

# Winchester Ridge Phase 2 Unit 4

PLAT BOOK **77** PAGE **124**

A REPLAT OF A PORTION OF SECTION 25, 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

SHEET 1 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 7/22/2021  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 7/14/21  
Date  
[Signature]  
for General Counsel

### CAPTION

A PORTION OF SECTION 25, 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 2, AS SHOWN ON THE PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 3, AS RECORDED IN PLAT BOOK 77, PAGES 19 THROUGH 27, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF MCCLELLAND ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 00°14'22" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 552.46 FEET TO THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8826, PAGE 1186 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°40'41" EAST ALONG LAST SAID LINE, 206.38 FEET, TO THE EASTERLY LINE OF SAID LANDS; THENCE NORTH 00°14'57" WEST ALONG LAST SAID LINE AND THE EASTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12601, PAGE 1342 AND OFFICIAL RECORDS BOOK 16110, PAGE 2325, BOTH OF SAID CURRENT PUBLIC RECORDS, 435.70 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 80°24'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 767.42 FEET, TO THE SOUTHWESTERLY LINE OF A 305 FOOT FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY FOR POWER TRANSMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOKS 5780, PAGE 215 OF SAID PUBLIC RECORDS; THENCE SOUTH 10°47'39" WEST, 1106.63 FEET, TO THE NORTHERLY LINE OF AFORESAID PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 3; THENCE SOUTHWESTERLY, SOUTHERLY, WESTERLY AND NORTHERLY, ALONG THE NORTHERLY LINE OF SAID PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 3, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 45°44'38" WEST, 132.19 FEET; COURSE NO. 2: SOUTH 15°30'04" WEST, 40.61 FEET; COURSE NO. 3: NORTH 76°04'59" WEST, 111.45 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, 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 NORTH 13°53'26" EAST, 5.75 FEET; COURSE NO. 5: NORTH 76°08'10" WEST, 175.34 FEET; COURSE NO. 6: SOUTH 89°48'18" WEST, 368.55 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18.78 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

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

ALL RIGHTS OF WAY (BUCKING BRONCO DRIVE AND STRAWBERRY ROAN COURT), ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS IF ANY, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. 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 LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 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 LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE 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 ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF 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 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 LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

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 4. 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.

TRACT 1 (BUFFER), TRACTS 2 AND 3 (CONSERVATION) AND TRACT 4 (UTILITY TRACT), 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 THEREOF UNDER THE PLAT.

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.

THOSE EASEMENTS DESIGNATED AS "JEA-U.E." (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.

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 2nd DAY OF July, A.D., 2021.

### D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION

BY: [Signature] WITNESS: [Signature]  
PRINT NAME: Philip A. Femento PRINT NAME: ESSEET S. PORTER  
TITLE: Vice Pres. WITNESS: [Signature]  
PRINT NAME: [Signature]

### 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 2 DAY OF July, 2021, A.D., BY Philip A. Femento AS Vice President OF D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA FOR THE CORPORATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
NAME: Dorothy E. Pringle  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN  OR PRODUCED IDENTIFICATION  TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

### 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 124-128 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23rd DAY OF July, 2021.  
[Signature] BY: [Signature]  
JODY PHILLIPS 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: [Signature] 7/22/21  
JOHN PHILLIPS, P.E. DATE  
DIRECTOR OF PUBLIC WORKS

### PLAT CONFORMITY REVIEW

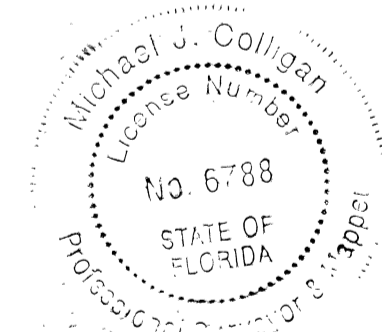
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 77, FLORIDA STATUTES, THIS 18 DAY OF July, 2021.

[Signature]  
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 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 30th DAY OF JUNE, A.D., 2021.

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



CIVIL PLAN CDN: 6535.007  
PLAT CDN: 6535.013

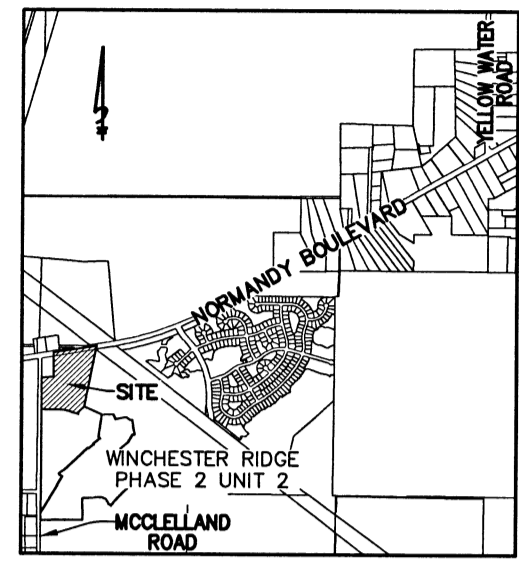
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OFFICE: SPB  
FIELD: IEP  
CHECKED BY  
DRAFT: SPB  
CLOSURES/DATA: SPB  
COVER SHEET: IEP  
PRMS: IEP

