

JACKSONVILLE RANCH CLUB TWO

PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 62 PAGE 164

SHEET 1 OF 8

CAPTION

A part of Section 7 and a part of the West 1/2 of Section 8, all being in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 7; thence North 89°33'44" East, along the northerly line of said Section 7, a distance of 30.00 feet to a point lying on the easterly right of way line of Diamond "C" Lane (a 60 foot wide right of way per Official Records Volume 4891, Page 396, current public records of Duval County, Florida) and the Point of Beginning; thence continue North 89°33'44" East, along said northerly line of Section 7 a distance of 5237.56 feet to the Northeast corner of said Section 7; thence North 89°36'04" East, along the northerly line of said Section 8 a distance of 2211.59 feet; thence South 00°22'44" East, departing the northerly line of said Section 8 a distance of 1445.64 feet to a point on the northerly right of way line of Plummer Road (a 66 foot wide right of way as now established); thence South 84°08'09" West, along said northerly right of way of Plummer Road a distance of 2646.61 feet to the point of curvature of a curve concave northerly having a radius of 1399.40 feet; thence along an around the arc of said curve and said northerly right of way a distance of 596.08 feet, said arc being subtended by a chord bearing and distance of 596.08 feet; thence continuing along said northerly right of way a distance of 647.09 feet, said arc being subtended by a chord bearing and distance of 647.09 feet; thence continuing along said northerly right of way line of Plummer Road North 64°57'01" West a distance of 1009.58 feet to the point of curvature of a curve concave southwesterly having a radius of 1465.40 feet; thence along and around the arc of said curve and said northerly right of way a distance of 294.11 feet, said arc being subtended by a chord bearing and distance of 293.61 feet; thence departing said northerly right of way line North 00°03'44" East a distance of 10.42 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that FLORIDA LAND & RANCHES, LLC, a Florida limited liability company (the "Owner"), is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed and subdivided, and this plat known as **JACKSONVILLE RANCH CLUB TWO**, made in accordance with said survey is hereby adopted as the true and correct plat of said lands. No part of said lands is dedicated to the City of Jacksonville, State of Florida, or to the public. All of the property designated on this plat as rights of way, Recreation areas private drainage easements and private drainage and landscape easements, except JEA easements are, and shall remain privately owned and the sole exclusive property of the owner, its successors or assigns.

The owner does hereby grant to the present and 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 mail carriers, representatives of the utilities authorized by the owner to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as the owner may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across said private roadways. Regardless of the preceding provision, the Owner hereby reserves and shall have the unrestricted and absolute right to deny ingress to any person, who in the opinion of the Owner may create or participate in a disturbance of nuisance on any part of the lands shown hereon. The Owner hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body or any municipality or other governmental body politic then having jurisdiction over the lands shown hereon, to dedicate to the public all or any part of the lands on this plat designated as right of way, tracts, and easements, except JEA easements.

JEA utility easements and easements for service and maintenance of the underground electric systems are hereby irrevocably and without reservation dedicated to the JEA, its successors and assigns. 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-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.

Bellsouth Easements for Bellsouth Telecommunications, Inc., a Georgia Corporation, its licensees, agents, successors, assigns and allied and associated companies.

In witness whereof, the Owner has caused these presents to be executed by the appropriate officers by and with full authority of said corporation.

FLORIDA LAND & RANCHES, LLC

Christopher Forbes
Christopher Forbes
Managing Member

Richard J. Jenkins
Witness

RICHARD J. JENKINS
Print Name

Arnold N. Johns
Witness

ARNOLD N. JOHNS
Print Name

JOINDER AND CONSENT TO ADOPTION AND DEDICATION

The undersigned BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, a Virginia Banking corporation, (hereinafter called "Mortgagee") hereby certifies that said bank is the holder of a mortgage upon the lands described in the caption hereof to be known as JACKSONVILLE RANCH CLUB and that the Mortgagee hereby joins in and consents to the adoption of this survey and plat and the dedication of the lands described hereon by the owner thereof and agrees that said mortgage (recorded in Official Records Book 12117, pages 398 through 410 of said public records, is hereby and shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:

BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

Spencer H.P.
Regional President

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 3rd DAY OF OCTOBER, A.D. 2006.

BY: *Richard J. Jenkins*
RICHARD J. JENKINS
REGISTERED SURVEYOR AND MAPPER
NO. 4421, STATE OF FLORIDA

CLERK'S CERTIFICATE 2006404438

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 62, PAGES 164-171 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21 DAY OF NOVEMBER, A.D. 2006.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT

Robin Bailey
DEPUTY CLERK

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF NOVEMBER, A.D., 2006, BY Christopher Forbes, MANAGING MEMBER OF FLORIDA LAND & RANCHES, LLC, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME AND DID NOT TAKE AN OATH.

Angela Owens
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

Angela Owens
My Commission D0332064
Expires June 27 2008

PRINT NAME
MY COMMISSION EXPIRES:

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 16 DAY OF NOVEMBER, A.D. 2006.

W. Monroe Hazen, Jr.
W. Monroe Hazen, Jr.
Professional Land Surveyor
Florida Registration No. 3398

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT FLORIDA LAND & RANCHES, INC. HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION, INCLUDING ANY REQUIRED SIDEWALKS, AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS _____ DAY OF _____, A. D., 2006.

DEVELOPER

APPROVED FOR THE RECORD

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

Joe V. Dunsan
JOE V. DUNSAN, P.E., DIRECTOR OF PUBLIC WORKS

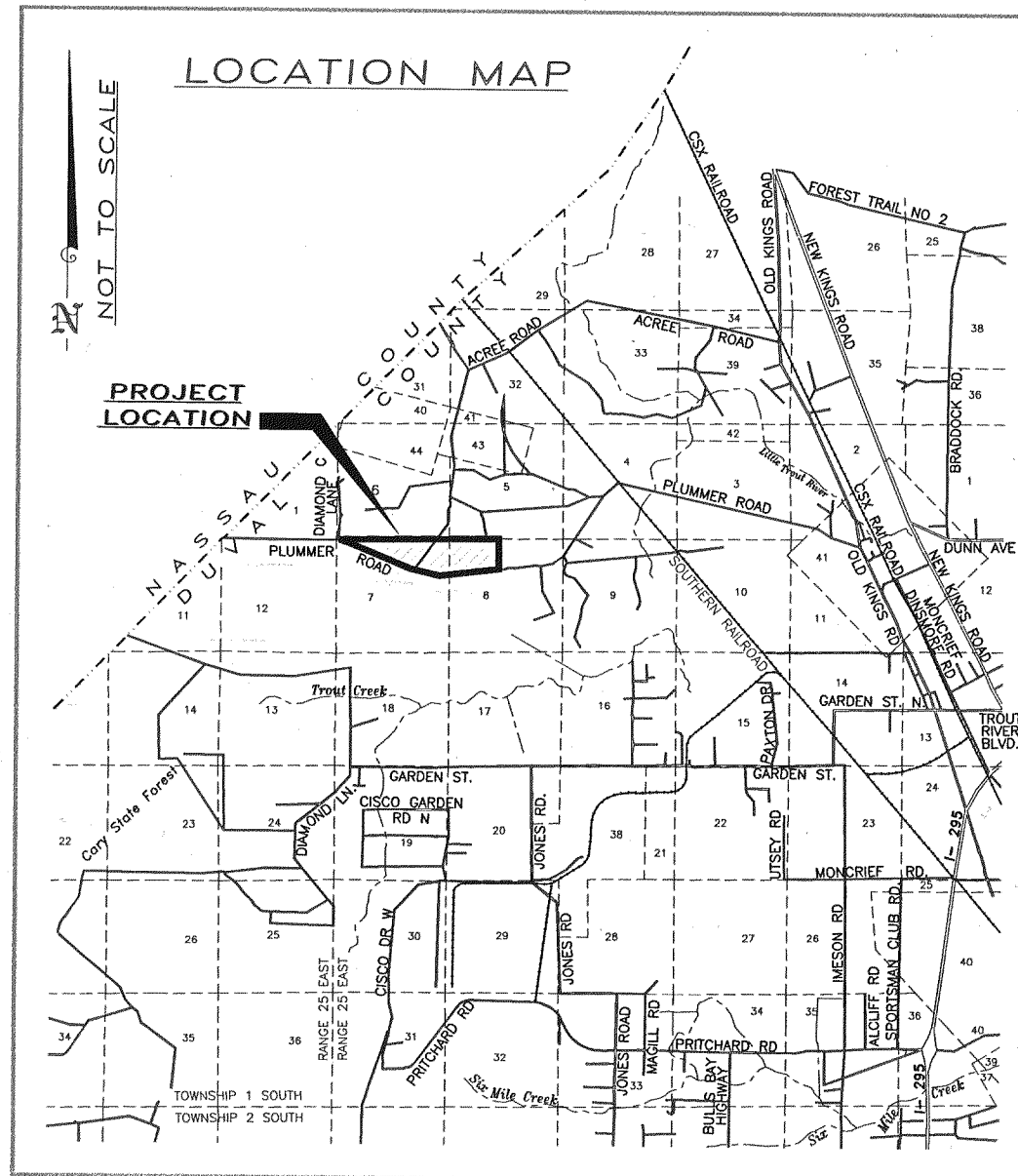
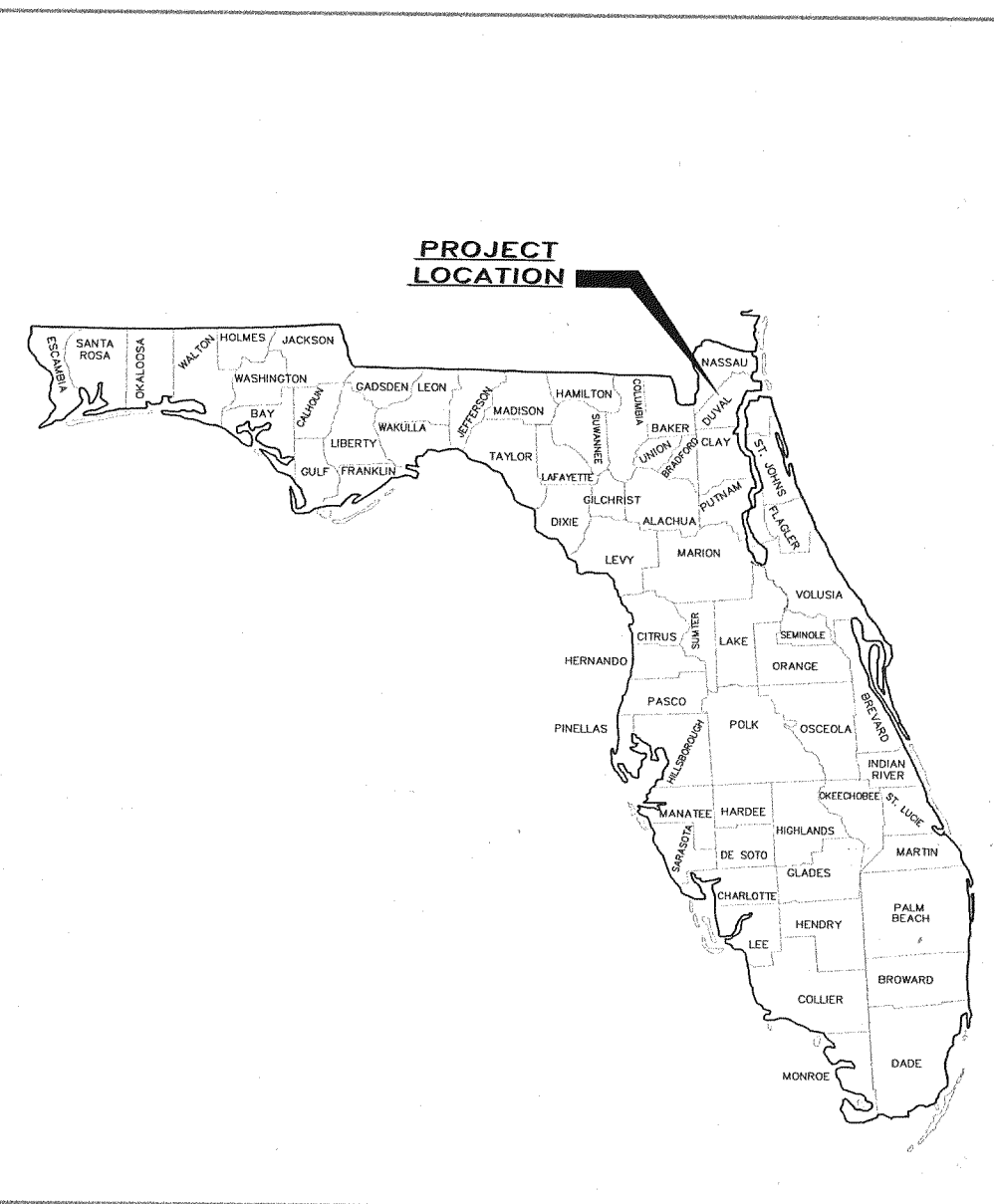
11/20/2006
DATE

