

# PRITCHARD PLANTATION PHASE 3

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

PLAT BOOK 74 PAGE 110  
SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR LEGEND & GENERAL NOTES

Approved 8-8-2019  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 8-21-19  
[Signature]  
Date  
for General Counsel

### CAPTION

BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHWEST CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF PRITCHARD PLANTATION - PHASE 1, RECORDED IN PLAT BOOK 63, PAGES 71-81 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE NORTHEASTERLY ALONG AND AROUND THE BOUNDARY OF AFOREMENTIONED PLAT OF PRITCHARD PLANTATION - PHASE 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 83.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET; COURSE NO. 2, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST, 21.21 FEET; COURSE NO. 3, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 109.03 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 160.00 FEET; COURSE NO. 4, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 320.62 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°56'39" EAST, 269.60 FEET; COURSE NO. 5, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 226.87 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 PRESENTLY ESTABLISHED; THENCE SOUTH 00°01'03" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 959.36 FEET; THENCE SOUTH 90°00'00" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 62°51'31" WEST, 32.73 FEET; THENCE SOUTH 04°41'00" WEST, 19.60 FEET; THENCE SOUTH 30°05'07" WEST, 48.50 FEET; THENCE SOUTH 38°04'18" WEST, 43.49 FEET; THENCE NORTH 57°45'00" WEST, 60.76 FEET; THENCE SOUTH 43°47'26" WEST, 68.51 FEET; THENCE NORTH 71°33'38" WEST, 50.54 FEET; THENCE SOUTH 40°23'03" WEST, 28.35 FEET; THENCE SOUTH 69°01'42" WEST, 9.44 FEET; THENCE NORTH 90°00'00" WEST, 85.05 FEET; THENCE NORTH 72°53'02" WEST, 45.53 FEET; THENCE NORTH 00°00'00" WEST, 554.18 FEET; THENCE NORTH 90°00'00" WEST, 72.04 FEET TO THE POINT OF INTERSECTION WITH THE BOUNDARY OF AFOREMENTIONED PLAT OF PRITCHARD PLANTATION - PHASE 1, SAID POINT ALSO LYING IN THE EASTERLY RIGHT OF WAY OF PLANTATION GROVE COURT, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°00'00" EAST, ALONG SAID RIGHT OF WAY LINE AND THE BOUNDARY OF PLAT OF PRITCHARD PLANTATION - PHASE 1, 50.00 FEET; THENCE NORTH 31°26'03" EAST, ALONG THE SOUTHEASTERLY LINE OF LOT 232, OF SAID PLAT, 128.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.88± ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PRITCHARD POINT II LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PRITCHARD PLANTATION PHASE 3, 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 THE LANDS. ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: TRACT "A" (CONSERVATION AREA), TRACT "B" (LANDSCAPE BUFFER), AND TRACT "C" (WETLAND BUFFER). UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS, SHALL REMAIN PRIVATELY OWNED BUT SHALL BE CONTROLLED AND MAINTAINED BY THE PRITCHARD POINT HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

THE OWNERS, THEIR 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 EXPENSES 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 STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN PRITCHARD PLANTATION PHASE 3. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

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 UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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.

IN WITNESS THEREOF, PRITCHARD POINT II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED, BY ITS AUTHORIZED AGENT, THIS 18<sup>th</sup> DAY OF August, 2019.

### PRITCHARD POINT II LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME: Maile Ott  
WITNESS: [Signature]  
PRINT NAME: Daniel Buchanan

[Signature]  
CHRIS FUNK  
AS MANAGER OF  
PRITCHARD POINT II LLC

### NOTARY FOR PRITCHARD POINT II LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF August, 2019, BY CHRIS FUNK, AS MANAGER OF PRITCHARD POINT II LLC, A FLORIDA LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 11/25/19  
SERIAL NUMBER: FE926473  
PRINT NAME: Maile Ott

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 74, PAGES 106-109 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 9<sup>th</sup> DAY OF August, 2019, A.D.

[Signature]  
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT  
[Signature]  
MARGARET MARIAN  
DEPUTY CLERK

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS  
DATE: 8/8/19

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9<sup>th</sup> DAY OF August, 2019.

