

Plat: SPRINGBROOK UNIT 2

Book: 55

Page: 47,47A

Owner: SPRINGBROOK JOINT VENTURE LLP

Prepared By: PRIVETT & ASSOC OF FLORIDA INC

Clerks #: 2002253529

Amount: \$45.00

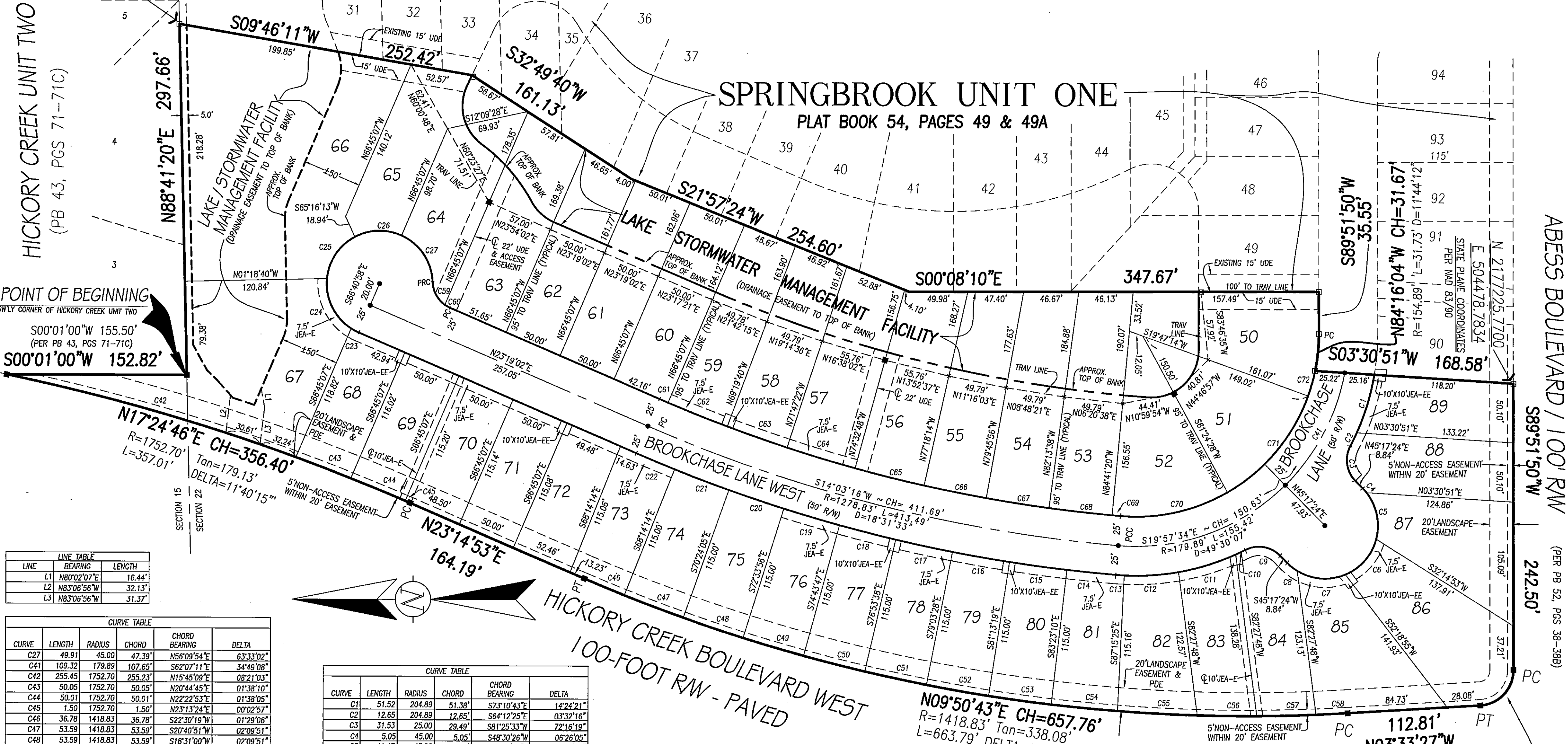
Filed: 9/10/2002

Doc# 2002253529
Book: 55
Pages: 47-47A
Filed & Recorded
09/10/2002 08:29:00 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
PLAT \$ 45.00