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 THIS COUNTY.

P.S.D. Number 2004-034
City Development Number 6482.1

SEE SHEET 2 FOR GENERAL NOTES
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8



L.D. BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD
JACKSONVILLE, FLORIDA 32205
PHONE: (904)786-6400 FAX: (904)786-1479
LICENSED BUSINESS No. 6888

CAD FILE: 05540

DRAFTED BY: DMCG

JACKSONVILLE RANCH CLUB TWO

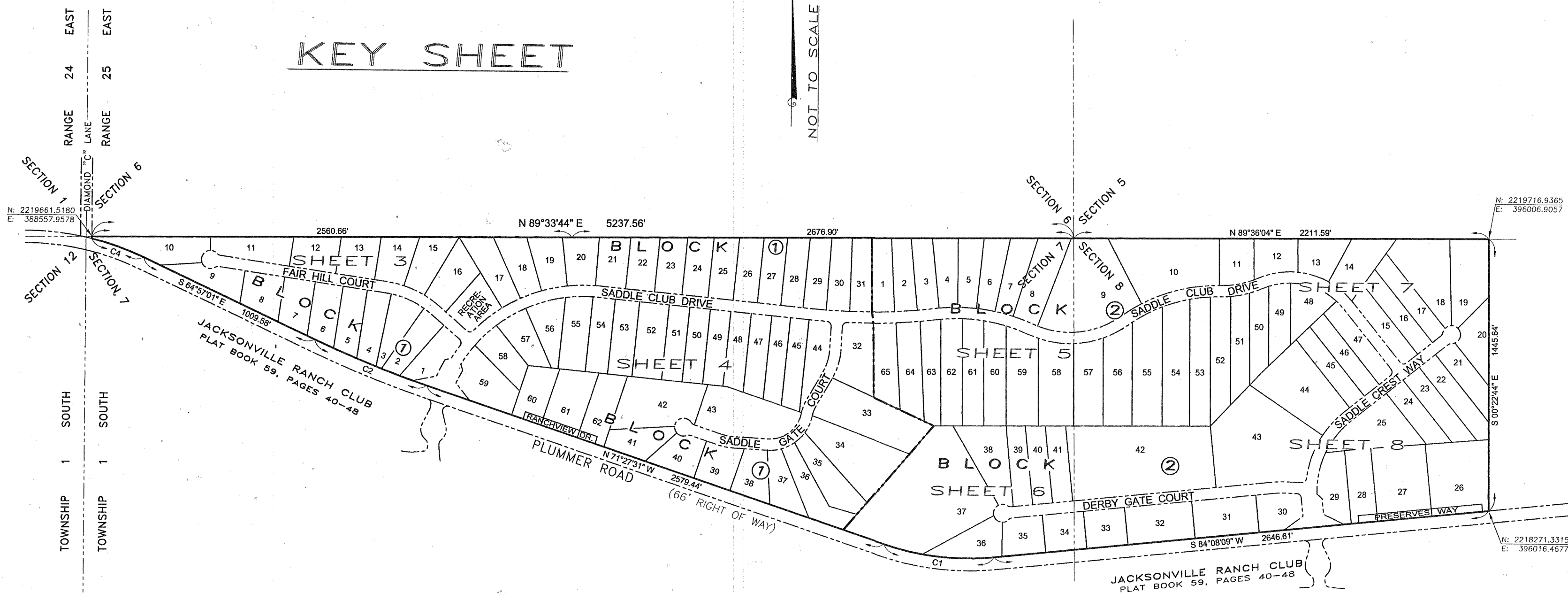
PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 2 OF 8

KEY SHEET

NOT TO SCALE



NOTES:

1. A BEARING OF NORTH 00°03'44" EAST WAS ASSUMED ON THE WEST LINE OF SECTION 7 SHOWN HEREON, HOLDING MONUMENTATION SHOWN FOUND IN PLACE.
2. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
3. ALL OF THE PLAT LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120077 0055 E, DATED AUGUST 15, 1989.
4. PARCELS DESIGNATED AS "CONSERVATION AREA" ON THIS PLAT SHALL BE SUBJECT TO CONSERVATION EASEMENTS GRANTED TO THE BENEFIT OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND ARMY CORPS OF ENGINEERS. SUCH EASEMENTS SHALL PROVIDE THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS MAY OCCUR WITHIN THESE PARCELS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY ADJACENT TO PARCELS DESIGNATED AS "CONSERVATION AREA" TO CLEARLY IDENTIFY THE LIMITS OF, AND NOT TO ENCRONCH UPON, THESE TRACTS.
5. COORDINATES: THE INTENDED USE OF THESE COORDINATES IS FOR THE GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE NATIONAL GEODETIC SURVEY POINTS 7494 GPS 4 AND NASSAU 31. COORDINATES ARE IN STATE PLANE GRID VALUES IN U. S. SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983/90).
6. BUILDING RESTRICTION LINES NOT SHOWN ON MAP:
 - (A) TWENTY-FIVE (25) FEET ALONG REAR PROPERTY LINE
 - (B) TEN (10) FEET ALONG SIDE PROPERTY LINES
 - (C) TEN (10) FEET AROUND THE LAKES; HOWEVER BUILDING RESTRICTION LINES DO NOT APPLY TO DOCKS AND BOARDWALKS, AS ALLOWED.
 - (D) TEN (10) FEET AROUND CONSERVATION EASEMENTS; HOWEVER, BUILDING RESTRICTION LINES DO NOT APPLY TO BOARDWALKS, AS PERMITTED.
7. SET 1/2" IRON PIPES (STAMPED LB 6888) AT ALL POINTS OF INTERSECTIONS OF CONSERVATION AREA PARCELS.
8. CERTAIN EASEMENTS ARE RESERVED FOR JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"JEA-EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

"JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.

P.S.D. Number 2004-034
City Development Number 6482.1
SEE SHEET 2 FOR GENERAL NOTES
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

