

ARGYLE FOREST ~ CHIMNEY LAKES ~ UNIT 19

A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 53 PAGE 84
PAGE 1 OF 8 PAGES

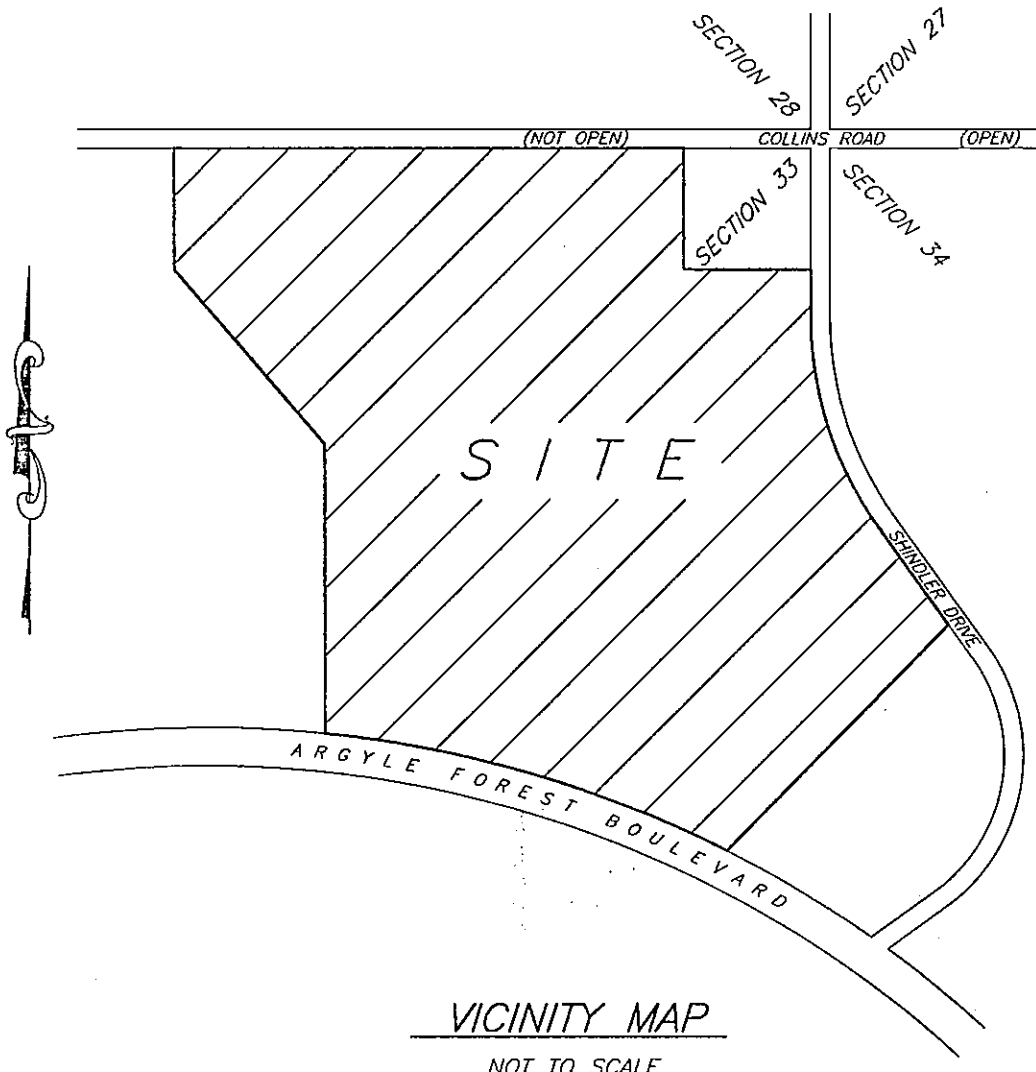
CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE, ON THE WEST LINE THEREOF, ALSO BEING THE CENTERLINE OF SHINDLER DRIVE, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SOUTH 01 DEGREE 02 MINUTES 41 SECONDS WEST, 299.95 FEET; THENCE, SOUTH 89 DEGREES 29 MINUTES 28 SECONDS WEST, 50.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SHINDLER DRIVE, SAID POINT ALSO BEING ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2605, PAGE 868, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE, ON SAID WEST RIGHT-OF-WAY LINE, SOUTH 01 DEGREE 02 MINUTES 41 SECONDS WEST, 178.34 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 33 MINUTES 13 SECONDS, AN ARC DISTANCE OF 440.21 FEET (SOUTH 17 DEGREES 13 MINUTES 55 SECONDS EAST, 432.78 FEET, CHORD BEARING AND DISTANCE) TO THE POINT OF TANGENCY; THENCE, CONTINUE ON SAID RIGHT-OF-WAY LINE, SOUTH 35 DEGREES 30 MINUTES 32 SECONDS EAST, 531.44 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7654, PAGE 2061, OF SAID PUBLIC RECORDS; THENCE, ON SAID NORTHWESTERLY LINE, SOUTH 46 DEGREES 11 MINUTES 20 SECONDS WEST, 567.40 FEET TO THE WEST LINE OF SAID SECTION 34 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD, A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, AND A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF SOUTH 39 DEGREES 24 MINUTES 51 SECONDS WEST; THENCE, ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2100.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 50 MINUTES 20 SECONDS, AN ARC DISTANCE OF 1350.21 FEET (NORTH 69 DEGREES 00 MINUTES 19 SECONDS WEST, 1327.08 FEET, CHORD BEARING AND DISTANCE) TO THE EASTERLY LINE OF ARGYLE FOREST CHIMNEY LAKES UNIT 16 A, AS RECORDED IN PLAT BOOK 49, PAGES 27-27D, OF SAID PUBLIC RECORDS; THENCE, ON SAID EASTERLY LINE, NORTH 02 DEGREES 25 MINUTES 18 SECONDS WEST, 623.84 FEET; THENCE, CONTINUING ON SAID LINE, NORTH 37 DEGREES 30 MINUTES 38 SECONDS WEST, 360.09 FEET; THENCE, CONTINUING ON SAID LINE, NORTH 00 DEGREES 30 MINUTES 42 SECONDS WEST, 280.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLLINS ROAD, AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, ON SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 29 MINUTES 22 SECONDS EAST, 1167.53 FEET; THENCE, PARALLEL WITH THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2605, PAGE 868, SOUTH 01 DEGREE 01 MINUTE 03 SECONDS WEST, 259.92 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LANDS; THENCE, ON SAID PROLONGATION AND THE SOUTHERLY LINE OF SAID LANDS, NORTH 89 DEGREES 29 MINUTES 28 SECONDS EAST, 300.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 43.73 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION :

