

# Winchester Ridge Phase 2 Unit 1

PLAT BOOK **72** PAGE **170**

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

SHEET 1 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Approved 3/29/2019  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved March 27, 2019  
Date  
[Signature]  
for General Counsel

### CAPTION

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

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 88°00'07" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 25 A DISTANCE OF 826.63 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 305 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF SAID PUBLIC RECORDS; THENCE NORTH 52°07'55" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 736.15 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 37°52'18" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, 351.29 FEET; THENCE SOUTH 73°48'39" WEST, 1127.91 FEET; THENCE SOUTH 29°54'46" WEST, 544.49 FEET; THENCE NORTH 79°58'22" WEST, 689.05 FEET; THENCE NORTH 23°42'11" WEST, 409.11 FEET; THENCE SOUTH 80°49'49" WEST, 175.51 FEET; THENCE NORTH 59°54'46" WEST, 0.71 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2165.00 FEET, AN ARC DISTANCE OF 662.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°08'30" EAST, 659.72 FEET; THENCE NORTH 36°05'41" WEST, 20.00 FEET; THENCE NORTH 18°57'52" WEST, 48.23 FEET; THENCE NORTH 65°05'59" WEST, 222.11 FEET; THENCE NORTH 26°02'10" WEST, 41.34 FEET; THENCE SOUTH 63°06'26" WEST, 186.39 FEET; THENCE NORTH 26°53'34" WEST, 100.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 128.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°40'37" WEST, 128.70 FEET; THENCE NORTH 55°32'20" EAST, 50.00 FEET; THENCE NORTH 63°06'26" EAST, 113.11 FEET; THENCE NORTH 12°16'18" EAST, 127.33 FEET; THENCE NORTH 50°37'00" EAST, 216.55 FEET; THENCE NORTH 30°33'11" EAST, 157.15 FEET; THENCE NORTH 79°43'54" EAST, 34.82 FEET; THENCE NORTH 11°46'44" WEST, 161.45 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1025.00 FEET, AN ARC DISTANCE OF 8.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°28'14" EAST, 8.93 FEET; THENCE NORTH 11°16'47" WEST, 108.92 FEET; THENCE NORTH 79°56'20" EAST, 79.15 FEET; THENCE NORTH 09°23'34" WEST, 5.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 38.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°43'29" WEST, 38.66 FEET; THENCE NORTH 79°56'36" EAST, 50.00 FEET; THENCE NORTH 79°44'58" EAST, 46.26 FEET; THENCE SOUTH 42°47'45" EAST, 140.43 FEET; THENCE SOUTH 44°17'49" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 306.32 FEET, AN ARC DISTANCE OF 94.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°32'24" WEST, 94.12 FEET; THENCE SOUTH 26°37'22" EAST, 112.53 FEET; THENCE NORTH 57°04'51" EAST, 11.92 FEET; THENCE NORTH 90°00'00" EAST, 519.32 FEET; THENCE NORTH 37°52'05" EAST, 318.78 FEET, TO THE SOUTHWESTERLY LINE OF SAID 305 FOOT FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY; THENCE SOUTH 52°07'55" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1578.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING 69.28 ACRES, MORE OR LESS.

### CLERK'S CERTIFICATION

2019069953  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 72, PAGES 170-188 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SIGNED [Signature] DAY OF March, 2019  
BY: [Signature]  
RONNIE FUSSELL  
CLERK OF CIRCUIT COURT

### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 634, OF THE ORDINANCE CODE.

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

3/29/19  
DATE

### PLAT CONFORMITY REVIEW

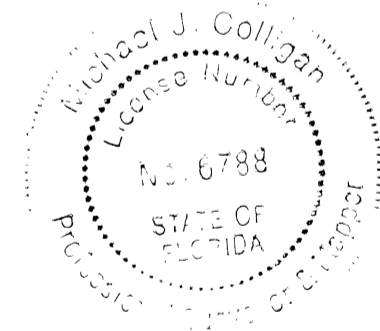
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 28 DAY OF MARCH, 2019.

[Signature]  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.  
SIGNED THE 16 DAY OF JANUARY, A.D., 2019.

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



### REVIEWS

OFFICE: [Signature]  
FIELD: [Signature]

### CHECKED BY

DRAFT: [Signature]  
CLOSURES/DATA: [Signature]  
COVER SHEET: [Signature]  
PRMS: [Signature]

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)



# Winchester Ridge Phase 2 Unit 1

PLAT BOOK 72 PAGE 177

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

SHEET 2 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WINCHESTER RIDGE PHASE 2 UNIT 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS OF WAY (WINDING MARE BOULEVARD, SADDLED CHARGER DRIVE, BUCKING BRONCO DRIVE, BLACK STALLION DRIVE, PALFREY CHURCH DRIVE, WILD MUSTANG TRAIL, BUCKSKIN JUMPER DRIVE, AND PAINT MARE LANE), ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS IF ANY, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, ACCESS EASEMENTS, NON-ACCESS LANDSCAPE EASEMENTS AND CONSERVATION EASEMENTS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (RIGHTS OF WAY AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL RIGHTS OF WAY (AS NOTED ABOVE); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;

(2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES AND TREATMENT SYSTEMS.

(3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATED, OR OF THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNERS, THEIR 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 DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WINCHESTER RIDGE PHASE 2 UNIT 1. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS, AND SHALL BE SUBJECT TO IT. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH EASEMENTS SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENTS, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACTS.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER EASEMENTS, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACTS OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENTS. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER EASEMENTS WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

TRACTS 4, 6, 8, AND 9 (CONSERVATION), TRACTS 3 AND 12 (STORM WATER MANAGEMENT FACILITY), TRACTS 1, 2, 5, 7, AND 11 (OPEN SPACE) AND TRACT 13 (FUTURE RIGHT OF WAY), SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT 10 (PUMP STATION) AND ALL EASEMENTS FOR UTILITIES, AND SEWER ARE HEREBY IRREVOCABLY DEDICATED TO 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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

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

BY: [Signature] WITNESS: [Signature]  
PRINT NAME: Philip A. Fremont PRINT NAME: Matthew Brand  
TITLE: Vice President WITNESS: [Signature]  
PRINT NAME: [Signature]

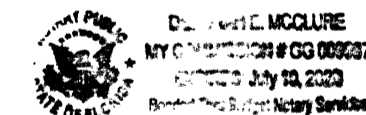
### NOTARY FOR D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF February 2019, A.D., BY Philip A. Fremont, AS Vice President OF D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_  
SERIAL NO. \_\_\_\_\_

PRINT NAME: [Signature]



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)



# Winchester Ridge Phase 2 Unit 1

PLAT BOOK 72 PAGE 178

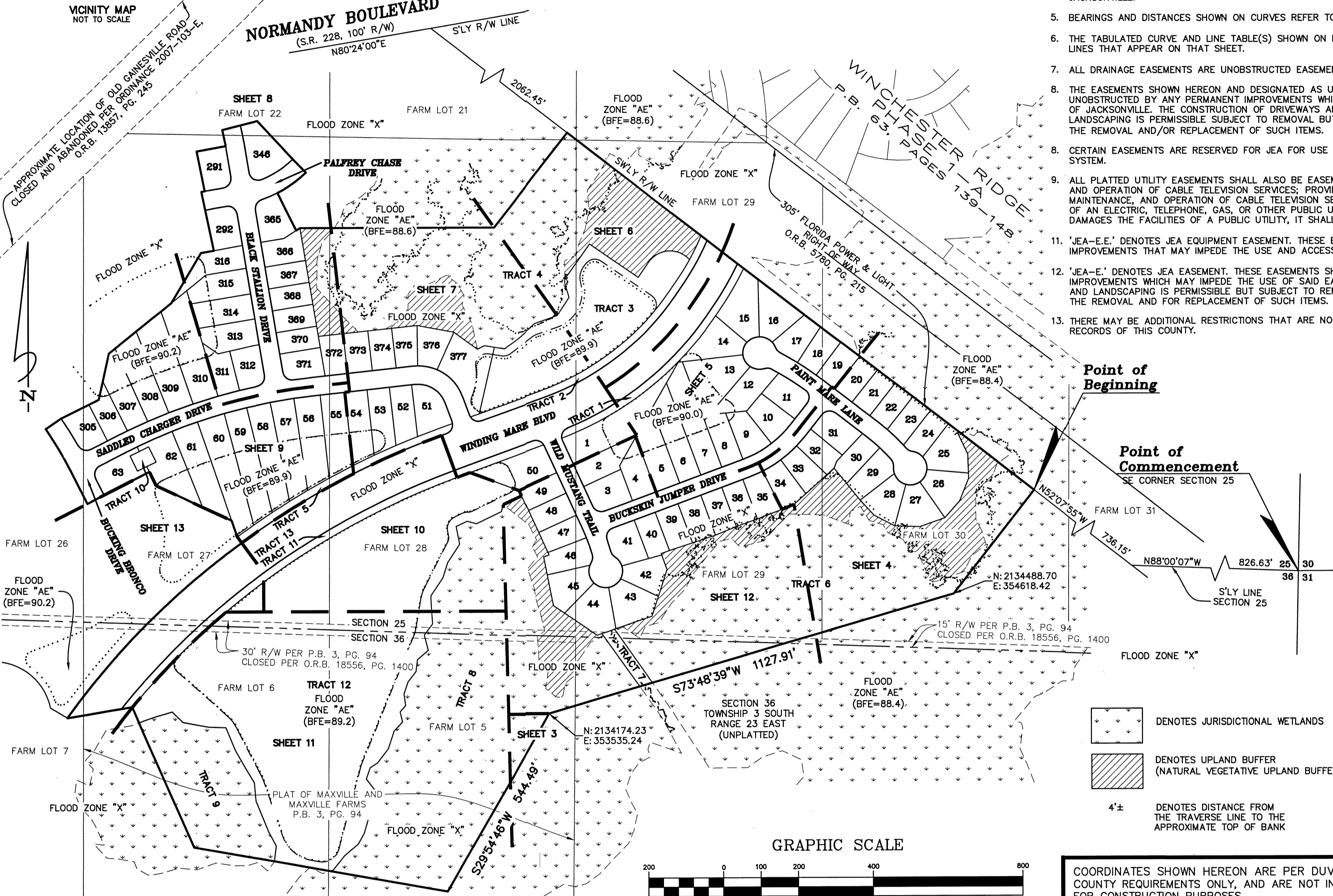
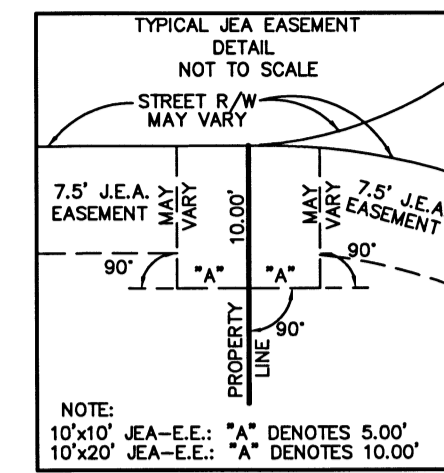
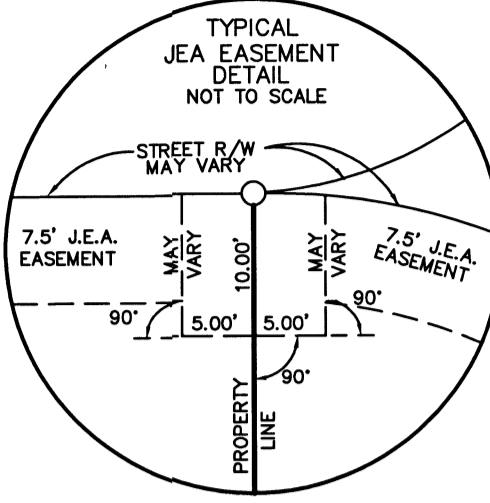
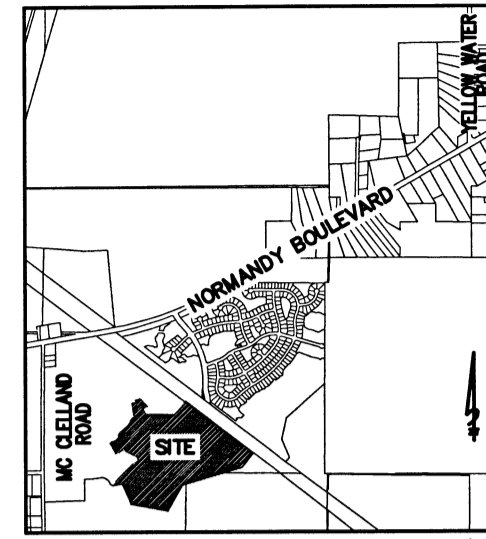
A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN THE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

