

# Timothys Landing Unit One

PLAT BOOK 57 PAGE 41

PAGE 1 OF 10 PAGES

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**CAPTION:**

BEING A REPLAT OF A PORTION OF TRACT 16, BLOCK 2; A PORTION OF TRACTS 1, 3, 4, 5, 6 AND ALL OF TRACT 7, BLOCK 3, AND A PORTION OF A 30-FOOT UNNAMED ROADWAY, ALL IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT OF JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF SUNNYSIDE ESTATES, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 37, PAGE 20 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE EASTERLY LINE OF SAID TRACT 3; THENCE SOUTH 00°10'40" EAST, ALONG THE WESTERLY LINE OF SAID SUNNYSIDE ESTATES, THE SAME BEING THE SAID EASTERLY LINE OF TRACT 3, 208.82 FEET; THENCE SOUTH 89°46'42" WEST, 110.41 FEET; THENCE SOUTH 00°13'18" EAST, 48.36 FEET; THENCE SOUTH 89°46'42" WEST, 50.00 FEET; THENCE NORTH 00°13'18" WEST, 49.41 FEET; THENCE SOUTH 89°52'27" WEST, 437.90 FEET; THENCE NORTH 40°54'56" WEST, 85.75 FEET; THENCE SOUTH 89°36'15" WEST, 304.52 FEET; THENCE NORTH 40°44'28" WEST, 83.96 FEET; THENCE NORTH 00°05'34" WEST, 103.47 FEET; THENCE SOUTH 89°54'26" WEST, 73.00 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°54'26" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°05'34" EAST, 5.00 FEET; THENCE SOUTH 89°54'26" WEST, 50.00 FEET; THENCE NORTH 00°05'34" WEST, 11.54 FEET; THENCE NORTH 89°58'48" WEST, 95.57 FEET; THENCE SOUTH 04°54'09" EAST, 6.82 FEET; THENCE SOUTH 89°46'36" WEST, 612.61 FEET TO THE EASTERLY LINE OF A 30-FOOT UNNAMED ROADWAY PER SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE NORTH 00°01'32" WEST, ALONG SAID EASTERLY LINE, 635.18 FEET; THENCE NORTH 89°49'41" EAST, ALONG THE NORTHERLY LINE OF SAID TRACTS 7, 6, 5, 4 AND 3, 1,815.65 FEET; THENCE NORTH 69°29'16" EAST, 40.40 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 67°53'41" EAST, 14.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 66°18'07" EAST, 2.55 FEET; THENCE NORTH 00°38'50" WEST, TO AND ALONG THE EASTERLY LINE OF MELISSA ESTATES UNIT 2, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 42, PAGES 10 THROUGH 10B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY LINE OF SAID TRACT 16, 156.44 FEET; THENCE NORTH 89°49'41" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9517, PAGE 602, 595.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RICKER ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°01'20" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 161.99 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY; THENCE SOUTH 00°12'35" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY, 183.35 FEET; THENCE SOUTH 89°53'07" WEST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS IN BOOK 9517, PAGE 606, 597.00 FEET TO THE EASTERLY LINE OF SAID TRACT 3; THENCE SOUTH 00°16'35" EAST, ALONG LAST SAID EASTERLY TRACT LINE, 465.62 FEET TO THE POINT OF BEGINNING.

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT TIMOTHY'S LANDING, LLP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TIMOTHY'S LANDING UNIT ONE, AND THAT BANK OF AMERICA, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT TRACT "A", "B", "D" AND "F" (LAKE / STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENT AREAS; TRACT "E" (LAKE / STORMWATER MANAGEMENT FACILITY AND PARK AREA), TRACTS "I" AND "J" (WETLAND AREAS); TRACTS "G" AND "H" (CONSERVATION AREAS) AND TRACT "K" (OPEN SPACE) AND EXCEPT ANY PRIVATE ACCESS DRAINAGE EASEMENTS, WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT ANY UTILITY EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS; THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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 LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SUTTON LAKES UNIT TEN-K, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

TRACT "C" (LIFT STATION TRACT) AND THE WATER AND SEWER UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND WATER AND SANITARY SEWER SYSTEMS, EXCEPT THAT ASSIGNABLE UTILITY EASEMENTS WITHIN SAID STREET RIGHT-OF-WAYS OR WITHIN SAID UTILITY EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS AND UTILITY PROVIDERS AUTHORIZED BY THE DEVELOPERS, TO SERVE SAID LANDS FOR TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA.

THOSE EASEMENTS DESIGNATED AS 'JEA-EE' 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-E.' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 WHEREOF THE ABOVE TIMOTHY'S LANDING, LLP, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 13<sup>th</sup> DAY OF September A.D., 2004

TIMOTHY'S LANDING, LLP

WITNESS: Sharon A. Hudson Gregory E. Matovina

WITNESS: Jessica Douglas GREGORY E. MATOVINA, MANAGING PARTNER OF TIMOTHY'S LANDING, LLP

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF September A.D., 2004 BY GREGORY E. MATOVINA, AS MANAGING PARTNER OF TIMOTHY'S LANDING, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson 12/11/07  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:



**PLAT CONFORMITY REVIEW:**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 16<sup>th</sup> DAY OF Sept., 2004

Glenn E. McGregor  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

**FLOOD ZONE NOTE:**

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0150, SUFFIX E, DATED AUGUST 15, 1989.

**NOTICE:**

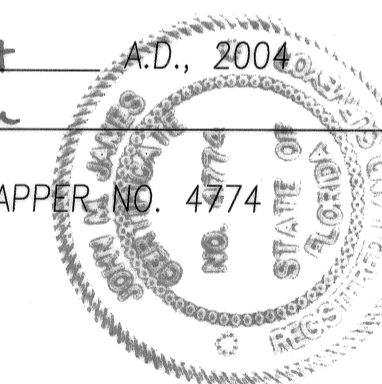
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATE:**

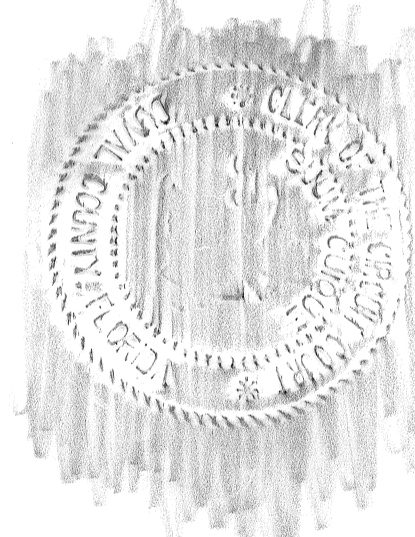
THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 30<sup>th</sup> DAY OF August A.D., 2004

John M. James  
JOHN M. JAMES  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.



Approved 9/16/04  
Date  
John P. Rogers  
City Engineer  
for Director of Public Works  
Approved 9/13/04  
Date  
[Signature]  
for General Counsel 73F



**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

THIS 15<sup>th</sup> DAY OF OCTOBER, A.D., 2004  
Sharon A. Hudson  
DIRECTOR OF PUBLIC WORKS

**CLERK'S CERTIFICATE: 2004321087**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 57 PAGES 41-41E OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 7<sup>th</sup> DAY OF October, A.D., 2004  
Jessica Douglas BY: Sharon A. Hudson  
CLERK: DEPUTY CLERK

**BANK OF AMERICA, N.A.**

WITNESS: Sharon A. Hudson G. Ross McWilliams  
WITNESS: Jessica Douglas G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF September A.D., 2004 BY G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson 12/11/07  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:  
Sharon A. Hudson My Commission # DD 268218 Expires: Dec 11, 2007



PRIVETT & ASSOC.  
OF FLORIDA, INC.

SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No. 4622

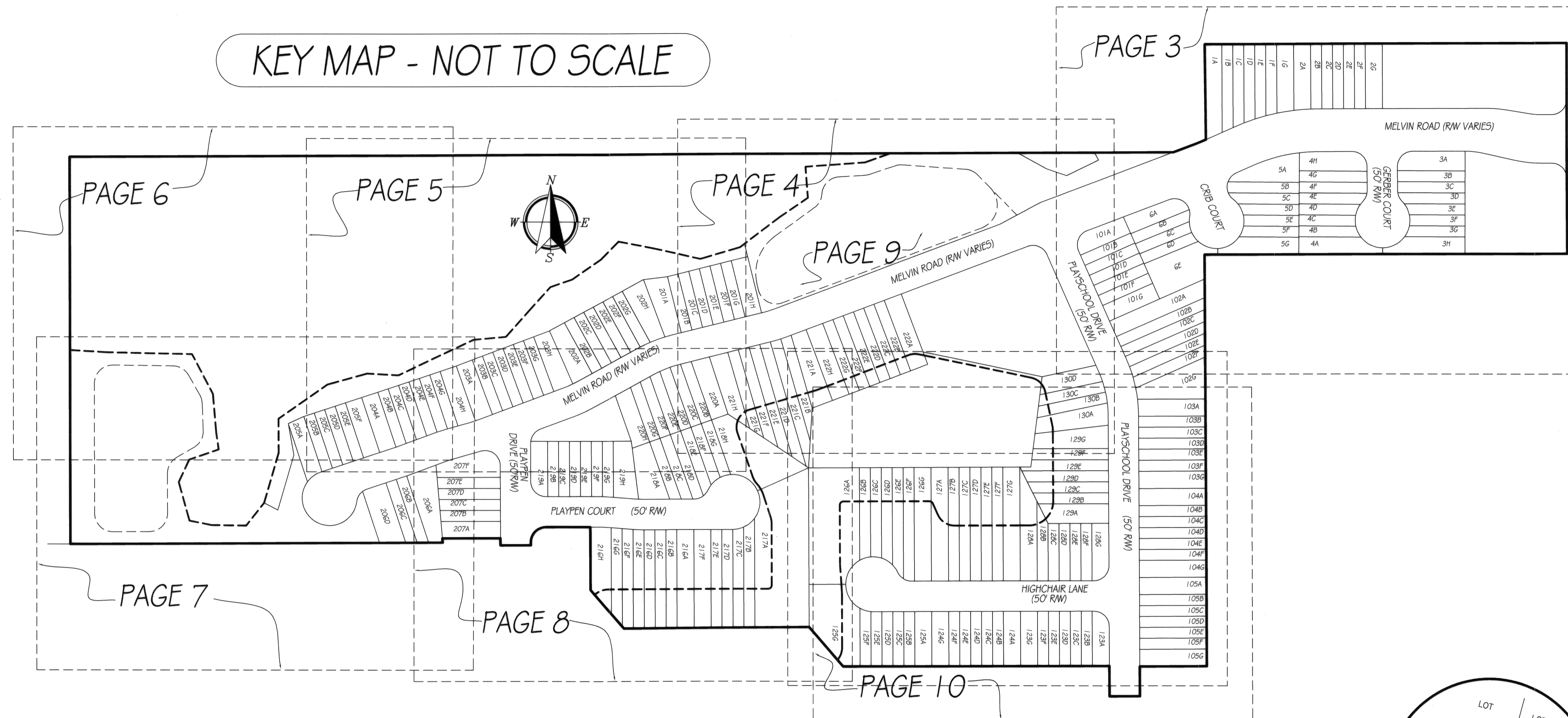
# Timothys Landing Unit One

PLAT BOOK 57 PAGE 41A

PAGE 2 OF 10 PAGES

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

KEY MAP - NOT TO SCALE



## GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES NAD 83/90 DATA
- : DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"  
 ■ : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- : DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"

4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

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.

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 EASEMENTS BY THE CITY OF JACKSONVILLE.