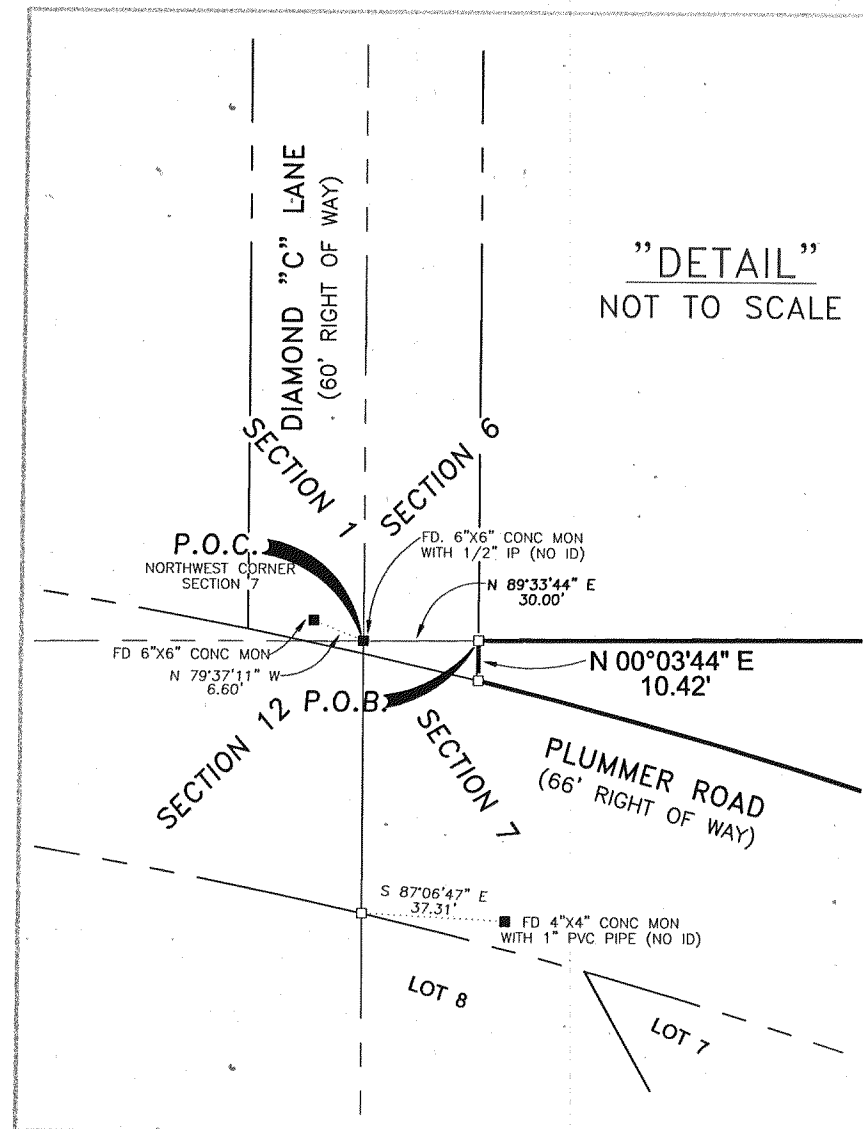
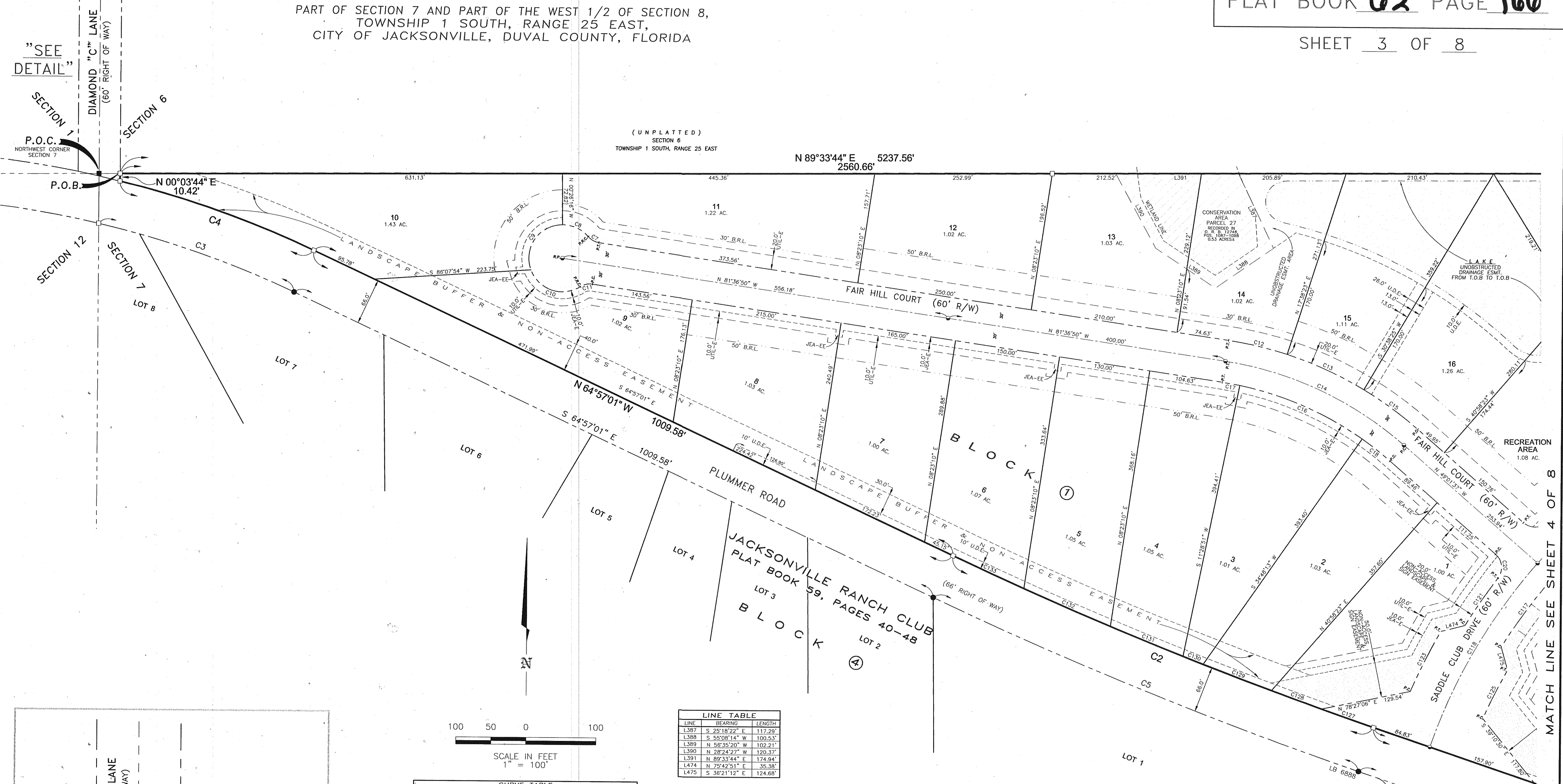
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5773 NORMANDY BOULEVARD
JACKSONVILLE, FLORIDA 32205
PHONE: (904)786-6400 FAX: (904)786-1479
LICENSED BUSINESS No. 6888
CAD FILE: 05504 DRAFTED BY: DMcG

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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET **3** OF **8**

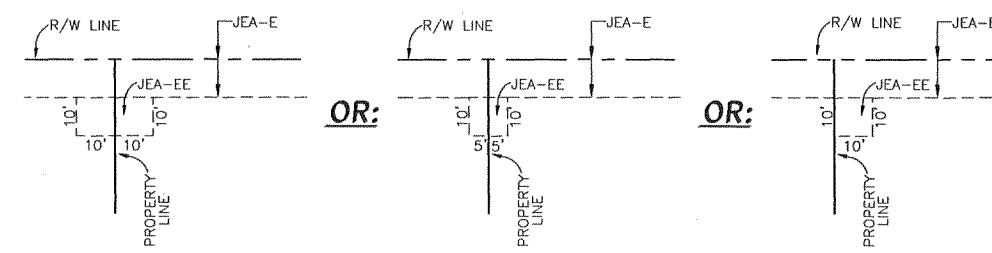


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	6°30'30"	5698.58	647.09
C3	12°05'49"	1398.49	295.86
C4	11°29'57"	1465.40	284.11
C5	6°30'30"	5762.58	654.58
C7	41°08'44"	25.00	17.84
C8	49°58'10"	48.00	41.83
C9	110°12'56"	48.00	92.33
C10	100°24'21"	48.00	85.51
C11	41°08'44"	25.00	17.84
C12	7°15'13"	530.00	86.40
C13	13°00'02"	530.00	120.26
C14	32°35'12"	500.00	284.37
C15	10°19'58"	530.00	95.58
C16	23°19'22"	470.00	181.32
C17	7°03'40"	470.00	25.39
C18	6°10'10"	470.00	50.61
C19	86°18'42"	25.00	37.66
C20	86°18'42"	25.00	37.66
C117	6°17'14"	770.00	124.81
C121	05°40'03"	830.00	62.10
C123	06°27'53"	850.00	64.47
C125	05°56'10"	745.00	72.18
C127	09°45'31"	5698.58	104.20
C128	7°02'53"	5698.58	154.63
C129	7°01'08"	5698.58	104.20
C130	0°16'54"	5698.58	30.78
C131	1°07'30"	5698.58	111.86
C132	1°21'10"	5698.58	134.51
C133	1°07'03"	5698.58	111.11

LINE TABLE	
LINE	BEARING
L387	S 25°18'22" E 117.29'
L388	S 50°08'14" W 100.53'
L389	N 56°52'25" W 102.21'
L390	N 28°24'22" E 120.37'
L391	N 62°51'44" E 174.84'
L474	N 75°42'51" E 35.38'
L475	S 39°21'12" E 124.68'

LEGEND:
● = FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
⊙ = FOUND IRON ROD (UNLESS OTHERWISE NOTED)
○ = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
■ = FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
□ = SET 4"x4" CONCRETE MONUMENT (PRM-STAMPED LB 6888)
⊕ = SET PK NAIL AND DISK (STAMPED LB 6888)
± = MORE OR LESS
AC = ACRES
B.R.L. = BUILDING RESTRICTION LINE
CONC MON = CONCRETE MONUMENT
EASEMT = EASEMENT
FD = FOUND
ID = IDENTIFICATION
IP = IRON PIPE
JEA-E = 10'x10' JEA EASEMENT
JEA-EE = 10' JEA ELECTRICAL EASEMENT
LB = LICENSED BUSINESS
O.R.B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PDS = PDS
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R.L.S. = REGISTERED LAND SURVEYOR
R.P. = RADIAL POINT
R/W = RIGHT OF WAY
T.O.B. = TOP OF BANK
TYP = TYPICAL
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
UTIL-E = UTILITY EASEMENT