SHEET 3 OF 13 SHEETS

91 LOTS AND 13 TRACTS IN THIS PHASE

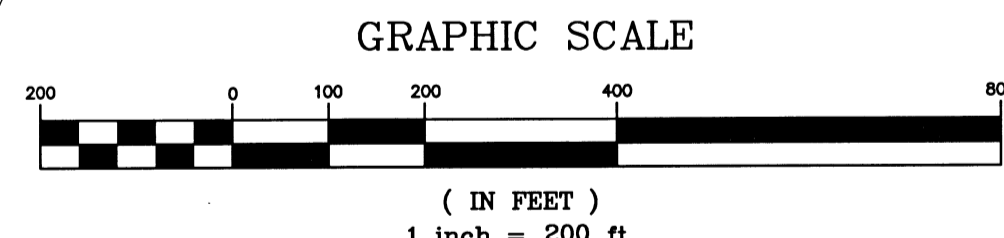
### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY R/W LINE OF NORMANDY BOULEVARD AS N80°24'00"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT. N 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397923.43 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 88.4, 88.6, 89.2, 89.9, 90.0, & 90.2, BASED UPON FLOOD STUDY BY GEMINI ENGINEERING & SCIENCES, INC., DATED MAY 2017, FOR A PROPOSED CONDITIONAL LETTER OF MAP REVISION (CLOMR) FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BUT BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**LEGEND**

- R/W = RIGHT OF WAY
- R = RADIUS
- CH = CHORD
- L = ARC LENGTH
- Δ = DELTA
- L4 = TABULATED LINE DATA
- C4 = TABULATED CURVE DATA
- R.P. = RADIUS POINT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- ATB = APPROXIMATE TOP OF BANK
- BFE = BASE FLOOD ELEVATION
- JWL = JURISDICTIONAL WETLAND LINE
- JEA-E. = JEA ELECTRIC EASEMENT
- JEA-E.E. = JEA EQUIPMENT EASEMENT
- T.L.O. = TRAVERSE LINE ONLY
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- NO. = NUMBER
- CL = CENTERLINE
- (R) = LOT LINE RADIAL TO R/W
- T.L. = TRAVERSE LINE
- SF = SQUARE FEET
- S.R. = STATE ROAD
- BLVD = BOULEVARD
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- T.O.B. = TOP OF BANK
- = SET 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = SET 5/8" REBAR STAMPED "P.R.M. LB 3731"
- = FOUND 5/8" REBAR STAMPED "P.R.M. LB 3731"
- ⊙ = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- = APPROXIMATE TOP OF BANK
- ..... = FLOOD ZONE



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



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)

# Winchester Ridge Phase 2 Unit 1

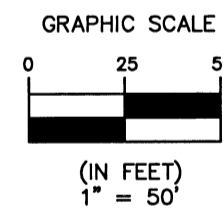
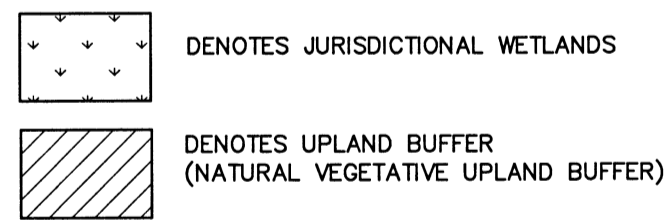
A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN THE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

PLAT BOOK 12 PAGE 179

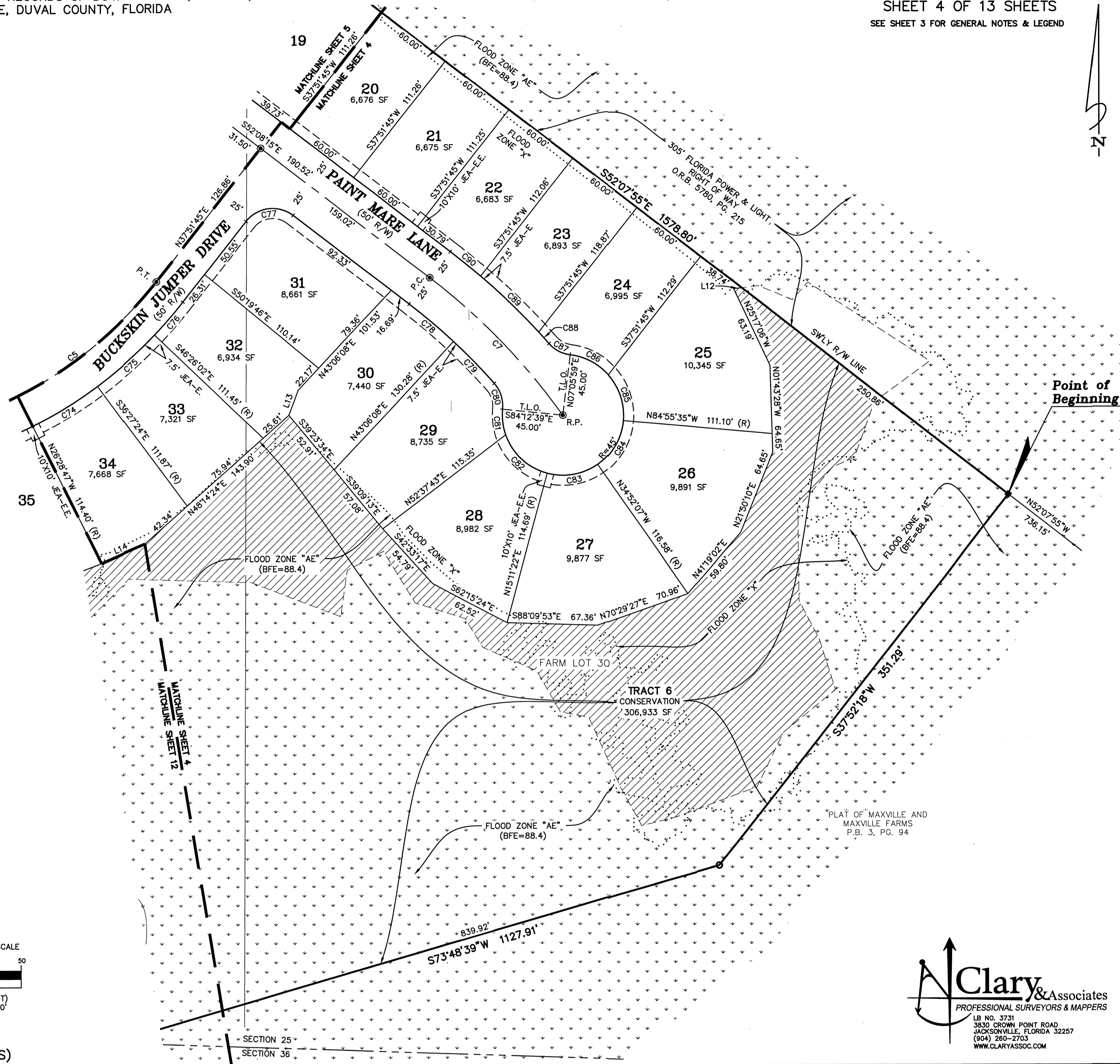
SHEET 4 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N83°01'30"E	6.14'
L13	N20°42'55"E	19.82'
L14	N66°50'07"E	34.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	300.00'	167.09'	31°54'40"	N53°49'05"E	164.93'
C7	500.00'	143.06'	16°23'37"	N43°56'27"W	142.57'
C74	325.00'	56.59'	9°58'38"	N58°31'55"E	56.52'
C75	325.00'	56.59'	9°58'38"	N48°33'17"E	56.52'
C76	325.00'	32.35'	5°42'13"	N40°42'52"E	32.34'
C77	25.00'	39.27'	90°00'00"	S82°51'45"W	35.36'
C78	475.00'	43.44'	5°14'23"	N49°31'04"W	43.42'
C79	475.00'	43.39'	5°14'01"	N44°16'52"W	43.37'
C80	25.00'	20.71'	47°27'12"	N17°56'15"W	20.12'
C81	45.00'	19.45'	24°45'57"	S06°35'38"E	19.30'
C82	45.00'	43.85'	55°50'02"	S46°53'37"E	42.14'
C83	45.00'	39.32'	50°03'29"	N80°09'38"E	38.08'
C84	45.00'	39.32'	50°03'29"	N30°06'09"E	38.08'
C85	45.00'	36.80'	46°50'58"	N18°21'04"W	35.78'
C86	45.00'	32.30'	41°07'28"	N62°20'17"W	31.61'
C87	25.00'	18.24'	41°48'07"	S61°59'58"E	17.84'
C88	525.00'	11.50'	1°15'20"	N41°43'35"W	11.50'
C89	525.00'	60.42'	6°35'38"	N45°39'04"W	60.39'
C90	525.00'	29.22'	3°11'22"	N50°32'34"W	29.22'



