

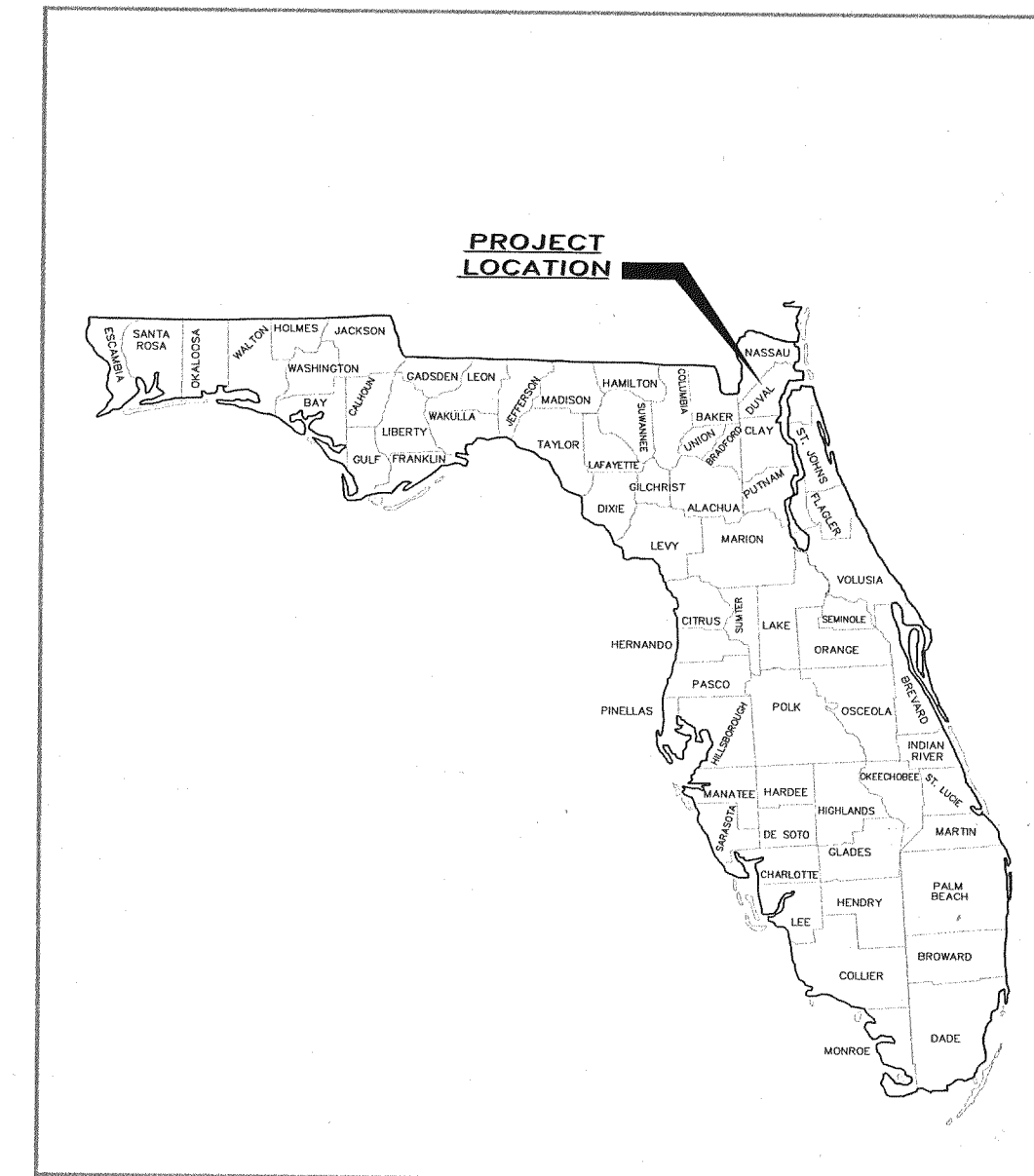
# JACKSONVILLE RANCH CLUB TWO

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

### CAPTION

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

Commence at the Northwest corner of said Section 7; thence North 89°33'44" East, along the northerly line of said Section 7, a distance of 30.00 feet to a point lying on the easterly right of way line of Diamond "C" Lane (a 60 foot wide right of way per Official Records, Volume 4891, Page 396, current public records of Duval County, Florida) and the Point of Beginning; thence continue North 89°33'44" East, along said northerly line of Section 7 a distance of 5237.56 feet to the Northeast corner of said Section 7; thence North 89°36'04" East, along the northerly line of said Section 8 a distance of 2211.59 feet; thence South 00°22'44" East, departing the northerly line of said Section 8 a distance of 1445.64 feet to a point on the northerly right of way line of Plummer Road (a 66 foot wide right of way as now established); thence South 84°08'09" West, along said northerly right of way of Plummer Road a distance of 2646.61 feet to the point of curvature of a curve concave northerly having a radius of 1399.40 feet; thence along an arc of said curve and said northerly right of way a distance of 596.08 feet, said arc being subtended by a chord bearing and distance of North 83°39'41" West, 591.59 feet to the point of tangency of said curve; thence continuing along said northerly right of way line North 71°27'31" West a distance of 2579.44 feet to the point of curvature of a curve concave northeasterly having a radius of 5696.58 feet; thence along and around the arc of said curve and said northerly right of way a distance of 647.09 feet, said arc being subtended by a chord bearing and distance of North 68°12'16" West, 646.74 feet; thence continuing along said northerly right of way line of Plummer Road North 64°57'01" West a distance of 1009.58 feet to the point of curvature of a curve concave southwesterly having a radius of 1465.40 feet; thence along and around the arc of said curve and said northerly right of way a distance of 294.11 feet, said arc being subtended by a chord bearing and distance of North 70°42'00" West, 293.61 feet; thence departing said northerly right of way line North 00°03'44" East a distance of 10.42 feet to the Point of Beginning.



### ADOPTION AND DEDICATION

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

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

JEA utility easements and easements for service and maintenance of the underground electric systems are hereby irrevocably and without reservation dedicated to the JEA, its successors and assigns. Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

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

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

FLORIDA LAND & RANCHES, LLC

*Christopher Forbes*  
Christopher Forbes  
Managing Member

*Arnold N. Johns*  
Witness  
ARNOLD N. JOHNS  
Print Name

*Richard J. Jenkins*  
Richard J. Jenkins  
Print Name

### CLERK'S CERTIFICATE 2006404438

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

*Jim Fuller*  
JIM FULLER, CLERK OF THE CIRCUIT

*Robin Bailey*  
ROBIN BAILEY  
DEPUTY CLERK

### STATE OF FLORIDA, COUNTY OF DUVAL

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

*Angela Owens*  
Angela Owens  
My Commission DD332964  
Expires June 27 2008

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.

PRINT NAME  
MY COMMISSION EXPIRES:

### PLAT CONFORMITY REVIEW

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

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

### DEVELOPER'S CERTIFICATE

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A. D., 2006.