[Signature]  
DANNIS S. WHELAN  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

### CERTIFICATE OF SURVEYOR

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 THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 1<sup>st</sup> DAY OF Aug, A.D. 2019.

[Signature]  
JAMES D. HARRISON, JR.  
PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 2647  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.



PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

(PLAT) CDN#: 6842.006  
(PI ANS) CDN#: 6842.002

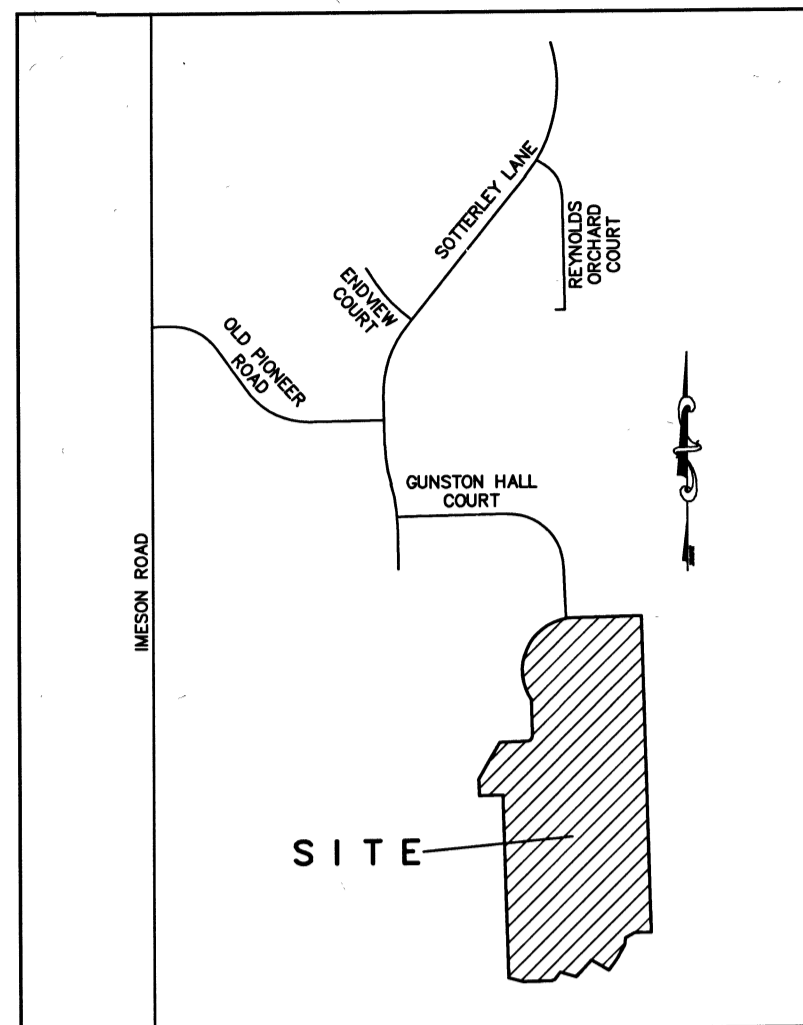
# PRITCHARD PLANTATION PHASE 3

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

POINT	NORTHING	EASTING	DESCRIPTION
1	2188868.51	413647.32	PRM - NE CORNER OF TRACT "B"
2	2187909.15	413647.02	PRM - SE CORNER OF TRACT "B"

