

Approved 2/24/21
Date
[Signature]
City Engineer
for Director of Public Works
Approved 2/16/21
Date
[Signature]
for General Counsel

Winchester Ridge Phase 2 Unit 5

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

PLAT BOOK 76 PAGE 195

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER OF LOT 366, AS SHOWN ON THE PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 1, AS RECORDED IN PLAT BOOK 72, PAGES 176 THROUGH 188, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 90°00'00" EAST, ALONG THE NORTHERLY LINE OF SAID PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 1, A DISTANCE OF 519.32 FEET; THENCE NORTH 77°52'03" EAST, CONTINUING ALONG LAST SAID LINE, 318.78 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 305 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5780, PAGE 215, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 52°07'55" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 2062.45 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 10°47'39" WEST, 1106.63 FEET; THENCE SOUTH 65°31'09" EAST, 341.80 FEET, TO THE NORTHERLY LINE OF WINCHESTER RIDGE PHASE 2 UNIT 2, AS RECORDED IN PLAT BOOK 73, PAGES 160 THROUGH 168, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID NORTHERLY LINE OF WINCHESTER RIDGE PHASE 2 UNIT 2, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 87°16'06" EAST, 201.51 FEET; COURSE NO. 2: SOUTH 24°40'48" EAST, 99.23 FEET; COURSE NO. 3: NORTH 76°19'01" EAST, 189.57 FEET; COURSE NO. 4: SOUTH 53°13'18" EAST, 88.29 FEET; THENCE NORTH 79°56'20" EAST, ALONG LAST SAID LINE, AND ALONG AFORESAID NORTHERLY LINE OF THE PLAT OF WINCHESTER RIDGE PHASE 2 UNIT 1, A DISTANCE OF 114.82 FEET; THENCE NORTHERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF WINCHESTER RIDGE PHASE 2 UNIT 2, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: NORTH 09°23'34" WEST, 5.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: 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; COURSE NO. 3: NORTH 75°56'36" EAST, 50.00 FEET; COURSE NO. 4: NORTH 75°44'58" EAST, 46.26 FEET; COURSE NO. 5: SOUTH 42°47'45" EAST, 140.43 FEET; COURSE NO. 6: SOUTH 44°17'49" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 7: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 306.32 FEET, AN ARC DISTANCE OF 84.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°32'24" WEST, 94.12 FEET; COURSE NO. 8: SOUTH 26°37'22" EAST, 112.53 FEET; COURSE NO. 9: NORTH 57°04'51" EAST, 11.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.04 ACRES, MORE OR LESS

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 5, 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 (BLACK STALLION DRIVE AND PALFREY CHASE DRIVE), WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND NON-ACCESS EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS ("CITY"). 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 NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY, 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, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL RIGHTS OF WAY (AS NOTED ABOVE), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY, 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, ITS SUCCESSORS AND ASSIGNS;

(2) THE LAKES AND STORMWATER MANAGEMENT FACILITIES 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 STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES AND STORMWATER MANAGEMENT FACILITIES.

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

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WINCHESTER RIDGE PHASE 2 UNIT 5. 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.

TRACTS 1, 2 AND 3 (CONSERVATION), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES 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. UPON FAILURE OF THE OWNER OR ANY HOMEOWNER'S ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, AS WELL AS TRACTS AND PARCELS FOR ANY USE, WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

ALL EASEMENTS FOR WATER, WATER REUSE, AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E-" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-U-E-" (JEA UTILITY EASEMENTS) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE 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 OWNER, ITS 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 12th DAY OF Feb., A.D., 2021.

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

BY: [Signature]
PRINT NAME: Phillip A. Fremonte
TITLE: Vice Pres.

WITNESS: [Signature]
PRINT NAME: Anthony Sharp
WITNESS: [Signature]
PRINT NAME: Deborah McIlwain

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 29 DAY OF Jan, 2021, A.D., BY Phillip A. Fremonte AS Vice President OF D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: Deborah E. McIlwain
MY COMMISSION EXPIRES: 12/31/2021
MY COMMISSION NUMBER IS: 12345678

PERSONALLY KNOWN ☒ OR PRODUCED IDENTIFICATION ☐ TYPE OF IDENTIFICATION PRODUCED None

CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 76, PAGES 195-201 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 24th DAY OF February, 2021.
[Signature]
JODY PHILLIPS
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 654, OF THE ORDINANCE CODE.

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

2/24/21
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 25th DAY OF February, 2021.

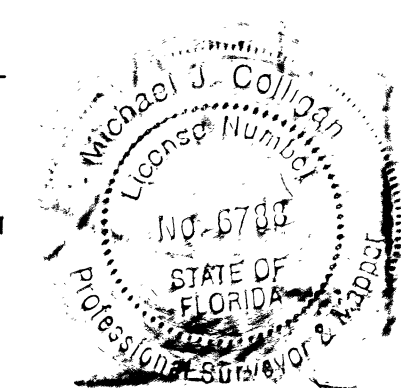
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES 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 29th DAY OF JANUARY, A.D., 2021.

