

TIDAL POINTE AT SOUTHSIDE QUARTER

PLAT BOOK 71 PAGE 18

SHEET 1 OF 6

BEING A REPLAT OF LOT 4, S-15 PHASE ONE ACCORDING TO PLAT BOOK 70, PAGES 132 THROUGH 138
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALL
LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 2 FOR GENERAL NOTES,
LEGEND AND ABBREVIATIONS.

CAPTION

A PART OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 4, S-15 PHASE ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGES 132 THROUGH 138 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CND-SOUTHSIDE QUARTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TIDAL POINTE AT SOUTHSIDE QUARTER, 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.

TRACTS "A", "B", "D", "E", "F", "G", "H", "I" AND "J" (RECREATION/OPEN SPACE) AND TRACT "C" (LANDSCAPE AREA) AS SHOWN HEREON, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNEES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITH OUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION OR THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UTILITY EASEMENTS, ACCESS AND UTILITY EASEMENTS, EQUIPMENT AND MAINTENANCE EASEMENTS, UTILITY AND DRAINAGE AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS 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.

A 5 FOOT UNOBSTRUCTED DRAINAGE EASEMENT FOR THE BENEFIT OF THE STORMWATER DRAINAGE FACILITY IN TRACT "B", S-15 PHASE ONE, RECORDED IN PLAT BOOK 70, PAGES 132 THROUGH 138 SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL THE WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID STORMWATER MANAGEMENT FACILITIES, 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.

UPON FAILURE OF OWNER, OR SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, RECORDED AS TRACT "B", S-15 PHASE ONE, IN PLAT BOOK 70, PAGES 132 THROUGH 138, THE OBLIGATION WOULD THEN FALL UPON TIDAL POINTE AT SOUTHSIDE QUARTER OWNER, ITS SUCCESSORS AND ASSIGNS

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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

THE 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, ACTIONS, 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 TIDAL POINTE AT SOUTHSIDE QUARTER. THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND THE FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NONEXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE RIGHTS OF WAY SHOWN HEREON. OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

OWNER, ITS SUCCESSOR AND ASSIGNS, HEREBY GRANT TO THE OWNER OF EACH LOT ADJACENT TO A 25' ACCESS & UTILITY EASEMENT, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID 25' ACCESS & UTILITY EASEMENT.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR, SERVICE AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHT OF WAYS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

OWNER: CND-SOUTHSIDE QUARTER, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: DM WEEKLEY, INC.
A DELAWARE CORPORATION, AS ITS SOLE MANAGER

WITNESS: [Signature] BY: [Signature]
[Signature] JOHN BURCHFIELD
PRINT NAME: Spencer Cochran PRINT NAME: John Burchfield
VICE PRESIDENT/GENERAL COUNSEL

STATE OF TEXAS, COUNTY OF HARRIS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF MARCH, A.D., 2018, BY JOHN BURCHFIELD, AS VICE PRESIDENT/GENERAL COUNSEL OF DM WEEKLEY, INC. MANAGER OF CND-SOUTHSIDE QUARTER, LLC, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
PRINT NAME: William J. Fussell
COMMISSION NO.: 1218304152
MY COMMISSION EXPIRES: 3/11/21

CONSENT AND SUBORDINATION BY MORTGAGEE

FIRST CONTINENTAL INVESTMENT CO., LTD, A TEXAS LIMITED LIABILITY PARTNERSHIP AS THE HOLDER OF A CERTAIN MORTGAGE ON THE LANDS DESCRIBED IN THE CAPTION HEREON RECORDED IN OFFICIAL RECORDS BOOK 18038, PAGE 987 HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION.

IN WITNESS WHEREOF, TODD AIKEN, THE EXECUTIVE VICE PRESIDENT OF FIRST CONTINENTAL INVESTMENT CO., LTD, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9th DAY OF MARCH, A.D., 2018.

WITNESS: [Signature] [Signature]
PRINT NAME: Cynthia Gage TODD AIKEN
EXECUTIVE VICE PRESIDENT
WITNESS: [Signature] FIRST CONTINENTAL INVESTMENT CO., LTD.
PRINT NAME: ENEDJA REYNA

STATE OF TEXAS, COUNTY OF HARRIS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF MARCH, A.D., 2018 BY TODD AIKEN, AS THE EXECUTIVE PRESIDENT OF FIRST CONTINENTAL INVESTMENT CO., LTD., ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS AT LARGE
PRINT NAME: Linda DeCarlo
COMMISSION NO.: 7796904
MY COMMISSION EXPIRES: 1-18-2021

