



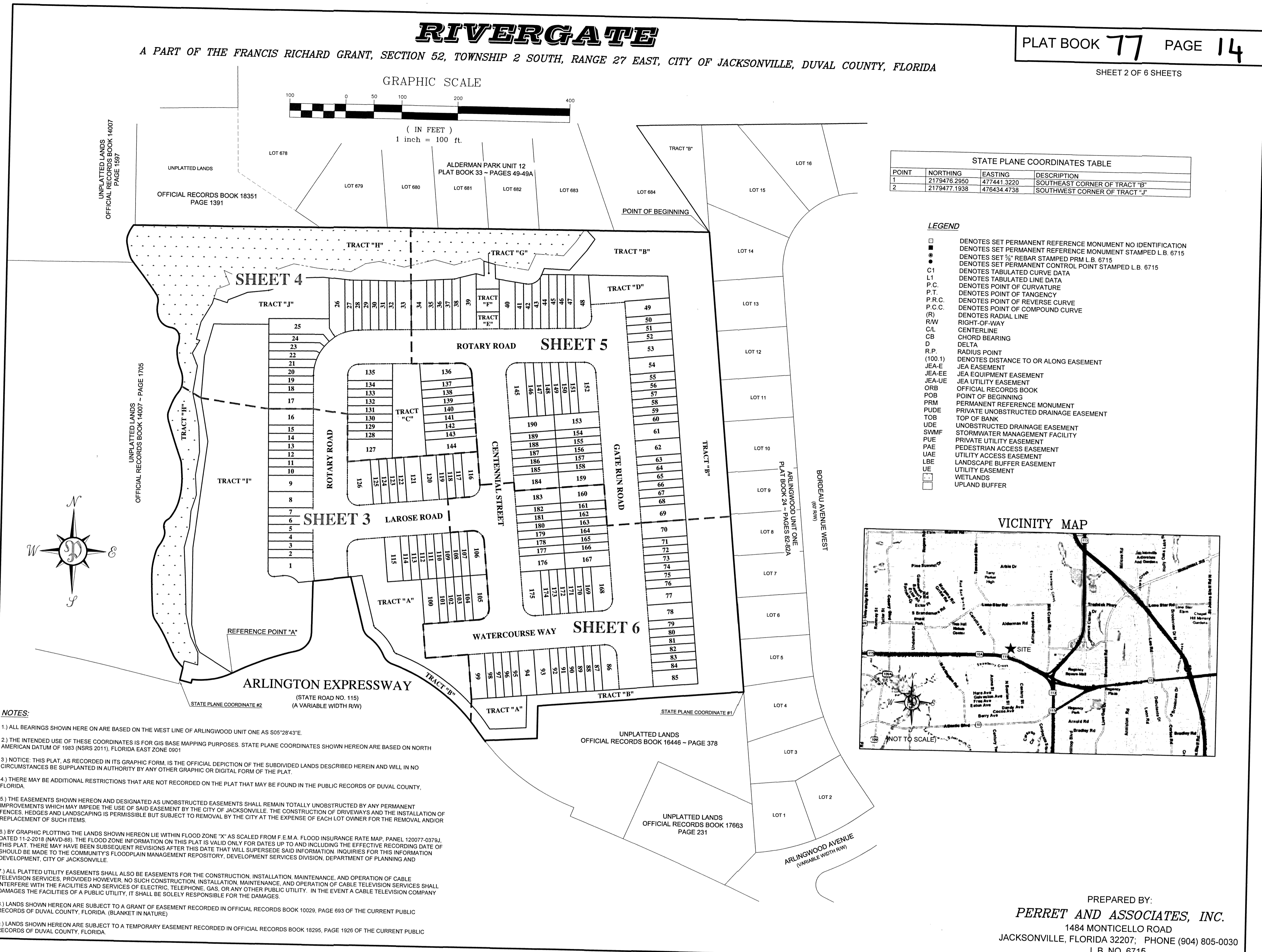
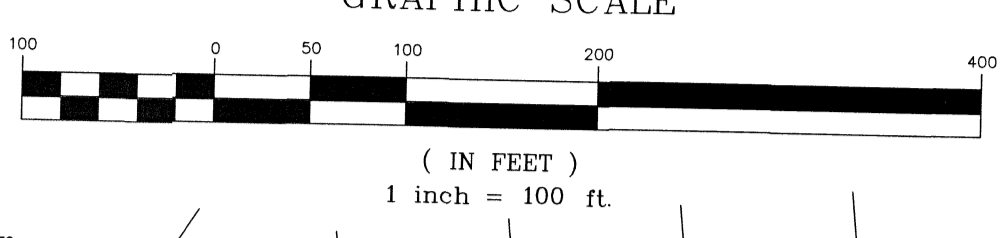
# RIVERGATE