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



CIVIL PLAN CDN: 6535.007
PLAT CDN: 6535.014

REVIEWS

OFFICE: SPB
FIELD: KRP

CHECKED BY

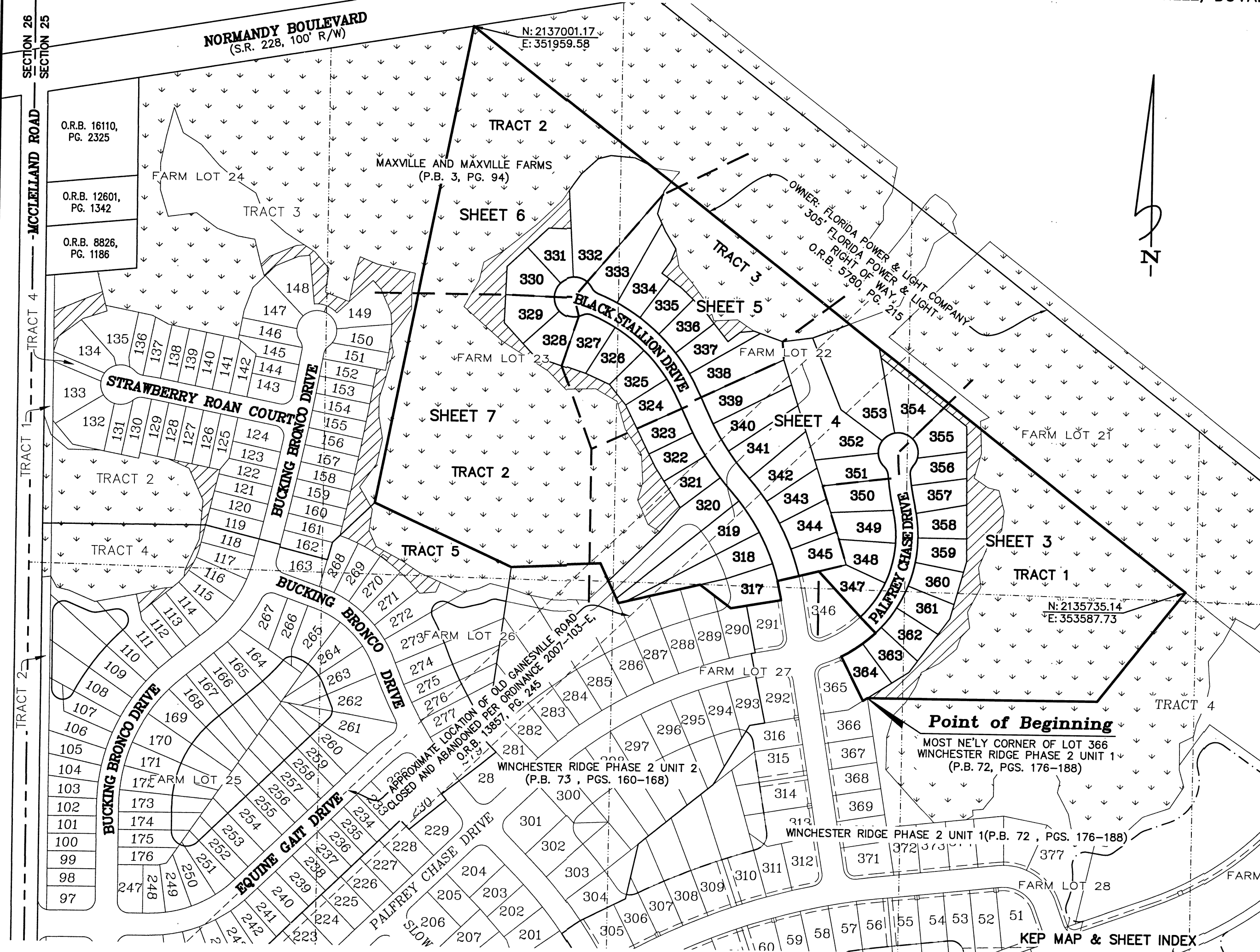
DRAFT: SPB
CLOSURES/DATA: SPB
COVER SHEET: SPB
PRMS: KRP

Winchester Ridge Phase 2 Unit 5

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

PLAT BOOK **76** PAGE **196**

SHEET 2 OF 7 SHEETS
47 LOTS AND 3 TRACTS IN THIS PHASE

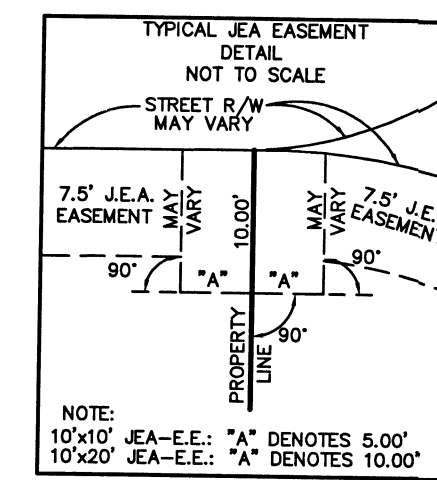
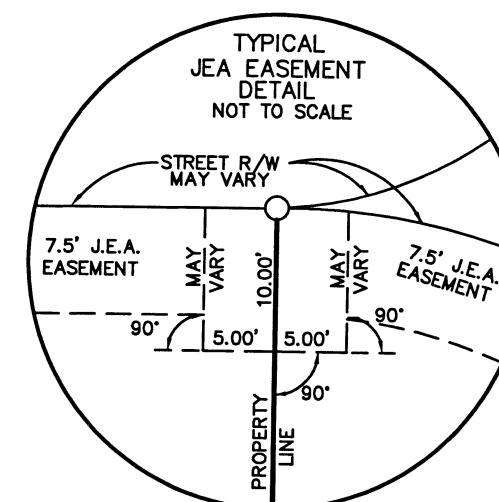


General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT 4, WINCHESTER RIDGE PHASE 2 UNIT 1, AS N90°00'00"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
N:2135735.14 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
E:353587.73
- 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 88.6, 89.4, 89.8, 90.1 AND 90.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL 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.