SPRINGBROOK UNIT TWO

BEING A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

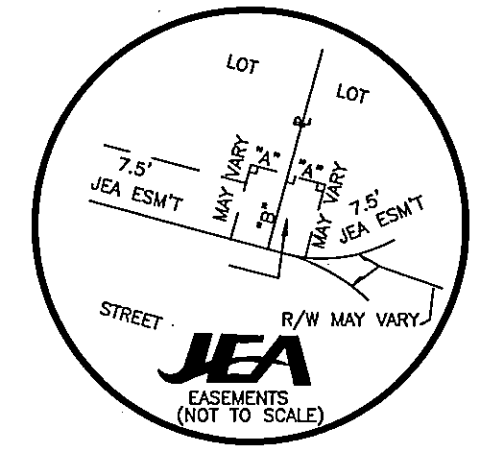
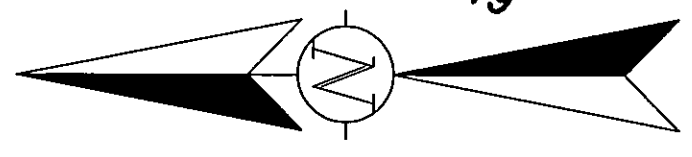
STATE PLANE COORDINATES
PER NAD 83/90 DATUM
N 2178358.9043
E 504780.7305



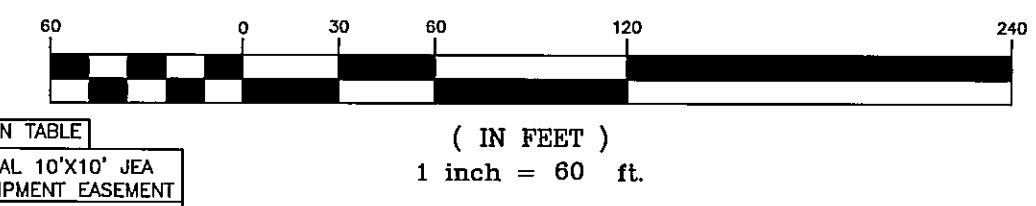
LINE	BEARING	LENGTH
L1	N80°02'07"E	16.44'
L2	N83°06'56"W	32.13'
L3	N83°06'56"W	31.37'

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C27	49.91	45.00	47.39	N56°09'54"E	63°33'02"
C41	109.32	179.89	107.65	S62°07'11"E	34°49'08"
C42	255.45	1752.70	255.23	N15°45'09"E	08°21'03"
C43	50.05	1752.70	50.05	N20°44'45"E	01°38'10"
C44	50.01	1752.70	50.01	N22°22'53"E	01°38'05"
C45	1.50	1752.70	1.50	N23°13'24"E	00°02'57"
C46	36.78	1418.83	36.78	S22°30'19"W	01°29'06"
C47	53.59	1418.83	53.59	S20°40'51"W	02°09'51"
C48	53.59	1418.83	53.59	S18°31'00"W	02°09'51"
C49	53.59	1418.83	53.59	S16°21'09"W	02°09'51"
C50	53.59	1418.83	53.59	S14°11'18"W	02°09'51"
C51	53.59	1418.83	53.59	S12°01'27"W	02°09'51"
C52	53.59	1418.83	53.59	S09°51'36"W	02°09'51"
C53	53.59	1418.83	53.59	S07°41'45"W	02°09'51"
C54	56.45	1418.83	56.44	S05°28'27"W	02°16'46"
C55	67.78	1418.83	67.78	S02°57'57"W	02°44'14"
C56	50.51	1418.83	50.51	S00°34'38"W	02°02'23"
C57	50.29	1418.83	50.28	S01°27'28"E	02°01'50"
C58	26.85	1418.83	26.85	S03°00'55"E	01°05'04"
C59	22.80	25.00	22.02	S61°48'50"W	52°15'11"
C60	5.40	25.00	5.39	S29°30'08"W	12°22'12"
C61	7.84	1253.83	7.84	S23°08'18"W	00°21'29"
C62	54.05	1253.83	54.05	S21°43'27"W	02°28'12"
C63	53.87	1253.83	53.87	S19°15'30"W	02°27'42"
C64	60.34	1253.83	60.33	S16°38'56"W	02°45'28"
C65	60.34	1253.83	60.33	S13°53'31"W	02°45'26"
C66	53.87	1253.83	53.87	S11°16'57"W	02°27'42"
C67	53.87	1253.83	53.87	S08°49'15"W	02°27'42"
C68	53.87	1253.83	53.87	S06°21'32"W	02°27'42"
C69	7.37	1253.83	7.37	S04°57'35"W	00°20'12"
C70	94.21	154.89	92.76	S12°37'58"E	34°50'56"
C71	108.63	154.89	106.42	S50°08'56"E	40°11'00"
C72	22.06	154.89	22.04	S74°19'12"E	08°09'32"