THIS IS TO CERTIFY THAT TIMBER POINTE, L.L.C., A LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LANDS DESCRIBED HEREON KNOWN AS "ARGYLE FOREST CHIMNEY LAKES UNIT 19", AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF THESE LANDS. ALL RIGHTS-OF-WAY, EASEMENTS FOR DRAINAGE, NON-ACCESS AND SIDEWALKS AND TRACT "C", EXCEPT ALL PRIVATE EASEMENTS, TRACTS "A" AND "B", BUFFER AND CONSERVATION EASEMENTS, WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF TIMBER POINTE, L.L.C., ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT AREAS 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:

- THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS-OF-WAY HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM RIGHTS-OF-WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;
- THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE CHIMNEY LAKES OWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF CHIMNEY LAKES OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS;
- THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.



VICINITY MAP
NOT TO SCALE

Approved 12-20-2000
Date
[Signature]
City Engineer
for Director of Public Works
Approved 12-21-2000
Date
[Signature]
for General Counsel

APPROVED FOR THE RECORD :

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

FOR [Signature] 12-22-2000
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE : 2000294359

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED

IN PLAT BOOK 53 PAGES 84 THROUGH 84G OF THE PUBLIC OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 22nd DAY OF December, A.D. 2000

[Signature] [Signature]
CLERK - HENRY W. COOK DEPUTY CLERK

PLAT CONFORMITY REVIEW :

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS 20th DAY OF December, 2000

[Signature]
GLENN E. MCGREGOR, P.L.S.
FLORIDA CERTIFICATE No. LS-4252

TIMBER POINTE, L.L.C., ITS SUCCESSORS AND ASSIGNS, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN "ARGYLE FOREST CHIMNEY LAKES UNIT 19. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF TIMBER POINTE, L.L.C., AND SHALL BE SUBJECT TO IT.

