

# YELLOW BLUFF HIDEAWAY

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

### CAPTION

A portion of Section 40, the Charles Seton Grant, Township 1 North, Range 27 East, Jacksonville, Duval County, Florida, also being a portion of Lot 1 of Tison's Subdivision, Plat Book 1, page 150 of the former public records of Duval County, and also being all of Agriculture Acres, Plat Book 33, page 99 of the current public records of said Duval County, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 40, said point also lying on the line dividing said Township 1 North and Township 2 North; thence South 00° 38' 40" West, along the Eastern line of said Section 40, a distance of 343.04 feet to a point lying on the Southwesterly right of way line of Yellow Bluff Road, a 60 foot right of way as now established, said point also being the Point of Beginning.

From said Point of Beginning, continue thence South 00° 38' 40" West, along said Eastern line of Section 40, a distance of 5128.21 feet to the Southeast corner of said Lot 1 of Tison's Subdivision, said point also lying on the Northerly line of Binville, as recorded in Plat Book 4, page 63 of said current public records; thence North 89° 24' 57" West, departing said Eastern line and along said Northerly line and along the Northerly line of Fine Lakes Subdivision, as recorded in Plat Book 33, pages 81, 81A and 81B of said current public records, 1599.33 feet to the Southeast corner of Tisonia, as recorded in Plat Book 18, page 63 of said current public records; thence North 00° 28' 58" East, along the Eastern line of said Tisonia, 1225.72 feet to the Northeast corner of said Tisonia; thence North 03° 17' 35" West, 1360.94 feet to a point lying on a Southerly line of said Agriculture Acres, Plat Book 33, page 99; thence South 83° 02' 10" West, along said Southerly line and along said Eastern right of way line and along said Southerly right of way line of the Southerly right of way line of Satsuma Street, a 50 foot right of way as now established; thence North 00° 31' 10" West, departing said Southerly right of way line, 451.85; thence North 25° 13' 24" East, 209.92 feet to the Southeast corner of Section 40, the William Hendricks Grant, said Township 1 North, Range 27 East; thence North 25° 11' 54" East, along a line dividing said Section 40 and said Section 49, a distance of 1103.36 feet to its intersection with the Northerly line of said Section 40; thence South 89° 46' 28" East, along said Northerly line, 689.91 feet to a point lying on said Southwesterly right of way line of Yellow Bluff Road; thence South 52° 26' 04" East, departing said Northerly line and along said Southwesterly right of way line, 587.75 feet to the Point of Beginning.

Containing 215.88 acres, more or less.

### MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

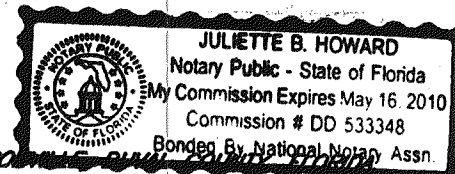
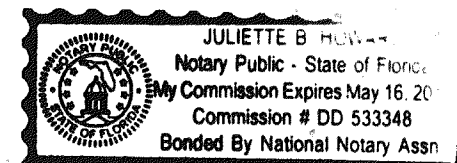
IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER BELOW ON THIS 28 DAY OF September A.D., 2006.

J Taylor Juliette B Howard  
Witness Witness  
Jessica Taylor Juliette B Howard  
Printed Name Printed Name  
BY: Stephen C Meadows  
STEPHEN C. MEADOWS  
SENIOR VICE PRESIDENT

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF September A.D., 2006, BY STEPHEN C. MEADOWS, SENIOR VICE PRESIDENT OF MERCANTILE BANK, ON BEHALF OF THE BANK; HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Juliette B Howard  
NOTARY PUBLIC, STATE OF FLORIDA  
Juliette B Howard  
Printed Name  
MY COMMISSION EXPIRES May 16 2010  
COMMISSION NUMBER DD 533348



### APPROVED FOR RECORD

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

Joe V. Dungan, P.E.  
Director of Public Works  
10/24/06  
Date

### CLERK'S CERTIFICATE 2006379268

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 62, PAGES 137-139 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31 DAY OF October A.D., 2006.

Jim Fuller  
Jim Fuller, Clerk of the Circuit Court  
Sean Marshall  
Deputy Clerk

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19 DAY OF OCTOBER, 2006.

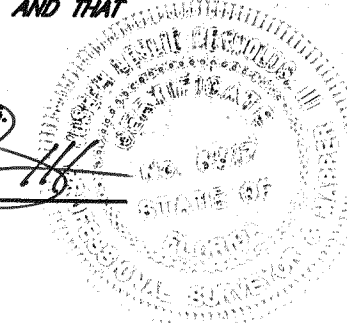
W. Monroe Hazen, Jr., P.L.S.  
W. MONROE HAZEN, JR., P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 10th DAY OF October A.D., 2006.

Joseph Leslie Reynolds, III  
Joseph Leslie Reynolds, III  
Professional Surveyor and Mapper  
State of Florida LS No. 5517



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT AND YELLOW BLUFF DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY NORTH MAIN STREET PARTNERS, INC., A FLORIDA CORPORATION, CO-MANAGING MEMBER ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREOF KNOWN AS YELLOW BLUFF HIDEAWAY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, TRACTS AA, BB, DD AND EE (RIGHT OF WAY RESERVATIONS), ALL ROADS, LANES, TRAILS, WAYS, COURTS, CIRCLES AND DRIVES, DRAINAGE EASEMENTS, CLEAR AND DRAINABLE DRAINAGE AND ACCESS EASEMENTS, NON-ACCESS EASEMENTS AND PEDESTRIAN EASEMENTS DESIGNATED IN THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT OF WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS FF, CC, GG, HH, LL, MM, NN, OO AND PP (OPEN AREAS), TRACTS J, K, L, M, N, P, Q, R, S, T, U, V, W, AND X (PARK), TRACTS B, C, D, E, F, AND G (STORMWATER MANAGEMENT FACILITY TRACTS), AND TRACT Z (AMENITY TRACT), AND ALL PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE STORMWATER MANAGEMENT FACILITIES 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 STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL RIGHTS OF WAY HEREBY DEDICATED TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC UTILITIES INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE, OR DESTRUCTION OF WATER LEVEL CONTROL STRUCTURES WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE STORMWATER MANAGEMENT FACILITIES, AND THAT WHICH REMAINS IT, TO AFFECT ADEQUATE DRAINAGE OF THE LANDS DESCRIBED AND CAPTIONED HEREOF, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM, OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREOF. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNERS, AND SHALL BE SUBJECT TO IT.

TRACT O (JEA LIFT STATION), ALONG WITH THOSE EASEMENTS DESIGNATED AS JEA-EE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS JEA-EE ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS JEA-E ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(2)(b) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 28 DAY OF September A.D., 2006.

### OWNER

James E. England James R. Young, Jr  
Witness Witness  
James E. England James R. Young, Jr  
Printed Name Printed Name  
OWNER: YELLOW BLUFF DEVELOPMENT, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: NORTH MAIN STREET PARTNERS, INC.  
A FLORIDA CORPORATION, CO-MANAGING MEMBER  
BY: James R. Young  
JAMES R. YOUNG  
SECRETARY

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF September A.D., 2006, BY JAMES R. YOUNG, SECRETARY, ON BEHALF OF YELLOW BLUFF DEVELOPMENT, LLC, BY NORTH MAIN STREET PARTNERS, INC.; HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Phyllis H. Luther  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Phyllis H. Luther  
Printed Name  
PHYLIS H. LUTHER  
Notary Public, State of Florida  
My comm. exp. May 12, 2009  
Comm. No. DD 428988  
MY COMMISSION EXPIRES 5/12/2009  
COMMISSION NUMBER DD428988

### OWNER

James E. England James R. Young, Jr  
Witness Witness  
James E. England James R. Young, Jr  
Printed Name Printed Name  
OWNER: TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
BY: James R. Young  
JAMES R. YOUNG  
CHAIRMAN OF SUPERVISORS

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF September A.D., 2006, BY JAMES R. YOUNG, CHAIRMAN OF SUPERVISORS, ON BEHALF OF TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT; HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

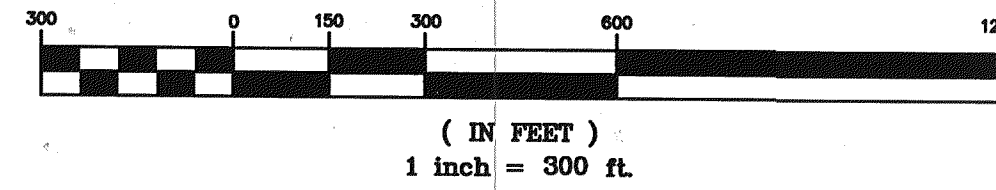
Phyllis H. Luther  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Phyllis H. Luther  
Printed Name  
PHYLIS H. LUTHER  
Notary Public, State of Florida  
My comm. exp. May 12, 2009  
Comm. No. DD 428988  
MY COMMISSION EXPIRES 5/12/2009  
COMMISSION NUMBER DD428988

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

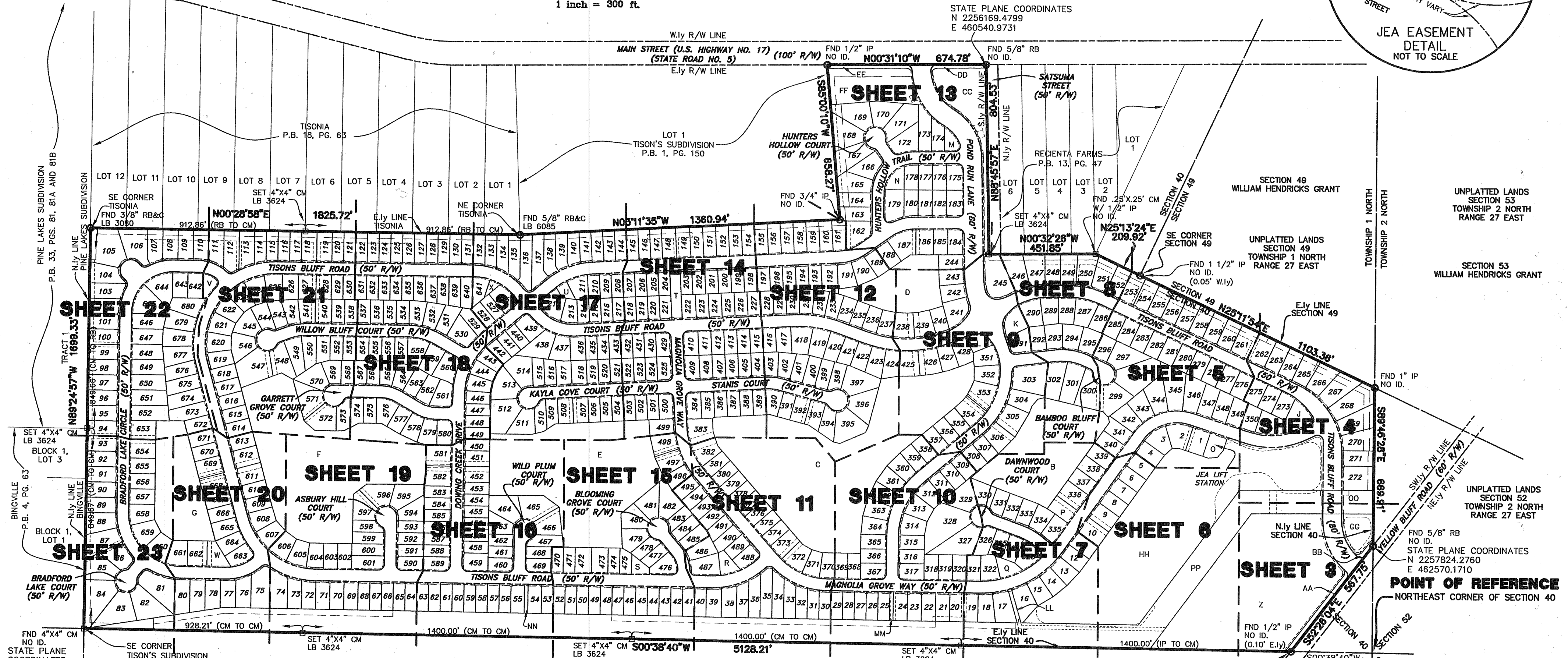
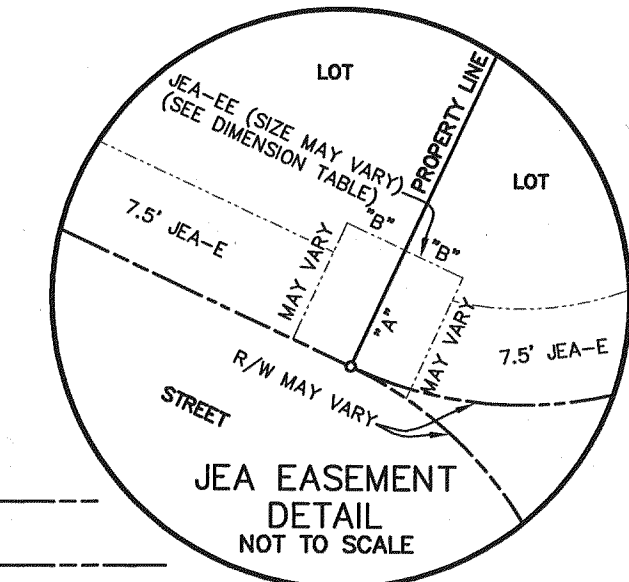
# YELLOW BLUFF HIDEAWAY

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



JEA DIMENSION TABLE	
"A"	10'
"B"	5'
"A"	10'
"B"	10'

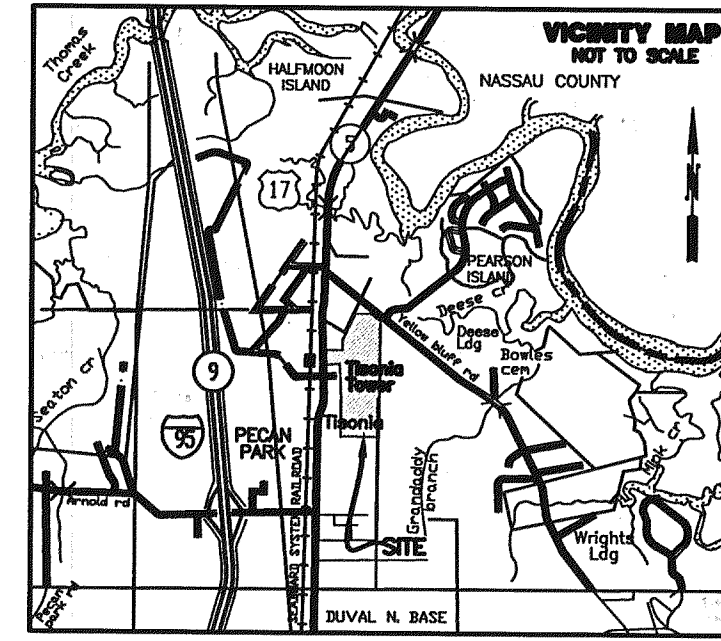


STATE PLANE COORDINATES  
N 2252350.2540  
E 462962.5200

STATE PLANE COORDINATES  
N 2256169.4799  
E 460540.9731

STATE PLANE COORDINATES  
N 2257824.2760  
E 462570.1710  
**POINT OF REFERENCE**  
NORTHEAST CORNER OF SECTION 40

**POINT OF BEGINNING**



LEGEND

●	PCP DENOTES PCP, STAMPED LB 3624
○	FND PERMANENT CONTROL POINT
—	IP IRON PIPE
—	REBAR
—	REBAR AND CAP
—	IDENTIFICATION
—	CONCRETE MONUMENT
—	R/W RIGHT OF WAY
—	C/L CENTERLINE
—	P.C. POINT OF CURVATURE
—	P.T. POINT OF TANGENCY
—	P.O.C. POINT ON CURVE
—	P.R.C. POINT OF REVERSE CURVATURE
—	P.C.C. POINT OF COMPOUND CURVATURE
—	R.P. RADIAL POINT
—	L1 TABULATED LINE DATA
—	C1 TABULATED CURVE DATA
—	JEA-E JEA EASEMENT
—	JEA-EE JEA EQUIPMENT EASEMENT
—	JEA-UE JEA UTILITY EASEMENT
—	O.R.V. OFFICIAL RECORDS VOLUME
—	PG. PAGE
—	P.B. PLAT BOOK

NOTES:  
1. BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EASTERLY LINE OF SECTION 40 AS BEING SOUTH 00°38' 40" WEST.  
2. 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 DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
3. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
4. 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.  
5. JEA-EE DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.  
6. EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0086 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY. 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. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.  
7. THE STATE PLANE GRID VALUES IN SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983) SHOWN HEREON WERE GENERATED FROM GPS OBSERVATIONS OF NGS POINTS FLGPs 27 AND NASSAU 15.

