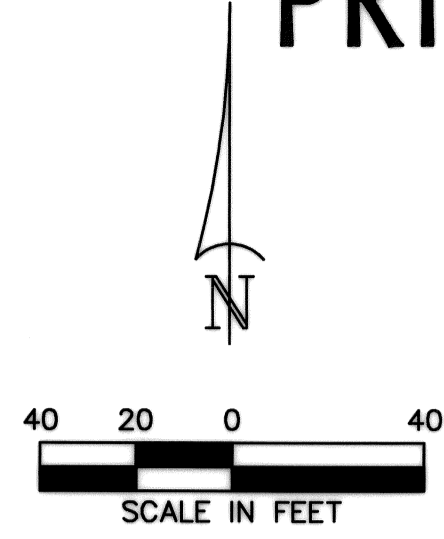
PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2
JOB # 7748-043-099

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PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63, PAGE 77
SHEET 7 OF 11



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C5	400.00'	07°50'55"	54.79'	54.75'	N35°55'35"E
C6	400.00'	47°14'29"	329.81'	320.54'	N08°22'53"E
C7	100.00'	57°59'53"	101.23'	96.96'	N28°59'56"W
C47	375.00'	55°05'00"	380.52'	346.79'	N12°18'33"E
C63	425.00'	40°36'29"	301.22'	294.95'	N05°03'31"E
C64	30.00'	73°16'42"	38.37'	35.81'	S11°16'35"E
C164	375.00'	06°57'00"	45.49'	45.46'	N36°22'33"E
C165	375.00'	09°37'36"	63.01'	62.93'	N28°05'15"E
C166	375.00'	09°37'36"	63.00'	62.93'	N18°27'39"E
C167	425.00'	02°19'53"	17.30'	17.30'	N24°11'48"E
C168	425.00'	06°22'46"	47.32'	47.30'	N19°50'28"E
C169	425.00'	06°22'46"	47.32'	47.30'	N13°27'42"E
C170	425.00'	06°22'46"	47.32'	47.30'	N07°04'57"E
C171	425.00'	06°22'46"	47.32'	47.30'	N00°42'11"E
C172	425.00'	06°22'46"	47.32'	47.30'	N05°40'35"W
C173	425.00'	06°22'46"	47.32'	47.30'	N12°03'21"W
C177	375.00'	09°37'36"	63.01'	62.93'	N10°25'08"W
C178	375.00'	09°37'36"	63.00'	62.93'	N00°47'32"W
C179	375.00'	09°37'36"	63.01'	62.93'	N08°50'03"E
C387	125.00'	35°40'44"	77.84'	76.59'	N30°04'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L5	24.81'	N57°59'53"W
L9	13.80'	N39°51'03"E
L29	9.39'	S09°44'12"W
L30	3.61'	S09°44'12"W
L31	3.20'	S09°54'10"E
L32	14.31'	S28°37'04"W
L33	10.45'	S28°37'04"W
L34	16.07'	S13°18'54"E
L91	50.00'	N74°39'22"E
L93	16.37'	N84°52'27"E

TRACT "L"
(WETLAND)

TRACT "K"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

MATCH LINE

PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2
JOB # 7748-043-099

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MATCH LINE 6
SEE SHEET 6

SEE SHEET 8

TRACT "M"
(LANDSCAPE BUFFER AND BERM)

S0070103"W 930.11'

943.76'

S0070103"W 1804.79'