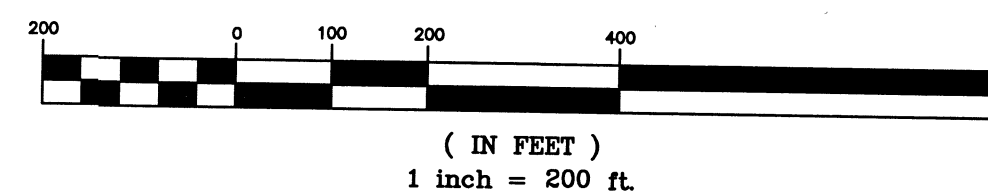
LEGEND

R/W	= RIGHT OF WAY	□	= 4" x 4" CONCRETE MONUMENT
R	= RADIUS	○	= 5/8" REBAR STAMPED
CH	= CHORD	●	= SET PERMANENT CONTROL POINT
L	= ARC LENGTH		STAMPED "P.C.P. LB 3731"
Δ	= DELTA	---	= APPROXIMATE TOP OF BANK
L4	= TABULATED LINE DATA		= FLOOD ZONE
C4	= TABULATED CURVE DATA	↓ ↓	DENOTES JURISDICTIONAL WETLANDS
R.P.	= RADIUS POINT	▨	DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
O.R.B.	= OFFICIAL RECORDS BOOK	5'±	DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK
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		
P.O.L.	= POINT ON LINE		
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		
S.R.	= STATE ROAD		
S.M.F.	= STORMWATER MANAGEMENT FACILITY		
U.D.A.E.	= UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT		
M.E.	= MAINTENANCE EASEMENT		
P.R.M.	= PERMANENT REFERENCE MONUMENT		
P.C.P.	= PERMANENT CONTROL POINT		



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 88.6, 89.4, 89.8, 90.1 AND 90.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

GRAPHIC SCALE



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

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 250-2703
WWW.CLARYASSOC.COM