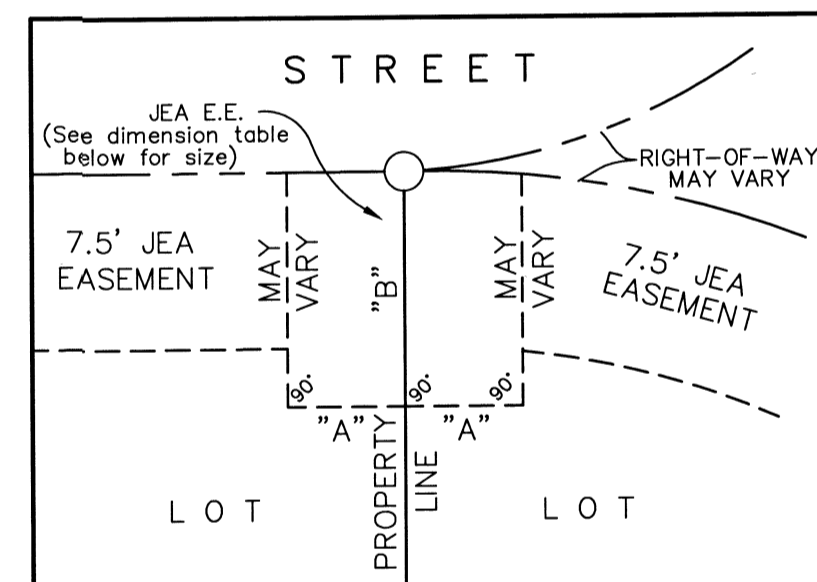
PLAT BOOK 74 PAGE 17

SHEET 2 OF 4 SHEETS



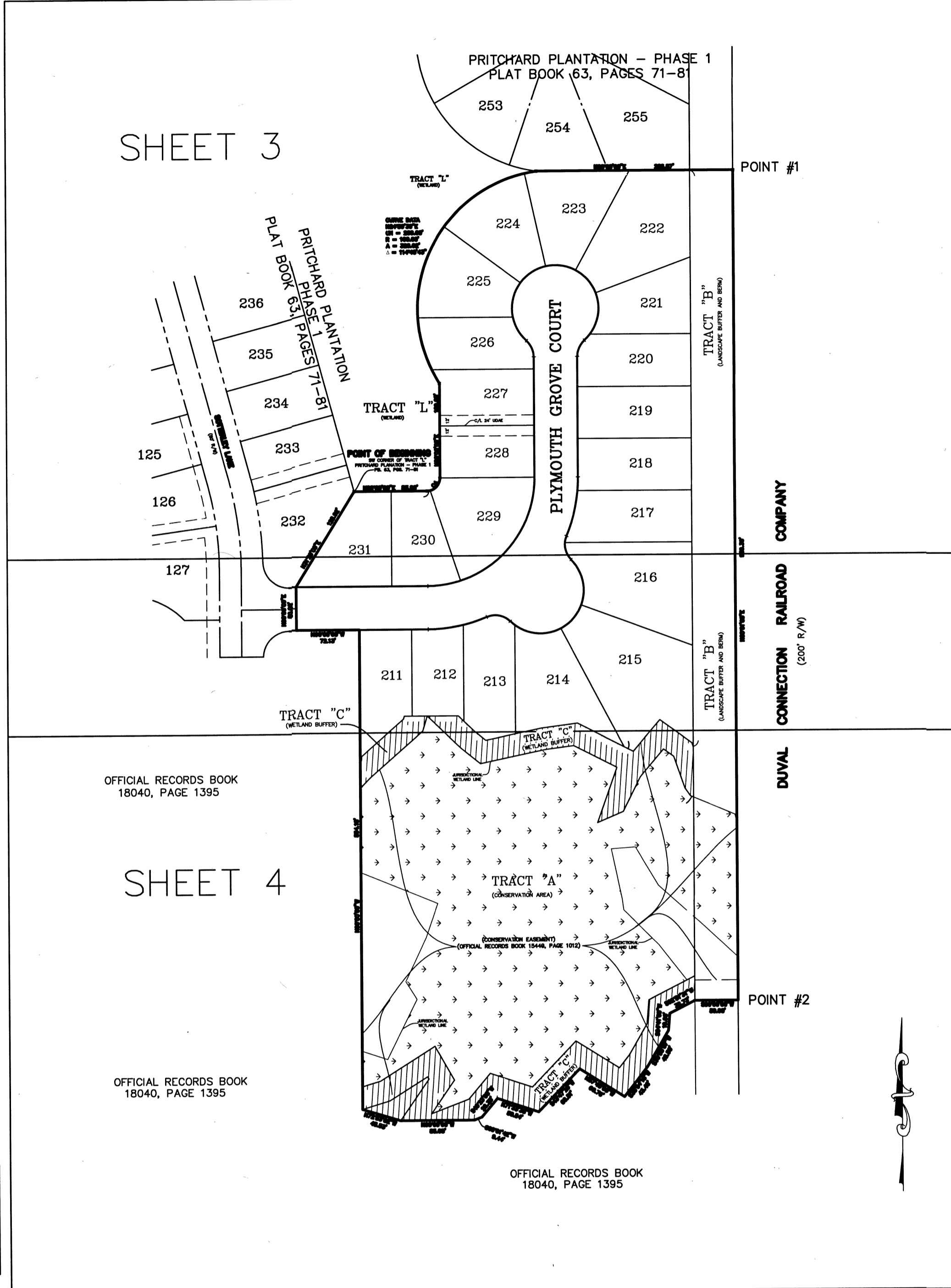
VICINITY MAP  
(NOT TO SCALE)