DEVELOPER

### APPROVED FOR THE RECORD

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

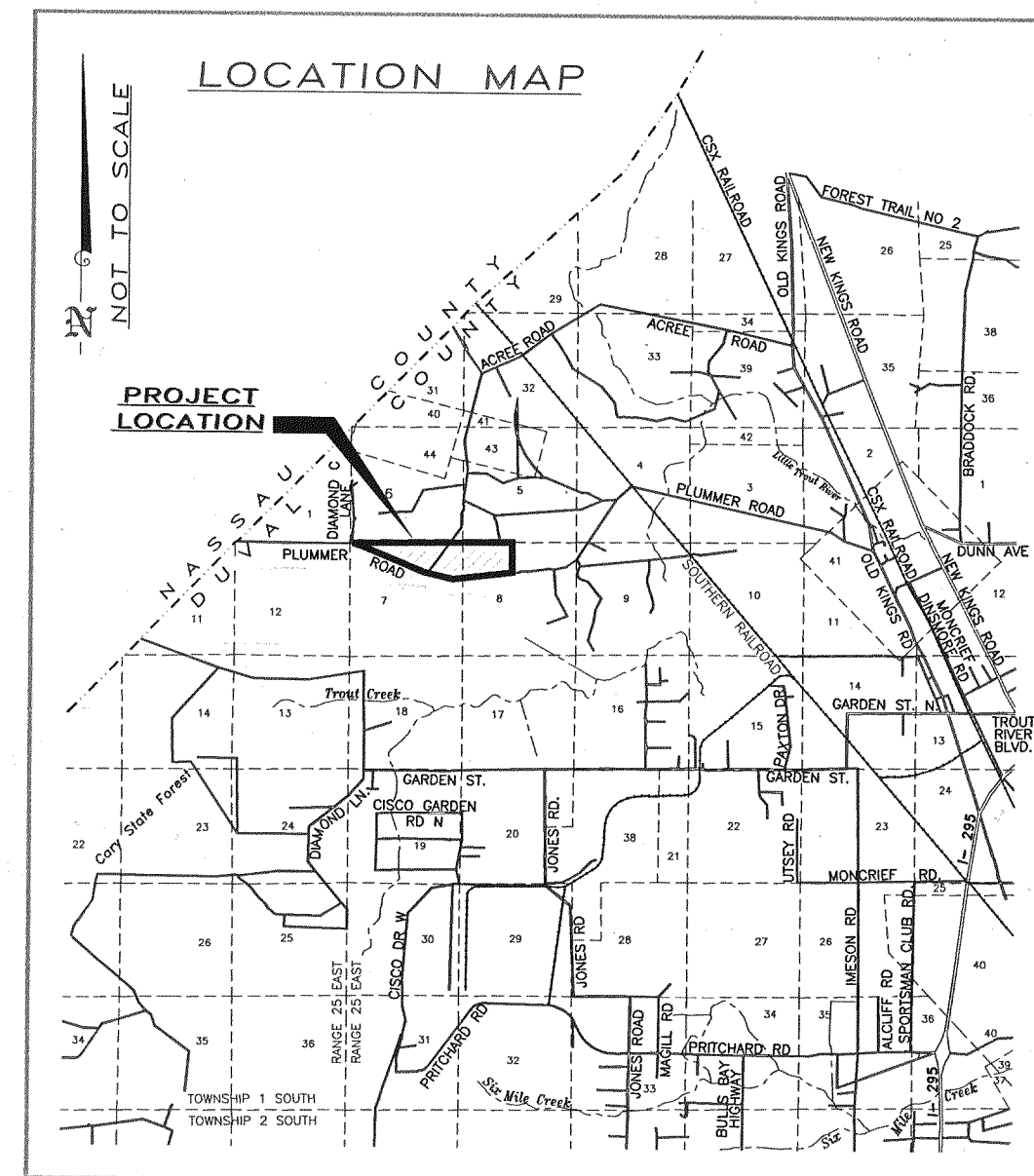
*Joey V. Duncan*  
JOEY V. DUNCAN, P.E., DIRECTOR OF PUBLIC WORKS

DATE 11/20/2006

### NOTICE

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

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



### SURVEYOR'S CERTIFICATE

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

*Richard J. Jenkins*  
Richard J. Jenkins  
REGISTERED SURVEYOR AND MAPPER  
NO. 4421, STATE OF FLORIDA

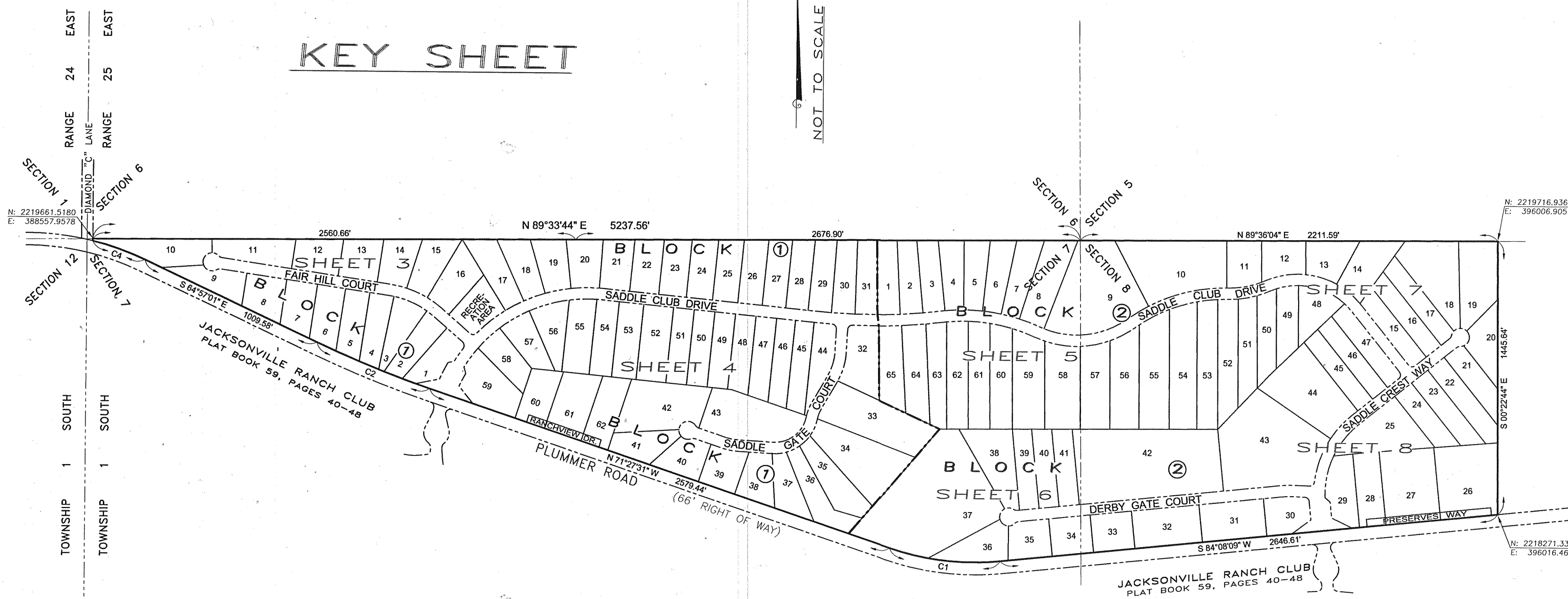
**L.D. BRADLEY LAND SURVEYORS**  
5773 NORMANDY BOULEVARD  
JACKSONVILLE, FLORIDA 32205  
PHONE: (904)786-6400 FAX: (904)786-1479  
LICENSED BUSINESS No. 6888  
CAD FILE: 05540 DRAFTED BY: DMcG