# Winchester Ridge Phase 2 Unit 4

A REPLAT OF A PORTION OF SECTION 25, 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 **125**

SHEET 2 OF 5 SHEETS  
44 LOTS AND 4 TRACTS IN THIS PHASE



**Point of Beginning**  
NORTHWEST CORNER OF TRACT 2  
WINCHESTER RIDGE PHASE 2 UNIT 3  
(P.B. 77, PGS. 19-27)  
N: 2135855.89  
E: 351001.23

### Legend

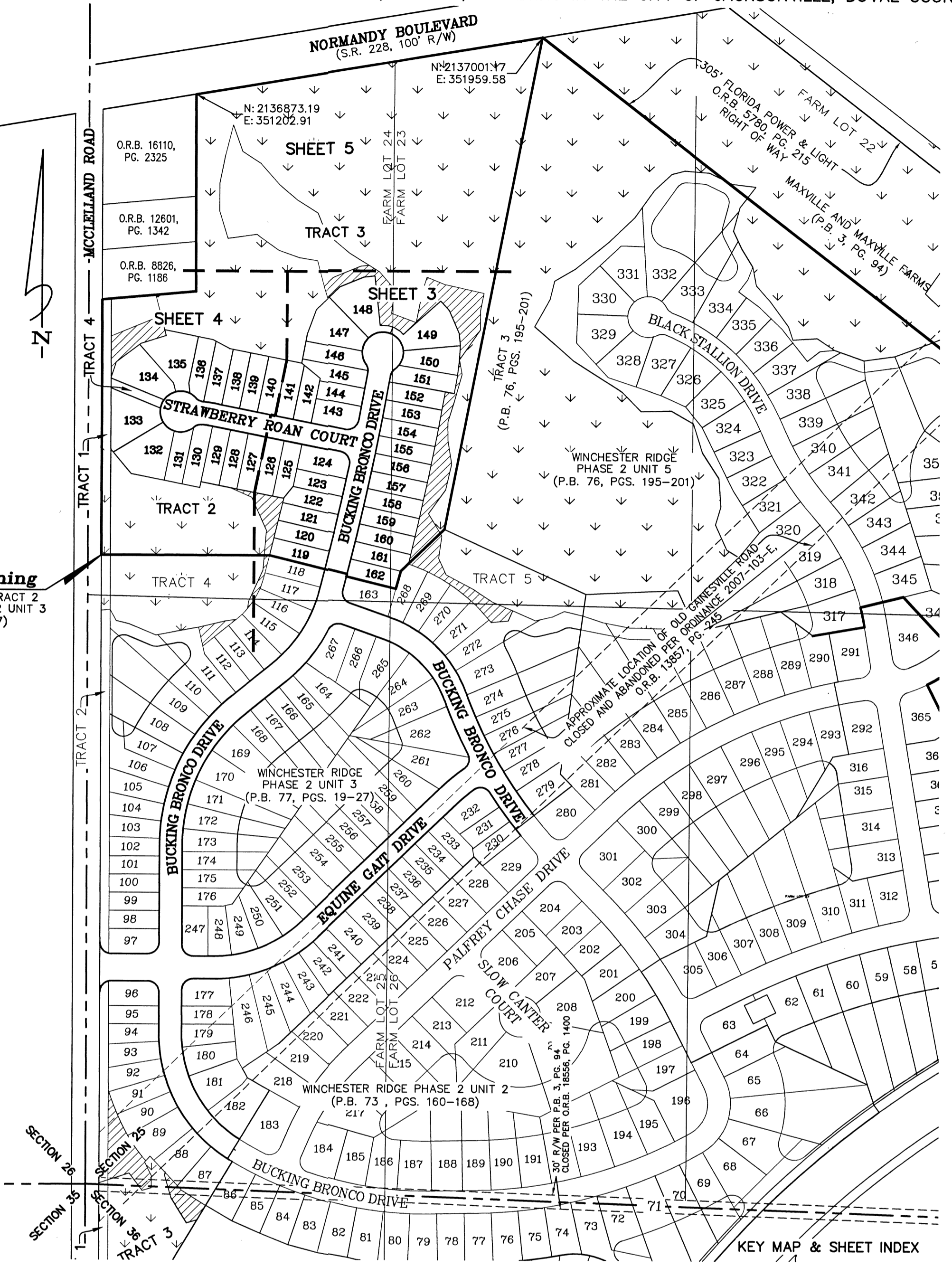
- R/W = RIGHT OF WAY
- R = RADIUS
- CH = CHORD
- L = ARC LENGTH
- Δ = DELTA
- L4 = TABULATED LINE DATA
- C4 = TABULATED CURVE DATA
- R.P. = RADIUS POINT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- ATB = APPROXIMATE TOP OF BANK
- BFE = BASE FLOOD ELEVATION
- JWL = JURISDICTIONAL WETLAND LINE
- JE-E = JEA ELECTRIC EASEMENT
- JE-E.E. = JEA EQUIPMENT EASEMENT
- T.L.O. = TRAVERSE LINE ONLY
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- NO. = NUMBER
- C = CENTERLINE
- (R) = LOT LINE RADIAL TO R/W
- S.R. = STATE ROAD
- S.M.F. = STORMWATER MANAGEMENT FACILITY

