

Winchester Ridge Phase 2 Unit 3

A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 77 PAGE 19

SHEET 1 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWEST CORNER OF TRACT 5, AS SHOWN ON THE PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 2, AS RECORDED IN PLAT BOOK 73, PAGES 160 THROUGH 168, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 00°14'36" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF MCCLELLAND ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), 435.99 FEET; THENCE NORTH 00°11'42" WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 1387.92 FEET; THENCE NORTH 89°48'18" EAST, 368.55 FEET; THENCE SOUTH 76°08'10" EAST, 175.34 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 6221.69 FEET, AN ARC DISTANCE OF 5.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°53'26" WEST, 5.75 FEET; THENCE SOUTH 76°04'59" EAST, 111.45 FEET; THENCE NORTH 15°30'04" EAST, 40.61 FEET; THENCE NORTH 45°44'38" EAST, 132.19 FEET; THENCE SOUTH 65°31'09" EAST, 341.80 FEET, TO THE WESTERLY LINE OF SAID PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 2; THENCE SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 2, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 07°37'20" WEST, 400.00 FEET; COURSE NO. 2: SOUTH 44°13'21" EAST, 36.48 FEET; COURSE NO. 3: SOUTH 51°37'48" WEST, 155.41 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1025.00 FEET, AN ARC DISTANCE OF 16.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°46'06" EAST, 16.81 FEET; COURSE NO. 5: SOUTH 50°45'42" WEST, 107.22 FEET; COURSE NO. 6: NORTH 44°13'21" WEST, 28.00 FEET; COURSE NO. 7: SOUTH 45°46'39" WEST, 592.35 FEET; COURSE NO. 8: SOUTH 55°39'51" WEST, 95.42 FEET; COURSE NO. 9: SOUTH 29°27'16" EAST, 23.75 FEET; COURSE NO. 10: SOUTH 60°44'46" EAST, 55.40 FEET; COURSE NO. 11: SOUTH 31°03'46" WEST, 176.40 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 12: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 4.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°23'33" EAST, 4.54 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 13: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 821.86 FEET, AN ARC DISTANCE OF 7.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°03'00" EAST, 7.39 FEET; COURSE NO. 14: SOUTH 30°41'33" WEST, 568.15 FEET, TO THE POINT OF BEGINNING.

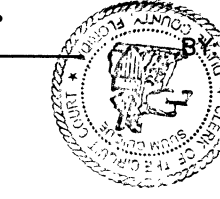
CONTAINING 24.55 ACRES, MORE OR LESS.

CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 77, PAGES 19-27 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF March, 2021.

JODY PHILLIPS
CLERK OF CIRCUIT COURT



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 664, OF THE ORDINANCE CODE.

BY John Pappas, P.E.
DIRECTOR OF PUBLIC WORKS

3/17/21
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS DAY OF February, 2021.

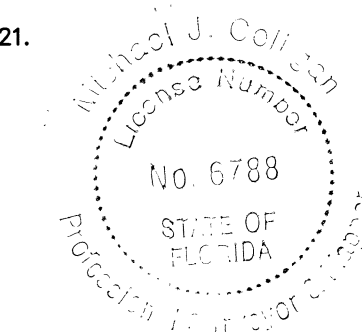
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, THAT THE 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 CITY OF JACKSONVILLE.

SIGNED THE 15th DAY OF FEBRUARY, A.D., 2021.

MICHAEL J. COLLIGAN
FLORIDA CERTIFICATION NO. 6788
CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
CERTIFICATE OF AUTHORIZATION LB 3731



REVIEWS

OFFICE: SPB
FIELD: MRP

CHECKED BY

DRAFT: SPB
CLOSURES/DATA: SPB
COVER SHEET: MRP
PRMS: MRP



CIVIL PLAN CDN: 6535.007
PLAT CDN: 6535.011

Winchester Ridge Phase 2 Unit 3

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PLAT BOOK 77 PAGE 20

SHEET 2 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Approved 3/17/2021
Date
[Signature]
City Engineer
for Director of Public Works
Approved March 8, 2021
Date
[Signature]
for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WINCHESTER RIDGE PHASE 2 UNIT 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 THOSE LANDS.

ALL RIGHTS OF WAY (BUCKING BRONCO DRIVE AND EQUINE GAIT DRIVE), WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND NON-ACCESS EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS ("CITY"). ALL EASEMENTS FOR UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, ACCESS EASEMENTS, NON-ACCESS LANDSCAPE EASEMENTS AND CONSERVATION EASEMENTS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY, 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, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (RIGHTS OF WAY AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL RIGHTS OF WAY (AS NOTED ABOVE); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY;

(2) THE LAKES AND STORMWATER MANAGEMENT FACILITIES 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 STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES/ STORMWATER MANAGEMENT FACILITIES.

(3) THE CITY, 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE 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 OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WINCHESTER RIDGE PHASE 2 UNIT 3. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

TRACTS 1 AND 2, (BUFFER), TRACTS 3, 4 AND 5, (CONSERVATION), SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION, UPON FAILURE OF THE OWNER OR ANY HOMEOWNER'S ASSOCIATION TO THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID 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.

ALL EASEMENTS FOR WATER, WATER REUSE, AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

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.

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

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS 22 DAY OF February, A.D., 2021.

D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION

BY:

PRINT NAME: Philip A. Fremantle
TITLE: Vice Pres.