CIVIL PLAN CDN: 6535.007
PLAT CDN: 6535.014

Winchester Ridge Phase 2 Unit 5

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

PLAT BOOK **76** PAGE **197**

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

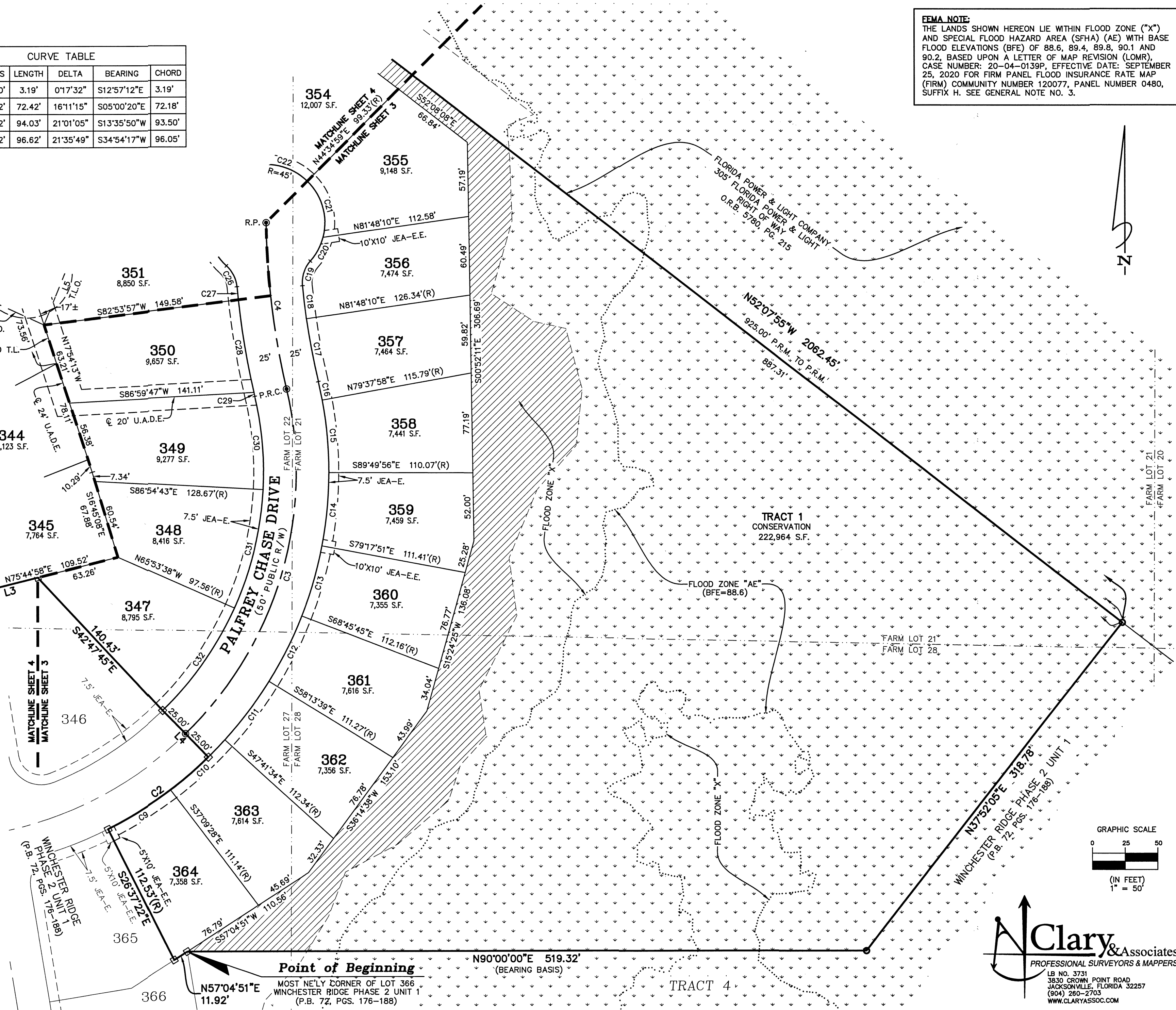
LINE TABLE		
LINE	BEARING	DISTANCE
L3	N75°44'58"E	46.26'
L4	S44°17'49"E	50.00'
L5	N21°56'57"E	68.63'
L6	S65°35'35"E	47.52'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C29	625.00'	3.19'	0°17'32"	S12°57'12"E	3.19'
C30	256.32'	72.42'	16°11'15"	S05°00'20"E	72.18'
C31	256.32'	94.03'	21°01'05"	S13°35'50"W	93.50'
C32	256.32'	96.62'	21°35'49"	S34°54'17"W	96.05'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 88.6, 89.4, 89.8, 90.1 AND 90.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	306.32'	94.49'	17°40'27"	N54°32'24"E	94.12'
C3	281.32'	288.72'	58°48'09"	N16°18'06"E	276.22'
C4	600.00'	129.11'	12°19'44"	S06°56'06"E	128.86'
C9	306.32'	56.32'	10°32'06"	N58°06'35"E	56.24'
C10	306.32'	56.32'	10°32'06"	N47°34'29"E	56.24'
C11	306.32'	56.32'	10°32'06"	N37°02'24"E	56.24'
C12	306.32'	56.32'	10°32'06"	N26°30'18"E	56.24'
C13	306.32'	56.32'	10°32'06"	N15°58'12"E	56.24'
C14	306.32'	56.32'	10°32'06"	N05°26'07"E	56.24'
C15	306.32'	56.32'	10°32'06"	N05°05'59"W	56.24'
C16	306.32'	14.61'	2°43'56"	N11°44'00"W	14.61'
C17	575.00'	49.20'	4°54'08"	N10°38'54"W	49.18'
C18	575.00'	25.48'	2°32'21"	N06°55'40"W	25.48'
C19	25.00'	20.47'	46°54'44"	N17°47'52"E	19.90'
C20	45.00'	20.81'	26°29'25"	N28°00'32"E	20.62'
C21	45.00'	47.27'	60°10'51"	N15°19'36"W	45.12'
C22	45.00'	43.69'	55°37'42"	N73°13'52"W	41.99'
C26	25.00'	18.42'	42°12'45"	S26°22'21"E	18.00'
C27	625.00'	9.99'	0°54'55"	S05°43'27"E	9.99'
C28	625.00'	72.27'	6°37'32"	S09°29'40"E	72.23'



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Winchester Ridge Phase 2 Unit 5