- = SET 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = SET 5/8" REBAR STAMPED "P.R.M. LB 3731"
- = FOUND 5/8" REBAR STAMPED "P.R.M. LB 3731"
- ⊙ = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- = APPROXIMATE TOP OF BANK
- ..... = FLOOD ZONE

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

5'± DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK

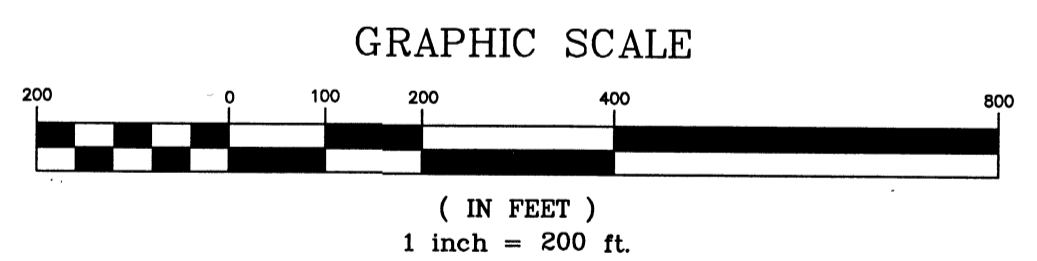
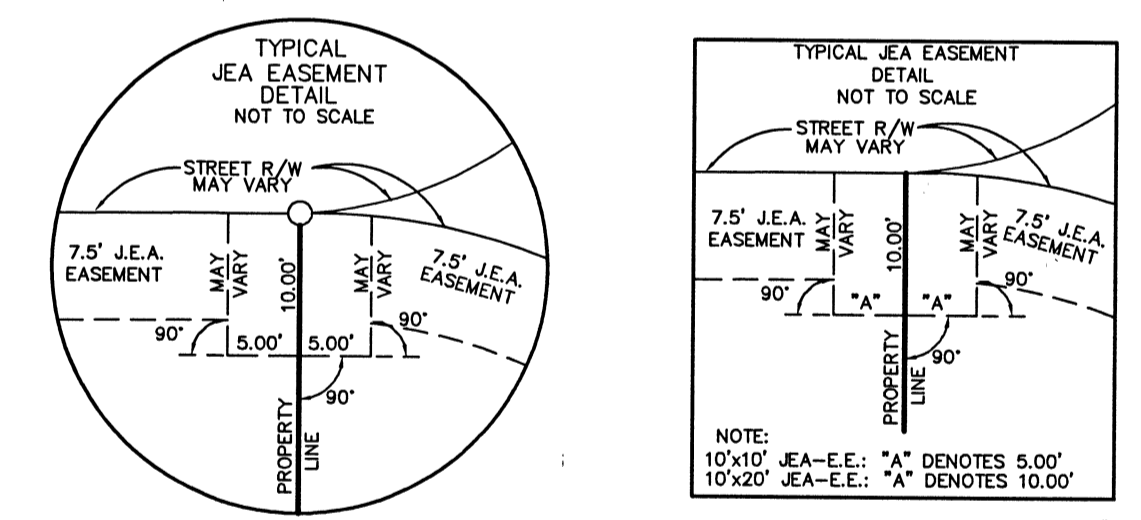
**FEMA NOTE:**  
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 89.8, 89.4 AND 88.6, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.



### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF TRACT 3, WINCHESTER RIDGE PHASE 2 UNIT 2, AS N30°41'33"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.  
N 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.  
E 397923.43
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 89.8, 89.4 AND 88.6, 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. THE FIRM INFORMATION AND 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.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- 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 SUBJECT TO REMOVAL BUT BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- "JE-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.
- "JE-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