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 77 PAGE 14

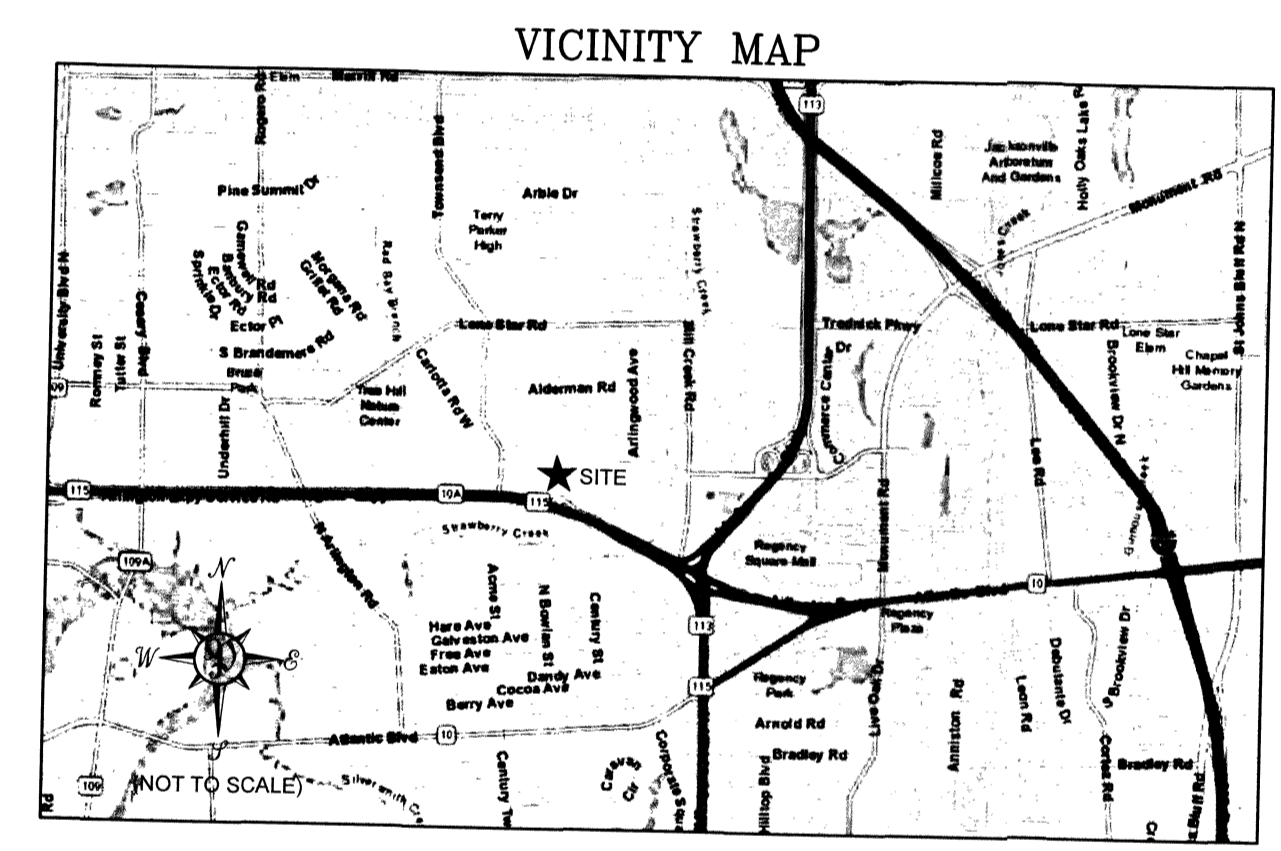
SHEET 2 OF 6 SHEETS

GRAPHIC SCALE



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2179476.2950	1477441.3220	SOUTHEAST CORNER OF TRACT "B"
2	2179477.1938	476434.4738	SOUTHWEST CORNER OF TRACT "J"

- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT NO IDENTIFICATION
  - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - C1 DENOTES TABULATED CURVE DATA
  - L1 DENOTES TABULATED LINE DATA
  - P.C. DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.R.C. DENOTES POINT OF REVERSE CURVE
  - P.C.C. DENOTES POINT OF COMPOUND CURVE
  - (R) DENOTES RADIAL LINE
  - R/W RIGHT-OF-WAY
  - CL CENTERLINE
  - CB CHORD BEARING
  - Δ DELTA
  - R.P. RADIUS POINT
  - (100 1) DENOTES DISTANCE TO OR ALONG EASEMENT
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - JEA-UE JEA UTILITY EASEMENT
  - ORB OFFICIAL RECORDS BOOK
  - POB POINT OF BEGINNING
  - PRM PERMANENT REFERENCE MONUMENT
  - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
  - TOB TOP OF BANK
  - UDE UNOBSTRUCTED DRAINAGE EASEMENT
  - SWMF STORMWATER MANAGEMENT FACILITY
  - PUE PRIVATE UTILITY EASEMENT
  - PAE PEDESTRIAN ACCESS EASEMENT
  - UAE UTILITY ACCESS EASEMENT
  - LBEL LANDSCAPE BUFFER EASEMENT
  - UE UTILITY EASEMENT
  - WETLANDS WETLANDS
  - UPLAND BUFFER UPLAND BUFFER