FLGPs 27 ~ N 2227033.2208 / E 412714.0367  
NASSAU 15 ~ N 2277615.1296 / E 475582.9165

UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

CITY DEV. NO. 6218  
PSD NO. 2004-023

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 139

SHEET 3 OF 23 SHEETS

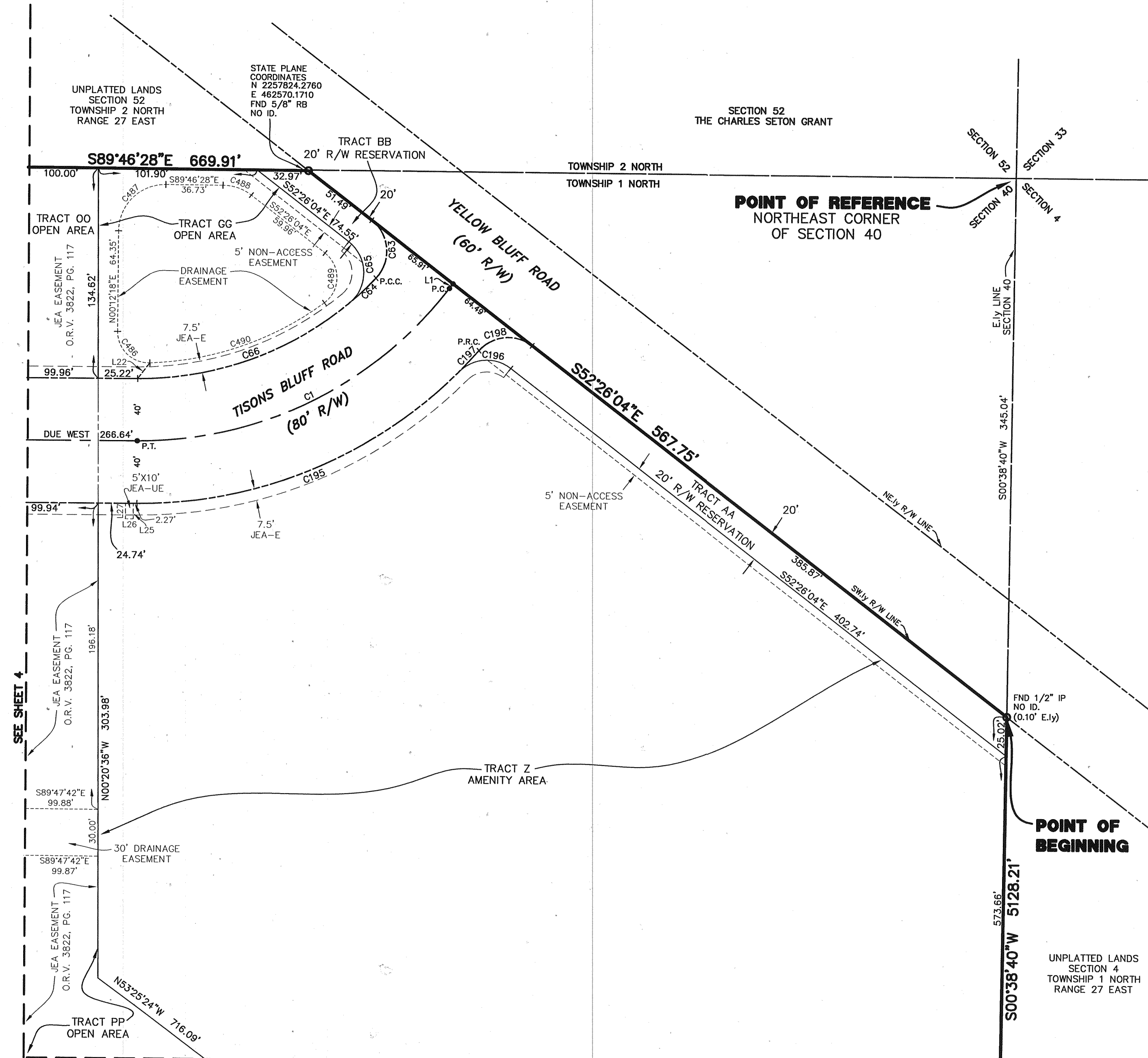
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GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



LEGEND

- DENOTES PCP, STAMPED LB 3624
- PCP PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID. IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
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- L1 TABULATED LINE DATA
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- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- PG. PAGE
- P.B. PLAT BOOK

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°00'00"W	3.72'
L22	N37°25'15"E	12.78'
L25	S00°00'00"E	10.00'
L26	S90°00'00"E	5.00'
L27	S00°00'00"E	10.00'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	53°00'00"	250.00'	231.26'	N63°30'00"E	223.10'
C63	95°50'15"	25.00'	41.82'	N04°30'57"W	37.11'
C64	6°16'27"	210.00'	23.00'	N46°32'24"E	22.98'
C65	102°08'41"	25.00'	44.55'	N01°22'44"W	38.89'
C66	40°19'23"	210.00'	147.79'	N69°50'18"E	144.76'
C195	45°21'23"	290.00'	229.57'	N67°19'19"E	223.62'
C196	82°55'18"	25.00'	36.18'	S86°06'16"W	33.11'
C197	3°39'14"	290.00'	18.49'	N42°49'00"E	18.49'
C198	86°34'32"	25.00'	37.76'	S84°16'40"W	34.28'
C486	92°25'50"	20.00'	32.26'	S46°00'37"E	28.88'
C487	90°01'14"	30.00'	47.13'	S45°12'55"W	42.43'
C488	37°20'24"	30.00'	19.55'	N71°06'16"W	19.21'
C489	105°44'08"	20.00'	36.81'	N00°26'00"E	31.89'
C490	34°28'24"	200.00'	120.33'	N70°32'16"E	118.53'

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**

CITY DEV. NO. 6218  
PSD NO. 2004-023

14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

SEE SHEET 6

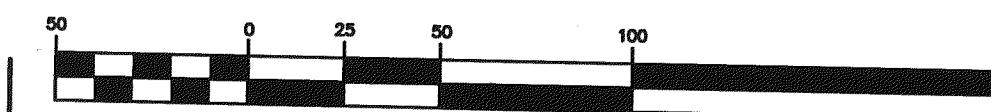
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PLAT BOOK 62 PAGE 140

SHEET 4 OF 23 SHEETS

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

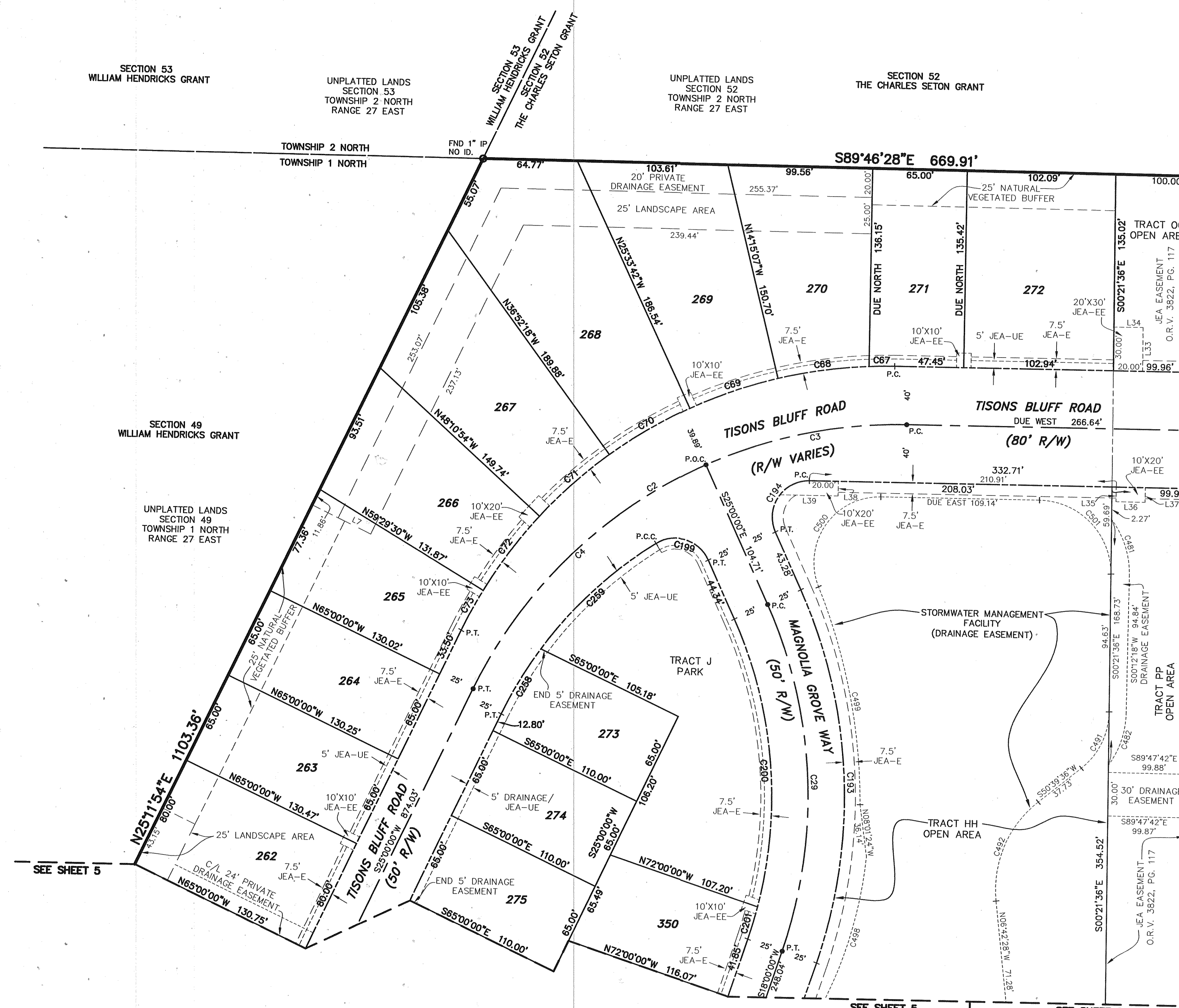
SEE SHEET 2 OF 23 FOR NOTES

LEGEND

- DENOTES PCP, STAMPED LB 3624
- PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID. IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIAL POINT
- L1 TABULATED LINE DATA
- CI TABULATED CURVE DATA
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PLAT BOOK

LINE	BEARING	LENGTH
L7	N64°48'06"W	25.00'
L33	S00°21'36"E	30.00'
L34	S89°38'24"W	20.00'
L35	N00°00'00"W	10.00'
L36	N90°00'00"E	20.00'
L37	N00°00'00"W	10.00'
L38	S00°00'00"E	10.00'
L39	N90°00'00"W	40.00'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	65°00'00"	325.00'	368.70'	S57°30'00"W	348.24'
C3	25°00'00"	325.00'	141.81'	S77°30'00"W	140.69'
C4	40°00'00"	325.00'	226.89'	S45°00'00"W	222.31'
C29	43°00'00"	325.00'	243.91'	N03°30'00"W	238.23'
C67	3°05'44"	325.00'	17.56'	S88°27'08"W	17.56'
C68	11°18'36"	325.00'	63.28'	S81°19'35"W	63.18'
C69	11°18'36"	325.00'	64.15'	S70°05'36"W	64.05'
C70	11°18'36"	325.00'	64.15'	S58°47'00"W	64.05'
C71	11°18'36"	325.00'	64.15'	S47°28'24"W	64.05'
C72	11°18'36"	325.00'	64.15'	S36°09'48"W	64.05'
C73	5°30'30"	325.00'	31.25'	S27°45'15"W	31.23'
C193	43°00'00"	350.00'	262.67'	N03°30'00"W	258.55'
C194	115°00'00"	25.00'	50.18'	S32°30'00"W	42.17'
C199	97°44'11"	25.00'	42.85'	N73°52'05"W	37.66'
C200	38°34'26"	300.00'	201.97'	N05°42'47"W	198.18'
C201	4°25'34"	300.00'	23.18'	N15°47'13"E	23.17'
C258	10°33'13"	285.00'	52.50'	S30°16'37"W	52.42'
C259	21°42'36"	285.00'	107.99'	S46°24'31"W	107.34'
C481	37°52'18"	62.00'	40.98'	N18°43'51"W	40.24'
C482	35°17'33"	62.00'	38.19'	N17°51'04"E	37.69'
C491	51°01'12"	50.00'	44.57'	N25°09'00"E	43.07'
C492	57°22'04"	50.00'	42.85'	S21°58'34"W	43.92'
C498	23°29'37"	280.00'	118.91'	N16°48'02"E	118.08'
C499	21°57'51"	400.00'	153.34'	N11°52'28"W	152.40'
C500	112°51'24"	45.00'	88.64'	S33°34'18"W	74.89'
C501	89°38'24"	50.00'	78.23'	N45°10'48"W	70.49'



PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CITY DEV. NO. 6218  
PSD NO. 2004-023

# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 141

SHEET 5 OF 23 SHEETS

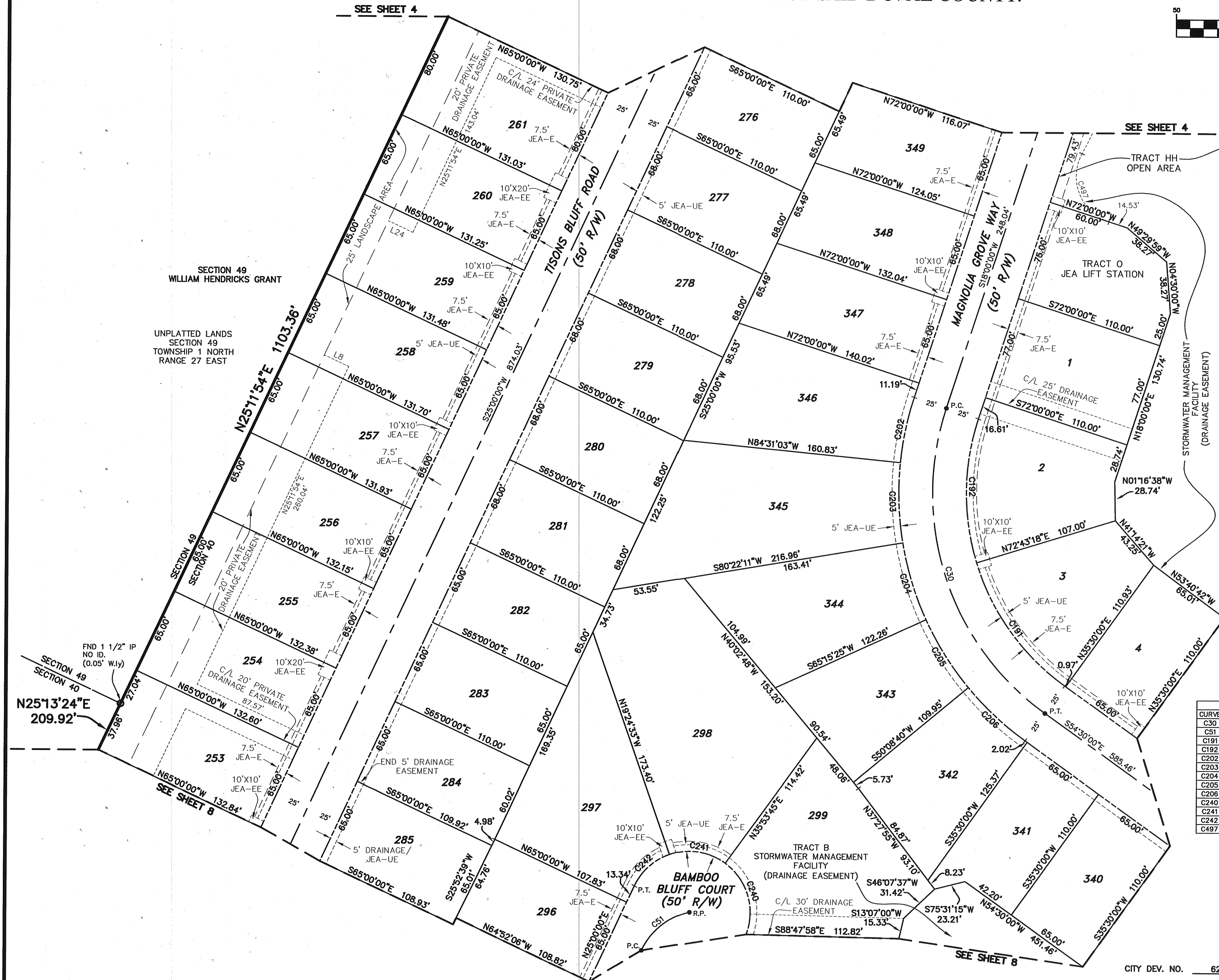
A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

SEE SHEET 2 OF 23 FOR NOTES



LEGEND

- DENOTES PCP, STAMPED LB 3624
- PERMANENT CONTROL POINT FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
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- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PAGE
- P.B. PLAT BOOK

LINE TABLE

LINE	BEARING	LENGTH
LB	N65°12'08"W	20.00'
L24	N64°47'52"W	20.00'

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	72°30'00"	200.00'	253.07'	S18°15'00"E	236.52'
C51	52°23'10"	51.33'	49.93'	S51°11'35"W	45.31'
C191	37°13'18"	175.00'	113.69'	S35°53'21"E	111.70'
C192	35°16'42"	175.00'	107.75'	S00°21'39"W	106.06'
C202	12°31'02"	225.00'	49.16'	S11°44'28"W	49.06'
C203	15°06'46"	225.00'	59.35'	S02°04'28"E	59.18'
C204	15°06'46"	225.00'	59.35'	S17°11'12"E	59.18'
C205	15°06'46"	225.00'	59.35'	S32°17'58"E	59.18'
C206	14°38'40"	225.00'	57.51'	S47°10'40"E	57.35'
C240	74°46'34"	45.00'	58.73'	N16°42'58"W	54.65'
C241	55°18'17"	45.00'	43.44'	N81°45'24"W	41.77'
C242	45°35'27"	45.00'	35.81'	S47°47'44"W	34.87'
C497	100°30'54"	35.00'	61.40'	S21°42'54"E	53.82'

CITY DEV. NO. 6218  
PSD NO. 2004-023

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# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 142

SHEET 6 OF 23 SHEETS

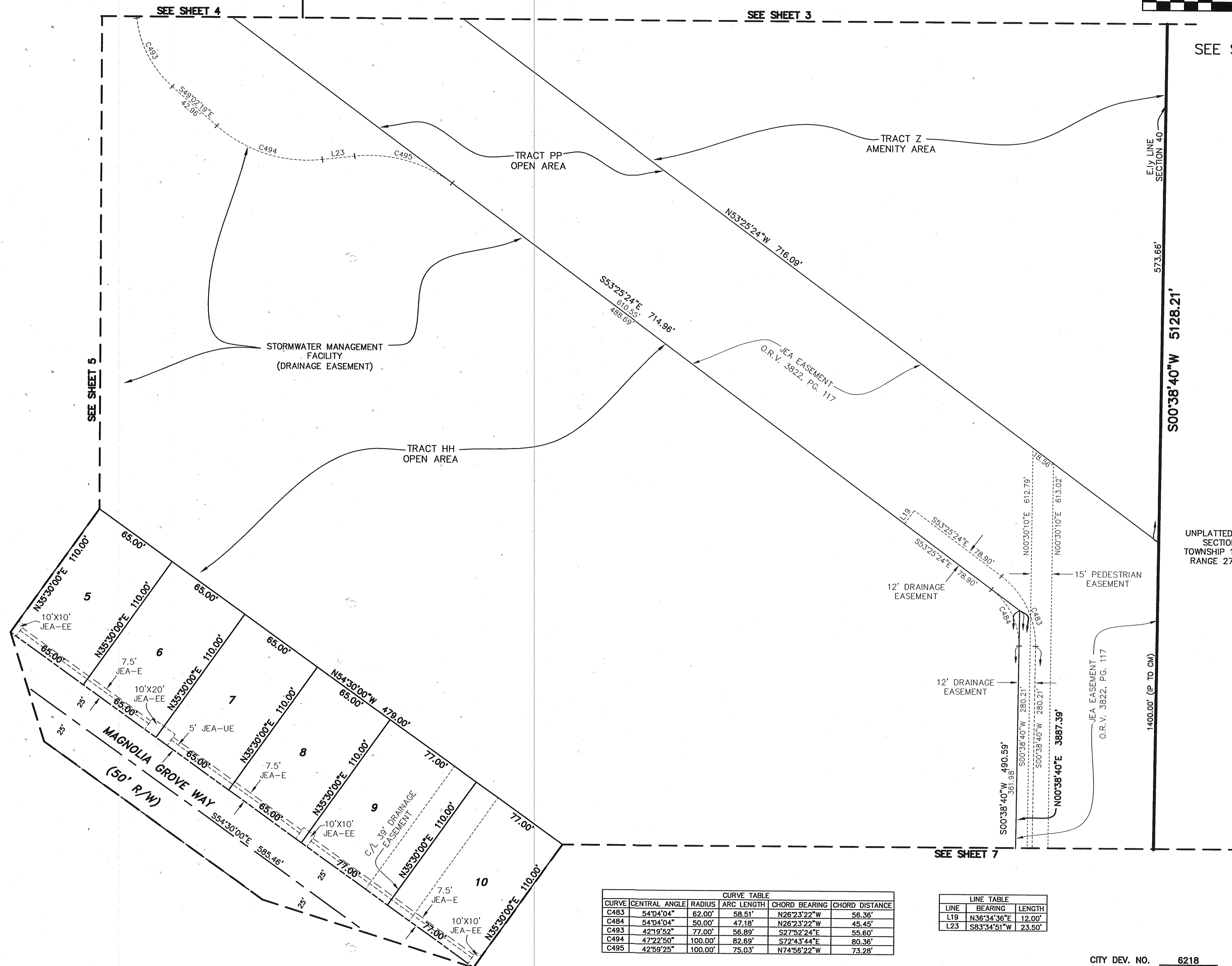
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GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