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 NONEXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED FOR WATER AND/OR SANITARY SEWER ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS THEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND SEAL AFFIXED

THIS 8th DAY OF December, A.D. 2000.

TIMBER POINTE, L.L.C., A LIMITED LIABILITY CORPORATION

[Signature]
CHRISTOPHER B. HERRIN, SR., PRESIDENT

[Signature]
WITNESS DEBORAH H. DUNBAR

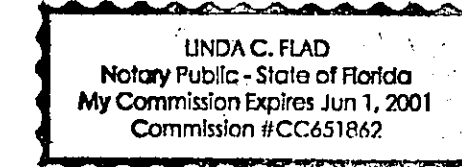
[Signature]
WITNESS LINDA C. FLAD

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, A.D. 2000, BY CHRISTOPHER B. HERRIN, SR., PRESIDENT, TIMBER POINTE, L.L.C., A LIMITED LIABILITY CORPORATION, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
LINDA C. FLAD
PRINTED NAME

CC 651862
COMMISSION NUMBER
6-1-01
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091 F.S., CHAPTER 61G17-6.0031(2) F.A.C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 17th DAY OF DECEMBER, A.D. 2000

[Signature]
CARL S. COURSON, P.L.S.
FLORIDA CERTIFICATE No. LS-3129
PERRET and ASSOCIATES, INC.
FLORIDA CERTIFICATE No. LB-6715