# JACKSONVILLE RANCH CLUB TWO

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

## KEY SHEET

NOT TO SCALE



### NOTES:

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

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

"JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

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

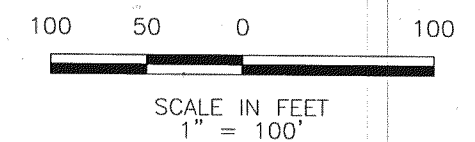
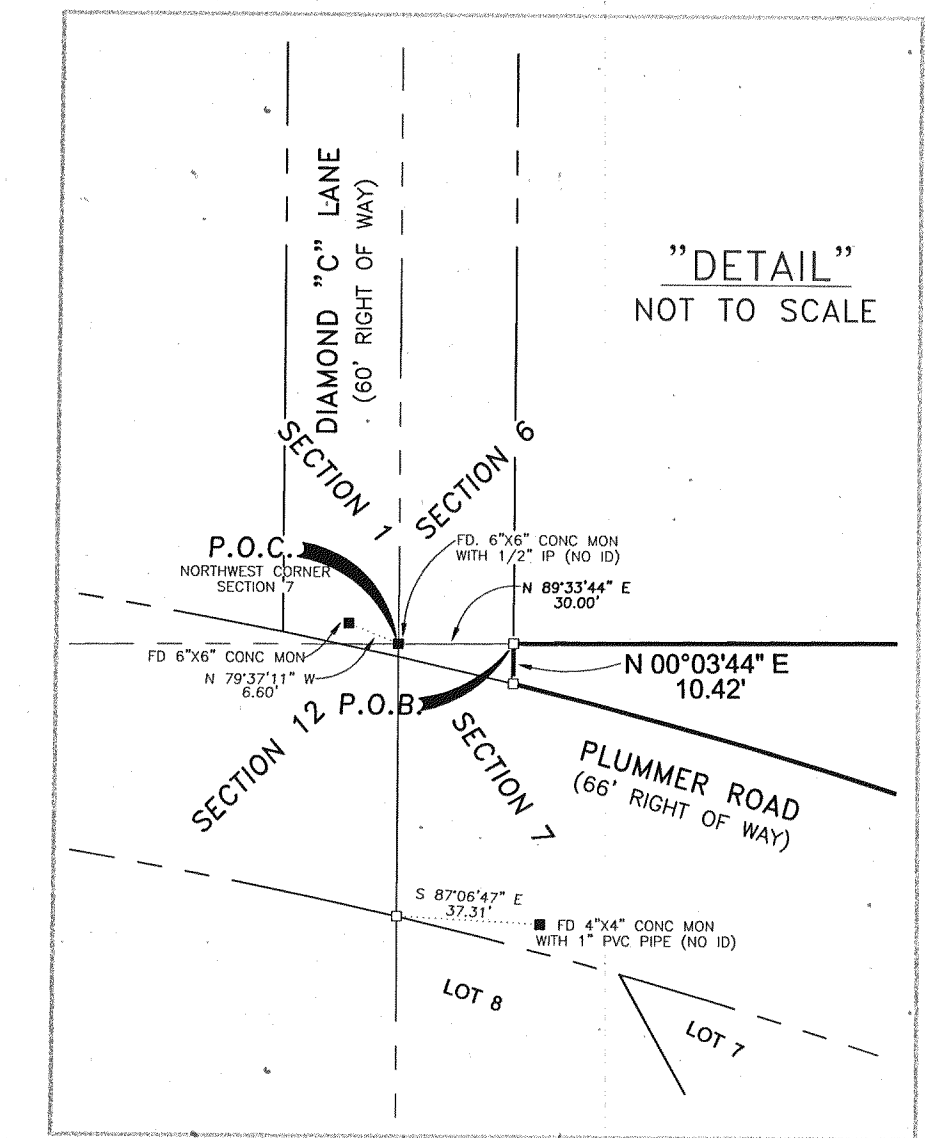
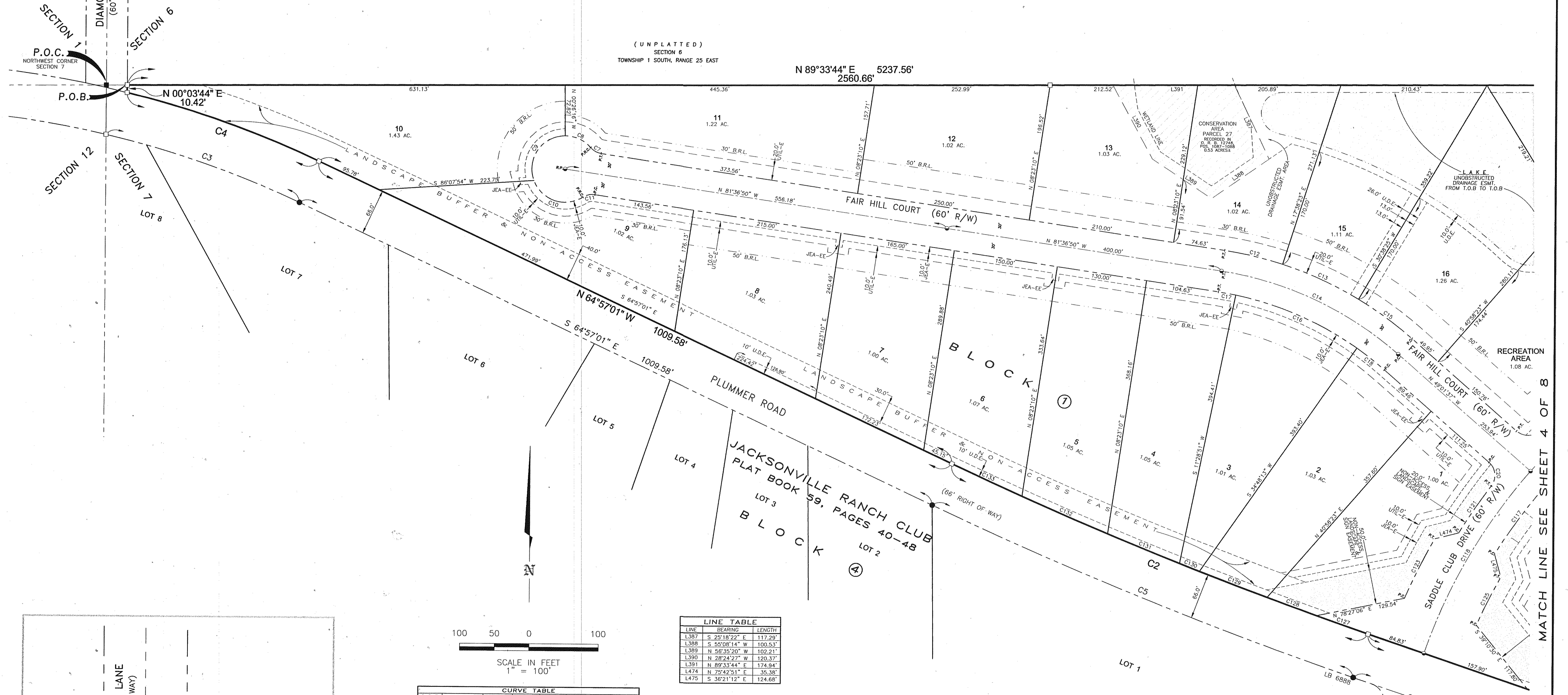
**L.D. BRADLEY LAND SURVEYORS**  
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JACKSONVILLE, FLORIDA 32205  
PHONE: (904)786-6400 FAX: (904)786-1479  
LICENSED BUSINESS No. 6888  
CAD FILE: 05504 DRAFTED BY: DMcG



# JACKSONVILLE RANCH CLUB TWO

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

"SEE  
DETAIL"