PC=POINT OF CURVATURE  
 PT=POINT OF TANGENCY  
 PI=POINT OF INTERSECTION  
 PRC=POINT OF REVERSE CURVATURE  
 PCC=POINT OF COMPOUND CURVATURE  
 R=RADIUS  
 CH=CHORD  
 L=LENGTH  
 MSL=MEAN SEA LEVEL  
 SEC=SECTION  
 IP=IRON PIPE  
 CM=CONCRETE MONUMENT  
 PRM=PERMANENT REFERENCE MONUMENT  
 PUDE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT  
 PDE=PRIVATE DRAINAGE EASEMENT

D=DELTA ANGLE  
 R/W=RIGHT-OF-WAY  
 PB=PLAT BOOK  
 MB=MAP BOOK  
 DB=DEED BOOK  
 ORV=OFFICIAL RECORDS VOLUME  
 PG=PAGE  
 CL=CENTERLINE  
 NTS=NOT TO SCALE  
 FND=FOUND  
 TRAV=TRAVERSE  
 P=PROPERTY LINE

UDE=UNOBSTRUCTED DRAINAGE EASEMENT

### JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"JEA-EE" DENOTES JEA EQUIPMENT EASEMENT.

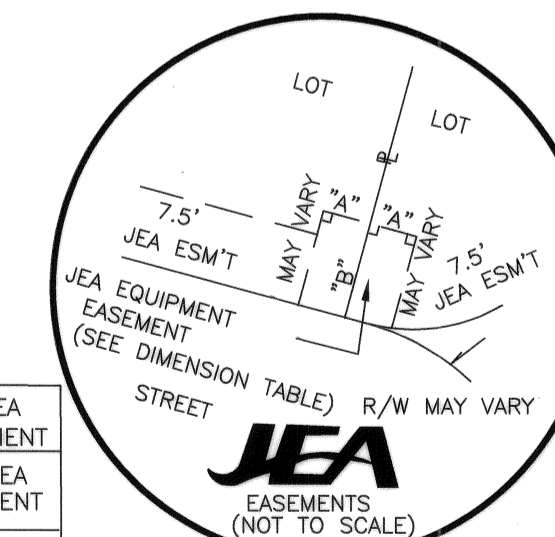
THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

"JEA-E" DENOTES JEA EASEMENT.

THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

### DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X15' JEA EQUIPMENT EASEMENT



PSD NO. 2003-042  
 CD NO. 6135.1

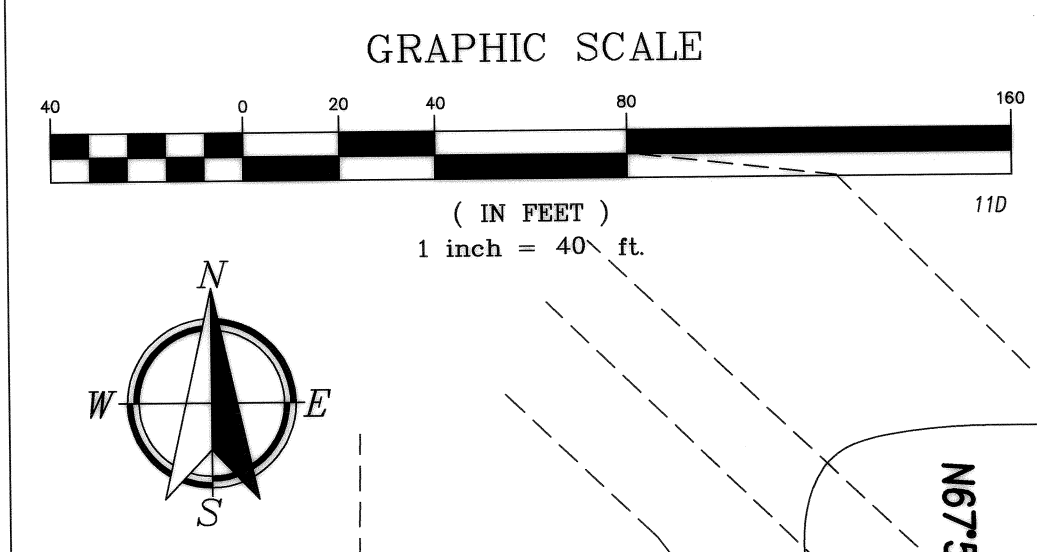


PRIVETT & ASSOC.  
 OF FLORIDA, INC.

SURVEYORS, MAPPERS AND LAND PLANNERS  
 2732 TOWNSEND BOULEVARD  
 JACKSONVILLE, FLORIDA, 32211  
 (904) 743-7658 LB No.4622

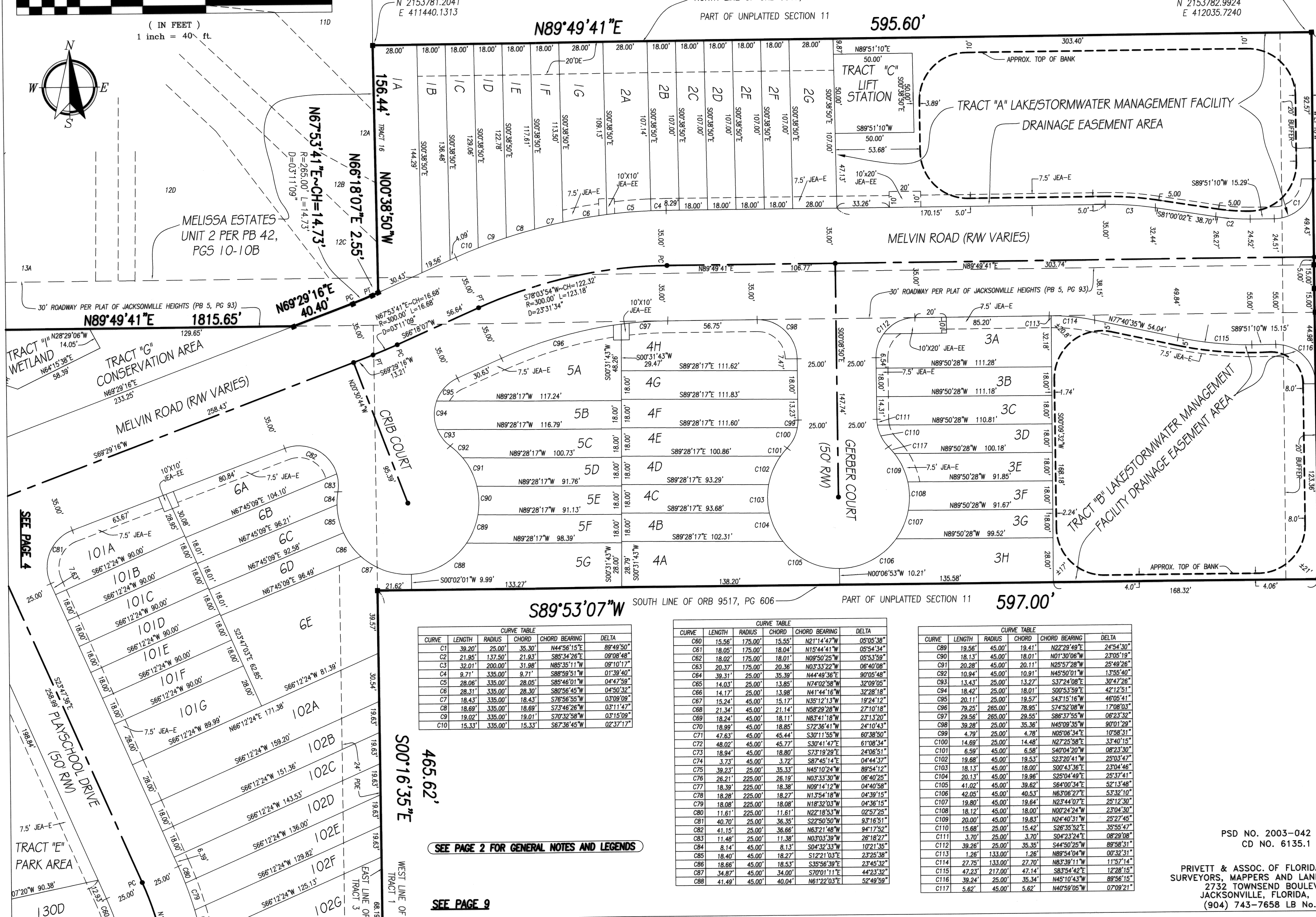
# Timothys Landing Unit One

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



STATE PLANE COORDINATES  
NAD 83/90 DATUM  
N 2153781.2041  
E 411440.1313

STATE PLANE COORDINATES  
NAD 83/90 DATUM  
N 2153782.9924  
E 412035.7240



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	39.20'	25.00'	35.30'	N44°56'15"E	89°49'50"
C2	21.95'	137.50'	21.93'	S85°34'28"E	09°08'48"
C3	32.01'	200.00'	31.98'	N89°35'11"W	08°10'17"
C4	9.71'	335.00'	9.71'	S89°59'11"W	01°38'40"
C5	28.06'	335.00'	28.05'	S85°46'01"W	04°47'59"
C6	28.31'	335.00'	28.30'	S80°56'45"W	04°50'32"
C7	18.43'	335.00'	18.43'	S78°56'35"W	03°09'09"
C8	18.69'	335.00'	18.69'	S73°46'26"W	03°11'42"
C9	19.02'	335.00'	19.01'	S70°32'38"W	02°15'29"
C10	15.33'	335.00'	15.33'	S67°38'45"W	02°37'17"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C60	15.56'	175.00'	15.55'	N21°14'47"W	05°05'38"
C61	18.05'	175.00'	18.04'	N15°44'41"W	05°54'34"
C62	18.02'	175.00'	18.01'	N09°50'25"W	05°53'59"
C63	20.37'	175.00'	20.36'	N03°33'22"W	06°40'08"
C64	39.31'	25.00'	35.39'	N44°49'36"E	90°55'48"
C65	14.03'	25.00'	13.85'	N74°02'38"E	32°09'05"
C66	14.17'	25.00'	13.98'	N41°44'16"W	32°28'18"
C67	15.24'	45.00'	15.17'	N35°12'13"W	19°24'12"
C68	21.34'	45.00'	21.14'	N58°29'28"W	27°10'18"
C69	18.24'	45.00'	18.11'	N83°41'18"W	23°13'20"
C70	18.99'	45.00'	18.85'	S72°36'41"W	24°10'43"
C71	47.83'	45.00'	45.44'	S39°11'56"W	62°38'50"
C72	48.02'	45.00'	45.77'	S30°41'47"E	61°08'34"
C73	18.94'	45.00'	18.80'	S73°19'29"E	24°06'51"
C74	3.73'	45.00'	3.72'	S87°45'14"E	04°44'37"
C75	39.23'	25.00'	35.33'	N45°10'24"W	89°54'12"
C76	26.21'	225.00'	26.19'	N03°33'30"W	06°40'25"
C77	18.39'	225.00'	18.38'	N09°14'32"W	04°40'58"
C78	18.28'	225.00'	18.27'	N13°54'18"W	04°39'15"
C79	18.08'	225.00'	18.08'	N18°32'03"W	04°36'15"
C80	11.61'	225.00'	11.61'	N22°18'53"W	02°57'25"
C81	40.70'	25.00'	36.35'	S29°50'50"W	93°16'51"
C82	41.15'	25.00'	36.66'	N63°21'48"W	94°17'54"
C83	11.46'	25.00'	11.38'	N03°03'39"W	26°18'27"
C84	8.14'	45.00'	8.13'	S04°32'33"W	10°21'35"
C85	18.40'	45.00'	18.27'	S12°21'03"E	23°25'38"
C86	18.66'	45.00'	18.53'	S35°56'39"E	23°45'32"
C87	34.87'	45.00'	34.00'	S70°01'11"E	44°23'32"
C88	41.49'	45.00'	40.64'	N61°22'03"E	52°49'59"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C89	19.56'	45.00'	19.41'	N22°29'49"E	24°54'30"
C90	18.13'	45.00'	18.01'	N01°30'08"W	23°05'19"
C91	20.28'	45.00'	20.11'	N25°37'28"W	25°49'26"
C92	10.94'	45.00'	10.91'	N45°50'01"W	13°55'40"
C93	13.43'	25.00'	13.27'	S37°24'08"E	30°47'26"
C94	18.42'	25.00'	18.01'	S00°53'59"E	42°12'51"
C95	20.11'	25.00'	19.57'	S43°15'16"W	46°05'41"
C96	79.25'	265.00'	78.95'	S74°52'08"W	17°08'03"
C97	29.58'	265.00'	29.55'	S88°37'56"W	08°23'52"
C98	39.28'	25.00'	35.36'	N45°06'35"W	90°01'29"
C99	4.79'	25.00'	4.78'	N05°06'34"E	10°58'31"
C100	14.69'	25.00'	14.48'	N27°25'58"E	33°40'15"
C101	6.59'	45.00'	6.58'	S40°04'20"W	08°23'30"
C102	19.68'	45.00'	19.53'	S23°20'41"W	25°03'47"
C103	18.13'	45.00'	18.00'	S00°43'36"E	23°04'46"
C104	28.13'	45.00'	19.86'	S29°04'49"E	25°37'41"
C105	41.02'	45.00'	39.62'	S64°00'34"E	52°13'48"
C106	42.05'	45.00'	40.53'	N63°06'27"E	53°32'10"
C107	18.80'	45.00'	18.64'	N27°44'07"E	25°12'30"
C108	18.12'	45.00'	18.00'	N00°24'24"W	23°04'30"
C109	20.00'	45.00'	19.83'	N04°40'31"W	25°27'45"
C110	15.88'	25.00'	15.42'	S36°35'32"E	35°55'47"
C111	3.70'	25.00'	3.70'	S04°23'24"E	08°28'08"
C112	39.26'	25.00'	35.35'	S44°50'25"W	89°58'31"
C113	1.26'	133.00'	1.26'	N89°54'04"W	07°32'31"
C114	27.75'	133.00'	27.70'	N83°39'11"W	11°57'14"
C115	47.23'	212.00'	47.14'	S83°54'42"E	12°28'15"
C116	39.24'	25.00'	35.34'	N45°10'43"W	88°58'15"
C117	5.62'	45.00'	5.62'	N40°59'05"W	07°08'21"

