Sweetwater Creek South Unit Two East

A Portion of Sections 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

PLAT BOOK 52 PAGE 12

SHEET 1 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°14'51" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, AND ALONG THE NORTHERLY BOUNDARY OF JULINGTON CROSSING UNIT ONE, AS RECORDED IN PLAT BOOK 40, PAGES 22 THROUGH 22A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1392.23 FEET, TO AN EASTERLY BOUNDARY OF SAID JULINGTON CROSSING UNIT ONE; THENCE NORTH 00°41'16" WEST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF JULINGTON CROSSING UNIT TWO, AS RECORDED IN PLAT BOOK 40, PAGES 40 THROUGH 40A, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 922.15 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°41'16" WEST, ALONG LAST SAID LINE, 475.00 FEET, TO THE NORTHERLY BOUNDARY OF SAID JULINGTON CROSSING UNIT TWO; THENCE SOUTH 87°07'55" WEST, ALONG LAST SAID LINE, 757.11 FEET; THENCE NORTH 02°52'06" WEST, 181.33 FEET; THENCE NORTH 11°56'33" EAST, 382.48 FEET; THENCE NORTH 02°56'15" WEST, 82.44 FEET; THENCE NORTH 28°42'25" EAST, 116.69 FEET; THENCE NORTH 38°10'29" EAST, 67.29 FEET; THENCE NORTH 52°09'44" EAST, 24.55 FEET; THENCE NORTH 42°20'02" WEST, 104.57 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 86.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°43'46" EAST, 85.95 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 172.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°26'44" EAST, 169.11 FEET; THENCE NORTH 21°57'06" EAST, 56.09 FEET; THENCE NORTH 01°25'46" WEST, 110.05 FEET, TO THE SOUTHERLY LINE OF A JACKSONVILLE ELECTRIC AUTHORITY RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3299, PAGE 1161 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°32'28" EAST, ALONG LAST SAID LINE, 951.82 FEET; THENCE SOUTH 20°00'23" EAST, 31.07 FEET; THENCE SOUTH 08°50'11" EAST, 55.15 FEET; THENCE SOUTH 00°24'37" EAST, 106.26 FEET; THENCE SOUTH 12°30'27" WEST, 73.92 FEET; THENCE SOUTH 24°39'19" EAST, 290.54 FEET; THENCE SOUTH 66°27'01" EAST, 121.18 FEET; THENCE SOUTH 52°22'03" EAST, 494.98 FEET; THENCE SOUTH 02°15'52" WEST, 151.65 FEET; THENCE SOUTH 30°04'33" EAST, 101.82 FEET; THENCE SOUTH 34°02'56" WEST, 386.61 FEET; THENCE SOUTH 06°34'09" WEST, 66.64 FEET; THENCE NORTH 84°15'46" WEST, 65.48 FEET; THENCE SOUTH 61°27'54" WEST, 235.34 FEET; THENCE SOUTH 76°20'47" WEST, 50.35 FEET; THENCE SOUTH 69°17'31" WEST, 105.00 FEET; THENCE NORTH 25°54'54" WEST, 75.00 FEET; THENCE NORTH 36°19'44" WEST, 75.00 FEET; THENCE NORTH 46°44'34" WEST, 75.00 FEET; THENCE NORTH 55°43'37" WEST, 24.39 FEET; THENCE SOUTH 37°17'08" WEST, 106.74 FEET; THENCE SOUTH 52°42'52" EAST, 8.62 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 319.96 FEET, AN ARC DISTANCE OF 18.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°04'41" EAST, 18.27 FEET; THENCE SOUTH 40°33'29" WEST, 115.51 FEET; THENCE SOUTH 89°18'44" WEST, 135.00 FEET; THENCE NORTH 00°41'16" WEST, 15.41 FEET; THENCE SOUTH 89°18'44" WEST, 160.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING 49.79 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

This is to certify that the above 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 requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the Cit yof Jacksonville.

Signed the 17th day of June A.D., 1998

Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

STATE OF FLORIDA GREGORY D. CLARY CERTIFICATE NO. 3377

ADOPTION AND DEDICATION

This is to certify that Sweetwater Creek, Inc., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Sweetwater Creek South, Unit Two East, having caused the same to be surveyed and subdivided, and that NationsBank, N.A. , a National Banking Association under the laws of the State of Florida, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, boulevards, courts, walkways, easements for drainage, utilities and non-access easements, except Tract A, all private easements and conservation easements which shall remained privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all Jacksonville Electric Authority easements, are hereby irrevocably and without reservation dedicated to the City of Jacksonville their 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:

(1) 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, boulevards and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, parkways, boulevards and courts; 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;

(2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting 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 owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(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 developer 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 lakes/stormwater management facilities and the control structures to effect adequate drainage.

CLERK'S CERTIFICATION 98-185391

This is to certify that this plat has been approved by the ~~City Council of the~~ City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 52, Pages 12-12H of the Public Records of Duval County, Florida.

Signed this 31st day of July A.D., 1998

~~HENRY COOK~~
Clerk of ~~Circuit~~ Court

By: Deputy Clerk

APPROVED FOR THE 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 654, of the Ordinance Code.

By Director of Public Works

7/30/98
Date

NOTARY FOR NATIONSBANK, N.A.

The foregoing instrument was acknowledged before me this 17th day of June 1998 A.D., by G. Ross McWilliams, Vice President of NationsBank, N.A., a National Banking Association, on behalf of the Association. He is personally known to me or has produced ID# 721021 as identification and did take an oath.

Karen L. Osborne
Notary Public
State of Florida at Large

My Commission Expires: 3/2/02
Serial No. ____

Print Name: Karen L. Osborne

KAREN L. OSBORNE MY COMMISSION # CC 721021 EXPIRES: March 2, 2002 Bonded Thru Notary Public Underwriters

ADOPTION & DEDICATION CONT'D.

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 damaged 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 agent, contractors, employees, servants, licenses or concessionaires within Sweetwater Creek South, Unit Two East. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, 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 'J.E.A.E.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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.

In witness thereof, Sweetwater Creek, Inc., has caused these presents to be signed this 17th day of June 1998.

SWEETWATER CREEK, INC.

Witness: Beverly J. Holland
Print Name: Beverly J. Holland

J.D. Collins
President

Witness: Jacquelyn Heufelder
Print Name: Jacquelyn Heufelder

NATIONSBANK, N.A.

Witness:
Print Name: DAVID COATES

G. Ross McWilliams
Vice President

Witness: Karen L. Osborne
Print Name: Karen L. Osborne

NOTARY FOR SWEETWATER CREEK, INC.

The foregoing instrument was acknowledged before me this 17th day of June 1998 A.D., by J.D. Collins, President of Sweetwater Creek, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.