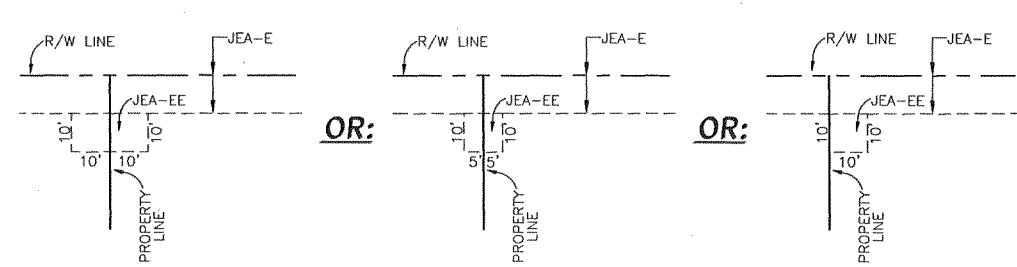


LINE	BEARING	LENGTH
L387	S 29°18'22" E	117.29'
L388	S 55°08'14" W	100.53'
L389	N 56°35'20" W	102.21'
L390	N 28°24'22" W	120.37'
L391	N 89°33'44" E	174.94'
L474	N 75°42'51" E	35.38'
L475	S 36°21'12" E	124.68'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE
C2	6°30'30"	5696.58	647.09	323.89	N 68°12'16" W	1 646.74'	
C3	12°06'49"	1399.40	295.86	148.48	N 71°00'28" W	295.31'	
C4	11°29'57"	1465.40	294.11	147.55	N 70°42'00" W	293.61'	
C5	6°30'30"	5762.58	654.98	327.64	S 68°12'16" E	654.23'	
C7	41°06'44"	25.00	17.84	8.92	S 61°03'28" E	17.56'	
C8	49°56'10"	48.00	41.83	22.35	N 65°28'11" W	40.52'	
C9	11°02'56"	48.00	92.33	68.83	S 34°27'16" W	78.74'	
C10	10°20'42"	48.00	85.51	59.35	S 71°41'22" E	74.64'	
C11	41°06'44"	25.00	17.84	8.92	S 77°49'49" W	17.56'	
C12	9°15'13"	530.00	85.60	42.89	N 76°59'13" W	85.50'	
C13	13°00'02"	530.00	120.26	60.39	N 65°51'36" W	120.00'	
C14	32°35'12"	500.00	284.37	146.15	N 65°19'13" W	280.56'	
C15	10°19'58"	530.00	95.88	47.92	N 58°11'36" W	95.45'	
C16	23°19'22"	470.00	191.32	97.00	N 66°51'28" W	190.00'	
C17	3°05'40"	470.00	25.38	12.70	N 80°03'59" W	25.38'	
C18	6°10'10"	470.00	50.61	25.31	N 52°06'42" W	50.58'	
C19	86°18'42"	25.00	37.66	23.44	S 05°52'16" W	34.20'	
C20	86°18'42"	25.00	37.66	23.44	N 05°52'16" W	34.20'	
C117	9°17'14"	770.00	124.81	62.54	S 36°21'12" W	124.68'	
C121	02°40'03"	830.00	82.10	41.08	S 34°27'03" W	82.07'	
C123	06°27'53"	855.00	95.47	48.29	S 28°40'54" W	96.42'	
C125	5°56'10"	745.00	77.18	38.63	S 26°56'43" W	77.15'	
C127	00°45'33"	5696.58	104.20	52.10	S 70°16'59" E	75.47'	
C128	1°02'53"	5696.58	154.63	77.32	S 69°22'46" E	104.20'	
C129	1°01'08"	5696.58	104.20	52.10	S 69°22'46" E	104.20'	
C130	0°18'34"	5696.58	30.78	15.39	S 68°42'02" E	30.78'	
C131	1°07'30"	5696.58	111.86	55.93	S 67°59'00" E	111.86'	
C132	1°21'10"	5696.58	134.51	67.26	S 66°44'40" E	134.50'	
C133	1°07'03"	5696.58	111.11	55.56	S 65°30'33" E	111.11'	

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

TYPICAL JEA EASEMENT DETAIL  
NOT TO SCALE

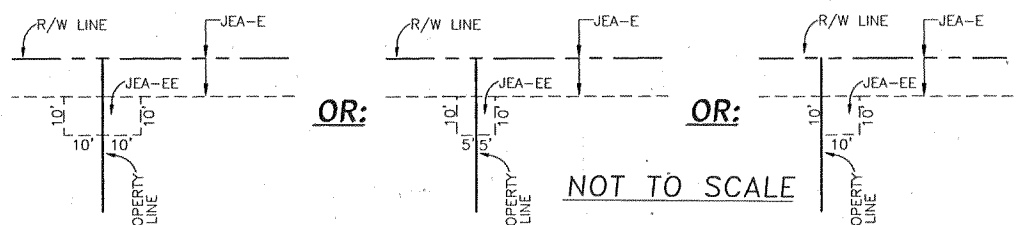


P.S.D. Number 2004-034  
City Development Number 6482.1

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

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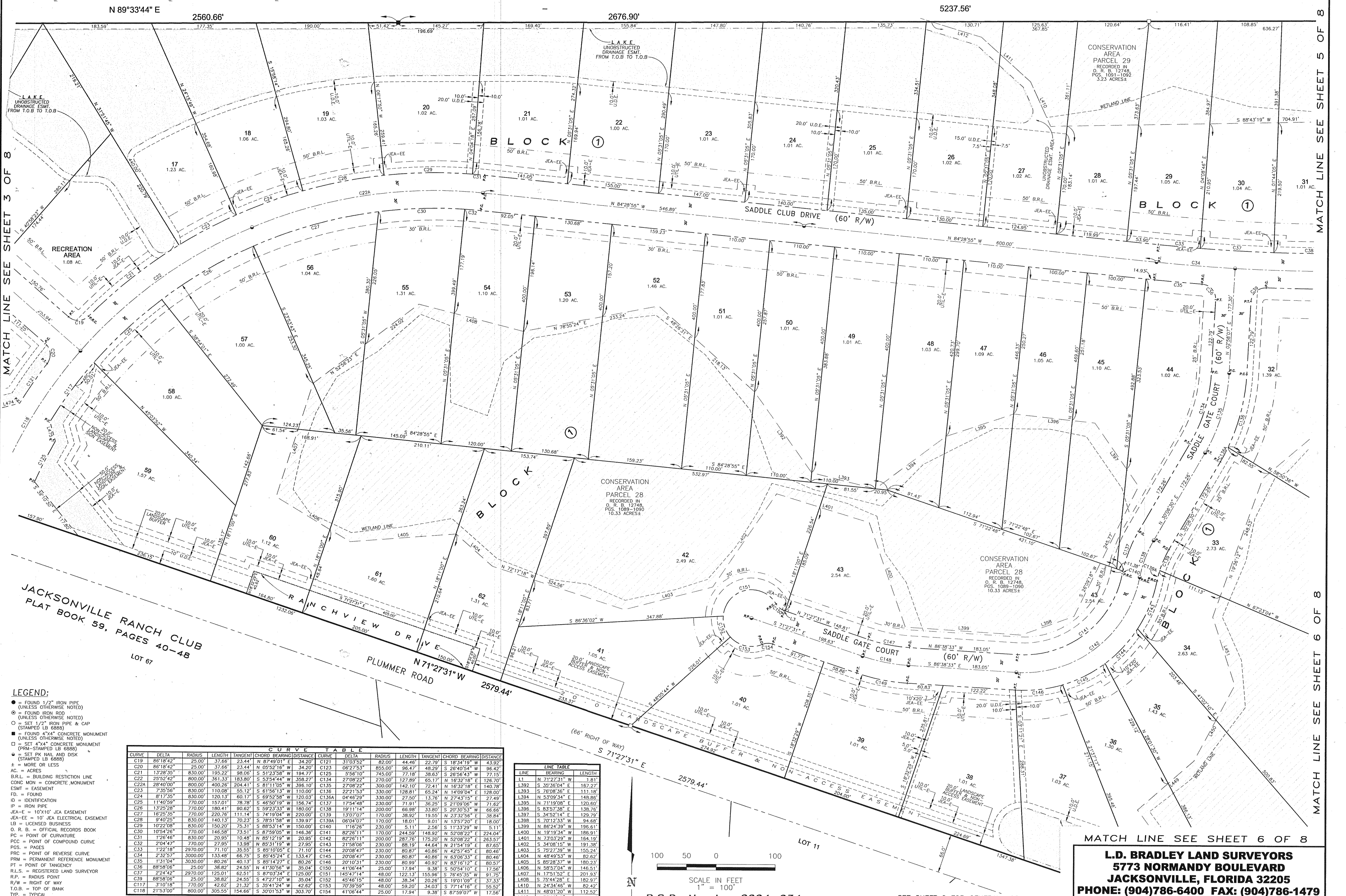
MATCH LINE SEE SHEET 4 OF 8