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	51.52	204.89	51.38	S73°10'43"E	14°24'21"
C2	12.65	204.89	12.65	S64°12'25"E	03°32'16"
C3	31.53	25.00	29.49	S81°25'33"W	72°16'19"
C4	5.05	45.00	5.05	S48°30'26"W	06°26'05"
C5	41.47	45.00	40.02	N78°07'23"E	52°47'49"
C6	41.45	45.00	40.00	S49°05'26"E	52°46'32"
C7	42.44	45.00	40.89	S04°19'02"W	54°02'24"
C8	10.96	45.00	10.93	S38°18'49"W	13°57'10"
C9	31.53	25.00	29.49	N09°09'13"E	72°16'21"
C10	9.26	204.89	9.26	S25°41'16"E	02°35'23"
C11	50.86	204.89	50.73	S17°16'53"E	14°13'24"
C12	46.29	204.89	46.19	S03°41'50"E	12°56'43"
C13	7.21	204.89	7.21	S03°47'01"W	02°00'58"
C14	41.46	1303.83	41.46	S05°42'09"W	01°49'20"
C15	49.25	1303.83	49.24	S07°41'45"W	02°09'51"
C16	49.25	1303.83	49.24	S09°51'36"W	02°09'51"
C17	49.25	1303.83	49.24	S12°01'27"W	02°09'51"
C18	49.25	1303.83	49.24	S14°11'17"W	02°09'51"
C19	49.25	1303.83	49.24	S16°21'08"W	02°09'51"
C20	49.25	1303.83	49.24	S18°30'59"W	02°09'51"
C21	49.25	1303.83	49.24	S20°40'50"W	02°09'51"
C22	35.38	1303.83	35.38	S22°32'24"W	01°33'17"
C23	7.09	45.00	7.08	S27°49'50"W	09°01'35"
C24	49.47	45.00	47.02	S63°50'15"W	62°59'14"
C25	44.61	45.00	42.81	N56°16'11"W	56°47'54"
C26	41.05	45.00	39.64	N01°44'26"W	52°15'37"



JEA NOTES:
CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
JEA-EE DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
 - DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
 - DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
 - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
 - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- LEGEND:**
PC=POINT OF CURVATURE
PT=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
PCC=POINT OF COMPOUND CURVATURE
R=RADIUS
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
Sec=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
PRM=PERMANENT REFERENCE MONUMENT
UDE=UNOBTSTRUCTED DRAINAGE EASEMENT
PUDE=PRIVATE UNOBTSTRUCTED DRAINAGE EASEMENT
D=DELTA ANGLE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
PC=PAGE
CL=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
P=PROPERTY LINE
TAN=TANGENT
PDE=PUBLIC DRAINAGE EASEMENT

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PSD. NO. 2000-030
(APPROVED JULY 7, 2000)
CD. NO.5088.1