

Approved 11/6/19
[Signature]
City Engineer
for Director of Public Works
Approved 10-31-19
[Signature]
Date
General Counsel

PRITCHARD PLANTATION PHASE 4

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

PLAT BOOK 74 PAGE 87
SHEET 1 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

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 SOUTHEAST CORNER OF LOT 127, 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 SOUTHERLY ALONG AND AROUND THE BOUNDARY OF AFOREMENTIONED PLAT OF PRITCHARD PLANTATION - PHASE 1, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 43.75 FEET; COURSE NO. 2, THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET; COURSE NO. 3, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST, 42.43 FEET; COURSE NO. 4, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 79.89 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 54.18 FEET; THENCE SOUTH 72°53'02" EAST, 45.53 FEET; THENCE SOUTH 90°00'00" EAST, 85.05 FEET; THENCE NORTH 69°01'42" EAST, 9.44 FEET; THENCE NORTH 40°23'03" EAST, 28.35 FEET; THENCE SOUTH 71°33'38" EAST, 50.54 FEET; THENCE NORTH 43°47'28" EAST, 68.51 FEET; THENCE SOUTH 57°45'00" EAST, 60.76 FEET; THENCE NORTH 38°04'18" EAST, 43.49 FEET; THENCE NORTH 30°05'07" EAST, 48.50 FEET; THENCE NORTH 04°41'00" EAST, 19.60 FEET; THENCE NORTH 62°51'31" EAST, 32.73 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A C.S.X. TRANSPORTATION RAILROAD COMPANY RIGHT OF WAY, A 200 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00°05'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1317.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A C.S.X. TRANSPORTATION RAILROAD COMPANY RIGHT OF WAY, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 38°00'52" WEST, DEPARTING SAID LAST MENTIONED RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 289.16 FEET; THENCE SOUTH 78°47'10" WEST, A DISTANCE OF 531.66 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 152.32 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF A C.S.X. TRANSPORTATION RAILROAD COMPANY RIGHT OF WAY; THENCE SOUTH 82°57'00" WEST, ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 354.52 FEET; THENCE SOUTH 00°00'00" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 364.74 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 136.91 FEET TO THE EASTERLY RIGHT OF WAY OF IMESON ROAD, A 80 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°06'50" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,398.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2886.75 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 303.02 FEET TO THE SOUTHWEST CORNER OF TRACT "B" OF SAID PLAT OF PRITCHARD PLANTATION - PHASE 1A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°07'16" WEST, 302.88 FEET; THENCE EASTERLY ALONG AND AROUND THE BOUNDARY OF AFOREMENTIONED PLAT OF PRITCHARD PLANTATION - PHASE 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1, THENCE NORTH 88°21'36" EAST, A DISTANCE OF 34.68 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET; COURSE NO. 2, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 60.13 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°00'28" EAST, 304.97 FEET; COURSE NO. 3, THENCE SOUTH 19°33'22" WEST, A DISTANCE OF 39.53 FEET; COURSE NO. 4, THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 120.30 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 150.00 FEET; COURSE NO. 5, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 312.12 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°31'29" EAST, 264.93 FEET; COURSE NO. 6, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 40.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61± 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 FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PRITCHARD PLANTATION PHASE 4, 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, LANES, COURTS, UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS (UDAE), AND ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, TRACT "B" (LANDSCAPE BUFFER & BERM), TRACT "C" (LANDSCAPE BUFFER & BERM), TRACT "D" (WETLAND BUFFER), TRACT "E" (WETLAND), TRACTS "A" & "F" (STORMWATER MANAGEMENT FACILITIES), AND TRACT "G" (OPEN SPACE) 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:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS WHICH THESE EASEMENTS TRAVERSE. ALL WATER WHICH MAY FALL ON OR COME UPON ALL LANES, AND COURTS, AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL LANES, AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- (2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE 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 LAKE/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

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 JAMIE'S HIDEAWAY. 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.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 DAY OF October, 2019.

PRITCHARD POINT II LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: DANIEL BANCHARD
WITNESS: [Signature]
PRINT NAME: Clarence Houston

NOTARY FOR PRITCHARD POINT LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 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.
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
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 87-88 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 11th DAY OF NOVEMBER, A.D., 2019.

[Signature]
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK
[Seal]

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

11/6/19
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 4th DAY OF November, 2019.

[Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR NUMBER 6902

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 22nd DAY OF Oct, A.D. 2019.

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



CONSENT AND JOINDER TO PLAT DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 18624 PAGE 944 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:

[Signature]
PRINT NAME: John Gislason
[Signature]
PRINT NAME: Anthony Sharp

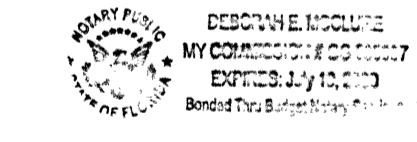
[Signature]
BY: [Signature]
PRINT NAME: Philip A. Fremont
ITS: Vice President

NOTARY FOR D.R. HORTON INC.-JACKSONVILLE, DELAWARE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF Oct, 2019, BY PHILIP A. FREMONT, AS VICE PRESIDENT OF D.R. HORTON INC.-JACKSONVILLE, DELAWARE COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
PRINT NAME: Deborah E. Murrell