- LEGEND**
- P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIUS POINT
  - P.B. PLAT BOOK
  - PG(S) PAGE(S)
  - (R) RADIAL LINE
  - JEA-E. JEA-EASEMENT
  - JEA-E.E. JEA-EQUIPMENT EASEMENT
  - UDAE UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
  - CD CURVE DATA
  - LI LINE DATE
  - R/W RIGHT OF WAY
  - R RADIUS
  - SET 4"x4" CONCRETE MONUMENT STAMPED "6715"
  - FND 1/2" IRON PIPE STAMPED "3857"
  - SET NAIL & DISK STAMPED LB "3857"



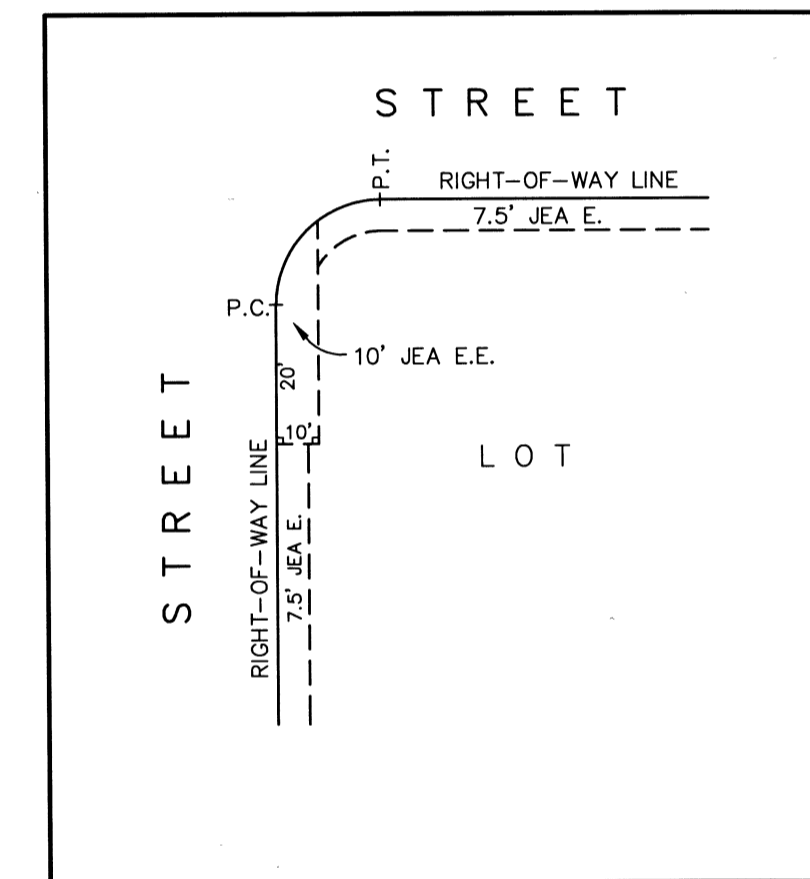
JEA (TYPICAL) EASEMENT DETAIL  
(NOT TO SCALE)

DIMENSION TABLE		
A	5'	TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
A	5'	TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT