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

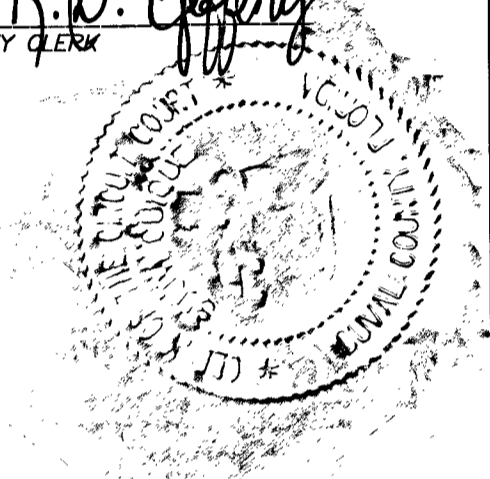
BY: [Signature]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

DATE: 3/30/18

CLERKS CERTIFICATE 2018075112

IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 71 PAGES 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 11th DAY OF APRIL, A.D., 2018.
[Signature] [Signature]
RONNIE FUSSELL DEPUTY CLERK
CLERK OF THE CIRCUIT COURT



Approved 30 March 2018
Date
[Signature]
City Engineer
for Director of Public Works
Approved March 26, 2018
Date
[Signature]
for General Counsel

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 30 DAY OF MARCH, A.D., 2018.

[Signature]
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLA. LICENSE No. LS 3398

SURVEYORS 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 PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING; 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 CITY OF JACKSONVILLE BEACH, FLORIDA, SIGNED AND SEALED THIS 30th DAY OF MARCH, A.D., 2018.

[Signature]
DONN W. BOATWRIGHT
PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 3295
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS No. LB3672

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

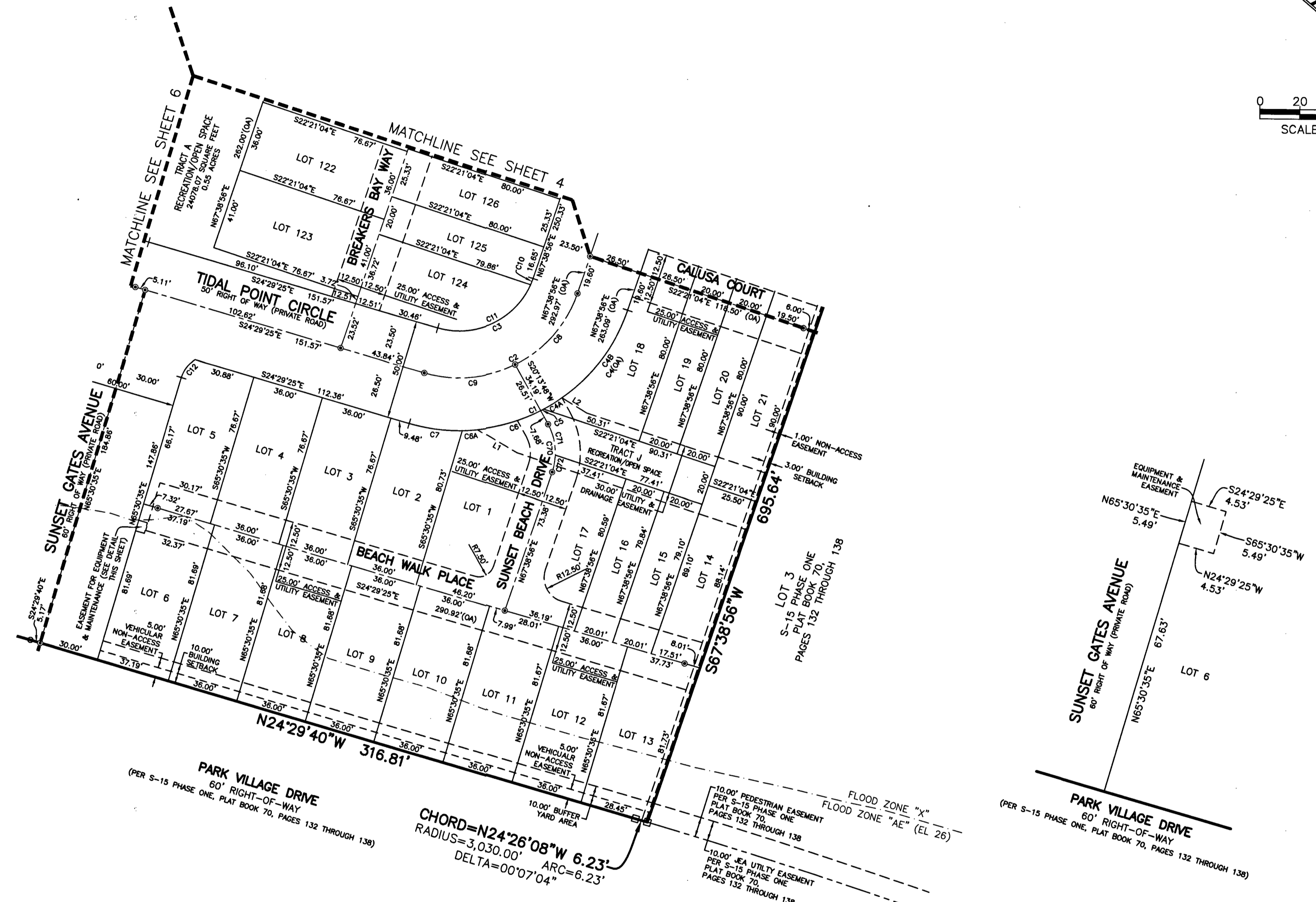
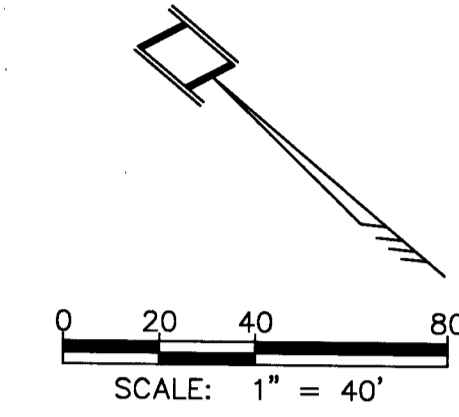
TIDAL POINTE AT SOUTHSIDE QUARTER