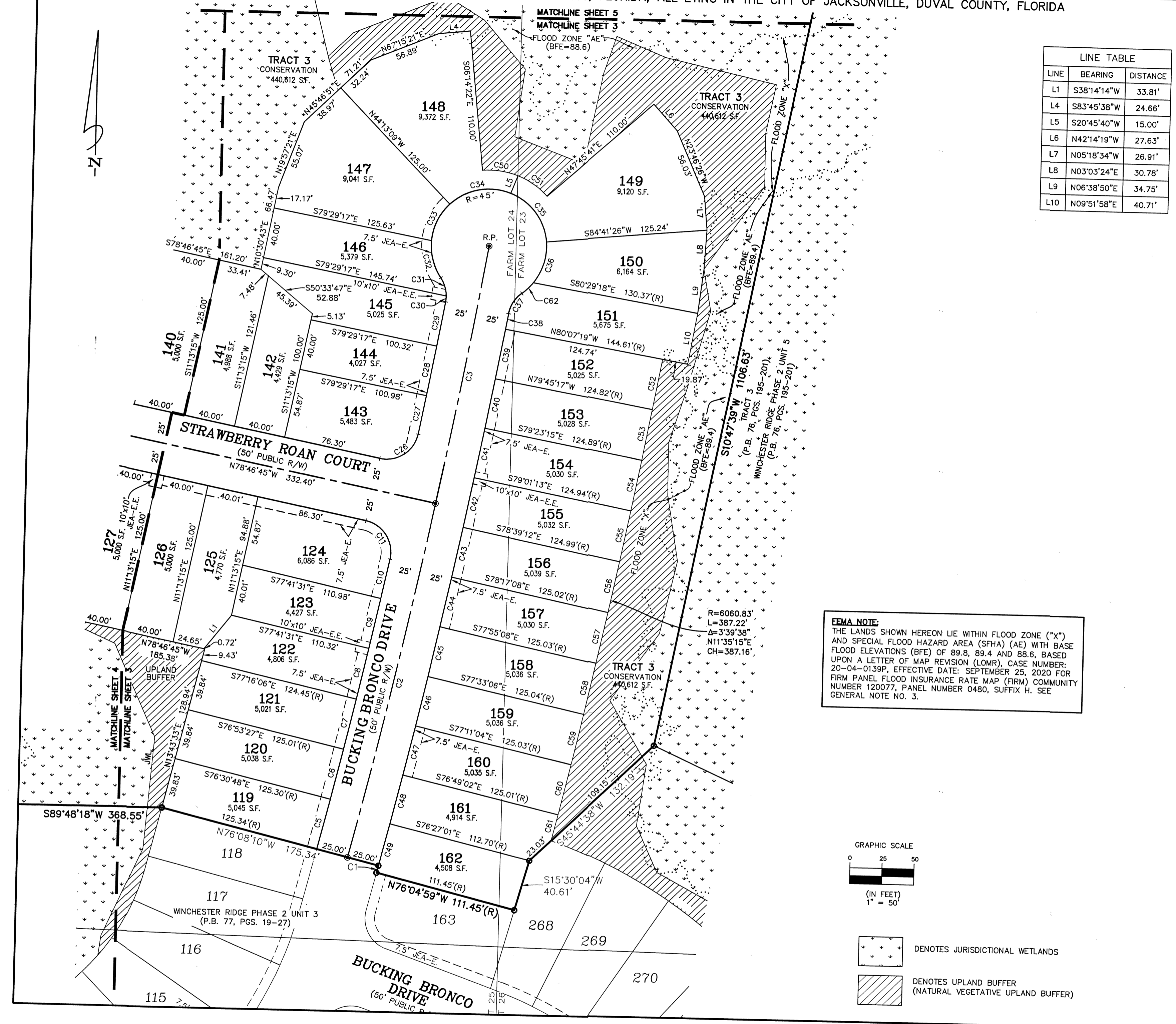
CIVIL PLAN CDN: 6535.007  
PLAT CDN: 6535.013

# Winchester Ridge Phase 2 Unit 4

A REPLAT OF A PORTION OF SECTION 25, 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 **126**