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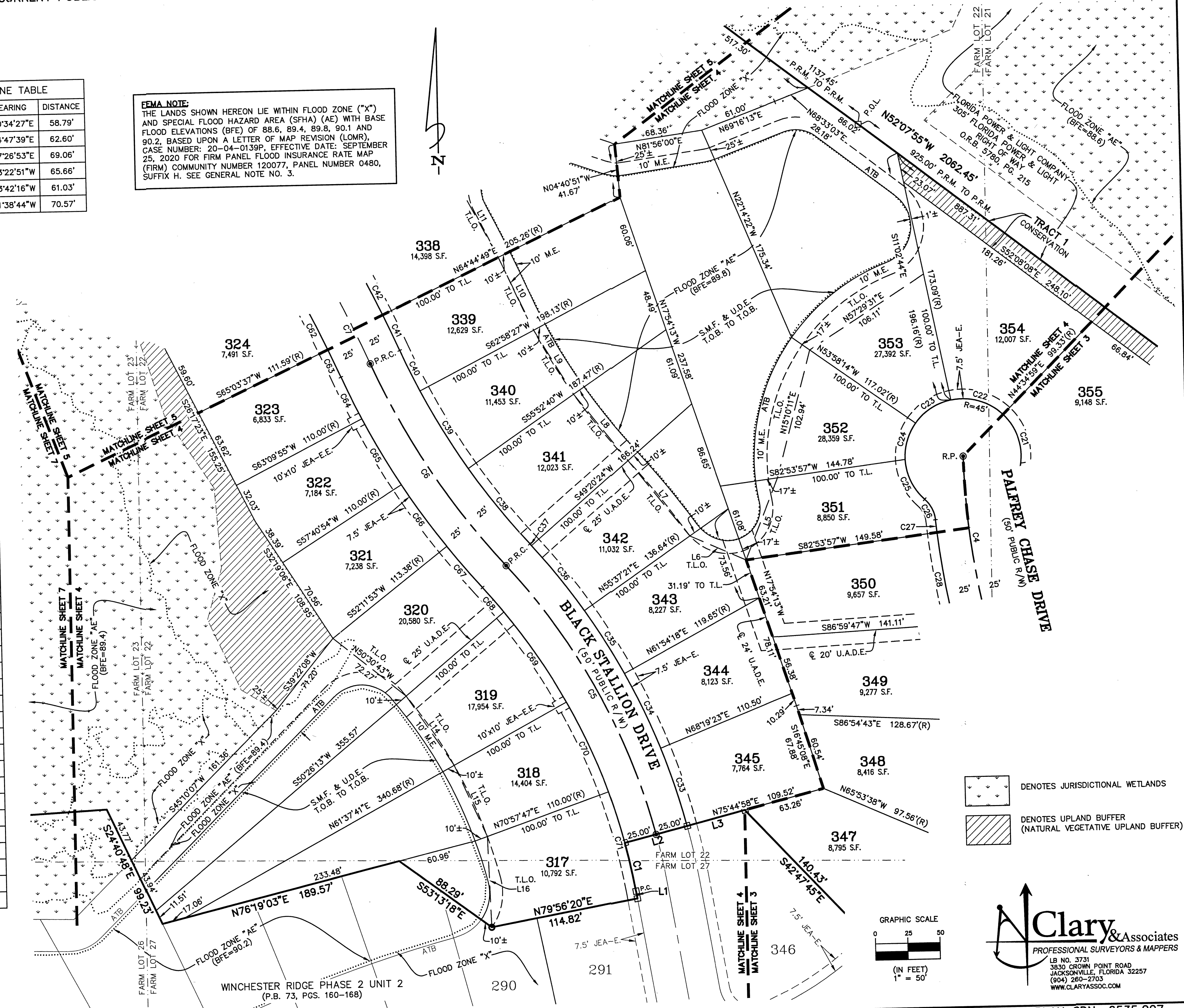
SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°23'34"W	5.76'
L2	N75°56'36"E	50.00'
L3	N75°44'58"E	46.26'
L5	N21°56'57"E	68.63'
L6	S65°35'35"E	47.52'
L7	S37°52'09"E	75.98'
L8	S38°05'54"E	66.36'

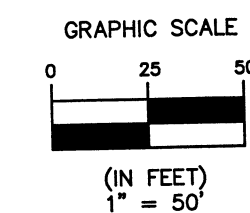
LINE TABLE		
LINE	BEARING	DISTANCE
L9	S30°34'27"E	58.79'
L10	S24°47'39"E	62.60'
L11	S27°26'53"E	69.06'
L14	N33°22'51"W	65.66'
L15	N23°42'16"W	61.03'
L16	N01°38'44"W	70.57'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 88.6, 89.4, 89.8, 90.1 AND 90.2, BASED UPON A LETTER OF MAP REVISION (LOMR) CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	475.00'	38.67'	4°39'50"	N11°43'29"W
C4	600.00'	129.11'	12°19'44"	S06°56'06"E
C5	500.00'	241.12'	27°37'48"	N27°52'18"W
C6	600.00'	190.35'	18°10'37"	S32°35'54"E
C7	974.87'	63.46'	3°43'46"	N25°22'29"W
C21	45.00'	47.27'	60°10'51"	N15°19'36"W
C22	45.00'	43.69'	55°37'42"	N73°13'52"W
C23	45.00'	33.71'	42°55'30"	S57°29'31"W
C24	45.00'	30.00'	38°11'50"	S16°55'51"W
C25	45.00'	35.59'	45°18'40"	S24°49'24"E
C26	25.00'	18.42'	42°12'45"	S26°22'21"E
C27	625.00'	9.99'	0°54'55"	S05°43'27"E
C28	625.00'	72.27'	6°37'32"	S09°29'40"E
C33	525.00'	63.95'	6°58'45"	N17°32'46"W
C34	525.00'	64.68'	7°03'34"	N24°33'55"W
C35	525.00'	57.57'	6°16'57"	N31°14'11"W
C36	525.00'	65.07'	7°06'04"	N37°55'41"W
C37	525.00'	1.91'	0°12'30"	N41°34'58"W
C38	575.00'	75.92'	7°33'52"	N37°54'16"W
C39	575.00'	71.22'	7°05'47"	N30°34'27"W
C40	575.00'	35.28'	3°30'57"	N25°16'04"W
C41	999.87'	30.42'	1°44'35"	N24°22'53"W
C42	999.87'	34.66'	1°59'11"	N26°14'47"W
C62	949.87'	38.12'	2°17'59"	S26°05'23"E
C63	949.87'	23.71'	1°25'48"	S24°13'30"E
C64	625.00'	36.27'	3°19'30"	S25°10'21"E
C65	625.00'	59.82'	5°29'01"	S29°34'36"E
C66	625.00'	59.82'	5°29'01"	S35°03'37"E
C67	625.00'	42.38'	3°53'05"	S39°44'40"E
C68	475.00'	25.11'	3°01'43"	S40°10'21"E
C69	475.00'	85.28'	10°17'10"	S33°30'55"E
C70	475.00'	77.39'	9°20'06"	S23°42'16"E
C71	475.00'	79.95'	9°38'40"	S14°12'54"E



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Winchester Ridge Phase 2 Unit 5

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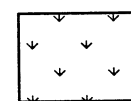
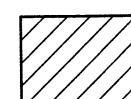
PLAT BOOK 76 PAGE 199