SEE SHEET 2 OF 23 FOR NOTES



**LEGEND**

- DENOTES PCP, STAMPED LB 3624
- PCP PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
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- PG. PAGE
- P.B. PLAT BOOK

CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	
C483	54°04'04"	62.00'	58.51'	N26°23'22"W	56.36'	
C484	54°04'04"	50.00'	47.18'	N26°23'22"W	45.45'	
C493	42°19'52"	77.00'	56.89'	S27°52'24"E	55.60'	
C494	47°22'50"	100.00'	82.69'	S72°43'44"E	80.36'	
C495	42°59'25"	100.00'	75.03'	N74°56'22"W	73.28'	

LINE TABLE	
LINE	LENGTH
L19	N36°34'36"E 12.00'
L23	S83°34'51"W 23.50'

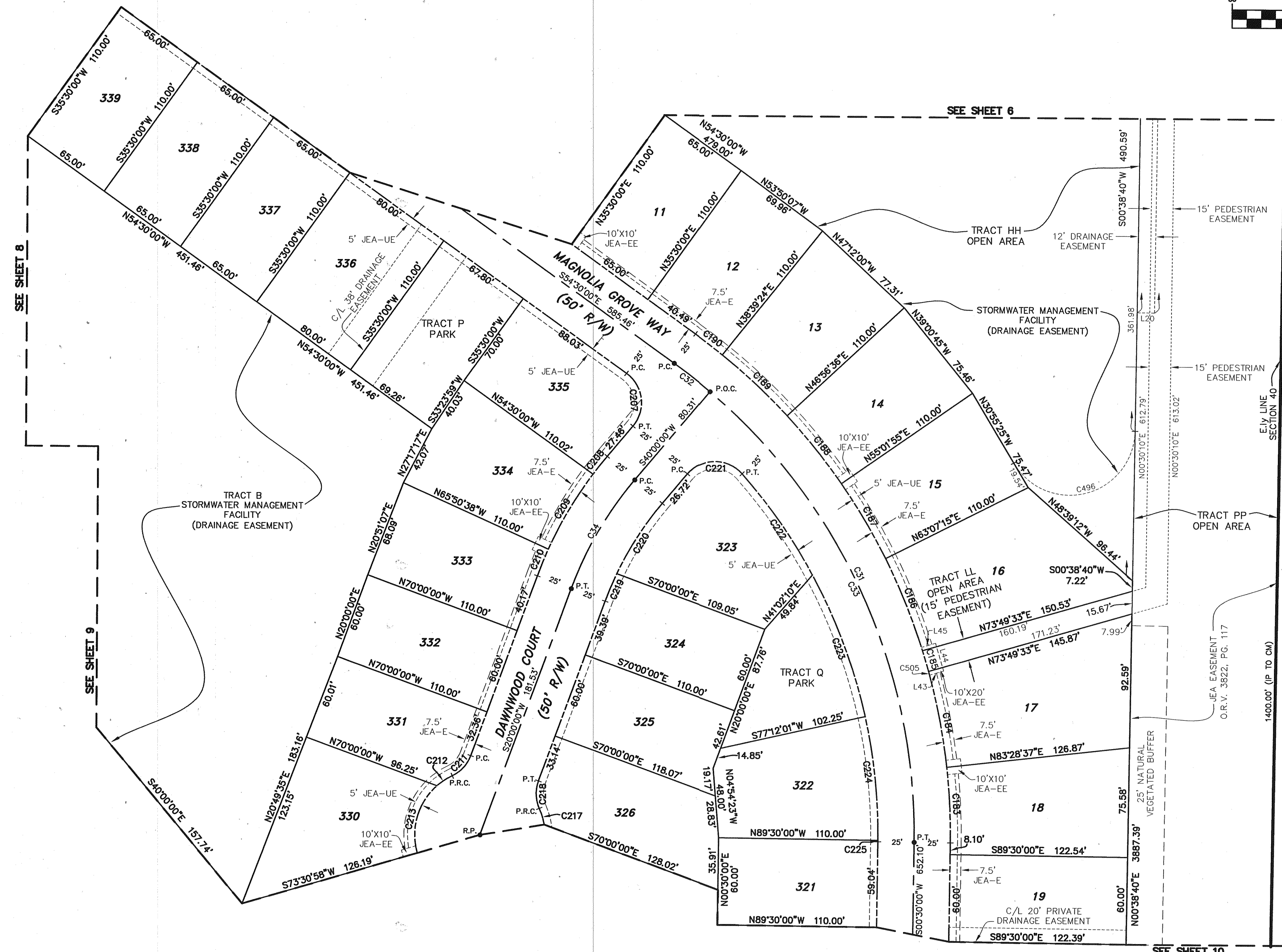
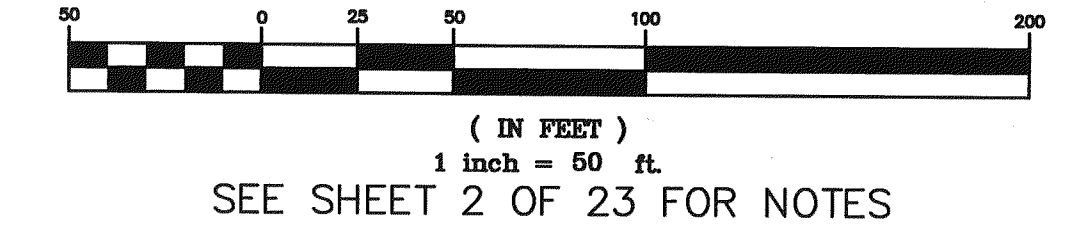
CITY DEV. NO. 6218  
PSD NO. 2004-023

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14775 OLD ST. AUGUSTINE ROAD  
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GRAPHIC SCALE



- UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST
- LEGEND
- DENOTES PCP, STAMPED LB 3624
  - PERMANENT CONTROL POINT
  - FND FOUND
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
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  - O.R.V. OFFICIAL RECORDS VOLUME
  - PG. PAGE
  - P.B. PLAT BOOK

LINE TABLE

LINE	BEARING	LENGTH
L20	S89°21'20"W	12.00'
L43	S73°21'42"W	10.12'
L44	S16°38'18"E	20.00'
L45	S73°21'42"W	10.12'

CURVE TABLE

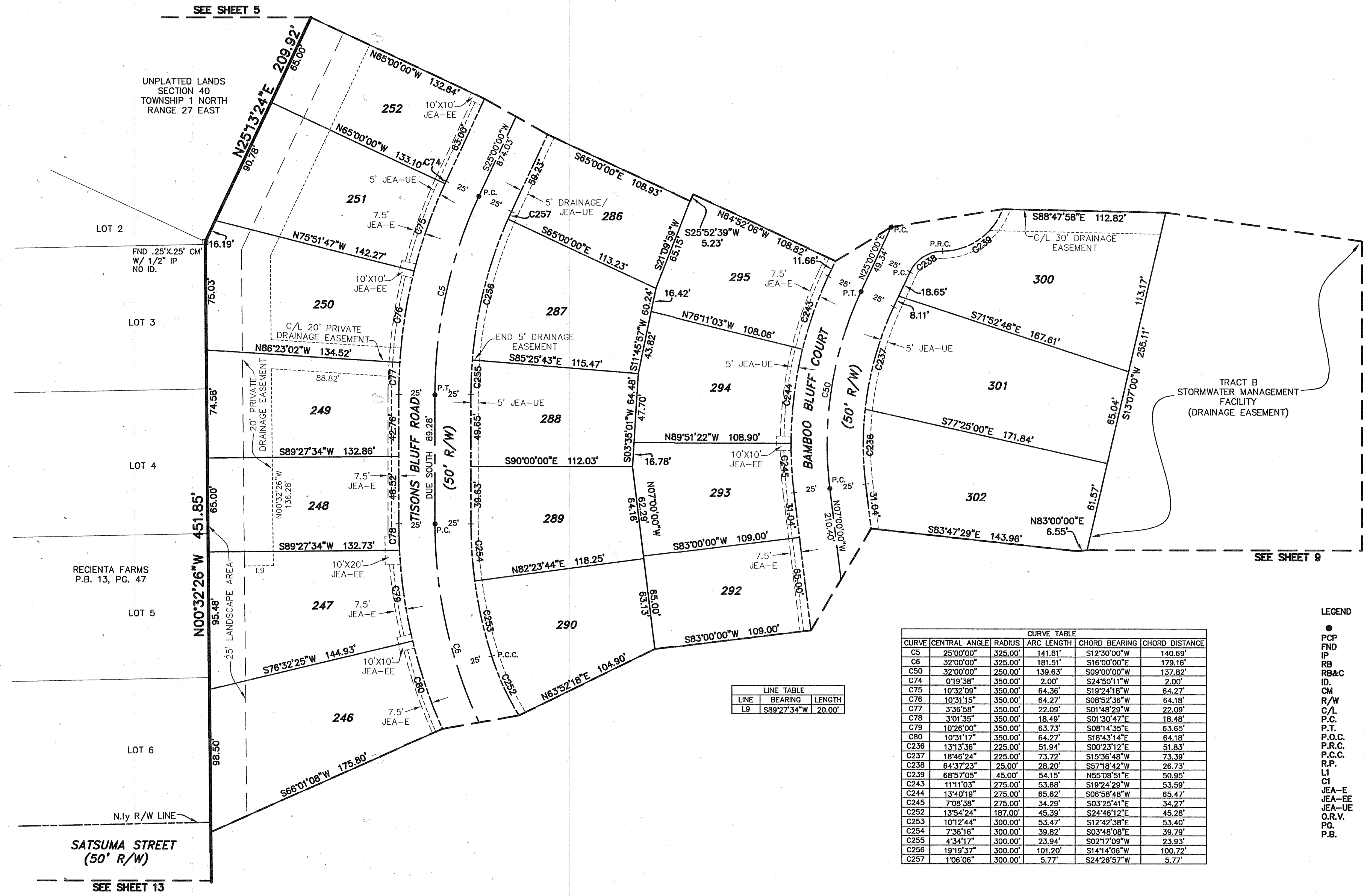
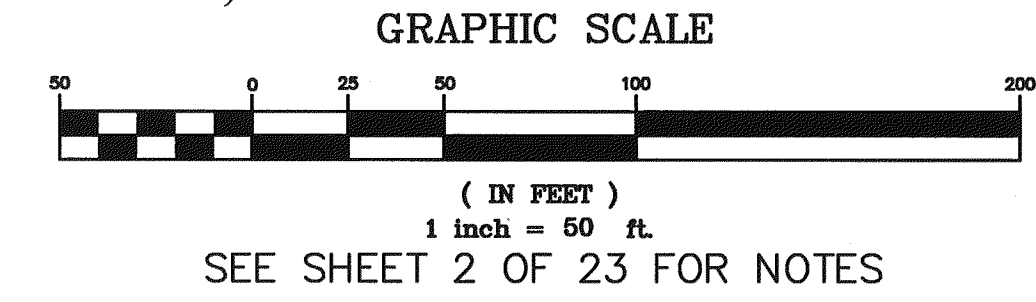
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C31	55°00'00"	400.00'	383.97'	N27°00'00"W	369.40'
C32	4°30'00"	400.00'	31.42'	N52°15'00"W	31.41'
C33	50°30'00"	400.00'	352.56'	N24°45'00"W	341.25'
C34	20°00'00"	250.00'	87.27'	S30°00'00"W	86.82'
C183	7°01'23"	425.00'	52.09'	N03°00'41"W	52.06'
C184	9°07'35"	425.00'	67.70'	N11°05'11"W	67.63'
C185	2°01'21"	425.00'	15.00'	N16°39'39"W	15.00'
C186	9°12'27"	425.00'	68.30'	N22°16'32"W	68.22'
C187	8°05'19"	425.00'	60.00'	N30°55'25"W	59.95'
C188	8°05'19"	425.00'	60.00'	N39°00'45"W	59.95'
C189	8°17'11"	425.00'	61.47'	N47°12'00"W	61.41'
C190	3°09'24"	425.00'	23.42'	N52°55'18"W	23.41'
C217	14°57'04"	45.00'	11.74'	N16°56'23"W	11.71'
C218	44°24'55"	25.00'	19.38'	S02°12'28"E	18.90'
C219	5°15'19"	225.00'	20.64'	S24°37'39"W	20.63'
C220	14°44'41"	225.00'	57.90'	S32°37'39"W	57.74'
C221	98°12'48"	25.00'	42.85'	S89°06'24"W	37.80'
C222	13°00'58"	375.00'	85.19'	N35°16'43"W	85.01'
C223	15°58'15"	375.00'	104.53'	N20°47'07"W	104.19'
C224	13°09'10"	375.00'	86.08'	N06°13'24"W	85.90'
C225	0°08'49"	375.00'	0.96'	N00°25'35"E	0.96'
C496	148°26'55"	45.00'	116.58'	N74°51'37"E	86.61'
C505	0°21'34"	425.00'	2.67'	N15°28'11"W	2.67'

PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

CITY DEV. NO. 6218  
PSD NO. 2004-023

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UNPLATTED LANDS SECTION 40 TOWNSHIP 1 NORTH RANGE 27 EAST

LOT 2  
FND .25'x.25' CM W/ 1/2" IP NO ID.

LOT 3  
C/L 20' PRIVATE DRAINAGE EASEMENT

LOT 4  
20' PRIVATE DRAINAGE EASEMENT

RECIENTA FARMS P.B. 13, PG. 47

LOT 5

LOT 6

SATSUMA STREET (50' R/W)

SEE SHEET 13

TRACT B STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)

SEE SHEET 9

LINE TABLE

LINE	BEARING	LENGTH
L9	S89°27'34"W	20.00'

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	25°00'00"	325.00'	141.81'	S12°30'00"W	140.69'
C6	32°00'00"	325.00'	181.51'	S16°00'00"E	179.16'
C50	32°00'00"	250.00'	139.63'	S09°00'00"W	137.82'
C74	0°19'38"	350.00'	2.00'	S24°50'11"W	2.00'
C75	10°32'09"	350.00'	64.36'	S19°24'18"W	64.27'
C76	10°31'16"	350.00'	64.27'	S08°52'38"W	64.18'
C77	3°36'58"	350.00'	22.09'	S01°48'29"W	22.09'
C78	3°01'35"	350.00'	18.49'	S01°30'47"E	18.48'
C79	10°28'00"	350.00'	63.73'	S08°14'35"E	63.65'
C80	10°31'17"	350.00'	64.27'	S18°43'14"E	64.18'
C236	13°13'36"	225.00'	51.94'	S00°23'12"E	51.83'
C237	18°46'24"	225.00'	73.72'	S15°36'48"W	73.39'
C238	64°37'23"	25.00'	28.20'	S57°18'42"W	28.73'
C239	68°57'06"	45.00'	54.16'	N58°08'51"E	50.95'
C243	11°11'03"	275.00'	53.88'	S19°24'29"W	53.59'
C244	13°40'19"	275.00'	65.62'	S06°58'48"W	65.47'
C245	7°08'38"	275.00'	34.29'	S03°25'41"E	34.27'
C252	13°54'24"	187.00'	45.39'	S24°46'12"E	45.28'
C253	10°12'44"	300.00'	53.47'	S12°42'38"E	53.40'
C254	7°36'16"	300.00'	39.82'	S03°48'08"E	39.79'
C255	4°34'17"	300.00'	23.94'	S02°17'09"W	23.93'
C256	18°19'37"	300.00'	101.20'	S14°14'08"W	100.72'
C257	1°06'06"	300.00'	5.77'	S24°26'57"W	5.77'

- LEGEND
- DENOTES PCP, STAMPED LB 3624
  - PERMANENT CONTROL POINT
  - FND FOUND
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID. IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
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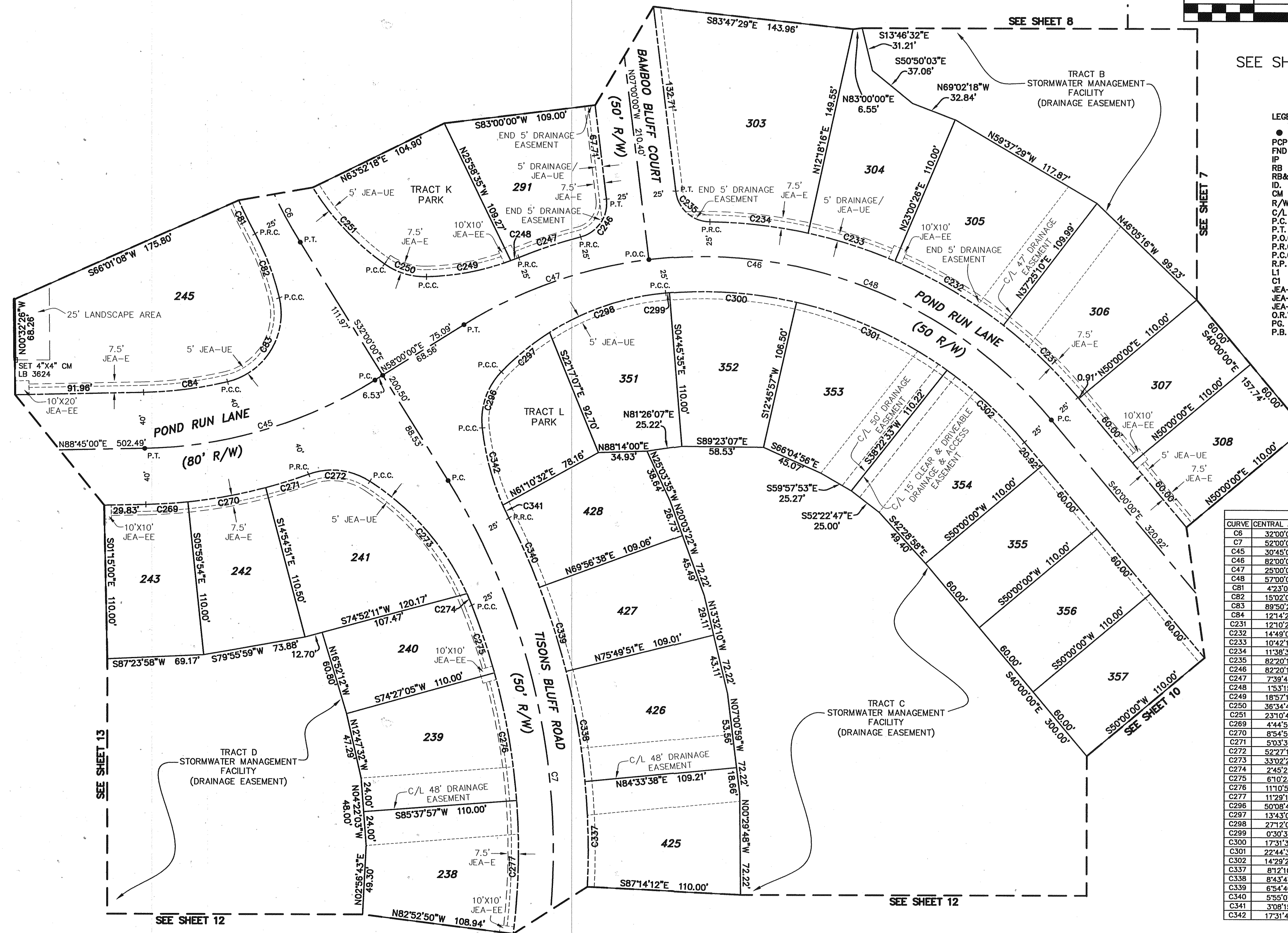
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.  
SEE SHEET 2 OF 23 FOR NOTES