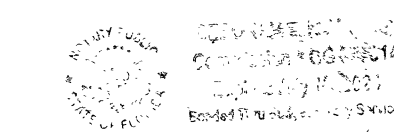
WITNESS:

PRINT NAME: Robert S. Porter
WITNESS: [Signature]

PRINT NAME: Anthony S. Smith

NOTARY FOR D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 22 DAY OF February, 2021, A.D., BY Philip A. Fremantle AS Vice Pres. OF D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: Deborah E. McCallister
MY COMMISSION EXPIRES: July 12, 2024
MY COMMISSION NUMBER IS: 661967814

PERSONALLY KNOWN ☒ OR PRODUCED IDENTIFICATION ☐ TYPE OF IDENTIFICATION
PRODUCED _____



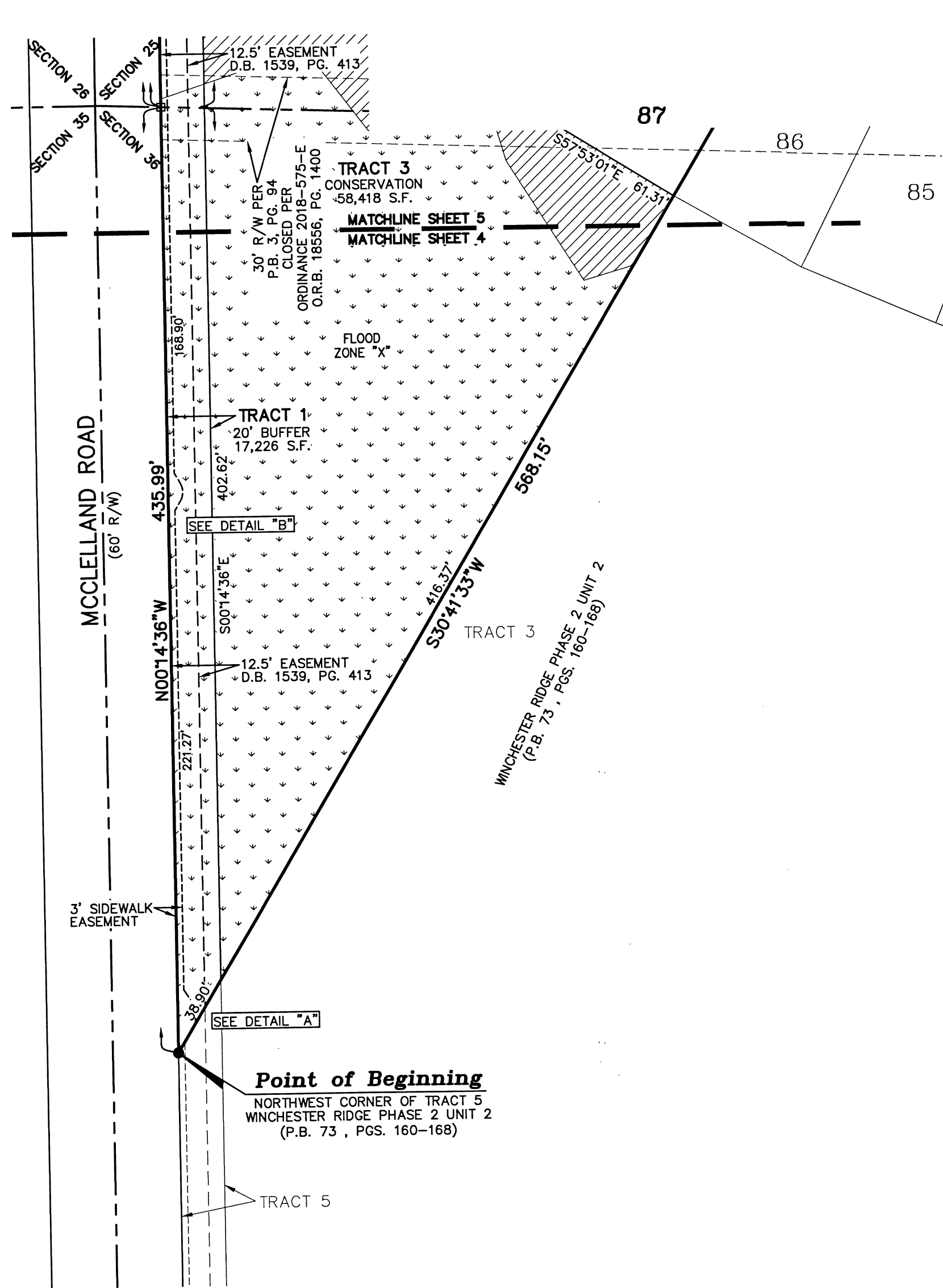
CIVIL PLAN CDN: 6535.007
PLAT CDN: 6535.011

Winchester Ridge Phase 2 Unit 3

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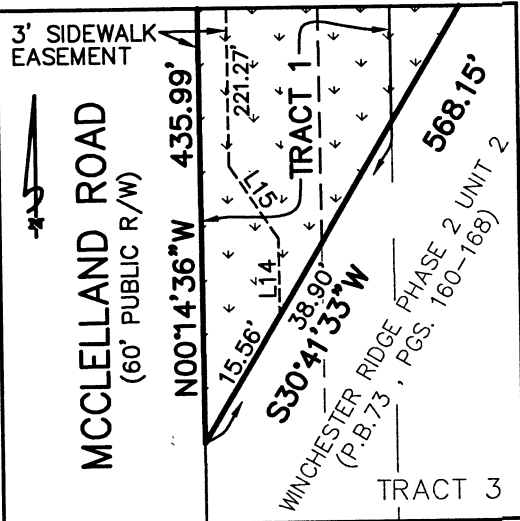
PLAT BOOK 77 PAGE 22