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)



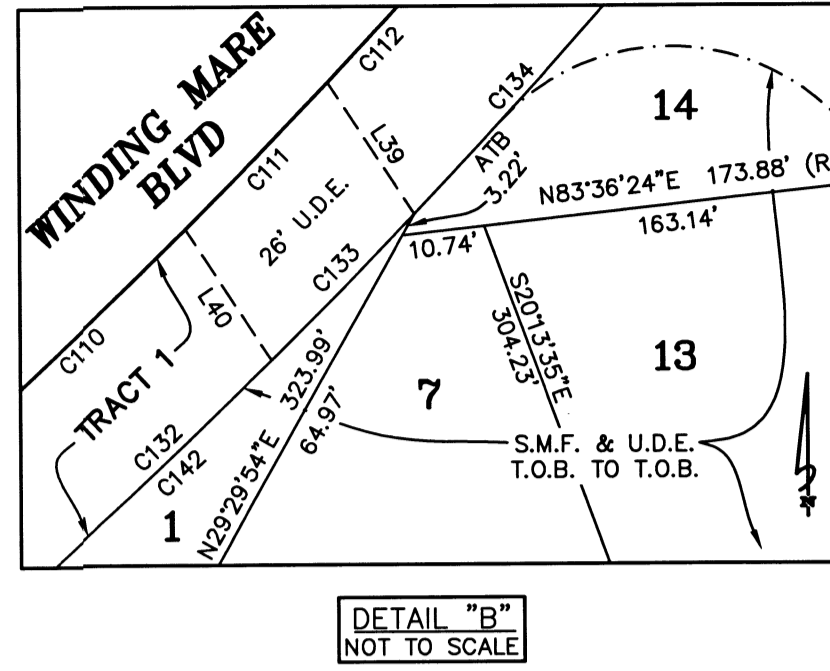
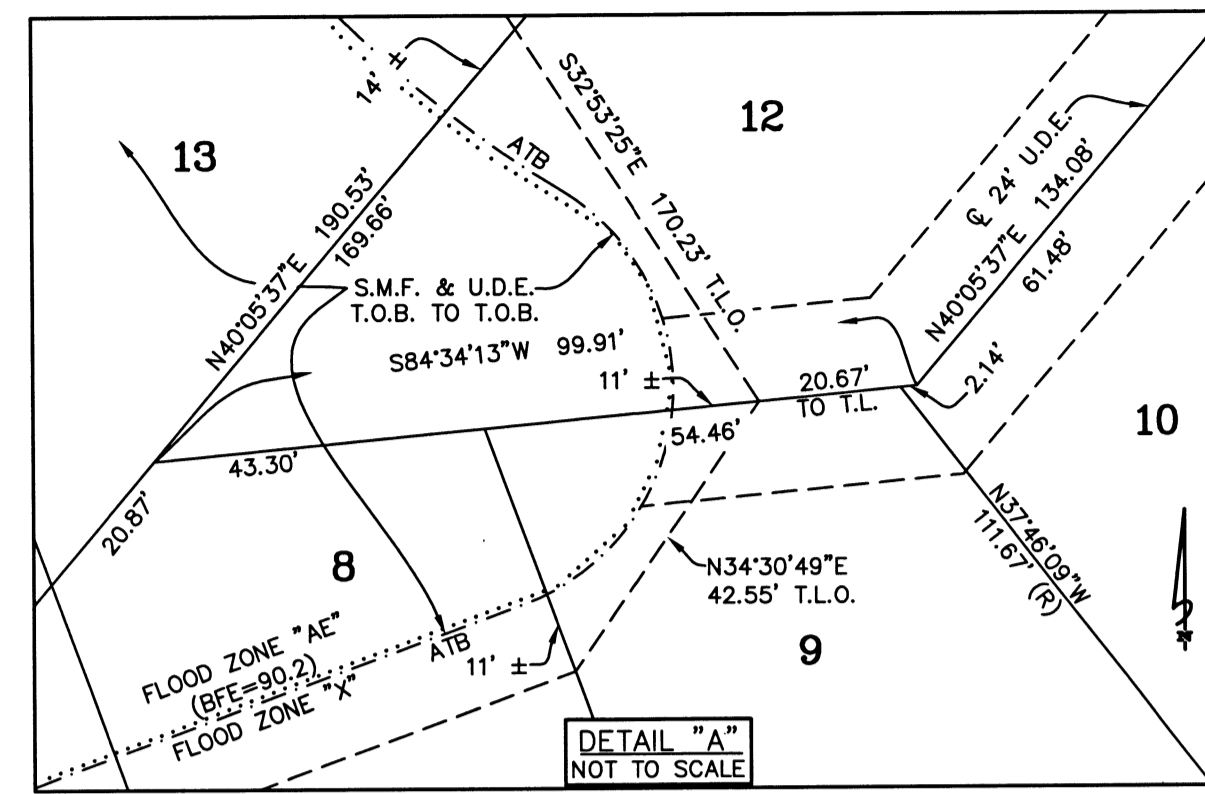
**Clary & Associates**  
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L.B. NO. 3701  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 262-2703  
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# Winchester Ridge Phase 2 Unit 1

PLAT BOOK 72 PAGE 180

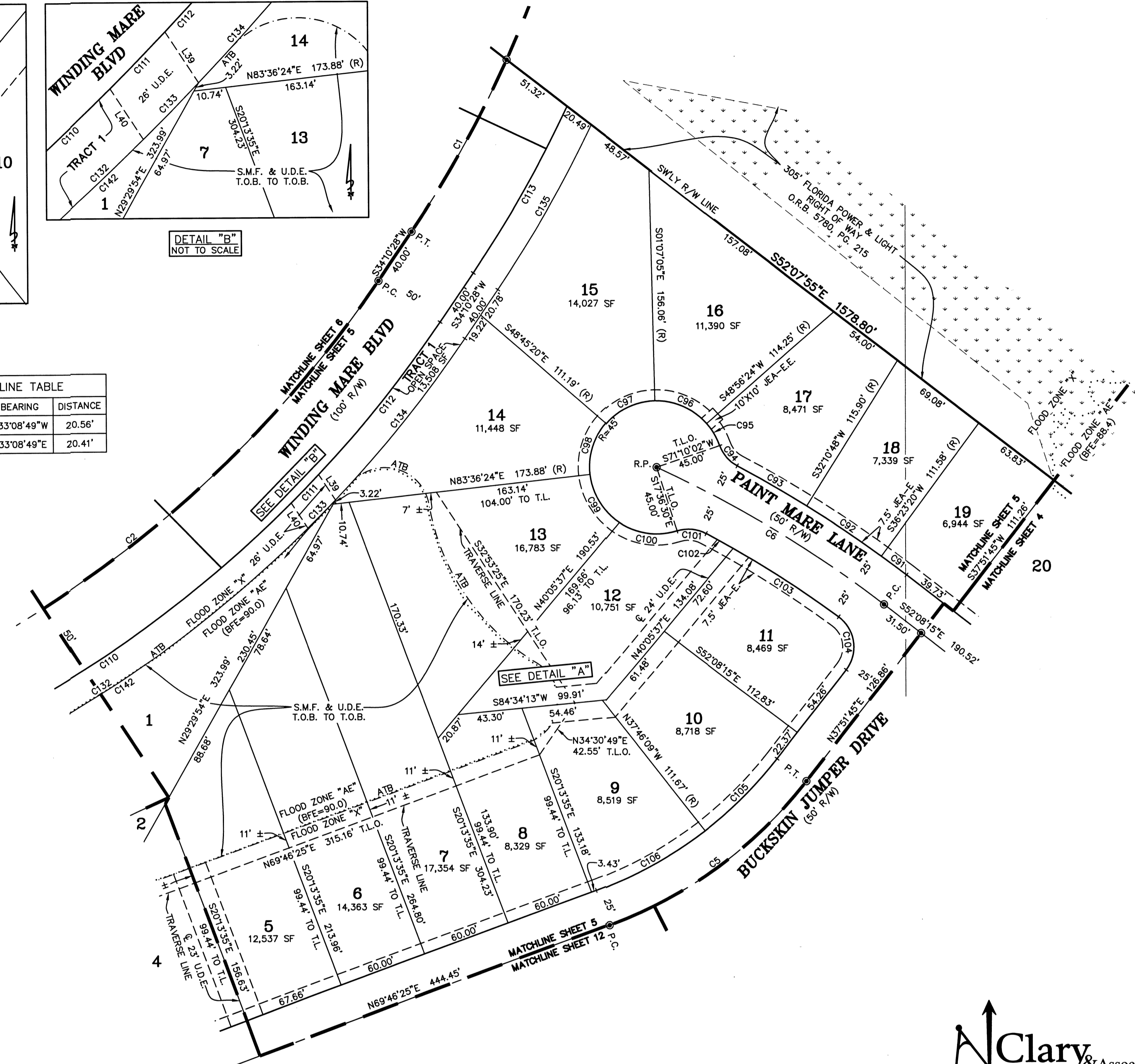
A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN THE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