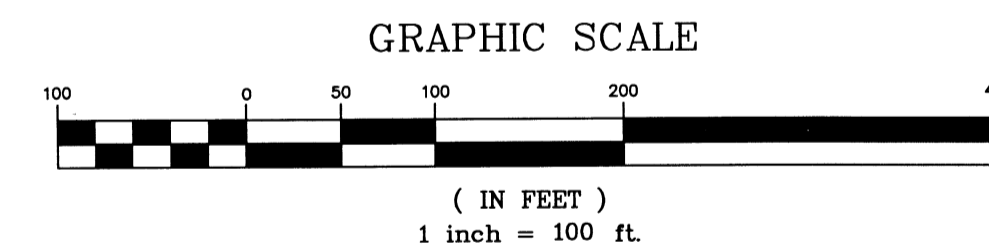


**NOTES:**

1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOTTERLEY LANE AS SHOWN ON THE PLAT OF PRITCHARD PLANTATION - PHASE 1 AS BEING NORTH 39°51'03" EAST.
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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0322H, NAVD-88 DATUM, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. 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 CONSTRUCTION OF DRIVEWAYS AND 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.
8. 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.
9. 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
11. CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS WATER MANAGEMENT DISTRICT DATED NOVEMBER 30, 2010 AND RECORDED IN OFFICIAL RECORDS BOOK 15449, PAGE 1012, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



JEA (TYPICAL) EASEMENT DETAIL  
(NOT TO SCALE)



PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-273-0088  
LICENSED BUSINESS NO. 3857

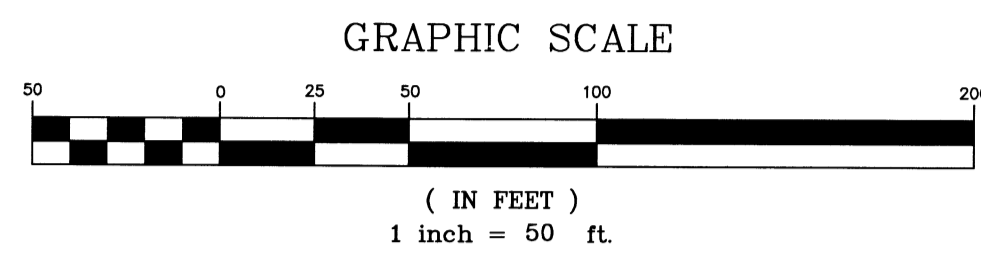
(PLAT) CDN#: 6842.006  
(PLANS) CDN#: 6842.002

# PRITCHARD PLANTATION PHASE 3

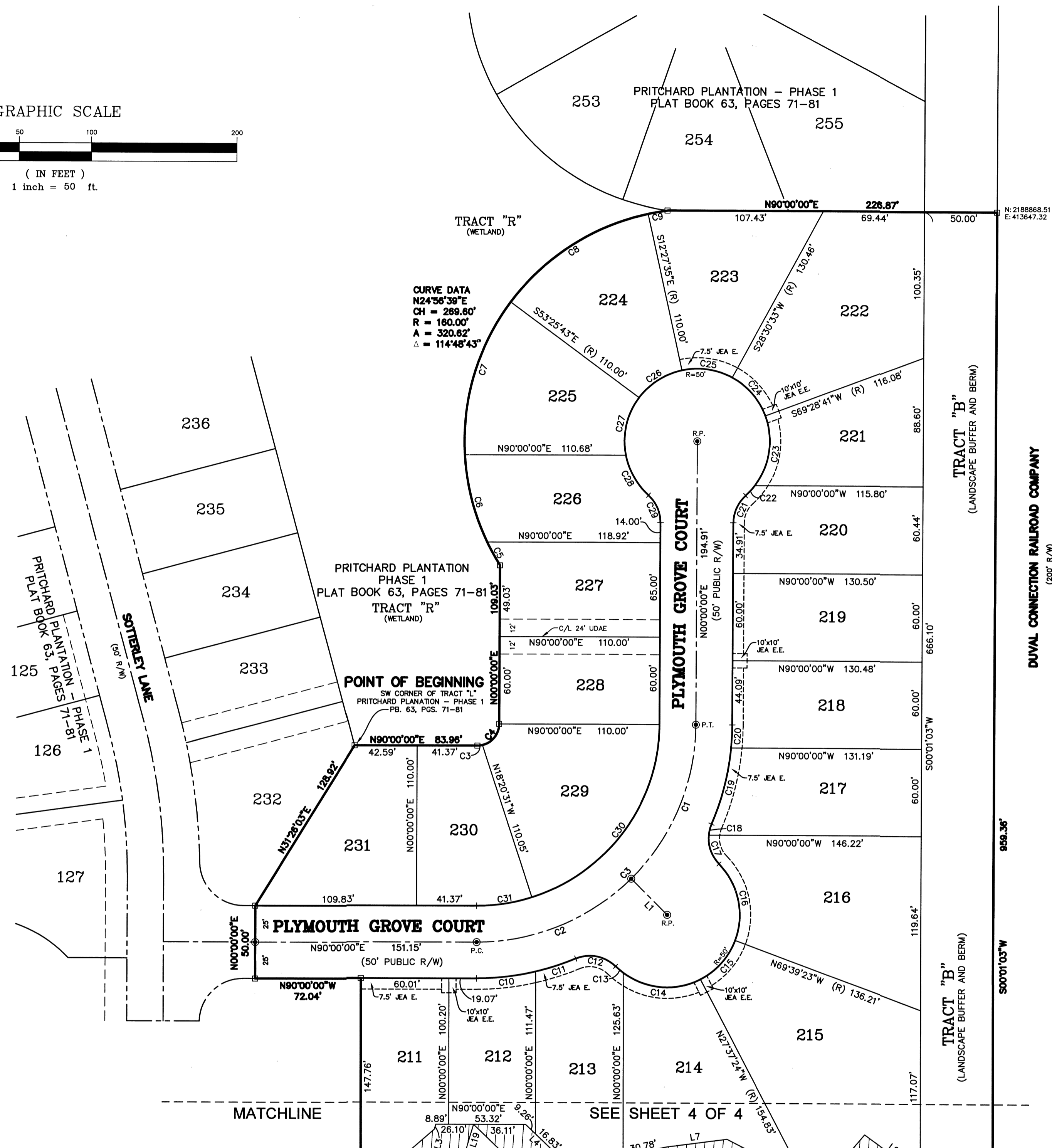
BEING A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA

PLAT BOOK 74 PAGE 18

SHEET 3 OF 4 SHEETS  
SEE SHEET 2 FOR LEGEND & GENERAL NOTES



LINE #	BEARING	DISTANCE
L1	N45°00'00"W	35.00'
L3	N16°42'47"E	3.52'
L4	S46°11'09"E	26.09'
L7	N82°33'48"E	41.67'
L8	N40°05'21"E	47.57'
L9	S53°57'55"E	45.44'
L19	N16°42'47"E	18.16'



CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N22°30'00"E	114.81'	150.00'	117.81'	045°00'00"
C2	N67°30'00"E	114.81'	150.00'	117.81'	045°00'00"
C3	N45°00'00"E	212.13'	150.00'	235.62'	90°00'00"
C4	N45°00'00"E	21.21'	15.00'	23.56'	90°00'00"
C5	S29°11'04"E	18.29'	160.00'	18.30'	006°33'17"
C6	S14°3'42"E	62.04'	160.00'	62.43'	022°21'27"
C7	S16°30'39"W	109.76'	160.00'	112.04'	040°07'15"
C8	S57°03'21"W	111.99'	160.00'	114.41'	040°58'08"
C9	S79°56'43"W	13.43'	160.00'	13.43'	004°48'36"
C10	N83°14'11"E	41.22'	175.00'	41.32'	013°31'38"
C11	N71°44'54"E	28.83'	175.00'	28.88'	009°26'56"
C12	N79°08'34"W	27.84'	25.00'	29.53'	067°39'59"
C13	S49°18'19"E	6.97'	50.00'	6.97'	007°59'27"
C14	S85°27'43"E	53.23'	50.00'	56.13'	064°19'21"
C15	N41°21'37"E	35.86'	50.00'	36.68'	042°02'00"
C16	N12°10'24"W	53.75'	50.00'	56.75'	065°02'02"
C17	S19°52'03"E	20.99'	25.00'	21.66'	049°38'44"
C18	S13°57'56"W	7.83'	25.00'	7.86'	018°01'14"
C19	N14°05'46"E	54.03'	175.00'	54.24'	017°45'36"
C20	N02°36'29"E	15.93'	175.00'	15.93'	005°12'58"
C21	S24°05'41"W	20.41'	25.00'	21.03'	048°11'23"
C22	N42°47'56"E	9.39'	50.00'	9.41'	010°46'53"
C23	N08°26'35"E	48.43'	50.00'	50.55'	057°55'49"
C24	N41°00'23"W	35.00'	50.00'	35.75'	040°58'08"
C25	N81°58'31"W	35.00'	50.00'	35.75'	040°58'08"
C26	S57°03'21"W	35.00'	50.00'	35.75'	040°58'08"
C27	S12°34'20"W	40.67'	50.00'	41.89'	047°59'53"
C28	S29°48'30"E	31.53'	50.00'	32.08'	036°45'47"
C29	N24°05'41"W	20.41'	25.00'	21.03'	048°11'23"
C30	N36°07'16"E	147.37'	125.00'	157.61'	072°14'32"
C31	N81°07'16"E	38.59'	125.00'	38.74'	017°45'28"