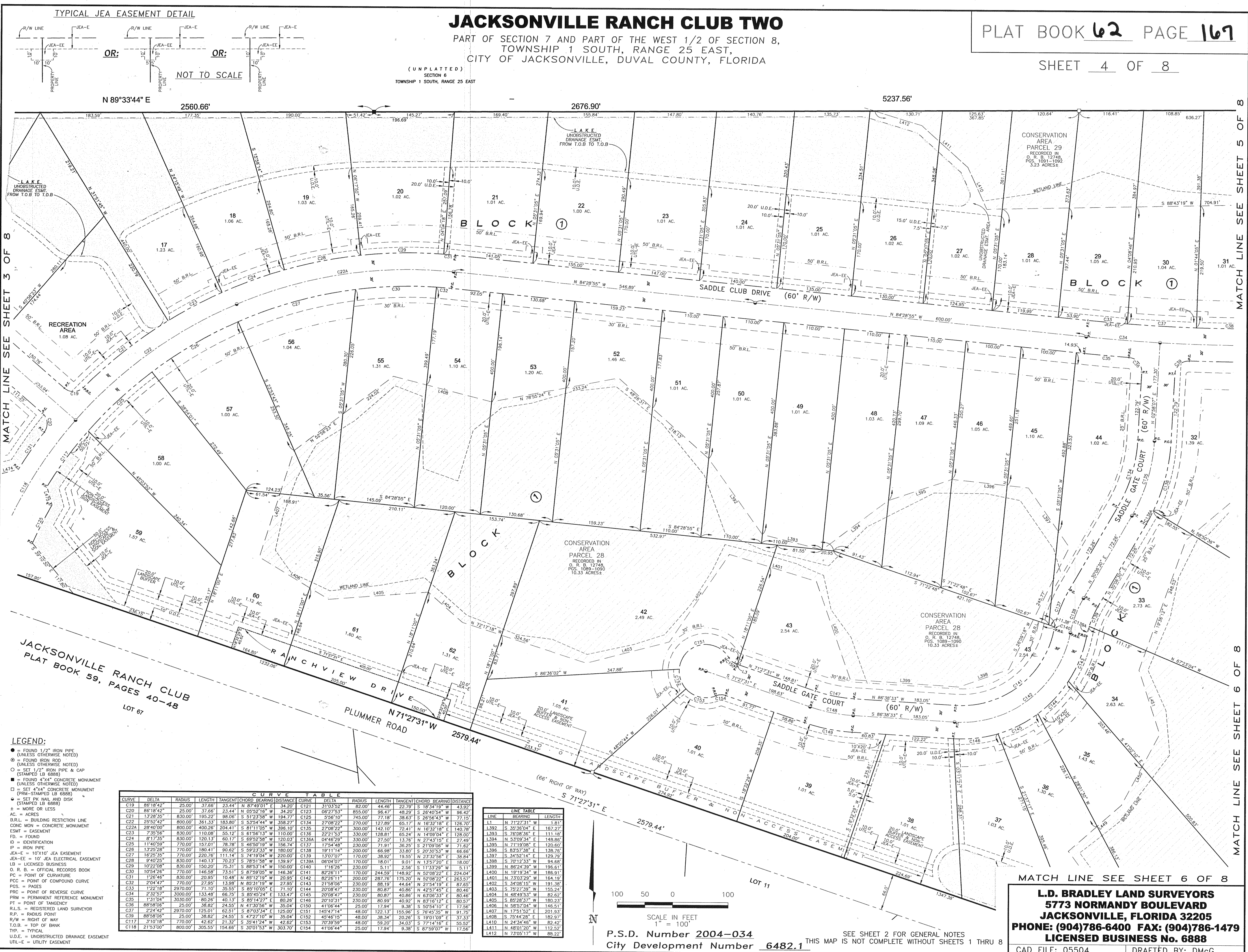
TYPICAL JEA EASEMENT DETAIL
NOT TO SCALE



P.S.D. Number 2004-034
City Development Number 6482.1

SEE SHEET 2 FOR GENERAL NOTES
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

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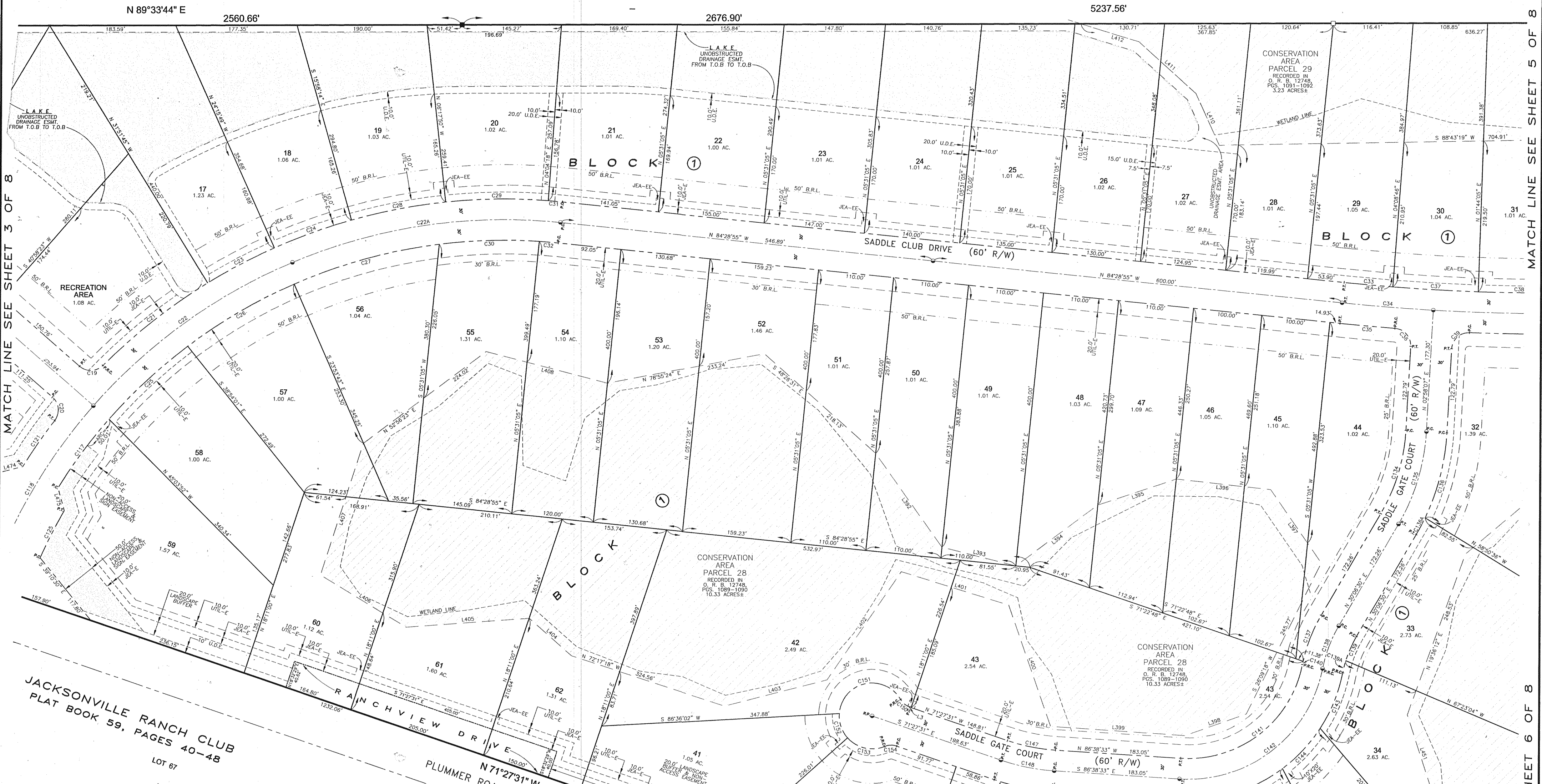
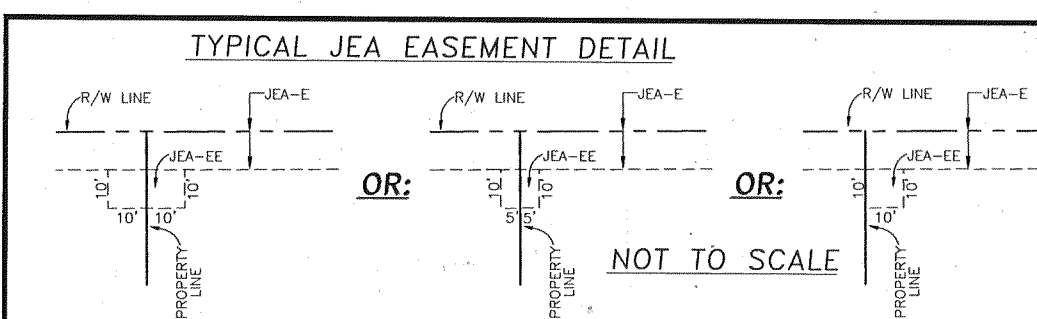


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PLAT BOOK 62 PAGE 167

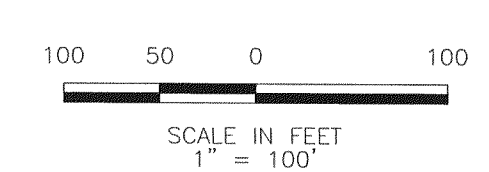
SHEET 4 OF 8



- LEGEND:
- FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - FOUND IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON PIPE & CAP (STAMPED LB 6885)
 - FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT (STAMPED LB 6885)
 - SET PK NAIL AND DISK (STAMPED LB 6885)
 - ± = MORE OR LESS
 - AC = ACRES
 - B.R.L. = BUILDING RESTRICTION LINE
 - CONC MON = CONCRETE MONUMENT
 - CSMT = EASEMENT
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 - T.O.B. = TOP OF BANK
 - TYP. = TYPICAL
 - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
 - UTL-E = UTILITY EASEMENT