- NOTES:**
- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WEST LINE OF ARLINGWOOD UNIT ONE AS S05°28'43"E.
  - 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
  - 3.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
  - 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - 5.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPERE 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 RECORDATION BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
  - 6.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS CALLED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0378J, DATED 11-2-2019 (NVD-88). THE FLOOD ZONE INFORMATION ON THIS PLAT IS 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. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
  - 7.) 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 ELECTRIC, TELEPHONE, GAS, OR ANY 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.
  - 8.) LANDS SHOWN HEREON ARE SUBJECT TO A GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10229, PAGE 693 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (BLANKET IN NATURE)
  - 9.) LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 18295, PAGE 1925 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

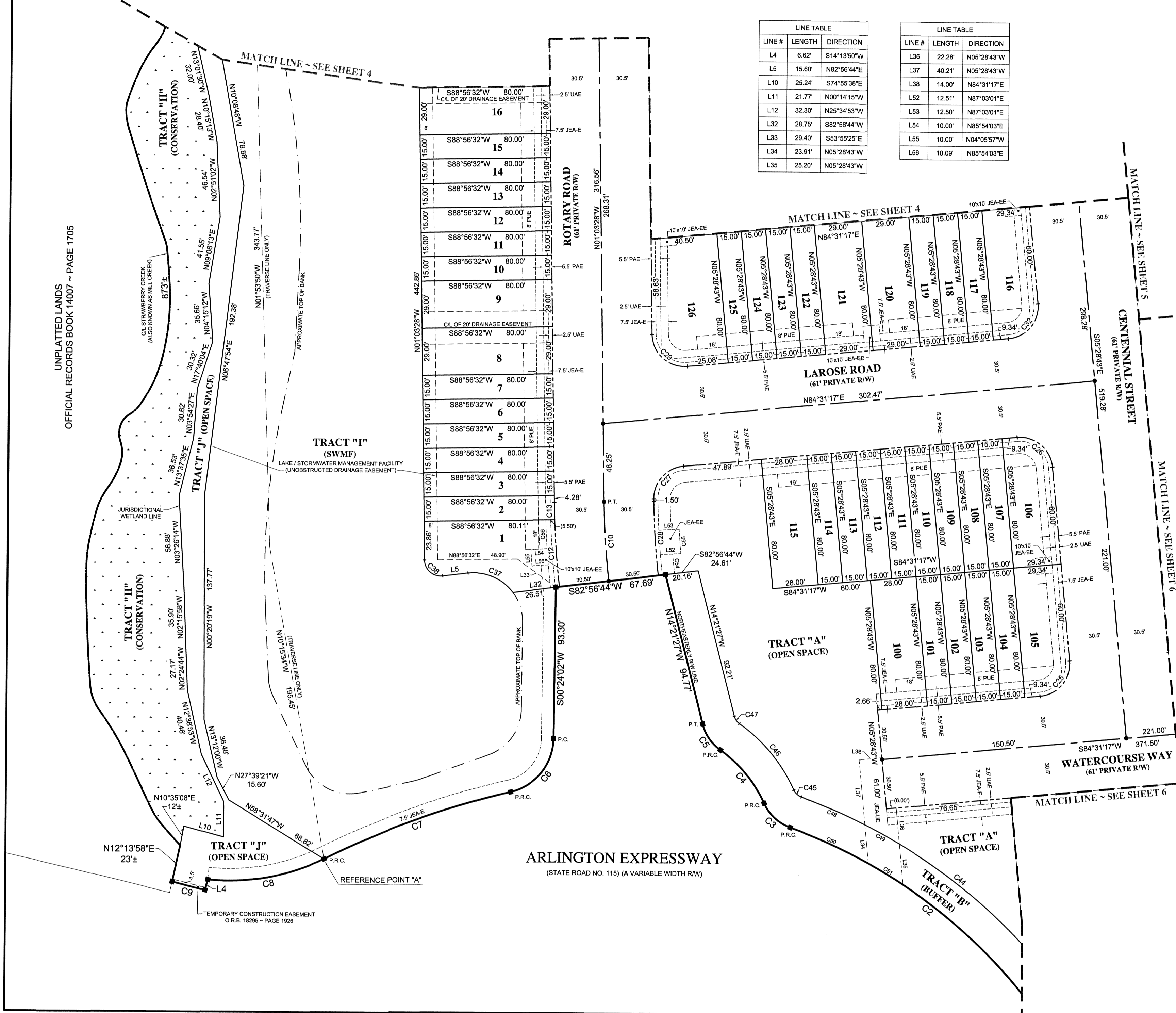
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD  
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
 L.B. NO. 6715