DUAL CONNECTION RAILROAD COMPANY  
(200' R/W)

TRACT "B"  
(LANDSCAPE BUFFER AND BERM)

TRACT "B"  
(LANDSCAPE BUFFER AND BERM)

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

(PLAT) CDN#: 6842.006  
(PLANS) CDN#: 6842.002

SEE SHEET 4 OF 4

MATCHLINE

# PRITCHARD PLANTATION PHASE 3

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

127

SEE SHEET 3 OF 4

216

PLAT BOOK 74 PAGE 19

SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR LEGEND & GENERAL NOTES

PLYMOUTH GROVE COURT

MATCHLINE

SEE SHEET 3 OF 4

TRACT "C"  
(WETLAND BUFFER)

TRACT "C"  
(WETLAND BUFFER)

TRACT "A"  
(CONSERVATION AREA)

TRACT "B"  
(LANDSCAPE BUFFER AND BERM)

DUVAL CONNECTION RAILROAD COMPANY  
(200' R/W)

LINE #	BEARING	DISTANCE
L1	N45°00'00"W	35.00'
L2	N48°35'05"E	66.80'
L3	N16°42'47"E	3.52'
L4	S46°11'09"E	26.09'
L5	S51°19'25"E	16.81'
L6	N78°14'03"E	66.26'
L7	N82°33'48"E	41.67'
L8	N40°05'21"E	47.57'
L9	S53°57'55"E	45.44'
L10	S19°16'09"E	4.80'
L11	S67°13'09"E	3.83'
L12	S34°25'43"E	11.08'
L13	S19°16'09"E	38.75'
L14	S53°57'55"E	14.34'
L15	N40°05'21"E	41.97'
L16	N82°33'48"E	32.93'
L17	S51°19'25"E	29.70'
L18	S46°11'25"E	53.27'
L19	N16°42'47"E	18.16'
L20	N44°44'37"E	18.01'
L21	N72°50'02"E	21.63'

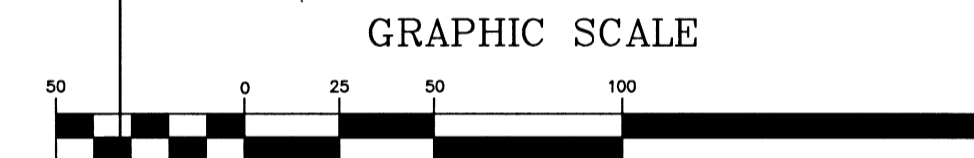
LINE #	BEARING	DISTANCE
L22	S34°37'48"W	47.08'
L23	N69°01'42"E	46.49'
L24	N40°23'03"E	38.85'
L25	S38°04'18"W	19.16'
L26	S04°41'00"W	27.87'

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N67°30'00"E	114.81'	150.00'	117.81'	045°00'00"
C10	N83°14'11"E	41.22'	175.00'	41.32'	013°31'38"
C11	N71°44'54"E	28.83'	175.00'	28.86'	009°26'56"
C12	N79°08'34"W	27.84'	25.00'	29.53'	067°39'59"
C13	S49°18'19"E	6.97'	50.00'	6.97'	007°59'27"
C14	S85°27'43"E	53.23'	50.00'	56.13'	064°19'21"
C15	N41°21'37"E	35.86'	50.00'	36.68'	042°02'00"
C16	N121°0'24"W	53.75'	50.00'	56.75'	065°02'02"
C31	N81°07'16"E	38.59'	125.00'	38.74'	017°45'28"
C32	N45°00'00"E	212.13'	150.00'	235.62'	90°00'00"

OFFICIAL RECORDS BOOK 18040, PAGE 1395

OFFICIAL RECORDS BOOK 18040, PAGE 1395

OFFICIAL RECORDS BOOK 18040, PAGE 1395



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