# JACKSONVILLE RANCH CLUB TWO

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

(UNPLATTED)  
SECTION 6  
TOWNSHIP 1 SOUTH, RANGE 25 EAST



MATCH LINE SEE SHEET 3 OF 8

MATCH LINE SEE SHEET 5 OF 8

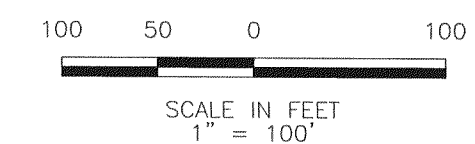
MATCH LINE SEE SHEET 6 OF 8

JACKSONVILLE RANCH CLUB  
PLAT BOOK 59, PAGES 40-48  
LOT 67

- LEGEND:**
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CURVE TABLE													
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C19	86°18'42"	25.00'	37.66'	23.44'	N 87°49'01" E	34.20'	C121	31°03'52"	82.00'	44.46'	22.79'	S 18°34'19" W	43.92'
C20	86°18'42"	25.00'	37.66'	23.44'	N 87°49'01" E	34.20'	C122	06°27'03"	855.00'	96.47'	48.29'	S 2°40'54" W	96.42'
C21	13°28'35"	830.00'	195.22'	98.06'	S 51°23'58" W	194.77'	C125	5°56'10"	745.00'	77.18'	38.63'	S 2°56'43" W	77.15'
C22	25°52'42"	800.00'	361.33'	183.80'	S 53°54'44" W	358.27'	C134	27°08'22"	270.00'	127.89'	65.12'	N 16°32'18" E	126.70'
C23	28°40'00"	800.00'	400.28'	204.41'	S 61°11'03" W	396.10'	C135	27°08'22"	270.00'	127.89'	65.12'	N 16°32'18" E	126.70'
C24	8°17'35"	830.00'	120.13'	60.17'	S 69°52'58" W	120.03'	C136A	04°46'29"	330.00'	27.50'	13.76'	N 27°43'15" E	27.49'
C25	11°40'59"	770.00'	152.01'	76.78'	S 46°50'19" W	156.74'	C137	17°54'48"	230.00'	71.91'	36.25'	S 21°09'06" W	71.62'
C26	13°29'38"	770.00'	180.41'	90.67'	S 59°23'33" W	180.00'	C138	19°11'14"	200.00'	66.98'	33.80'	S 20°30'53" W	66.66'
C27	16°25'50"	770.00'	220.76'	111.14'	S 74°19'04" W	220.00'	C139	13°07'07"	170.00'	38.92'	19.55'	N 23°32'56" E	38.84'
C28	9°40'25"	830.00'	140.13'	70.23'	S 78°51'58" W	139.97'	C139A	06°04'07"	170.00'	18.01'	9.01'	N 15°57'20" E	18.00'
C29	10°22'08"	830.00'	150.20'	75.31'	S 88°53'14" W	150.00'	C140	11°16'26"	230.00'	5.11'	2.56'	S 11°33'29" W	5.11'
C30	10°54'28"	770.00'	146.58'	73.51'	S 87°59'05" W	146.36'	C141	82°26'11"	170.00'	24.50'	148.92'	N 52°08'22" E	224.04'
C31	12°46'46"	830.00'	209.55'	104.88'	S 85°12'19" W	209.95'	C142	82°26'11"	170.00'	24.50'	148.92'	N 52°08'22" E	224.04'
C32	2°04'47"	770.00'	27.95'	13.98'	N 85°31'19" W	27.95'	C143	21°58'06"	230.00'	88.19'	44.64'	N 15°54'19" E	87.65'
C33	12°21'18"	2970.00'	71.10'	35.55'	S 89°10'05" E	71.10'	C144	20°08'47"	230.00'	80.87'	40.86'	N 42°57'45" E	80.46'
C34	2°32'57"	3030.00'	133.48'	66.73'	S 85°45'24" E	133.47'	C145	20°08'47"	230.00'	80.87'	40.86'	N 42°57'45" E	80.46'
C35	1°31'04"	3030.00'	80.26'	40.13'	S 85°14'27" E	80.26'	C146	20°10'31"	230.00'	80.99'	40.92'	N 83°16'12" E	80.57'
C36	88°58'06"	25.00'	38.82'	24.55'	N 41°30'56" W	39.04'	C150	41°06'44"	25.00'	17.94'	9.38'	S 50°54'10" E	17.56'
C37	2°24'42"	2970.00'	125.01'	62.51'	S 87°03'34" E	125.00'	C151	14°54'71"	48.00'	122.13'	155.96'	S 76°45'35" W	91.75'
C38	88°58'06"	25.00'	38.82'	24.55'	S 42°27'10" W	39.04'	C152	45°46'15"	48.00'	38.34'	20.26'	S 19°01'09" E	37.33'
C117	3°10'18"	770.00'	42.62'	21.32'	S 35°41'24" W	42.62'	C153	70°39'59"	48.00'	59.20'	34.03'	S 77°14'16" E	59.52'
C118	21°33'00"	800.00'	305.55'	154.66'	S 30°01'53" W	303.70'	C154	41°06'44"	25.00'	17.94'	9.38'	S 87°59'07" W	17.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°27'31" W	1.81'
L392	S 35°38'04" E	167.27'
L393	S 70°08'36" E	111.18'
L394	N 53°09'34" E	148.86'
L395	N 71°19'08" E	120.60'
L396	S 83°57'38" E	138.76'
L397	S 34°59'14" E	129.29'
L398	S 70°12'33" W	94.68'
L399	N 86°24'39" W	196.61'
L400	N 19°15'34" W	186.91'
L401	N 72°03'29" W	164.19'
L402	S 34°08'15" W	191.38'
L403	S 75°27'39" W	156.24'
L404	N 48°45'53" W	83.60'
L405	S 89°28'37" W	180.21'
L406	N 58°52'04" W	146.51'
L407	N 17°51'52" E	201.93'
L408	S 75°44'28" E	183.97'
L410	N 24°34'46" W	82.52'
L411	N 48°01'20" W	112.52'
L412	N 73°05'17" W	88.22'