PLAT BOOK 71 PAGE 20

BEING A REPLAT OF LOT 4, S-15 PHASE ONE ACCORDING TO PLAT BOOK 70, PAGES 132 THROUGH 138 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALL LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 6

SEE SHEET 2 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	135.71'	88.50'	87°51'39"	S68°25'15"E	122.80'
C2	95.07'	62.00'	87°51'39"	S68°25'15"E	86.03'
C3	59.04'	38.50'	87°51'39"	S68°25'15"E	53.42'
C4	55.71'	88.50'	36°03'53"	N85°40'52"E	54.79'
C4A	66.47'	88.50'	43°02'09"	N89°10'00"E	64.92'
C4B	10.77'	88.50'	6°58'16"	S72°48'04"E	10.76'
C5	1.75'	88.50'	1°08'09"	S68°44'51"E	1.75'
C6	7.68'	88.50'	4°58'16"	S44°24'52"E	7.68'
C6A	32.87'	88.50'	21°16'47"	S57°32'23"E	32.68'
C7	26.94'	88.50'	17°26'19"	S33°12'35"E	26.83'
C8	48.53'	62.00'	44°51'06"	S89°55'31"E	47.30'
C9	46.54'	62.00'	43°00'34"	S45°59'42"E	45.46'
C10	3.36'	38.50'	4°59'54"	N70°08'53"E	3.36'
C11	55.68'	38.50'	82°51'46"	S65°55'18"E	50.95'
C12	11.54'	15.50'	42°38'32"	S86°49'51"W	11.27'
C70	24.83'	30.00'	47°25'07"	N43°56'22"E	24.13'
C71	16.15'	30.00'	30°50'47"	N35°39'12"E	15.96'
C72	8.68'	30.00'	16°34'20"	N59°21'45"E	8.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°59'10"W	22.87'
L2	N09°14'52"W	14.54'