MY COMMISSION EXPIRES: 7/10/20
SERIAL NUMBER: _____



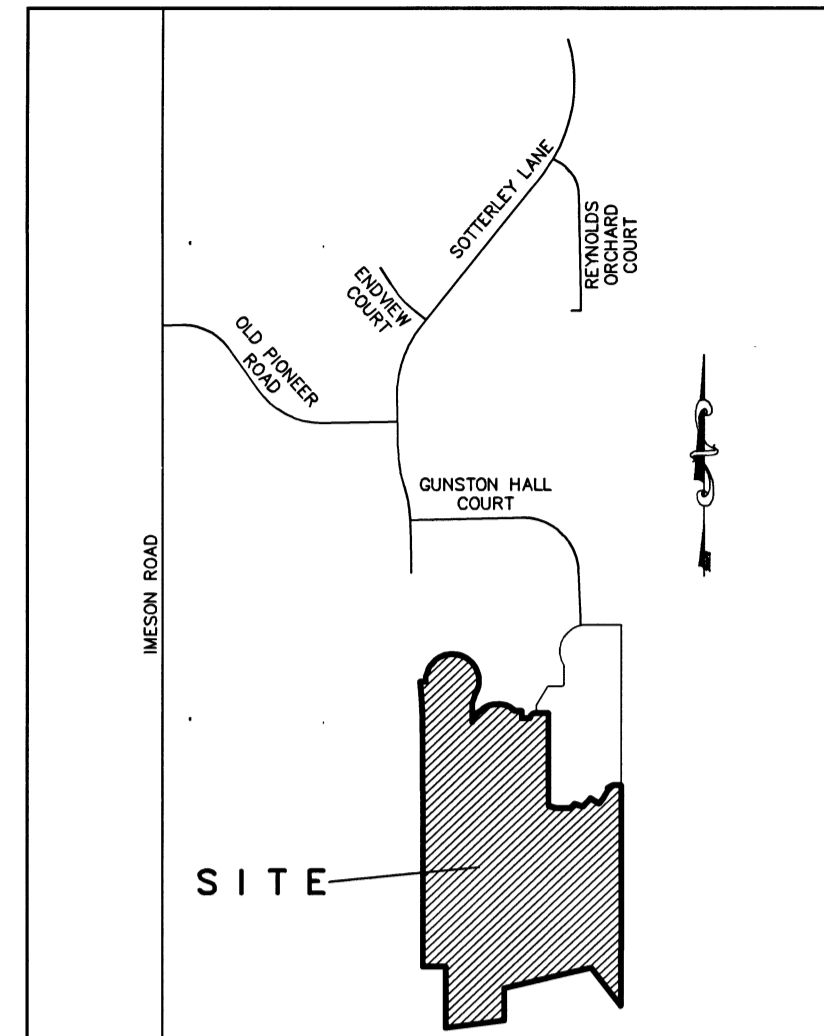
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

(PLAT) CDN# 6842.007
(PLANS) CDN# 6842.002

PRITCHARD PLANTATION PHASE 4

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

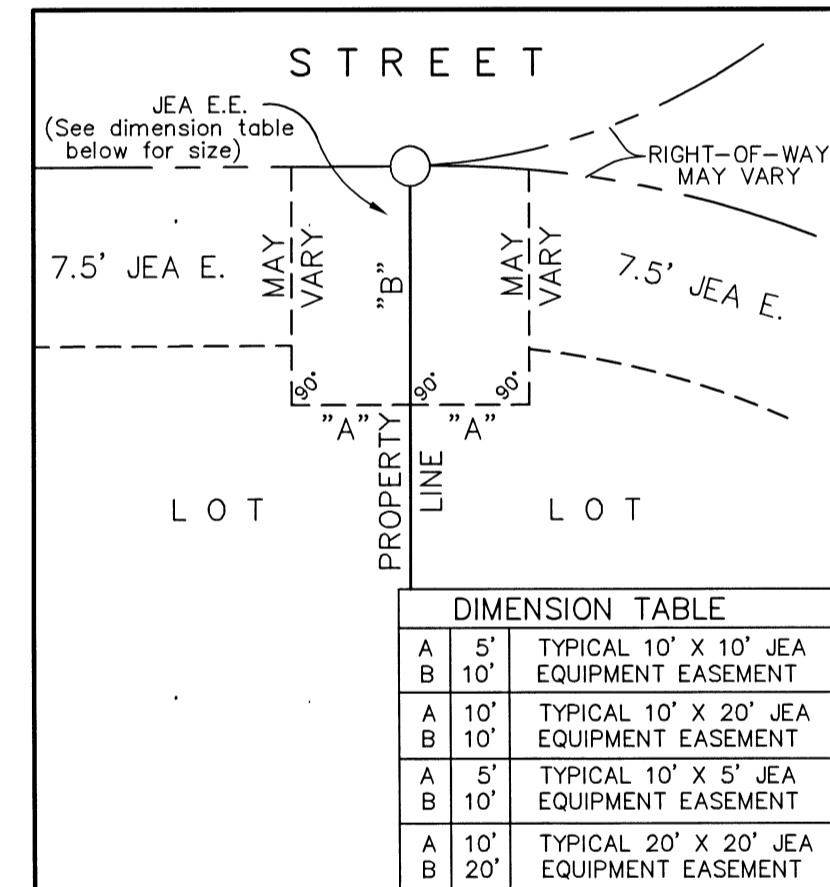
POINT	NORTHING	EASTING	DESCRIPTION
1	2188527.96	412442.11	PRM - NW CORNER OF TRACT "B"
2	2186826.98	412461.37	PRM - SW CORNER OF TRACT "B"



VICINITY MAP
(NOT TO SCALE)