LEGEND

- DENOTES PCP, STAMPED LB 3624
- PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID. IDENTIFICATION
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CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	32°00'00"	325.00'	181.51'	S16°00'00"E	179.16'
C7	52°00'00"	500.00'	453.79'	N06°00'00"W	436.37'
C45	30°45'00"	325.00'	174.42'	N73°22'30"E	172.34'
C46	82°00'00"	325.00'	465.13'	N81°00'00"W	426.44'
C47	25°00'00"	325.00'	141.81'	S70°30'00"W	140.69'
C48	57°00'00"	325.00'	323.32'	N68°30'00"W	310.15'
C81	42°3'02"	350.00'	26.78'	S26°10'23"E	26.77'
C82	15°02'07"	187.00'	49.07'	N20°50'51"W	48.93'
C83	89°50'21"	50.00'	78.40'	N81°35'23"E	70.61'
C84	123°4'26"	285.00'	60.89'	N82°37'47"E	60.77'
C231	12°10'25"	350.00'	74.36'	N46°05'13"W	74.22'
C232	14°49'09"	350.00'	90.52'	N59°34'59"W	90.27'
C233	10°42'10"	350.00'	65.38'	N72°20'39"W	65.28'
C234	11°38'32"	350.00'	71.12'	N83°31'00"W	71.00'
C235	82°20'16"	25.00'	35.93'	S48°10'08"E	32.91'
C246	82°20'16"	25.00'	35.93'	N34°10'08"E	32.91'
C247	73°9'44"	350.00'	48.81'	S71°30'24"W	46.77'
C248	15°31'5"	187.00'	6.16'	N68°37'10"E	6.16'
C249	18°57'16"	187.00'	61.86'	N79°02'25"E	61.58'
C250	36°34'48"	50.00'	31.92'	S73°11'33"E	31.38'
C251	23°10'45"	187.00'	75.65'	S43°18'47"E	75.14'
C269	4°44'54"	365.00'	30.25'	N86°22'33"E	30.24'
C270	8°54'56"	365.00'	56.80'	N79°32'38"E	56.74'
C271	5°03'59"	365.00'	32.24'	N72°33'20"E	32.23'
C272	52°27'17"	50.00'	45.78'	N83°45'00"W	44.10'
C273	33°02'25"	187.00'	107.84'	N40°59'59"W	106.35'
C274	2°45'29"	187.00'	9.00'	N23°06'02"W	9.00'
C275	6°10'23"	475.00'	51.18'	N18°38'06"W	51.15'
C276	11°10'52"	475.00'	92.69'	N09°37'29"W	92.55'
C277	11°29'13"	475.00'	95.23'	N01°22'33"E	95.07'
C296	50°08'40"	50.00'	43.76'	S18°44'26"W	42.38'
C297	13°34'01"	187.00'	44.77'	N72°33'20"E	44.66'
C298	27°12'01"	187.00'	88.78'	S71°07'48"W	87.94'
C299	0°30'37"	300.00'	2.67'	S84°59'07"W	2.67'
C300	17°31'32"	300.00'	91.76'	N85°59'49"W	91.41'
C301	22°44'38"	300.00'	119.09'	N65°51'43"W	118.31'
C302	14°29'24"	300.00'	75.87'	N47°14'42"W	75.67'
C337	8°12'10"	525.00'	75.16'	N01°20'17"W	75.10'
C338	8°34'27"	525.00'	79.99'	N09°48'16"W	79.91'
C339	6°54'40"	525.00'	63.33'	N17°27'29"W	63.29'
C340	5°55'07"	525.00'	54.23'	N24°02'22"W	54.21'
C341	3°08'15"	187.00'	10.24'	S25°25'48"E	10.24'
C342	17°31'47"	187.00'	57.21'	S15°05'48"E	56.99'

# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 146

SHEET 10 OF 23 SHEETS

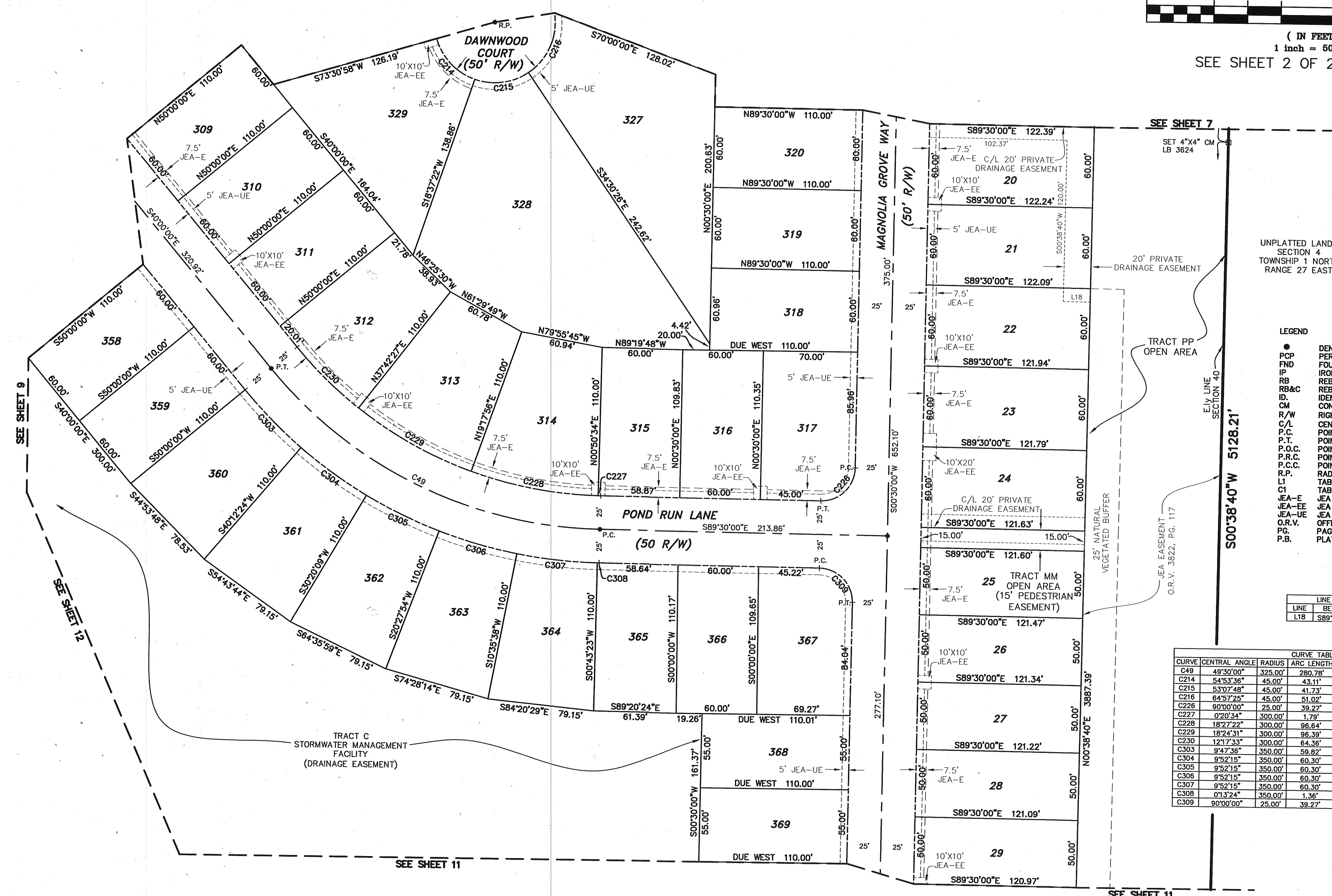
A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



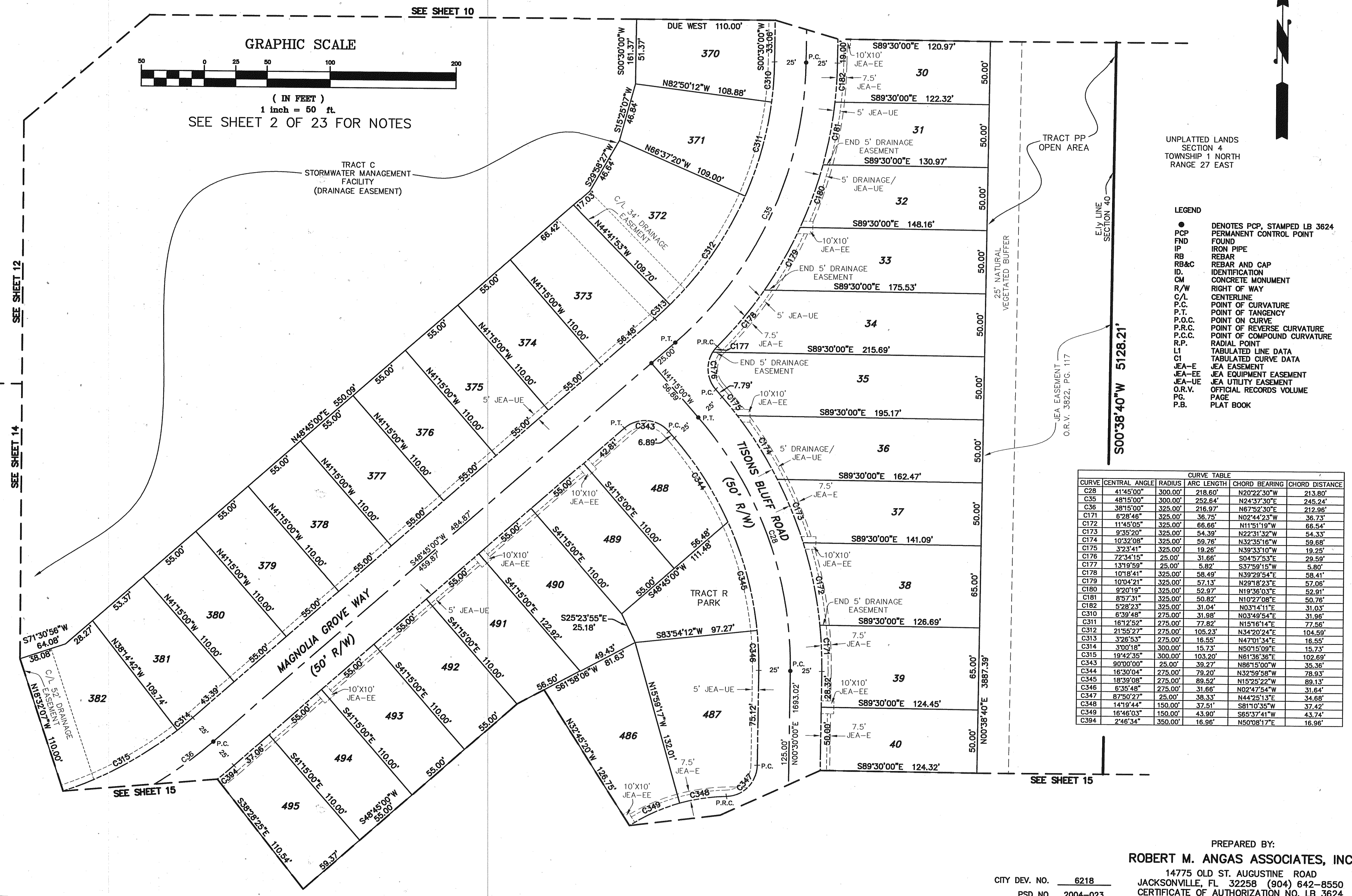
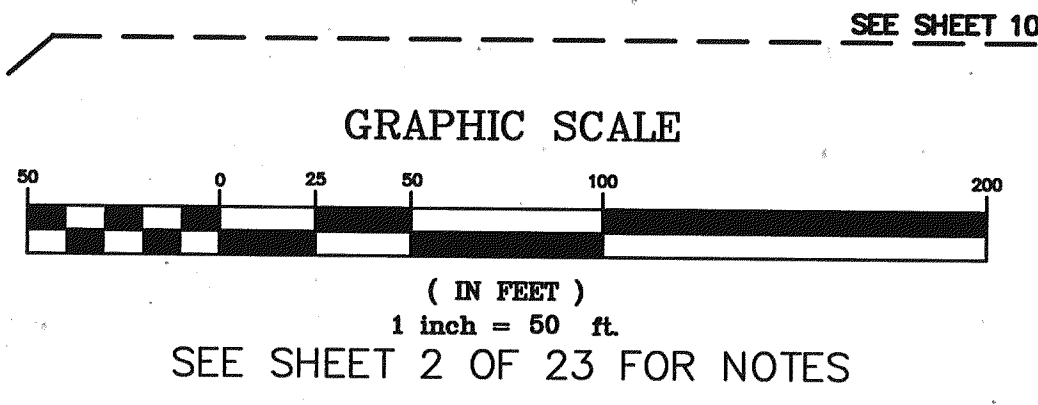
( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



# YELLOW BLUFF HIDEAWAY

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.



UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

- LEGEND
- DENOTES PCP, STAMPED LB 3624
  - PERMANENT CONTROL POINT
  - FND FOUND
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIAL POINT
  - LI TABULATED LINE DATA
  - LI TABULATED CURVE DATA
  - LI JEA-EASEMENT
  - LI JEA-E JEA EASEMENT
  - LI JEA-EE JEA EQUIPMENT EASEMENT
  - LI JEA-UE JEA UTILITY EASEMENT
  - O.R.V. OFFICIAL RECORDS VOLUME
  - PG. PAGE
  - P.B. PLAT BOOK

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C28	41°45'00"	300.00'	218.80'	N20°22'30"W	213.80'
C35	48°15'00"	300.00'	252.84'	N24°37'30"E	245.24'
C36	38°15'00"	325.00'	216.97'	N67°52'30"E	212.86'
C171	6°28'46"	325.00'	36.75'	N02°44'23"W	36.73'
C172	11°45'05"	325.00'	66.66'	N11°51'19"W	66.54'
C173	9°35'20"	325.00'	54.39'	N22°31'32"W	54.33'
C174	10°32'08"	325.00'	59.76'	N32°35'16"W	59.68'
C175	3°23'41"	325.00'	19.26'	N39°33'10"W	19.25'
C176	7°54'15"	25.00'	31.66'	S04°57'53"E	29.59'
C177	13°19'59"	25.00'	5.82'	S37°59'15"W	5.80'
C178	10°18'41"	325.00'	58.49'	N39°29'54"E	58.41'
C179	10°04'21"	325.00'	57.13'	N29°18'23"E	57.06'
C180	9°20'19"	325.00'	52.97'	N19°36'03"E	52.91'
C181	8°57'31"	325.00'	50.82'	N10°27'08"E	50.76'
C182	5°28'23"	325.00'	31.04'	N03°14'11"E	31.03'
C310	6°39'48"	275.00'	31.98'	N03°49'54"E	31.96'
C311	16°12'52"	275.00'	77.82'	N15°18'14"E	77.56'
C312	21°55'27"	275.00'	105.23'	N34°20'24"E	104.59'
C313	3°26'53"	275.00'	16.55'	N47°01'34"E	16.55'
C314	3°00'18"	300.00'	15.73'	N50°15'09"E	15.73'
C315	19°42'35"	300.00'	103.20'	N81°36'36"E	102.69'
C343	90°00'00"	25.00'	39.27'	N86°15'00"W	35.36'
C344	16°30'04"	275.00'	79.20'	N32°59'58"W	78.93'
C345	18°59'08"	275.00'	89.62'	N15°25'22"W	89.13'
C346	6°35'48"	275.00'	31.66'	N02°47'54"W	31.64'
C347	87°50'27"	25.00'	38.33'	N44°25'13"E	34.68'
C348	14°19'44"	150.00'	37.51'	S81°10'35"W	37.42'
C349	16°46'03"	150.00'	43.90'	S65°37'41"W	43.74'
C394	2°46'34"	350.00'	16.96'	N50°08'17"E	16.96'

# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 148

SHEET 12 OF 23 SHEETS

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

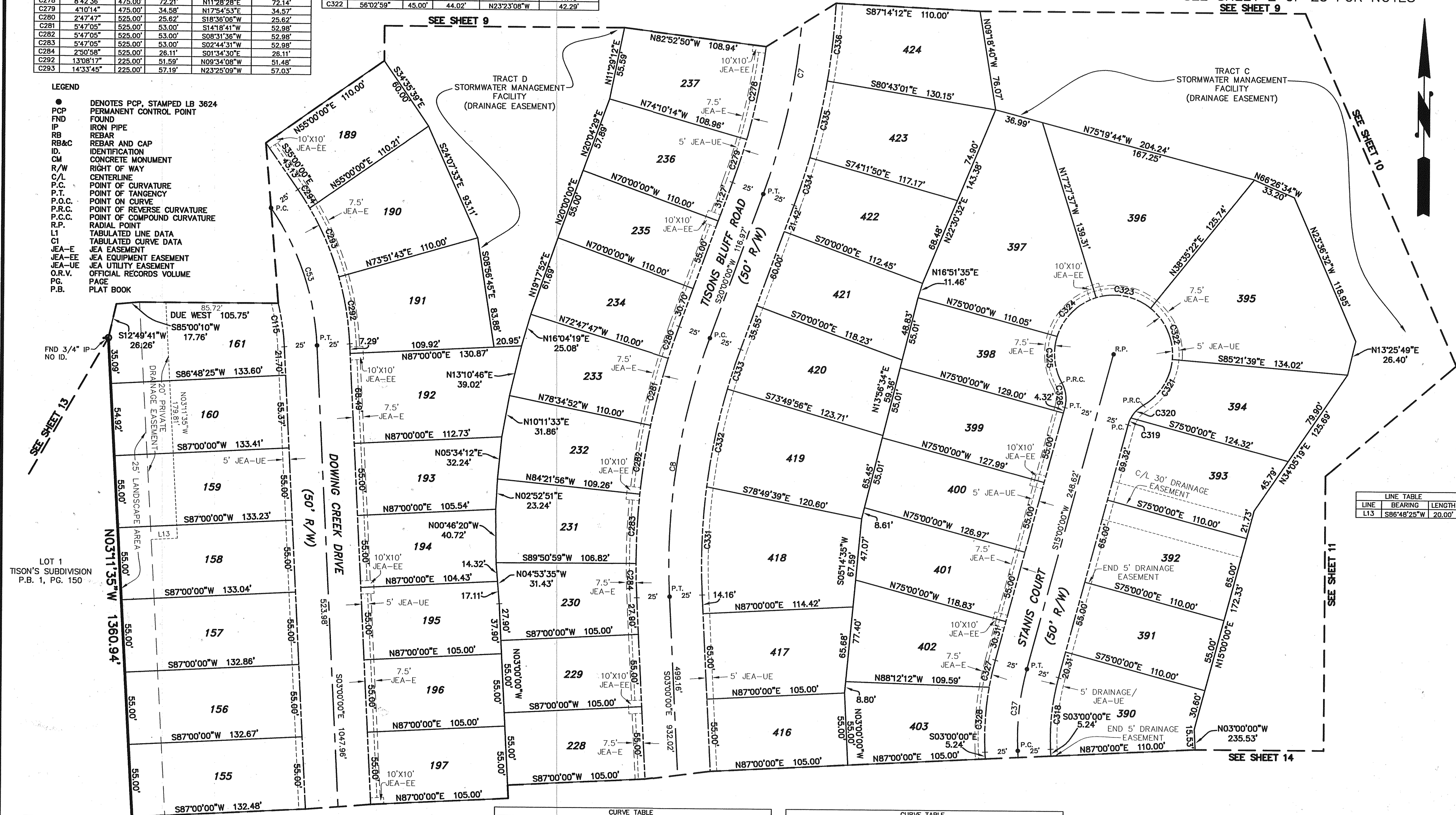
SEE SHEET 2 OF 23 FOR NOTES

SEE SHEET 9

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	52°00'00"	500.00'	453.79'	N06°00'00"W	438.37'
C8	23°00'00"	500.00'	200.71'	S08°30'00"W	199.37'
C37	18°00'00"	200.00'	62.83'	S06°00'00"W	62.87'
C53	32°00'00"	200.00'	111.70'	N19°00'00"W	110.25'
C115	10°57'55"	175.00'	33.49'	N08°28'57"W	33.44'
C278	8°42'36"	475.00'	72.21'	N11°28'28"E	72.14'
C279	4°10'14"	475.00'	34.58'	N17°54'53"E	34.57'
C280	2°47'47"	525.00'	25.62'	S18°36'06"W	25.62'
C281	5°47'05"	525.00'	53.00'	S14°18'41"W	52.98'
C282	5°47'05"	525.00'	53.00'	S08°31'36"W	52.98'
C283	5°47'05"	525.00'	53.00'	S02°44'31"W	52.98'
C284	2°50'58"	525.00'	26.11'	S01°34'30"E	26.11'
C292	13°08'17"	225.00'	51.59'	N09°34'08"W	51.48'
C293	14°33'45"	225.00'	57.19'	N23°25'09"W	57.03'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C294	41°7'58"	225.00'	16.88'	N32°51'01"W	16.88'
C318	18°00'00"	175.00'	54.98'	S06°00'00"W	54.75'
C319	13°07'54"	25.00'	5.73'	S21°33'57"W	5.72'
C320	31°17'01"	25.00'	13.65'	S43°46'24"W	13.48'
C321	54°46'34"	45.00'	43.02'	N32°01'38"E	41.40'
C322	56°02'59"	45.00'	44.02'	N23°23'08"W	42.29'

- LEGEND**
- DENOTES PCP, STAMPED LB 3624
  - PERMANENT CONTROL POINT
  - FND FOUND
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIAL POINT
  - LT TABULATED LINE DATA
  - LI TABULATED CURVE DATA
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - JEA-UE JEA UTILITY EASEMENT
  - O.R.V. OFFICIAL RECORDS VOLUME
  - PG. PAGE
  - P.B. PLAT BOOK



LINE	BEARING	LENGTH
L13	S86°48'25"W	20.00'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C323	56°02'59"	45.00'	44.02'	N79°28'08"W	42.29'
C324	55°23'15"	45.00'	43.50'	S44°50'45"W	41.83'
C325	46°34'03"	45.00'	36.57'	S08°07'54"E	35.58'
C326	44°24'55"	25.00'	19.38'	N07°12'28"W	18.90'
C327	52°03'30"	225.00'	20.98'	S12°19'45"W	20.97'
C328	12°39'30"	225.00'	49.71'	S03°19'45"W	49.61'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C331	9°58'22"	475.00'	82.68'	S01°59'11"W	82.57'
C332	9°11'42"	475.00'	76.23'	S11°34'13"W	76.15'
C333	3°49'56"	475.00'	31.77'	S18°05'02"W	31.76'
C334	41°1'50"	525.00'	38.46'	N17°54'05"E	38.45'
C335	6°31'11"	525.00'	59.74'	N12°32'35"E	59.71'
C336	6°31'11"	525.00'	59.74'	N06°01'23"E	59.71'

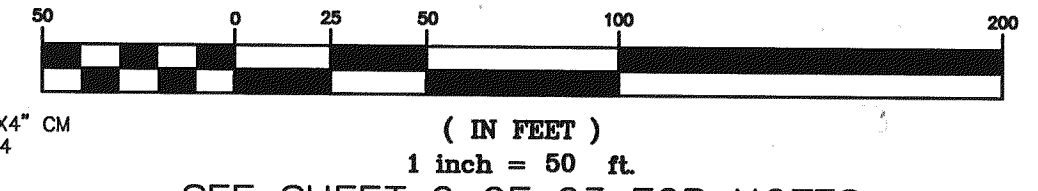
CITY DEV. NO. 6218  
PSD NO. 2004-023

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# YELLOW BLUFF HIDEAWAY

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



SEE SHEET 2 OF 23 FOR NOTES

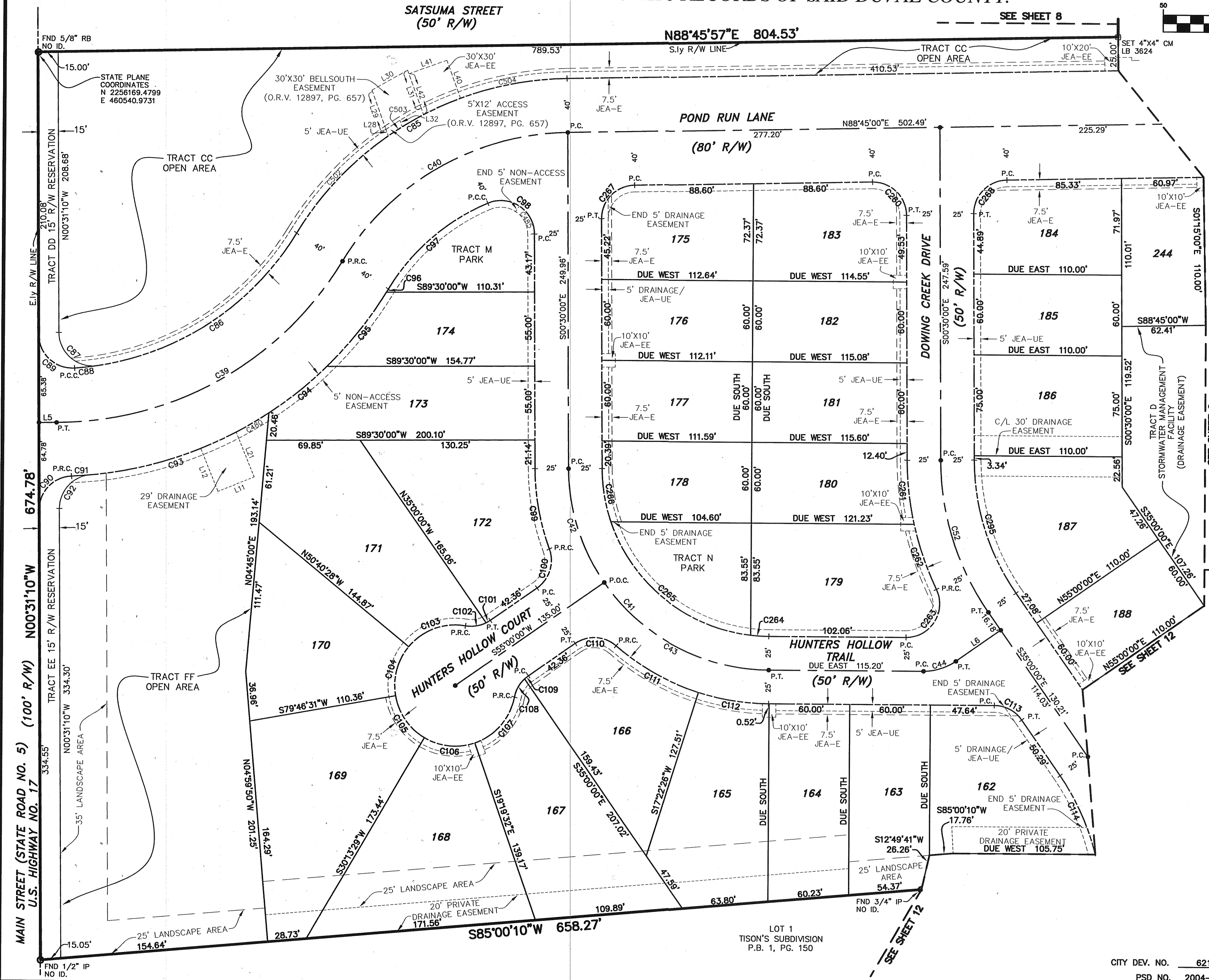
- LEGEND
- DENOTES PCP, STAMPED LB 3624
  - PERMANENT CONTROL POINT
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIAL POINT
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - JEA-UE JEA UTILITY EASEMENT
  - O.R.V. OFFICIAL RECORDS VOLUME
  - PG. PAGE
  - P.B. PLAT BOOK

LINE TABLE

LINE	BEARING	LENGTH
L5	N89°28'50"E	13.11'
L6	N55°00'00"E	40.62'
L11	N67°45'35"E	30.00'
L12	S22°14'25"E	34.34'
L21	S22°14'25"E	35.79'
L28	N20°06'14"W	5.17'
L29	N20°06'14"W	30.97'
L30	N60°25'46"E	30.41'
L31	S20°06'14"E	30.01'
L32	N20°06'14"W	5.11'
L40	S20°06'14"E	30.00'
L41	S69°53'46"W	30.00'
L42	S20°06'14"E	32.15'

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C39	58°33'37"	250.00'	255.52'	N60°12'02"E	244.54'
C40	57°49'46"	200.00'	201.86'	S59°50'07"W	193.40'
C41	89°30'00"	150.00'	234.31'	S45°15'00"E	211.20'
C42	34°30'00"	150.00'	90.32'	S17°45'00"E	88.86'
C43	55°00'00"	150.00'	143.99'	S62°30'00"E	138.52'
C44	35°00'00"	42.00'	25.66'	N72°30'00"E	25.26'
C52	34°30'00"	200.00'	120.43'	S17°45'00"E	118.62'
C85	57°49'46"	240.00'	242.24'	S59°50'07"W	232.08'
C86	50°12'04"	210.00'	184.00'	N56°01'15"E	178.17'
C87	98°21'33"	25.00'	42.92'	S49°41'56"E	37.84'
C88	4°40'22"	210.00'	17.13'	N85°27'28"E	17.12'
C89	93°41'11"	25.00'	40.88'	S47°21'45"E	34.68'
C90	87°50'09"	25.00'	38.33'	S43°23'55"W	33.77'
C91	2°43'12"	290.00'	13.77'	N85°57'24"E	13.77'
C92	84°56'30"	25.00'	37.06'	S41°57'05"W	33.76'
C93	28°08'59"	290.00'	142.48'	N70°31'18"E	141.05'
C94	10°59'44"	290.00'	55.65'	N50°56'57"E	55.57'
C95	14°00'25"	290.00'	70.90'	N38°26'52"E	70.72'
C96	0°31'28"	290.00'	2.85'	N31°10'57"E	2.65'
C97	35°38'23"	160.00'	99.53'	S48°44'25"W	97.83'
C98	112°56'23"	25.00'	49.28'	N56°58'11"W	47.88'
C99	20°01'21"	175.00'	61.16'	S10°30'40"E	60.84'
C100	75°31'21"	25.00'	32.95'	N17°14'20"E	30.62'
C101	8°14'32"	25.00'	3.60'	N59°07'16"E	3.59'
C102	38°10'23"	25.00'	15.78'	N81°19'44"E	15.52'
C103	60°05'24"	45.00'	47.19'	S69°22'13"W	45.06'
C104	49°33'01"	45.00'	38.92'	S14°33'01"W	37.72'
C105	49°33'01"	45.00'	38.92'	S35°00'00"E	37.72'
C106	49°33'01"	45.00'	38.92'	S84°33'01"E	37.72'
C107	60°05'24"	45.00'	47.19'	N40°37'47"E	45.06'
C108	36°10'23"	25.00'	15.78'	S28°40'16"W	15.52'
C109	8°14'32"	25.00'	3.60'	S50°52'44"W	3.59'
C110	75°31'21"	25.00'	32.95'	N87°14'20"W	30.62'
C111	23°08'55"	175.00'	70.70'	S61°03'07"E	70.22'
C112	172°22'28"	175.00'	53.07'	S81°18'47"E	53.86'
C113	55°00'00"	25.00'	24.00'	N62°30'00"W	23.09'
C114	21°02'05"	175.00'	64.25'	N24°28'57"W	63.89'
C260	90°45'00"	25.00'	39.60'	N45°52'30"W	35.99'
C261	12°13'35"	225.00'	48.01'	S06°36'47"E	47.92'
C262	13°05'13"	225.00'	51.39'	S19°16'11"E	51.28'
C263	115°48'48"	25.00'	50.53'	N32°05'36"E	42.36'
C264	8°14'21"	125.00'	13.81'	S88°52'50"E	13.60'
C265	64°45'21"	125.00'	141.28'	S31°22'59"E	133.88'
C266	18°30'18"	125.00'	40.37'	S09°45'09"E	40.20'
C267	89°15'00"	25.00'	38.94'	S44°07'30"W	35.12'
C268	89°15'00"	25.00'	38.94'	S44°07'30"W	35.12'
C295	34°30'00"	175.00'	105.37'	S17°45'00"E	103.79'
C480	5°34'25"	290.00'	28.21'	N59°14'01"E	28.20'
C485	56°28'11"	25.00'	24.84'	N28°44'06"W	23.65'
C502	23°58'01"	240.00'	100.39'	S42°54'14"W	98.56'
C503	2°56'49"	240.00'	12.34'	S56°21'39"W	12.34'
C504	19°22'04"	240.00'	81.13'	S79°03'58"W	80.74'



SEE SHEET 9

SEE SHEET 12

SEE SHEET 12

CITY DEV. NO. 6218  
PSD NO. 2004-023

PREPARED BY:  
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# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 150

SHEET 14 OF 23 SHEETS

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



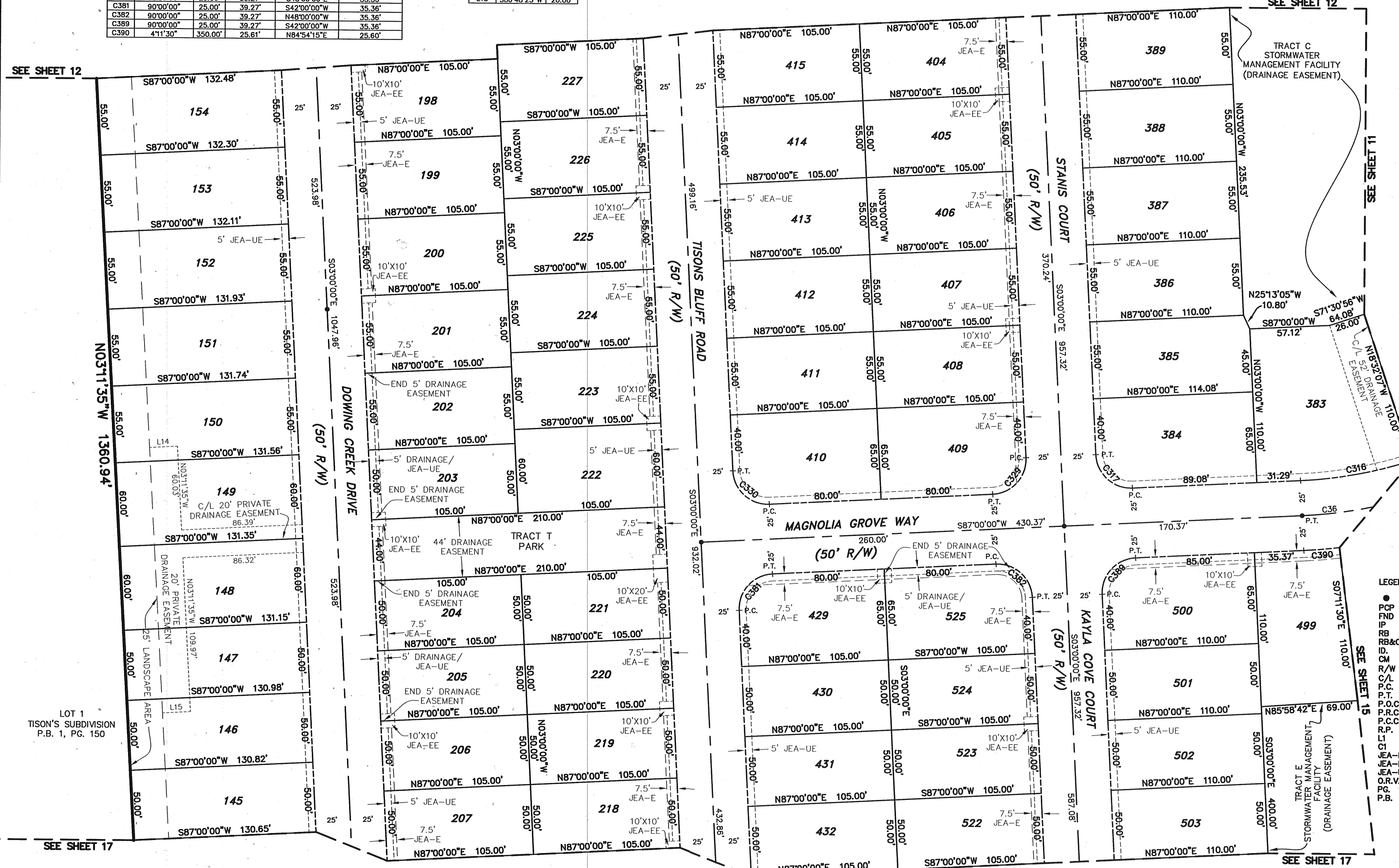
( IN FEET )

1 inch = 60 ft.