DETAIL
NOT TO SCALE

PREPARED BY:
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PLAT, PLANS CITY DEVELOPMENT NUMBER 4553.137

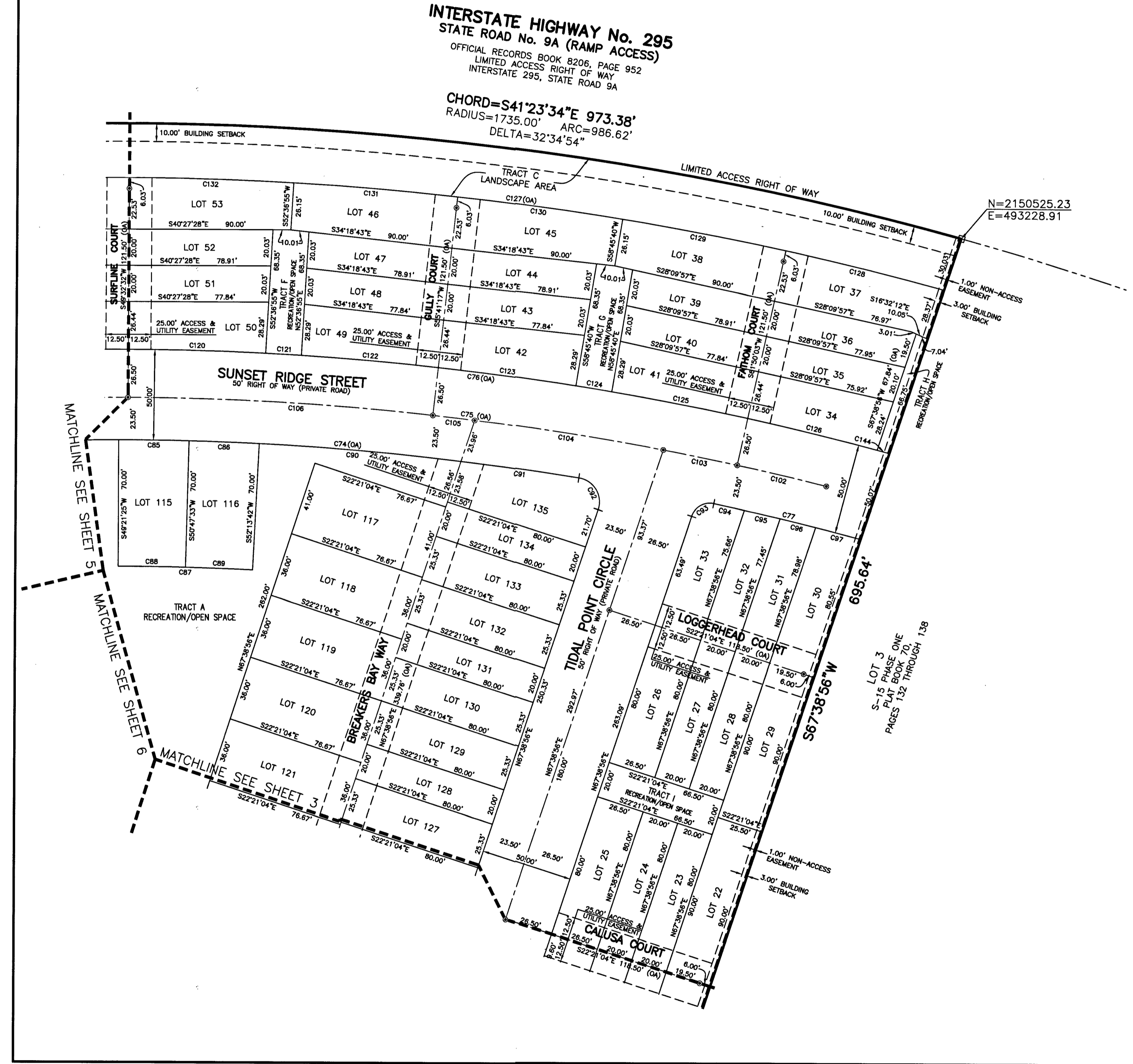
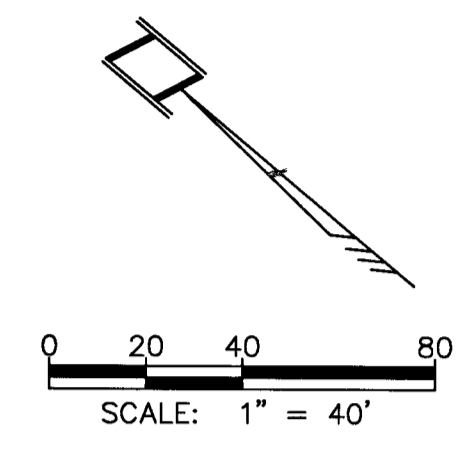
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 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 71 PAGE 21

SHEET 4 OF 6

SEE SHEET 2 FOR GENERAL NOTES,
 LEGEND AND ABBREVIATIONS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C74	434.27'	1,560.00'	15°57'00"	N39°12'27"W	432.87'
C75	779.20'	1,583.50'	28°11'38"	N40°26'46"W	771.37'
C76	827.78'	1,610.00'	29°27'31"	N40°02'42"W	818.70'
C77	82.89'	1,560.00'	3°02'40"	N26°55'59"W	82.88'
C85	39.09'	1,560.00'	1°26'09"	N39°55'31"W	39.09'
C86	39.09'	1,560.00'	1°26'09"	N38°29'22"W	39.09'
C87	74.67'	1,490.00'	2°52'17"	N39°12'27"W	74.67'
C88	37.34'	1,490.00'	1°26'09"	N39°55'31"W	37.34'
C89	37.34'	1,490.00'	1°26'09"	N38°29'22"W	37.34'
C90	112.61'	1,560.00'	4°08'09"	N35°42'13"W	112.58'
C91	65.43'	1,560.00'	2°24'11"	N32°26'03"W	65.43'
C92	23.30'	13.50'	98°52'53"	N18°12'29"E	20.51'
C93	15.37'	10.50'	83°53'46"	N70°24'12"W	14.04'
C94	17.20'	1,560.00'	0°37'55"	N28°08'21"W	17.20'
C95	20.08'	1,560.00'	0°44'15"	N27°27'16"W	20.08'
C96	20.06'	1,560.00'	0°44'12"	N26°43'03"W	20.06'
C97	25.55'	1,560.00'	0°56'18"	N25°52'48"W	25.55'
C102	50.21'	1,583.50'	1°49'00"	N27°15'27"W	50.21'
C103	41.61'	1,583.50'	1°30'20"	N28°55'07"W	41.61'
C104	104.87'	1,583.50'	3°47'41"	N31°34'08"W	104.85'
C105	23.37'	1,583.50'	0°50'45"	N33°53'20"W	23.37'
C106	169.86'	1,583.50'	6°08'46"	N37°23'05"W	169.78'
C120	76.35'	1,610.00'	2°43'02"	N39°05'58"W	76.35'
C121	20.00'	1,610.00'	0°42'42"	N37°23'05"W	20.00'
C122	76.35'	1,610.00'	2°43'02"	N35°40'13"W	76.34'
C123	76.35'	1,610.00'	2°43'02"	N32°57'12"W	76.34'
C124	20.00'	1,610.00'	0°42'42"	N31°14'20"W	20.00'
C125	76.35'	1,610.00'	2°43'02"	N29°31'28"W	76.34'
C126	73.08'	1,610.00'	2°36'03"	N26°51'56"W	73.07'
C127	934.92'	1,705.00'	31°25'04"	N40°51'33"W	923.26'
C128	89.73'	1,705.00'	3°00'55"	N26°39'29"W	89.72'
C129	91.45'	1,705.00'	3°04'23"	N29°42'08"W	91.43'
C130	91.45'	1,705.00'	3°04'23"	N32°46'31"W	91.43'
C131	91.45'	1,705.00'	3°04'23"	N35°50'54"W	91.43'
C132	91.44'	1,705.00'	3°04'22"	N38°55'16"W	91.43'
C144	7.01'	1,610.00'	0°14'58"	N25°26'25"W	7.01'