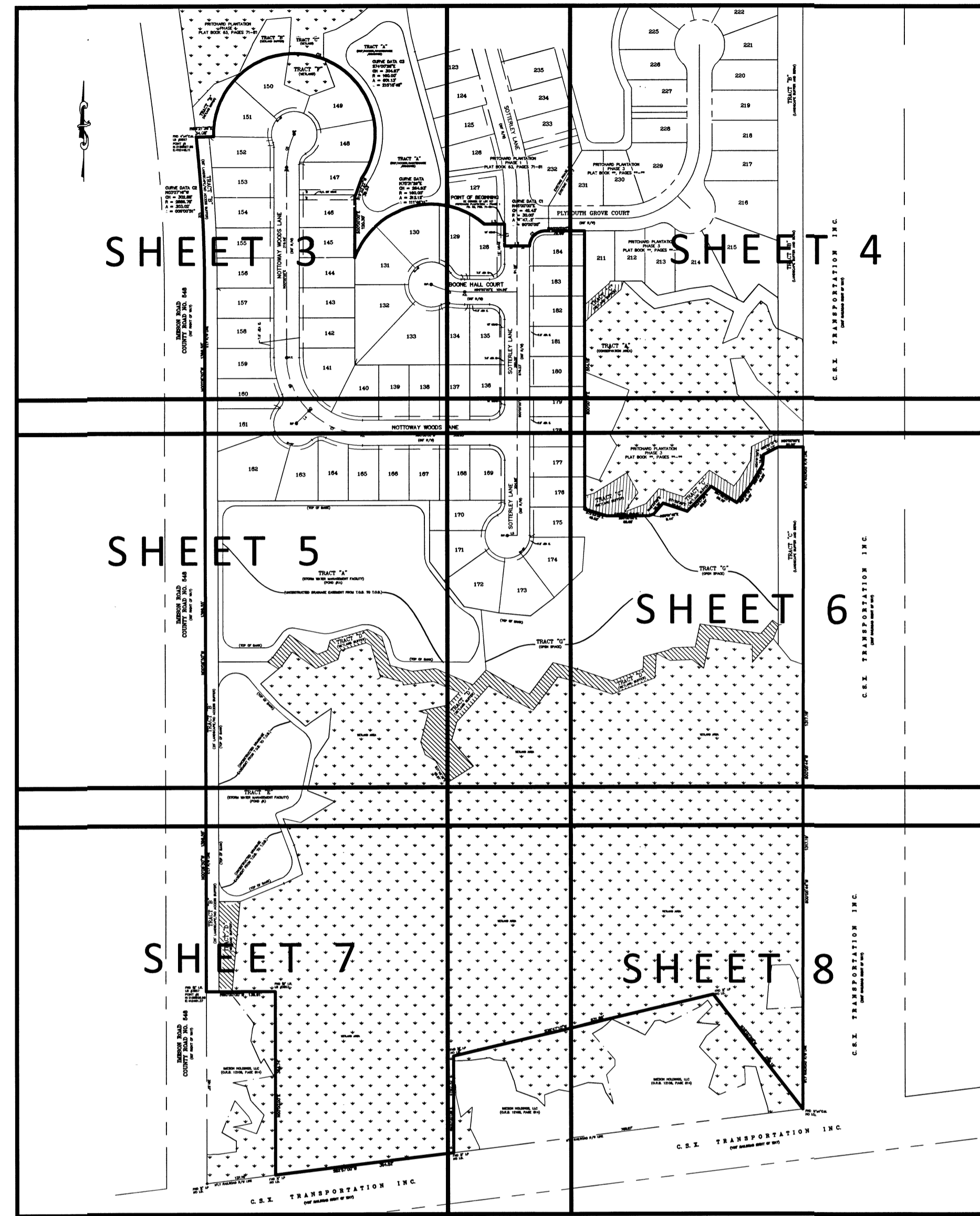
LEGEND

- TOB TOP OF BANK
- 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
- CI CURVE DATA
- L1 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"

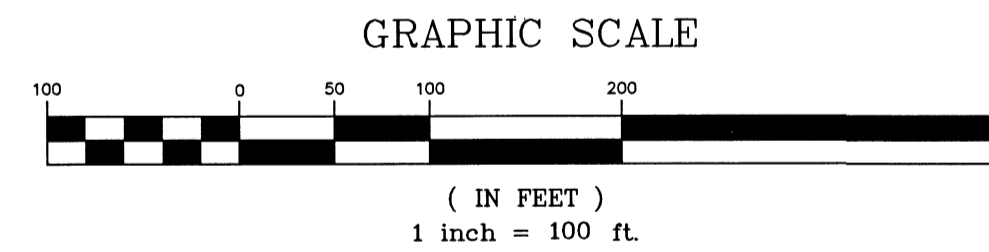


JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)