SHEET 5 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	775.00'	132.51'	9°47'47"	N29°16'34"E	132.35'
C2	775.00'	484.99'	35°51'18"	N52°06'07"E	477.11'
C5	300.00'	167.09'	31°54'40"	N53°49'05"E	164.93'
C6	800.00'	179.26'	12°50'19"	N58°33'24"W	178.89'
C91	825.00'	21.23'	1°28'27"	N52°52'27"W	21.23'
C92	825.00'	60.60'	41°2'32"	N55°42'56"W	60.59'
C93	825.00'	54.02'	3°45'08"	N59°41'45"W	54.01'
C94	25.00'	18.65'	42°44'20"	S40°12'08"E	18.22'
C95	45.00'	17.46'	22°13'38"	N29°56'47"W	17.35'
C96	45.00'	39.32'	50°03'29"	N66°05'20"W	38.08'
C97	45.00'	37.41'	47°38'16"	S65°03'48"W	36.35'
C98	45.00'	37.41'	47°38'16"	S17°25'32"W	36.35'
C99	45.00'	38.86'	49°28'35"	S31°07'53"E	37.66'
C100	45.00'	40.64'	51°44'19"	S81°44'21"E	39.27'
C101	25.00'	20.16'	46°15'24"	N84°28'48"W	19.64'
C102	775.00'	20.83'	1°32'23"	N60°34'55"W	20.83'
C103	775.00'	84.69'	6°15'41"	N56°40'53"W	84.65'
C104	25.00'	39.89'	91°24'48"	N07°50'39"W	35.79'
C105	275.00'	68.96'	14°22'06"	N45°02'48"E	68.78'
C106	275.00'	84.20'	17°32'34"	N61°00'08"E	83.87'
C110	825.00'	324.56'	22°32'25"	N56°26'46"E	322.47'
C111	825.00'	26.64'	1°51'01"	N44°15'03"E	26.64'
C112	825.00'	131.77'	9°09'05"	N38°45'00"E	131.63'
C113	825.00'	129.08'	8°57'53"	N29°41'31"E	128.95'
C132	845.00'	352.72'	23°54'58"	N57°24'51"E	350.16'
C133	845.00'	26.61'	1°48'15"	N44°33'14"E	26.61'
C134	845.00'	139.78'	9°28'39"	N39°54'47"E	139.62'
C135	845.00'	127.72'	8°39'38"	N29°50'39"E	127.60'
C142	845.00'	379.33'	25°43'14"	S56°30'44"W	376.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N33°08'49"W	20.56'
L40	S33°08'49"E	20.41'



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)

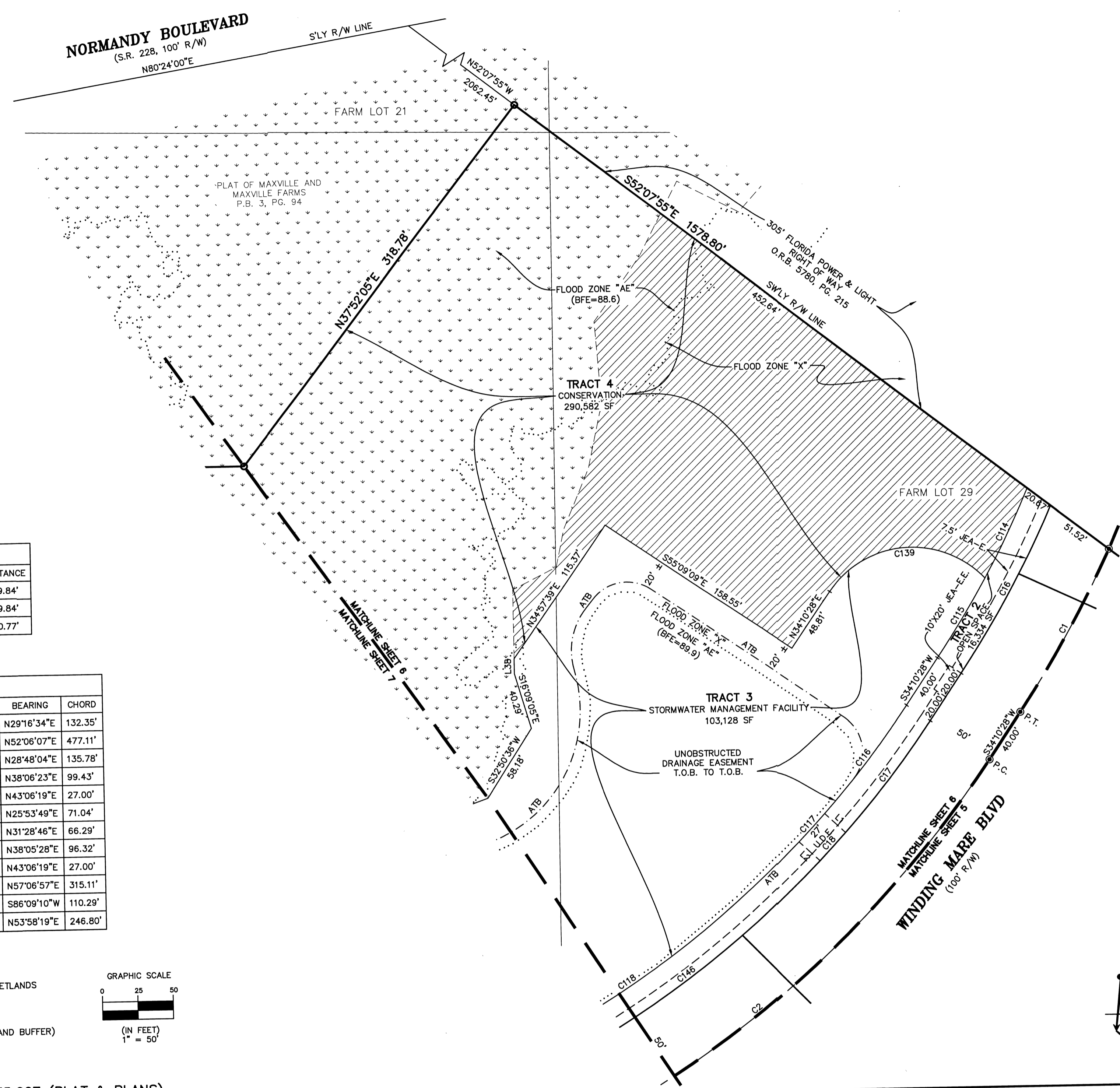
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
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 3333 CROWN POINT ROAD  
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# Winchester Ridge Phase 2 Unit 1

PLAT BOOK 72 PAGE 181

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

SHEET 6 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



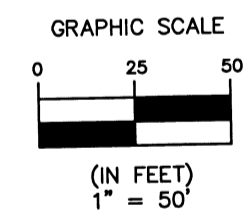
LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°53'41"E	19.84'
L2	S46°53'41"E	19.84'
L38	S00°07'48"E	10.77'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	775.00'	132.51'	9°47'47"	N29°16'34"E	132.35'
C2	775.00'	484.99'	35°51'18"	N52°06'07"E	477.11'
C16	725.00'	135.98'	10°44'47"	N28°48'04"E	135.78'
C17	725.00'	99.51'	7°51'50"	N38°06'23"E	99.43'
C18	725.00'	27.00'	2°08'02"	N43°06'19"E	27.00'
C114	705.00'	71.07'	5°46'32"	N25°53'49"E	71.04'
C115	705.00'	66.32'	5°23'23"	N31°28'46"E	66.29'
C116	705.00'	96.39'	7°50'02"	N38°05'28"E	96.32'
C117	705.00'	27.00'	2°11'39"	N43°06'19"E	27.00'
C118	705.00'	317.79'	25°49'38"	N57°06'57"E	315.11'
C139	70.00'	127.01'	103°57'24"	S86°09'10"W	110.29'
C146	725.00'	248.01'	19°35'59"	N53°58'19"E	246.80'

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



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)

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2-

# Winchester Ridge Phase 2 Unit 1

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

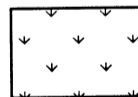
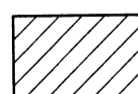
PLAT BOOK 72 PAGE 182

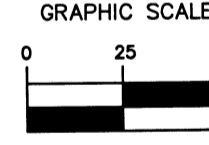
SHEET 7 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