SEE SHEET 2 OF 23 FOR NOTES

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C36	38°15'00"	325.00'	216.97'	N67°52'30"E	212.96'
C316	15°32'07"	300.00'	81.34'	N79°13'57"E	81.09'
C317	90°00'00"	25.00'	39.27'	S48°00'00"E	35.36'
C329	90°00'00"	25.00'	39.27'	N42°00'00"E	35.36'
C330	90°00'00"	25.00'	39.27'	S48°00'00"E	35.36'
C381	90°00'00"	25.00'	39.27'	S42°00'00"W	35.36'
C382	90°00'00"	25.00'	39.27'	N48°00'00"W	35.36'
C389	90°00'00"	25.00'	39.27'	S42°00'00"W	35.36'
C390	41°13'07"	350.00'	25.61'	N84°54'15"E	25.60'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S86°48'25"W	20.00'
L15	S86°48'25"W	20.00'



# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 151

SHEET 15 OF 23 SHEETS

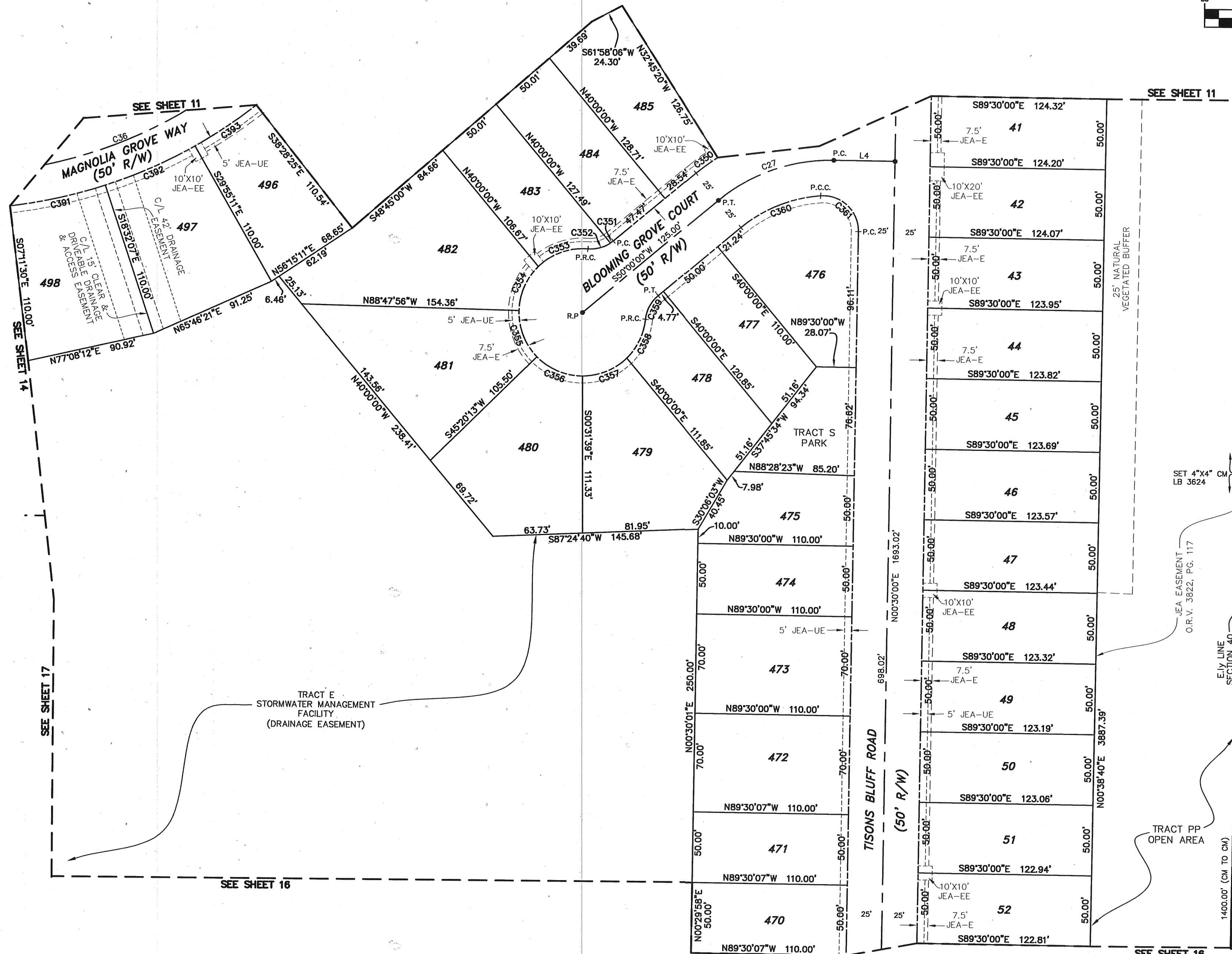
A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

LEGEND

- PCP DENOTES PCP, STAMPED LB 3624
- FND PERMANENT CONTROL POINT
- IP FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIAL POINT
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PAGE
- P.B. PLAT BOOK

LINE	BEARING	LENGTH
L4	N89°30'00"W	43.41'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C27	40°30'00"	125.00'	88.36'	S70°15'00"W	86.53'
C36	38°15'00"	325.00'	218.97'	N67°52'30"E	212.96'
C350	71°44'00"	150.00'	18.97'	S33°37'20"W	18.95'
C351	5°49'03"	25.00'	2.54'	N52°54'31"E	2.54'
C352	38°35'52"	25.00'	16.84'	N75°06'59"E	16.52'
C353	48°55'57"	45.00'	38.43'	S69°56'56"W	37.27'
C354	44°16'54"	45.00'	34.78'	S23°20'31"W	33.92'
C355	45°51'51"	45.00'	36.02'	S21°43'52"E	35.07'
C356	45°51'51"	45.00'	36.02'	S67°35'43"E	35.07'
C357	44°18'33"	45.00'	34.76'	N67°20'35"E	33.90'
C358	39°37'43"	45.00'	31.12'	N25°23'56"E	30.51'
C359	44°24'55"	25.00'	19.38'	S27°47'32"W	18.90'
C360	35°27'23"	100.00'	61.88'	S67°43'41"W	60.90'
C361	95°02'37"	25.00'	41.47'	N47°01'19"W	36.88'
C391	11°20'37"	350.00'	69.29'	N77°08'12"E	69.18'
C392	11°23'05"	350.00'	69.54'	N65°46'21"E	69.43'
C393	8°33'14"	350.00'	52.25'	N55°48'12"E	52.20'

SEE SHEET 16

CITY DEV. NO. 6218  
PSD NO. 2004-023

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

# YELLOW BLUFF HIDEAWAY

PLAT BOOK 02 PAGE 152

SHEET 16 OF 23 SHEETS

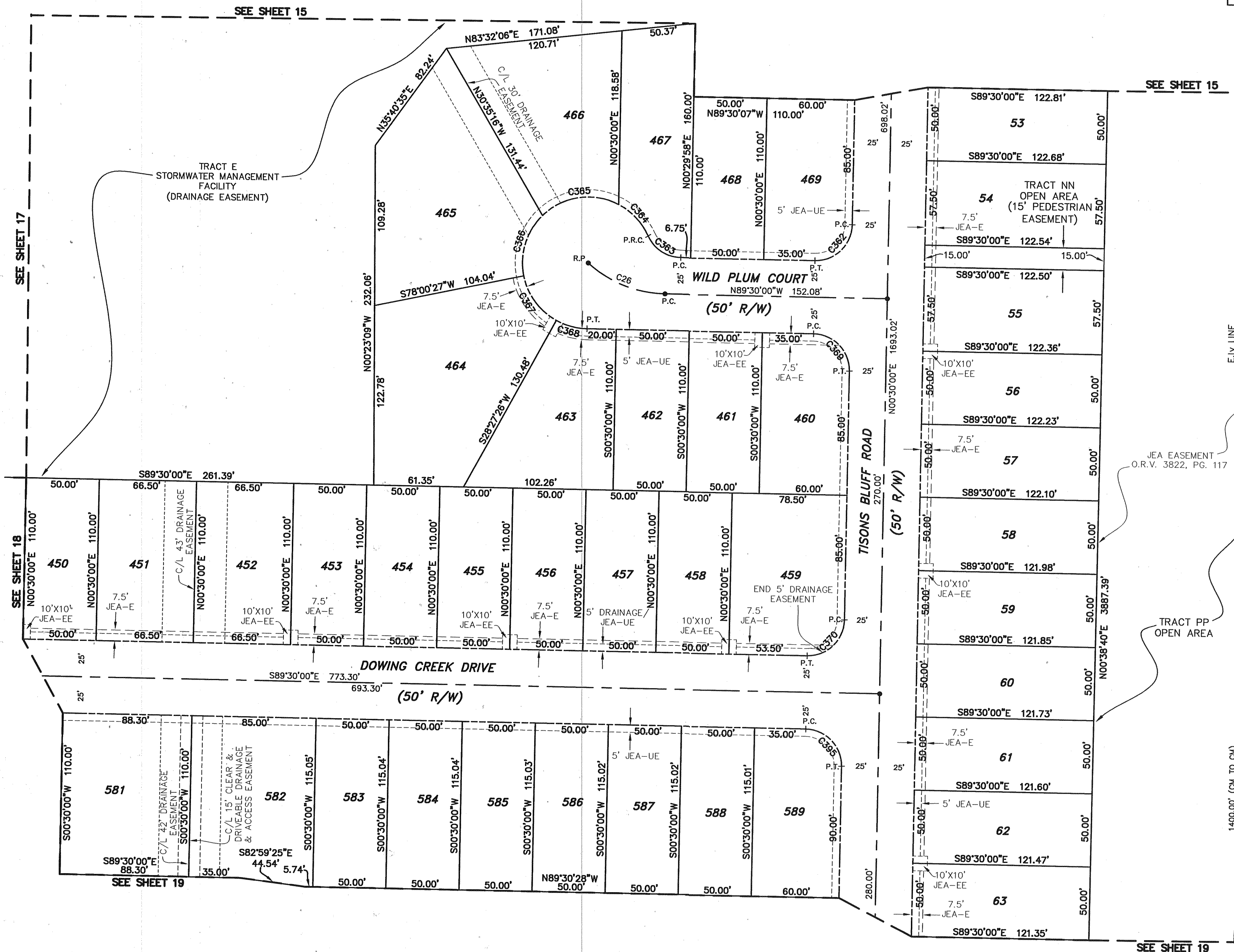
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GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

LEGEND

- DENOTES PCP, STAMPED LB 3624
- PCP PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID. IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIAL POINT
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- PG. PAGE
- P.B. PLAT BOOK

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	41°24'35"	80.00'	57.82'	S68°47'43"E	56.57'
C362	90°00'00"	25.00'	39.27'	N45°30'00"E	35.36'
C363	64°37'23"	25.00'	28.20'	S57°11'18"E	26.73'
C364	38°14'07"	45.00'	30.03'	N43°59'40"W	29.48'
C365	71°37'17"	45.00'	66.25'	S81°04'37"W	52.66'
C366	57°15'32"	45.00'	44.97'	S63°38'13"W	43.12'
C367	49°33'01"	45.00'	38.92'	S36°46'03"E	37.72'
C368	27°57'26"	45.00'	21.96'	S75°31'17"E	21.74'
C369	90°00'00"	25.00'	39.27'	N44°30'00"W	35.36'
C370	90°00'00"	25.00'	39.27'	N45°30'00"E	35.36'
C395	90°00'00"	25.00'	39.27'	N44°30'00"W	35.36'

PREPARED BY:  
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CITY DEV. NO. 6218  
PSD NO. 2004-023

# YELLOW BLUFF HIDEAWAY

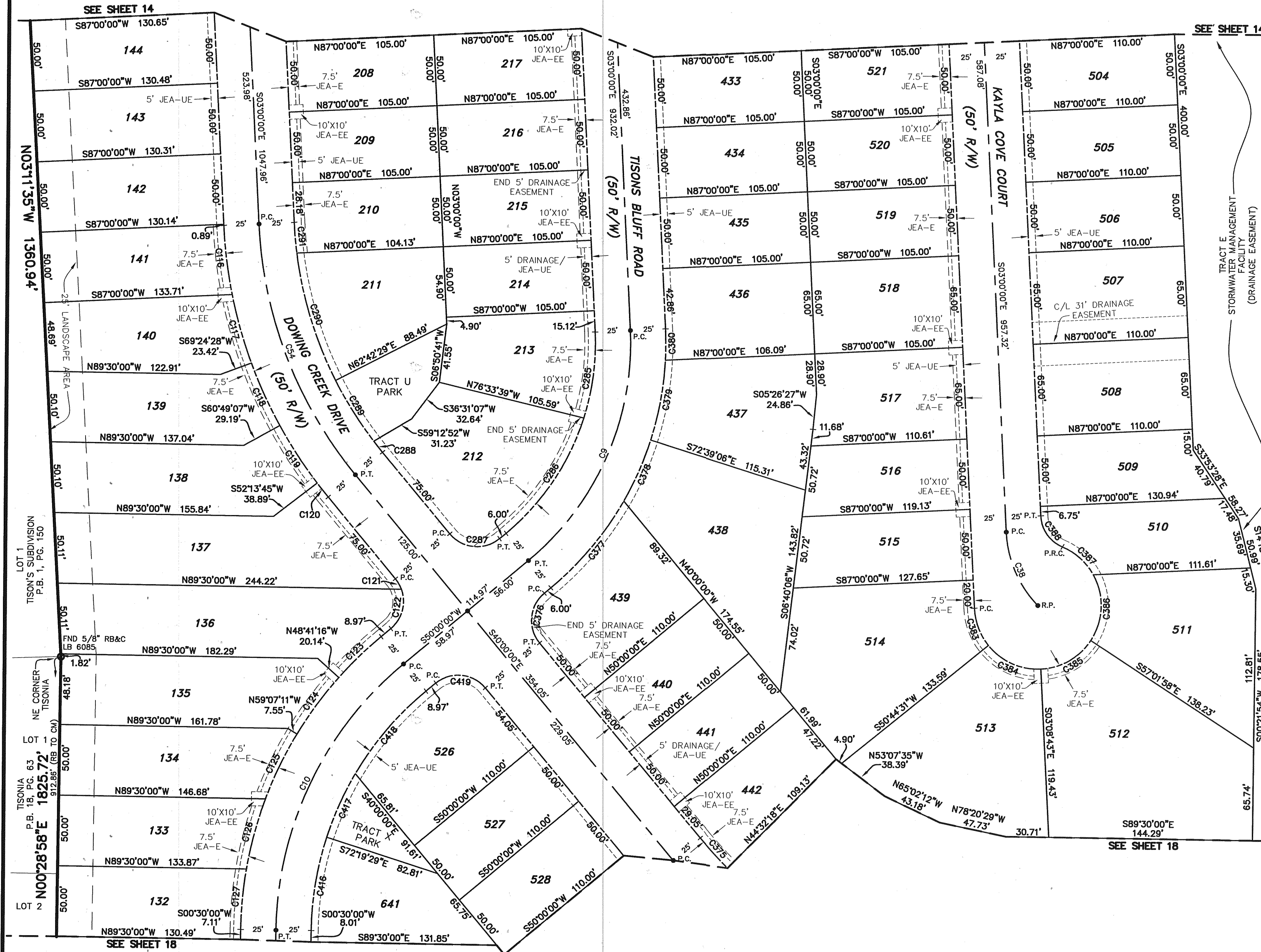
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GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 14 SEE SHEET 2 OF 23 FOR NOTES



# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 154  
SHEET 18 OF 23 SHEETS

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

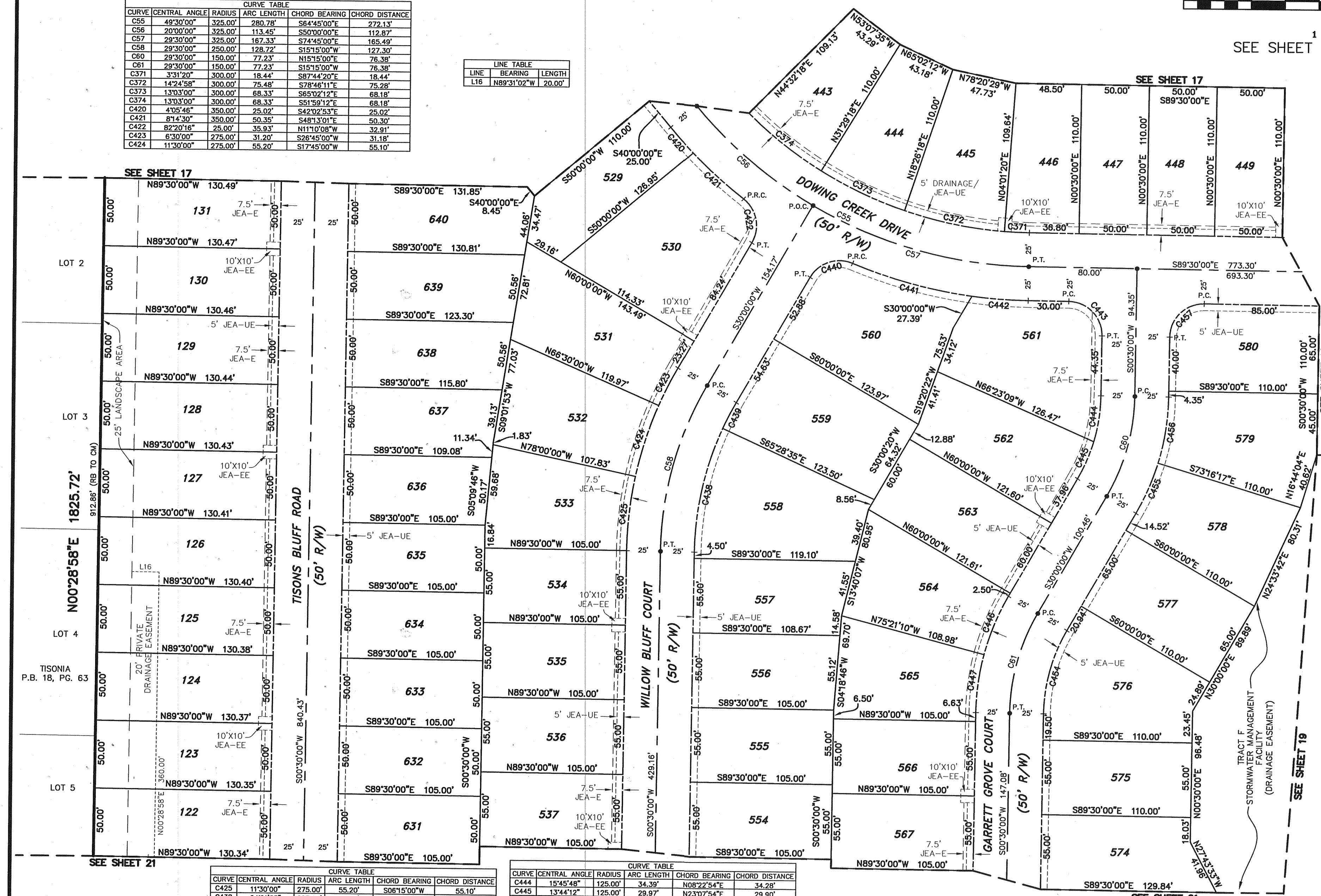
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.  
SEE SHEET 2 OF 23 FOR NOTES