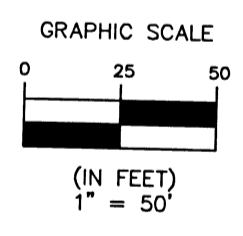
SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L1	S38°14'14"W	33.81'
L4	S83°45'39"W	24.66'
L5	S20°45'40"W	15.00'
L6	N42°14'19"W	27.63'
L7	N05°18'34"W	26.91'
L8	N03°03'24"E	30.78'
L9	N06°38'50"E	34.75'
L10	N09°51'58"E	40.71'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	6221.69'	5.75'	0°03'11"	N13°53'26"E	5.75'
C2	6196.69'	285.85'	2°36'35"	N12°32'33"E	285.83'
C3	6708.09'	206.60'	1°45'53"	N10°18'08"E	206.59'
C5	6171.69'	40.66'	0°22'39"	N13°40'31"E	40.66'
C6	6171.69'	40.66'	0°22'39"	N13°17'52"E	40.66'
C7	6171.69'	40.66'	0°22'39"	N12°55'13"E	40.66'
C8	6171.69'	40.74'	0°22'42"	N12°32'33"E	40.74'
C9	6171.69'	40.00'	0°22'17"	N12°10'04"E	40.00'
C10	6171.69'	31.78'	0°17'42"	N11°50'04"E	31.78'
C11	25.00'	39.47'	90°27'58"	N33°32'46"W	35.50'
C26	25.00'	39.47'	90°27'58"	N55°59'17"E	35.50'
C27	6171.69'	30.92'	0°17'13"	N10°36'41"E	30.92'
C28	6171.69'	40.00'	0°22'17"	N10°16'56"E	40.00'
C29	6171.69'	35.65'	0°19'51"	N09°55'17"E	35.65'
C30	25.00'	4.38'	10°02'14"	N04°44'49"E	4.37'
C31	25.00'	15.10'	34°36'22"	N17°34'29"W	14.87'
C32	45.00'	30.48'	38°48'40"	S15°28'19"E	29.90'
C33	45.00'	32.87'	41°50'50"	S24°51'26"W	32.14'
C34	45.00'	51.04'	64°58'49"	S78°16'15"W	48.34'
C35	45.00'	50.21'	63°55'47"	N37°16'27"W	47.65'
C36	45.00'	34.33'	43°42'26"	N16°32'40"E	33.50'
C37	25.00'	19.28'	44°11'25"	S31°51'25"W	18.81'
C38	6221.69'	12.62'	0°06'58"	N09°49'12"E	12.62'
C39	6221.69'	39.87'	0°22'02"	N10°03'42"E	39.87'
C40	6221.69'	39.87'	0°22'02"	N10°25'44"E	39.87'
C41	6221.69'	39.87'	0°22'02"	N10°47'46"E	39.87'
C42	6221.69'	39.87'	0°22'02"	N11°09'47"E	39.87'
C43	6221.69'	39.91'	0°22'03"	N11°31'50"E	39.91'
C44	6221.69'	39.83'	0°22'01"	N11°53'52"E	39.83'
C45	6221.69'	39.87'	0°22'02"	N12°15'53"E	39.87'
C46	6221.69'	39.87'	0°22'02"	N12°37'55"E	39.87'
C47	6221.69'	39.87'	0°22'02"	N12°59'57"E	39.87'
C48	6221.69'	39.87'	0°22'02"	N13°21'58"E	39.87'
C49	6221.69'	39.87'	0°22'02"	N13°44'00"E	39.87'
C50	60.00'	28.27'	27°00'02"	N82°44'21"W	28.01'
C51	60.00'	28.27'	27°00'02"	N55°44'20"W	28.01'
C52	6060.83'	40.67'	0°23'04"	N09°56'58"E	40.67'
C53	6060.83'	40.67'	0°23'04"	N10°20'02"E	40.67'
C54	6060.83'	40.67'	0°23'04"	N10°43'06"E	40.67'
C55	6060.83'	40.67'	0°23'04"	N11°06'11"E	40.67'
C56	6060.83'	40.71'	0°23'06"	N11°29'15"E	40.71'
C57	6060.83'	40.63'	0°23'03"	N11°52'20"E	40.63'
C58	6060.83'	40.67'	0°23'04"	N12°15'23"E	40.67'
C59	6060.83'	40.67'	0°23'04"	N12°38'27"E	40.67'
C60	6060.83'	40.67'	0°23'04"	N13°01'32"E	40.67'
C61	6060.83'	21.18'	0°12'01"	N13°19'04"E	21.18'
C62	45.00'	12.22'	15°33'15"	N46°10'30"E	12.18'

**FEMA NOTE:**  
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- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