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

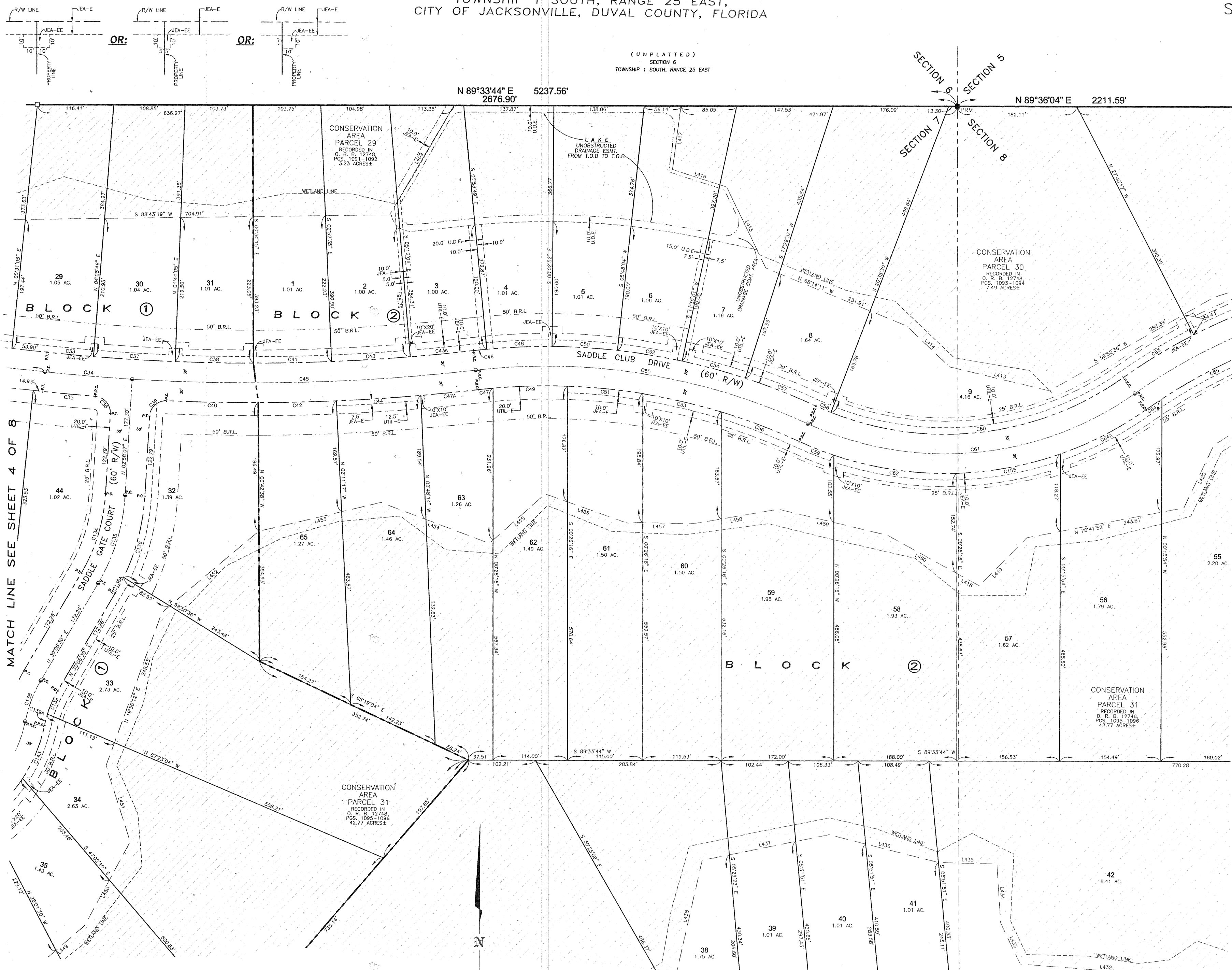
**L.D. BRADLEY LAND SURVEYORS**  
**5773 NORMANDY BOULEVARD**  
**JACKSONVILLE, FLORIDA 32205**  
**PHONE: (904)786-6400 FAX: (904)786-1479**  
**LICENSED BUSINESS No. 6888**  
 CAD FILE: 05504 DRAFTED BY: DMCG



TYPICAL JEA EASEMENT DETAIL  
NOT TO SCALE

# JACKSONVILLE RANCH CLUB TWO

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

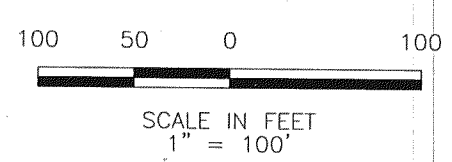


(UNPLATTED)  
SECTION 6  
TOWNSHIP 1 SOUTH, RANGE 25 EAST

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C33	1'22"18"	2970.00'	71.10'	35.55'	S 85°10'05" E	71.10'
C34	2'32"57"	3000.00'	133.48'	66.75'	S 85°45'24" E	133.47'
C35	1'31"04"	3030.00'	80.26'	40.13'	S 85°14'27" E	80.26'
C36	8'58"06"	25.00'	36.82'	24.55'	N 41°30'56" W	35.04'
C37	2'24"42"	2970.00'	125.01'	62.51'	S 87°03'34" E	125.00'
C38	2'18"20"	2970.00'	119.51'	59.76'	S 89°25'05" E	119.50'
C39	8'58"06"	25.00'	36.82'	24.55'	S 47°27'10" W	35.04'
C40	2'38"51"	3030.00'	140.02'	70.02'	S 89°23'12" E	140.00'
C41	2'18"20"	2970.00'	119.51'	59.76'	N 88°16'35" E	119.50'
C42	2'15"24"	3030.00'	119.35'	59.68'	N 88°09'40" E	119.34'
C43	2'19"29"	2970.00'	120.51'	60.26'	N 85°54'40" E	120.50'
C43A	1'52"37"	2970.00'	97.30'	48.65'	N 83°51'37" E	97.29'
C44	2'26"44"	3030.00'	129.34'	64.68'	N 85°48'35" E	129.33'
C45	10'02"49"	3000.00'	526.05'	263.70'	N 87°56'43" E	525.38'
C46	1'10"53"	980.00'	26.20'	13.10'	S 83°30'45" W	26.20'
C47	1'25"43"	920.00'	22.94'	11.47'	S 83°38'10" W	22.94'
C47A	1'39"55"	3030.00'	88.06'	44.03'	N 83°45'16" E	88.06'
C48	5'50"57"	980.00'	100.04'	50.07'	S 87°01'39" W	100.00'
C49	7'09"26"	980.00'	122.73'	61.45'	S 77°31'51" W	122.63'
C50	5'50"56"	980.00'	100.04'	50.07'	N 87°07'24" W	100.00'
C51	7'11"59"	920.00'	115.61'	57.88'	N 84°56'33" W	115.51'
C52	5'50"57"	980.00'	100.04'	50.07'	N 81°16'28" W	100.00'
C53	7'38"35"	920.00'	122.73'	61.45'	N 77°31'51" W	122.63'
C54	5'50"57"	980.00'	100.04'	50.07'	N 75°25'31" W	100.00'
C55	3'12'24"	950.00'	519.91'	266.65'	N 81°23'59" W	513.45'
C56	7'58"40"	920.00'	128.10'	64.15'	N 69°42'38" W	128.00'
C57	8'46'45"	980.00'	115.95'	58.04'	N 69°06'40" W	115.89'
C58	3'02'53"	470.00'	25.00'	12.50'	S 67°14'44" E	25.00'
C59	6'05'07"	530.00'	56.29'	28.17'	S 68°45'51" E	56.26'
C60	5'70'25"	470.00'	468.34'	235.69'	N 82°41'02" E	449.20'
C61	6'02'08"29"	590.00'	524.83'	269.50'	N 84°12'28" E	501.07'
C62	2'03'41"	530.00'	190.97'	96.53'	S 82°07'45" E	189.94'
C63	8'11'29"	880.00'	125.81'	63.01'	S 81°13'58" W	125.70'
C64	2'02'47"	820.00'	29.27'	14.64'	S 59°09'35" W	29.27'
C64A	15'57'34"	530.00'	147.63'	74.00'	N 13°20'40" W	147.15'
C65	12'36'09"	820.00'	180.36'	90.55'	S 62°29'01" W	180.00'
C134	2'70'22"	270.00'	127.89'	65.17'	N 16°32'18" E	126.70'
C135	2'70'22"	300.00'	142.10'	72.41'	N 16°32'18" E	140.78'
C136	2'70'22"	330.00'	156.31'	78.20'	N 16°32'18" E	154.88'
C136A	0'46'29"	330.00'	27.50'	13.76'	N 27°43'15" E	27.49'
C138	1'91'14"	200.00'	66.98'	33.80'	S 20°30'53" W	66.66'
C139	1'37'07"	170.00'	38.92'	19.55'	N 23°32'56" E	38.84'
C139A	0'04'07"	170.00'	18.01'	9.01'	N 13°27'20" E	18.00'
C143	2'15'08"06"	230.00'	88.19'	44.64'	N 21°54'19" E	87.65'
C155	1'26'45"	530.00'	161.38'	81.32'	N 78°49'10" E	160.76'