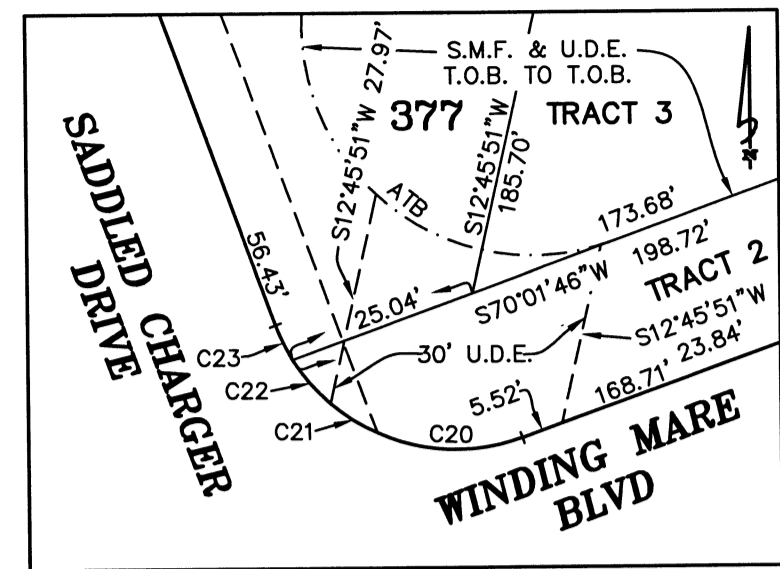
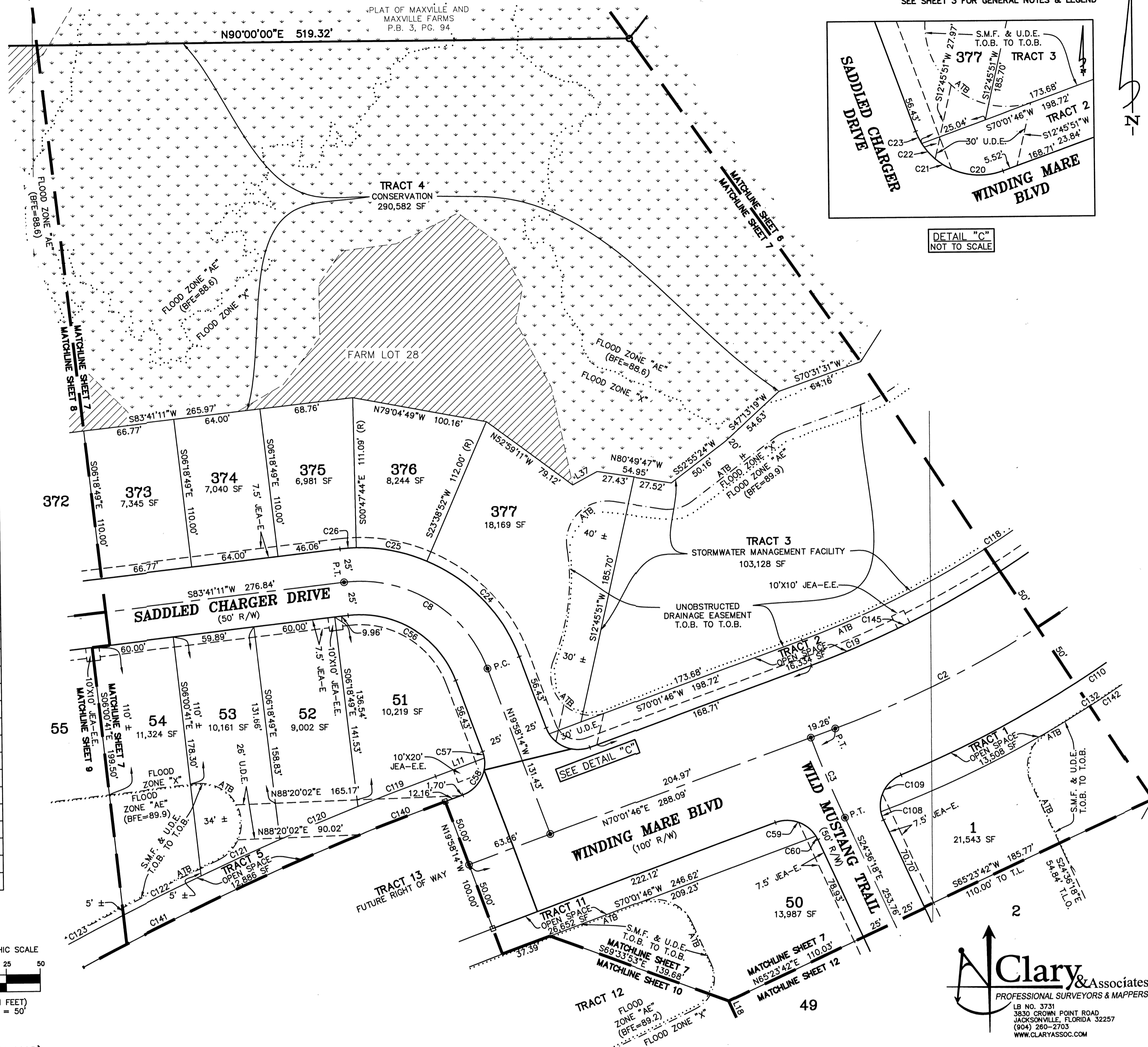
LINE TABLE		
LINE	BEARING	DISTANCE
L11	S70°01'46"W	38.36'
L18	N24°42'06"W	15.64'
L37	S61°55'33"W	20.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	775.00'	484.99'	35°51'18"	N52°06'07"E	477.11'
C3	800.00'	64.71'	4°38'04"	S22°17'16"E	64.69'
C8	100.00'	133.24'	76°20'35"	N58°08'32"W	123.60'
C19	725.00'	69.18'	5°28'02"	N67°17'45"E	69.16'
C20	25.00'	19.38'	44°25'37"	S87°45'25"E	18.90'
C21	25.00'	7.23'	16°34'37"	S57°15'18"E	7.21'
C22	25.00'	7.62'	17°27'33"	S40°14'13"E	7.59'
C23	25.00'	5.03'	11°32'13"	S25°44'21"E	5.03'
C24	125.00'	101.19'	46°22'54"	N43°09'41"W	98.45'
C25	125.00'	53.33'	24°26'36"	N78°34'26"W	52.92'
C26	125.00'	12.04'	5°31'06"	S86°26'44"W	12.03'
C56	75.00'	99.93'	76°20'35"	N58°08'32"W	92.70'
C57	25.00'	5.03'	11°32'13"	N14°12'07"W	5.03'
C58	25.00'	34.24'	78°27'47"	N30°47'53"E	31.62'
C59	25.00'	34.24'	78°27'47"	N70°44'21"W	31.62'
C60	25.00'	3.01'	6°54'09"	N28°03'22"W	3.01'
C108	25.00'	6.41'	14°41'06"	S17°15'45"E	6.39'
C109	25.00'	33.88'	77°38'10"	S28°53'53"W	31.34'
C110	825.00'	324.56'	22°32'25"	N56°26'46"E	322.47'
C118	705.00'	317.79'	25°49'38"	N57°06'57"E	315.11'
C119	2185.00'	61.53'	1°36'48"	S69°13'22"W	61.53'
C120	2185.00'	62.45'	1°38'15"	S67°35'50"W	62.45'
C121	2185.00'	63.88'	1°40'30"	S65°56'28"W	63.87'
C122	2185.00'	63.74'	1°40'17"	S64°16'04"W	63.74'
C123	2185.00'	71.47'	1°52'27"	S62°29'42"W	71.47'
C132	845.00'	352.72'	23°54'58"	N57°24'51"E	350.16'
C140	2165.00'	67.46'	1°47'07"	S69°08'13"W	67.46'
C141	2165.00'	541.81'	14°20'20"	S61°04'29"W	540.40'
C142	845.00'	379.33'	25°43'14"	S56°30'44"W	376.15'
C145	725.00'	10.00'	0°47'25"	N64°10'01"E	10.00'

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)

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

GRAPHIC SCALE  
  
 (IN FEET)  
 1" = 50'



DETAIL "C"  
NOT TO SCALE

  
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 PROFESSIONAL SURVEYORS & MAPPERS  
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 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
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# Winchester Ridge Phase 2 Unit 1

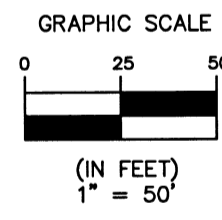
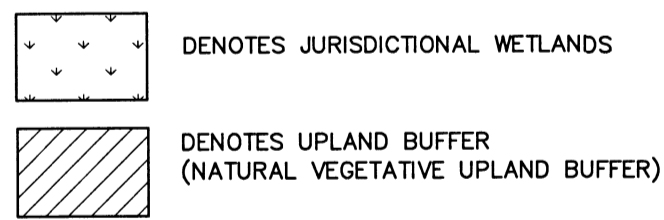
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PLAT BOOK 72 PAGE 183

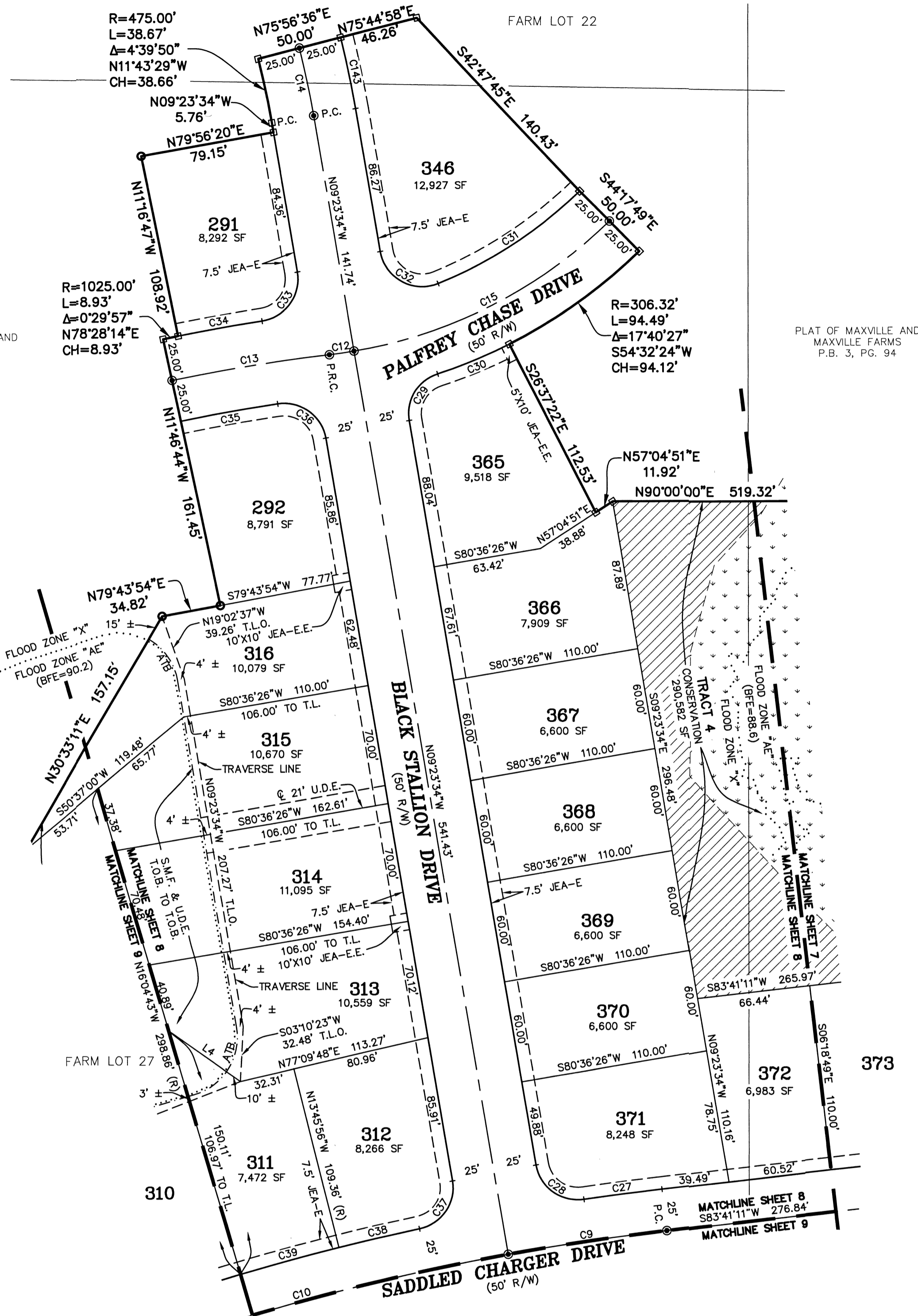
SHEET 8 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	1460.46'	94.27'	3°41'54"	S81°50'14"W	94.25'
C10	1460.46'	430.29'	16°52'51"	S71°32'52"W	428.73'
C12	281.32'	14.67'	2°59'20"	N82°06'06"E	14.67'
C13	1000.00'	93.81'	5°22'30"	S80°54'31"W	93.78'
C14	500.00'	40.70'	4°39'50"	N11°43'29"W	40.69'
C15	281.32'	171.38'	34°54'15"	N63°09'19"E	168.74'
C27	1485.46'	46.17'	1°46'51"	S82°47'45"W	46.17'
C28	25.00'	38.70'	88°42'07"	S53°44'37"E	34.95'
C29	25.00'	35.48'	81°19'13"	S31°16'03"W	32.58'
C30	306.32'	45.71'	8°33'02"	N67°39'08"E	45.67'
C31	256.32'	100.31'	22°25'17"	N56°54'49"E	99.67'
C32	25.00'	44.72'	102°28'58"	S60°38'03"E	38.99'
C33	25.00'	39.87'	90°55'02"	N36°03'57"E	35.64'
C34	1025.00'	50.17'	2°48'15"	S80°07'21"W	50.16'
C35	975.00'	57.86'	3°24'00"	S79°55'16"W	57.85'
C36	25.00'	38.83'	88°59'10"	N53°53'09"W	35.04'
C37	25.00'	38.18'	87°30'14"	N34°21'33"E	34.58'
C38	1485.46'	48.66'	1°52'37"	S77°10'22"W	48.66'
C39	1485.46'	59.97'	2°18'47"	S75°04'40"W	59.96'
C143	525.00'	42.74'	4°39'50"	N11°43'29"W	42.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S54°35'47"E	51.54'