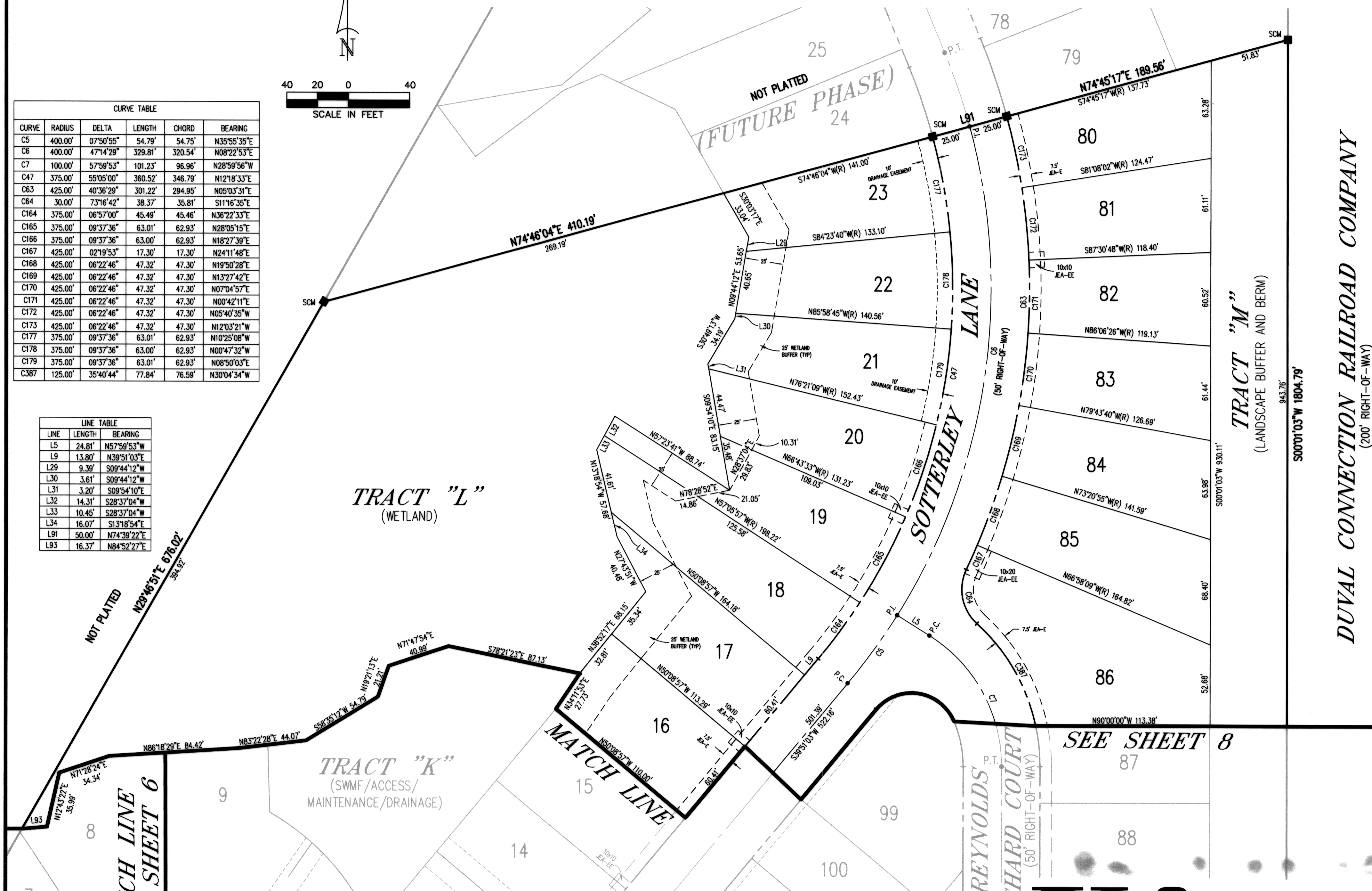
DUVAL CONNECTION RAILROAD COMPANY
(200' RIGHT-OF-WAY)

REYNOLDS COURT
(50' RIGHT-OF-WAY)

ORCHARD COURT
(50' RIGHT-OF-WAY)

SOTTERLEY LANE

NOT PLATTED
(FUTURE PHASE)
24



PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63, PAGE 18
SHEET 8 OF 11

TRACT "L"
(WETLAND)

TRACT "K"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

TRACT "O"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

TRACT "Q"
CLUBHOUSE AND
RECREATION AREA

TRACT "N"
(WETLAND)

TRACT "M"
(LANDSCAPE BUFFER AND BERM)

DUVAL CONNECTION RAILROAD COMPANY
(200' RIGHT-OF-WAY)

MATCH LINE

SEE SHEET 6

ENDVIEW COURT
(60' RIGHT-OF-WAY)

SOTTERLEY LANE
(60' RIGHT-OF-WAY)