Beverly J. Holland
Notary Public
State of Florida at Large

My Commission Expires:
Serial No. CC630547

Print Name: Beverly J. Holland

Approved 7/4/98
Date
E. Hall
City Engineer
for Director of Public Works
Approved 7/28/98
Date
for General Counsel

REVIEWS
OFFICE: MS
FIELD: ____

CHECKED BY
DRAFT: MMS
CLOSURES/DATA: MS
COVER SHEET: MS
PRMS: MEADOWS
1376:61

P.S.D. NO. : 94-15
CITY DEVELOPMENT NO. : 1504.7

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3820 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
CLARY

Sweetwater Creek South Unit Two East

PLAT BOOK 52 PAGE 12A

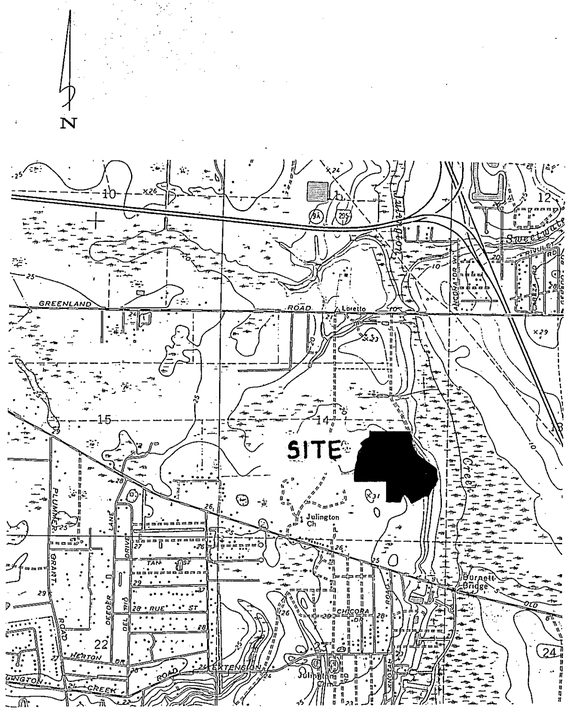
A Portion of Section 14, Township 4 South, Range 25 East,
City of Jacksonville, Duval County, Florida.

SHEET 2 OF 9 SHEETS

128 LOTS IN THIS UNIT

Vicinity Map

SCALE: 1' = 2000'

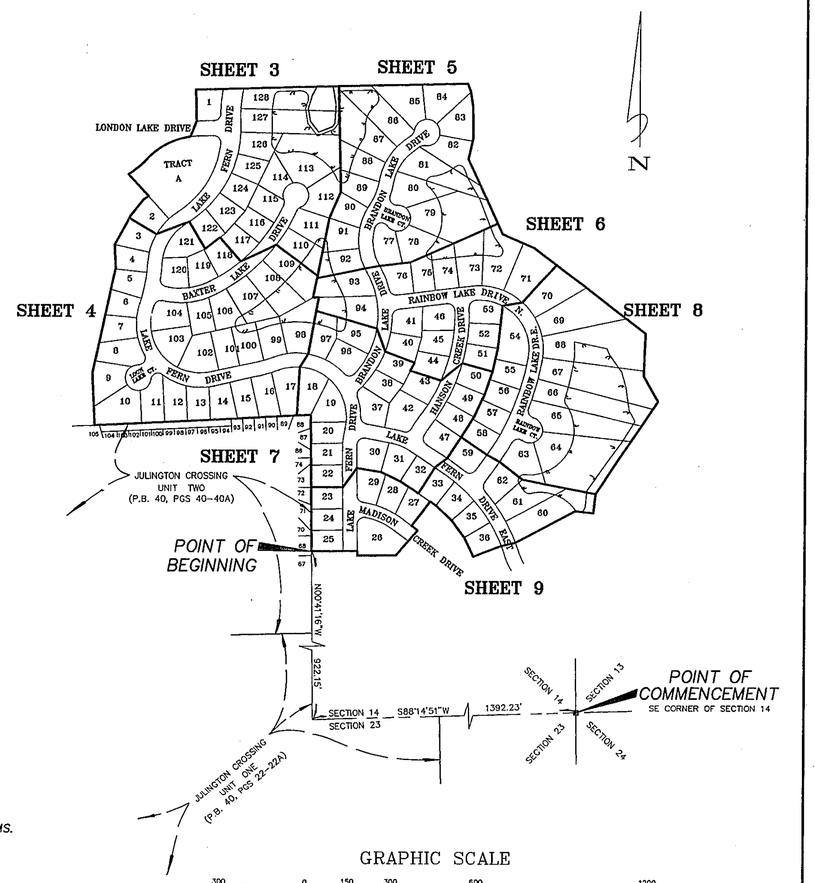


General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AS N 00°32'31" W. (ASSUMED)
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
3. AREAS DESIGNATED AS "JURISDICTIONAL WETLAND AREA" AND "PRESERVATION AREA" MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS BY CONSERVATION EASEMENTS AT A LATER DATE.
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", "X(500 YEAR)", & "AE", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 218E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
8. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
9. 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.
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
11. 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.
12. CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
13. 'J.E.A.E.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
14. 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
15. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Key Map

SCALE: 1' = 300'



GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)

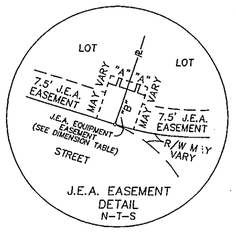
1 inch = 300 ft.

Plat Conformity Review

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 16th DAY OF July, 1998

Glenn E. McGregor

GLENN E. McGREGOR
PROFESSIONAL LAND SURVEYOR No. 4262



J.E.A. EASEMENT DETAIL
N-T-S

DIMENSION TABLE		
"A"	5'	TYPICAL 10'± 10' J.E.A.
"B"	10'	EQUIPMENT EASEMENT
"A"	7.5	TYPICAL 10'± 15' J.E.A.
"B"	10'	EQUIPMENT EASEMENT

Legend

R\W	=	RIGHT-OF-WAY
○	=	PERMANENT CONTROL POINT STAMPED CLARY 3377
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
ORV	=	OFFICIAL RECORDS VOLUME
PB	=	PLAT BOOK
PG(S)	=	PAGE(S)
L	=	ARC LENGTH
T	=	TANGENT
R	=	RADIUS
CH	=	CHORD
Δ	=	DELTA
RP	=	RADIUS POINT
⊡	=	PERMANENT REFERENCE MONUMENT STAMPED R.L.S. # 3377
C4	=	TABULATED CURVE DATA
PRC	=	POINT OF REVERSE CURVE
PCC	=	POINT OF COMPOUND CURVE
RDL.	=	RADIAL LINE
JEAE	=	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
JEAEE	=	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