SHEET 4 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

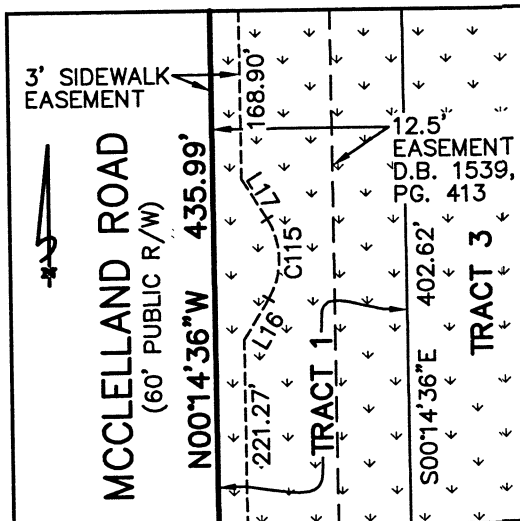


LINE TABLE		
LINE	BEARING	DISTANCE
L14	N00°14'36\"W	8.04'
L15	N33°35'58\"W	9.09'
L16	N31°13'00\"E	4.98'
L17	N31°42'12\"W	4.98'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C115	8.00'	8.79'	62°55'13\"	N00°14'36\"W	8.35'

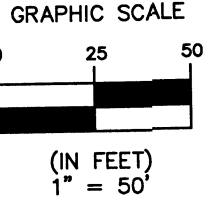


DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 89.8, 90.2, 90.3 AND 91.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.



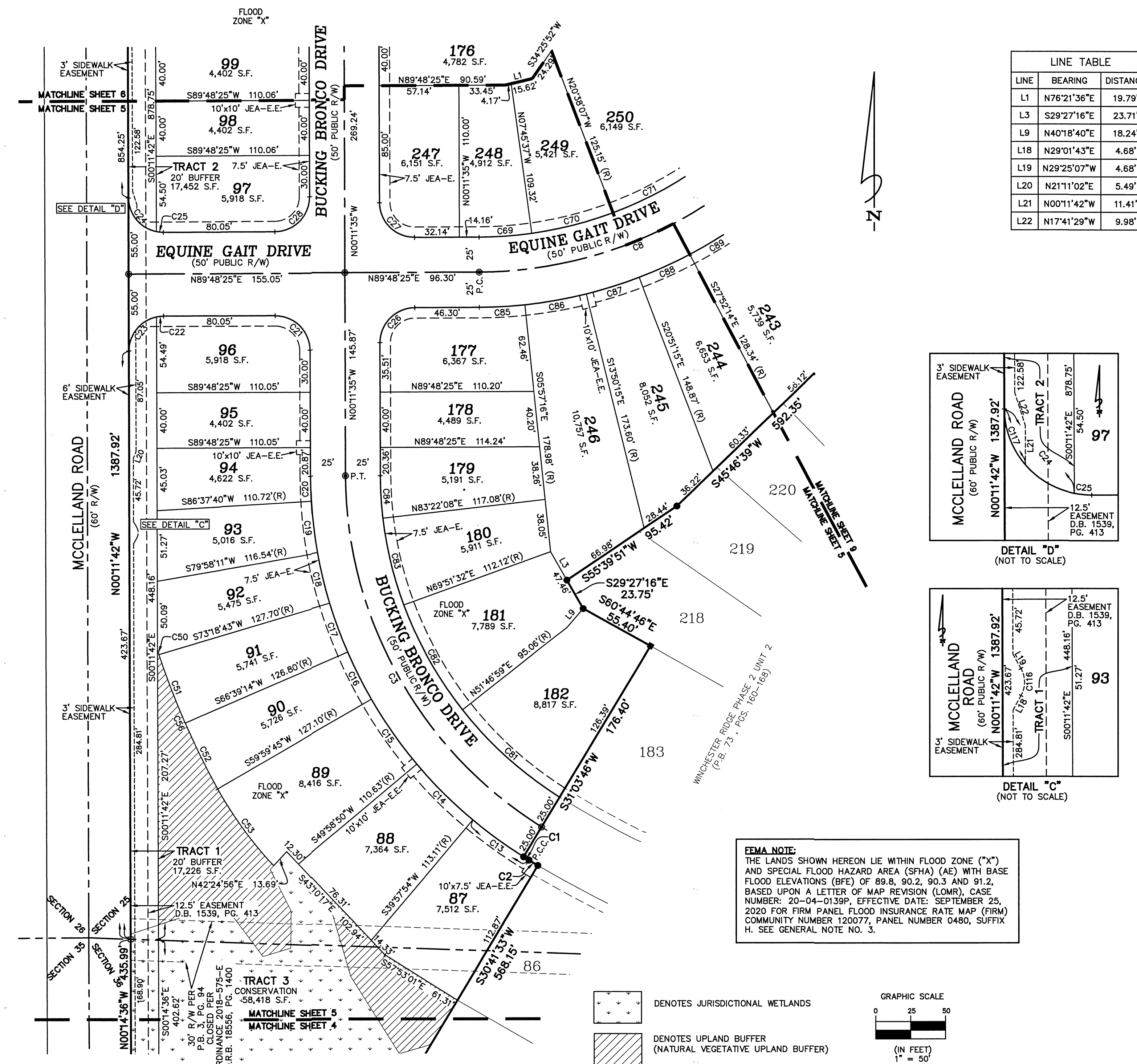
CIVIL PLAN CDN: 6535.007
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Winchester Ridge Phase 2 Unit 3