PLAT AND PLANS CITY DEV.# : 9844.000

# RIVERGATE

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

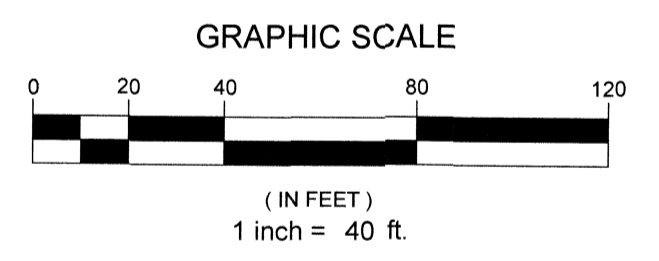
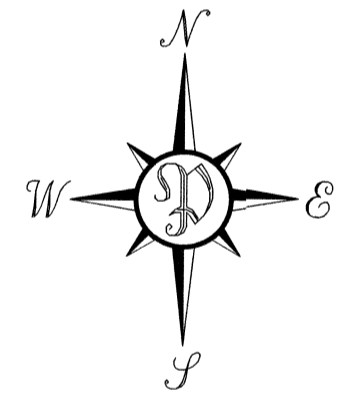
SHEET 3 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L4	6.82	S14°13'50"W
L5	15.60	S82°56'44"E
L10	25.24	S74°55'38"E
L11	21.77	N00°14'15"W
L12	32.30	N25°34'53"W
L32	28.75	S82°56'44"W
L33	29.40	S53°55'25"E
L34	23.91	N05°28'43"W
L35	25.20	N05°28'43"W

LINE #	LENGTH	DIRECTION
L36	22.28	N05°28'43"W
L37	40.21	N05°28'43"W
L38	14.00	N84°31'17"E
L52	12.51	N87°00'01"E
L53	12.50	N87°00'01"E
L54	10.00	N85°54'03"E
L55	10.00	N04°05'57"W
L56	10.00	N85°54'03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	197.70	322.00	35°10'42"	N52°51'35"W	194.61'
C3	22.49	28.00	46°01'12"	N47°26'19"W	21.89'
C4	43.00	81.18	30°20'58"	N39°36'09"W	42.50'
C5	19.76	28.00	40°25'44"	N34°34'01"W	19.35'
C6	45.31	34.00	78°12'52"	S38°30'28"W	42.04'
C7	121.79	521.80	13°21'47"	S89°50'11"W	121.42'
C8	73.42	131.00	32°06'38"	S79°31'32"W	72.48'
C9	20.90	5840.65	0°12'18"	N75°52'20"W	20.90'
C10	48.98	500.00	5°38'46"	N03°51'51"W	48.98'
C12	41.46	530.50	4°28'38"	S04°27'15"E	41.44'
C13	10.72	530.50	1°09'27"	S01°38'12"E	10.72'
C25	31.42	20.00	90°00'00"	N39°31'17"E	28.28'
C26	31.42	20.00	90°00'00"	N50°28'43"W	28.28'
C27	29.87	20.00	85°34'45"	S41°43'54"W	27.17'
C28	45.79	469.50	5°25'16"	S03°51'07"E	45.77'
C29	32.96	20.00	84°25'15"	S48°16'08"E	29.35'
C32	31.42	20.00	90°00'00"	N39°31'17"E	28.28'
C37	31.42	30.00	90°00'00"	N67°03'16"W	30.00'
C38	16.75	10.00	95°59'47"	S49°03'22"E	14.86'
C44	218.64	342.00	38°37'48"	N52°08'02"W	214.94'
C45	6.43	8.00	45°01'12"	N47°26'19"W	6.25'
C46	53.59	101.18	30°20'58"	N39°36'09"W	52.97'
C47	5.64	8.00	40°25'44"	N34°34'01"W	5.53'
C48	42.35	342.00	7°05'39"	N66°54'08"W	42.32'
C49	24.17	342.00	4°02'56"	N81°19'47"W	24.17'
C50	52.59	322.00	9°21'27"	N85°48'12"W	52.53'
C51	24.92	322.00	4°28'03"	N88°52'27"W	24.91'
C54	12.07	459.50	1°30'16"	S05°53'04"E	12.00'
C55	15.00	454.50	1°53'29"	S04°12'38"E	15.00'
C56	17.73	536.00	1°53'44"	S03°09'06"E	17.73'



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD  
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
 L.B. NO. 6715