PREPARED BY:
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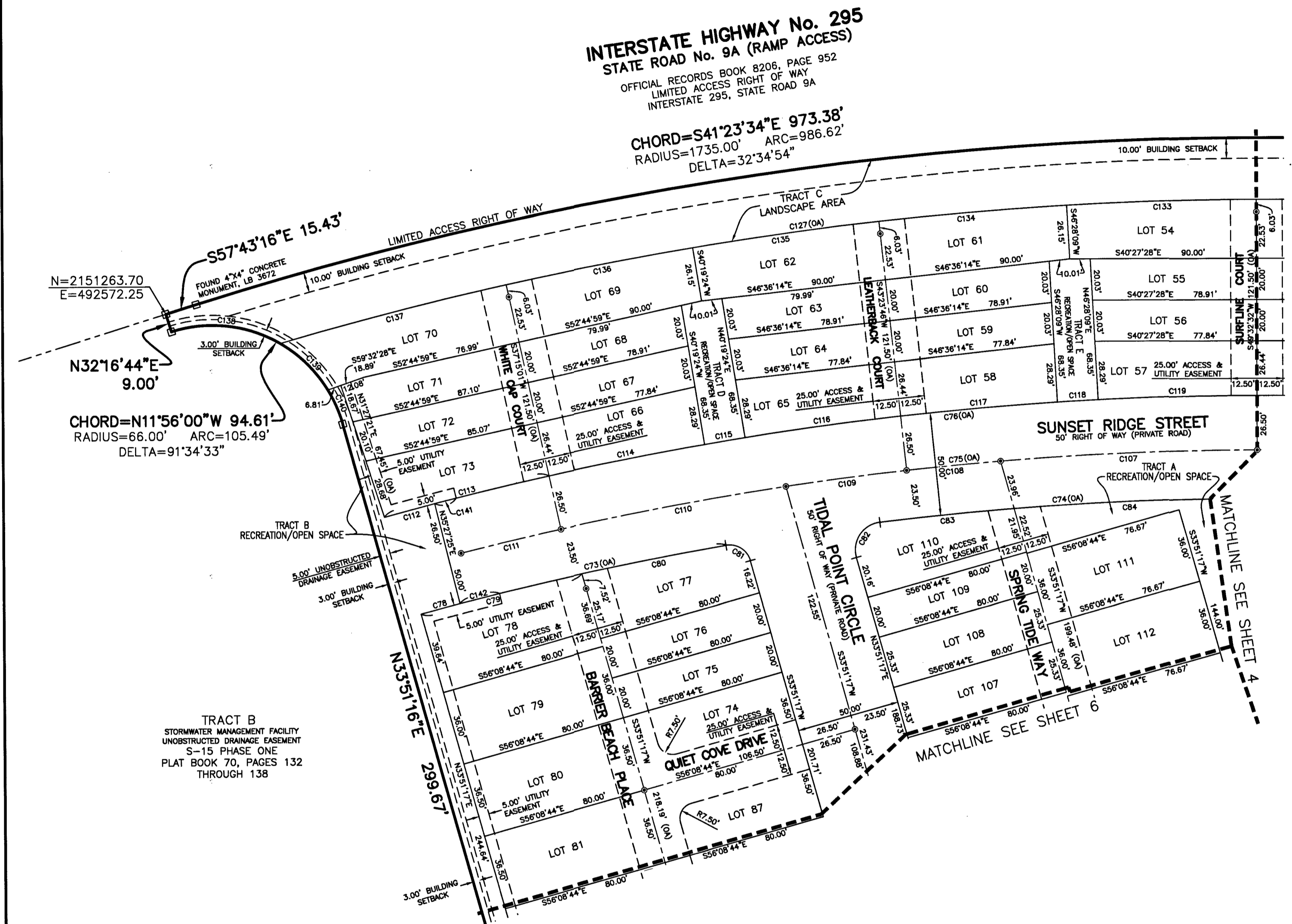
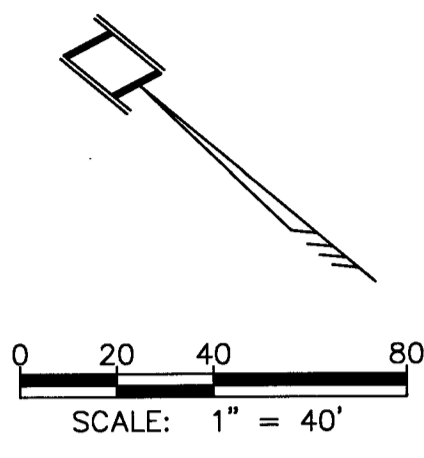
TIDAL POINTE AT SOUTHSIDE QUARTER