SEE PAGE 2 FOR GENERAL NOTES AND LEGENDS

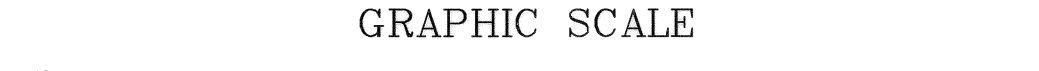
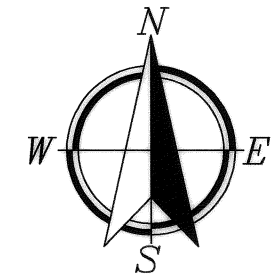
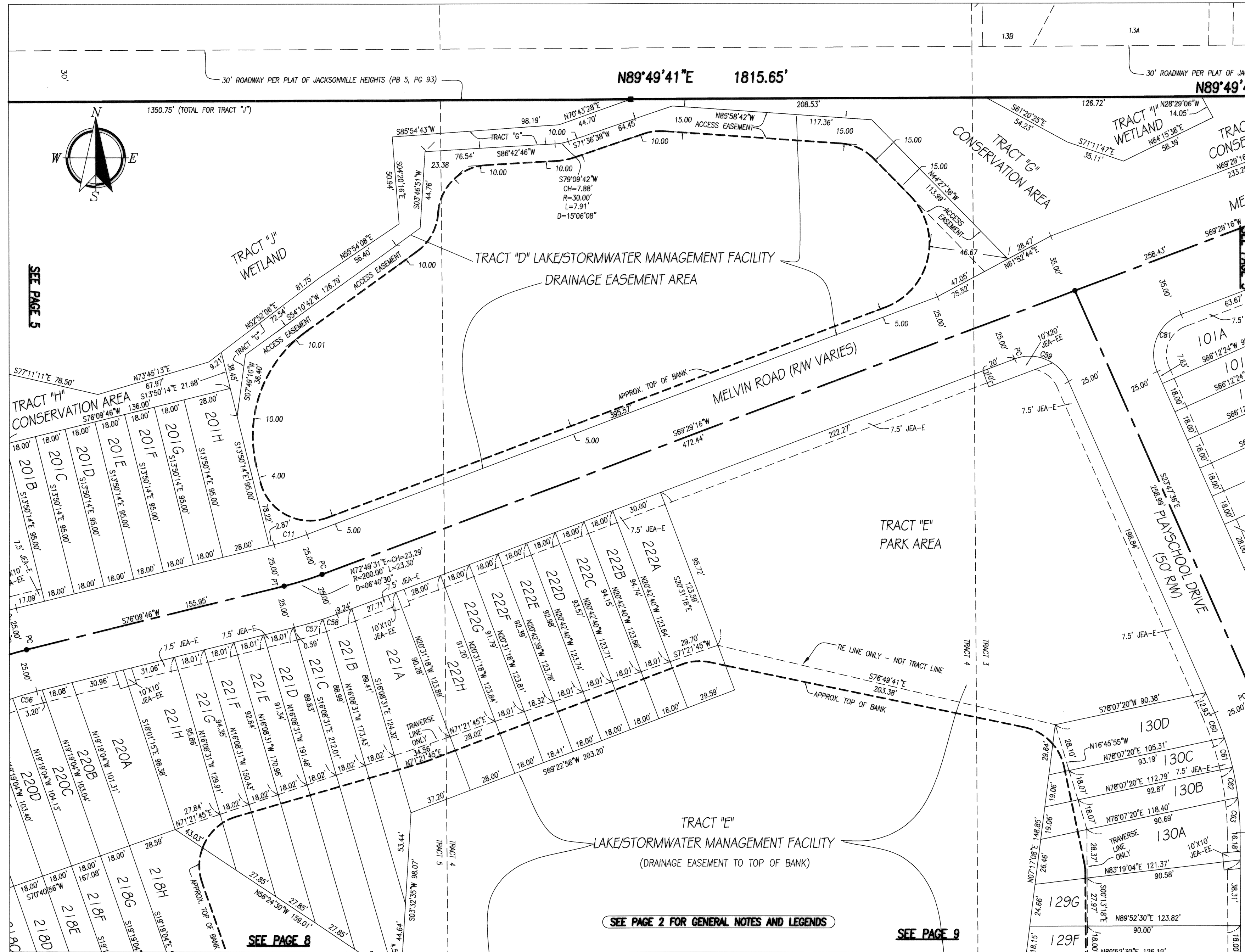
SEE PAGE 9

PSD NO. 2003-042  
CD NO. 6135.1

PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

# Timothys Landing Unit One

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



( IN FEET )  
1 inch = 40 ft.

PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

SEE PAGE 2 FOR GENERAL NOTES AND LEGENDS

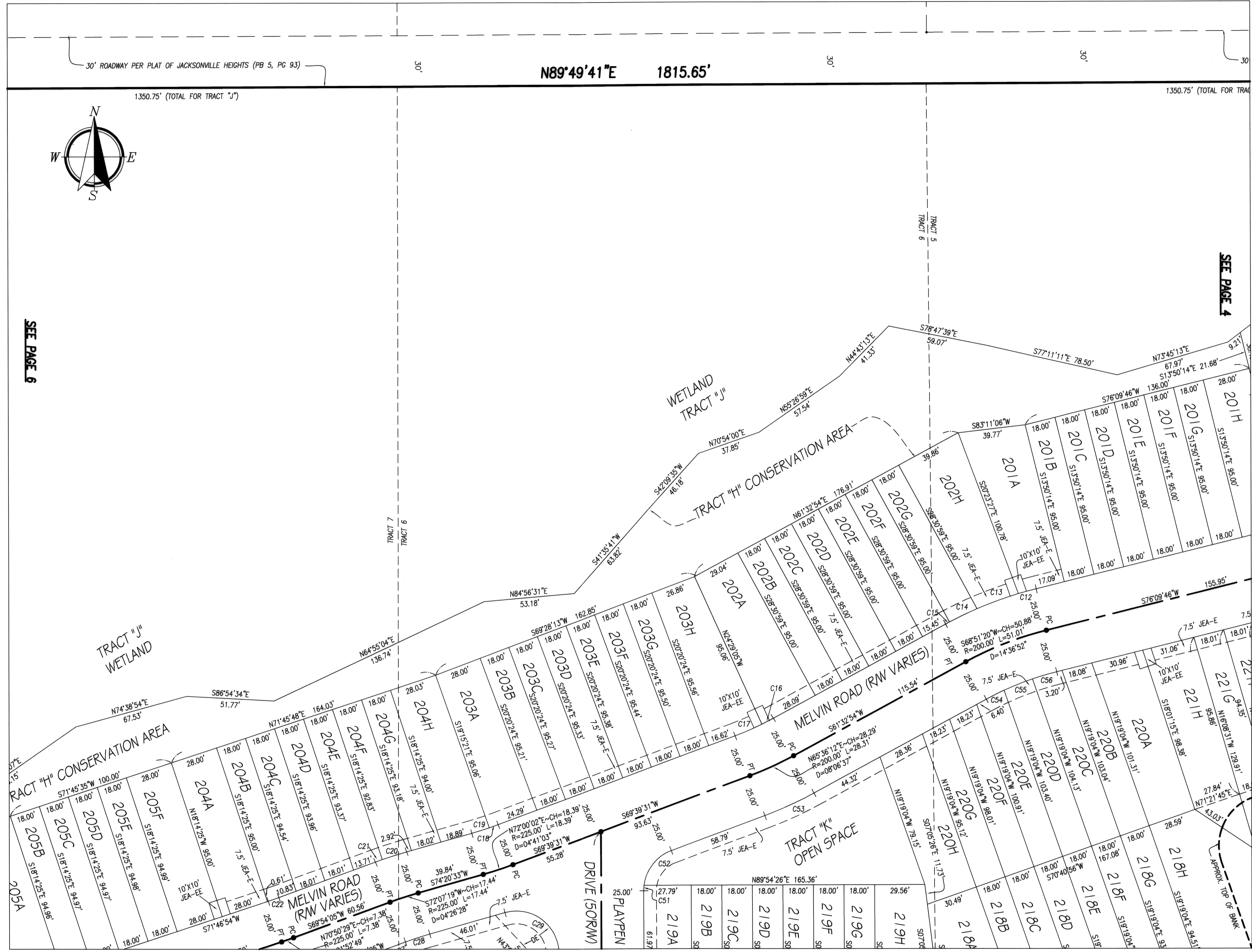
SEE PAGE 9

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	39.20'	25.00'	35.30'	N44°56'15"E	89°49'50"
C2	21.85'	137.50'	21.93'	S85°34'28"E	09°08'48"
C3	32.01'	200.00'	31.98'	N85°35'11"W	09°01'27"
C4	9.71'	335.00'	9.71'	S89°59'51"W	01°39'40"
C5	28.06'	335.00'	28.05'	S85°46'01"W	04°47'59"
C6	28.31'	335.00'	28.30'	S80°56'45"W	04°50'32"
C7	18.43'	335.00'	18.43'	S76°56'55"W	03°09'09"
C8	18.69'	335.00'	18.69'	S73°46'26"W	03°11'47"
C9	18.62'	335.00'	18.01'	S72°32'56"W	03°15'06"
C10	15.33'	335.00'	15.33'	S67°36'45"W	02°31'7"
C11	20.39'	175.00'	20.38'	N72°49'31"E	06°40'30"
C12	10.89'	225.00'	10.89'	S74°46'35"W	02°46'22"
C13	25.92'	225.00'	25.91'	S70°05'21"W	06°38'06"
C14	18.03'	225.00'	18.02'	S64°29'34"W	04°35'28"
C15	2.55'	225.00'	2.55'	S61°52'22"W	02°35'7"
C16	7.64'	175.00'	7.64'	N62°47'56"E	02°30'33"
C17	17.13'	175.00'	17.13'	N66°51'14"E	05°36'34"
C18	5.50'	200.00'	5.50'	N70°26'48"E	01°34'35"
C19	10.85'	200.00'	10.85'	N72°47'20"E	03°06'27"
C20	15.08'	250.00'	15.08'	S72°36'51"W	03°27'25"
C21	4.30'	250.00'	4.29'	S72°23'7"W	02°59'04"
C22	6.56'	200.00'	6.56'	N70°50'29"E	01°52'49"
C23	27.85'	45.00'	27.41'	S54°02'56"W	35°27'56"
C24	18.80'	25.00'	19.29'	S29°50'47"W	45°22'32"
C25	8.40'	25.00'	8.36'	S62°09'28"W	19°14'51"
C26	1.42'	250.00'	1.42'	N71°37'10"E	00°19'29"
C27	6.79'	250.00'	6.79'	N70°40'45"E	01°33'20"
C28	15.50'	200.00'	15.50'	S72°07'19"W	04°26'28"
C29	46.06'	25.00'	39.82'	N52°52'30"W	105°33'33"
C30	15.27'	175.00'	15.27'	N87°35'34"W	05°00'01"
C31	0.79'	225.00'	0.79'	S85°11'34"E	00°12'02"
C32	18.02'	225.00'	18.02'	S87°35'16"E	04°35'21"
C33	0.81'	225.00'	0.81'	S89°59'15"E	00°12'38"
C34	18.02'	225.00'	18.02'	S87°35'16"E	04°35'21"
C35	0.81'	225.00'	0.81'	S89°59'15"E	00°12'38"
C36	0.14'	45.00'	0.14'	N88°48'04"E	00°10'44"
C37	18.53'	45.00'	18.40'	N77°55'51"E	23°35'42"
C38	23.29'	45.00'	23.03'	N51°18'17"E	29°39'27"
C39	47.45'	45.00'	45.29'	N06°15'56"E	60°25'15"
C40	54.83'	45.00'	51.58'	N58°54'51"W	89°56'19"
C41	18.16'	45.00'	18.04'	S74°33'11"W	23°27'38"
C42	19.30'	45.00'	19.15'	S50°42'08"W	24°34'26"
C43	10.31'	45.00'	10.29'	S31°50'59"W	13°07'52"
C44	11.86'	25.00'	11.75'	N38°52'25"E	27°10'45"
C45	16.34'	25.00'	16.05'	N71°11'07"E	37°26'38"
C46	9.61'	175.00'	9.61'	S88°31'13"E	03°08'43"
C47	5.67'	175.00'	5.67'	S88°01'12"E	01°51'18"
C48	13.84'	225.00'	13.84'	N85°51'17"W	03°31'27"
C49	5.80'	225.00'	5.80'	N89°21'17"W	01°28'34"
C50	39.27'	25.00'	35.36'	S45°05'34"E	90°00'00"
C51	3.22'	25.00'	3.22'	S03°36'10"W	07°23'28"
C52	27.21'	25.00'	25.89'	S39°28'42"W	62°13'37"
C53	31.85'	225.00'	31.85'	N85°36'12"E	09°06'37"
C54	11.77'	175.00'	11.77'	S83°28'33"W	03°51'18"
C55	18.02'	175.00'	18.01'	S68°21'13"W	05°54'03"
C56	14.84'	175.00'	14.84'	S73°44'00"W	04°51'32"
C57	17.41'	225.00'	17.41'	N73°56'44"E	04°26'04"
C58	8.80'	225.00'	8.80'	N70°36'29"E	02°14'26"
C59	37.84'	25.00'	34.31'	N67°08'19"W	86°43'09"
C60	15.56'	175.00'	15.55'	N21°14'47"W	05°05'38"
C61	18.05'	175.00'	18.04'	N15°44'41"W	05°54'34"
C62	18.02'	175.00'	18.01'	N08°50'25"W	05°53'59"
C63	20.37'	175.00'	20.36'	N03°33'22"W	06°40'08"
C64	39.31'	25.00'	35.39'	N44°49'36"E	90°05'48"
C65	14.83'	25.00'	13.86'	N74°02'58"E	32°29'51"
C66	14.17'	25.00'	13.98'	N41°44'16"W	32°28'18"
C67	15.24'	45.00'	15.17'	N35°12'13"W	19°24'12"
C68	21.34'	45.00'	21.14'	N58°29'28"W	27°10'18"
C69	18.24'	45.00'	18.11'	N83°41'18"W	23°13'20"
C70	18.99'	45.00'	18.85'	S72°36'17"W	24°10'43"
C71	47.83'	45.00'	45.44'	S39°11'56"W	62°38'01"
C72	46.02'	45.00'	45.77'	S30°41'47"E	61°08'54"
C73	18.94'	45.00'	18.80'	S73°19'29"E	24°06'51"
C74	3.73'	45.00'	3.72'	S87°45'14"E	04°44'37"
C75	39.23'	25.00'	35.33'	N45°10'24"W	89°54'12"
C76	26.21'	225.00'	26.19'	N03°33'30"W	06°40'25"
C77	18.39'	225.00'	18.38'	N09°14'12"W	04°40'38"
C78	18.28'	225.00'	18.27'	N13°54'16"W	04°39'15"
C79	18.08'	225.00'	18.08'	N18°32'03"W	04°36'15"
C80	11.61'	225.00'	11.61'	N22°18'53"W	02°57'25"
C81	40.70'	25.00'	36.35'	S22°50'50"W	93°16'51"
C82	41.15'	25.00'	36.66'	N83°21'48"W	94°17'59"
C83	11.48'	25.00'	11.38'	N03°03'39"W	26°18'27"
C84	8.14'	45.00'	8.13'	S04°32'33"W	10°21'35"
C85	18.40'	45.00'	18.27'	S12°21'03"E	23°25'38"
C86	18.66'	45.00'	18.53'	S35°56'39"E	23°45'32"
C87	34.87'	45.00'	34.00'	S70°01'11"E	44°23'32"
C88	41.49'	45.00'	40.04'	N61°22'03"E	52°49'59"
C89	19.66'	45.00'	19.41'	N22°29'49"E	24°54'01"
C90	18.13'	45.00'	18.01'	N01°30'06"W	23°05'19"
C91	20.28'	45.00'	20.11'	N25°57'28"W	25°49'26"
C92	10.94'	45.00'	10.91'	N45°50'01"W	13°55'40"
C93	13.43'	25.00'	13.27'	S37°24'08"E	30°47'26"
C94	18.42'	25.00'	18.01'	S09°53'59"E	42°12'31"
C95	20.11'	25.00'	19.57'	S43°15'16"W	46°05'11"
C96	29.25'	265.00'	29.95'	S74°52'08"W	17°08'03"
C97	28.56'	265.00'	29.55'	S86°37'55"W	06°23'32"
C98	39.28'	25.00'	35.36'	N45°09'35"W	90°01'29"
C99	4.79'	25.00'	4.78'	N05°06'34"E	10°58'31"
C100	14.69'	25.00'	14.48'	N27°25'38"E	33°40'15"
C101	1.26'	133.00'	1.26'	N89°54'04"W	02°32'11"
C102	19.68'	45.00'	19.53'	S23°20'41"W	25°03'47"
C103	18.13'	45.00'	18.00'	S00°43'36"E	23°04'46"
C104	20.13'	45.00'	19.96'	S25°04'49"E	25°37'41"
C105	41.02'	45.00'	39.62'	S64°00'34"E	52°13'48"
C106	42.05'	45.00'	40.53'	N63°06'27"E	53°32'10"
C107	19.80'	45.00'	19.64'	N03°44'07"E	25°12'00"
C108	18.12'	45.00'	18.00'	N00°24'24"W	23°04'30"
C109	20.00'	45.00'	19.83'	N24°40'31"W	25°27'45"
C110	15.68'	25.00'	15.42'	S26°35'52"E	35°55'47"
C111	3.70'	25.00'	3.70'	S04°23'24"E	08°29'08"
C112	39.26'	25.00'	35.36'	S44°30'25"W	89°58'31"
C113	1.26'	133.00'	1.26'	N89°54'04"W	02°32'11"
C114	27.25'	133.00'	27.20'	N83°39'11"W	11°57'14"
C115	47.23'	217.00'	47.14'	S83°54'42"E	12°28'15"
C116	39.24'	25.00'	35.34'	N45°10'43"W	89°56'15"
C117	5.62'	45.00'	5.62'	N40°59'05"W	07°09'21"