CLARY

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

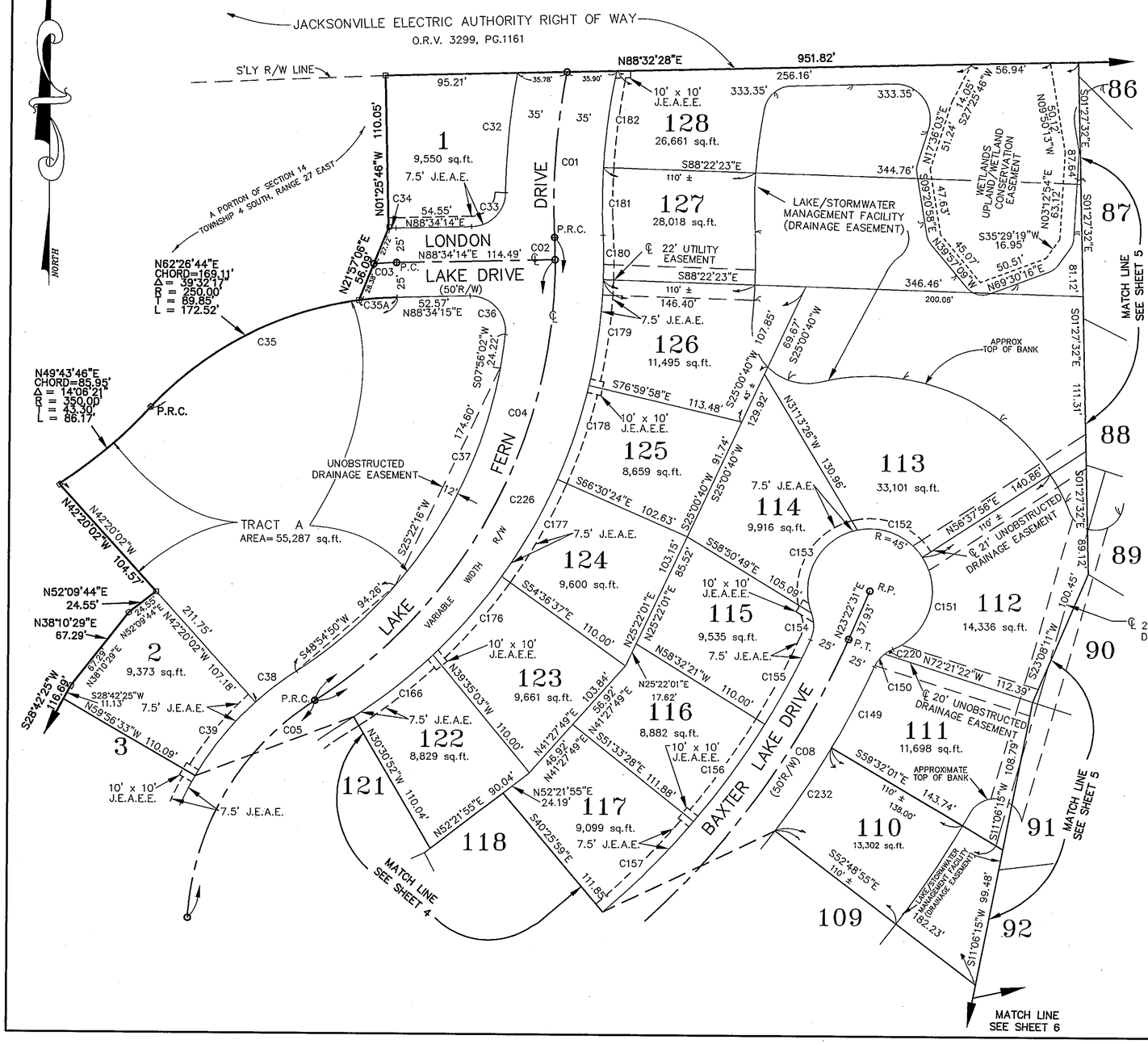
Sweetwater Creek South Unit Two East

PLAT BOOK 52 PAGE 12B

A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

SHEET 3 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	490.00'	119.73'	60.16'	119.43'	S03°56'49"W	14°00'00"
C02	375.00'	16.16'	8.08'	16.16'	N01°49'07"W	02°28'09"
C03	275.00'	16.42'	8.21'	16.42'	N86°51'34"E	03°25'19"
C04	375.00'	377.69'	206.61'	361.92'	S28°16'08"W	57°42'22"
C05	200.00'	188.85'	102.13'	181.91'	N30°04'15"E	54°06'09"
C08	595.00'	162.83'	81.93'	162.32'	N31°12'55"E	15°40'47"
C32	525.00'	86.66'	43.43'	86.56'	S05°22'45"W	09°27'28"
C33	25.00'	38.36'	24.11'	34.71'	S44°36'37"W	87°55'13"
C34	300.00'	5.42'	2.71'	5.42'	N88°03'12"E	01°02'03"
C35	250.00'	200.25'	105.85'	194.94'	S65°37'24"W	45°53'37"
C35A	250.00'	27.73'	13.88'	27.72'	S85°23'33"W	06°21'21"
C36	25.00'	42.44'	28.39'	37.52'	S42°47'57"E	97°15'39"
C37	330.11'	295.51'	158.48'	285.74'	S31°28'36"W	51°17'27"
C38	225.00'	37.13'	18.61'	37.09'	S52°23'39"W	09°27'21"
C39	225.00'	69.15'	34.85'	68.88'	S38°51'42"W	17°36'31"
C149	620.00'	66.01'	33.04'	65.98'	N27°24'59"E	06°06'01"
C150	25.00'	12.03'	6.13'	11.91'	N38°09'06"E	27°34'16"
C151	45.00'	79.54'	54.85'	69.58'	N17°16'04"E	101°16'16"
C152	45.00'	53.70'	30.57'	50.57'	S67°33'21"E	68°22'34"
C153	45.00'	77.89'	52.84'	68.52'	S28°40'21"W	99°10'03"
C154	25.00'	19.83'	10.47'	19.31'	S01°48'26"W	45°26'14"
C155	570.00'	68.99'	34.54'	68.95'	S27°59'36"W	06°56'06"
C156	570.00'	87.52'	43.85'	87.44'	S35°51'34"W	08°47'51"
C157	570.00'	92.61'	46.41'	92.50'	N44°54'46"E	09°18'31"
C166	390.11'	72.77'	36.49'	72.66'	S51°46'42"W	10°41'14"
C176	390.11'	75.20'	37.72'	75.08'	N40°54'44"E	11°02'42"
C177	390.11'	81.00'	40.64'	80.85'	S29°26'30"W	11°53'47"
C178	390.11'	71.44'	35.82'	71.34'	S18°14'49"W	10°29'34"
C179	390.11'	77.12'	38.68'	76.99'	N07°20'15"E	11°19'35"
C180	390.11'	32.19'	16.10'	32.18'	S00°41'22"E	04°43'38"
C181	455.00'	48.89'	24.47'	48.87'	S00°01'31"W	06°09'24"
C182	455.00'	70.00'	35.07'	69.93'	N07°30'39"E	08°48'53"
C220	25.00'	6.97'	3.51'	6.94'	N59°55'13"E	15°57'57"
C226	375.00'	393.86'	217.28'	376.01'	S27°01'59"W	60°10'40"
C232	620.00'	72.70'	36.39'	72.66'	N33°49'32"E	06°43'06"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PREPARED BY:
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CLARY