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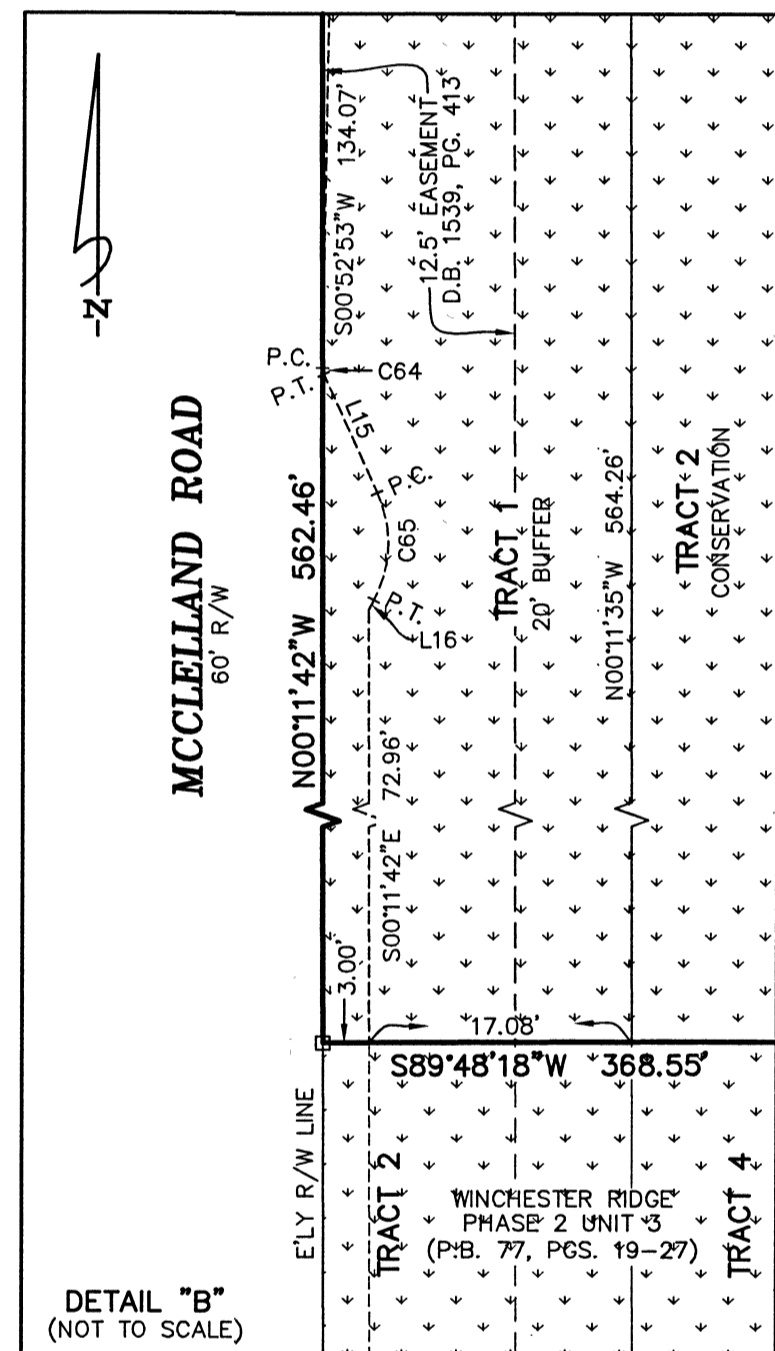
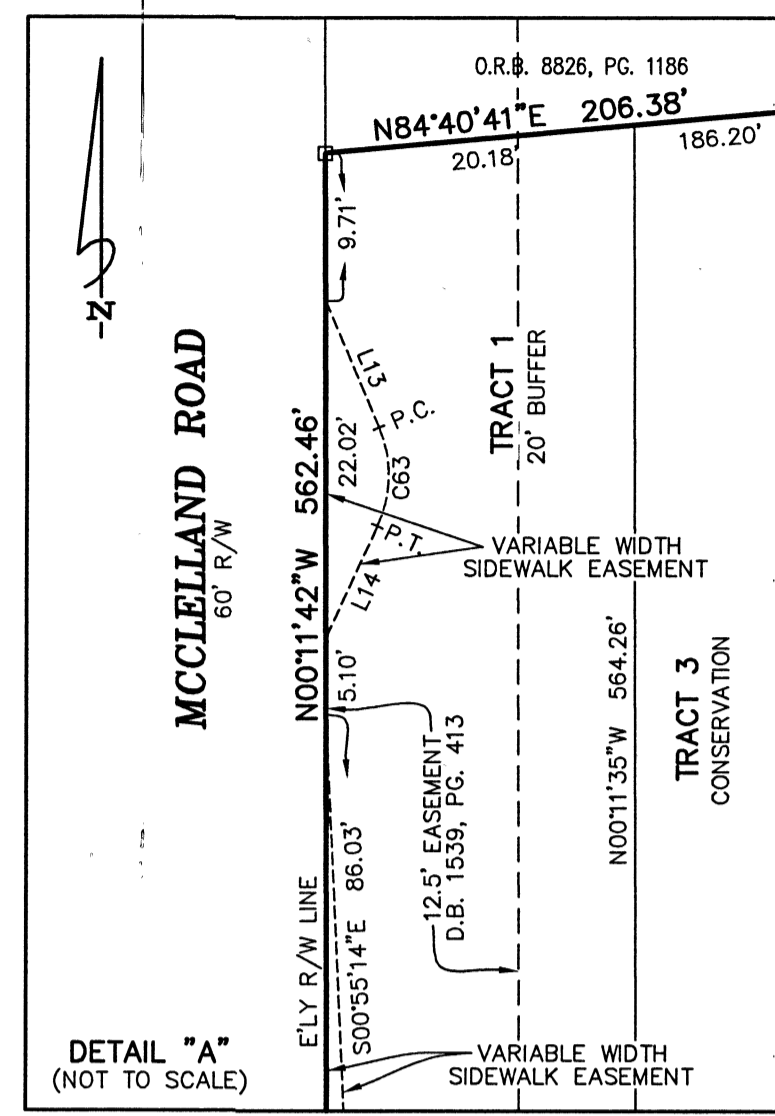
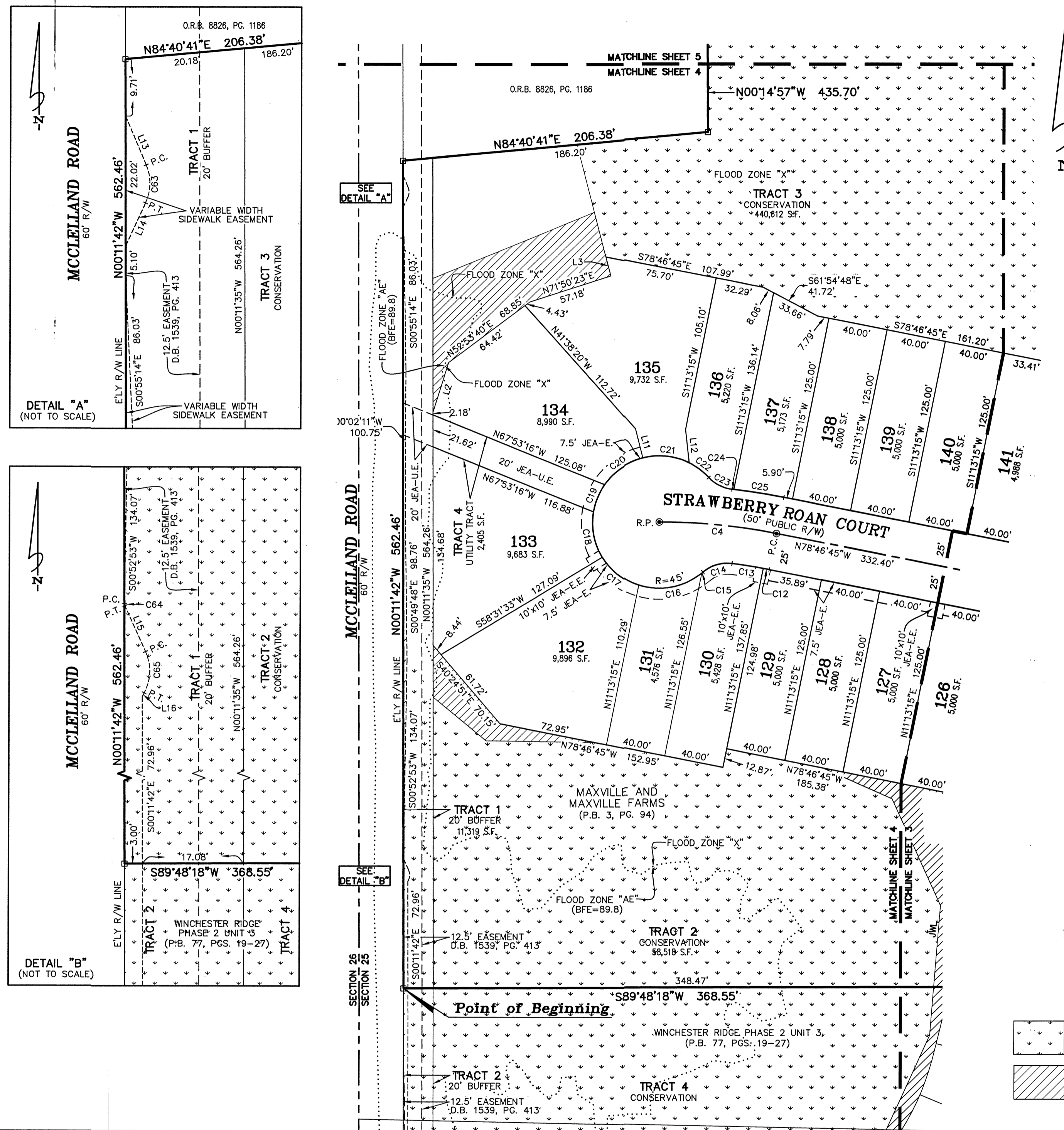
CIVIL PLAN CDN: 6535.007  
PLAT CDN: 6535.007