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C55	49°30'00"	325.00'	280.78'	S84°45'00"E	272.13'
C56	20°00'00"	325.00'	113.45'	S50°00'00"E	112.87'
C57	29°30'00"	325.00'	167.33'	S74°45'00"E	165.49'
C58	29°30'00"	250.00'	128.72'	S15°15'00"W	127.30'
C60	29°30'00"	150.00'	77.23'	N15°15'00"W	76.38'
C61	29°30'00"	150.00'	77.23'	S15°15'00"W	76.38'
C371	3°31'20"	300.00'	18.44'	S87°44'20"E	18.44'
C372	14°24'58"	300.00'	75.48'	S78°46'11"E	75.28'
C373	13°03'00"	300.00'	68.33'	S85°02'12"E	68.18'
C374	13°03'00"	300.00'	68.33'	S15°59'12"E	68.18'
C420	4°05'46"	350.00'	25.02'	S42°02'53"E	25.02'
C421	8°14'30"	350.00'	50.35'	S48°13'01"E	50.30'
C422	82°20'16"	25.00'	35.93'	N11°10'08"W	32.91'
C423	6°30'00"	275.00'	31.20'	S28°45'00"W	31.18'
C424	11°30'00"	275.00'	55.20'	S17°45'00"W	55.10'

LINE	BEARING	LENGTH
L16	N89°31'02"W	20.00'



CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C425	1°13'00"	275.00'	55.20'	S06°15'00"W	55.10'
C438	2°40'28"	225.00'	94.34'	S12°30'43"W	93.65'
C439	5°28'35"	225.00'	21.51'	S27°15'43"W	21.50'
C440	82°20'16"	25.00'	35.93'	S71°10'08"W	32.91'
C441	15°01'33"	350.00'	91.79'	S75°10'31"E	91.52'
C442	6°48'43"	350.00'	41.61'	S86°05'39"E	41.59'
C443	90°00'00"	25.00'	39.27'	N44°30'00"W	35.36'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C444	15°45'48"	125.00'	34.39'	N08°22'54"E	34.28'
C445	13°44'12"	125.00'	29.97'	N23°07'54"E	29.90'
C446	15°21'10"	175.00'	46.89'	S22°19'25"W	46.75'
C447	14°08'50"	175.00'	43.21'	S07°34'25"W	43.10'
C454	29°30'00"	125.00'	64.36'	S15°15'00"W	63.65'
C455	13°16'17"	175.00'	40.53'	N23°21'52"E	40.44'
C456	16°13'43"	175.00'	49.57'	N08°36'52"E	49.40'
C457	90°00'00"	25.00'	39.27'	S45°30'00"W	35.36'

- LEGEND
- DENOTES PCP, STAMPED LB 3624
  - PCP PERMANENT CONTROL POINT
  - FND FOUND
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIAL POINT
  - LI TABULATED LINE DATA
  - CI TABULATED CURVE DATA
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - JEA-UE JEA UTILITY EASEMENT
  - O.R.V. OFFICIAL RECORDS VOLUME
  - P6 PAGE
  - P.B. PLAT BOOK

PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CITY DEV. NO. 6218  
PSD NO. 2004-023

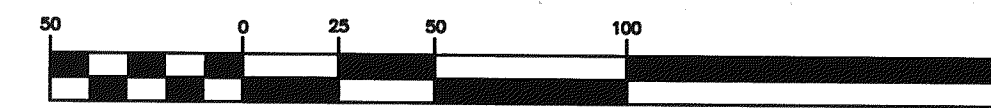
# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 155

SHEET 19 OF 23 SHEETS

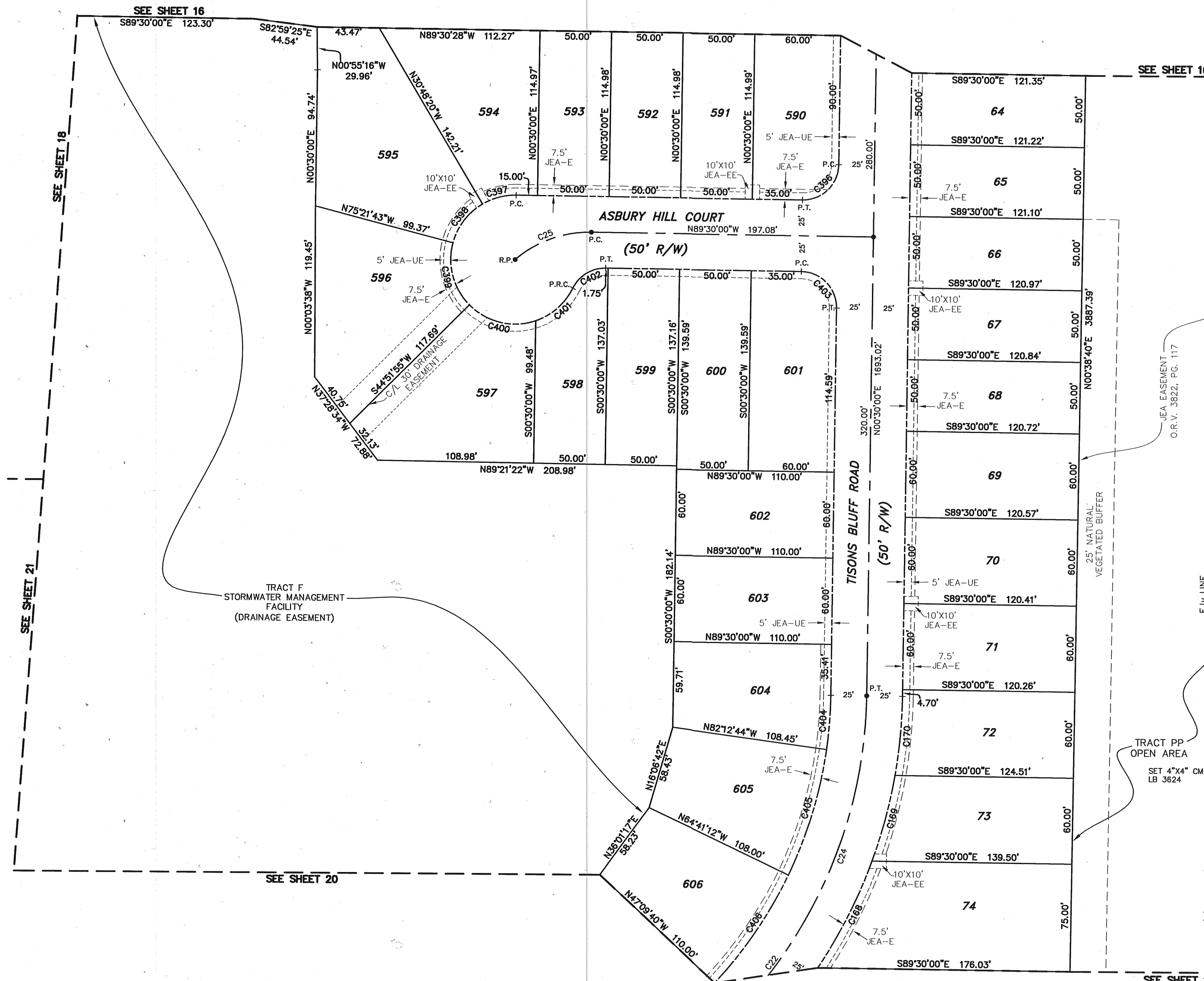
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GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



UNPLATTED LANDS  
SECTION 40  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	74°30'00"	325.00'	422.59'	N37°45'00"E	393.44'
C24	41°30'00"	325.00'	235.40'	N21°15'00"E	230.29'
C25	41°24'36"	80.00'	57.82'	S89°47'43"W	56.57'
C68	13°42'10"	350.00'	83.71'	N26°35'09"E	83.51'
C69	10°08'36"	350.00'	61.96'	N14°39'47"E	61.88'
C170	9°05'29"	350.00'	55.54'	N05°02'44"E	55.48'
C396	90°00'00"	25.00'	39.27'	N45°30'00"E	35.36'
C397	31°18'20"	45.00'	24.59'	S74°50'50"W	24.28'
C398	44°33'23"	45.00'	34.99'	S36°54'58"W	34.12'
C399	59°46'22"	45.00'	46.95'	S15°14'54"E	44.85'
C400	63°50'11"	45.00'	50.14'	S7°03'11"E	47.59'
C401	45°08'07"	45.00'	35.46'	N48°27'10"E	34.55'
C402	64°37'23"	25.00'	28.20'	S58°11'18"W	26.73'
C403	90°00'00"	25.00'	39.27'	N44°30'00"W	35.36'
C404	71°7'16"	300.00'	38.16'	N04°08'38"E	38.13'
C405	17°31'32"	300.00'	91.76'	N16°33'02"E	91.41'
C406	17°31'32"	300.00'	91.76'	N34°04'34"E	91.41'

LEGEND

- DENOTES PCP, STAMPED LB 3624
- PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
- RB&C REBAR AND CAP
- ID IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.G.C. POINT OF COMPOUND CURVATURE
- R.P. RADIAL POINT
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- PG. PAGE
- P.B. PLAT BOOK

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

SEE SHEET 20

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PSD NO. 2004-023

# YELLOW BLUFF HIDEAWAY

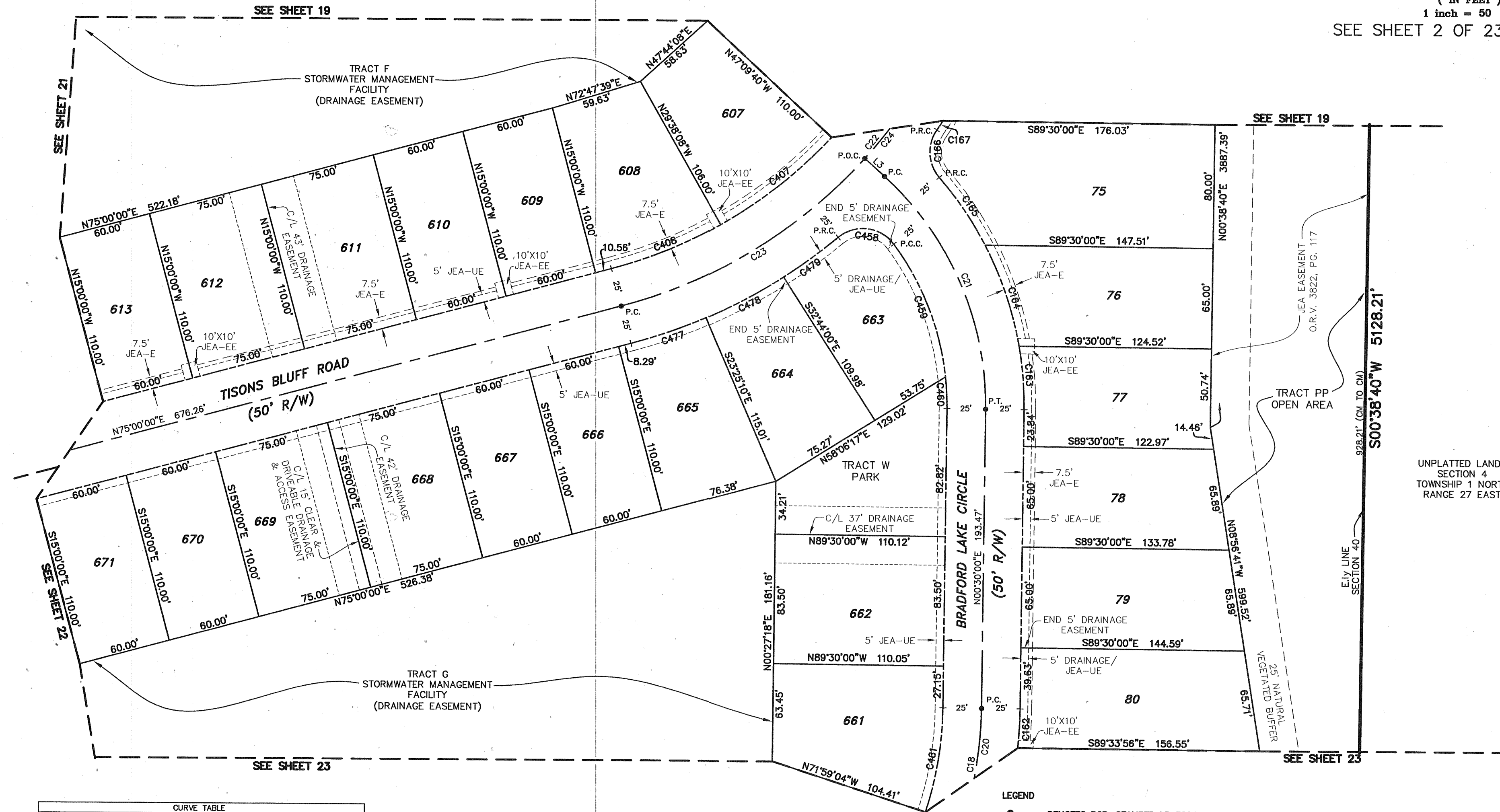
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GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C18	90°00'00"	250.00'	392.70'	N45°30'00"E
C20	38°30'00"	250.00'	187.99'	N19°45'00"E
C21	48°30'00"	200.00'	169.30'	N23°45'00"E
C22	74°30'00"	325.00'	422.59'	N37°45'00"E
C23	33°00'00"	325.00'	187.19'	N58°30'00"E
C24	41°30'00"	325.00'	235.40'	N21°15'00"E
C162	51°7'32"	275.00'	25.40'	N03°08'46"E
C163	10°32'27"	225.00'	41.39'	N04°46'14"W
C164	17°38'43"	225.00'	89.16'	N18°50'49"W
C165	13°30'02"	225.00'	53.02'	N34°24'12"W
C166	75°45'58"	25.00'	33.06'	S03°16'14"E
C167	1°10'30"	350.00'	7.18'	N34°01'30"E
C407	17°31'32"	300.00'	91.76'	N51°36'06"E
C408	14°38'08"	300.00'	76.63'	N87°40'56"E
C458	93°06'35"	25.00'	40.63'	N83°20'28"W
C459	30°33'22"	175.00'	93.33'	N21°30'30"W
C460	6°43'49"	175.00'	20.56'	N02°51'55"W
C461	17°30'56"	225.00'	68.78'	N02°15'28"E
C477	8°25'10"	350.00'	51.43'	N70°47'25"E
C478	9°18'50"	350.00'	56.90'	N61°55'25"E
C479	7°09'45"	350.00'	43.75'	N53°41'07"E

LINE TABLE		
LINE	BEARING	LENGTH
L3	N48°00'00"W	17.09'

- LEGEND
- DENOTES PCP, STAMPED LB 3624
  - PERMANENT CONTROL POINT
  - FND FOUND
  - IP IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIAL POINT
  - LT TABULATED LINE DATA
  - CT TABULATED CURVE DATA
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - JEA-UE JEA UTILITY EASEMENT
  - O.R.V. OFFICIAL RECORDS VOLUME
  - PG. PAGE
  - P.B. PLAT BOOK

CITY DEV. NO. 6218  
PSD NO. 2004-023

PREPARED BY:  
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# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 157

SHEET 21 OF 23 SHEETS

A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L2	S52°00'00"W	17.93'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	105°30'00"	325.00'	598.43'	S52°15'00"E	517.40'
C12	38°30'00"	325.00'	218.38'	S18°45'00"E	214.30'
C13	67°00'00"	325.00'	380.05'	S71°30'00"E	358.76'
C14	51°30'00"	150.00'	134.83'	S26°15'00"W	130.33'
C19	20°30'00"	250.00'	89.45'	S09°45'00"E	88.97'
C22	41°24'35"	80.00'	57.82'	S20°12'17"E	56.57'
C28	7°39'51"	350.00'	46.82'	S03°19'55"E	46.78'
C29	8°22'15"	350.00'	51.13'	S11°20'58"E	51.09'
C30	11°28'38"	350.00'	70.11'	S21°16'24"E	69.99'
C31	3°39'05"	350.00'	22.31'	S28°50'16"E	22.30'
C32	74°19'31"	25.00'	32.43'	N06°29'57"E	30.20'
C33	8°37'21"	175.00'	20.23'	S40°21'02"W	20.22'
C34	23°35'54"	175.00'	72.08'	S25°14'24"W	71.57'
C409	71°71'7"	300.00'	38.16'	N78°38'38"E	38.13'
C410	17°31'32"	300.00'	91.76'	S88°56'57"E	91.41'
C411	17°31'32"	300.00'	91.76'	S71°25'25"E	91.41'
C412	17°31'32"	300.00'	91.76'	S63°53'53"E	91.41'
C413	17°31'32"	300.00'	91.76'	S36°22'21"E	91.41'
C414	17°31'32"	300.00'	91.76'	S18°50'49"E	91.41'
C415	10°35'03"	300.00'	55.42'	S04°47'31"E	55.34'
C426	6°58'17"	275.00'	33.34'	S02°58'24"E	33.32'
C427	10°39'05"	275.00'	51.12'	S11°48'20"E	51.05'
C428	2°54'08"	275.00'	13.93'	S18°32'56"E	13.93'
C429	44°24'55"	25.00'	19.38'	N02°12'28"E	18.90'
C430	52°22'05"	45.00'	41.13'	S01°46'07"E	39.71'
C431	49°33'01"	45.00'	38.82'	S52°43'40"E	37.72'
C432	49°33'01"	45.00'	38.82'	N77°43'19"E	37.72'
C433	62°19'33"	45.00'	48.85'	N21°47'02"E	46.57'
C434	55°02'10"	45.00'	43.23'	N36°33'50"W	41.58'
C435	44°24'55"	25.00'	19.38'	S42°12'28"E	18.90'
C436	12°59'18"	225.00'	51.00'	S13°30'21"E	50.90'
C437	7°30'42"	225.00'	29.50'	S03°15'21"E	29.48'
C448	22°35'35"	45.00'	17.74'	S10°47'47"E	17.63'
C449	46°31'27"	45.00'	36.54'	S45°21'18"E	35.54'
C450	60°53'46"	45.00'	47.83'	N80°56'05"E	45.61'
C451	63°28'50"	45.00'	49.85'	N18°44'57"E	47.34'
C452	51°08'05"	45.00'	40.18'	N38°33'21"W	38.64'
C453	64°37'23"	25.00'	28.20'	S31°48'42"E	28.13'
C469	26°40'22"	125.00'	58.19'	S22°18'32"W	57.67'
C470	98°04'05"	25.00'	42.79'	S84°40'48"W	37.75'
C471	10°20'03"	350.00'	63.13'	S81°27'13"E	63.04'