Sweetwater Creek South Unit Two East

PLAT BOOK 52 PAGE 120

A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

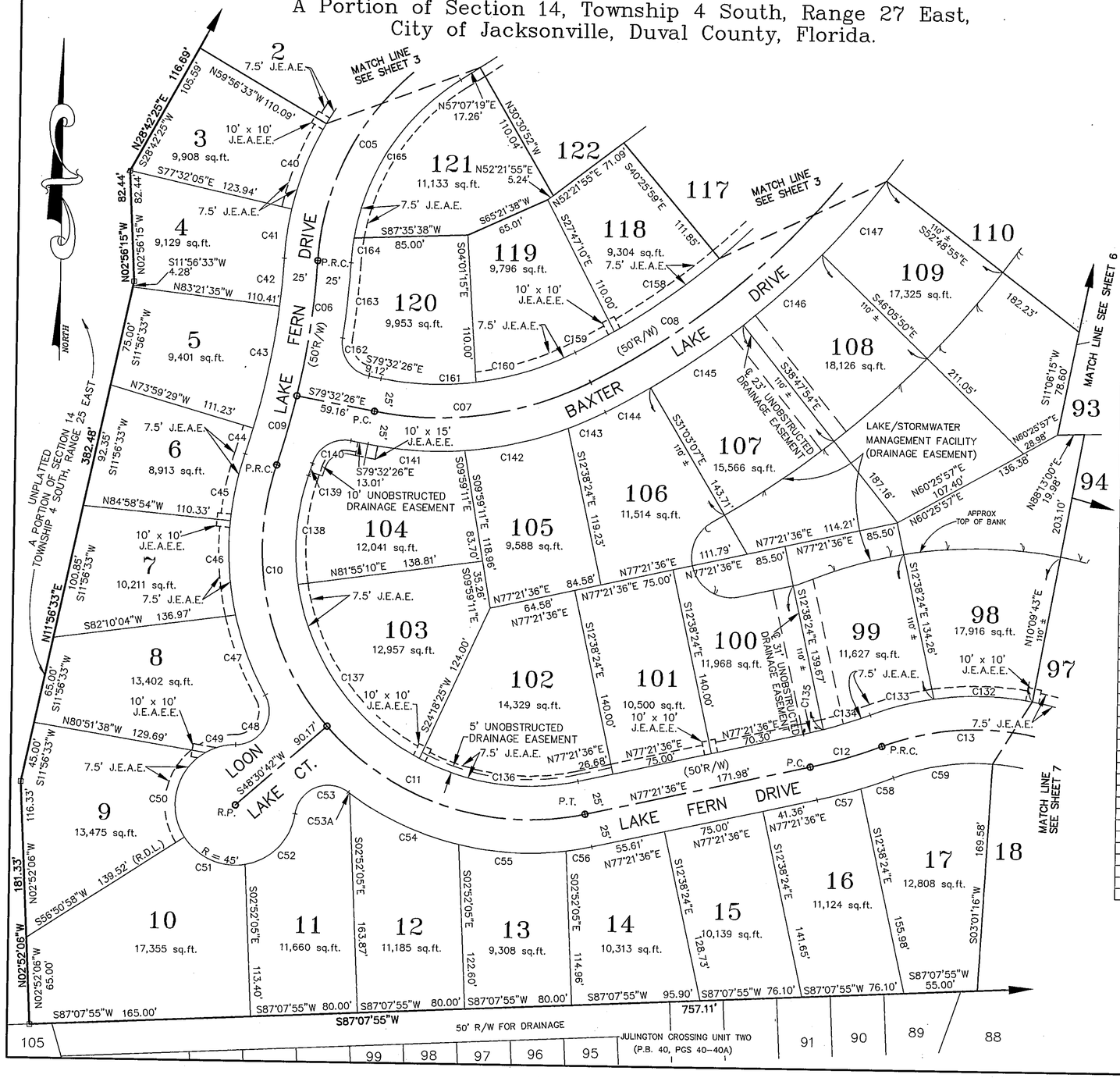
SHEET 4 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C05	200.00'	188.85'	102.13'	181.91'	N30°04'15"E	54°06'09"
C06	595.00'	102.27'	51.26'	102.14'	S07°56'37"W	09°50'53"
C07	250.00'	165.67'	86.00'	162.65'	S81°28'32"W	37°58'04"
C08	595.00'	406.21'	211.38'	398.37'	N42°56'00"E	39°06'59"
C09	595.00'	53.72'	26.88'	53.70'	S15°27'14"W	05°10'22"
C10	200.00'	207.79'	114.38'	198.57'	S11°43'26"E	59°31'43"
C11	200.00'	213.46'	118.17'	203.47'	S72°03'51"E	61°09'06"
C12	374.99'	55.57'	27.83'	55.52'	N73°06'54"E	08°29'24"
C13	200.00'	290.39'	177.54'	265.55'	N69°32'04"W	83°11'28"
C40	225.00'	69.15'	34.85'	68.88'	S21°15'11"W	17°36'31"
C41	225.00'	37.03'	18.56'	36.99'	N07°44'03"E	09°25'45"
C42	570.00'	36.02'	18.02'	36.01'	S04°49'48"W	03°37'14"
C43	570.00'	93.20'	46.70'	93.10'	S11°19'28"W	09°22'06"
C44	570.00'	20.15'	10.08'	20.15'	N17°01'16"E	02°01'32"
C45	225.00'	51.20'	25.71'	51.09'	N11°32'14"E	13°02'17"
C46	225.00'	70.81'	35.70'	70.52'	S03°59'54"E	18°01'58"
C47	225.00'	63.84'	32.13'	63.62'	S21°08'34"E	16°15'22"
C48	25.00'	51.79'	42.18'	43.01'	S30°04'23"W	118°41'15"
C49	45.00'	23.63'	12.10'	23.36'	S74°22'17"W	30°05'27"
C50	45.00'	72.63'	46.99'	65.00'	S13°05'16"W	92°28'35"
C51	45.00'	52.57'	29.75'	49.63'	S66°37'12"E	66°56'21"
C52	45.00'	56.79'	32.88'	53.09'	N43°45'31"E	72°18'13"
C53	25.00'	51.79'	42.18'	43.01'	N66°57'02"E	118°41'15"
C53A	225.00'	1.33'	0.67'	1.33'	S53°52'31"E	00°20'21"
C54	225.00'	90.63'	45.94'	90.01'	S65°35'02"E	23°04'40"
C55	225.00'	80.80'	40.84'	80.36'	S87°24'37"E	20°34'30"
C56	225.00'	19.41'	9.71'	19.40'	N79°49'52"E	04°56'32"
C57	399.99'	33.67'	16.85'	33.66'	N74°56'53"E	04°49'25"
C58	399.99'	25.60'	12.80'	25.59'	N70°42'11"E	03°39'59"
C59	175.00'	75.31'	38.25'	74.73'	N81°11'52"E	24°39'21"
C132	225.00'	73.72'	37.19'	73.39'	S89°13'27"E	18°46'21"
C133	225.00'	49.16'	24.68'	49.07'	N75°07'47"E	12°31'11"
C134	349.99'	36.65'	18.34'	36.64'	S71°52'12"W	06°00'02"
C135	349.99'	15.21'	7.60'	15.21'	S76°06'55"W	02°29'22"
C136	175.00'	122.10'	63.66'	119.64'	N82°39'05"W	39°58'38"
C137	175.00'	164.05'	88.61'	158.11'	N35°48'27"W	53°42'39"
C138	175.00'	82.39'	41.97'	81.63'	S04°32'05"W	26°58'24"
C139	620.00'	9.83'	4.92'	9.83'	N17°35'28"E	00°54'32"
C140	25.00'	36.36'	22.24'	33.24'	N58°47'53"E	83°19'21"
C141	275.00'	72.57'	36.50'	72.36'	S87°06'03"E	15°07'13"
C142	275.00'	79.35'	39.95'	79.07'	N77°04'24"E	16°31'54"
C143	275.00'	30.31'	15.17'	30.30'	S65°38'59"W	06°18'57"
C144	620.00'	38.34'	19.18'	38.34'	N60°43'12"E	03°32'37"
C145	620.00'	83.82'	41.98'	83.76'	N55°04'30"E	07°44'47"
C146	620.00'	78.98'	39.54'	78.93'	N47°33'08"E	07°17'56"
C147	620.00'	72.70'	36.39'	72.66'	N40°32'38"E	06°43'06"
C158	570.00'	95.53'	47.88'	95.42'	S54°22'07"W	09°36'11"
C159	570.00'	33.04'	16.53'	33.04'	N60°49'51"E	03°19'18"
C160	225.00'	77.82'	39.30'	77.43'	N72°24'00"E	19°48'59"
C161	225.00'	71.28'	35.94'	70.98'	S88°36'58"E	18°09'04"
C162	25.00'	38.30'	24.05'	34.66'	N35°39'05"W	87°46'43"
C163	620.00'	56.47'	28.25'	56.45'	N05°37'44"E	05°13'07"
C164	175.00'	18.56'	9.29'	18.55'	S06°03'28"W	06°04'34"
C165	175.00'	146.69'	77.96'	142.43'	N33°06'32"E	48°01'34"