# Winchester Ridge Phase 2 Unit 4

A REPLAT OF A PORTION OF SECTION 25, 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 **127**

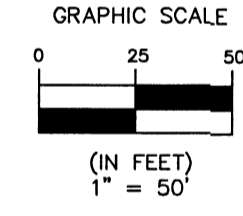
SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	400.00'	79.49'	11°23'12"	N84°28'21"W	79.36'
C12	375.00'	4.11'	0°37'41"	N79°05'35"W	4.11'
C13	375.00'	21.28'	3°15'06"	N81°01'58"W	21.28'
C14	25.00'	21.07'	48°17'39"	S73°11'40"W	20.45'
C15	45.00'	1.10'	1°23'41"	N49°44'40"E	1.10'
C16	45.00'	45.03'	57°20'06"	N79°06'34"E	43.18'
C17	45.00'	32.00'	40°44'52"	S51°50'57"E	31.33'
C18	45.00'	32.00'	40°44'52"	S11°06'04"E	31.33'
C19	45.00'	20.17'	25°40'45"	S22°06'44"W	20.00'
C20	45.00'	32.00'	40°44'52"	S55°19'33"W	31.33'
C21	45.00'	32.00'	40°44'52"	N83°55'35"W	31.33'
C22	45.00'	16.66'	21°12'33"	N52°56'52"W	16.56'
C23	25.00'	17.98'	41°12'11"	S62°56'41"E	17.59'
C24	425.00'	1.23'	0°09'55"	N83°27'48"W	1.23'
C25	425.00'	34.13'	4°36'06"	N81°04'48"W	34.12'
C63	8.00'	6.60'	47°17'19"	N00°48'53"E	6.42'
C64	1.00'	0.45'	25°56'19"	S11°16'38"E	0.45'
C65	8.00'	7.24'	51°52'38"	N01°41'31"E	7.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N17°24'34"E	34.92'
L3	N14°30'17"W	13.21'
L11	S14°18'01"E	20.00'
L12	S06°42'37"E	22.55'
L13	S22°49'47"E	9.00'
L14	S24°27'32"W	8.03'
L15	S24°14'48"E	8.54'
L16	S27°37'50"W	0.72'