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PLAT BOOK 77 PAGE 23

SHEET 5 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

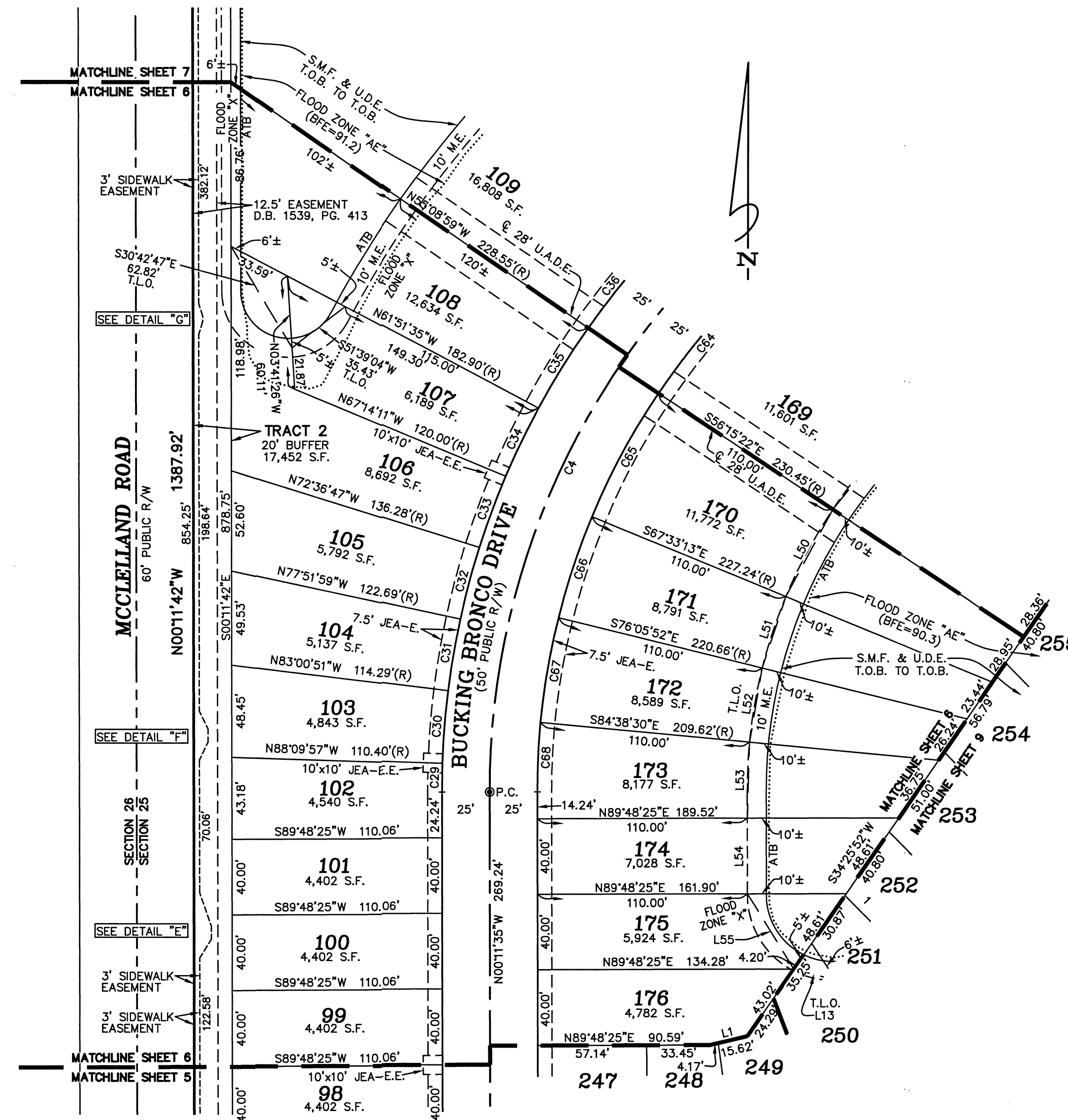
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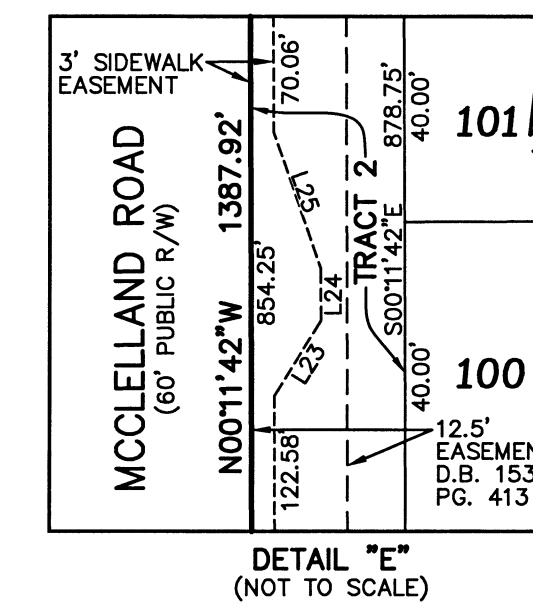
PLAT BOOK 77 PAGE 24

SHEET 6 OF 9 SHEETS
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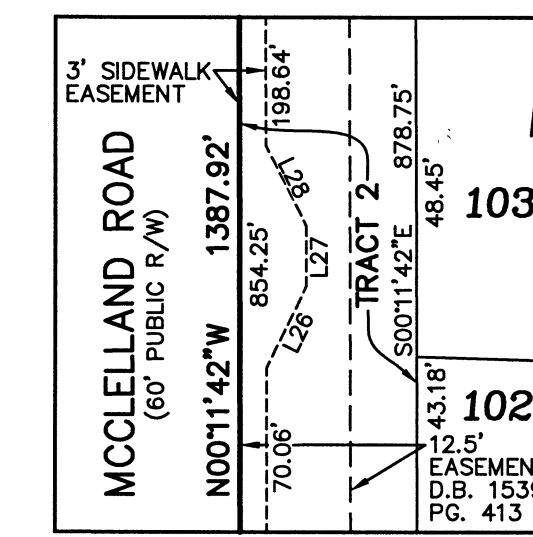


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°21'36"E	19.79'
L13	S75°06'37"E	22.95'
L23	N31°28'13"E	11.62'
L24	N00°11'42"W	6.76'
L25	N18°55'27"W	19.00'
L26	S25°52'14"W	10.38'
L27	S00°00'00"E	6.79'
L28	S26°30'47"E	10.34'
L29	N16°51'47"E	6.05'
L30	N17°31'42"W	5.92'
L50	S28°05'42"W	52.17'
L51	S18°10'28"W	39.48'
L52	S09°37'49"W	39.48'
L53	S01°35'32"W	39.90'
L54	S00°11'35"E	40.00'
L55	S31°27'07"E	46.79'