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)



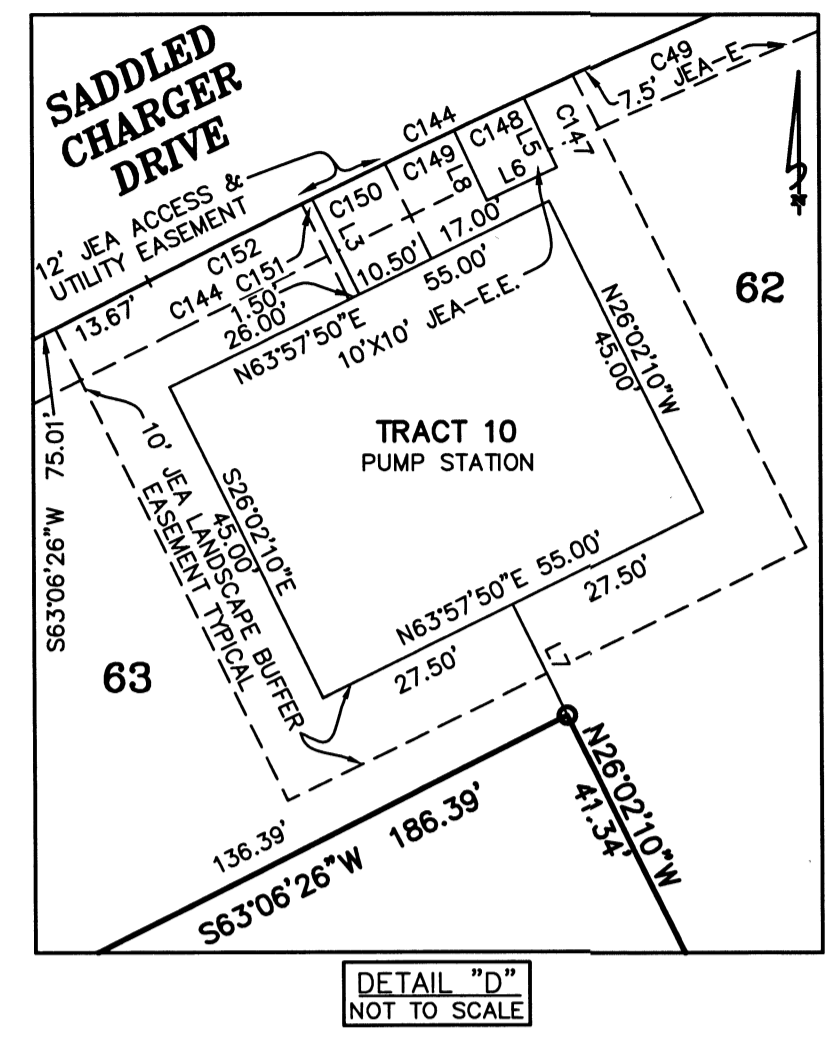
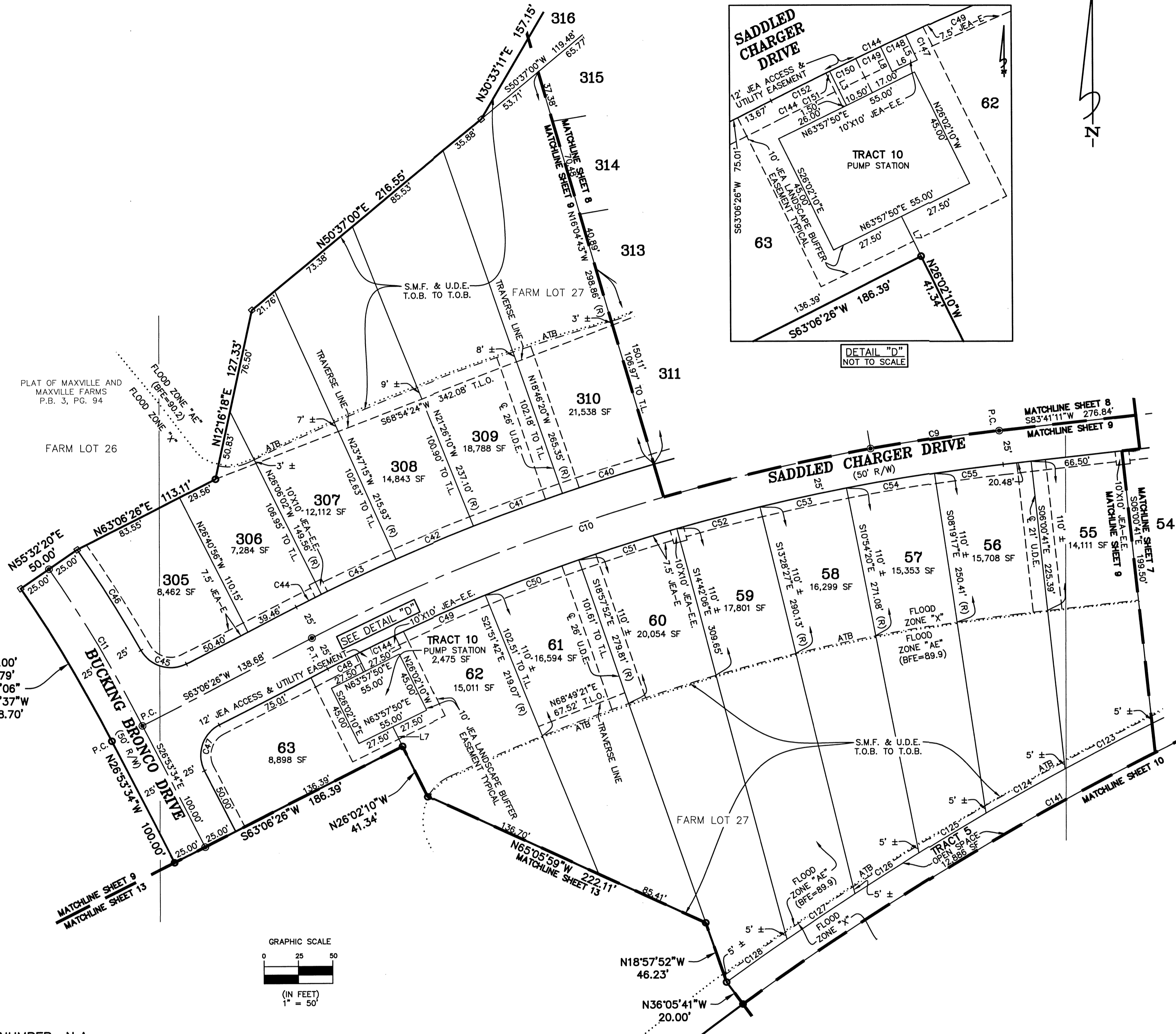
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 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
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# Winchester Ridge Phase 2 Unit 1