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

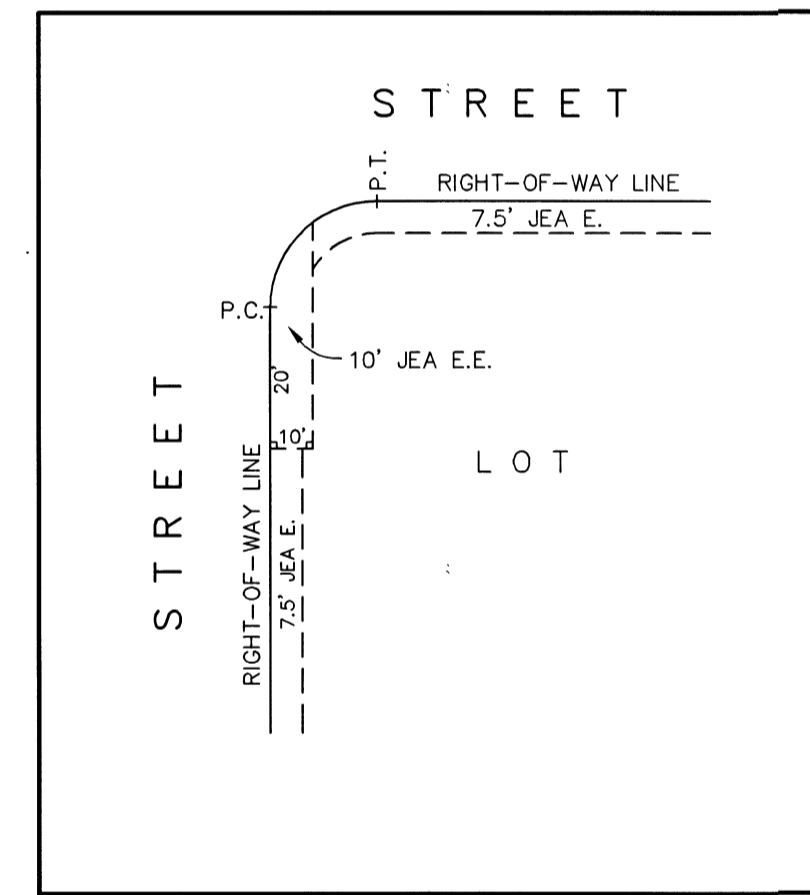


KEY MAP
(NOT TO SCALE)



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.
-THE FIRM DELINEATIONS ON THIS 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 FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN 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 IN 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.
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. JOHN'S WATER MANAGEMENT DISTRICT DATED NOVEMBER 15, 2008 AND RECORDED IN OFFICIAL RECORDS BOOK 13829, PAGE 397, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
12. CONSERVATION EASEMENT IN FAVOR OF ST. JOHN'S WATER MANAGEMENT DISTRICT DATED NOVEMBER 20, 2010 AND RECORDED IN OFFICIAL RECORDS BOOK 15448, 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
904-279-0088
LICENSED BUSINESS NO. 3857

(PLAT) CDN#: 6842.007
(PLANS) CDN#: 6842.002

PRITCHARD PLANTATION PHASE 4

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

PRITCHARD PLANTATION
PHASE 4
PLAT BOOK 63, PAGES 71-81

(CONSERVATION EASEMENT #15A)
(O.R.B. 15449, PAGE 1038)

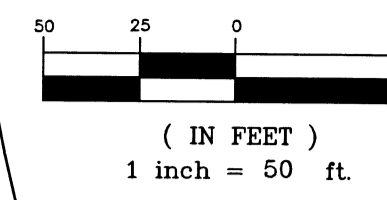
TRACT "B"
(WETLAND BUFFER)

TRACT "C"
(WETLAND)

CURVE DATA
S74°00'28"E
CH = 304.97'
R = 160.13'
A = 601.13'
Δ = 215'15"49"

TRACT "A"
(SWF / ACCESS, MAINTENANCE / DRAINAGE)

GRAPHIC SCALE



PLAT BOOK 74 PAGE 89

SHEET 3 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°00'00"W	43.75'
L2	S90°00'00"E	50.00'
L3	N90°00'00"E	40.40'
L4	S45°00'00"W	35.00'
L6	S08°22'30"W	62.27'
L7	S66°07'55"E	55.14'
L8	S19°19'06"W	36.89'
L9	N69°52'41"E	52.65'
L10	N20°19'45"W	58.00'
L49	S88°24'12"E	7.20'
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CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S77°15'38"E	68.01'	154.20'	68.57'	025°28'45"
C4	S45°00'00"E	212.13'	150.00'	235.62'	090°00'00"
C5	S12°44'22"W	68.01'	154.20'	68.57'	025°28'45"
C6	S22°30'05"E	114.78'	149.92'	117.79'	045°00'56"
C7	S67°29'25"E	114.82'	149.91'	117.83'	045°02'02"
C22	S10°39'30"W	45.39'	45.00'	47.58'	060°34'31"
C23	S42°00'18"W	1.66'	45.00'	1.66'	002°07'05"
C24	N09°16'10"E	27.81'	25.00'	29.49'	067°35'20"
C25	S19°05'31"E	33.14'	175.00'	33.19'	010°51'58"
C26	S06°49'28"E	41.60'	174.60'	41.69'	013°40'55"
C27	N10°53'36"W	9.45'	25.00'	9.51'	021°47'12"
C28	S14°51'49"E	10.85'	45.00'	10.87'	013°50'46"
C29	S16°15'49"W	36.90'	45.00'	38.02'	048°24'30"
C30	S77°31'38"W	54.24'	45.00'	58.21'	074°07'10"
C31	N38°09'50"W	41.21'	45.00'	42.80'	054°29'54"
C32	N24°32'34"E	52.21'	45.00'	55.70'	070°54'53"
C33	S35°30'33"W	20.73'	25.00'	21.37'	048°58'55"
C34	S05°30'33"W	4.80'	25.00'	4.81'	011°01'05"
C35	S20°09'17"W	118.81'	160.00'	121.72'	043°35'19"
C36	S64°07'02"W	120.74'	160.00'	123.81'	044°20'11"
C37	N80°48'21"W	71.49'	160.00'	72.10'	025°49'04"
C38	N38°59'11"W	154.70'	160.00'	161.47'	057°49'17"
C39	N05°10'33"E	84.18'	160.00'	85.18'	030°30'12"
C40	N27°01'33"E	36.77'	160.00'	36.85'	013°11'47"
C41	S30°06'40"E	125.39'	124.98'	131.35'	060°13'02"
C42	S75°06'30"E	64.25'	125.00'	64.98'	029°47'00"
C43	N45°00'00"E	42.44'	30.00'	47.14'	090°01'29"
C44	N45°00'00"W	42.43'	30.00'	47.12'	090°00'00"
C45	S85°11'40"E	30.02'	179.20'	30.06'	009°36'40"
C46	S81°05'37"W	15.88'	25.00'	16.16'	037°02'05"
C47	N65°42'52"E	4.93'	45.00'	4.93'	006°16'34"
C48	S79°01'17"E	47.86'	45.00'	50.46'	064°15'07"
C49	S23°26'57"E	35.81'	45.00'	36.83'	046°53'34"
C50	S23°26'42"W	35.81'	45.00'	36.83'	046°53'43"
C51	S79°01'12"W	47.86'	45.00'	50.47'	064°15'18"
C52	N49°30'10"W	29.82'	45.00'	30.39'	038°41'58"
C53	S58°28'48"E	23.73'	25.00'	24.72'	056°39'13"
C54	N45°00'00"E	42.43'	30.00'	47.12'	090°00'00"
C55	S33°16'03"W	75.40'	160.00'	76.11'	027°15'20"
C56	S71°21'34"W	132.52'	160.00'	136.63'	048°55'42"
C57	N72°51'39"W	62.79'	160.00'	63.20'	022°37'53"
C58	N55°04'04"W	36.10'	160.00'	36.18'	012°57'17"
C59	N00°07'51"W	1.73'	2911.75'	1.73'	000°02'03"
C60	N00°44'18"W	60.00'	2911.75'	60.01'	001°10'51"
C61	N01°55'09"W	60.03'	2911.75'	60.03'	001°10'53"
C62	N03°06'04"W	60.09'	2911.75'	60.09'	001°10'57"
C63	N04°17'04"W	60.17'	2911.75'	60.17'	001°11'02"
C64	N05°28'58"W	61.65'	2911.75'	61.65'	001°12'47"