PLAT BOOK 71 PAGE 22

SHEET 5 OF 6

BEING A REPLAT OF LOT 4, S-15 PHASE ONE ACCORDING TO PLAT BOOK 70, PAGES 132 THROUGH 138 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALL LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 2 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C73	131.27'	1,560.00'	4°49'16"	N52°22'16"W	131.23'
C74	434.27'	1,560.00'	15°57'00"	N39°12'27"W	432.87'
C75	779.20'	1,583.50'	28°11'38"	N40°26'46"W	771.37'
C76	827.78'	1,610.00'	29°27'31"	N40°02'42"W	818.70'
C78	19.69'	1,560.00'	0°43'24"	S55°08'36"E	19.69'
C79	80.06'	1,560.00'	2°56'26"	N54°02'05"W	80.05'
C80	70.89'	1,560.00'	2°36'14"	N51°15'45"W	70.89'
C81	15.36'	10.50'	83°48'55"	N08°03'11"W	14.03'
C82	23.32'	13.50'	98°57'46"	S83°20'10"W	20.53'
C83	65.43'	1,560.00'	2°24'11"	N45°58'52"W	65.42'
C84	112.62'	1,560.00'	4°08'11"	N42°42'41"W	112.60'
C107	124.16'	1,583.50'	4°29'33"	N42°42'15"W	124.13'
C108	45.70'	1,583.50'	1°39'13"	N45°46'37"W	45.70'
C109	59.20'	1,583.50'	2°08'31"	N47°40'29"W	59.20'
C110	110.66'	1,583.50'	4°00'14"	N50°44'52"W	110.64'
C111	49.56'	1,583.50'	1°47'36"	N53°38'47"W	49.56'
C112	25.32'	1,610.00'	0°54'04"	N55°13'30"W	25.32'
C113	82.21'	1,610.00'	2°55'32"	N54°12'45"W	82.20'
C114	76.35'	1,610.00'	2°43'02"	N51°23'28"W	76.34'
C115	20.00'	1,610.00'	0°42'42"	N49°40'36"W	20.00'
C116	76.35'	1,610.00'	2°43'02"	N47°57'44"W	76.34'
C117	76.35'	1,610.00'	2°43'02"	N45°14'43"W	76.34'
C118	20.00'	1,610.00'	0°42'42"	N43°31'51"W	20.00'
C119	76.35'	1,610.00'	2°43'01"	N41°48'59"W	76.34'
C127	934.92'	1,705.00'	31°25'04"	N40°51'33"W	923.26'
C133	91.44'	1,705.00'	3°04'22"	N41°59'40"W	91.43'
C134	91.45'	1,705.00'	3°04'23"	N45°04'02"W	91.43'
C135	91.45'	1,705.00'	3°04'23"	N48°08'25"W	91.43'
C136	91.45'	1,705.00'	3°04'23"	N51°12'48"W	91.43'
C137	113.61'	1,705.00'	3°49'04"	N54°39'31"W	113.59'
C138	54.63'	66.00'	47°25'19"	N34°00'37"W	53.08'
C139	32.68'	66.00'	28°21'59"	N03°53'03"E	32.34'
C140	18.19'	66.00'	15°47'14"	N25°57'39"E	18.13'

PREPARED BY:
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(904) 241-8550
PLAT, PLANS CITY DEVELOPMENT NUMBER 4553.137