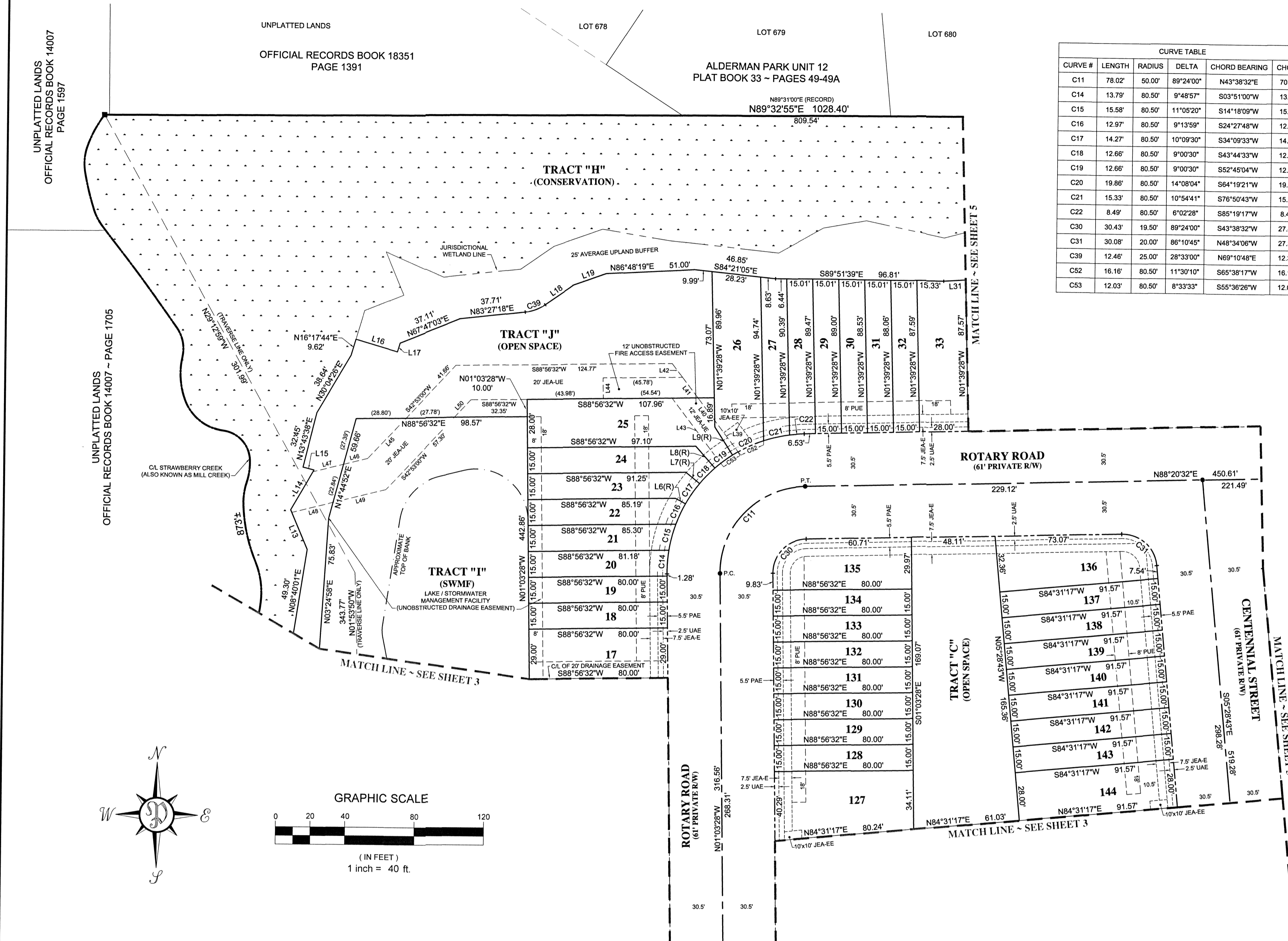
PLAT AND PLANS CITY DEV.# : 9844.000

# RIVERGATE

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

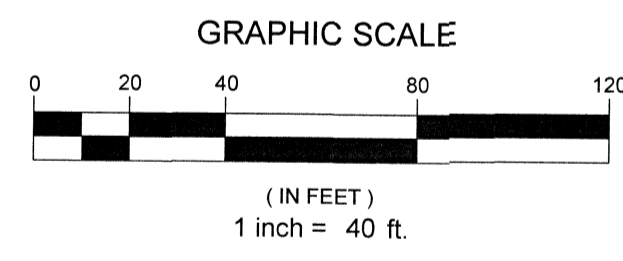
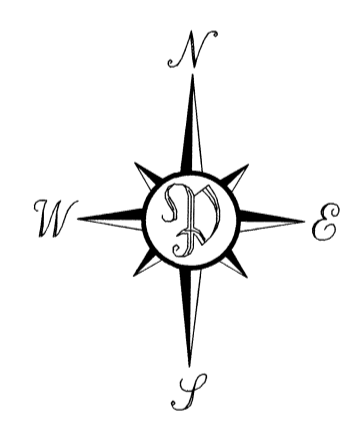
PLAT BOOK 77 PAGE 16