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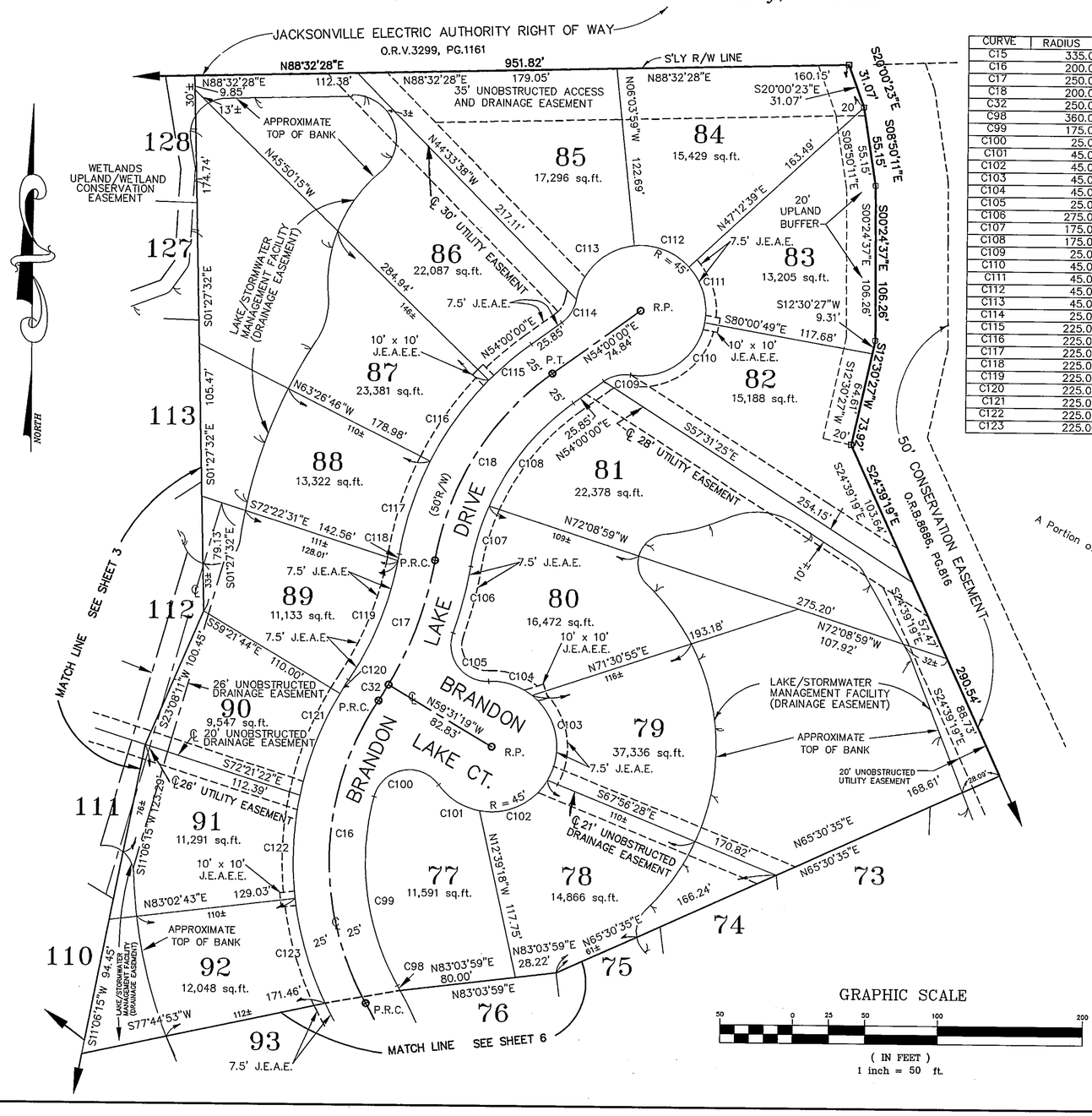
Sweetwater Creek South Unit Two East

PLAT BOOK 52 PAGE 120

SHEET 5 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	335.00'	132.39'	67.07'	131.53'	S18°15'19"E	22°38'37"
C16	200.00'	219.92'	122.56'	209.00'	S01°55'26"W	63°00'07"
C17	250.00'	92.13'	46.59'	91.61'	N19°55'15"E	21°06'51"
C18	200.00'	155.81'	82.10'	151.90'	N31°40'55"E	44°38'10"
C32	250.00'	12.86'	6.43'	12.86'	N31°57'05"E	02°56'48"
C98	360.00'	3.89'	1.95'	3.89'	N29°16'03"W	00°37'10"
C99	175.00'	134.77'	70.93'	131.47'	N07°30'53"W	44°07'31"
C100	25.00'	56.38'	52.66'	45.17'	S79°09'05"W	129°12'25"
C101	45.00'	34.24'	18.00'	33.42'	S58°02'31"E	43°35'36"
C102	45.00'	54.86'	31.42'	51.53'	N65°14'06"E	69°51'11"
C103	45.00'	64.72'	39.40'	59.28'	S10°53'37"E	82°24'15"
C104	45.00'	32.09'	16.76'	31.42'	N72°31'35"W	40°51'42"
C105	25.00'	48.96'	37.21'	41.50'	S36°51'14"E	112°12'26"
C106	275.00'	47.45'	23.78'	47.39'	N14°18'24"E	09°53'10"
C107	175.00'	43.51'	21.87'	43.40'	N16°29'13"E	14°14'48"
C108	175.00'	92.82'	47.53'	91.74'	N38°48'19"E	30°23'22"
C109	25.00'	19.38'	10.21'	18.90'	S76°12'27"W	44°24'55"
C110	45.00'	69.45'	43.78'	62.76'	S54°12'03"W	88°25'44"
C111	45.00'	41.45'	22.33'	40.00'	S16°24'05"E	52°46'32"
C112	45.00'	41.84'	22.57'	40.35'	S69°25'40"E	53°16'39"
C113	45.00'	58.39'	34.13'	54.38'	S46°45'33"W	74°20'56"
C114	25.00'	19.38'	10.21'	18.90'	N31°47'32"E	44°24'55"
C115	225.00'	38.63'	19.36'	38.58'	N49°04'53"E	09°50'14"
C116	225.00'	69.15'	34.85'	68.88'	S35°21'30"W	17°36'31"
C117	225.00'	67.51'	34.01'	67.25'	N17°57'32"E	17°11'24"
C118	225.00'	4.69'	2.34'	4.69'	S09°57'37"W	01°11'36"
C119	225.00'	89.80'	45.51'	89.21'	S21°59'28"W	22°52'06"
C120	225.00'	10.94'	5.47'	10.94'	N32°01'51"E	02°47'11"
C121	225.00'	75.75'	38.23'	75.39'	N20°59'37"E	19°17'18"
C122	225.00'	71.65'	36.13'	71.34'	S02°13'37"W	18°14'41"
C123	225.00'	75.35'	38.03'	75.00'	N16°29'22"W	19°11'17"

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Sweetwater Creek South Unit Two East