CURVE TABLE									
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE	CURVE	DELTA
C19	86°18'42"	25.00	37.66	23.44	N 87°49'01" E	34.20	C121	310°15'	82.00
C20	86°18'42"	25.00	37.66	23.44	N 87°49'01" W	34.20	C122	087°25'	85.00
C21	13°28'35"	830.00	195.22	38.08	S 51°23'58" W	194.77	C123	087°25'	85.00
C22	25°52'42"	800.00	361.33	183.80	S 37°34'44" W	258.27	C124	27°08'22"	270.00
C22A	28°40'00"	800.00	400.26	204.41	S 31°11'05" W	395.10	C125	27°08'22"	270.00
C23	7°35'56"	830.00	110.08	55.12	S 81°56'13" W	110.00	C126	27°08'22"	270.00
C24	8°11'35"	830.00	120.17	60.17	S 82°52'58" W	120.03	C127	27°08'22"	270.00
C25	11°40'59"	770.00	157.01	78.78	S 45°50'19" W	156.74	C128	19°11'18"	200.00
C26	13°25'28"	770.00	180.41	90.82	S 52°23'33" W	180.07	C129	19°11'18"	200.00
C27	16°25'55"	770.00	220.76	111.14	S 74°19'04" W	220.00	C130	19°11'18"	200.00
C28	8°40'25"	830.00	140.13	70.23	S 89°51'58" W	139.87	C131	19°11'18"	200.00
C29	10°22'08"	830.00	150.07	75.31	S 88°53'14" W	150.00	C132	19°11'18"	200.00
C30	10°54'26"	770.00	145.58	73.51	S 87°59'05" W	145.36	C133	19°11'18"	200.00
C31	12°54'48"	830.00	20.95	10.48	N 85°19'19" W	20.95	C134	19°11'18"	200.00
C32	2°04'42"	770.00	27.95	13.98	N 85°31'19" W	27.95	C135	19°11'18"	200.00
C33	12°21'18"	2970.00	71.10	35.55	S 85°10'05" E	71.10	C136	19°11'18"	200.00
C34	2°22'52"	3000.00	133.48	66.75	S 85°43'24" E	133.47	C137	19°11'18"	200.00
C35	1°31'04"	3030.00	80.28	40.13	S 85°14'27" E	80.26	C138	19°11'18"	200.00
C36	8°58'08"	25.00	38.62	24.55	N 41°30'56" W	35.04	C139	19°11'18"	200.00
C37	2°24'42"	2970.00	125.01	62.51	S 87°03'14" E	125.00	C140	19°11'18"	200.00
C38	8°58'08"	25.00	38.62	24.55	S 47°27'10" W	35.04	C141	19°11'18"	200.00
C39	3°10'18"	770.00	42.61	21.30	S 89°44'24" E	42.61	C142	19°11'18"	200.00
C40	27°53'00"	800.00	305.55	154.68	S 30°01'33" W	303.70	C143	19°11'18"	200.00
C41							C144	19°11'18"	200.00
C42							C145	19°11'18"	200.00
C43							C146	19°11'18"	200.00
C44							C147	19°11'18"	200.00
C45							C148	19°11'18"	200.00
C46							C149	19°11'18"	200.00
C47							C150	19°11'18"	200.00
C48							C151	19°11'18"	200.00
C49							C152	19°11'18"	200.00
C50							C153	19°11'18"	200.00
C51							C154	19°11'18"	200.00
C52							C155	19°11'18"	200.00
C53							C156	19°11'18"	200.00
C54							C157	19°11'18"	200.00
C55							C158	19°11'18"	200.00
C56							C159	19°11'18"	200.00
C57							C160	19°11'18"	200.00
C58							C161	19°11'18"	200.00
C59							C162	19°11'18"	200.00
C60							C163	19°11'18"	200.00
C61							C164	19°11'18"	200.00
C62							C165	19°11'18"	200.00
C63							C166	19°11'18"	200.00
C64							C167	19°11'18"	200.00
C65							C168	19°11'18"	200.00
C66							C169	19°11'18"	200.00
C67							C170	19°11'18"	200.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°27'31" E	1.81
L2	S 39°30'04" E	162.27
L3	S 76°08'36" E	111.18
L4	N 53°09'54" E	148.80
L5	N 71°19'08" E	120.60
L6	S 83°52'38" E	128.75
L7	S 34°52'14" E	94.68
L8	S 70°12'33" W	94.68
L9	N 82°43'30" W	196.61
L10	N 19°19'34" W	196.61
L11	N 12°03'29" W	164.19
L12	S 34°58'15" W	191.35
L13	S 78°22'29" W	155.24
L14	N 48°45'53" W	83.60
L15	S 82°28'37" W	189.24
L16	N 58°27'04" W	145.51
L17	N 17°51'30" E	201.93
L18	S 75°44'28" E	182.92
L19	N 24°45'45" W	89.49
L20	N 48°01'20" W	112.52
L21	N 73°05'17" W	88.22



P.S.D. Number 2004-034 City Development Number 6482.1
SEE SHEET 2 FOR GENERAL NOTES
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

MATCH LINE SEE SHEET 6 OF 8

L.D. BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD
JACKSONVILLE, FLORIDA 32205
PHONE: (904)786-6400 FAX: (904)786-1479
LICENSED BUSINESS NO. 6888
CAD FILE: 05504 DRAFTED BY: DMCG

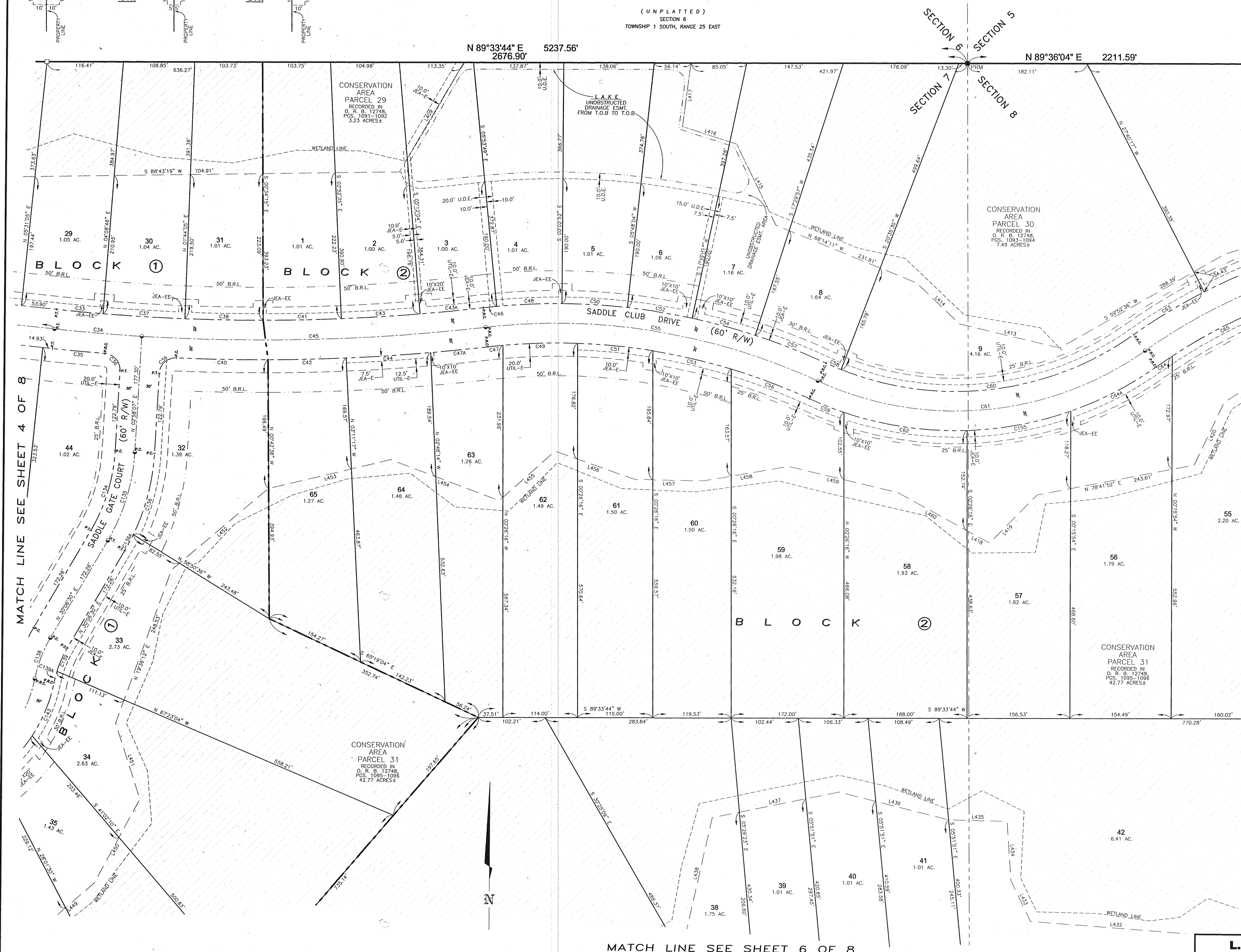
TYPICAL JEA EASEMENT DETAIL
NOT TO SCALE

JACKSONVILLE RANCH CLUB TWO

PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **62** PAGE **168**

SHEET **5** OF **8**



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING-DISTANCE
C33	122.18°	2970.00'	71.10'	S 89°10'05" E 71.10'
C34	232.57°	3000.00'	133.48'	S 80°42'24" E 133.47'
C35	131.04°	3030.00'	80.20'	S 80°12'27" E 80.20'
C36	88°58'08"	25.00'	38.82'	S 41°30'56" W 35.04'
C37	224.42°	2970.00'	158.01'	S 87°03'34" E 120.00'
C38	218.20°	2970.00'	119.51'	S 89°25'05" E 119.50'
C39	88°58'08"	25.00'	38.82'	S 41°30'56" W 35.04'
C40	238.51°	3030.00'	140.02'	S 80°12'27" E 140.00'
C41	218.20°	2970.00'	119.51'	S 89°25'05" E 119.50'
C42	213.54°	3030.00'	118.30'	S 88°09'40" E 118.34'
C43	219.29°	2970.00'	120.51'	S 89°57'40" E 120.50'
C43A	152.37°	2970.00'	87.30'	N 83°57'57" E 87.29'
C44	229.44°	3030.00'	129.34'	N 89°48'35" E 129.33'
C45	102°02'49"	3000.00'	526.05'	S 263°70' N 87°56'43" E 525.38'
C46	120.53°	980.00'	20.20'	S 83°30'45" W 20.20'
C47	125.43°	920.00'	22.04'	S 83°38'10" W 22.94'
C47A	139°55'	3030.00'	88.06'	N 83°45'16" E 88.06'
C48	50°05'57"	980.00'	100.04'	S 0°07'30" W 100.00'
C49	706°28'	920.00'	114.12'	S 7°13'15" W 114.05'
C50	55°56'54"	980.00'	100.04'	S 0°07'30" W 100.00'
C51	711°19'	920.00'	115.41'	S 7°08' N 84°42'33" W 115.53'
C52	55°56'57"	980.00'	100.04'	S 0°07'30" W 100.00'
C53	238°55'	920.00'	122.31'	S 41°45' N 72°13'15" E 122.63'
C54	55°56'57"	980.00'	100.04'	S 0°07'30" W 100.00'
C55	312°12'24"	920.00'	519.91'	N 266°55' N 81°23'59" W 513.45'
C56	758°40'	920.00'	128.10'	S 64°15' N 82°42'38" W 128.00'
C57	6°46'45"	980.00'	115.85'	S 58°04' N 89°08'40" W 115.89'
C58	302°53'	470.00'	25.00'	S 67°14'44" E 25.00'
C59	605°07'	430.00'	56.29'	S 56°45'51" E 56.26'
C60	57°05'38"	470.00'	488.34'	N 82°41'02" E 448.20'
C61	60°08'29"	500.00'	524.83'	N 88°01'28" E 501.07'
C62	20°38'41"	530.00'	190.97'	S 82°07'45" E 189.94'
C63	611°79"	880.00'	158.91'	S 58°13'58" W 125.70'
C64	202°43'	820.00'	28.21'	S 50°09'35" W 29.27'
C64A	155°57'34"	550.00'	147.63'	N 74°30' N 82°07'00" E 147.15'
C65	12°38'00"	820.00'	180.38'	S 82°29'51" W 180.00'
C134	27°08'22"	270.00'	127.89'	S 16°32'18" E 126.70'
C135	27°08'22"	300.00'	142.10'	S 16°32'18" E 140.78'
C136	27°08'22"	330.00'	156.31'	S 16°32'18" E 154.86'
C136A	04°46'29"	330.00'	27.50'	N 27°43'15" E 27.49'
C138	1911°14"	290.00'	33.80'	S 2°30'53" W 33.80'
C139	130°07'07"	170.00'	38.92'	N 23°32'56" E 38.84'
C139A	08°04'07"	170.00'	18.01'	N 135°20' E 18.00'
C143	215°08'06"	230.00'	68.19'	N 71°44'19" E 87.85'
C155	172°45'	530.00'	161.38'	N 78°45'10" E 160.76'