PUD No. 99-804
PSD No. 99-044
DEV. No. 4860.1

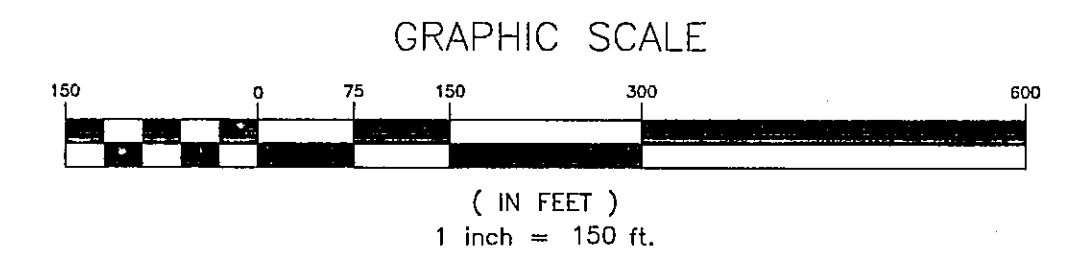
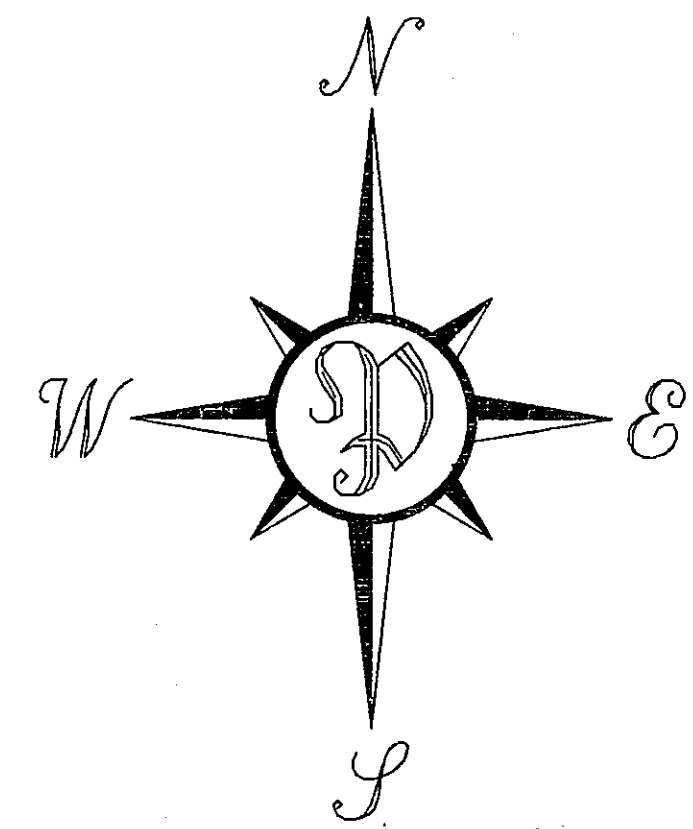
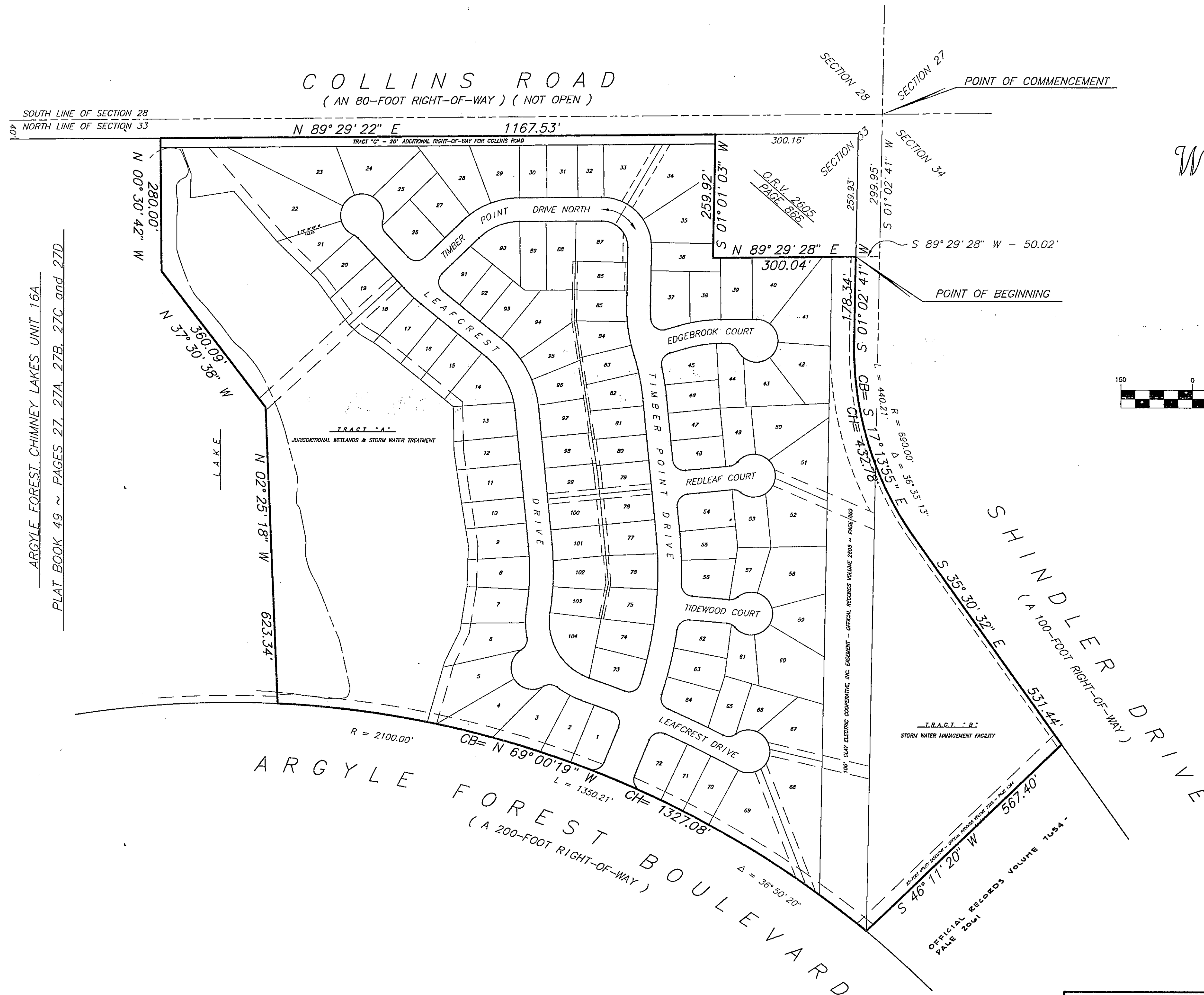
PERRET AND ASSOCIATES, INC.