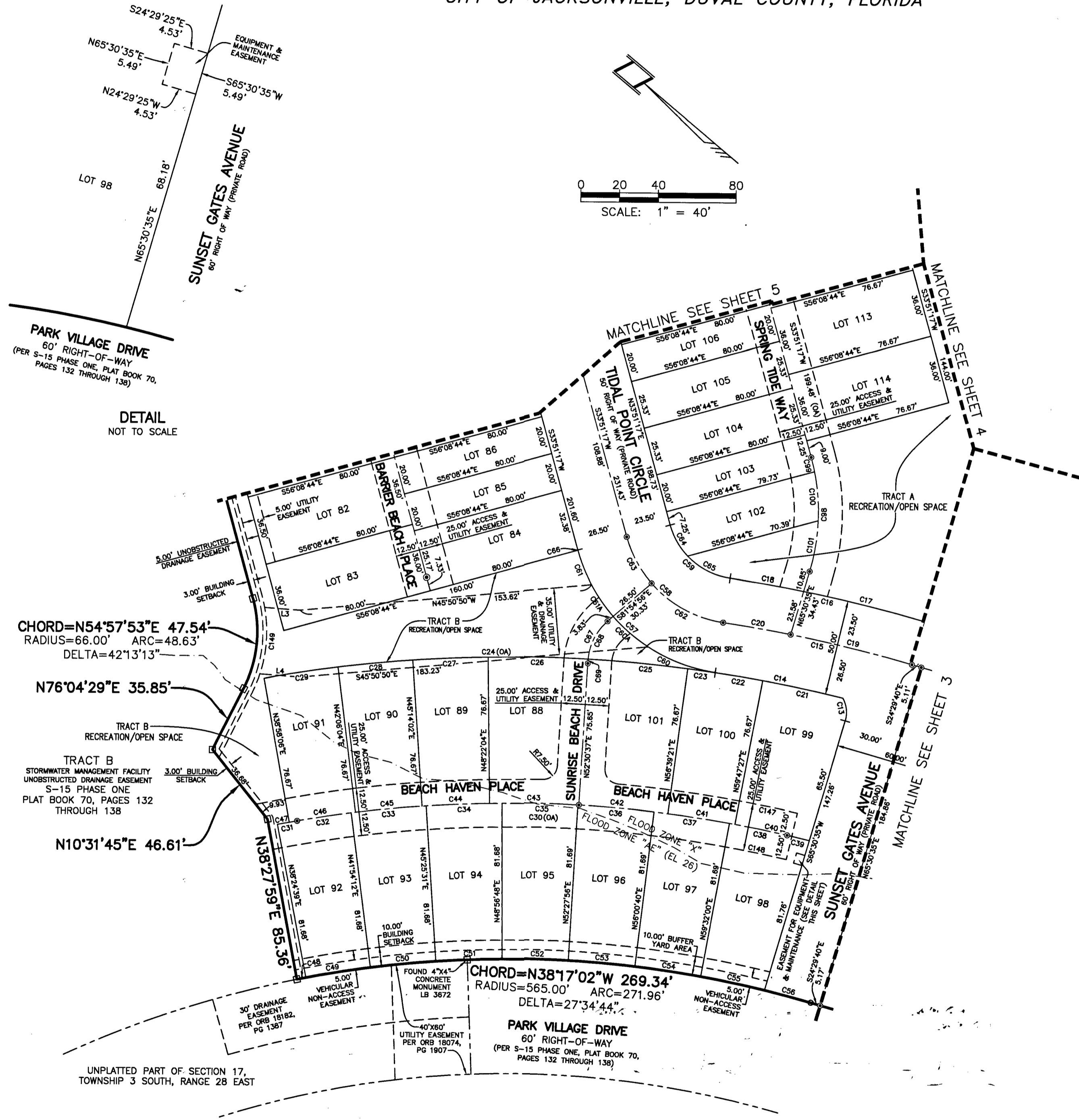
TIDAL POINTE AT SOUTHSIDE QUARTER

PLAT BOOK 71 PAGE 23

BEING A REPLAT OF LOT 4, S-15 PHASE ONE ACCORDING TO PLAT BOOK 70, PAGES 132 THROUGH 138 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALL LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 6 OF 6

SEE SHEET 2 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.