PSD NO. 2003-042  
CD NO. 6135.1

# Timothys Landing Unit One

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



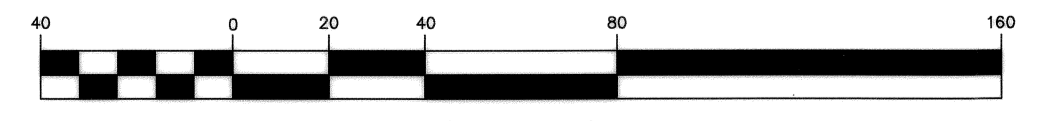
SEE PAGE 6

SEE PAGE 4

SEE PAGE 7

SEE PAGE 8

GRAPHIC SCALE



SEE PAGE 2 FOR GENERAL NOTES AND LEGENDS

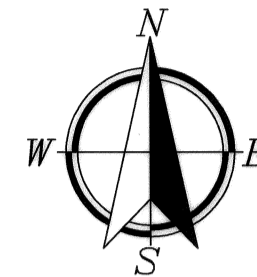
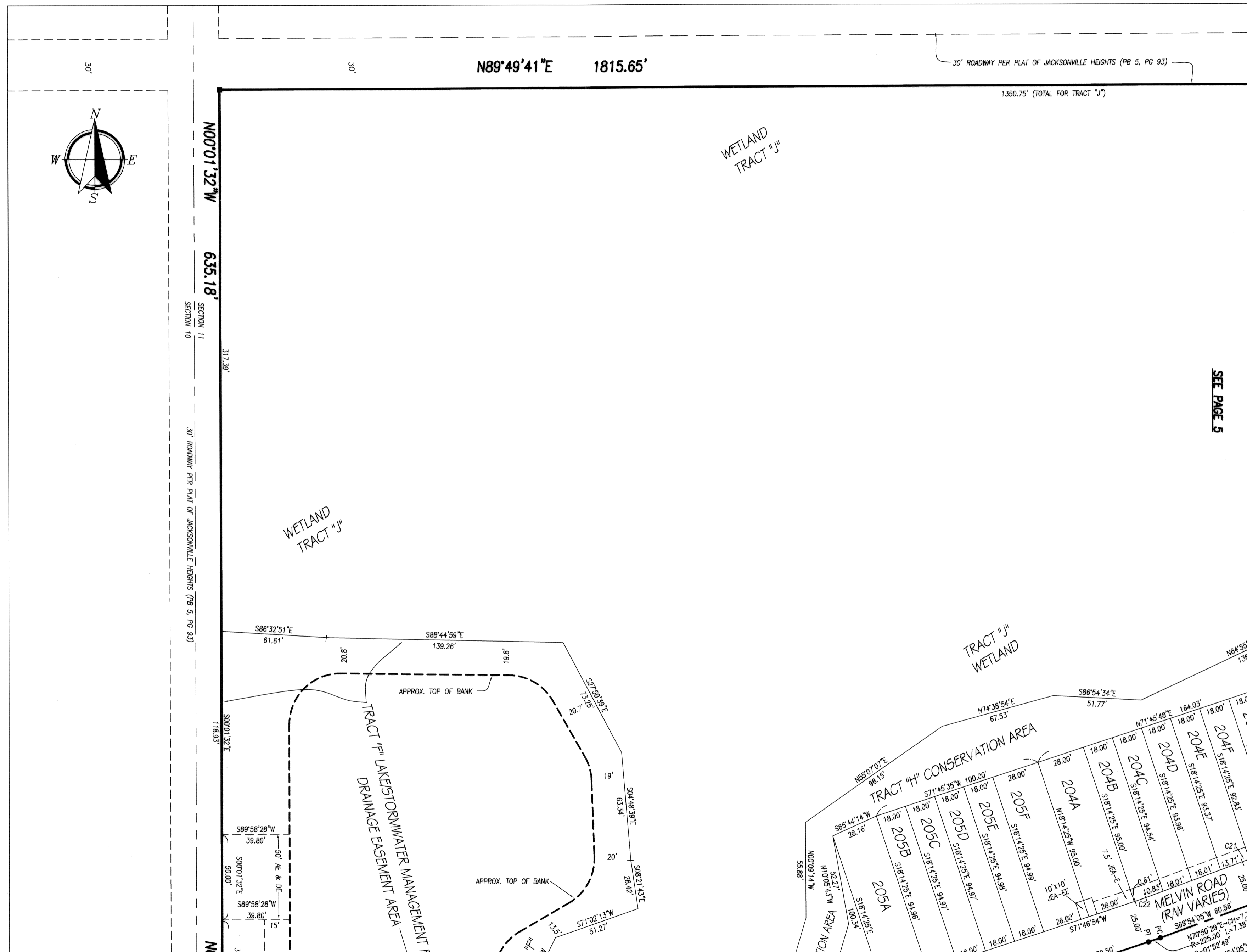
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	39.20'	25.00'	35.30'	N44°56'15"E	89°49'50"
C2	21.95'	137.50'	21.93'	S85°34'26"E	09°08'46"
C3	32.01'	205.00'	31.98'	N83°35'11"W	08°01'17"
C4	9.71'	335.00'	9.71'	S88°59'51"W	01°39'40"
C5	28.06'	335.00'	28.05'	S85°46'01"W	04°47'59"
C6	28.31'	335.00'	28.30'	S80°56'45"W	04°50'33"
C7	18.43'	335.00'	18.43'	S78°56'55"W	03°09'09"
C8	18.69'	335.00'	18.69'	S73°48'28"W	03°11'42"
C9	19.02'	335.00'	19.01'	S70°32'54"W	03°15'09"
C10	15.33'	335.00'	15.33'	S67°36'45"W	02°37'17"
C11	20.39'	175.00'	20.38'	N72°49'31"E	06°40'30"
C12	10.89'	225.00'	10.88'	S74°46'35"W	02°46'22"
C13	25.92'	225.00'	25.91'	S70°05'21"W	06°36'08"
C14	18.03'	225.00'	18.02'	S64°29'34"W	04°35'28"
C15	2.55'	225.00'	2.55'	S81°32'22"W	00°38'57"
C16	7.64'	175.00'	7.64'	N62°47'55"E	02°30'03"
C17	17.13'	175.00'	17.13'	N66°51'14"E	05°36'34"
C18	5.50'	200.00'	5.50'	N70°26'48"E	01°34'35"
C19	10.85'	200.00'	10.85'	N72°47'20"E	03°06'27"
C20	15.08'	250.00'	15.08'	S72°38'51"W	03°27'25"
C21	4.30'	250.00'	4.29'	S70°33'17"W	00°59'04"
C22	6.58'	200.00'	6.56'	N70°50'29"E	01°52'49"
C23	27.85'	45.00'	27.41'	S54°02'56"W	35°27'56"
C24	18.80'	25.00'	19.29'	S29°50'47"W	45°22'32"
C25	8.40'	25.00'	8.36'	S82°09'28"W	19°14'51"
C26	1.42'	250.00'	1.42'	N71°37'10"E	00°19'29"
C27	6.79'	250.00'	6.79'	N70°40'45"E	01°33'20"
C28	15.50'	200.00'	15.50'	S72°07'19"W	04°26'28"
C29	46.06'	25.00'	39.82'	N52°52'30"W	105°33'53"
C30	15.27'	175.00'	15.27'	N87°35'34"W	05°00'01"
C31	0.79'	225.00'	0.79'	S86°11'34"E	00°12'02"
C34	18.02'	225.00'	18.02'	S82°35'16"E	04°35'21"
C35	0.83'	225.00'	0.83'	S89°09'15"E	00°12'08"
C36	0.14'	45.00'	0.14'	N89°49'04"E	00°10'44"
C37	18.53'	45.00'	18.40'	N77°55'51"E	23°49'42"
C38	23.29'	45.00'	23.03'	N51°18'17"E	28°39'27"
C39	42.45'	45.00'	45.29'	N06°15'36"E	80°25'15"
C40	54.93'	45.00'	51.58'	N85°43'11"W	89°58'19"
C41	18.16'	45.00'	18.04'	S74°31'11"W	23°07'39"
C42	19.30'	45.00'	19.15'	S50°42'08"W	24°34'26"
C43	10.31'	45.00'	10.29'	S31°50'59"W	13°07'52"
C44	11.86'	25.00'	11.75'	N38°52'25"E	27°10'45"
C45	16.34'	25.00'	16.05'	N71°11'07"E	37°26'38"
C46	8.61'	175.00'	8.61'	S88°11'12"E	03°08'43"
C47	5.67'	175.00'	5.67'	S86°11'12"E	01°51'18"
C48	13.84'	225.00'	13.84'	N86°51'17"W	03°31'27"
C49	5.80'	225.00'	5.80'	N89°21'17"W	01°28'34"
C50	39.27'	25.00'	35.36'	S45°05'34"E	90°00'00"
C51	3.22'	25.00'	3.22'	S03°38'10"W	07°23'28"
C52	27.21'	25.00'	25.98'	S39°28'42"W	62°13'57"
C53	31.88'	225.00'	31.88'	N83°38'12"E	06°05'17"
C54	11.77'	175.00'	11.77'	S63°28'33"W	03°51'18"
C55	18.02'	175.00'	18.01'	S68°21'13"W	05°54'03"
C56	14.84'	175.00'	14.84'	S73°44'00"W	04°51'32"
C57	17.41'	225.00'	17.41'	N73°56'44"E	04°28'04"
C58	8.80'	225.00'	8.80'	N70°36'29"E	02°12'26"
C59	37.80'	25.00'	34.33'	N67°09'10"W	86°43'00"
C60	15.56'	175.00'	15.55'	N21°14'47"W	05°05'38"
C61	18.05'	175.00'	18.04'	N15°44'41"W	05°54'34"
C62	18.02'	175.00'	18.01'	N09°50'25"W	05°53'59"
C63	20.37'	175.00'	20.36'	N03°33'22"W	06°40'08"
C64	39.31'	25.00'	35.39'	N44°49'36"E	90°02'46"
C65	14.03'	25.00'	13.85'	N42°02'38"W	37°09'05"
C66	14.17'	25.00'	13.98'	N41°44'16"W	32°28'18"
C67	15.24'	45.00'	15.17'	N35°12'13"W	18°24'12"
C68	21.34'	45.00'	21.14'	N58°29'28"W	27°10'18"
C69	18.24'	45.00'	18.11'	N83°11'18"W	23°13'20"
C70	18.99'	45.00'	18.86'	S72°36'41"W	24°10'41"
C71	47.63'	45.00'	45.44'	S30°11'55"W	80°38'50"
C72	48.02'	45.00'	45.77'	S30°41'47"E	61°08'34"
C73	18.84'	45.00'	18.80'	S73°19'29"E	24°06'51"
C74	3.73'	45.00'	3.72'	S87°45'14"E	04°44'37"
C75	39.25'	25.00'	35.33'	N49°10'24"W	89°54'12"
C76	26.21'	25.00'	26.19'	N03°33'20"W	06°40'26"
C77	18.39'	225.00'	18.38'	N89°14'12"W	04°40'58"
C78	18.28'	225.00'	18.27'	N13°54'18"W	04°39'15"
C79	18.08'	225.00'	18.08'	N18°32'03"W	04°36'15"
C80	11.61'	225.00'	11.61'	N22°18'53"W	02°52'25"
C81	40.70'	25.00'	36.35'	S22°50'50"W	93°16'51"
C82	41.15'	25.00'	36.86'	N63°21'46"W	94°17'50"
C83	11.48'	25.00'	11.38'	N03°03'39"W	26°18'27"
C84	8.14'	45.00'	8.13'	S04°32'33"W	10°21'35"
C85	18.40'	45.00'	18.27'	S12°21'03"E	23°25'38"
C86	18.66'	45.00'	18.53'	S35°56'39"E	23°45'32"
C87	34.87'	45.00'	34.00'	S70°01'11"E	44°23'32"
C88	41.69'	45.00'	40.04'	N67°22'23"E	52°49'08"
C89	19.56'	45.00'	19.41'	N22°28'49"E	24°54'30"
C90	16.13'	45.00'	16.01'	N01°30'06"W	23°05'19"
C91	20.28'	45.00'	20.11'	N25°57'28"W	25°48'26"
C92	10.94'	45.00'	10.91'	N45°50'01"W	13°55'40"
C93	13.43'	25.00'	13.27'	S37°24'08"E	30°47'26"
C94	18.42'	25.00'	18.01'	S80°33'92"E	42°12'51"
C95	20.11'	25.00'	19.57'	S43°15'16"W	46°05'41"
C96	78.25'	265.00'	78.95'	S74°52'08"W	17°08'03"
C97	28.56'	265.00'	29.55'	S86°37'55"W	06°23'32"
C98	39.28'	25.00'	35.36'	N45°09'35"W	90°01'29"
C99	4.79'	25.00'	4.78'	N05°06'34"E	10°58'31"
C100	14.88'	25.00'	14.48'	N22°28'58"E	33°40'15"
C101	6.59'	45.00'	6.58'	S40°04'30"W	08°23'00"
C102	19.68'	45.00'	19.53'	S23°20'41"W	25°03'47"
C103	18.13'	45.00'	18.00'	S00°43'36"E	23°04'46"
C104	20.13'	45.00'	19.96'	S25°04'49"E	25°37'41"
C105	41.02'	45.00'	39.62'	S84°00'34"E	52°13'48"
C106	42.85'	45.00'	40.51'	N83°06'27"E	35°32'07"
C107	19.80'	45.00'	19.64'	N21°44'07"E	25°12'30"
C108	18.12'	45.00'	18.00'	N00°24'24"W	23°04'30"
C109	20.00'	45.00'	19.83'	N24°40'31"W	25°27'45"
C110	15.68'	25.00'	15.42'	S26°35'52"E	35°55'47"
C111	3.70'	25.00'	3.70'	S04°23'24"E	06°29'08"
C112	39.36'	25.00'	35.35'	S44°50'26"W	89°58'11"
C113	1.26'	133.00'	1.26'	N89°54'04"W	00°32'51"
C114	27.25'	133.00'	27.20'	N83°39'11"W	11°57'14"
C115	47.23'	217.00'	47.14'	S83°54'42"E	12°28'15"
C116	39.24'	25.00'	35.34'	N45°10'43"W	89°56'15"
C117	5.67'	45.00'	5.67'	N40°59'05"W	07°09'21"

PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

PSD NO. 2003-042  
CD NO. 6135.1

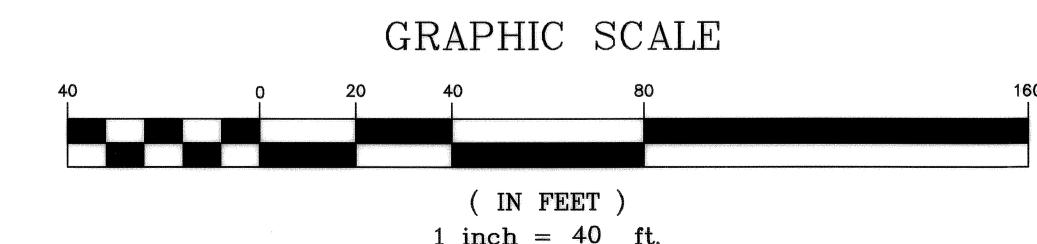
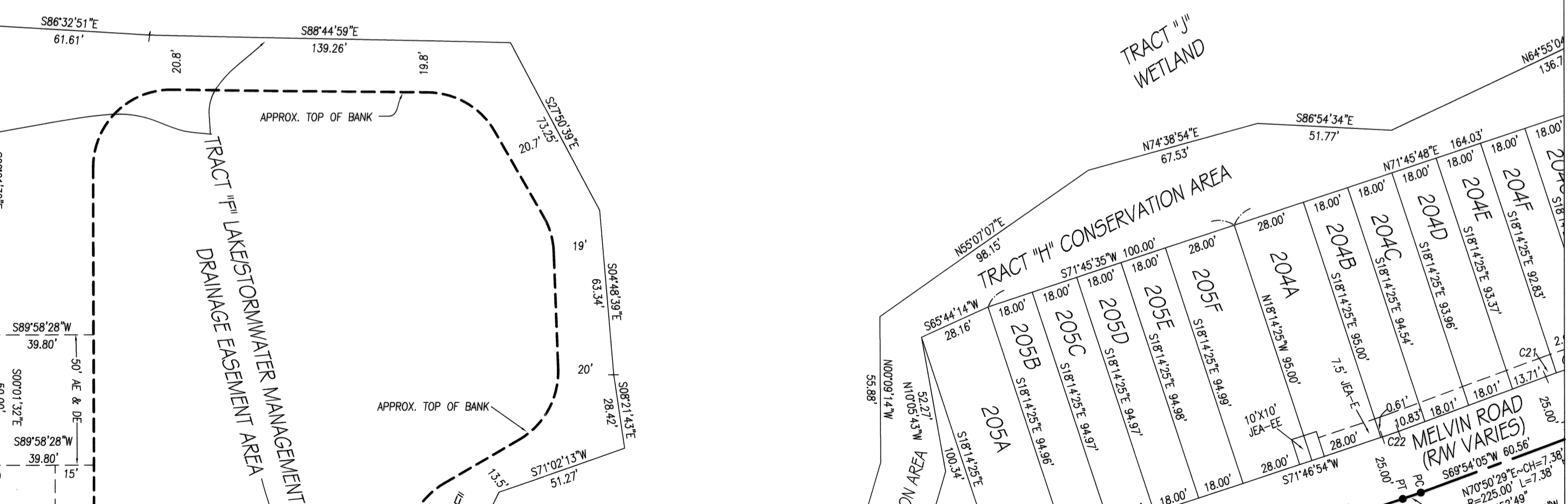
# Timothys Landing Unit One

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



SECTION 11  
SECTION 10  
30' ROADWAY PER PLAT OF JACKSONVILLE HEIGHTS (PB 5, PG 93)