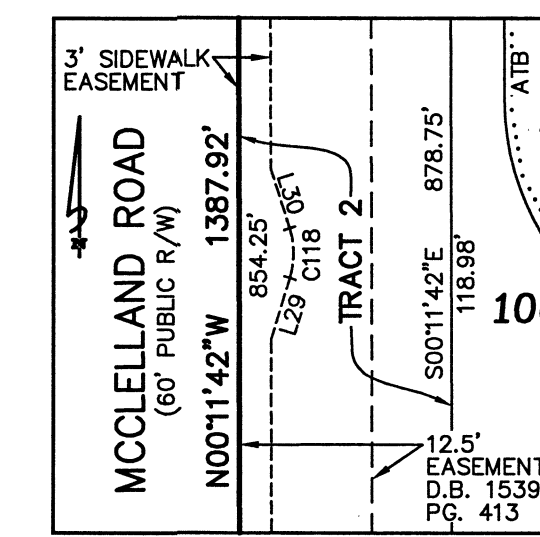
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C4	400.00'	355.88'	50°58'36"	N25°17'43"E
C29	425.00'	15.04'	2°01'38"	N00°49'14"E
C30	425.00'	38.21'	5°09'06"	N04°24'36"E
C31	425.00'	38.19'	5°08'52"	N09°33'35"E
C32	425.00'	38.97'	5°15'12"	N14°45'31"E
C33	425.00'	39.88'	5°22'36"	N20°04'31"E
C34	425.00'	39.88'	5°22'36"	N25°27'07"E
C35	425.00'	49.77'	6°42'35"	N31°29'43"E
C36	425.00'	49.77'	6°42'35"	N38°12'18"E
C64	375.00'	72.80'	11°07'25"	S39°18'20"W
C65	375.00'	73.94'	11°17'51"	S28°05'42"W
C66	375.00'	55.92'	8°32'38"	S18°10'28"W
C67	375.00'	55.92'	8°32'38"	S09°37'49"W
C68	375.00'	36.33'	5°33'05"	S02°34'58"W
C118	8.00'	4.80'	34°23'29"	N00°19'57"W



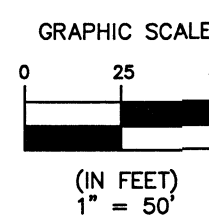
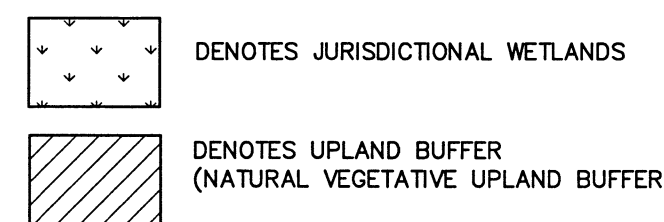
DETAIL "E"
(NOT TO SCALE)



DETAIL "F"
(NOT TO SCALE)



DETAIL "G"
(NOT TO SCALE)



FEMA NOTE:
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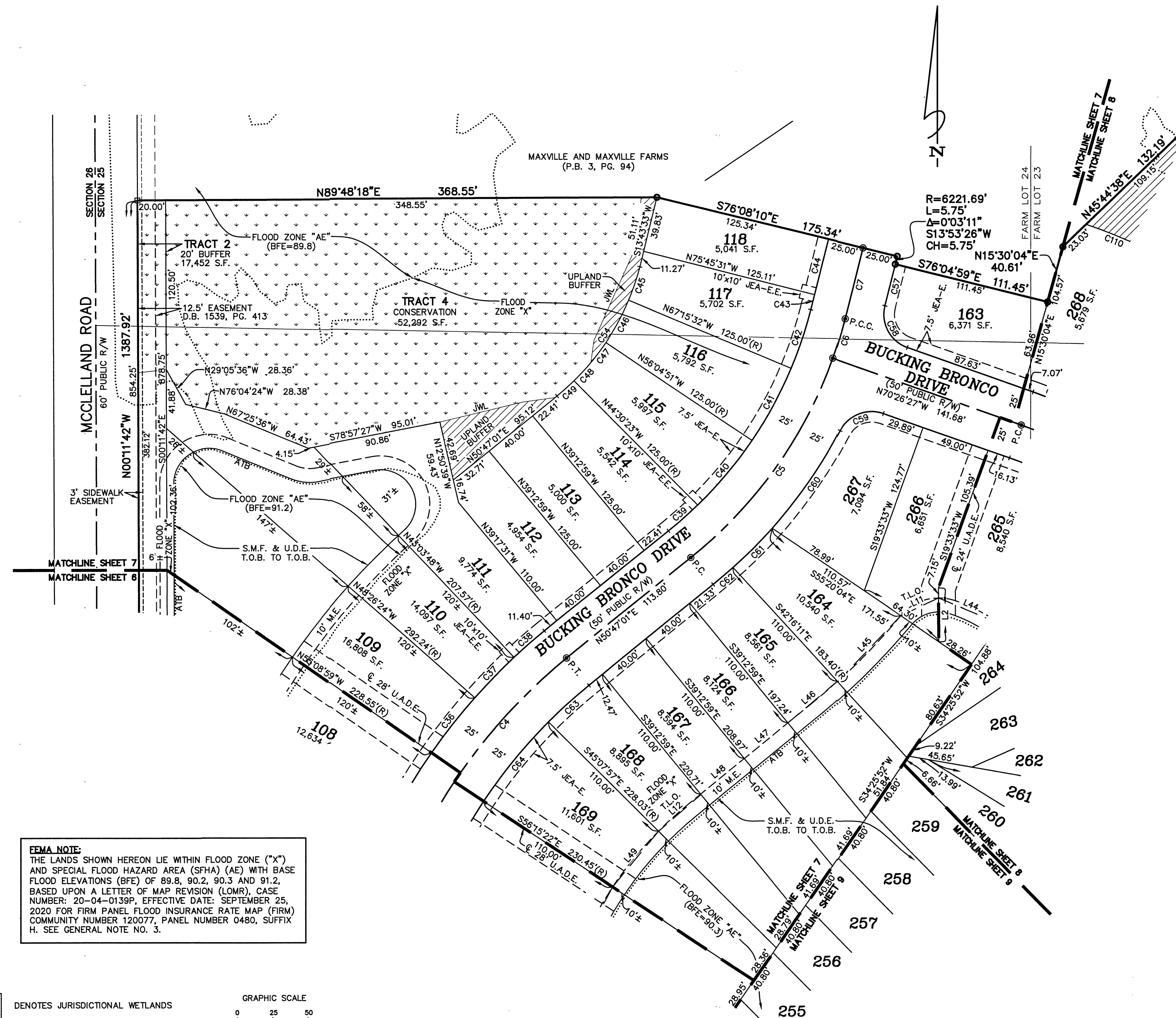
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PLAT BOOK 77 PAGE 25