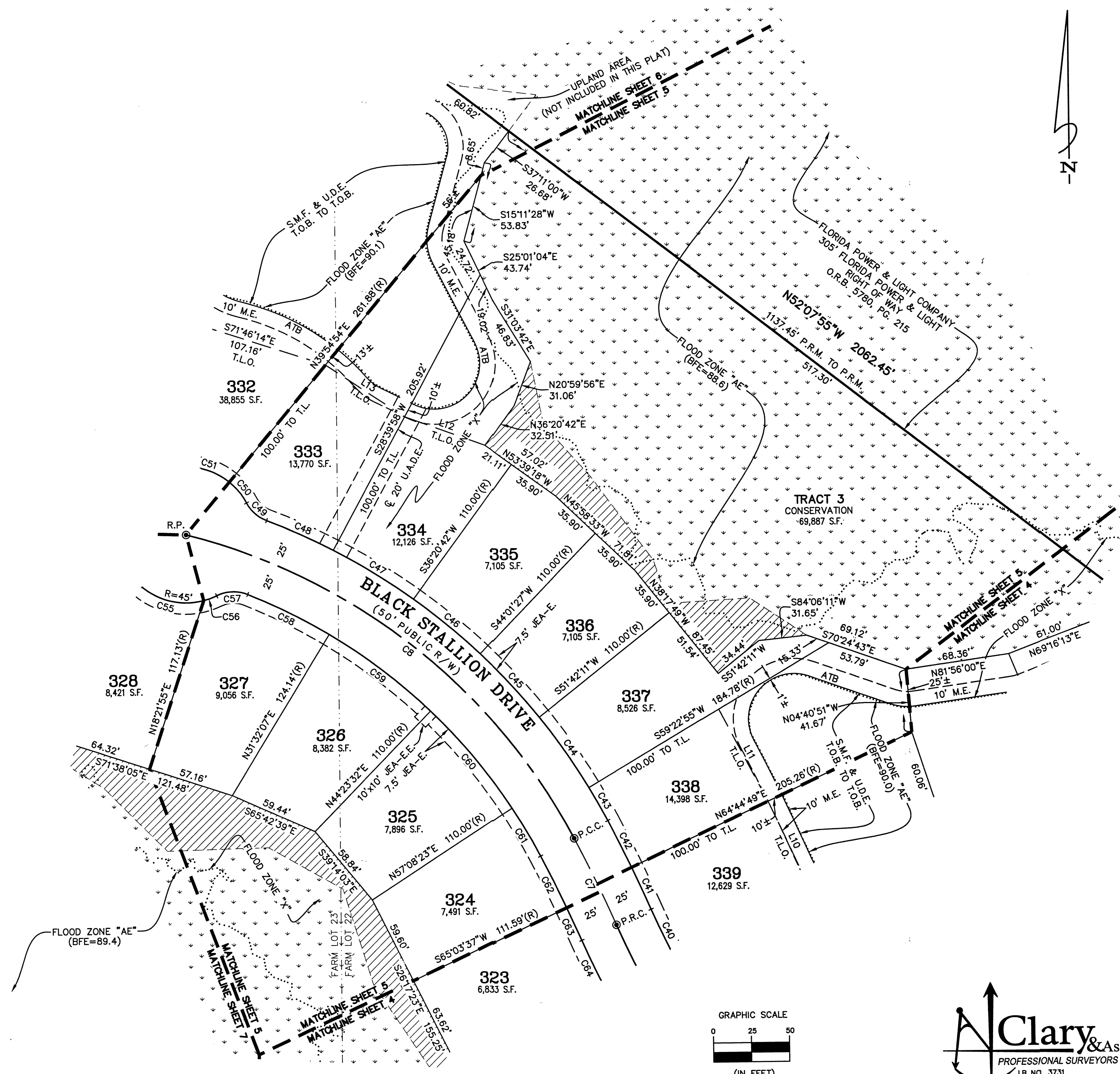
SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S24°47'39"E	62.60'
L11	S27°26'53"E	69.06'
L12	S69°34'47"E	56.15'
L13	S56°03'45"E	62.29'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C7	974.87'	63.46'	3°43'46"	N25°22'29"W 63.45'
C8	400.00'	334.26'	47°52'46"	N51°10'45"W 324.62'
C40	575.00'	35.28'	3°30'57"	N25°16'04"W 35.28'
C41	999.87'	30.42'	1°44'35"	N24°22'53"W 30.42'
C42	999.87'	34.66'	1°59'11"	N26°14'47"W 34.66'
C43	425.00'	25.06'	3°22'43"	N28°55'43"W 25.06'
C44	425.00'	56.96'	7°40'44"	N34°27'27"W 56.92'
C45	425.00'	56.96'	7°40'44"	N42°08'11"W 56.92'
C46	425.00'	56.96'	7°40'44"	N49°48'55"W 56.92'
C47	425.00'	61.96'	8°21'11"	N57°49'53"W 61.91'
C48	425.00'	48.15'	6°29'28"	N65°15'13"W 48.12'
C49	25.00'	17.98'	41°12'11"	N47°53'52"W 17.59'
C50	45.00'	17.90'	22°47'20"	N38°41'26"W 17.78'
C51	45.00'	34.06'	43°22'15"	N71°46'14"W 33.26'
C55	45.00'	48.42'	61°38'52"	S73°30'23"E 46.12'
C56	45.00'	9.09'	11°34'32"	N69°52'55"E 9.08'
C57	25.00'	21.07'	48°17'39"	N88°14'29"E 20.45'
C58	375.00'	59.87'	9°08'49"	S63°02'18"E 59.80'
C59	375.00'	84.15'	12°51'25"	S52°02'11"E 83.97'
C60	375.00'	83.43'	12°44'51"	S39°14'03"E 83.26'
C61	375.00'	36.79'	5°37'15"	S30°03'00"E 36.77'
C62	949.87'	38.12'	2°17'59"	S26°05'23"E 38.12'
C63	949.87'	23.71'	1°25'48"	S24°13'30"E 23.71'
C64	625.00'	36.27'	3°19'30"	S25°10'21"E 36.26'

FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 88.6, 89.4, 89.8, 90.1 AND 90.2, BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

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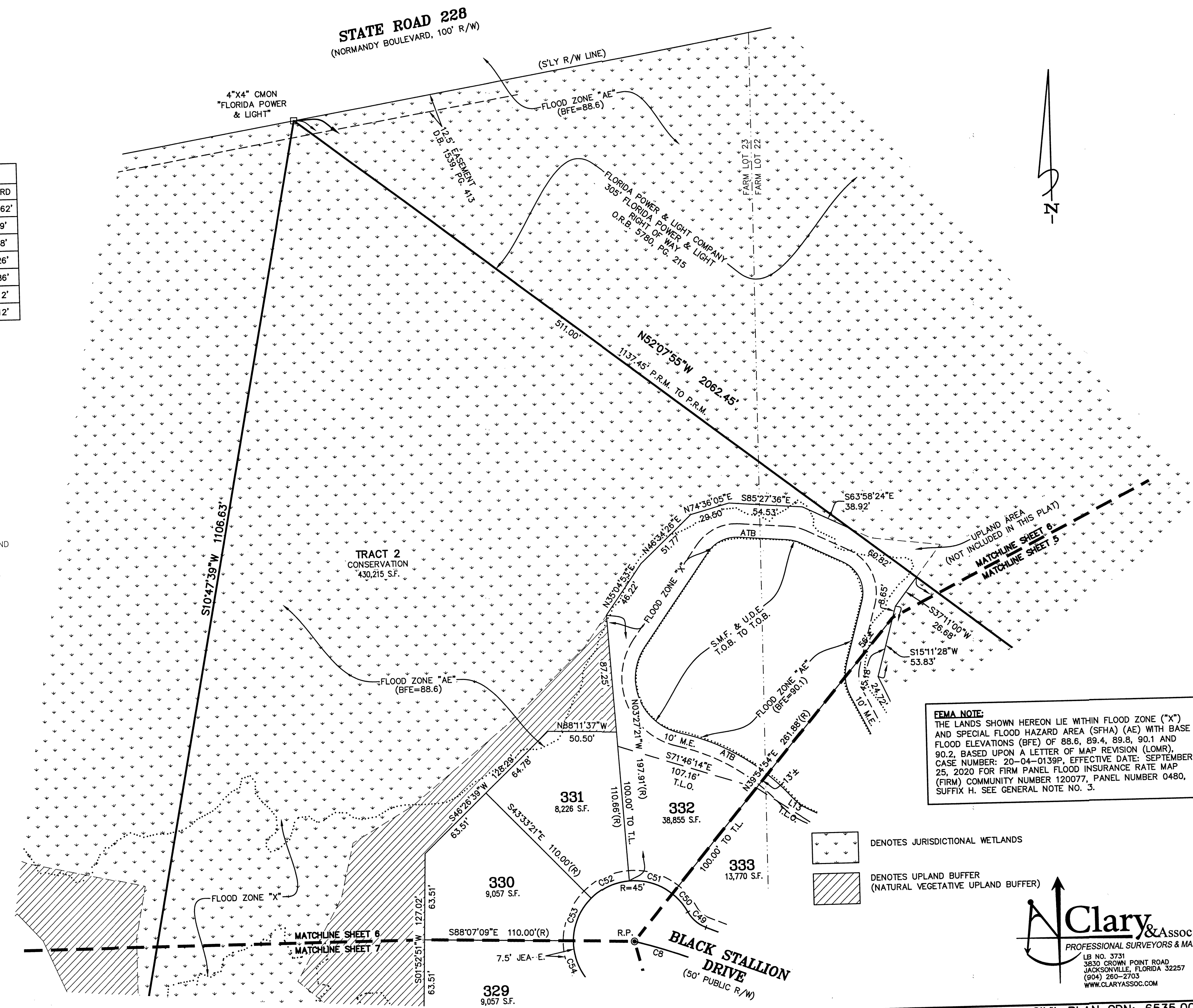
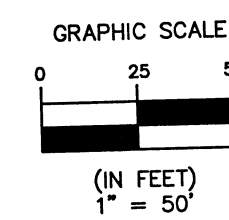
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SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S56°03'45"E	62.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	400.00'	334.28'	47°52'46"	N51°10'45"W	324.62'
C49	25.00'	17.98'	41°12'11"	N47°53'52"W	17.59'
C50	45.00'	17.90'	22°47'20"	N38°41'26"W	17.78'
C51	45.00'	34.06'	43°22'15"	N71°46'14"W	33.26'
C52	45.00'	31.49'	40°06'00"	S66°29'39"W	30.86'
C53	45.00'	35.00'	44°33'48"	S24°09'45"W	34.12'
C54	45.00'	35.00'	44°33'48"	S20°24'03"E	34.12'

PLAT OF MAXVILLE AND
MAXVILLE FARMS
P.B. 3, PG. 94



FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AND SPECIAL FLOOD HAZARD AREA (SFHA) (AE) WITH BASE FLOOD ELEVATIONS (BFE) OF 88.6, 89.4, 89.8, 90.1 AND 90.2. BASED UPON A LETTER OF MAP REVISION (LOMR), CASE NUMBER: 20-04-0139P, EFFECTIVE DATE: SEPTEMBER 25, 2020 FOR FIRM PANEL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0480, SUFFIX H. SEE GENERAL NOTE NO. 3.