1710 SHADOWOOD LANE, SUITE 240, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 398-4777 FAX: (904) 346-3851

ARGYLE FOREST ~ CHIMNEY LAKES ~ UNIT 19

A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **84A**
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ARGYLE FOREST CHIMNEY LAKES UNIT 16A
PLAT BOOK 49 ~ PAGES 27, 27A, 27B, 27C and 27D

PUD No. 99-804
PSD No. 99-044
DEV. No. 4860.1

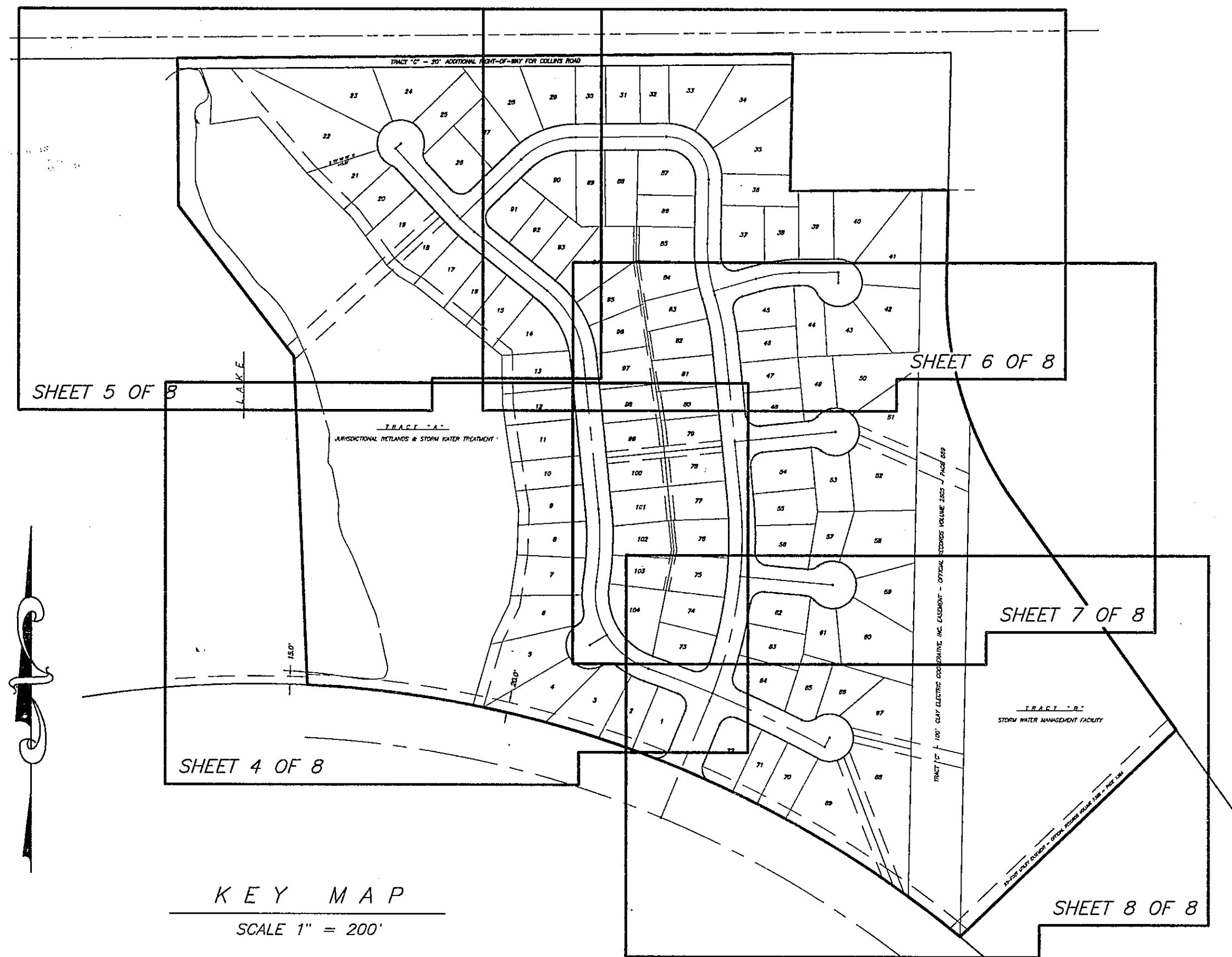
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A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