REYNOLDS ORCHARD COURT
(60' RIGHT-OF-WAY)

SEE SHEET 7

SEE SHEET 9

LINE	LENGTH	BEARING
L2	20.77'	N39°51'03"E
L3	40.39'	N50°08'57"W
L70	11.19'	S65°32'53"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C3	300.00'	39°51'03"	208.66'	204.48'	S19°55'31"W
C4	300.00'	18°33'08"	97.14'	96.72'	S40°52'23"E
C7	100.00'	57°59'53"	101.23'	96.96'	N28°59'56"W
C8	113.00'	38°51'10"	76.63'	75.17'	N19°25'35"E
C44	50.00'	276°22'23"	241.18'	66.67'	S58°22'59"W
C45	275.00'	14°21'55"	68.95'	68.77'	S39°32'50"E
C46	30.00'	93°25'10"	48.91'	43.67'	N86°33'38"E
C66	50.00'	290°31'44"	218.63'	81.65'	S54°44'08"E
C67	25.00'	70°31'44"	30.77'	28.87'	N35°15'52"E
C68	75.00'	23°02'01"	30.15'	29.95'	N11°31'01"W
C70	30.00'	117°06'56"	61.32'	51.19'	N81°35'29"W
C146	25.00'	29°06'43"	12.70'	12.57'	S17°48'31"E
C147	25.00'	19°49'20"	8.65'	8.61'	S06°39'31"W

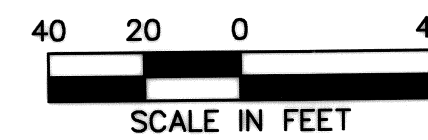
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C148	50.00'	71°54'39"	62.76'	58.72'	N19°23'09"W
C149	50.00'	34°55'17"	30.48'	30.01'	N72°48'07"W
C155	275.00'	01°02'30"	5.00'	5.00'	S39°19'48"W
C158	50.00'	19°38'12"	17.14'	17.05'	S60°42'38"W
C159	50.00'	41°48'37"	36.49'	35.68'	S29°59'13"W
C160	50.00'	80°45'38"	70.48'	64.79'	S31°17'54"E
C162	50.00'	37°18'22"	32.55'	31.98'	N29°41'11"E
C163	50.00'	11°02'00"	9.63'	9.61'	N05°31'00"E
C384	160.00'	22°15'13"	62.14'	61.75'	S20°12'31"W
C385	160.00'	42°34'41"	118.90'	116.18'	S12°12'26"E
C386	125.00'	12°14'12"	26.70'	26.65'	N06°07'06"W
C389	160.00'	24°28'09"	68.33'	67.81'	N35°50'20"W
C390	160.00'	12°12'42"	34.10'	34.04'	N54°10'45"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C424	160.00'	46°13'58"	129.10'	125.63'	S08°13'09"W
C425	160.00'	18°35'56"	51.94'	51.71'	S24°11'49"E

PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2
JOB # 7748-043-099

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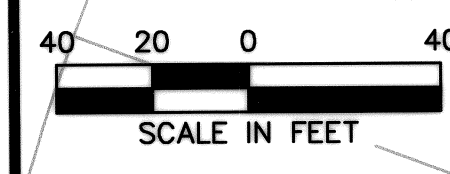
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PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



TRACT "J"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

OLD
PIONEER
ROAD
(82' R/W)

TRACT "O"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

TRACT "Q"
(CLUB HOUSE AND RECREATION AREA)