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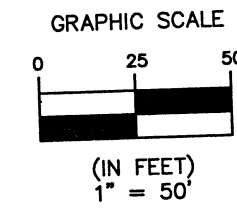
PLAT BOOK 76 PAGE 201

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C53	45.00'	35.00'	44°33'48"	S24°09'45"W	34.12'
C54	45.00'	35.00'	44°33'48"	S20°24'03"E	34.12'
C55	45.00'	48.42'	61°38'52"	S73°30'23"E	46.12'
C56	45.00'	9.09'	11°34'32"	N69°52'55"E	9.08'
C57	25.00'	21.07'	48°17'39"	N88°14'29"E	20.45'

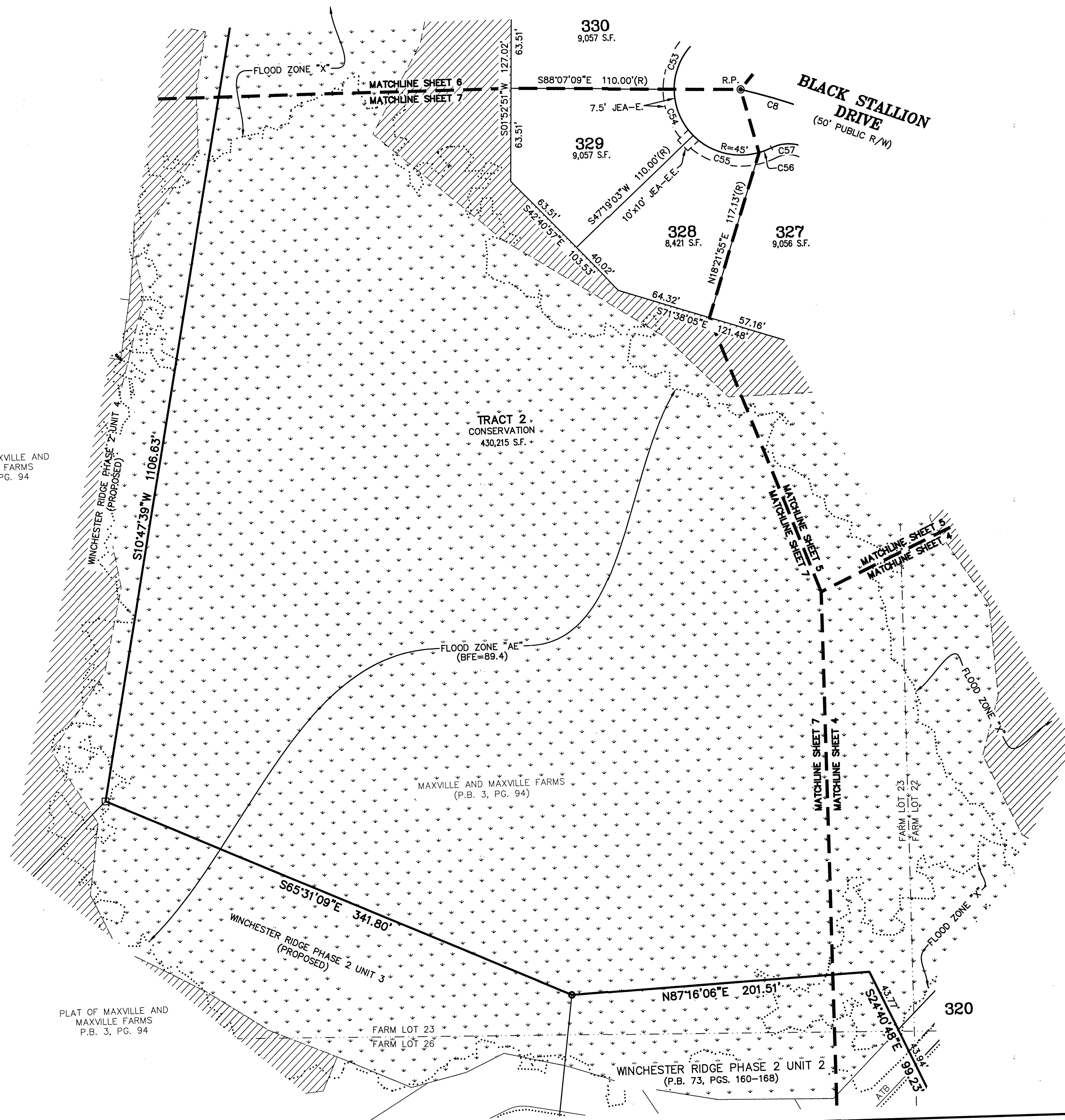
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PLAT OF MAXVILLE AND
MAXVILLE FARMS
P.B. 3, PG. 94



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PLAT OF MAXVILLE AND
MAXVILLE FARMS
P.B. 3, PG. 94



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