N00°01'32\"/>



SEE PAGE 7  
SEE PAGE 2 FOR GENERAL NOTES AND LEGENDS

CURVE	LENGTH	CURVE TABLE		
		RADIUS	CHORD	CHORD BEARING
C1	39.20'	25.00'	35.30'	N44°56'15\"/>
C2	21.85'	137.50'	21.83'	S83°34'26\"/>
C3	32.01'	200.00'	31.98'	N83°57'11\"/>
C4	9.71'	335.00'	9.71'	S88°59'51\"/>
C5	28.06'	335.00'	28.05'	S85°46'01\"/>
C6	28.31'	335.00'	28.30'	S80°56'45\"/>
C7	18.43'	335.00'	18.43'	S78°56'55\"/>
C8	18.69'	335.00'	18.69'	S73°45'28\"/>
C9	19.04'	335.00'	19.01'	S70°33'58\"/>
C10	15.33'	335.00'	15.33'	S67°36'45\"/>
C11	20.38'	175.00'	20.38'	N72°49'31\"/>
C12	10.89'	225.00'	10.89'	S74°46'35\"/>
C13	25.92'	225.00'	25.91'	S70°05'21\"/>
C14	18.03'	225.00'	18.02'	S64°23'54\"/>
C15	2.55'	225.00'	2.55'	S61°52'22\"/>
C16	7.64'	175.00'	7.64'	N62°47'55\"/>
C17	17.13'	175.00'	17.13'	N65°51'14\"/>
C18	5.50'	200.00'	5.50'	N70°26'48\"/>
C19	10.85'	200.00'	10.85'	N72°47'20\"/>
C20	15.08'	250.00'	15.08'	S72°26'51\"/>
C21	4.30'	250.00'	4.29'	S70°23'17\"/>
C22	6.56'	200.00'	6.56'	N70°50'29\"/>
C23	27.85'	45.00'	27.41'	S84°02'56\"/>
C24	18.80'	25.00'	19.29'	S28°50'47\"/>
C25	8.40'	25.00'	8.36'	S62°09'28\"/>
C26	1.42'	250.00'	1.42'	N71°37'10\"/>
C27	6.79'	250.00'	6.79'	N70°40'45\"/>
C28	15.50'	200.00'	15.50'	S72°07'19\"/>
C29	46.06'	25.00'	39.82'	N52°52'30\"/>
C30	15.27'	175.00'	15.27'	N87°35'34\"/>
C31	0.79'	225.00'	0.79'	S89°11'34\"/>
C32	18.02'	225.00'	18.02'	S87°36'16\"/>
C33	0.83'	225.00'	0.83'	S89°59'15\"/>
C34	0.14'	45.00'	0.14'	N89°49'04\"/>
C35	18.53'	45.00'	18.40'	N77°55'51\"/>
C36	23.29'	45.00'	23.03'	N51°18'17\"/>
C37	47.45'	45.00'	45.29'	N86°15'56\"/>
C38	54.93'	45.00'	51.58'	N85°51'11\"/>
C39	18.16'	45.00'	18.04'	S74°31'11\"/>
C40	19.30'	45.00'	19.15'	S90°42'08\"/>
C41	10.31'	45.00'	10.29'	S31°50'58\"/>
C42	11.86'	25.00'	11.75'	N38°52'25\"/>
C43	16.34'	25.00'	16.05'	N71°11'07\"/>
C44	9.61'	175.00'	9.61'	S88°11'11\"/>
C45	5.67'	175.00'	5.67'	S86°01'12\"/>
C46	11.84'	225.00'	11.84'	N86°51'17\"/>
C47	5.80'	225.00'	5.80'	N89°21'17\"/>
C48	39.27'	25.00'	35.36'	S45°05'34\"/>
C49	3.22'	25.00'	3.22'	S03°36'10\"/>
C50	27.21'	25.00'	26.89'	S38°28'42\"/>
C51	31.85'	225.00'	31.82'	N85°36'12\"/>
C52	11.77'	175.00'	11.77'	S83°28'33\"/>
C53	18.02'	175.00'	18.01'	S82°21'13\"/>
C54	14.84'	175.00'	14.84'	S73°44'00\"/>
C55	17.41'	225.00'	17.41'	N73°56'44\"/>
C56	8.80'	225.00'	8.80'	N70°36'29\"/>
C57	37.84'	25.00'	34.33'	N67°09'10\"/>
C58	15.56'	175.00'	15.55'	N21°14'47\"/>
C59	18.05'	175.00'	18.04'	N15°44'41\"/>
C60	18.02'	175.00'	18.01'	N09°50'25\"/>
C61	20.37'	175.00'	20.36'	N03°32'22\"/>
C62	39.31'	25.00'	36.39'	N44°56'15\"/>
C63	14.03'	25.00'	13.85'	N74°02'58\"/>
C64	14.17'	25.00'	13.98'	N41°44'16\"/>
C65	15.24'	45.00'	15.17'	N35°12'13\"/>
C66	21.34'	45.00'	21.14'	N58°29'28\"/>
C67	18.24'	45.00'	18.11'	N83°41'19\"/>
C68	18.99'	45.00'	18.85'	S72°34'41\"/>
C69	47.63'	45.00'	45.44'	S30°11'55\"/>
C70	48.02'	45.00'	45.77'	S30°41'47\"/>
C71	18.94'	45.00'	18.80'	S73°19'29\"/>
C72	3.73'	45.00'	3.72'	S87°45'14\"/>
C73	39.23'	25.00'	36.33'	N49°13'24\"/>
C74	26.21'	25.00'	26.19'	N83°33'30\"/>
C75	18.39'	225.00'	18.38'	N09°14'12\"/>
C76	18.28'	225.00'	18.27'	N13°54'18\"/>
C77	18.08'	225.00'	18.08'	N18°32'03\"/>
C78	11.61'	225.00'	11.61'	N22°18'53\"/>
C79	40.70'	25.00'	36.35'	S22°50'50\"/>
C80	41.15'	25.00'	36.66'	N82°14'46\"/>
C81	11.48'	25.00'	11.38'	N03°03'59\"/>
C82	8.14'	45.00'	8.13'	S04°32'33\"/>
C83	18.40'	45.00'	18.27'	S12°21'03\"/>
C84	18.66'	45.00'	18.53'	S35°56'39\"/>
C85	34.87'	45.00'	34.00'	S70°01'11\"/>
C86	41.49'	45.00'	40.04'	N61°29'03\"/>
C87	19.56'	45.00'	19.41'	N22°29'49\"/>
C88	18.13'	45.00'	18.01'	N01°30'06\"/>
C89	20.28'	45.00'	20.11'	N25°57'28\"/>
C90	10.94'	45.00'	10.91'	N45°50'01\"/>
C91	13.43'	25.00'	13.27'	S37°24'08\"/>
C92	18.42'	25.00'	18.01'	S03°53'51\"/>
C93	20.11'	25.00'	19.57'	S43°15'16\"/>
C94	78.25'	265.00'	78.95'	S74°52'08\"/>
C95	29.56'	265.00'	29.55'	S86°37'55\"/>
C96	39.28'	25.00'	35.36'	N45°09'35\"/>
C97	4.79'	25.00'	4.78'	N05°06'34\"/>
C98	14.69'	25.00'	14.48'	N27°35'25\"/>
C99	6.59'	45.00'	6.58'	S40°04'20\"/>
C100	19.68'	45.00'	19.53'	S23°20'41\"/>
C101	18.13'	45.00'	18.00'	S00°43'36\"/>
C102	20.13'	45.00'	19.96'	S29°04'49\"/>
C103	41.02'	45.00'	39.62'	S84°03'34\"/>
C104	42.05'	45.00'	40.53'	N63°08'27\"/>
C105	19.80'	45.00'	19.64'	N23°44'07\"/>
C106	18.12'	45.00'	18.00'	N00°24'24\"/>
C107	20.00'	45.00'	19.83'	N24°40'31\"/>
C108	15.68'	25.00'	15.42'	S26°19'52\"/>
C109	3.70'	25.00'	3.70'	S04°23'24\"/>
C110	39.26'	25.00'	35.35'	S44°52'28\"/>
C111	1.26'	133.00'	1.26'	N89°54'04\"/>
C112	27.75'	133.00'	27.70'	N83°39'11\"/>
C113	47.23'	217.00'	47.14'	S83°54'42\"/>
C114	39.24'	25.00'	35.34'	N45°10'43\"/>
C115	5.62'	45.00'	5.62'	N49°59'05\"/>

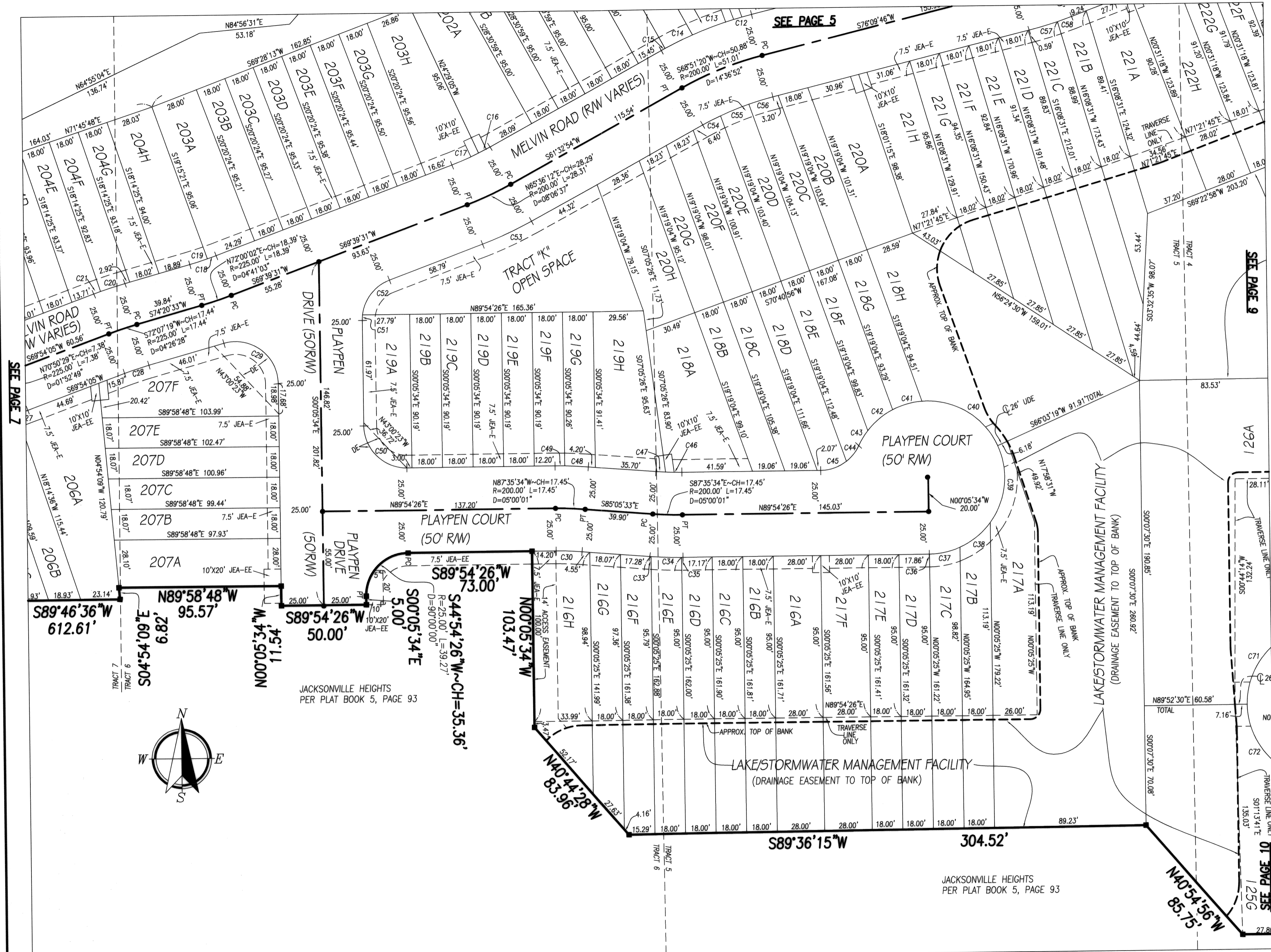
PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