SHEET 4 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	78.02'	50.00'	89°24'00"	N43°38'32"E	70.34'
C14	13.79'	80.50'	9°48'57"	S03°51'00"W	13.77'
C15	15.58'	80.50'	11°05'20"	S14°18'09"W	15.56'
C16	12.97'	80.50'	9°13'59"	S24°27'48"W	12.96'
C17	14.27'	80.50'	10°09'30"	S34°09'33"W	14.25'
C18	12.66'	80.50'	9°00'30"	S43°44'33"W	12.64'
C19	12.66'	80.50'	9°00'30"	S52°45'04"W	12.64'
C20	19.86'	80.50'	14°08'04"	S64°19'21"W	19.81'
C21	15.33'	80.50'	10°54'41"	S76°50'43"W	15.31'
C22	8.49'	80.50'	6°02'28"	S85°19'17"W	8.48'
C30	30.43'	19.50'	89°24'50"	S43°38'32"W	27.43'
C31	30.08'	20.00'	86°10'48"	N48°34'06"W	27.33'
C39	12.48'	25.00'	28°33'00"	N69°10'48"E	12.33'
C52	16.16'	80.50'	11°30'10"	S65°38'17"W	16.13'
C53	12.03'	80.50'	8°33'33"	S55°36'28"W	12.01'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6(R)	6.58'	S60°55'12"E
L7(R)	10.30'	S50°45'42"E
L8(R)	16.74'	S41°45'12"E
L9(R)	16.19'	S32°44'41"E
L13	24.94'	N23°03'48"W
L14	26.60'	N29°49'00"E
L15	6.58'	N75°31'53"W
L16	25.00'	S73°42'16"E
L17	5.33'	N16°17'44"E
L18	19.99'	N54°54'19"E
L19	19.91'	N70°09'16"E
L31	12.69'	N88°16'09"E
L39	22.57'	N37°11'21"W
L40	16.25'	N37°11'21"W
L41	14.86'	N37°11'21"W
L42	9.91'	N37°11'21"W
L43	47.00'	N37°11'21"W
L44	12.00'	S01°03'28"E
L45	32.10'	S42°53'00"W
L46	14.36'	S75°53'21"W
L47	18.11'	S75°53'21"W
L48	24.48'	S75°53'21"W
L49	31.31'	S75°53'21"W
L50	13.89'	S42°53'00"W