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

IMESON ROAD
COUNTY ROAD NO. 648
(80' PUBLIC RIGHT OF WAY)

N00°06'50"W - 1388.55'

N00°06'50"W - 421.95'

FND 4"x4" C.M.
LB #3857
POINT #1
N:2188527.96
E:412442.11

CURVE DATA
N03°07'16"W
CH = 302.88'
R = 2886.75'
A = 303.02'
Δ = 006°00'51"

TRACT "E"
(25' LANDSCAPE/AN ACCESS BUFFER)

TRACT "D"
(WETLAND BUFFER)

TRACT "A"
(SWF / ACCESS, MAINTENANCE / DRAINAGE)

TRACT "B"
(WETLAND BUFFER)

TRACT "C"
(WETLAND)

TRACT "D"
(WETLAND BUFFER)

TRACT "E"
(25' LANDSCAPE/AN ACCESS BUFFER)

TRACT "F"
(WETLAND)

TRACT "G"
(WETLAND BUFFER)

TRACT "H"
(WETLAND)

TRACT "I"
(WETLAND BUFFER)

TRACT "J"
(WETLAND)

TRACT "K"
(WETLAND BUFFER)

TRACT "L"
(WETLAND)

TRACT "M"
(WETLAND BUFFER)

TRACT "N"
(WETLAND)

TRACT "O"
(WETLAND BUFFER)

TRACT "P"
(WETLAND)

TRACT "Q"
(WETLAND BUFFER)

TRACT "R"
(WETLAND)

TRACT "S"
(WETLAND BUFFER)

TRACT "T"
(WETLAND)

TRACT "U"
(WETLAND BUFFER)

TRACT "V"
(WETLAND)

TRACT "W"
(WETLAND BUFFER)

TRACT "X"
(WETLAND)

TRACT "Y"
(WETLAND BUFFER)

TRACT "Z"
(WETLAND)

TRACT "AA"
(WETLAND BUFFER)

TRACT "AB"
(WETLAND)

TRACT "AC"
(WETLAND BUFFER)

TRACT "AD"
(WETLAND)

TRACT "AE"
(WETLAND BUFFER)

TRACT "AF"
(WETLAND)

TRACT "AG"
(WETLAND BUFFER)

TRACT "AH"
(WETLAND)

TRACT "AI"
(WETLAND BUFFER)

TRACT "AJ"
(WETLAND)

TRACT "AK"
(WETLAND BUFFER)

TRACT "AL"
(WETLAND)

TRACT "AM"
(WETLAND BUFFER)

TRACT "AN"
(WETLAND)

TRACT "AO"
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TRACT "AQ"
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TRACT "BQ"
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TRACT "BZ"
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TRACT "CA"
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TRACT "CB"
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TRACT "CC"
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TRACT "CD"
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TRACT "CE"
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TRACT "CF"
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TRACT "CG"
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TRACT "CH"
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TRACT "CI"
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TRACT "CK"
(WETLAND BUFFER)

TRACT "CL"
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TRACT "CM"
(WETLAND BUFFER)

TRACT "CN"
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TRACT "CO"
(WETLAND BUFFER)

TRACT "CP"
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TRACT "CQ"
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TRACT "CR"
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TRACT "CS"
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TRACT "CT"
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TRACT "CU"
(WETLAND BUFFER)

TRACT "CV"
(WETLAND)

TRACT "CW"
(WETLAND BUFFER)

TRACT "CX"
(WETLAND)

TRACT "CY"
(WETLAND BUFFER)

TRACT "CZ"
(WETLAND)

TRACT "DA"
(WETLAND BUFFER)

TRACT "DB"
(WETLAND)

TRACT "DC"
(WETLAND BUFFER)

TRACT "DD"
(WETLAND)

TRACT "DE"
(WETLAND BUFFER)

TRACT "DF"
(WETLAND)

TRACT "DG"
(WETLAND BUFFER)

TRACT "DH"
(WETLAND)

TRACT "DI"
(WETLAND BUFFER)

TRACT "DJ"
(WETLAND)

TRACT "DK"
(WETLAND BUFFER)

TRACT "DL"
(WETLAND)

TRACT "DM"
(WETLAND BUFFER)

TRACT "DN"
(WETLAND)

TRACT "DO"
(WETLAND BUFFER)

TRACT "DP"
(WETLAND)