A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

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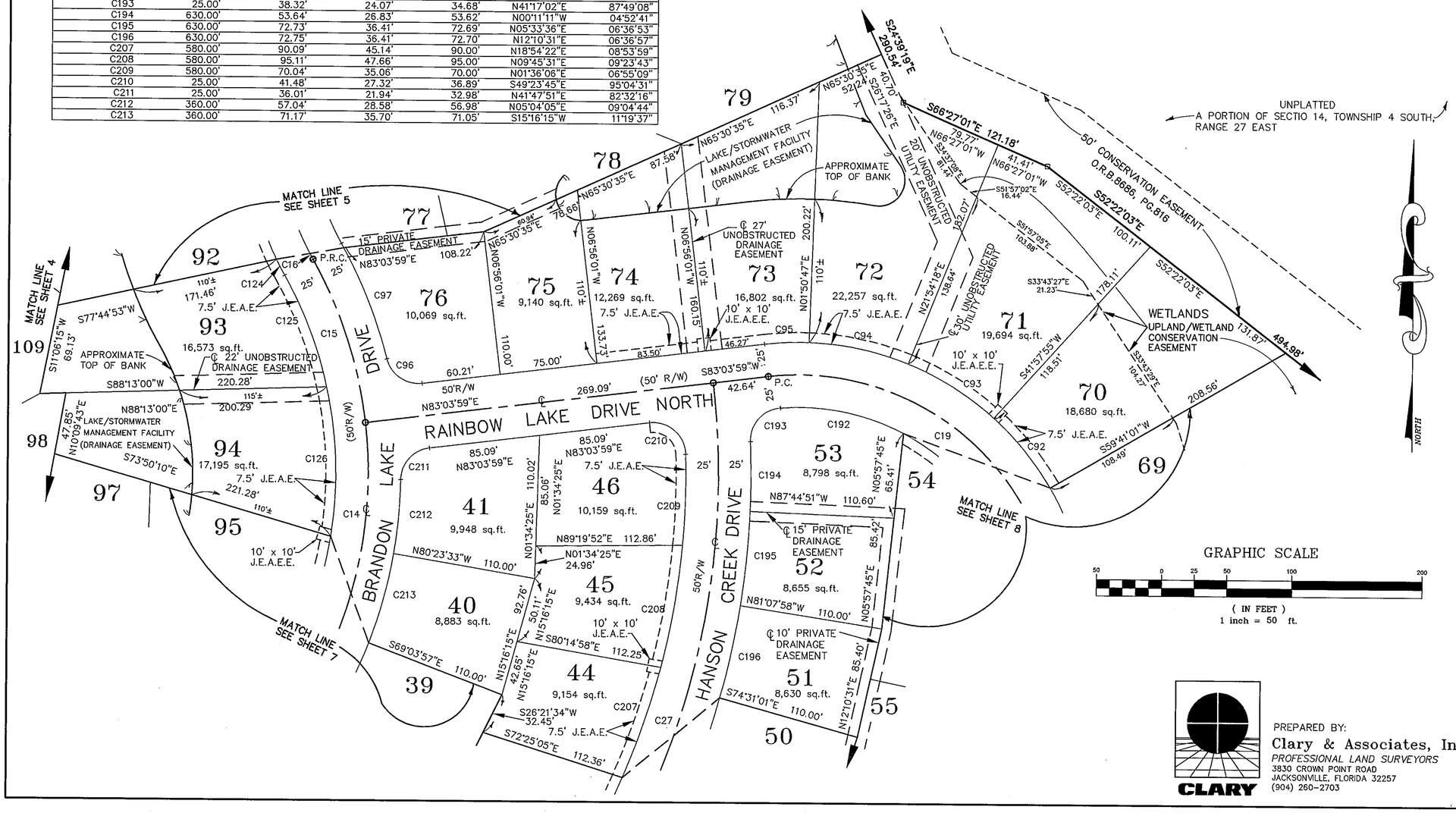
SHEET 6 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	335.00'	348.09'	191.60'	332.64'	S22°50'02"W	59°32'05"
C15	335.00'	132.39'	67.07'	131.53'	S18°15'19"E	22°38'37"
C16	225.00'	24.59'	12.31'	24.58'	N26°26'46"W	06°15'43"
C19	198.50'	370.91'	268.56'	319.26'	S43°24'08"E	107°03'46"
C27	605.00'	479.47'	253.12'	467.02'	N15°41'06"E	45°24'27"
C92	223.50'	69.11'	34.84'	68.84'	N39°10'32"W	17°43'06"
C93	223.50'	78.25'	39.53'	77.85'	N58°03'54"W	20°03'37"
C94	223.50'	78.24'	39.53'	77.84'	S78°07'28"E	20°03'31"
C95	223.50'	34.25'	17.16'	34.21'	N87°27'23"E	08°46'48"
C96	25.00'	36.01'	21.94'	32.98'	S55°39'52"E	82°32'16"
C97	360.00'	91.50'	46.00'	91.25'	S21°40'36"E	14°33'44"
C124	225.00'	13.72'	6.86'	13.72'	N27°49'49"W	03°29'37"
C125	310.00'	91.70'	46.19'	91.36'	S21°06'11"E	16°56'54"
C126	310.00'	115.67'	58.52'	115.00'	S01°56'23"E	21°22'43"
C192	173.50'	97.78'	50.23'	96.49'	N78°39'42"W	32°17'25"
C193	25.00'	38.32'	24.07'	34.68'	N41°17'02"E	87°49'08"
C194	630.00'	53.64'	26.83'	53.62'	N00°11'11"W	04°52'41"
C195	630.00'	72.73'	36.41'	72.69'	N05°33'36"E	06°36'53"
C196	630.00'	72.75'	36.41'	72.70'	N12°10'31"E	06°36'57"
C207	580.00'	90.09'	45.14'	90.00'	N18°54'22"E	08°53'59"
C208	580.00'	95.11'	47.66'	95.00'	N09°45'31"E	09°23'43"
C209	580.00'	70.04'	35.06'	70.00'	N01°36'06"E	06°55'09"
C210	25.00'	41.48'	27.32'	36.89'	S49°23'45"E	95°04'31"
C211	25.00'	36.01'	21.94'	32.98'	N41°47'51"E	82°32'16"
C212	360.00'	57.04'	28.58'	56.98'	N05°04'05"E	09°04'44"
C213	360.00'	71.17'	35.70'	71.05'	S15°16'15"W	11°19'37"



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Sweetwater Creek South Unit Two East

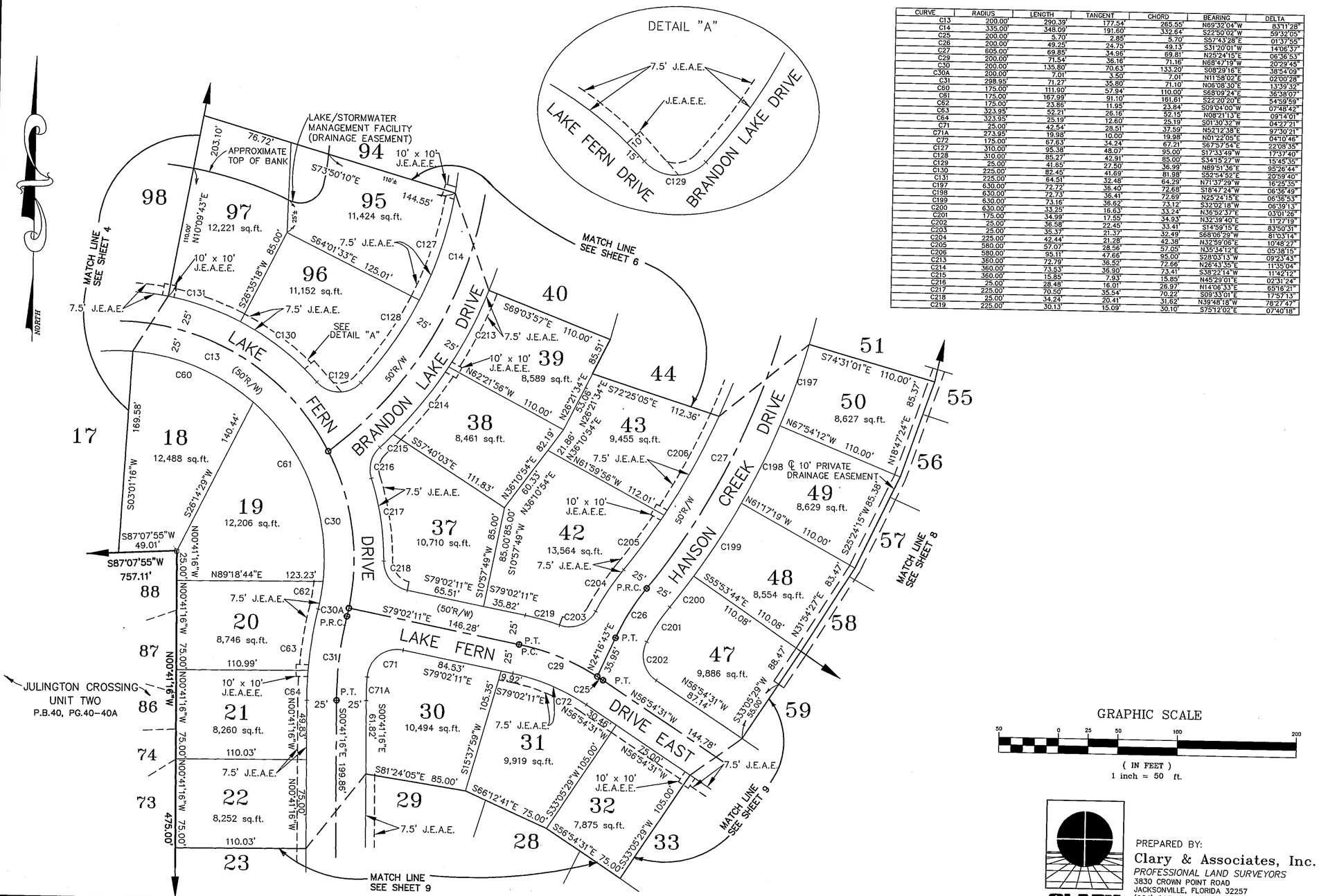
A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