LINE	LENGTH	BEARING
L68	11.88'	N87°40'48"E
L69	14.87'	S33°44'40"E
L75	0.53'	S85°59'22"E
L76	5.00'	N90°00'00"E

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C3	300.00'	39°51'03"	208.66'	204.48'	S19°55'31"W
C14	400.00'	15°49'10"	110.44'	110.09'	S07°54'35"E
C15	400.00'	13°06'50"	91.55'	91.35'	N09°15'45"W
C16	400.00'	02°42'20"	18.89'	18.89'	N01°21'10"W
C39	325.00'	33°14'48"	188.59'	185.95'	S17°43'57"W
C70	425.00'	15°19'38"	113.69'	113.35'	S08°09'22"E
C71	375.00'	15°49'10"	103.54'	103.21'	S07°54'35"E
C72	375.00'	15°49'10"	103.54'	103.21'	N07°54'35"W
C73	425.00'	06°28'29"	48.03'	48.00'	N12°34'56"W
C74	30.00'	80°39'18"	42.23'	38.83'	S49°40'21"E
C156	275.00'	38°48'32"	186.27'	182.73'	S19°24'16"W
C161	50.00'	59°58'55"	52.34'	49.99'	N78°19'49"E
C239	285.00'	18°09'34"	90.33'	89.95'	N67°49'13"W
C240	285.00'	18°31'11"	92.12'	91.72'	N49°28'51"W
C242	285.00'	54°36'44"	271.65'	261.48'	N49°35'38"W
C285	175.00'	13°06'00"	40.01'	39.92'	N83°27'00"W
C286	175.00'	18°09'34"	55.46'	55.23'	N67°49'13"W
C287	175.00'	18°31'10"	56.57'	56.32'	N49°28'51"W
C421	20.00'	90°00'00"	31.42'	28.28'	S45°00'00"E
C422	20.00'	82°23'00"	28.76'	26.34'	N48°48'30"E
C423	25.00'	33°15'28"	14.51'	14.31'	N24°14'44"E

TRACT "N"
(WETLAND)

TRACT "V"
(WETLAND BUFFER)

TRACT "P"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

TRACT "M"
(LANDSCAPE BUFFER AND BERM)

DUVAL CONNECTION RAILROAD COMPANY
(200' RIGHT-OF-WAY)

GUNSTON HALL COURT
(50' RIGHT-OF-WAY)

SEE SHEET 10

King

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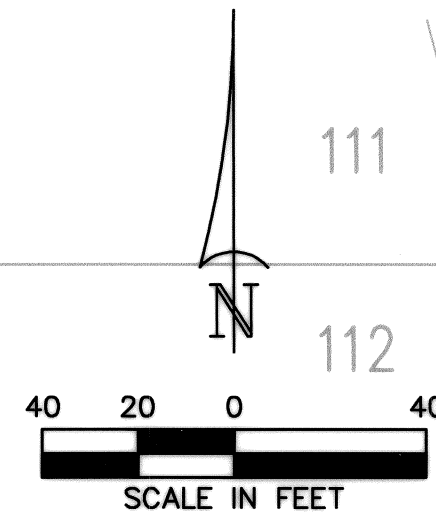
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CERTIFICATE OF AUTHORIZATION: LB 2610

PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2
JOB # 7748-043-099

PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63, PAGE 80
SHEET 10 OF 11



TRACT "Q"
(CLUB-HOUSE AND RECREATION AREA)

TRACT "P"
(SWMF/ACCESS/
MAINTENANCE/DRAINAGE)