LINE	BEARING	LENGTH
L409	S 30°01'56" W	193.85'
L413	N 77°31'18" W	156.80'
L414	N 46°58'36" W	90.65'
L415	N 26°17'44" W	136.97'
L416	N 72°38'35" W	87.00'
L417	N 07°08'51" E	97.67'
L418	S 61°45'16" E	36.78'
L419	N 44°15'46" E	103.36'
L420	N 25°00'05" E	105.87'
L421	N 56°21'14" E	118.38'
L433	N 25°50'51" W	69.87'
L434	N 04°02'49" W	89.61'
L435	N 89°06'07" W	89.30'
L436	N 76°15'28" W	122.20'
L437	S 78°06'56" W	197.53'
L438	S 12°26'34" W	176.48'
L449	N 48°45'17" E	126.95'
L450	N 82°06'56" E	145.20'
L451	N 18°10'29" W	121.53'
L452	N 49°36'08" E	193.36'
L453	N 76°12'43" E	191.58'
L454	S 69°50'41" E	127.03'
L455	N 48°08'11" E	113.99'
L456	S 71°04'45" E	128.43'
L457	S 82°22'47" E	105.22'
L458	N 72°47'53" E	131.53'
L459	S 77°05'37" E	170.70'
L460	S 61°45'16" E	123.80'

- LEGEND:**
- = FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
  - ⊙ = FOUND IRON ROD (UNLESS OTHERWISE NOTED)
  - = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
  - = FOUND 4"X4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - = SET 4"X4" CONCRETE MONUMENT (PRM-STAMPED LB 6888)
  - ⊠ = SET PK NAIL AND DISK (STAMPED LB 6888)
  - ± = MORE OR LESS
  - AC. = ACRES
  - B.R.L. = BUILDING RESTRICTION LINE
  - CONC MON = CONCRETE MONUMENT
  - ESMT = EASEMENT
  - FD. = FOUND
  - ID. = IDENTIFICATION
  - IP. = IRON PIPE
  - JEA-E = 10'X10' JEA EASEMENT
  - JEA-EE = 10' JEA ELECTRICAL EASEMENT
  - LB = LICENSED BUSINESS
  - O. R. B. = OFFICIAL RECORDS BOOK
  - PC = POINT OF CURVATURE
  - PCC = POINT OF COMPOUND CURVE
  - POS. = PAGES
  - PRC = POINT OF REVERSE CURVE
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT OF TANGENCY
  - R.L.S. = REGISTERED LAND SURVEYOR
  - R.P. = RADIUS POINT
  - R/W = RIGHT OF WAY
  - T.O.B. = TOP OF BANK
  - TRP. = TYPICAL
  - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
  - UTIL-E = UTILITY EASEMENT



MATCH LINE SEE SHEET 6 OF 8

C136A 04°46'29" 330.00' 27.50' 13.76' N 27°43'15" E 27.49'  
SEE SHEET 2 FOR GENERAL NOTES  
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

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

MATCH LINE SEE SHEET 4 OF 8

MATCH LINE SEE SHEET 7 OF 8

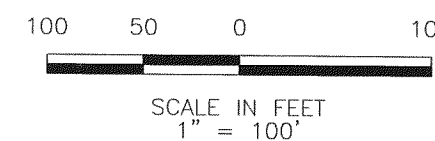
TYPICAL JEA EASEMENT DETAIL  
NOT TO SCALE

# JACKSONVILLE RANCH CLUB TWO

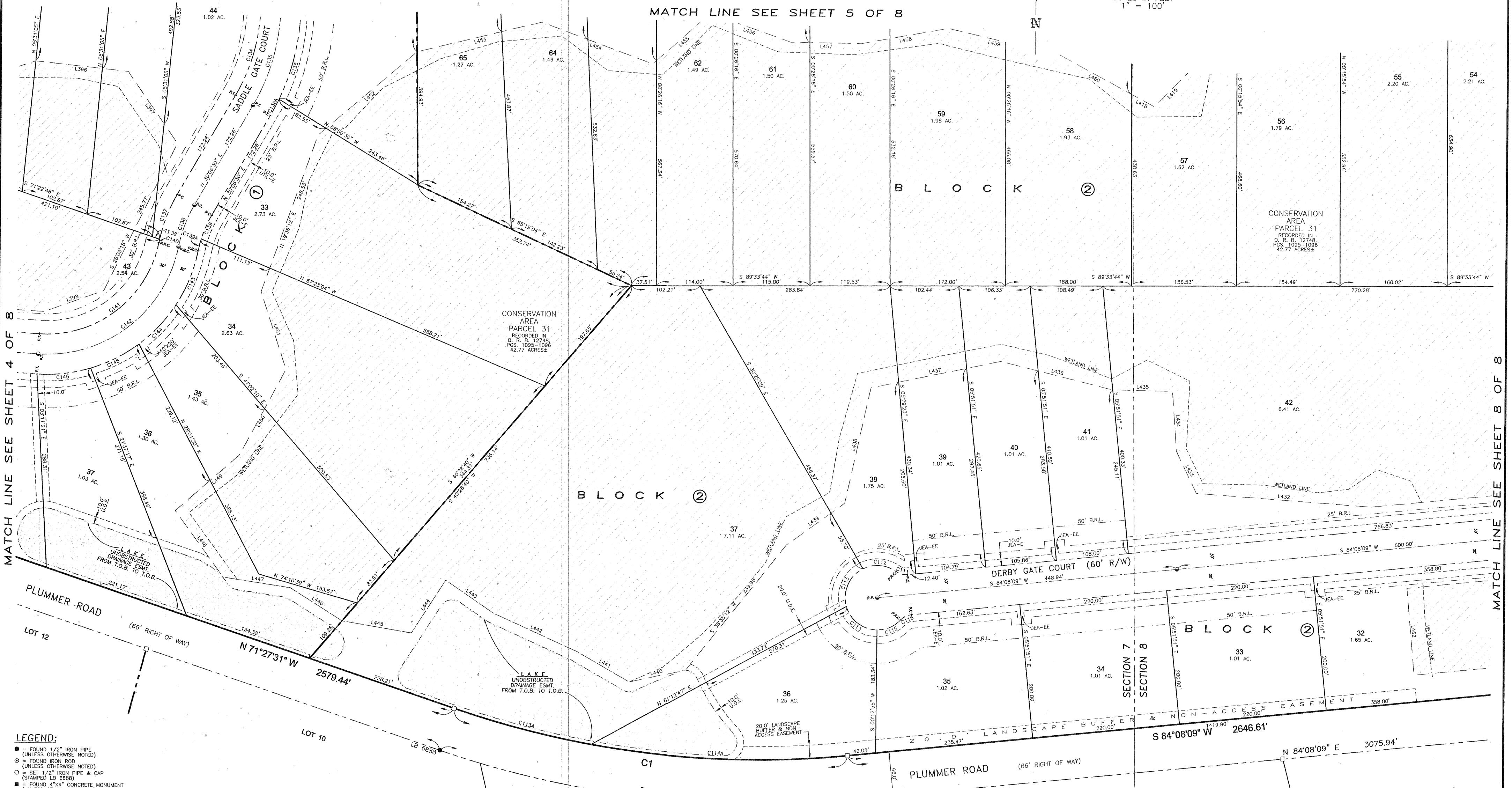
PART OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 25 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