PSD NO. 2003-042  
CD NO. 61335

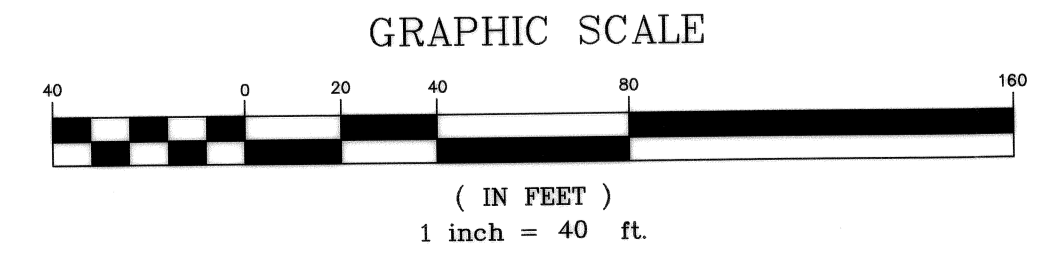
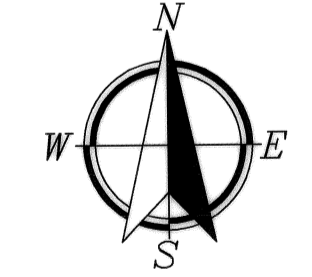


# Timothys Landing Unit One

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	39.20'	25.00'	35.30'	N44°56'15"E	89°49'30"
C2	21.85'	137.50'	21.83'	S85°34'26"E	09°08'48"
C3	32.01'	200.00'	31.98'	N85°35'11"W	09°10'17"
C4	9.71'	335.00'	9.71'	S88°59'31"W	01°39'40"
C5	28.06'	335.00'	28.05'	S88°46'01"W	04°47'59"
C6	28.31'	335.00'	28.30'	S87°56'45"W	04°50'32"
C7	18.43'	335.00'	18.43'	S76°56'55"W	03°09'09"
C8	18.89'	335.00'	18.89'	S72°42'25"W	03°11'47"
C9	19.02'	335.00'	19.01'	S70°32'58"W	03°15'09"
C10	15.33'	335.00'	15.33'	S67°36'45"W	02°37'17"
C11	20.39'	175.00'	20.38'	N72°48'31"E	06°40'30"
C12	10.89'	225.00'	10.89'	S74°46'35"W	02°46'22"
C13	29.92'	225.00'	29.91'	S70°05'21"W	06°36'06"
C14	18.03'	225.00'	18.02'	S64°29'34"W	04°35'28"
C15	2.95'	225.00'	2.95'	S61°52'22"W	00°38'57"
C16	7.64'	175.00'	7.64'	N62°47'55"E	02°30'03"
C17	17.13'	175.00'	17.13'	N66°51'14"E	05°36'34"
C18	5.50'	200.00'	5.50'	N70°28'48"E	01°34'35"
C19	10.85'	200.00'	10.85'	N72°47'20"E	03°06'27"
C20	15.98'	250.00'	15.98'	S72°36'51"W	02°27'25"
C21	4.30'	250.00'	4.29'	S70°23'37"W	00°59'04"
C22	6.56'	200.00'	6.56'	N70°50'29"E	01°52'49"
C23	27.85'	45.00'	27.41'	S54°02'56"W	35°27'56"
C24	19.80'	25.00'	19.29'	S29°50'47"W	45°22'32"
C25	8.40'	25.00'	8.36'	S62°09'28"W	09°14'51"
C26	1.42'	250.00'	1.42'	N13°17'10"E	00°19'29"
C27	6.79'	250.00'	6.79'	N70°40'45"E	01°33'20"
C28	15.50'	200.00'	15.50'	S72°07'19"W	04°26'28"
C29	46.06'	25.00'	39.82'	N52°52'30"W	105°33'53"
C30	15.27'	175.00'	15.27'	N67°35'34"W	06°00'01"
C31	0.79'	225.00'	0.79'	S81°17'34"E	00°12'02"
C32	18.02'	225.00'	18.02'	S82°16'15"E	04°35'21"
C33	0.83'	225.00'	0.83'	S89°59'15"E	00°12'38"
C34	0.14'	45.00'	0.14'	N89°49'04"E	00°10'44"
C35	18.53'	45.00'	18.40'	N77°55'51"E	23°35'42"
C36	23.29'	45.00'	23.03'	N61°18'17"E	29°39'27"
C37	47.45'	45.00'	45.29'	N68°15'36"E	60°25'15"
C38	54.93'	45.00'	51.58'	N85°03'17"W	89°56'19"
C39	18.16'	45.00'	18.04'	S74°33'11"W	23°07'39"
C40	19.30'	45.00'	19.15'	S60°42'08"W	24°34'26"
C41	10.31'	45.00'	10.29'	S31°50'59"W	13°07'52"
C42	11.86'	25.00'	11.75'	N38°52'29"E	27°10'45"
C43	16.34'	25.00'	16.05'	N11°11'01"E	37°28'38"
C44	5.67'	175.00'	5.67'	S86°01'12"E	01°51'18"
C45	13.84'	225.00'	13.84'	N86°51'17"W	03°31'27"
C46	5.80'	225.00'	5.80'	N89°21'17"W	01°28'54"
C47	39.27'	25.00'	35.36'	S45°05'34"E	90°00'00"
C48	3.22'	25.00'	3.22'	S03°36'10"W	07°28'28"
C49	27.21'	25.00'	26.89'	S38°04'42"W	62°21'57"
C50	31.85'	225.00'	31.82'	N65°36'12"E	08°06'57"
C51	11.77'	175.00'	11.77'	S63°28'33"W	03°51'18"
C52	18.02'	175.00'	18.01'	S88°21'13"W	05°54'03"
C53	14.84'	175.00'	14.84'	S73°44'00"W	04°51'32"
C54	17.41'	225.00'	17.41'	N73°56'44"E	04°26'04"
C55	8.80'	225.00'	8.80'	N70°36'20"E	02°14'26"
C56	37.84'	25.00'	34.33'	N67°09'10"W	86°43'09"
C57	15.56'	175.00'	15.55'	N21°14'47"W	05°05'38"
C58	18.05'	175.00'	18.04'	N15°44'41"W	05°54'34"
C59	18.02'	175.00'	18.01'	N09°50'25"W	05°53'39"
C60	20.37'	175.00'	20.36'	N03°32'22"W	05°46'08"
C61	38.31'	25.00'	35.39'	N44°49'46"E	90°05'48"
C62	14.03'	25.00'	13.85'	N74°02'58"W	32°09'05"
C63	14.17'	25.00'	13.98'	N41°44'16"W	32°28'18"
C64	15.24'	45.00'	15.17'	N35°12'13"W	19°24'12"
C65	21.34'	45.00'	21.14'	N58°29'28"W	27°10'18"
C66	18.24'	45.00'	18.11'	N63°11'18"W	23°12'32"
C67	18.98'	45.00'	18.85'	S72°36'11"W	24°10'43"
C68	47.63'	45.00'	45.44'	S30°11'56"W	60°38'50"
C69	48.02'	45.00'	45.77'	S30°41'47"E	61°08'34"
C70	18.84'	45.00'	18.80'	S73°19'29"E	24°06'51"
C71	3.73'	45.00'	3.72'	S87°45'14"E	04°44'37"
C72	39.23'	25.00'	35.33'	N45°10'24"W	89°54'17"
C73	26.11'	225.00'	26.00'	N03°33'30"W	06°40'25"
C74	19.39'	225.00'	19.38'	N09°14'12"W	04°40'58"
C75	18.28'	225.00'	18.27'	N13°54'18"W	04°39'15"
C76	18.08'	225.00'	18.08'	N18°32'03"W	04°36'15"
C77	11.61'	225.00'	11.61'	N22°18'33"W	02°57'25"
C78	40.70'	25.00'	36.35'	S22°30'30"W	83°16'51"
C79	41.15'	25.00'	36.68'	N63°21'48"W	94°17'52"
C80	11.48'	25.00'	11.38'	N03°03'39"W	26°18'27"
C81	8.14'	45.00'	8.13'	S04°32'33"W	10°21'39"
C82	18.40'	45.00'	18.27'	S12°21'03"E	23°25'38"
C83	18.66'	45.00'	18.53'	S35°56'39"E	23°45'32"
C84	34.87'	45.00'	34.60'	S70°01'11"E	44°23'32"
C85	41.49'	45.00'	40.04'	N61°22'03"E	52°49'59"
C86	19.56'	45.00'	19.41'	N22°29'49"E	24°54'30"
C87	18.13'	45.00'	18.01'	N01°30'06"W	23°05'19"
C88	20.28'	45.00'	20.11'	N25°57'28"W	29°49'26"
C89	10.84'	45.00'	10.81'	N45°50'01"W	13°55'40"
C90	13.43'	25.00'	13.27'	S37°24'08"E	30°47'26"
C91	18.42'	25.00'	18.01'	S02°53'59"E	42°12'51"
C92	20.11'	25.00'	19.57'	S43°15'16"W	48°05'41"
C93	79.25'	265.00'	78.95'	S74°52'08"W	17°08'03"
C94	29.56'	265.00'	29.55'	S66°37'55"W	06°23'32"
C95	39.28'	25.00'	35.36'	N45°09'35"W	90°01'29"
C96	4.79'	25.00'	4.78'	N05°08'34"E	10°58'11"
C97	14.69'	25.00'	14.48'	N27°25'58"E	35°40'15"
C98	6.59'	45.00'	6.58'	S40°04'20"W	08°23'30"
C99	19.68'	45.00'	19.53'	S23°20'41"W	28°03'47"
C100	18.13'	45.00'	18.00'	S07°43'36"E	23°04'46"
C101	20.13'	45.00'	19.96'	S29°04'49"E	29°37'41"
C102	41.02'	45.00'	39.62'	S64°00'34"E	52°13'48"
C103	42.95'	45.00'	40.53'	N63°06'27"E	53°32'10"
C104	19.80'	45.00'	19.64'	N23°44'07"E	28°12'30"
C105	18.12'	45.00'	18.00'	N02°24'24"W	23°04'30"
C106	20.00'	45.00'	19.83'	N24°40'31"W	29°27'45"
C107	15.68'	25.00'	15.42'	S26°35'52"E	35°55'47"
C108	3.70'	25.00'	3.70'	S24°24'24"E	08°29'08"
C109	39.28'	25.00'	35.35'	S44°50'25"W	89°58'31"
C110	1.26'	133.00'	1.26'	N89°54'04"W	00°32'31"
C111	27.75'	133.00'	27.70'	N83°39'11"W	11°57'14"
C112	47.23'	217.00'	47.14'	S83°54'42"E	12°28'15"
C113	38.24'	25.00'	35.34'	N45°10'43"E	89°56'15"
C114	5.62'	45.00'	5.62'	N42°59'05"W	07°09'21"



PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

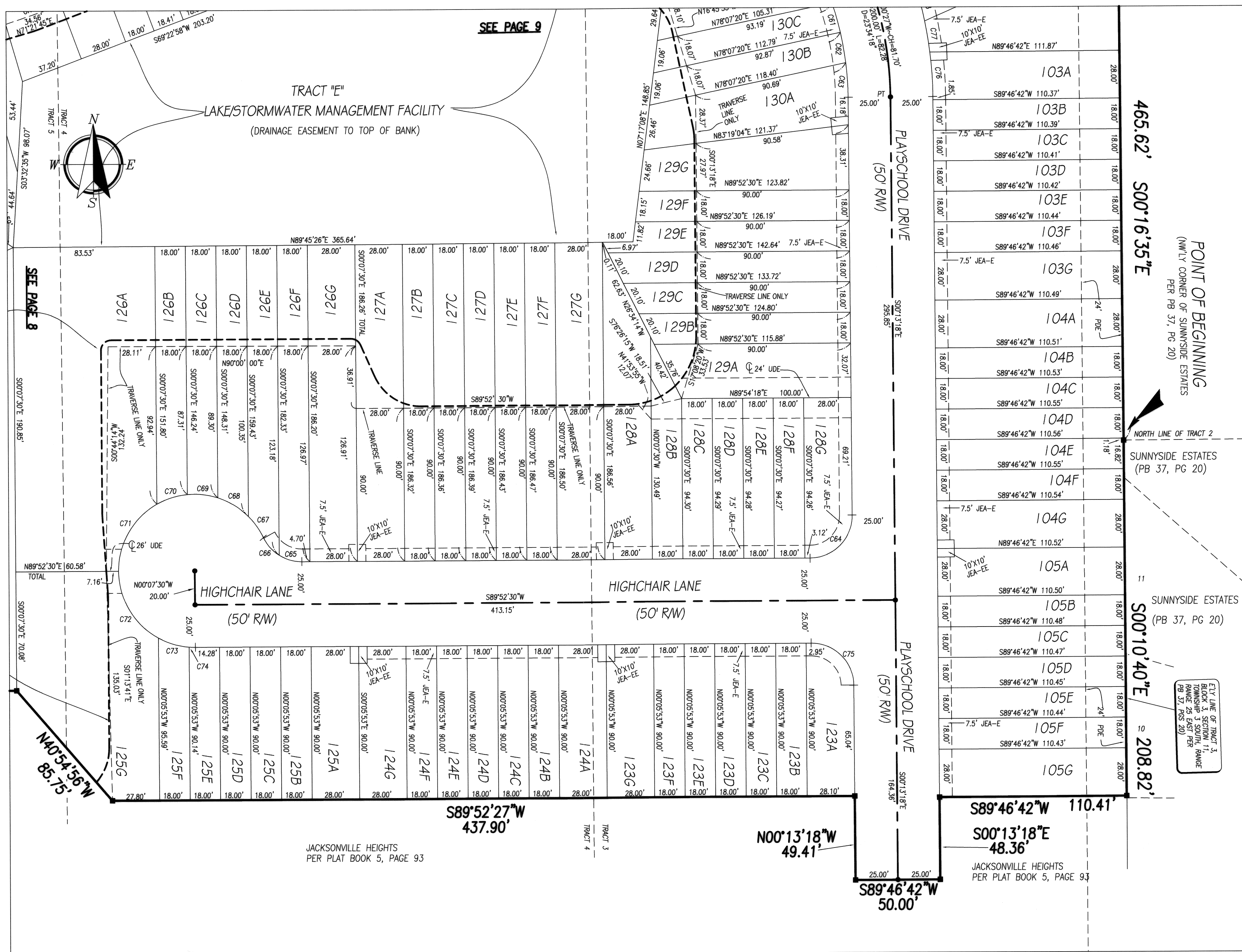
SEE PAGE 2 FOR GENERAL NOTES AND LEGENDS

PSD NO. 2003-042  
CD NO. 6135.1

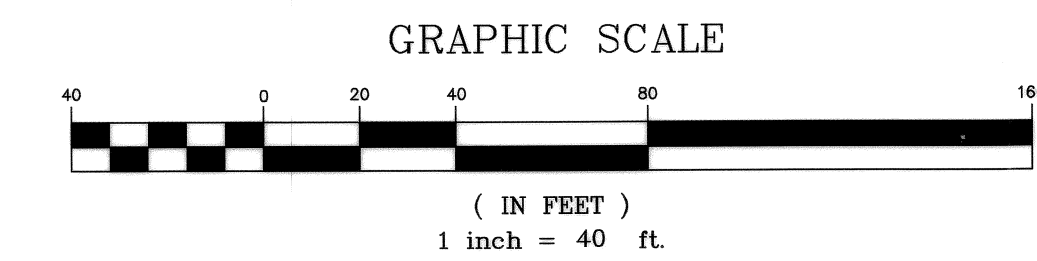


# Timothys Landing Unit One

BEING A REPLAT OF TRACT 7, AND A PORTION OF TRACTS, 1, 3, 4, 5 AND 6, BLOCK 3 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF TRACT 16, BLOCK 2 AND A PORTION OF A 30-FOOT ROADWAY, ALL ACCORDING TO PLAT OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	38.20	25.00	35.30	N44°56'15"E	89°48'50"
C2	21.85	137.50	21.93	S89°34'28"E	09°08'46"
C3	32.01	200.00	31.98	N85°35'11"W	09°10'17"
C4	9.71	335.00	9.71	S88°59'51"W	01°39'40"
C5	28.06	335.00	28.05	S85°46'01"W	04°47'39"
C6	28.31	335.00	28.30	S89°56'45"W	04°50'32"
C7	18.43	335.00	18.43	S78°56'55"W	03°09'09"
C8	18.69	335.00	18.69	S73°46'28"W	03°11'47"
C9	19.02	335.00	19.01	S70°32'58"W	03°15'09"
C10	15.33	335.00	15.33	S67°36'45"W	02°37'17"
C11	20.39	175.00	20.38	N72°49'31"E	06°40'30"
C12	10.89	225.00	10.89	S74°46'35"W	02°46'22"
C13	25.92	225.00	25.91	S70°05'21"W	02°36'06"
C14	18.03	225.00	18.02	S64°28'34"W	04°35'28"
C15	2.55	225.00	2.55	S61°52'22"W	00°38'57"
C16	7.64	175.00	7.64	N62°47'55"E	02°30'03"
C17	17.13	175.00	17.13	N66°51'14"E	05°36'34"
C18	5.50	200.00	5.50	N70°28'48"E	01°34'35"
C19	10.85	200.00	10.85	N74°28'29"E	03°08'27"
C20	15.08	250.00	15.08	S72°36'51"W	03°27'25"
C21	4.30	250.00	4.29	S70°23'37"W	00°59'04"
C22	6.56	200.00	6.56	N70°50'29"E	01°52'49"
C23	27.85	45.00	27.41	S54°02'58"W	35°27'56"
C24	19.80	25.00	19.29	S29°50'47"W	43°22'32"
C25	8.40	25.00	8.38	S28°09'28"W	12°15'11"
C26	1.42	250.00	1.42	N71°37'10"E	00°19'29"
C27	6.79	250.00	6.79	N70°40'45"E	01°33'20"
C28	15.50	200.00	15.50	S72°07'19"W	04°26'28"
C29	46.06	25.00	39.82	N52°52'30"W	105°33'53"
C30	15.27	175.00	15.27	N87°35'34"W	05°00'01"
C31	0.79	225.00	0.79	S81°15'34"W	00°12'02"
C32	18.02	225.00	18.02	S87°35'16"E	04°36'21"
C33	0.83	225.00	0.83	S89°59'15"E	00°12'38"
C34	0.14	45.00	0.14	N89°49'04"E	00°10'44"
C35	18.53	45.00	18.40	N77°55'51"E	23°35'42"
C36	23.29	45.00	23.03	N61°18'17"E	29°38'27"
C37	42.45	45.00	45.29	N68°15'56"E	60°25'19"
C38	54.93	45.00	51.58	N58°54'51"W	69°56'19"
C39	18.16	45.00	18.04	S74°33'11"W	23°07'39"
C40	19.30	45.00	19.15	S50°42'08"W	24°34'26"
C41	10.31	45.00	10.29	S31°30'59"W	13°07'52"
C42	11.86	25.00	11.75	N38°52'25"E	27°10'45"
C43	16.56	25.00	16.05	N71°11'01"E	17°28'38"
C44	9.61	175.00	9.61	S88°31'13"E	03°08'43"
C45	5.67	175.00	5.67	S86°01'12"E	01°51'18"
C46	13.84	225.00	13.84	N86°51'17"W	03°31'27"
C47	5.80	225.00	5.80	N89°21'17"W	01°28'34"
C48	39.27	25.00	35.36	S45°05'34"E	90°00'00"
C49	3.22	25.00	3.22	S33°16'10"W	00°22'38"
C50	27.21	25.00	25.89	S38°28'42"W	62°21'37"
C51	31.85	225.00	31.82	N65°36'12"E	08°06'37"
C52	11.77	175.00	11.77	S63°28'33"W	03°51'18"
C53	18.02	175.00	18.01	S68°21'13"W	05°54'03"
C54	14.84	175.00	14.84	S73°44'00"W	04°51'32"
C55	17.41	225.00	17.41	N73°56'44"E	04°26'04"
C56	8.80	225.00	8.80	N70°36'29"E	02°14'26"
C57	37.84	25.00	34.33	N67°09'10"W	86°43'09"
C58	15.56	175.00	15.55	N21°14'47"W	05°05'38"
C59	18.05	175.00	18.04	N15°44'41"W	05°54'34"
C60	18.02	175.00	18.01	N69°52'25"W	05°53'58"
C61	20.37	175.00	20.36	N63°32'22"W	04°08'03"
C62	39.31	25.00	35.39	N44°49'36"E	90°05'46"
C63	14.03	25.00	13.85	N74°02'58"W	32°09'05"
C64	14.17	25.00	13.98	N41°44'16"W	32°28'18"
C65	15.24	45.00	15.17	N35°12'13"W	18°24'12"
C66	21.34	45.00	21.14	N59°29'28"W	27°10'18"
C67	18.24	45.00	18.11	N84°11'06"W	23°12'00"
C68	18.99	45.00	18.85	S72°36'41"W	24°10'43"
C69	47.63	45.00	45.44	S30°11'55"W	60°38'50"
C70	48.02	45.00	45.77	S30°41'47"E	61°08'34"
C71	18.94	45.00	18.80	S73°19'29"E	24°06'51"
C72	3.73	45.00	3.72	S87°45'14"E	04°43'37"
C73	39.23	25.00	35.33	N45°02'24"W	89°11'21"
C74	28.21	225.00	26.19	N03°31'30"W	06°40'25"
C75	18.39	225.00	18.38	N09°14'12"W	04°40'58"
C76	18.28	225.00	18.27	N13°54'18"W	04°39'15"
C77	18.08	225.00	18.08	N18°32'03"W	04°36'15"
C78	11.61	225.00	11.61	N22°18'50"W	05°25'29"
C79	40.70	25.00	38.35	S22°59'50"W	83°15'11"
C80	41.15	25.00	36.66	N63°14'48"W	94°17'52"
C81	11.48	25.00	11.38	N03°03'39"W	26°18'27"
C82	8.14	45.00	8.13	S04°32'33"W	10°21'35"
C83	18.40	45.00	18.27	S12°21'03"E	23°25'38"
C84	18.66	45.00	18.53	S30°56'39"E	23°45'32"
C85	14.87	45.00	14.80	S70°11'15"E	44°23'08"
C86	41.49	45.00	40.04	N61°22'03"E	52°49'59"
C87	19.56	45.00	19.41	N22°29'49"E	24°54'30"
C88	18.13	45.00	18.01	N01°30'06"W	23°05'19"
C89	20.28	45.00	20.11	N25°57'28"W	25°49'26"
C90	19.94	45.00	19.91	N45°20'10"W	13°55'40"
C91	13.43	45.00	13.27	S37°24'08"E	30°37'28"
C92	18.42	25.00	18.01	S00°53'59"E	42°12'51"
C93	20.11	25.00	19.57	S43°15'16"W	46°05'41"
C94	79.25	265.00	78.95	S74°52'08"W	17°08'03"
C95	29.56	265.00	29.55	S86°17'35"W	06°23'32"
C96	39.28	25.00	35.36	N59°39'35"W	90°01'29"
C97	4.79	25.00	4.78	N89°06'12"E	10°58'31"
C98	14.69	25.00	14.48	N27°25'58"E	33°40'15"
C99	6.59	45.00	6.58	S40°24'20"W	08°23'30"
C100	18.68	45.00	19.53	S23°20'41"W	25°03'47"
C101	18.13	45.00	18.00	S00°43'36"E	23°04'46"
C102	20.13	45.00	19.96	S25°04'49"E	25°37'41"
C103	41.09	45.00	38.67	S64°00'14"E	52°13'48"
C104	42.09	45.00	40.53	N63°06'27"E	53°32'10"
C105	19.80	45.00	19.64	N23°44'07"E	25°12'30"
C106	18.12	45.00	18.00	N00°24'24"W	23°04'30"
C107	20.00	45.00	19.83	N24°40'31"W	25°27'45"
C108	15.88	25.00	15.42	S36°35'52"E	35°35'47"
C109	3.70	25.00	3.70	S04°23'44"E	08°29'08"
C110	39.26	25.00	35.35	S44°50'25"W	89°58'31"
C111	1.26	133.00	1.26	N89°54'04"W	00°32'31"
C112	27.75	133.00	27.70	N83°39'11"W	11°57'14"
C113	47.23	217.00	47.14	S87°54'42"E	12°28'15"
C114	39.24	25.00	35.34	N45°10'43"W	89°56'15"
C115	5.62	45.00	5.62	N40°59'09"W	07°09'21"



PRIVETT & ASSOC. OF FLORIDA, INC.  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

PSD NO. 2003-042  
CD NO. 6135.1