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

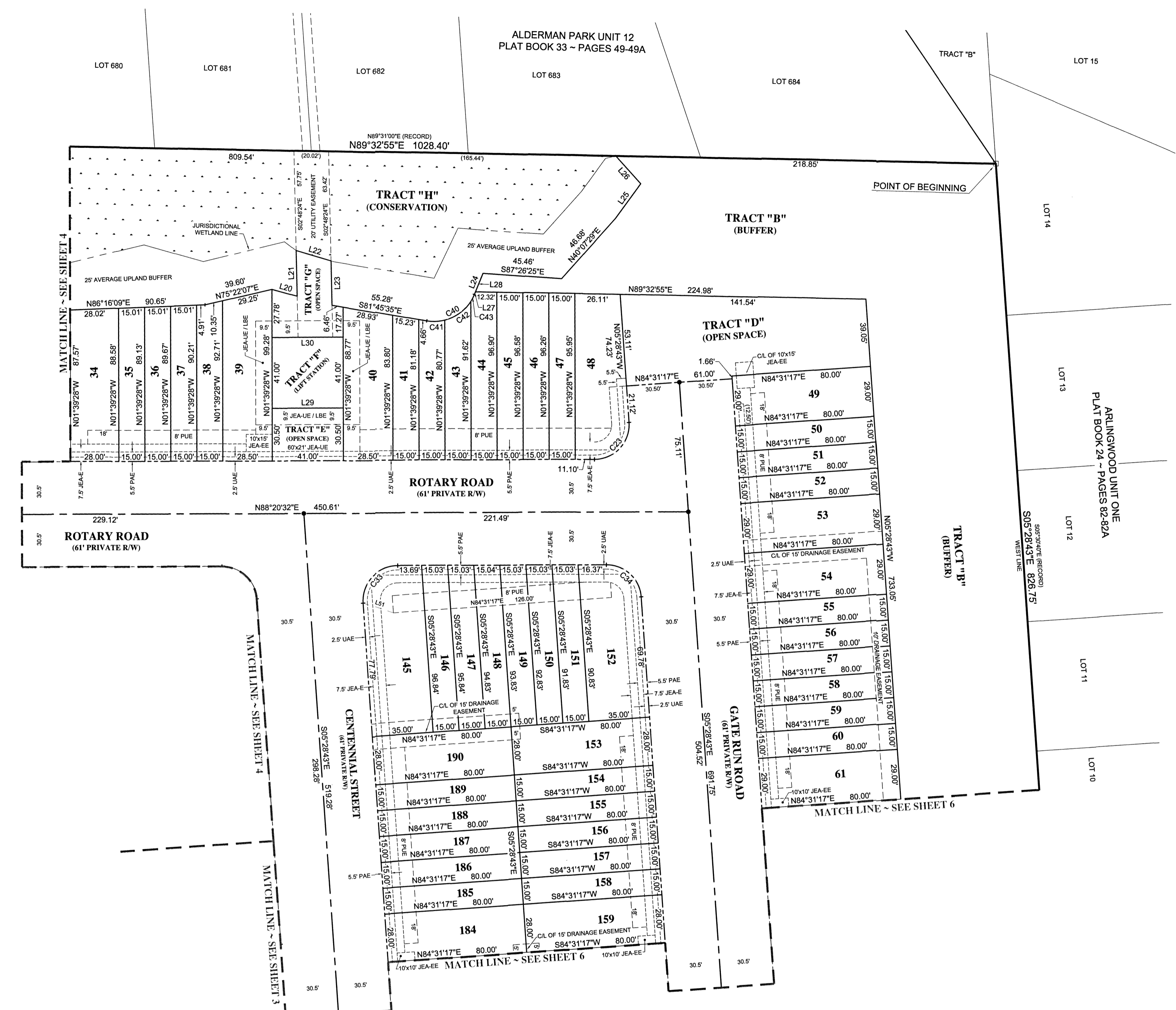
PLAT AND PLANS CITY DEV.# : 9844.000

# RIVERGATE

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

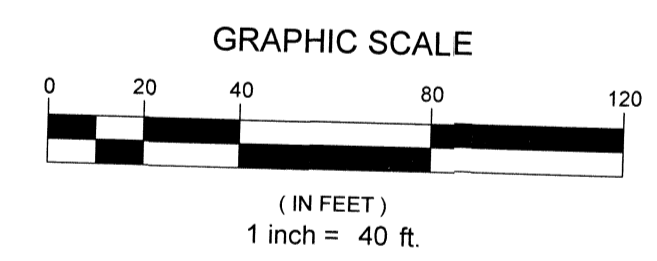
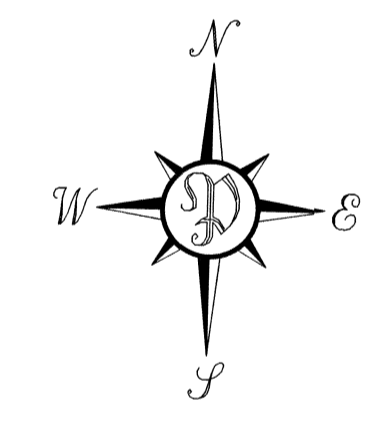
PLAT BOOK 77 PAGE 17

SHEET 5 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	15.08'	S76°03'52"E
L21	26.41'	N02°48'24"W
L22	21.03'	S74°50'07"E
L23	25.67'	S02°48'24"E
L24	13.27'	N02°33'45"E
L25	24.79'	N34°23'08"E
L26	21.56'	N43°17'30"W
L27	1.73'	N20°33'45"E
L28	11.54'	N20°33'45"E
L29	41.00'	S88°20'32"W
L30	41.00'	N88°20'32"E
L31	18.46'	S72°30'57"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	32.75'	20.00'	93°49'15"	S41°25'54"W	29.21'
C33	32.75'	20.00'	93°49'15"	S41°25'54"W	29.21'
C34	30.08'	20.00'	86°10'45"	N48°34'06"W	27.33'
C40	33.89'	25.00'	77°40'40"	N59°24'05"E	31.36'
C41	10.49'	25.00'	24°02'46"	N86°13'02"E	10.42'
C42	18.86'	25.00'	43°27'46"	N52°27'46"E	18.51'
C43	4.44'	25.00'	10°10'08"	N25°36'49"E	4.43'



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD  
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
 L.B. NO. 6715