LINE TABLE		
LINE	BEARING	LENGTH
L439	S 30°01'56" W	193.80'
L443	N 72°03'15" W	158.90'
L444	N 46°58'36" W	90.65'
L445	N 26°17'44" W	158.07'
L446	N 72°38'35" W	87.00'
L447	N 07°08'52" E	97.67'
L448	S 81°45'16" E	36.78'
L449	N 44°15'48" E	103.36'
L450	N 23°00'08" E	105.67'
L451	N 56°52'14" E	118.38'
L453	N 22°50'51" W	89.07'
L454	N 04°02'42" W	89.61'
L455	N 89°06'07" W	89.30'
L456	N 78°15'28" W	122.07'
L457	S 78°08'58" W	197.53'
L458	S 12°26'34" W	176.48'
L459	N 48°51'17" E	126.85'
L460	N 28°06'55" E	145.20'
L461	N 18°10'28" W	121.53'
L462	N 48°50'05" E	103.36'
L463	N 76°12'43" E	191.08'
L464	S 69°52'41" E	177.03'
L465	N 48°08'11" E	115.89'
L466	S 71°04'45" E	128.43'
L467	S 89°27'45" E	105.22'
L468	N 79°47'52" E	131.53'
L469	S 27°06'30" E	120.10'
L460	S 61°45'16" E	123.80'

LEGEND:
● = FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
⊙ = FOUND IRON ROD (UNLESS OTHERWISE NOTED)
○ = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
■ = FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
□ = SET 4"x4" CONCRETE MONUMENT (PRM-STAMPED LB 6888)
● = SET PK NAIL AND DISK (STAMPED LB 6888)
+ = MORE OR LESS
AC = ACRES
B.R.L. = BUILDING RESTRICTION LINE
CONC MON = CONCRETE MONUMENT
ESMT = EASEMENT
FD = FOUND
ID = IDENTIFICATION
IP = IRON PIPE
JEA-E = 10'x10' JEA EASEMENT
JEA-EE = 10' JEA ELECTRICAL EASEMENT
LB = LICENSED BUSINESS
O. R. B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PC = POINT OF COMPOUND CURVE
PCL = PAGES
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R.L.S. = REGISTERED LAND SURVEYOR
R.P. = RADIAL POINT
R/W = RIGHT OF WAY
T.O.B. = TOP OF BANK
TYP. = TYPICAL
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
UTL-E = UTILITY EASEMENT

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LICENSED BUSINESS NO. 6888
CAD FILE: 05504 DRAFTED BY: DMCG

TYPICAL JEA EASEMENT DETAIL

NOT TO SCALE

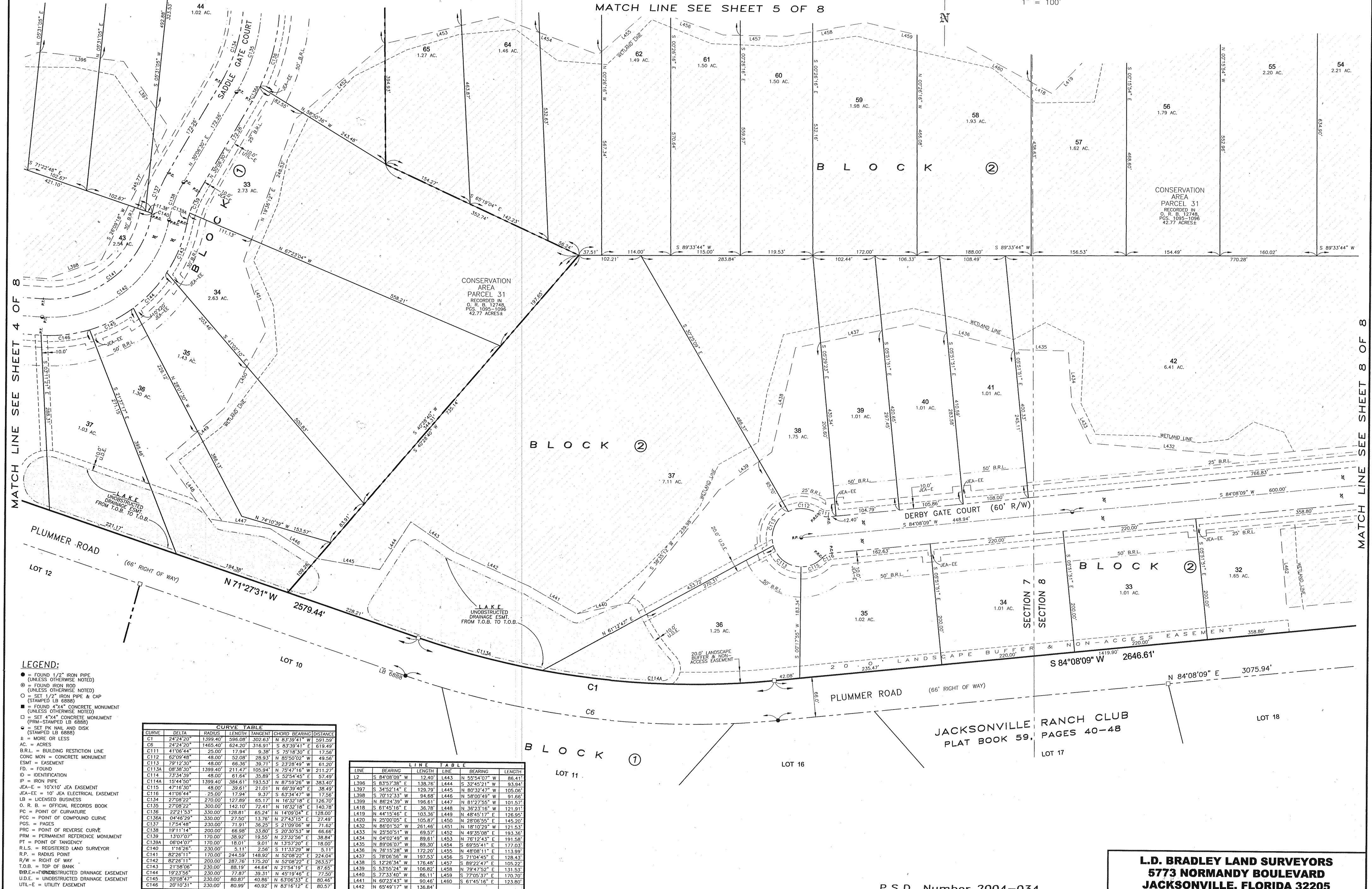
JACKSONVILLE RANCH CLUB TWO

PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **62** PAGE **169**

SHEET **6** OF **8**

100 50 0 100
SCALE IN FEET
1" = 100'



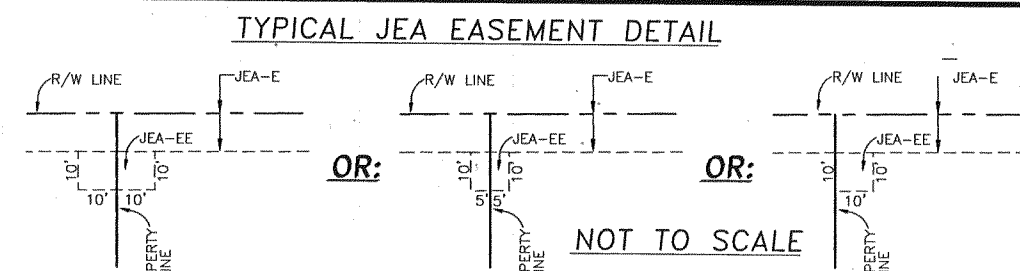
LEGEND:
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○ = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
■ = FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
□ = SET 4"x4" CONCRETE MONUMENT (PRIM-STAMPED LB 6888)
⊕ = SET PK NAIL AND DISC (STAMPED LB 6888)
± = MORE OR LESS
B.R.L. = BUILDING RESTRICTION LINE
CONC MON = CONCRETE MONUMENT
EASMT = EASEMENT
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JEA-EE = 10' JEA ELECTRICAL EASEMENT
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PT = POINT OF TANGENCY
R.L.S. = REGISTERED LAND SURVEYOR
R.P. = RADIUS POINT
R/W = RIGHT OF WAY
T.B. = TOP OF BANK
UND = UNRESTRICTED DRAINAGE EASEMENT
U.D.E. = UNRESTRICTED DRAINAGE EASEMENT
UTL-E = UTILITY EASEMENT