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



MATCH LINE SEE SHEET 5 OF 8



MATCH LINE SEE SHEET 4 OF 8

MATCH LINE SEE SHEET 8 OF 8

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

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE
C1	24°24'20"	1399.40'	596.08'	302.63'	N 83°39'41" E	591.59'	
C6	24°24'20"	1465.40'	624.20'	316.91'	S 83°39'41" E	619.49'	
C111	41°06'44"	25.00'	17.94'	9.38'	S 75°18'30" E	17.98'	
C112	62°09'48"	48.00'	52.08'	28.93'	N 85°50'02" W	49.56'	
C113	78°12'30"	48.00'	66.36'	39.71'	S 23°28'49" W	61.20'	
C113A	08°38'30"	1399.40'	211.47'	108.94'	N 75°47'16" W	211.27'	
C114	73°34'39"	48.00'	61.64'	35.89'	S 52°54'45" E	57.49'	
C114A	15°44'50"	1399.40'	384.61'	193.53'	N 87°59'26" W	383.40'	
C115	47°16'30"	48.00'	39.61'	21.01'	N 66°39'40" E	38.49'	
C116	41°06'44"	25.00'	17.94'	9.37'	S 63°34'47" W	17.56'	
C134	27°08'22"	270.00'	127.89'	65.17'	N 16°32'18" E	126.70'	
C135	27°08'22"	300.00'	142.10'	72.41'	N 16°32'18" E	140.78'	
C136	22°21'53"	330.00'	128.81'	65.24'	N 14°09'04" E	128.00'	
C136A	04°40'29"	330.00'	27.50'	13.76'	N 27°43'15" E	27.49'	
C137	17°54'48"	230.00'	71.91'	36.25'	S 21°09'06" W	71.62'	
C138	19°11'14"	200.00'	66.98'	33.80'	S 20°30'53" W	66.66'	
C139	13°07'07"	170.00'	38.92'	19.55'	N 23°32'56" E	38.84'	
C139A	06°04'02"	170.00'	18.01'	9.01'	N 13°57'20" E	18.00'	
C140	1°16'26"	230.00'	5.11'	2.56'	S 11°31'29" W	5.11'	
C141	82°26'11"	170.00'	244.59'	148.92'	N 52°08'22" E	224.04'	
C142	82°26'11"	200.00'	287.76'	175.20'	N 52°08'22" E	263.57'	
C143	21°58'06"	230.00'	88.19'	44.64'	N 21°54'19" E	87.65'	
C144	19°23'56"	230.00'	77.87'	39.31'	N 45°19'46" E	77.50'	
C145	20°08'47"	230.00'	80.87'	40.86'	N 63°06'33" E	80.48'	
C146	20°10'31"	230.00'	80.99'	40.92'	N 83°16'12" E	80.57'	

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S 84°08'09" W	12.40'	L443	N 55°54'07" W	86.411'
L396	S 83°57'38" E	138.76'	L444	S 32°45'21" W	93.941'
L397	S 34°52'14" E	129.79'	L445	N 80°32'47" W	105.066'
L398	S 70°12'33" W	94.688'	L446	N 58°00'49" W	91.666'
L399	N 89°24'39" W	196.611'	L447	N 81°22'55" W	101.527'
L418	S 61°45'16" E	36.78'	L448	N 36°23'16" W	121.811'
L419	N 44°15'46" E	103.36'	L449	N 48°45'17" E	126.952'
L420	N 25°00'05" E	106.87'	L450	N 28°06'55" E	145.200'
L432	N 80°01'52" W	261.446'	L451	N 18°10'29" W	121.533'
L433	N 25°50'51" W	69.572'	L452	N 49°35'08" E	193.361'
L434	N 04°02'49" W	89.611'	L453	N 78°12'43" E	191.587'
L435	N 89°06'07" W	89.303'	L454	S 89°55'41" E	177.033'
L436	N 78°15'28" W	126.201'	L455	N 48°08'11" E	113.999'
L437	S 78°06'56" W	197.533'	L456	S 71°04'45" E	128.432'
L438	S 12°26'34" W	176.481'	L457	S 89°22'47" E	105.222'
L439	S 53°55'24" W	106.822'	L458	N 79°47'52" E	131.537'
L440	S 72°33'40" W	86.111'	L459	S 77°05'37" E	170.701'
L441	N 69°23'43" W	90.46'	L460	S 61°45'16" E	123.801'
L442	N 65°48'17" W	136.841'			

P.S.D. Number 2004-034  
City Development Number 6482.1  
SEE SHEET 2 FOR GENERAL NOTES  
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# JACKSONVILLE RANCH CLUB TWO

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

MATCH LINE SEE SHEET 7 OF 8



CURVE	BELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C87	90°00'00"	25.00'	39.27'	29.00'	S 83°42'35" E	35.36'
C93	25°01'28"	48.00'	20.96'	10.65'	N 79°53'25" E	20.80'
C94	41°06'44"	25.00'	17.94'	9.38'	S 71°50'46" W	17.56'
C95	90°00'00"	25.00'	39.27'	25.00'	N 06°17'25" E	35.36'
C96	18°06'16"	530.00'	167.47'	84.44'	S 42°14'17" W	166.77'
C97	26°09'56"	470.00'	214.64'	109.22'	S 38°12'27" W	212.78'
C98	26°34'24"	530.00'	245.81'	125.16'	S 19°53'57" W	243.61'
C99	27°45'27"	470.00'	227.70'	116.13'	S 11°14'45" W	225.48'
C100	50°30'28"	500.00'	440.76'	235.88'	S 26°02'11" W	426.63'
C101	6°38'48"	500.00'	58.00'	29.03'	S 02°32'28" E	57.97'
C103	21°54'07"	38.00'	14.53'	7.35'	N 16°48'55" W	14.44'
C106	83°16'00"	25.00'	36.33'	22.22'	S 46°05'38" E	33.22'
C106A	01°24'13"	555.00'	13.60'	6.80'	S 05°09'45" E	13.60'
C107	85°39'38"	25.00'	37.38'	23.17'	N 49°26'33" E	33.99'
C108	8°08'13"	530.00'	75.27'	37.70'	S 88°12'15" W	75.21'
C109	8°08'13"	500.00'	71.01'	35.56'	S 88°12'15" W	70.95'
C110	8°08'13"	470.00'	66.75'	33.43'	S 88°12'15" W	66.69'

LINE	BEARING	LENGTH
L1	S 49°04'53" E	35.42'
L21	N 56°52'14" E	118.38'
L23	S 40°43'40" E	181.55'
L25	S 51°22'10" E	147.01'
L26	S 07°41'34" E	78.15'
L27	S 37°18'38" W	123.59'
L28	S 24°47'08" W	122.83'
L29	N 70°35'40" W	144.07'
L30	S 38°01'08" W	109.29'
L31	S 20°11'56" E	71.84'
L453	N 75°35'43" W	99.58'
L464	N 29°56'51" E	169.35'

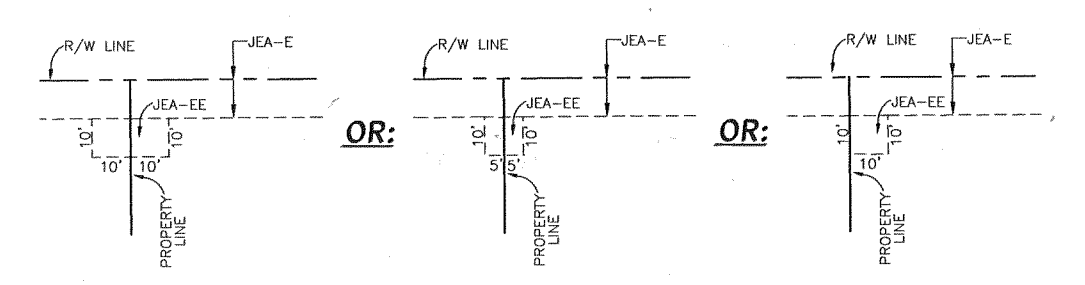
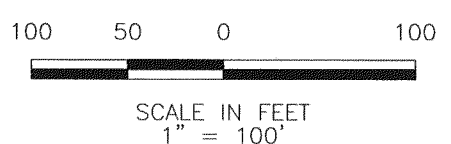
- LEGEND:**
- = FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
  - = FOUND IRON ROD (UNLESS OTHERWISE NOTED)
  - = SET 1/2" IRON PIPE & CAP (STAMPED LB 6888)
  - = FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - = SET 4"x4" CONCRETE MONUMENT (PRM-STAMPED LB 6888)
  - = SET PK NAIL AND DISK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

MATCH LINE SEE SHEET 6 OF 8

SECTION 8  
TOWNSHIP 1 SOUTH, RANGE 25 EAST

JACKSONVILLE RANCH CLUB  
PLAT BOOK 59, PAGES 40-48

TYPICAL JEA EASEMENT DETAIL  
NOT TO SCALE



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

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