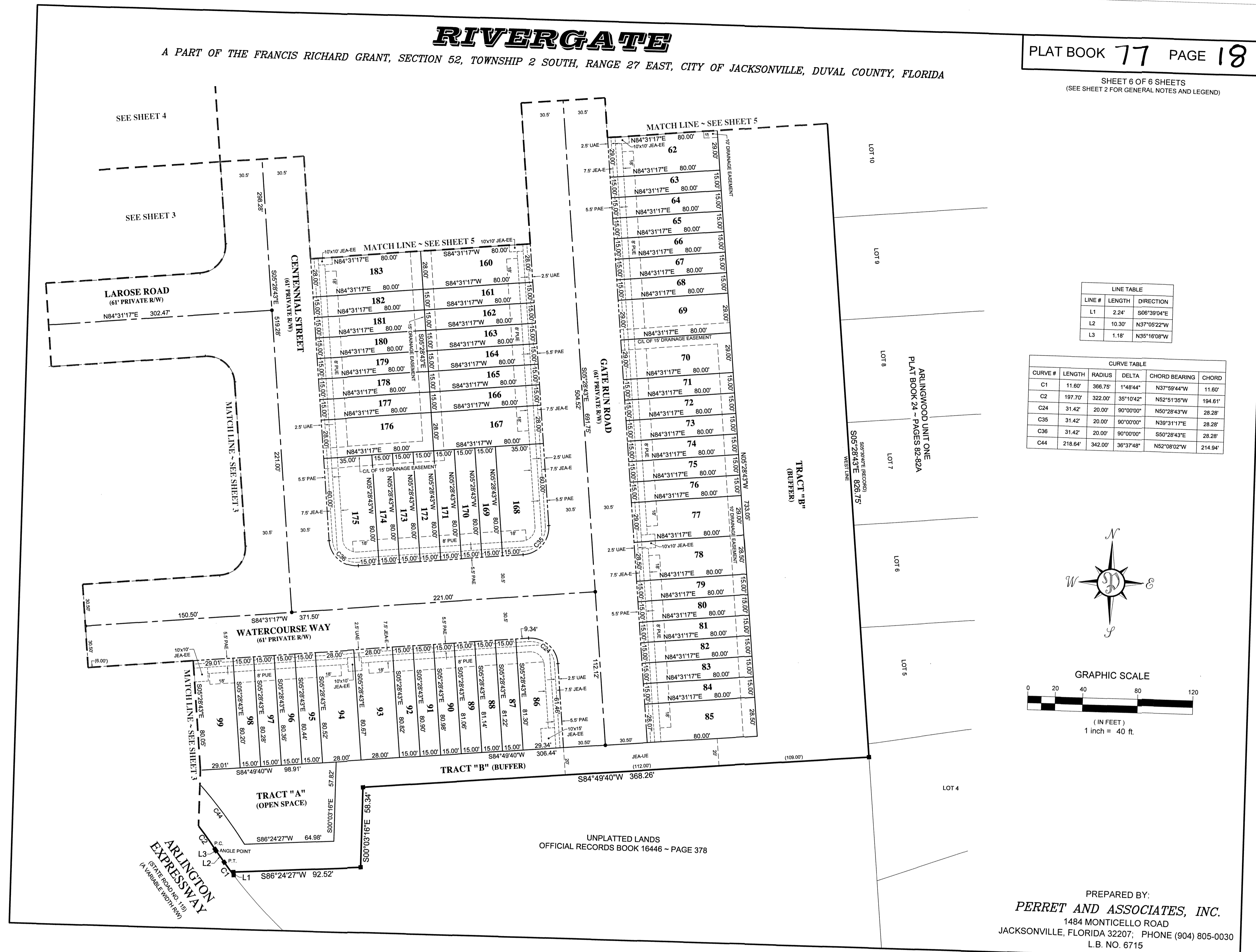
PLAT AND PLANS CITY DEV.#: 9844.000

# RIVERGATE

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 77 PAGE 18

SHEET 6 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

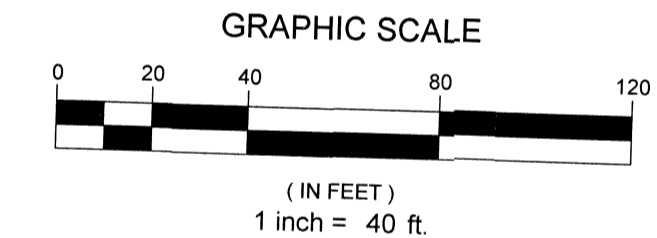
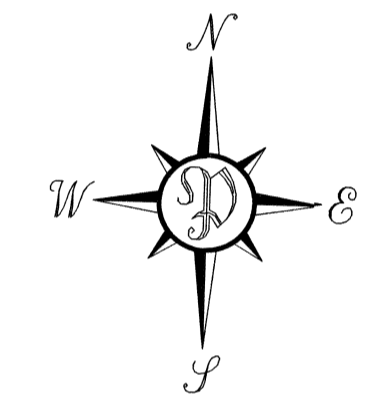


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	2.24'	S08°39'04"E
L2	10.30'	N37°05'22"W
L3	1.18'	N35°16'08"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.60'	366.75'	1°49'44"	N37°59'44"W	11.60'
C2	197.70'	322.00'	35°10'42"	N52°51'35"W	194.61'
C24	31.42'	20.00'	90°00'00"	N50°28'43"W	28.28'
C35	31.42'	20.00'	90°00'00"	N39°31'17"E	28.28'
C36	31.42'	20.00'	90°00'00"	S50°28'43"E	28.28'
C44	218.64'	342.00'	38°3'48"	N52°08'02"W	214.94'



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

PLAT AND PLANS CITY DEV# : 9844.000