PLAT BOOK 52 PAGE 12F

SHEET 7 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	200.00'	290.39'	177.54'	265.55'	N69°32'04"W	83°11'28"
C14	335.00'	348.09'	191.60'	332.64'	S22°50'02"W	59°32'05"
C25	200.00'	5.70'	2.85'	5.70'	S57°43'28"E	01°37'55"
C26	200.00'	49.25'	24.75'	49.13'	S31°20'01"W	14°06'37"
C27	605.00'	69.85'	34.96'	69.81'	N25°24'15"E	06°36'53"
C29	200.00'	71.54'	36.16'	71.16'	N68°47'19"W	20°29'45"
C30	200.00'	135.80'	70.63'	133.20'	S08°29'16"E	38°54'09"
C30A	200.00'	7.01'	3.50'	7.01'	N11°58'02"E	02°00'28"
C31	298.95'	71.27'	35.80'	71.10'	N06°08'30"E	13°39'32"
C60	175.00'	111.90'	57.94'	110.00'	S68°09'24"E	36°38'07"
C61	175.00'	167.99'	91.10'	161.61'	S22°20'20"E	54°59'59"
C62	175.00'	23.86'	11.95'	23.84'	S09°04'00"W	07°48'42"
C63	323.95'	52.21'	26.16'	52.15'	N08°21'13"E	09°14'01"
C64	323.95'	25.19'	12.60'	25.19'	S01°30'32"W	04°27'21"
C71	25.00'	42.54'	28.51'	37.59'	N52°12'38"E	97°30'21"
C71A	273.95'	19.98'	10.00'	19.98'	N01°22'05"E	04°10'46"
C72	175.00'	67.63'	34.24'	67.21'	S67°57'54"E	22°08'35"
C127	310.00'	95.38'	48.07'	95.00'	S17°33'49"W	17°37'40"
C128	310.00'	85.27'	42.91'	85.00'	S34°15'27"W	15°45'35"
C129	25.00'	41.65'	27.50'	36.99'	N89°51'36"E	95°26'44"
C130	225.00'	82.45'	41.69'	81.98'	S52°54'52"E	20°59'40"
C131	225.00'	64.51'	32.48'	64.29'	N71°37'29"W	16°25'35"
C197	630.00'	72.72'	36.40'	72.68'	S18°47'24"W	06°36'49"
C198	630.00'	72.73'	36.41'	72.69'	N25°24'15"E	06°36'53"
C199	630.00'	73.16'	36.62'	73.12'	S32°02'18"W	06°39'13"
C200	175.00'	33.25'	16.63'	33.24'	N36°52'37"E	03°01'26"
C201	175.00'	34.99'	17.55'	34.93'	N32°39'40"E	11°27'19"
C202	25.00'	36.58'	22.45'	33.41'	S14°59'15"E	83°50'31"
C203	225.00'	35.37'	21.37'	32.49'	S68°06'29"W	81°03'14"
C204	225.00'	42.44'	21.28'	42.38'	N32°59'05"E	10°48'27"
C205	580.00'	57.07'	28.56'	57.05'	N35°34'12"E	05°38'15"
C206	580.00'	95.11'	47.66'	95.00'	S28°03'13"W	09°23'43"
C213	360.00'	72.79'	36.52'	72.66'	N26°43'35"E	11°35'04"
C214	360.00'	73.53'	36.90'	73.41'	S38°22'14"W	11°42'12"
C215	360.00'	15.85'	7.93'	15.85'	N45°29'01"E	02°31'24"
C216	25.00'	28.48'	16.01'	26.97'	N14°06'33"E	65°16'21"
C217	225.00'	70.50'	35.54'	70.22'	S09°33'01"E	17°57'13"
C218	25.00'	34.24'	20.41'	31.62'	N39°48'18"W	78°27'47"
C219	225.00'	30.13'	15.09'	30.10'	S75°12'02"E	07°40'18"



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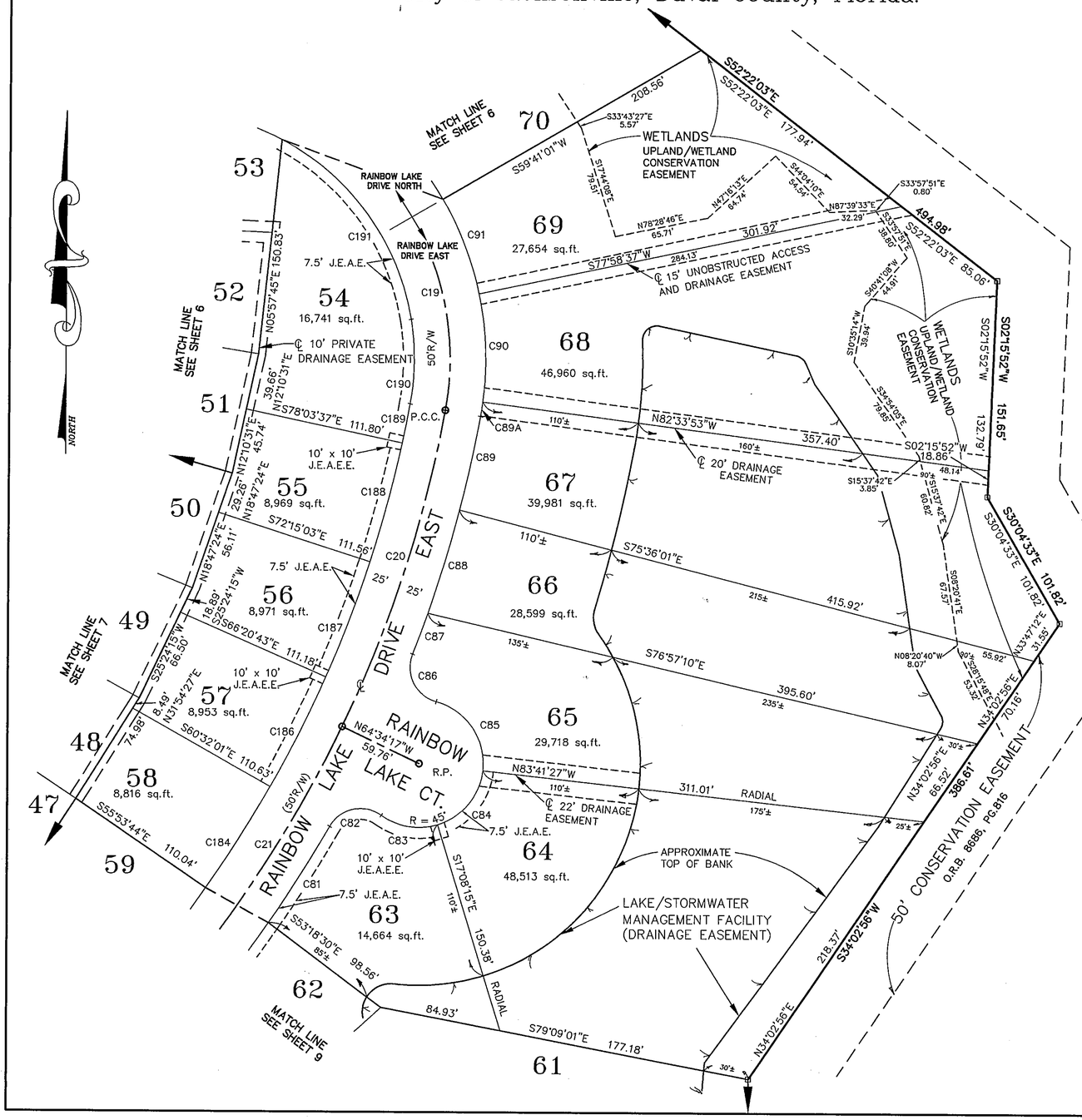
Sweetwater Creek South Unit Two East