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE
C2	242°20'	139.40'	196.00'	102.63'	N 83°39'41" W	201.50'	201.50'
C6	242°20'	146.40'	224.20'	116.91'	S 83°39'41" E	619.49'	619.49'
C11	47°04'40"	25.00'	17.94'	9.38'	S 75°18'30" E	17.28'	17.28'
C12	62°09'48"	48.00'	52.08'	28.93'	N 85°00'00" W	49.80'	49.80'
C13	79°12'30"	48.00'	66.36'	39.71'	S 23°28'49" W	61.20'	61.20'
C13A	82°38'30"	139.40'	211.47'	102.63'	N 75°47'18" W	211.27'	211.27'
C14	73°34'58"	48.00'	61.64'	35.89'	S 52°54'45" E	57.49'	57.49'
C14A	154°43'50"	139.40'	384.61'	193.53'	N 87°59'26" W	383.40'	383.40'
C15	47°04'40"	48.00'	39.61'	21.01'	N 66°39'40" E	38.49'	38.49'
C16	47°04'40"	25.00'	17.94'	9.37'	S 63°34'42" W	17.58'	17.58'
C16A	27°08'22"	300.00'	142.10'	72.41'	N 16°32'18" E	140.78'	140.78'
C17	222°15'0"	330.00'	128.81'	65.24'	N 14°09'04" E	128.00'	128.00'
C18A	04°46'20"	330.00'	27.90'	15.78'	N 27°43'10" E	27.49'	27.49'
C17	175°44'48"	230.00'	71.91'	36.25'	S 21°09'06" W	71.62'	71.62'
C18	191°17'44"	200.00'	66.98'	33.80'	S 20°30'53" W	66.68'	66.68'
C19	130°07'0"	170.00'	38.92'	19.55'	N 23°32'56" E	38.84'	38.84'
C19A	06°04'00"	170.00'	18.01'	9.01'	N 13°57'26" E	18.00'	18.00'
C40	116°26'	230.00'	5.11'	2.58'	S 11°33'20" W	5.11'	5.11'
C41	82°26'11"	170.00'	244.59'	148.92'	N 52°08'22" E	224.04'	224.04'
C42	82°26'11"	200.00'	287.70'	175.20'	N 52°08'22" E	263.57'	263.57'
C43	215°08'08"	230.00'	88.19'	44.64'	N 21°54'19" E	87.65'	87.65'
C44	192°33'56"	230.00'	77.87'	39.31'	N 45°18'46" E	77.50'	77.50'
C45	209°08'47"	230.00'	80.87'	40.86'	N 63°06'33" E	80.40'	80.40'
C46	201°03'31"	230.00'	80.89'	40.92'	N 83°16'12" E	80.57'	80.57'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S 84°08'09" W	12.40'	L43	N 52°54'07" W	86.41'
L38	S 83°32'38" E	136.76'	L44	S 32°45'21" W	93.84'
L39	S 34°52'14" E	129.78'	L45	N 80°32'42" W	105.04'
L38	S 70°12'33" W	94.68'	L46	N 58°00'49" W	91.68'
L39	N 80°24'59" W	186.61'	L47	N 81°27'55" W	101.57'
L48	S 61°51'15" E	36.78'	L48	N 82°23'16" W	101.81'
L49	N 44°15'46" E	103.36'	L49	N 48°45'17" E	126.80'
L40	N 20°00'00" E	105.87'	L50	N 38°05'55" E	145.20'
L43	N 88°01'52" W	261.46'	L51	N 18°10'29" W	121.53'
L43	N 25°50'51" W	69.57'	L52	N 48°30'08" E	183.36'
L43A	N 04°02'46" W	89.61'	L53	N 78°12'43" E	191.80'
L43	N 89°08'07" W	89.30'	L54	S 69°50'41" E	177.03'
L46	N 76°15'28" W	172.20'	L55	N 48°08'11" E	113.89'
L47	S 78°06'56" W	157.53'	L56	S 71°04'45" E	128.43'
L48	S 12°26'34" W	176.48'	L57	S 88°22'47" E	105.22'
L49	S 53°52'44" W	108.92'	L58	N 78°47'52" E	131.83'
L40	S 73°33'40" W	86.11'	L59	S 77°05'37" E	170.70'
L41	N 60°23'43" W	100.46'	L60	S 61°45'16" E	123.80'
L42	N 80°49'17" W	136.44'			

P.S.D. Number 2004-034
City Development Number 6482.1
SEE SHEET 2 FOR GENERAL NOTES
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

L.D. BRADLEY LAND SURVEYORS
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LICENSED BUSINESS No. 6888
CAD FILE: 05504 DRAFTED BY: DMcG

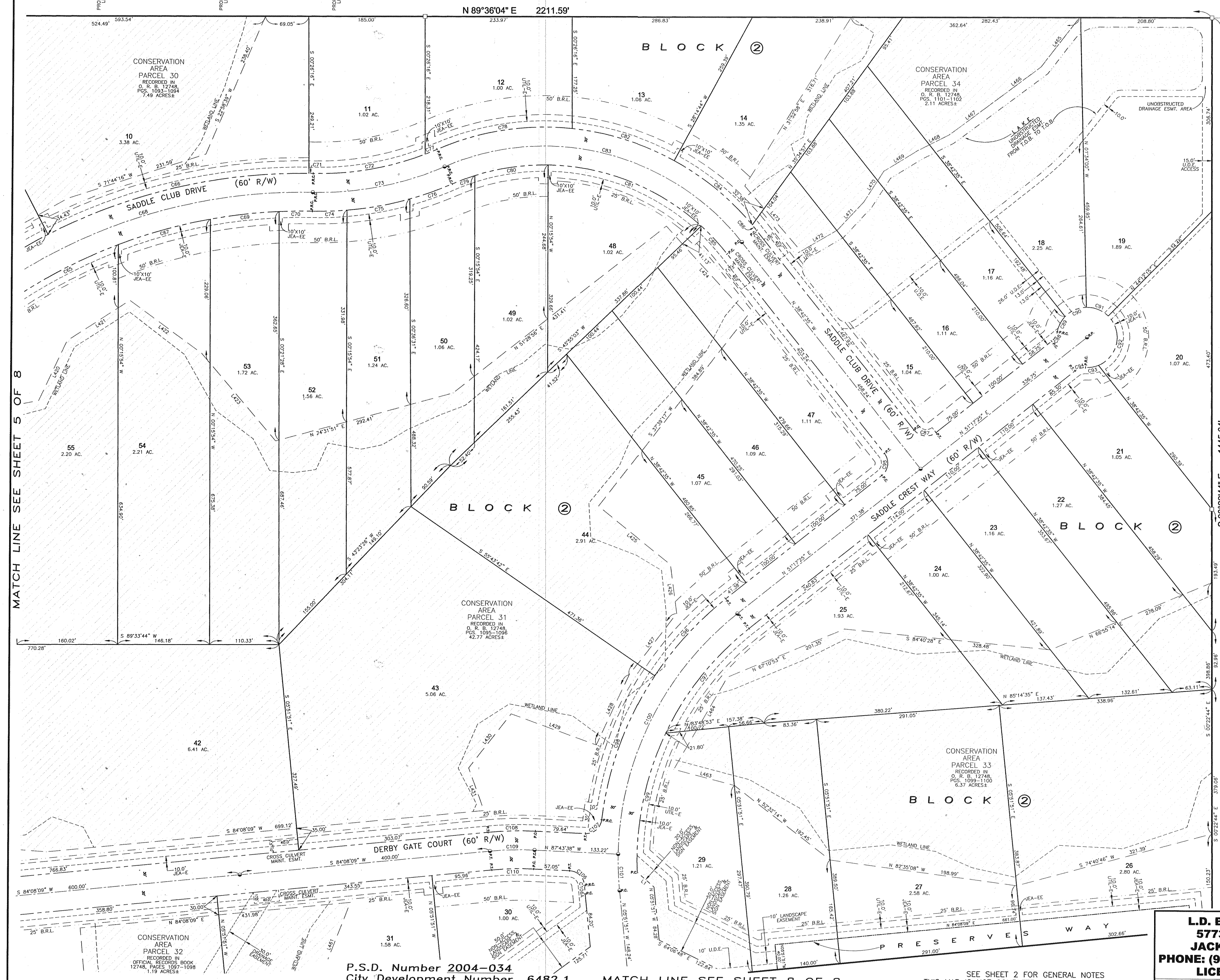


JACKSONVILLE RANCH CLUB TWO

PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET **7** OF **8**



CURVE	BEARING	LENGTH	ANGULAR DISTANCE	CHORD BEARING	DISTANCE
C101	S 89°33'44" W	160.02'	180.00°	S 89°33'44" W	160.02'
C102	S 89°33'44" W	146.18'	180.00°	S 89°33'44" W	146.18'
C103	S 89°33'44" W	110.33'	180.00°	S 89°33'44" W	110.33'
C104	S 89°33'44" W	77.02'	180.00°	S 89°33'44" W	77.02'
C105	S 89°33'44" W	60.00'	180.00°	S 89°33'44" W	60.00'
C106	S 89°33'44" W	43.18'	180.00°	S 89°33'44" W	43.18'
C107	S 89°33'44" W	26.35'	180.00°	S 89°33'44" W	26.35'
C108	S 89°33'44" W	9.52'	180.00°	S 89°33'44" W	9.52'
C109	S 89°33'44" W	0.00'	180.00°	S 89°33'44" W	0.00'
C110	S 89°33'44" W	0.00'	180.00°	S 89°33'44" W	0.00'

LINE	BEARING	LENGTH
L422	S 53°59'56" E	141.73'
L423	S 40°43'40" E	181.55'
L424	S 42°48'04" E	192.14'
L425	S 51°22'10" E	147.01'
L426	S 07°41'34" E	78.15'
L427	S 37°18'36" W	123.50'
L428	S 24°47'08" W	122.83'
L429	N 70°34'40" W	148.02'
L430	S 38°01'08" W	109.29'
L431	S 20°11'56" E	71.64'
L432	N 70°34'40" W	69.58'
L433	N 29°56'51" E	169.35'
L434	S 52°59'07" W	81.03'
L435	S 53°08'40" W	50.31'
L436	S 62°59'00" W	56.72'
L437	S 60°15'44" W	69.78'
L438	S 32°35'21" W	58.83'
L439	S 42°58'07" E	80.33'
L440	S 52°25'41" E	67.30'
L441	N 41°15'34" W	136.66'