SHEET 7 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S00°19'50"E	38.44'
L11	S64°39'31"W	29.60'
L12	S49°15'42"W	39.80'
L44	N67°01'22"W	47.04'
L45	S43°41'21"W	64.84'
L46	S49°58'02"W	45.84'
L47	S50°47'01"W	40.00'
L48	S50°47'01"W	40.00'
L49	S39°18'20"W	51.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	400.00'	355.88'	50°58'36"	N25°17'43"E	344.26'
C5	325.00'	177.11'	31°13'28"	N35°10'17"E	174.93'
C6	325.00'	29.59'	5°12'59"	N16°57'03"E	29.58'
C7	6196.69'	51.78'	0°28'43"	N14°06'12"E	51.78'
C36	425.00'	49.77'	6°42'35"	N38°12'18"E	49.74'
C37	425.00'	39.88'	5°22'36"	N44°14'54"E	39.87'
C38	425.00'	28.53'	3°50'49"	N48°51'36"E	28.53'
C39	300.00'	27.70'	5°17'24"	N48°08'19"E	27.69'
C40	300.00'	60.60'	11°34'28"	N39°42'23"E	60.50'
C41	300.00'	58.53'	11°10'40"	N28°19'48"E	58.43'
C42	300.00'	43.97'	8°23'54"	N18°32'31"E	43.93'
C43	6171.69'	10.91'	0°06'05"	N14°17'32"E	10.91'
C44	6171.69'	40.66'	0°22'39"	N14°03'10"E	40.66'
C45	175.00'	25.07'	8°12'28"	N18°38'14"E	25.05'
C46	175.00'	34.14'	11°10'40"	N28°19'48"E	34.09'
C47	175.00'	17.76'	5°48'52"	N36°49'35"E	17.75'
C48	175.00'	17.59'	5°45'36"	N42°36'49"E	17.59'
C49	175.00'	16.16'	5°17'24"	N48°08'19"E	16.15'
C54	175.00'	110.72'	36°15'00"	N32°39'31"E	108.88'
C57	6221.69'	30.32'	0°16'45"	S14°03'24"W	30.32'
C58	25.00'	36.93'	84°38'13"	S28°07'20"E	33.66'
C59	25.00'	35.93'	82°20'16"	S68°23'25"W	32.91'
C60	350.00'	85.51'	13°59'54"	S34°13'14"W	85.30'
C61	350.00'	39.77'	6°30'38"	S44°28'30"W	39.75'
C62	350.00'	18.65'	3°03'11"	S49°15'25"W	18.65'
C63	375.00'	38.72'	5°54'58"	S47°49'32"W	38.70'
C64	375.00'	72.80'	11°07'25"	S39°18'20"W	72.69'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 89.8, 90.2, 90.3 AND 91.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

GRAPHIC SCALE
 0 25 50
 (IN FEET)
 1" = 50'