SHEET 9

MATCH LINE SEE SHEET 4

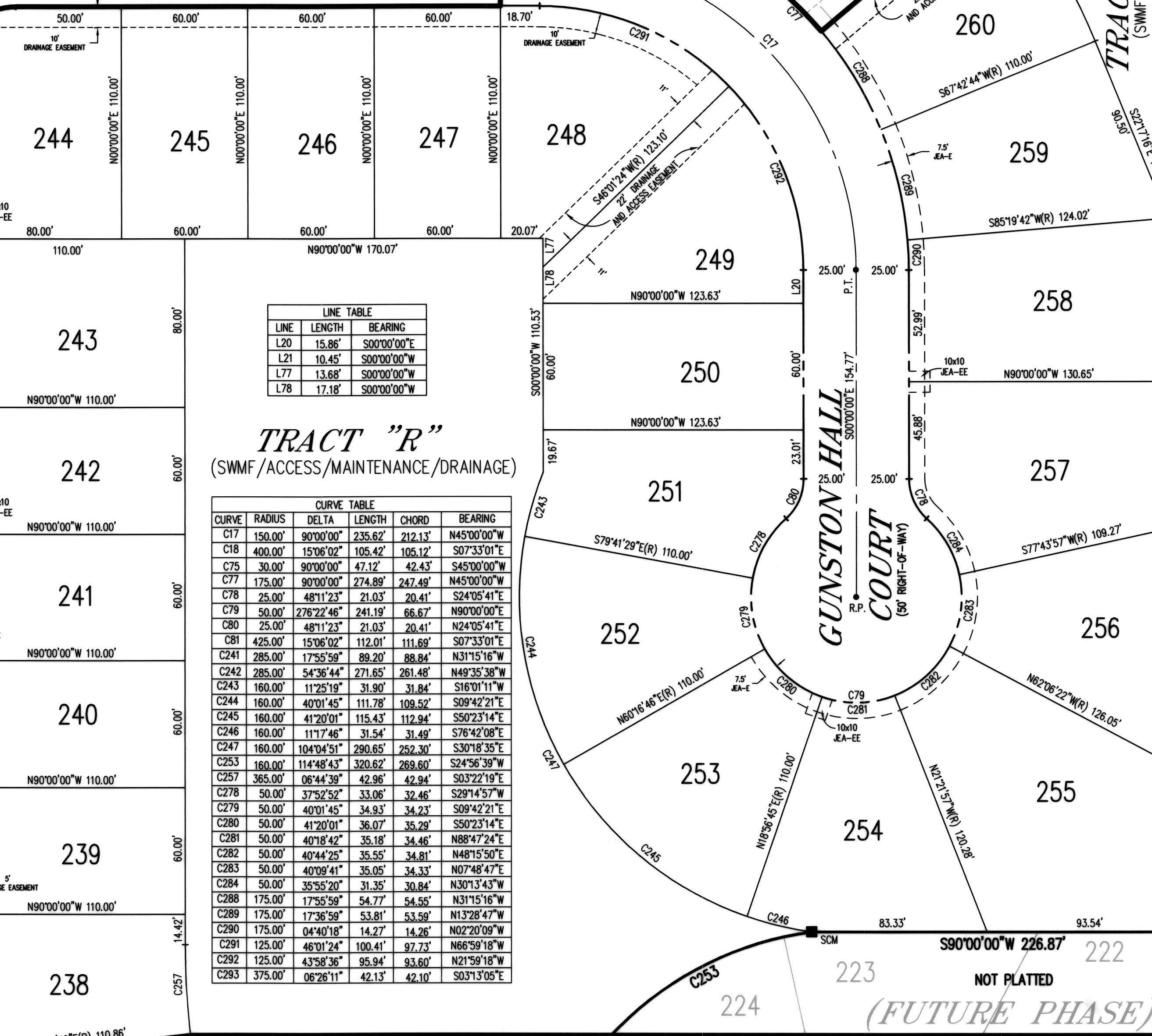
SOTTERLEY LANE

(90° RIGHT-OF-WAY)

(5' DRAINAGE EASEMENT)

(10x10 JEA-EE)