**FEMA NOTE:**  
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- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)



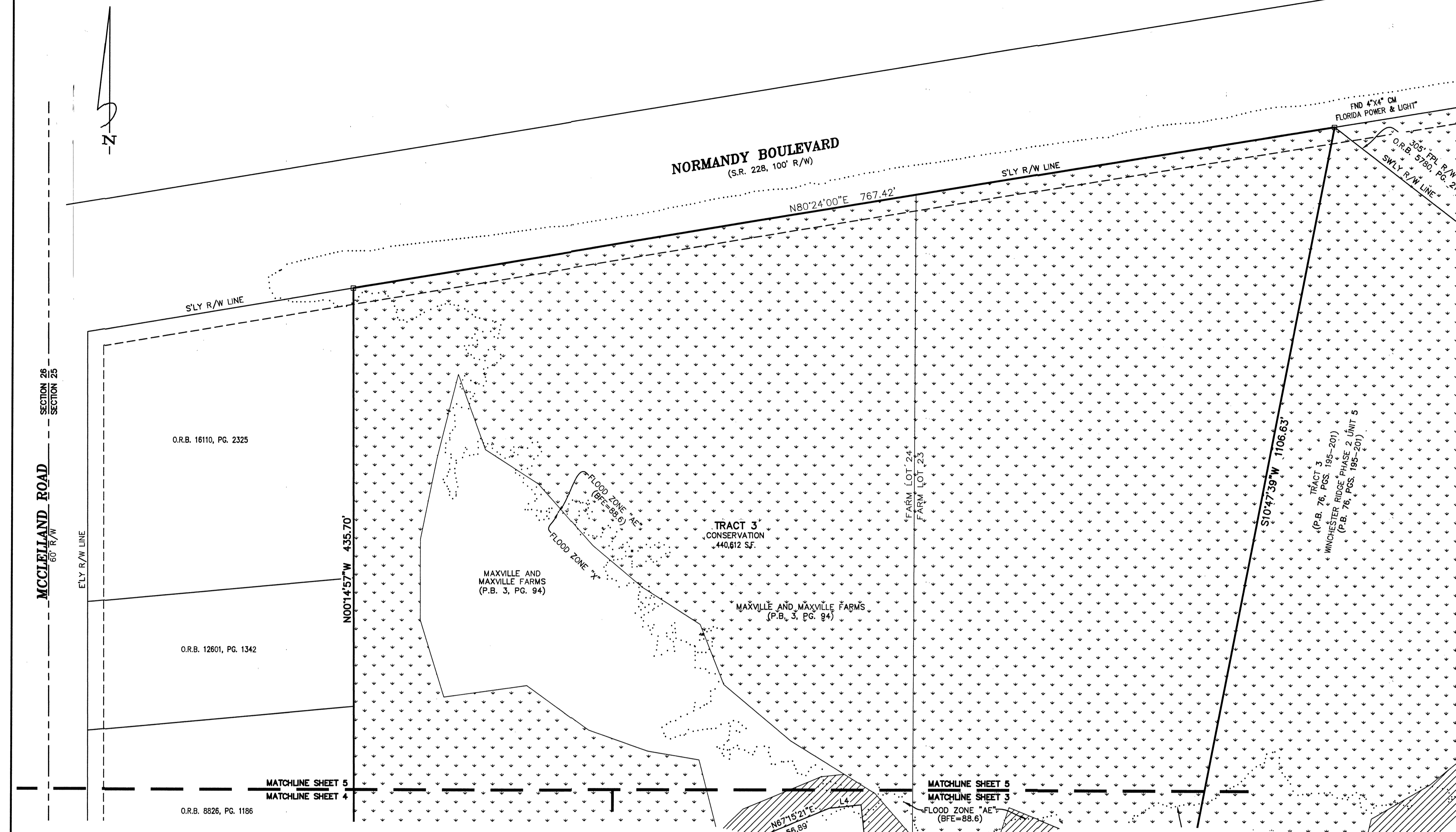
CIVIL PLAN CDN: 6535.007  
PLAT CDN: 6535.013

# Winchester Ridge Phase 2 Unit 4

A REPLAT OF A PORTION OF SECTION 25, 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 **128**

SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



DENOTES JURISDICTIONAL WETLANDS  
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)  
**GRAPHIC SCALE**  
 0 25 50  
 (IN FEET)  
 1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S83°45'38"W	24.66'

**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, 89.4 AND 88.6, 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 II. SEE GENERAL NOTE NO. 3.

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