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

PLAT BOOK **72** PAGE **184**

SHEET 9 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	1460.46'	94.27'	3°41'54"	S81°50'14"W	94.25'
C10	1460.46'	430.29'	16°52'51"	S71°32'52"W	428.73'
C11	1000.00'	132.09'	7°34'06"	N30°40'37"W	132.00'
C40	1485.46'	69.83'	2°41'37"	S72°34'28"W	69.83'
C41	1485.46'	69.06'	2°39'50"	S69°53'45"W	69.06'
C42	1485.46'	60.97'	2°21'05"	S67°23'17"W	60.96'
C43	1485.46'	59.97'	2°18'47"	S65°03'21"W	59.96'
C44	1485.46'	20.54'	0°47'32"	S63°30'12"W	20.54'
C45	25.00'	38.08'	87°16'14"	S73°15'27"E	34.50'
C46	1025.00'	86.57'	4°50'20"	N32°02'30"W	86.54'
C47	25.00'	39.27'	90°00'00"	S18°06'26"W	35.36'
C48	1435.46'	23.83'	0°57'04"	S63°34'58"W	23.83'
C49	1435.46'	64.68'	2°34'54"	S66°50'47"W	64.68'
C50	1435.46'	72.68'	2°54'03"	S69°35'16"W	72.67'
C51	1435.46'	74.90'	2°59'23"	S72°31'59"W	74.90'
C52	1435.46'	62.56'	2°29'49"	S75°16'35"W	62.55'
C53	1435.46'	64.35'	2°34'07"	S77°48'33"W	64.35'
C54	1435.46'	64.74'	2°35'02"	S80°23'08"W	64.73'
C55	1435.46'	50.33'	2°00'32"	S82°40'55"W	50.33'
C123	2185.00'	71.47'	1°52'27"	S62°29'42"W	71.47'
C124	2185.00'	66.09'	1°43'59"	S60°41'29"W	66.09'
C125	2185.00'	56.86'	1°29'28"	S59°04'46"W	56.86'
C126	2185.00'	55.17'	1°26'48"	S57°36'38"W	55.16'
C127	2185.00'	59.65'	1°33'51"	S56°06'18"W	59.65'
C128	2185.00'	54.06'	1°25'03"	S54°36'51"W	54.06'
C141	2165.00'	541.81'	14°20'20"	S61°04'29"W	540.40'
C144	1435.46'	37.51'	1°29'49"	S64°48'25"W	37.50'
C147	1435.46'	7.00'	0°16'46"	S65°24'57"W	7.00'
C148	1435.46'	10.00'	0°23'57"	S65°04'35"W	10.00'
C149	1435.46'	10.00'	0°23'57"	S64°40'38"W	10.00'
C150	1435.46'	10.50'	0°25'09"	S64°16'05"W	10.50'
C151	1435.46'	1.50'	0°03'36"	S64°01'43"W	1.50'
C152	1435.46'	22.33'	0°53'29"	S63°33'11"W	22.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N26°02'10"W	13.81'
L5	S26°02'10"E	10.00'
L6	S65°04'35"W	10.00'
L7	N26°02'10"W	16.00'
L8	N26°02'10"W	10.00'

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)



# Winchester Ridge Phase 2 Unit 1

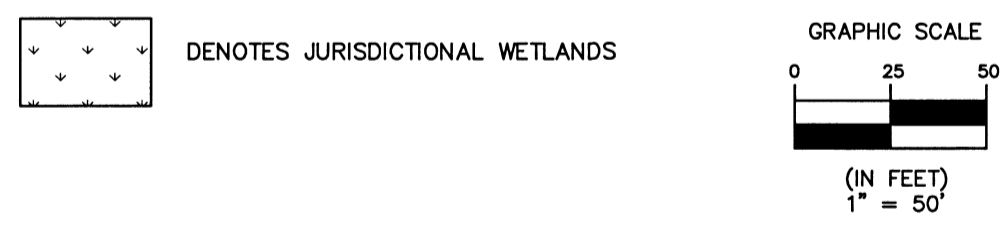
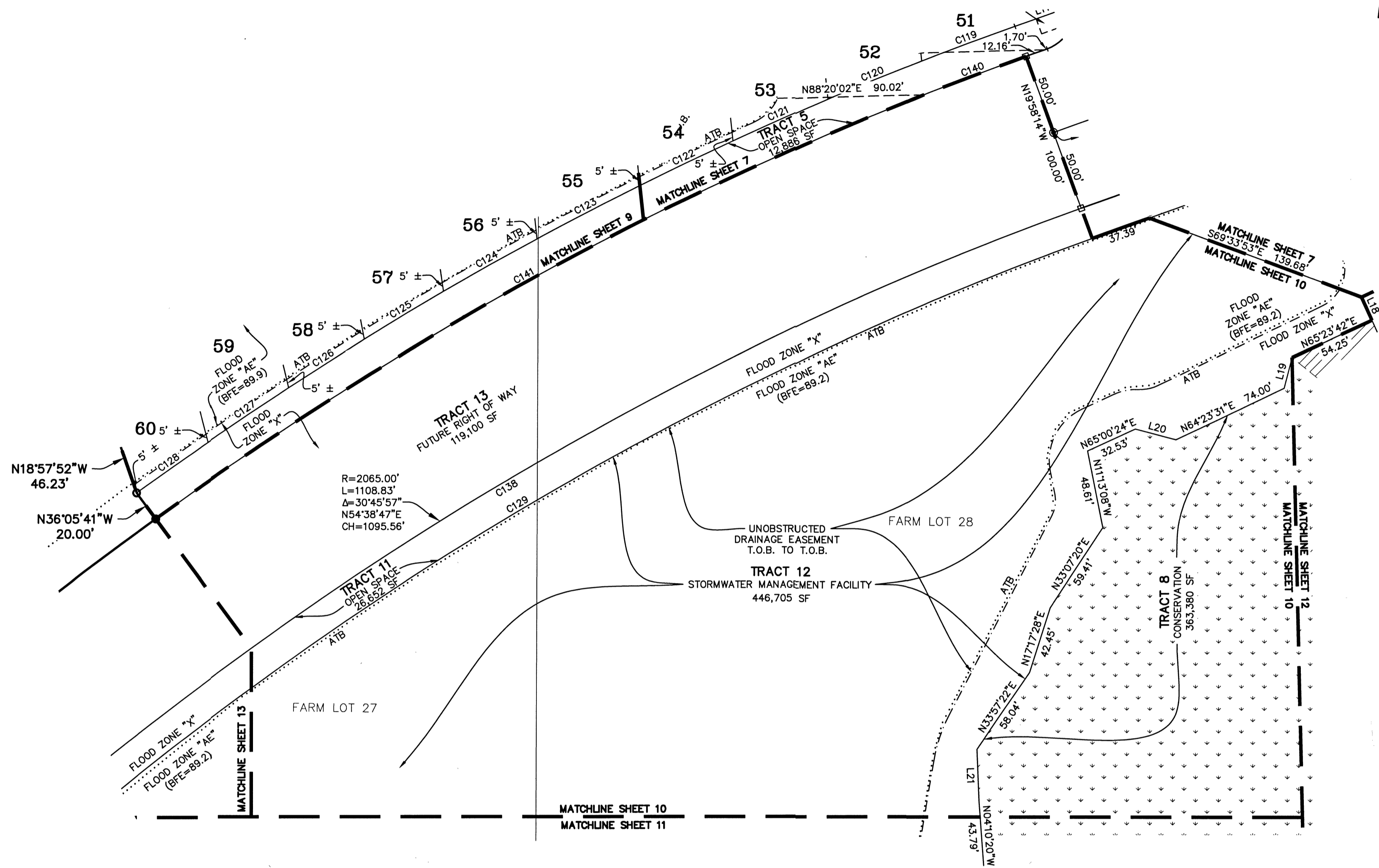
A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN THE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

PLAT BOOK 72 PAGE 185

SHEET 10 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S70°01'46"W	38.36'
L18	N24°42'06"W	15.64'
L19	N14°37'53"E	19.35'
L20	S74°59'48"E	25.88'
L21	N02°09'20"W	31.72'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C119	2185.00'	61.53'	1°36'48"	S69°13'22"W	61.53'
C120	2185.00'	62.45'	1°38'15"	S67°35'50"W	62.45'
C121	2185.00'	63.88'	1°40'30"	S65°56'28"W	63.87'
C122	2185.00'	63.74'	1°40'17"	S64°16'04"W	63.74'
C123	2185.00'	71.47'	1°52'27"	S62°29'42"W	71.47'
C124	2185.00'	66.09'	1°43'59"	S60°41'29"W	66.09'
C125	2185.00'	56.86'	1°29'28"	S59°04'46"W	56.86'
C126	2185.00'	55.17'	1°26'48"	S57°36'38"W	55.16'
C127	2185.00'	59.65'	1°33'51"	S56°06'18"W	59.65'
C128	2185.00'	54.06'	1°25'03"	S54°36'51"W	54.06'
C129	2045.00'	781.40'	21°53'34"	S59°04'59"W	776.65'
C138	2065.00'	789.87'	21°54'57"	S59°04'18"W	785.06'
C140	2165.00'	67.46'	1°47'07"	S69°08'13"W	67.46'



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)

**Clary & Associates**  
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LB NO. 3731  
3830 CROWN POINT ROAD  
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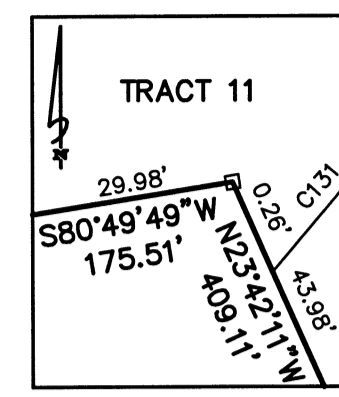
# Winchester Ridge Phase 2 Unit 1