MATCH LINE



LINE TABLE

LINE	LENGTH	BEARING
L20	15.86'	S00°00'00"E
L21	10.45'	S00°00'00"W
L77	13.68'	S00°00'00"W
L78	17.18'	S00°00'00"W

TRACT "R"
(SWMF/ACCESS/MAINTENANCE/DRAINAGE)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C17	150.00'	90°00'00"	235.62'	212.13'	N45°00'00"W
C18	400.00'	15°06'02"	105.42'	105.12'	S07°33'01"E
C75	30.00'	90°00'00"	47.12'	42.43'	S45°00'00"W
C77	175.00'	90°00'00"	274.89'	247.49'	N45°00'00"W
C78	25.00'	48°11'23"	21.03'	20.41'	S24°05'41"E
C79	50.00'	276°22'46"	241.19'	66.67'	N90°00'00"E
C80	25.00'	48°11'23"	21.03'	20.41'	N24°05'41"E
C81	425.00'	15°06'02"	112.01'	111.69'	S07°33'01"E
C241	285.00'	17°55'59"	89.20'	88.84'	N31°15'16"W
C242	285.00'	54°36'44"	271.65'	261.48'	N49°35'38"W
C243	160.00'	11°25'19"	31.90'	31.84'	S16°01'11"W
C244	160.00'	40°01'45"	111.78'	109.52'	S09°42'21"E
C245	160.00'	41°20'01"	115.43'	112.94'	S50°23'14"E
C246	160.00'	11°17'46"	31.54'	31.49'	S76°42'08"E
C247	160.00'	104°04'51"	290.65'	252.30'	S30°18'35"E
C253	160.00'	114°48'43"	320.62'	269.60'	S24°56'39"W
C257	365.00'	06°44'39"	42.96'	42.94'	S03°22'19"E
C276	50.00'	37°52'52"	33.06'	32.46'	S29°14'57"W
C279	50.00'	40°01'45"	34.93'	34.23'	S09°42'21"E
C280	50.00'	41°20'01"	36.07'	35.29'	S50°23'14"E
C281	50.00'	40°18'42"	35.18'	34.46'	N88°47'24"E
C282	50.00'	40°44'25"	35.55'	34.81'	N48°15'50"E
C283	50.00'	40°09'41"	35.05'	34.33'	N07°48'47"E
C284	50.00'	35°55'20"	31.35'	30.84'	N30°13'43"W
C288	175.00'	17°55'59"	54.77'	54.35'	N31°15'16"W
C289	175.00'	17°36'59"	53.81'	53.59'	N13°28'47"W
C290	175.00'	04°40'18"	14.27'	14.26'	N02°20'09"W
C291	125.00'	46°01'24"	100.41'	97.73'	N66°59'18"W
C292	125.00'	43°58'36"	95.94'	93.60'	N21°59'18"W
C293	375.00'	06°26'11"	42.13'	42.10'	S03°13'05"E

MATCH LINE SEE SHEET 11

TRACT "M"
(LANDSCAPE BUFFER AND BERM)

DUVAL CONNECTION RAILROAD COMPANY
(200' RIGHT-OF-WAY)

01/12/2007
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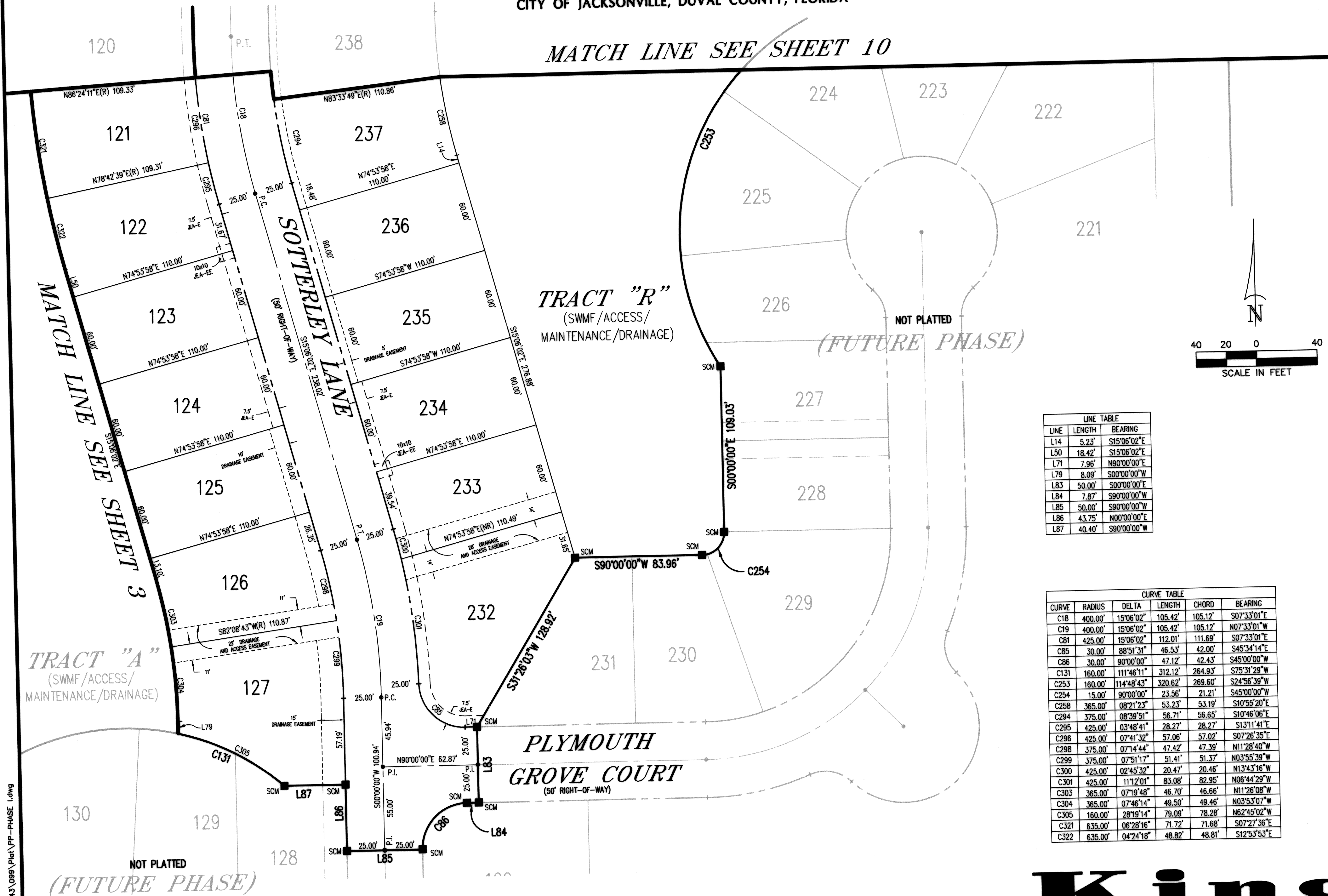
PSD NUMBER: 2005-075
CITY DEVELOPMENT NUMBER: 6842.2
JOB # 7748-043-099