LEGEND

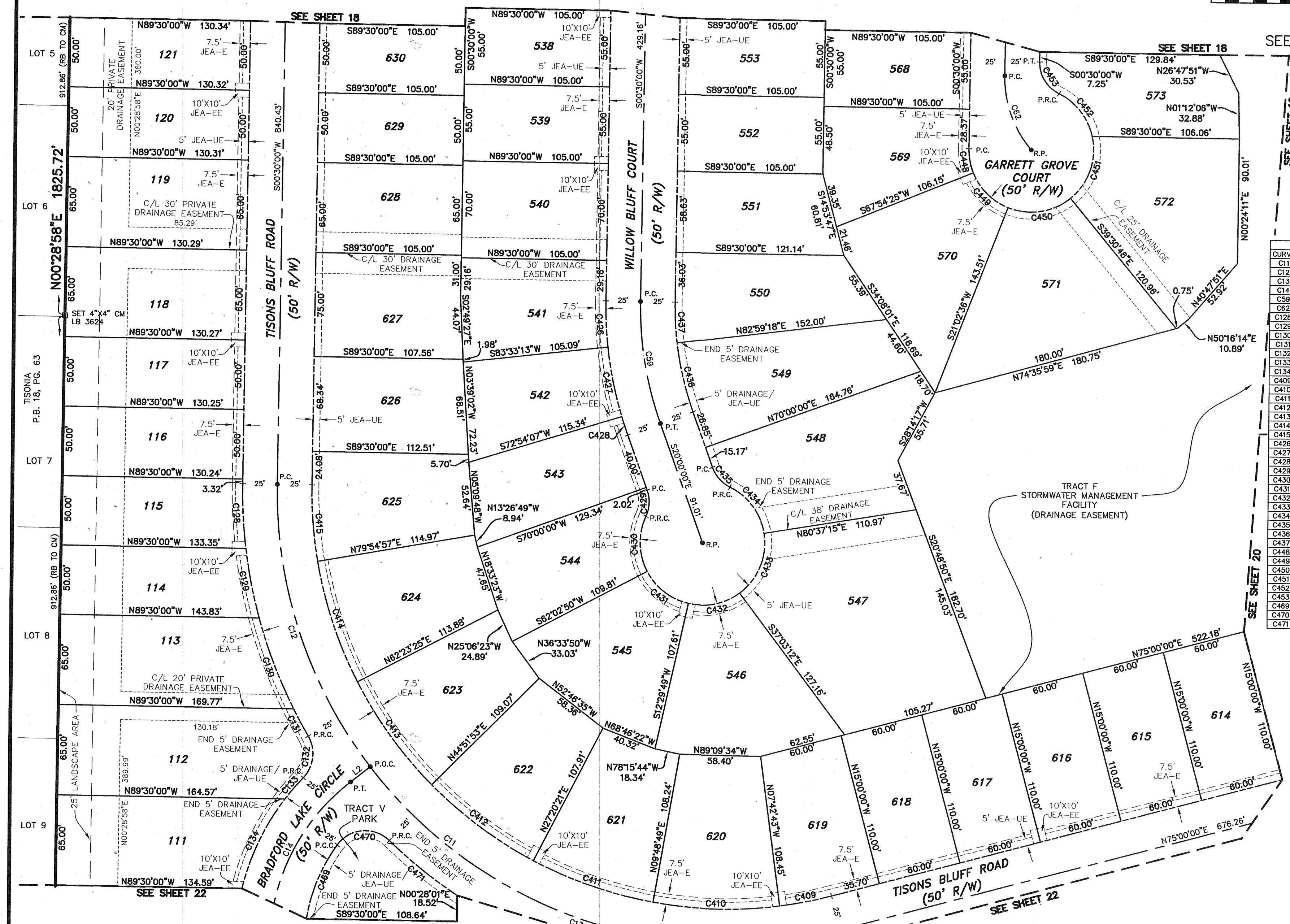
- DENOTES PCP, STAMPED LB 3624
- PCP PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR AND CAP
- RB&C REBAR AND CAP
- ID IDENTIFICATION
- CM CONCRETE MONUMENT
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIAL POINT
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- PG PAGE
- P.B. PLAT BOOK

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.

14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

CITY DEV. NO. 6218  
PSD NO. 2004-023



# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 158  
SHEET 22 OF 23 SHEETS

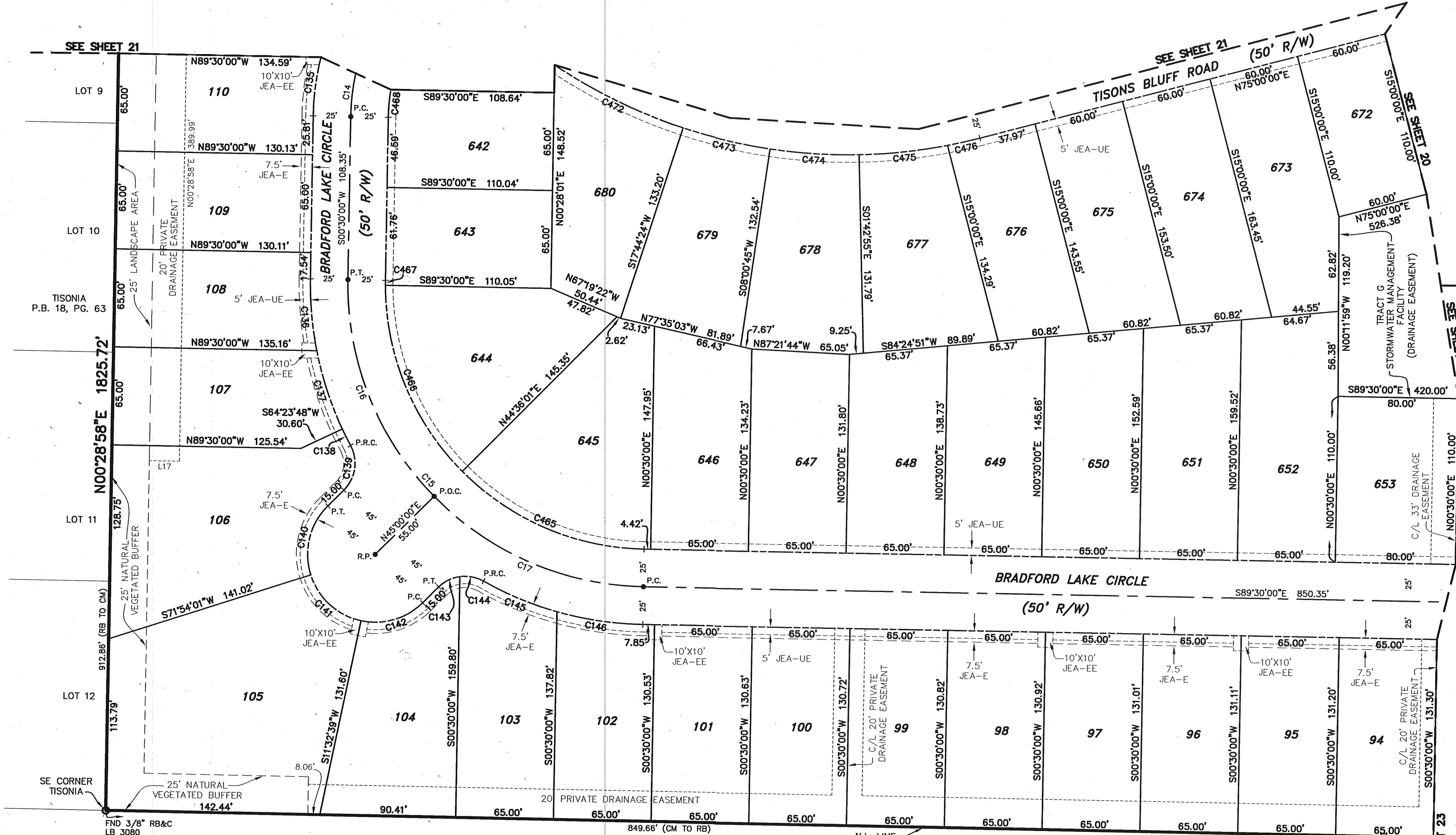
A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SEE SHEET 2 OF 23 FOR NOTES



CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	51°30'00"	150.00'	134.83'	S26°15'00"W	130.33'
C15	90°00'00"	200.00'	314.16'	S44°30'00"E	282.84'
C16	45°30'00"	200.00'	158.82'	S22°15'00"E	154.68'
C17	44°30'00"	200.00'	155.33'	S67°15'00"E	151.46'
C135	12°56'27"	175.00'	39.53'	S06°58'14"W	39.44'
C136	12°10'41"	225.00'	47.82'	S05°35'20"E	47.73'
C137	13°55'31"	225.00'	54.68'	S18°38'26"E	54.55'
C138	3°08'11"	225.00'	12.32'	S27°10'18"E	12.32'
C139	73°44'23"	25.00'	32.18'	N08°07'48"E	30.00'
C140	63°05'59"	45.00'	49.56'	S13°27'00"W	47.09'
C141	60°21'22"	45.00'	47.40'	S49°16'40"E	45.24'
C142	56°32'39"	45.00'	44.41'	N73°16'19"E	42.63'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C143	36°37'26"	25.00'	15.98'	S63°18'43"W	15.71'
C144	37°06'57"	25.00'	16.19'	N79°49'05"W	15.91'
C145	1°31'33"	225.00'	53.12'	S68°01'23"E	52.99'
C146	14°42'50"	225.00'	87.78'	S82°08'35"E	57.62'
C465	44°06'01"	175.00'	134.70'	S87°26'59"E	133.40'
C466	44°50'23"	175.00'	136.95'	S22°58'47"E	133.49'
C467	1°03'36"	175.00'	3.24'	S00°01'48"E	3.24'
C468	8°28'21"	125.00'	18.48'	S04°44'11"W	18.47'
C472	15°38'22"	350.00'	95.54'	S64°26'25"E	95.24'
C473	9°43'39"	350.00'	59.42'	S77°07'26"E	59.35'
C474	8°43'39"	350.00'	59.42'	S86°51'05"E	59.35'
C475	8°40'32"	350.00'	59.10'	N63°26'49"E	59.03'
C476	3°36'33"	350.00'	22.05'	N76°48'17"E	22.04'

LINE	BEARING	LENGTH
LI7	N89°31'02"W	20.00'

- LEGEND
- PCP DENOTES PCP, STAMPED LB 3624
  - FND FOUND
  - RB IRON PIPE
  - RB REBAR
  - RB&C REBAR AND CAP
  - ID. IDENTIFICATION
  - CM CONCRETE MONUMENT
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIAL POINT
  - LI TABULATED LINE DATA
  - CI JEA EASEMENT
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - JEA-UE JEA UTILITY EASEMENT
  - O.R.V. OFFICIAL RECORDS VOLUME
  - PG. PAGE
  - P.B. PLAT BOOK

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PSD NO. 2004-023

# YELLOW BLUFF HIDEAWAY

PLAT BOOK 62 PAGE 159

SHEET 23 OF 23 SHEETS

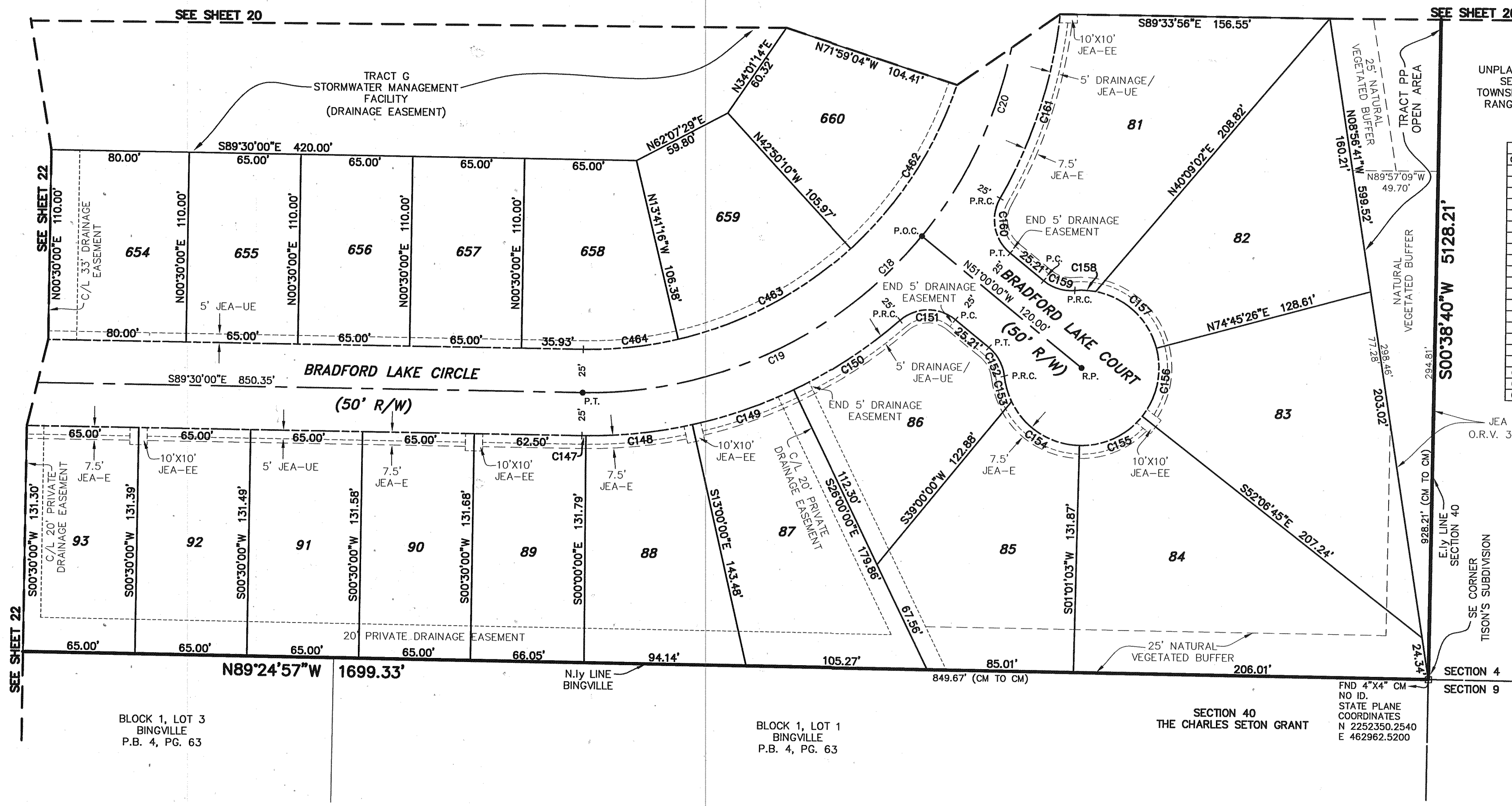
A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 1 OF TISON'S SUBDIVISION, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, AND ALSO BEING ALL OF AGRICULTURE ACRES, PLAT BOOK 33, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

SEE SHEET 2 OF 23 FOR NOTES



UNPLATTED LANDS  
SECTION 4  
TOWNSHIP 1 NORTH  
RANGE 27 EAST

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	90°00'00"	250.00'	392.70'	N45°30'00"E	353.55'
C19	51°30'00"	250.00'	224.71'	N64°45'00"E	217.22'
C20	38°30'00"	250.00'	167.99'	N19°45'00"E	164.85'
C47	0°30'00"	275.00'	2.40'	S89°45'00"E	2.40'
C48	13°00'00"	275.00'	62.40'	N83°30'00"E	62.28'
C49	13°00'00"	275.00'	62.40'	N70°30'00"E	62.28'
C150	15°24'21"	275.00'	73.94'	N56°17'49"E	73.72'
C151	80°24'21"	25.00'	35.08'	S88°47'49"W	32.27'
C152	44°24'55"	25.00'	19.38'	N28°47'32"W	18.90'
C153	19°27'17"	45.00'	15.28'	S16°18'43"E	15.21'
C154	62°36'35"	45.00'	49.44'	S57°30'39"E	46.99'
C155	53°07'48"	45.00'	41.73'	N64°27'09"E	40.25'
C156	53°07'48"	45.00'	41.73'	N11°59'21"E	40.25'
C157	64°35'11"	45.00'	50.73'	N47°32'09"W	48.08'
C158	15°35'10"	45.00'	12.24'	N87°37'20"W	12.20'
C159	44°24'55"	25.00'	19.38'	S73°12'28"E	18.90'
C160	80°24'21"	25.00'	35.08'	S10°47'49"E	32.27'
C161	23°36'49"	275.00'	113.34'	N17°35'57"E	112.54'
C462	29°08'54"	225.00'	114.47'	N32°35'23"E	113.24'
C463	29°08'54"	225.00'	114.47'	N61°44'17"E	113.24'
C464	14°11'16"	225.00'	55.71'	N63°24'22"E	55.57'

LEGEND

- DENOTES PCP, STAMPED LB 3624
- PCP PERMANENT CONTROL POINT
- FND FOUND
- IP IRON PIPE
- RB REBAR
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- ID. IDENTIFICATION
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- P.C. POINT OF CURVATURE
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- JEA-E JEA EASEMENT
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PSD NO. 2004-023

BLOCK 1, LOT 3  
BINGVILLE  
P.B. 4, PG. 63

BLOCK 1, LOT 1  
BINGVILLE  
P.B. 4, PG. 63

SECTION 40  
THE CHARLES SETON GRANT  
NO. ID. STATE PLANE  
COORDINATES  
N 2252350.2540  
E 462962.5200