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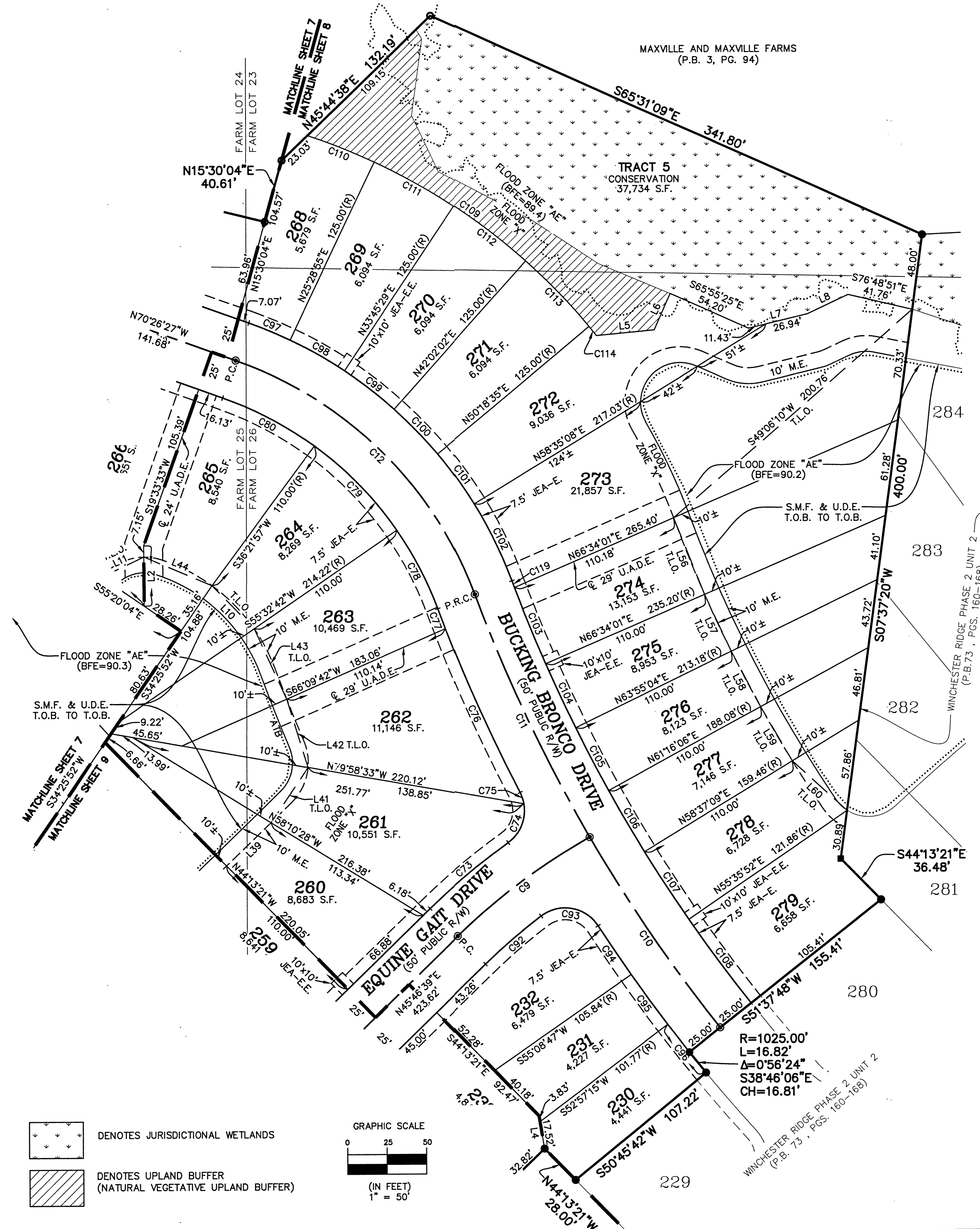
CIVIL PLAN CDN: 6535.007
 PLAT CDN: 6535.011

Winchester Ridge Phase 2 Unit 3

A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 77 PAGE 26

SHEET 8 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S00°19'50"E	38.44'
L4	S09°25'27"E	21.35'
L5	N84°42'37"E	36.76'
L6	N24°04'35"E	25.00'
L7	N76°28'15"E	38.37'
L8	N65°05'32"E	28.64'
L10	N44°02'41"W	38.32'
L11	S64°39'31"W	29.60'
L39	N45°48'40"E	39.55'
L41	N34°17'35"E	41.98'
L42	N16°59'24"W	45.61'
L43	N24°28'14"W	49.49'
L44	N67°01'22"W	47.04'
L56	S21°42'00"E	52.52'
L57	S24°45'28"E	39.99'
L58	S27°24'25"E	39.99'
L59	S30°03'22"E	39.99'
L60	S47°33'25"E	46.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	400.00'	104.86'	15°01'14"	N53°17'16"E	104.56'
C10	1000.00'	146.88'	8°24'57"	N34°05'19"W	146.75'
C11	1000.00'	171.15'	9°48'23"	N24°58'39"W	170.95'
C12	250.00'	219.77'	50°22'00"	N45°15'27"W	212.76'
C73	425.00'	64.60'	8°42'31"	N50°07'55"E	64.54'
C74	25.00'	28.05'	64°16'34"	N22°20'54"E	26.60'
C75	25.00'	7.63'	17°28'43"	N18°31'44"W	7.60'
C76	1025.00'	115.15'	6°26'12"	N24°03'00"W	115.09'
C77	1025.00'	13.55'	0°45'27"	N20°27'11"W	13.55'
C78	225.00'	56.47'	14°22'51"	N27°15'53"W	56.33'
C79	225.00'	75.32'	19°10'44"	N44°02'40"W	74.96'
C80	225.00'	66.00'	16°48'24"	N62°02'15"W	65.76'
C92	375.00'	46.67'	7°07'49"	N49°20'34"E	46.64'
C93	25.00'	41.16'	94°19'57"	S79°55'33"E	36.67'
C94	1025.00'	37.46'	2°05'38"	S33°48'21"E	37.46'
C95	1025.00'	39.22'	2°11'32"	S35°56'59"E	39.22'
C96	1025.00'	39.22'	2°11'32"	S38°08'31"E	39.22'
C97	275.00'	28.43'	5°55'22"	S67°28'46"E	28.42'
C98	275.00'	39.72'	8°16'33"	S60°22'48"E	39.69'
C99	275.00'	39.72'	8°16'33"	S52°06'15"E	39.69'
C100	275.00'	39.72'	8°16'33"	S43°49'42"E	39.69'
C101	275.00'	39.72'	8°16'33"	S35°33'08"E	39.69'
C102	275.00'	54.43'	11°20'25"	S25°44'39"E	54.34'
C103	975.00'	52.53'	3°05'12"	S21°53'23"E	52.52'
C104	975.00'	45.08'	2°38'57"	S24°45'28"E	45.08'
C105	975.00'	45.08'	2°38'57"	S27°24'25"E	45.08'
C106	975.00'	45.08'	2°38'57"	S30°03'22"E	45.08'
C107	975.00'	51.41'	3°01'17"	S32°53'29"E	51.41'
C108	975.00'	66.24'	3°53'33"	S36°20'54"E	66.22'
C109	400.00'	226.44'	32°28'05"	S54°50'28"E	223.42'
C110	400.00'	45.66'	6°32'23"	S67°47'16"E	45.63'
C111	400.00'	57.78'	8°16'33"	S60°22'48"E	57.73'
C112	400.00'	57.78'	8°16'33"	S52°06'15"E	57.73'
C113	400.00'	57.78'	8°16'33"	S43°49'42"E	57.73'
C114	400.00'	7.45'	1°04'02"	S39°09'24"E	7.45'
C119	975.00'	4.63'	0°16'20"	S20°12'37"E	4.63'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 89.8, 90.2, 90.3 AND 91.2. BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.