King
ENGINEERING ASSOCIATES, INC.
6500 BOWDEN ROAD
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CERTIFICATE OF AUTHORIZATION: LB 2610

PRITCHARD PLANTATION - PHASE I

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MATCH LINE SEE SHEET 10



LINE TABLE

LINE	LENGTH	BEARING
L14	5.23'	S15°06'02"E
L50	18.42'	S15°06'02"E
L71	7.96'	N90°00'00"E
L79	8.09'	S00°00'00"W
L83	50.00'	S00°00'00"E
L84	7.87'	S90°00'00"W
L85	50.00'	S90°00'00"W
L86	43.75'	N00°00'00"E
L87	40.40'	S90°00'00"W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C18	400.00'	15°06'02"	105.42'	105.12'	S07°33'01"E
C19	400.00'	15°06'02"	105.42'	105.12'	N07°33'01"W
C81	425.00'	15°06'02"	112.01'	111.69'	S07°33'01"E
C85	30.00'	88°51'31"	46.53'	42.00'	S45°34'14"E
C86	30.00'	90°00'00"	47.12'	42.43'	S45°00'00"W
C131	160.00'	111°46'11"	312.12'	264.93'	S75°31'29"W
C253	160.00'	114°48'43"	320.62'	269.60'	S24°56'39"W
C254	15.00'	90°00'00"	23.56'	21.21'	S45°00'00"W
C258	365.00'	08°21'23"	53.23'	53.19'	S10°55'20"E
C294	375.00'	08°39'51"	56.71'	56.65'	S10°46'06"E
C295	425.00'	07°41'32"	57.06'	57.02'	S07°26'35"E
C296	425.00'	07°14'44"	47.42'	47.39'	N11°28'40"W
C298	375.00'	07°51'17"	51.41'	51.37'	N03°55'39"W
C299	375.00'	07°51'17"	51.41'	51.37'	N03°55'39"W
C300	425.00'	02°45'32"	20.47'	20.46'	N13°43'16"W
C301	425.00'	11°12'01"	83.08'	82.95'	N06°44'29"W
C303	365.00'	07°19'48"	46.70'	46.66'	N11°26'08"W
C304	365.00'	07°46'14"	49.50'	49.46'	N03°53'07"W
C305	160.00'	28°19'14"	79.09'	78.28'	N62°45'02"W
C321	635.00'	06°28'16"	71.72'	71.68'	S07°27'36"E
C322	635.00'	04°24'18"	48.82'	48.81'	S12°53'53"E

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