LINE TABLE

LINE	BEARING	DISTANCE
L3	S36°37'37"E	18.75'
L4	S36°37'37"E	21.41'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C13	12.29'	15.50'	45°26'02"	N42°47'34"E	11.97'
C14	67.73'	723.33'	5°21'53"	N29°30'40"W	67.70'
C15	100.81'	749.83'	7°42'11"	N28°20'31"W	100.74'
C16	103.97'	773.33'	7°42'11"	N28°20'31"W	103.89'
C17	65.08'	773.33'	4°49'17"	N26°54'04"W	65.06'
C18	38.89'	773.33'	2°52'54"	N30°45'09"W	38.89'
C19	65.08'	749.83'	4°58'23"	N26°58'36"W	65.06'
C20	35.73'	749.83'	2°43'49"	N30°49'42"W	35.73'
C21	42.68'	723.33'	3°22'50"	N28°31'08"W	42.67'
C22	25.05'	723.33'	1°59'03"	N31°12'05"W	25.05'
C23	14.53'	723.33'	1°09'03"	N32°46'08"W	14.53'
C24	237.82'	723.33'	18°50'18"	N41°36'45"W	236.75'
C25	52.32'	723.33'	4°08'38"	N35°24'59"W	52.30'
C26	52.32'	723.33'	4°08'38"	N39°33'37"W	52.31'
C27	39.56'	723.33'	3°08'02"	N43°11'57"W	39.56'
C28	39.55'	723.33'	3°07'58"	N46°19'57"W	39.54'
C29	39.55'	723.33'	3°07'58"	N49°27'55"W	39.54'
C30	280.96'	646.67'	24°53'36"	N39°08'34"W	278.75'
C31	10.56'	646.67'	0°56'07"	N51°07'18"W	10.56'
C32	28.87'	646.67'	2°33'29"	N49°22'30"W	28.87'
C33	39.75'	646.67'	3°31'19"	N46°20'06"W	39.74'
C34	39.74'	646.67'	3°31'16"	N42°48'49"W	39.73'
C35	39.71'	646.67'	3°31'07"	N39°17'38"W	39.71'
C36	40.02'	646.67'	3°32'44"	N35°45'42"W	40.01'
C37	39.75'	646.67'	3°31'19"	N32°13'40"W	39.75'
C38	30.67'	646.67'	2°43'02"	N29°06'29"W	30.66'
C39	11.89'	646.67'	1°03'13"	N27°13'22"W	11.89'
C40	39.65'	646.67'	3°30'47"	N28°27'09"W	39.64'
C41	35.38'	646.67'	3°08'06"	N31°46'36"W	35.38'
C42	46.79'	646.67'	4°08'43"	N35°25'01"W	46.78'
C43	46.76'	646.67'	4°08'34"	N39°33'40"W	46.75'
C44	35.37'	646.67'	3°08'02"	N43°11'57"W	35.37'
C45	35.36'	646.67'	3°07'58"	N46°19'57"W	35.35'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C46	35.36'	646.67'	3°07'58"	N49°27'55"W	35.35'
C47	6.29'	646.67'	0°33'28"	N51°18'38"W	6.29'
C48	4.80'	565.00'	0°29'13"	N51°49'47"W	4.80'
C49	34.45'	565.00'	3°29'36"	N49°50'22"W	34.44'
C50	34.73'	565.00'	3°31'18"	N46°19'55"W	34.72'
C51	34.72'	565.00'	3°31'15"	N42°48'38"W	34.71'
C52	34.70'	565.00'	3°31'07"	N39°17'28"W	34.69'
C53	34.96'	565.00'	3°32'44"	N35°45'32"W	34.96'
C54	34.73'	565.00'	3°31'19"	N32°13'31"W	34.72'
C55	34.03'	565.00'	3°27'05"	N28°44'19"W	34.03'
C56	24.83'	565.00'	2°31'06"	N25°45'13"W	24.83'
C57	102.02'	88.50'	66°02'53"	S00°49'50"W	96.46'
C58	71.47'	62.00'	66°02'53"	S00°49'50"W	67.58'
C59	44.38'	38.50'	66°02'53"	S00°49'50"W	41.96'
C60	24.39'	88.50'	15°47'25"	S00°11'22"W	24.31'
C61	20.16'	88.50'	13°03'04"	S14°36'36"W	20.12'
C62	43.58'	62.00'	40°16'40"	S12°03'16"E	42.69'
C63	27.89'	62.00'	25°46'12"	S20°58'10"W	27.65'
C64	18.84'	38.50'	28°01'57"	S19°50'18"W	18.65'
C65	25.54'	38.50'	38°00'56"	S13°11'08"E	25.08'
C66	0.12'	88.50'	0°04'37"	S33°48'58"W	0.12'
C67	23.86'	30.00'	45°34'27"	S75°17'51"W	23.24'
C68	22.84'	30.00'	43°37'41"	S78°16'14"W	22.30'
C69	1.02'	30.00'	1°56'46"	S53°29'00"W	1.02'
C98	60.66'	110.00'	31°35'39"	N49°39'06"E	59.89'
C99	7.77'	110.00'	4°02'47"	N35°52'40"E	7.77'
C100	25.85'	110.00'	13°27'48"	N44°37'57"E	25.79'
C101	27.04'	110.00'	14°05'04"	N58°24'23"E	26.97'
C147	30.80'	659.17'	2°40'37"	S28°52'15"E	30.79'
C148	32.57'	634.17'	2°56'35"	N28°59'43"W	32.57'
C149	35.36'	71.00'	28°32'20"	N53°07'17"E	35.00'

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