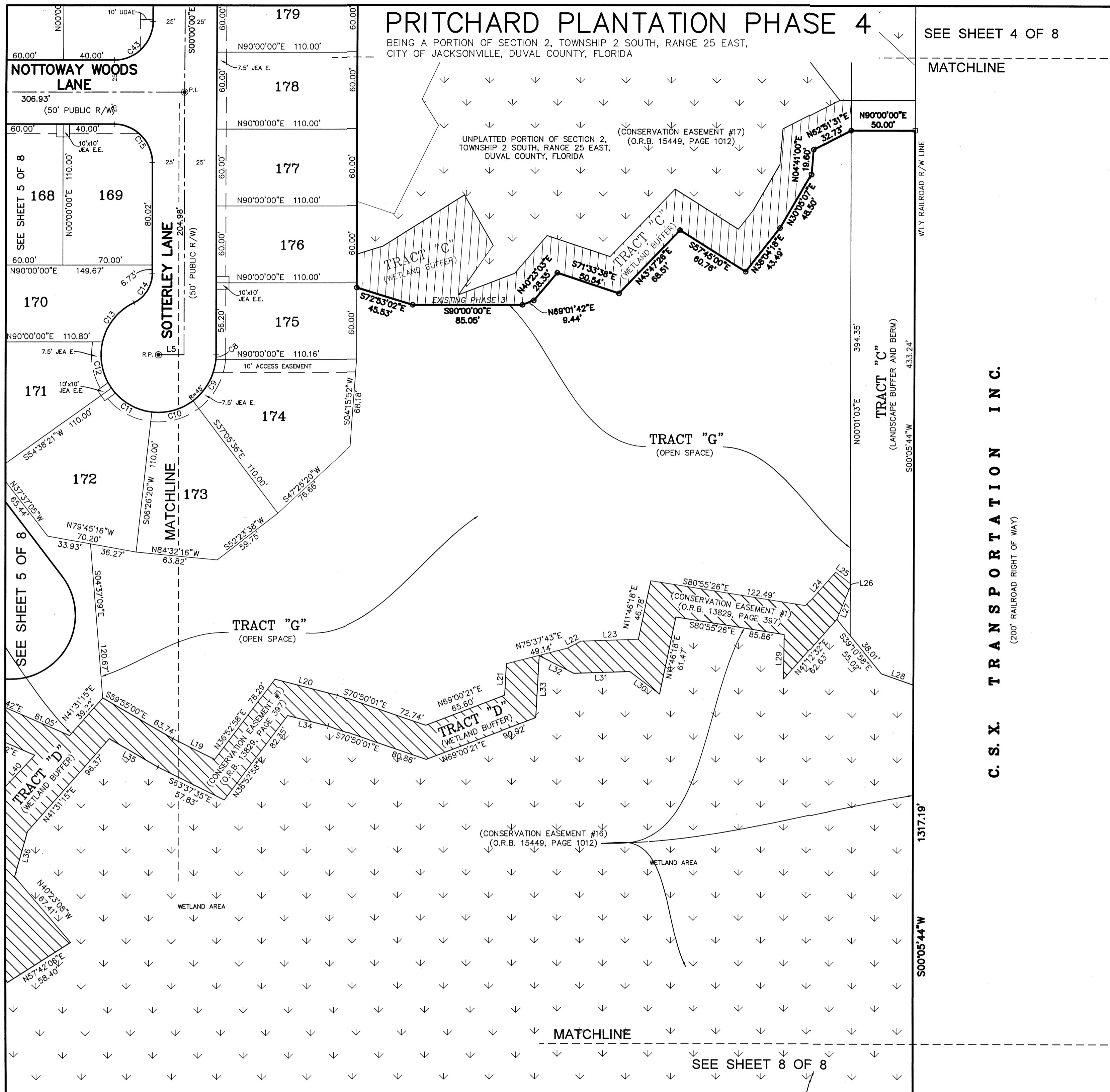
TRACT "DQ"
(WETLAND BUFFER)

TRACT "DR"
(WETLAND)

TRACT "DS"
(WETLAND BUFFER)

TRACT "DT"
(WETLAND)

TRACT "DU"
(WETLAND



PRITCHARD PLANTATION PHASE 4

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

SEE SHEET 4 OF 8

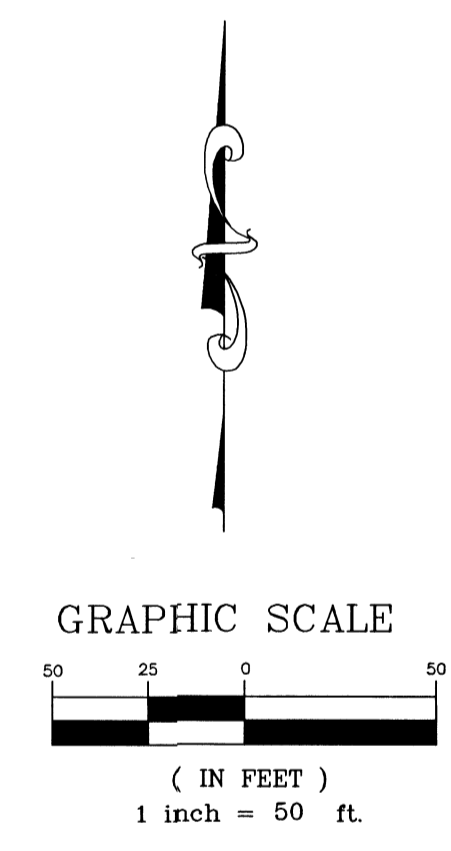
PLAT BOOK 74 PAGE 92

SHEET 6 OF 8 SHEETS
SEE SHEET 2 FOR LEGEND & GENERAL NOTES

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C8	N02°24'25"E	3.78'	45.00'	3.78'	004°48'48"
C9	N28°51'36"E	36.67'	45.00'	37.77'	048°05'35"
C10	N74°40'22"E	33.37'	45.00'	34.19'	043°31'56"
C11	S59°27'39"E	36.75'	45.00'	37.86'	048°12'01"
C12	S11°15'38"E	36.75'	45.00'	37.86'	048°12'01"
C13	S38°43'42"W	39.30'	45.00'	40.67'	051°46'39"
C14	N32°18'31"E	26.72'	25.00'	28.19'	064°37'02"
C15	N45°00'00"W	42.43'	30.00'	47.12'	090°00'00"
C43	N45°00'00"E	42.44'	30.00'	47.14'	090°01'29"