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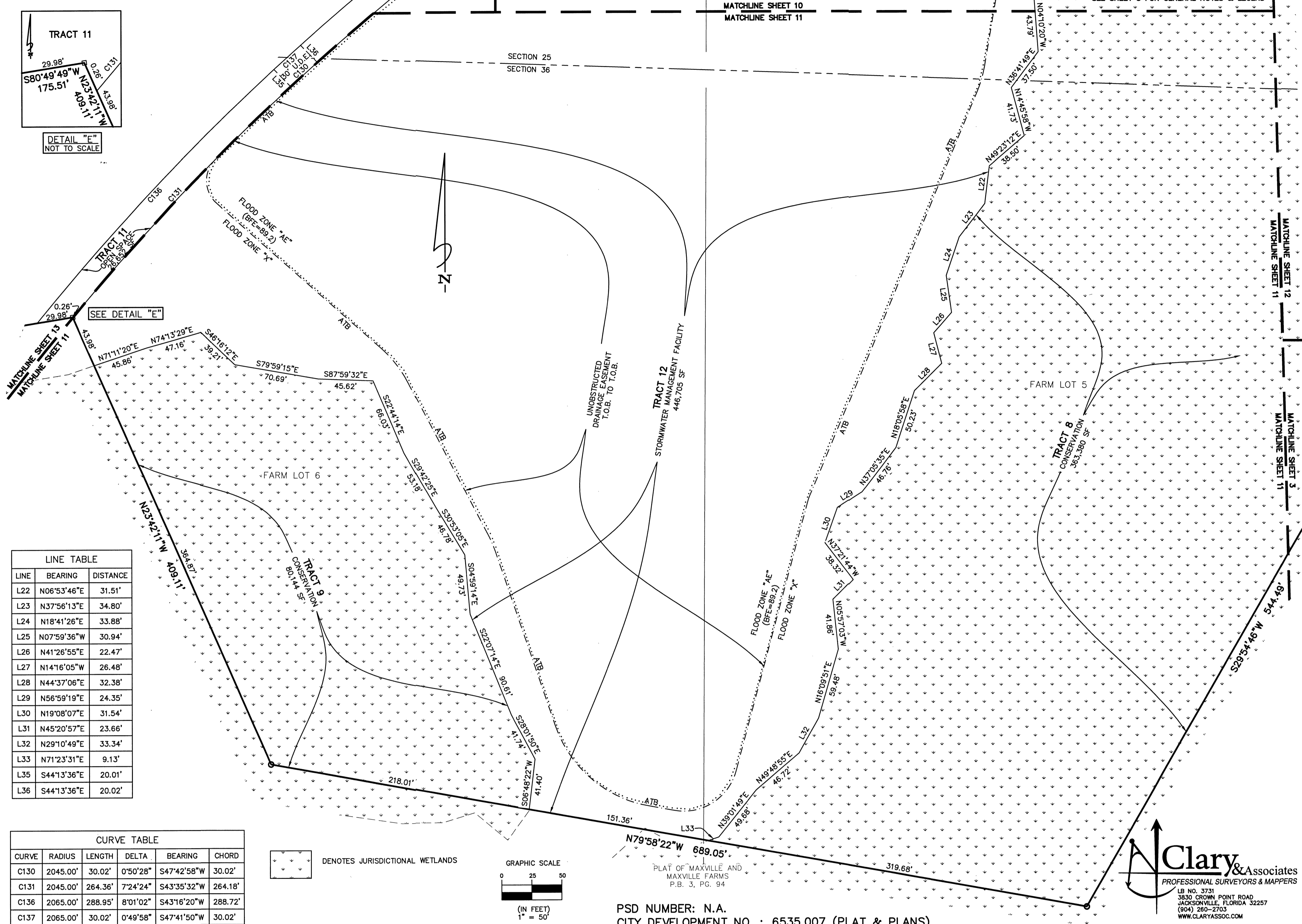
A REPLAT OF PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE AND MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN THE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

SHEET 11 OF 13 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



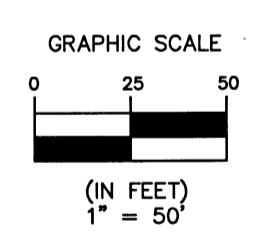
DETAIL "E"  
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LINE TABLE		
LINE	BEARING	DISTANCE
L22	N06°53'46"E	31.51'
L23	N37°56'13"E	34.80'
L24	N18°41'26"E	33.88'
L25	N07°59'36"W	30.94'
L26	N41°26'55"E	22.47'
L27	N14°16'05"W	26.48'
L28	N44°37'06"E	32.38'
L29	N56°59'19"E	24.35'
L30	N19°08'07"E	31.54'
L31	N45°20'57"E	23.66'
L32	N29°10'49"E	33.34'
L33	N71°23'31"E	9.13'
L35	S44°13'36"E	20.01'
L36	S44°13'36"E	20.02'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C130	2045.00'	30.02'	0°50'28"	S47°42'58"W	30.02'
C131	2045.00'	264.36'	7°24'24"	S43°35'32"W	264.18'
C136	2065.00'	288.95'	8°01'02"	S43°16'20"W	288.72'
C137	2065.00'	30.02'	0°49'58"	S47°41'50"W	30.02'

••••• DENOTES JURISDICTIONAL WETLANDS



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6535.007 (PLAT & PLANS)

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
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3830 CROWN POINT ROAD  
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# Winchester Ridge Phase 2 Unit 1

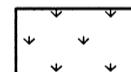
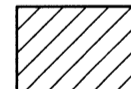
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PLAT BOOK 72 PAGE 187

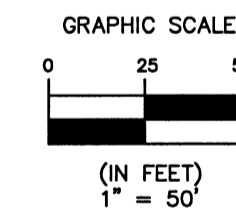
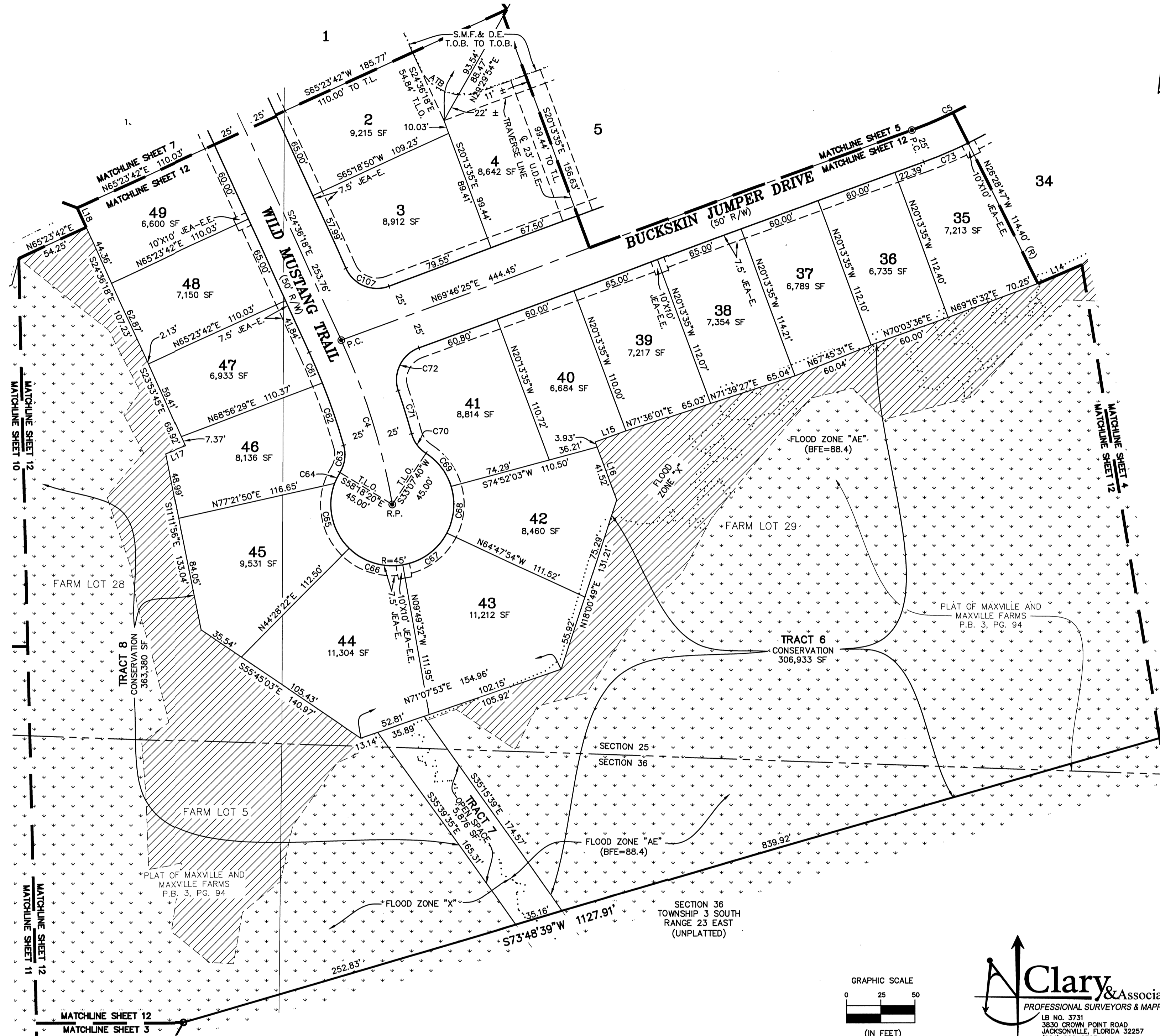
SHEET 12 OF 13 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N66°50'07"E	34.90'
L15	N69°46'25"E	23.93'
L16	N20°13'35"W	45.46'
L17	S89°18'46"W	15.36'
L18	N24°42'06"W	15.64'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	487.50'	127.27'	14°57'28"	N17°07'34"W	126.91'
C5	300.00'	167.09'	31°54'40"	N53°49'05"E	164.93'
C61	475.00'	24.40'	2°56'36"	N23°08'00"W	24.40'
C62	475.00'	48.97'	5°54'26"	N18°42'29"W	48.95'
C63	25.00'	20.70'	47°26'56"	N07°58'12"E	20.12'
C64	45.00'	8.99'	11°26'32"	S25°58'24"W	8.97'
C65	45.00'	51.66'	65°46'38"	S12°38'11"E	48.87'
C66	45.00'	42.64'	54°17'46"	S72°40'23"E	41.07'
C67	45.00'	41.18'	52°25'37"	N53°57'56"E	39.75'
C68	45.00'	35.28'	44°55'15"	N05°17'30"E	34.38'
C69	45.00'	31.18'	39°42'12"	N37°01'14"W	30.56'
C70	25.00'	18.21'	41°44'22"	S36°00'09"E	17.81'
C71	512.50'	33.37'	3°43'52"	N16°59'54"W	33.37'
C72	25.00'	38.68'	88°38'15"	S25°27'18"W	34.93'
C73	325.00'	35.47'	6°15'12"	N66°38'49"E	35.45'
C107	25.00'	37.36'	85°37'17"	S67°24'57"E	33.98'

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

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