LEGEND:
 ● = FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 ○ = FOUND IRON ROD (UNLESS OTHERWISE NOTED)
 ○ = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
 ■ = FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
 ■ = SET 4"x4" CONCRETE MONUMENT (PPM-STAMPED LB 6888)
 ■ = SET PK NAIL AND DISK (STAMPED LB 6888)
 = = MORE OR LESS
 AC. = ACRES
 B.R.L. = BUILDING RESTRICTION LINE
 CONC. MON. = CONCRETE MONUMENT
 ESMIT = EASEMENT
 ID = IDENTIFICATION
 IP = IRON PIPE
 JEA-E = 10'x10' JEA EASEMENT
 JEA-EE = 10' JEA ELECTRICAL EASEMENT
 LB = LICENSED BUSINESS
 O. R. B. = OFFICIAL RECORDS BOOK
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P.S.D. Number 2004-034
 City Development Number 6482.1
 MATCH LINE SEE SHEET 8 OF 8

SEE SHEET 2 FOR GENERAL NOTES
 THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

JACKSONVILLE RANCH CLUB TWO

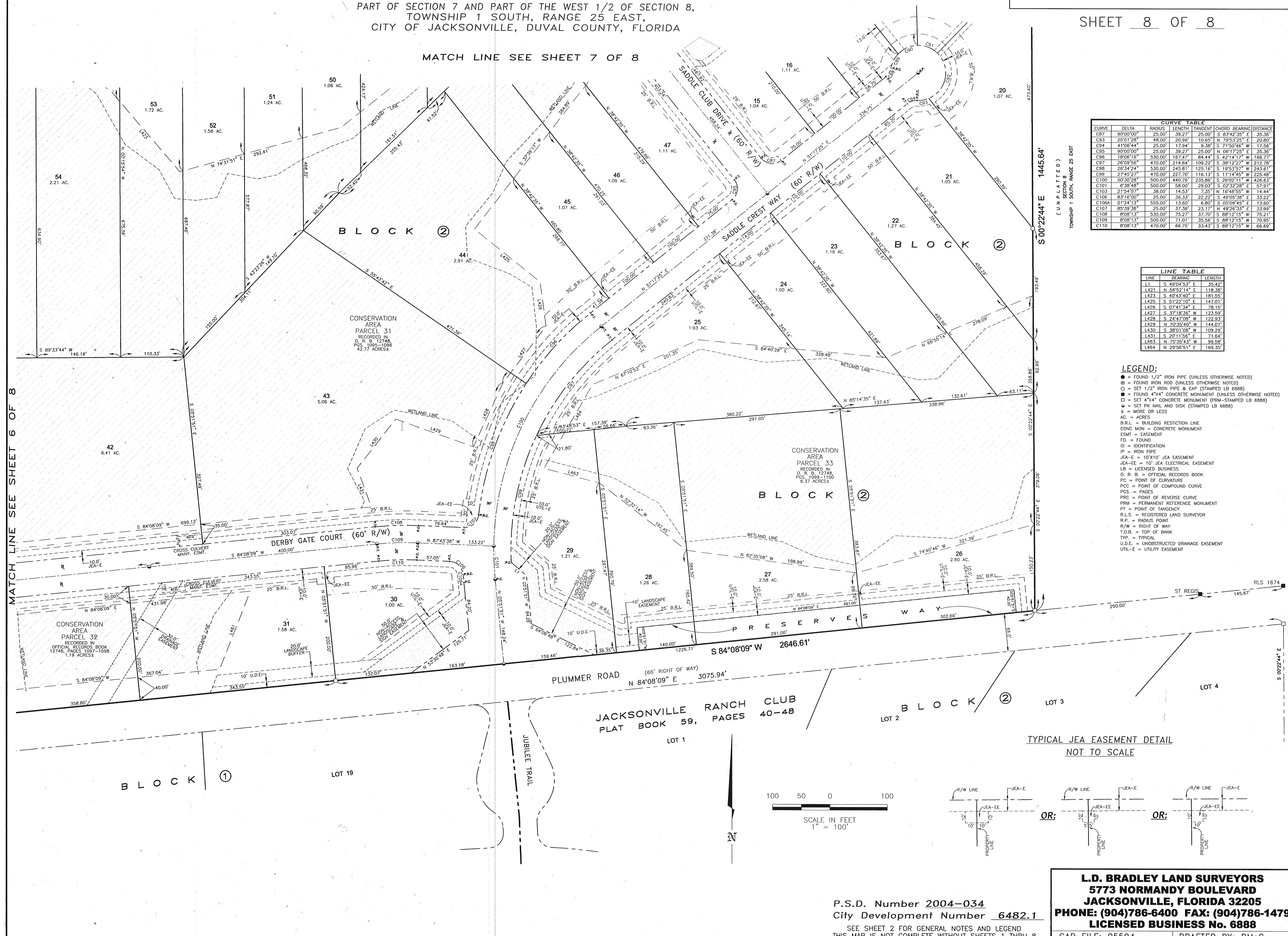
PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 62 PAGE 171

SHEET 8 OF 8

MATCH LINE SEE SHEET 7 OF 8

MATCH LINE SEE SHEET 6 OF 8



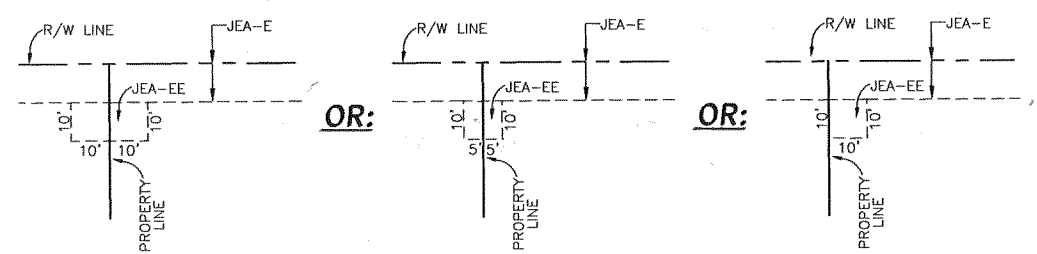
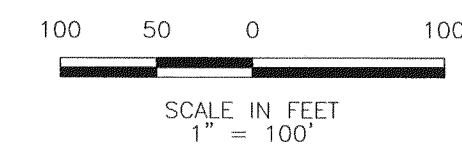
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE
C87	90°00'00"	25.00'	39.27'	25.00'	S 83°42'35" E	35.36'	
C83	25°01'28"	48.00'	20.96'	10.65'	N 79°53'25" E	20.80'	
C84	41°04'44"	25.00'	17.94'	6.38'	S 71°50'48" W	17.56'	
C85	90°00'00"	25.00'	39.27'	25.00'	N 06°17'25" E	35.36'	
C86	15°08'19"	530.00'	167.47'	84.44'	S 42°14'17" W	166.72'	
C87	26°09'58"	470.00'	214.64'	109.22'	S 38°12'27" W	212.78'	
C88	26°34'24"	530.00'	245.81'	125.16'	S 19°53'57" W	243.61'	
C89	27°45'27"	470.00'	227.70'	116.31'	S 11°14'45" W	225.40'	
C100	50°30'28"	500.00'	440.76'	235.86'	S 26°02'11" W	426.63'	
C101	6°58'48"	500.00'	58.00'	29.03'	S 02°32'28" E	57.97'	
C103	21°54'07"	38.00'	14.53'	7.35'	N 16°48'55" W	14.54'	
C106	83°18'00"	25.00'	36.33'	22.22'	S 46°05'58" E	33.22'	
C106A	01°24'13"	653.00'	13.60'	6.80'	S 05°08'45" E	13.60'	
C107	85°39'38"	25.00'	37.38'	23.17'	N 49°26'33" E	33.99'	
C108	6°08'13"	530.00'	75.27'	37.70'	S 88°12'15" W	75.21'	
C109	6°08'13"	500.00'	71.01'	35.54'	S 88°12'15" W	70.95'	
C110	8°08'13"	470.00'	66.75'	33.43'	S 88°12'15" W	66.69'	

LINE	BEARING	LENGTH
L1	S 49°04'53" E	35.42'
L421	N 86°25'14" E	118.30'
L423	S 49°43'40" E	181.50'
L425	S 51°22'10" E	147.01'
L426	S 07°43'54" E	78.15'
L427	S 37°18'36" W	123.59'
L428	S 24°47'08" W	122.83'
L429	N 70°28'40" W	144.00'
L430	S 38°01'08" W	109.29'
L431	S 21°11'56" E	31.84'
L463	N 75°35'43" W	99.58'
L464	N 29°56'51" E	169.35'

LEGEND:

- = FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
- = FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- = SET 4"x4" CONCRETE MONUMENT (FRM-STAMPED LB 6888)
- ⊙ = SET PK NAIL AND DISK (STAMPED LB 6888)
- ± = MORE OR LESS
- AC. = ACRES
- B.R.L. = BUILDING RESTRICTION LINE
- CONC MON = CONCRETE MONUMENT
- ESMT = EASEMENT
- FD = FOUND
- ID = IDENTIFICATION
- IP = IRON PIPE
- JEA-E = 10'x10' JEA EASEMENT
- JEA-EE = 10' JEA ELECTRICAL EASEMENT
- LB = LICENSED BUSINESS
- O. R. B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- POS. = PAGES
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- RLS = REGISTERED LAND SURVEYOR
- R.P. = RADIUS POINT
- R/W = RIGHT OF WAY
- T.O.B. = TOP OF BANK
- TYP. = TYPICAL
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- UTL-E = UTILITY EASEMENT

TYPICAL JEA EASEMENT DETAIL
NOT TO SCALE



P.S.D. Number 2004-034
City Development Number 6482.1
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

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LICENSED BUSINESS No. 6888
CAD FILE: 05504 DRAFTED BY: DMCG