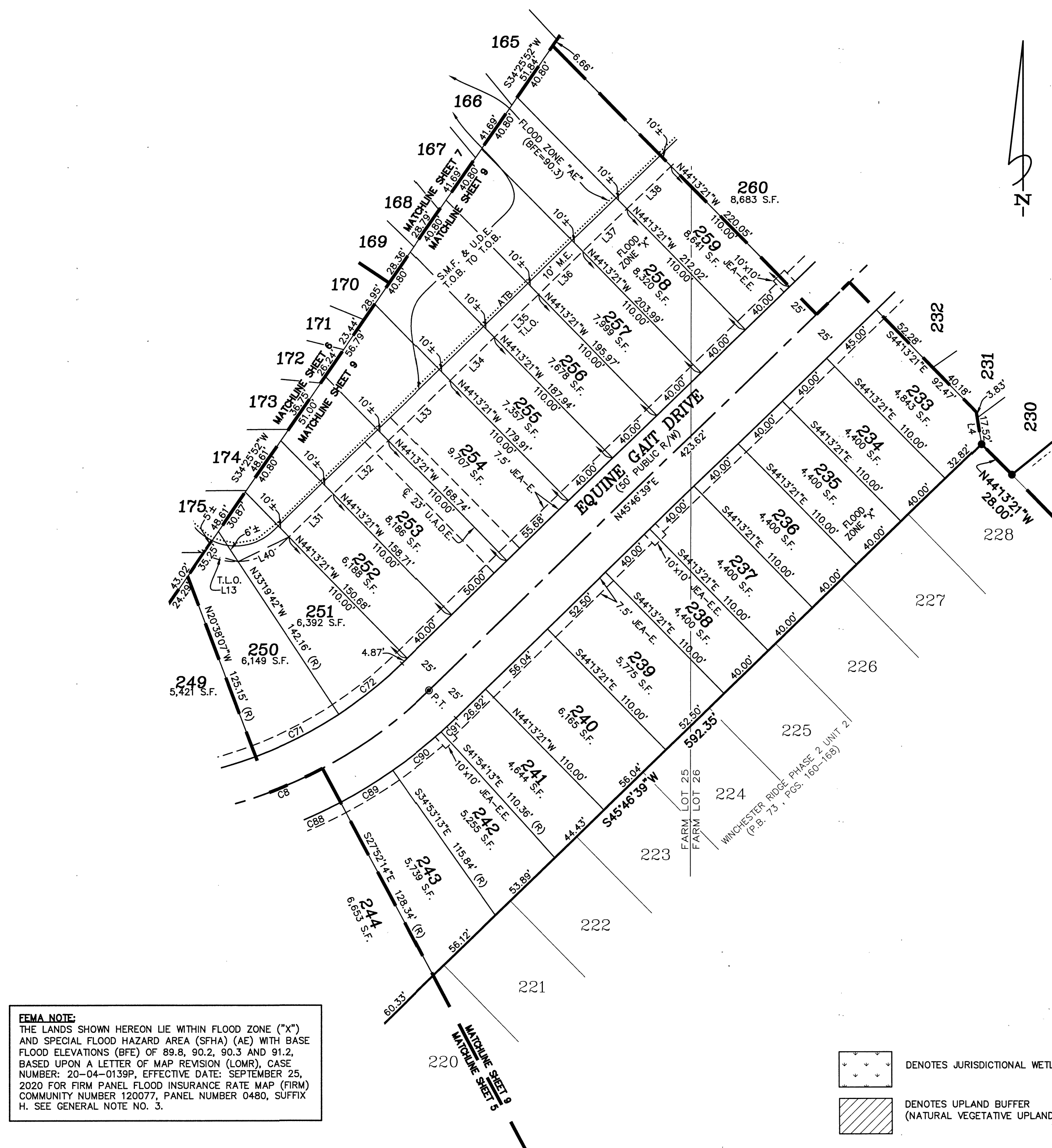
CIVIL PLAN CDN: 6535.007
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Winchester Ridge Phase 2 Unit 3

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PLAT BOOK 77 PAGE 27

SHEET 9 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 89.8, 90.2, 90.3 AND 91.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

DENOTES JURISDICTIONAL WETLANDS
DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S09°25'27"E	21.35'
L13	S75°06'37"E	22.95'
L31	N45°46'39"E	40.00'
L32	N45°46'39"E	50.00'
L33	N45°46'39"E	55.68'
L34	N45°46'39"E	40.00'
L35	N45°46'39"E	40.00'
L36	N45°46'39"E	40.00'
L37	N45°46'39"E	40.00'
L38	N45°46'39"E	40.00'
L39	N45°48'40"E	39.55'
L40	N64°21'36"E	36.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	300.00'	230.54'	44°01'46"	N67°47'32"E	224.91'
C71	275.00'	60.62'	12°37'50"	N63°02'58"E	60.50'
C72	275.00'	52.59'	10°57'23"	N51°15'21"E	52.51'
C88	325.00'	39.80'	7°00'59"	N65°38'16"E	39.77'
C89	325.00'	39.80'	7°00'59"	N58°37'16"E	39.77'
C90	325.00'	39.80'	7°00'59"	N51°36'17"E	39.77'
C91	325.00'	13.15'	2°19'08"	N46°56'13"E	13.15'

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