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N90°00'00"E	20.00'
L19	S63°37'35"E	36.23'
L20	S75°31'58"E	50.59'
L21	N03°09'28"E	24.68'
L22	N62°04'08"E	11.76'
L23	N88°04'25"E	44.61'
L24	N41°12'32"E	35.22'
L25	S52°09'59"E	14.46'
L26	S00°01'03"W	2.43'
L27	S22°11'29"W	27.51'
L28	S70°31'35"E	26.92'
L29	S00°46'08"W	34.72'
L30	S52°49'06"E	29.11'
L31	N88°04'25"E	43.61'
L32	S63°03'17"E	30.32'
L33	N03°09'28"E	48.47'
L34	S75°31'58"E	32.83'
L35	S59°55'00"E	44.10'
L36	N15°46'45"E	36.90'

C.S.X. TRANSPORTATION INC.
(200' RAILROAD RIGHT OF WAY)

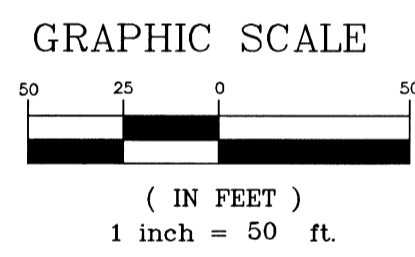


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3751 SAN JOSE PLACE SUITE 15
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904-279-0088
LICENSED BUSINESS NO. 3857
(PLAT) CDN#: 6842.007
(PLANS) CDN#: 6842.002

PRITCHARD PLANTATION PHASE 4

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L48	S77°27'55"E	36.43'



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LICENSED BUSINESS NO. 3857

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

IMESON HOLDINGS, LLC
(O.R.B. 12108, PAGE 814)

IMESON HOLDINGS, LLC
(O.R.B. 12108, PAGE 814)

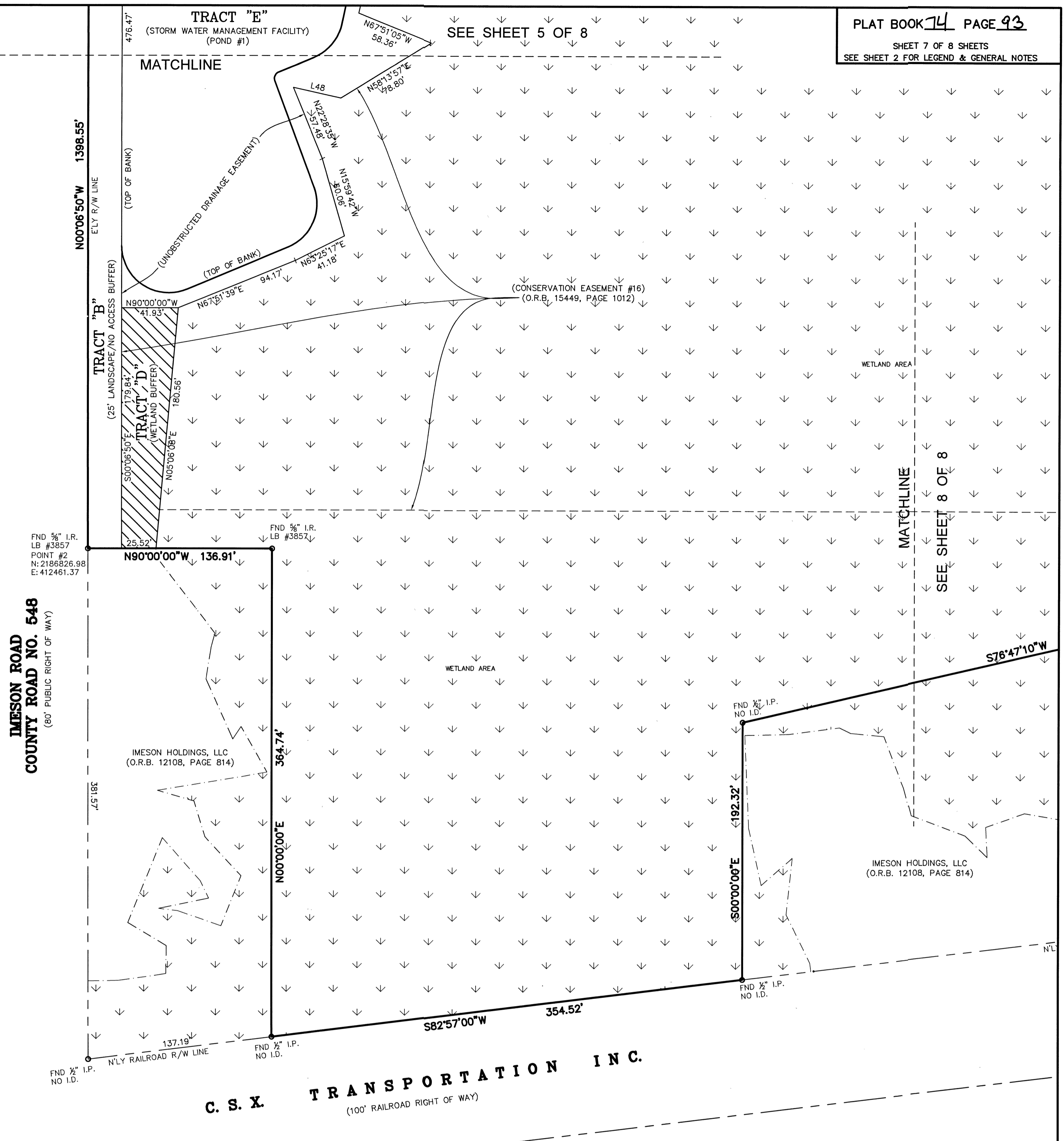
TRACT "B"
(STORM WATER MANAGEMENT FACILITY)
(POND #1)