PLAT BOOK 52 PAGE 126

A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

SHEET 8 OF 9 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	198.50'	370.91'	268.56'	319.26'	S43°24'08"E	107°03'46"
C20	875.00'	233.65'	117.52'	232.95'	S17°46'44"W	15°17'58"
C21	875.00'	195.31'	98.06'	194.91'	S31°49'23"W	12°47'21"
C81	900.00'	79.57'	39.81'	79.55'	N32°14'00"E	05°03'57"
C82	25.00'	41.83'	27.70'	37.12'	N77°38'17"E	95°52'29"
C83	45.00'	41.40'	22.30'	39.96'	N80°46'52"W	52°42'46"
C84	45.00'	52.27'	29.53'	49.38'	N39°35'09"E	66°33'12"
C85	45.00'	63.64'	38.45'	58.47'	S34°12'16"E	81°01'39"
C86	25.00'	41.83'	27.70'	37.12'	N26°46'51"W	95°52'29"
C87	900.00'	30.63'	15.32'	30.63'	S20°10'53"W	01°57'01"
C88	900.00'	75.50'	37.77'	75.48'	N16°48'11"E	04°48'24"
C89	900.00'	67.08'	33.56'	67.07'	S12°15'52"W	04°16'14"
C89A	223.50'	10.51'	5.25'	10.51'	S08°46'56"W	02°41'38"
C90	223.50'	75.90'	38.32'	75.54'	N02°17'38"W	19°27'31"
C91	223.50'	71.36'	35.99'	71.06'	N21°10'11"W	18°17'36"
C184	850.00'	83.95'	42.01'	83.91'	N32°17'44"E	05°39'31"
C186	850.00'	86.22'	43.15'	86.18'	N26°33'38"E	05°48'42"
C187	850.00'	86.41'	43.24'	86.37'	N20°44'33"E	05°49'29"
C188	850.00'	86.24'	43.16'	86.20'	S14°55'25"W	05°48'47"
C189	850.00'	28.01'	14.01'	28.01'	N11°04'23"E	01°53'16"
C190	173.50'	59.47'	30.03'	59.18'	S00°18'35"W	19°38'21"
C191	173.50'	160.51'	86.51'	154.85'	N36°00'47"W	53°00'23"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Sweetwater Creek South Unit Two East

PLAT BOOK 52 PAGE 12H

A Portion of Section 14, Township 4 South, Range 27 East,
City of Jacksonville, Duval County, Florida.

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	277.67'	184.03'	95.54'	180.68'	N71°42'04"W	37°58'24"
C17A	295.00'	16.85'	8.43'	16.85'	N51°04'41"W	03°16'21"
C21	875.00'	195.31'	98.06'	194.91'	S31°49'23"W	12°47'21"
C22	543.21'	240.54'	122.27'	238.58'	S33°04'02"E	25°22'15"
C28	543.21'	105.77'	53.05'	105.60'	S51°19'50"E	11°09'21"
C65	25.00'	44.81'	31.25'	39.05'	N50°39'20"E	102°41'12"
C66	252.67'	111.51'	56.68'	110.61'	N65°21'28"W	25°17'12"
C66A	270.00'	15.42'	7.71'	15.42'	S51°04'41"E	03°16'21"
C67	302.67'	34.32'	17.18'	34.30'	S55°57'45"E	06°29'47"
C68	302.67'	72.71'	36.53'	72.53'	S66°05'34"E	13°45'50"
C69	302.67'	47.20'	23.65'	47.16'	S77°26'33"E	08°56'09"
C70	25.00'	35.44'	21.44'	32.55'	N41°17'57"W	81°13'22"
C73	518.21'	44.85'	22.44'	44.84'	S54°25'45"E	04°57'32"
C74	518.21'	56.05'	28.05'	56.02'	N48°51'04"W	06°11'49"
C75	518.21'	38.14'	19.08'	38.13'	N43°38'39"W	04°13'01"
C76	518.21'	94.19'	47.22'	94.06'	S36°19'44"E	10°24'50"
C77	518.21'	94.19'	47.22'	94.06'	S25°54'54"E	10°24'50"
C78	568.21'	57.23'	28.64'	57.21'	N38°29'58"W	05°46'16"
C79	25.00'	34.73'	20.83'	32.01'	N01°35'01"W	79°36'09"
C80	900.00'	54.21'	27.12'	54.21'	N36°29'31"E	03°27'05"
C183	850.00'	45.88'	22.95'	45.88'	N36°40'17"E	03°05'34"
C221	25.00'	39.57'	25.30'	35.57'	N83°33'31"E	90°40'55"
C222	568.21'	57.60'	28.82'	57.57'	S54°00'16"E	05°48'29"
C228	875.00'	485.69'	249.28'	479.48'	S26°01'51"W	31°48'12"
C229	543.21'	346.30'	179.26'	340.47'	N38°38'43"W	36°31'36"
C230	568.21'	70.20'	35.15'	70.16'	S32°04'28"E	07°04'44"
C231	568.21'	83.80'	41.98'	83.73'	S24°18'35"E	08°27'01"

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

22 — 8,252 sq.ft.
23 — 8,252 sq.ft.
24 — 8,252 sq.ft.
25 — 8,252 sq.ft.
26 — 17,704 sq.ft.
27 — 8,531 sq.ft.
28 — 8,780 sq.ft.
29 — 9,540 sq.ft.
30
31
32
33 — 8,395 sq.ft.
34 — 8,973 sq.ft.
35 — 8,973 sq.ft.
36 — 8,973 sq.ft.
47 — 9,405 sq.ft.
59
60 — 25,749 sq.ft.
61 — 16,458 sq.ft.
62 — 9,962 sq.ft.
63
64

JULINGTON CROSSING UNIT TWO
P.B.40, PG.40-40A

FERN LAKE DRIVE

MADISON CREEK DRIVE

RAINBOW LAKE DRIVE EAST

LAKE FERN DRIVE EAST

LAKE/STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)

APPROXIMATE TOP OF BANK

20' UPLAND BUFFER

13.5' DRAINAGE EASEMENT

7.5' J.E.A.E.

10' x 10' J.E.A.E.E.

N89°18'44"E 110.03'

S89°18'44"W 160.03'

N00°41'16"W 475.00'

N00°41'16"W 922.15'

N00°41'16"W 15.41'

S89°18'44"W 135.00'

S52°42'52"E 8.62'
S51°04'41"E
CHORD=18.27'
Δ = 03°16'20"
R = 319.96'
T = 9.14'
L = 18.27'

S40°33'29"W 115.51'

N56°54'31"W 144.78'

S38°13'04"W 74.07'

S38°13'04"W 30.80'

S79°09'01"E 158.32'

S06°34'09"W 66.64'

N84°15'46"W 65.48'

S61°27'54"W 235.34'

S76°20'47"W 50.35'

S69°17'31"W 105.00'

S88°14'51"W 1392.23'

POINT OF BEGINNING

POINT OF COMMENCEMENT

JULINGTON CROSSING UNIT ONE
PB 40, PGS. 22-22A.

SECTION 14 / SECTION 13 / SECTION 23 / SECTION 24

UNPLATTED
A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 27 EAST

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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