SEE SHEET 5 OF 8

PLAT BOOK 74 PAGE 93
SHEET 7 OF 8 SHEETS
SEE SHEET 2 FOR LEGEND & GENERAL NOTES

C. S. X. TRANSPORTATION INC.
(100' RAILROAD RIGHT OF WAY)

(PLAT) CDN# 6842.007
(PLANS) CDN# 6842.002

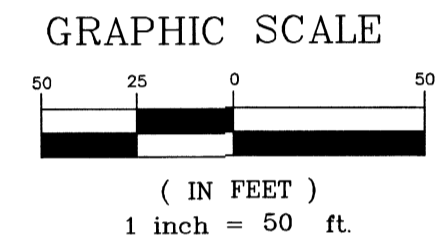
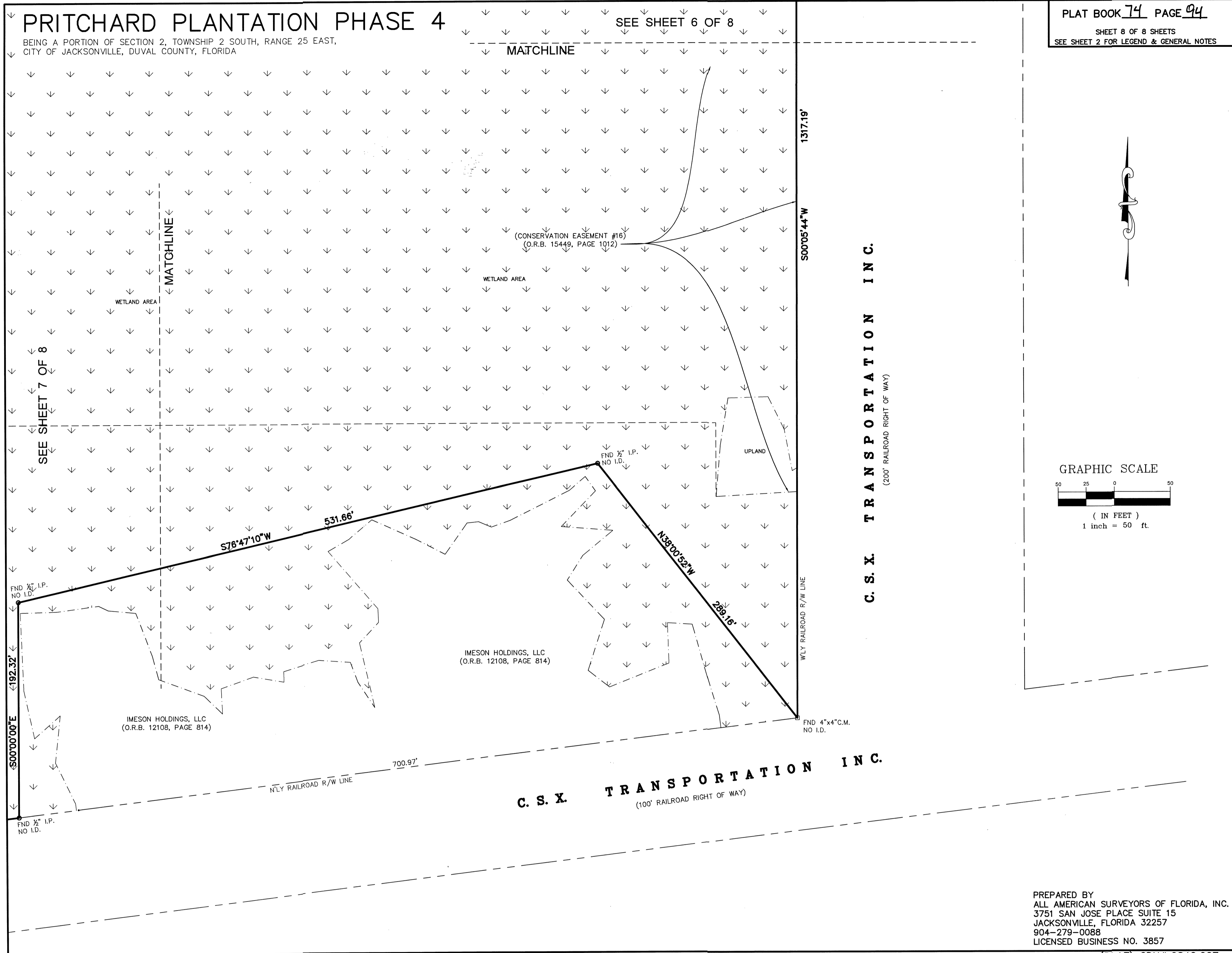


PRITCHARD PLANTATION PHASE 4

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

SEE SHEET 6 OF 8

PLAT BOOK 74 PAGE 94
SHEET 8 OF 8 SHEETS
SEE SHEET 2 FOR LEGEND & GENERAL NOTES



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