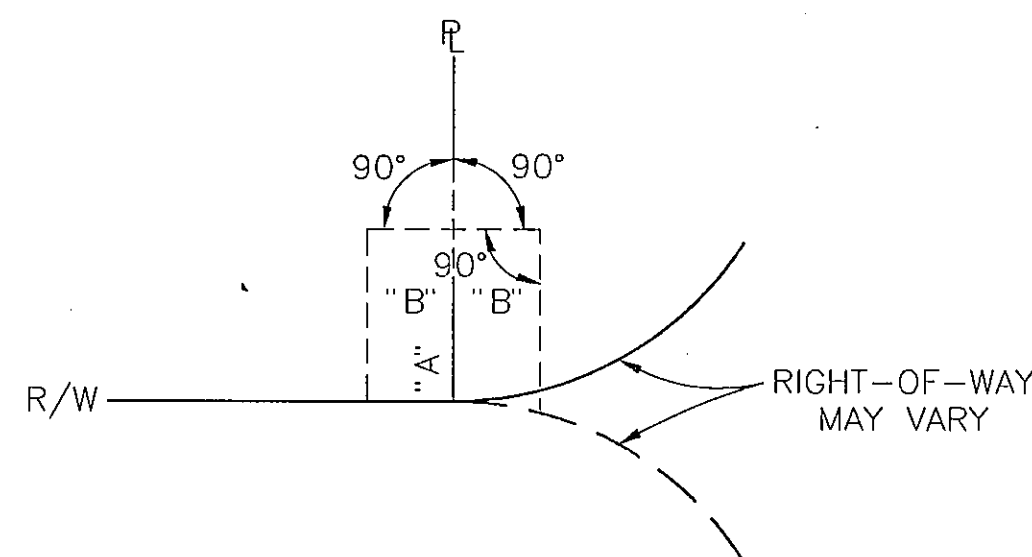
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KEY MAP

SCALE 1" = 200'



DIMENSION		JEA EQUIPMENT EASEMENT SIZE
"A"	"B"	
10'	5'	10-FOOT X 10-FOOT
10'	10'	10-FOOT X 20-FOOT
15'	5'	10-FOOT X 15-FOOT
20'	10'	20-FOOT X 20-FOOT

JEA EQUIPMENT EASEMENT DETAIL

NOT TO SCALE

LEGEND

- PERMANENT REFERENCE MONUMENT (P.R.M.) SET ~ STAMPED "P.R.M. - 6715"
- PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND ~ IDENTIFICATION AS NOTED
- ⊙ PERMANENT CONTROL POINT (P.C.P.) SET ~ STAMPED "LB-6715"
- C1 CURVE NUMBER FOR CURVE DATA TABLE
- L1 LINE NUMBER FOR LINE DATA TABLE
- (R) LOT LINE RADIAL TO CURVE
- ⊕ CENTERLINE
- ESMT. EASEMENT
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.E. UNOBSTRUCTED ACCESS EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- JEA-E. JEA EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- POC POINT ON CURVE
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- L or A ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- R/W RIGHT-OF-WAY
- (105') DISTANCE ALONG LOT LINE TO EASEMENT LINE
- +— STREET NAME CHANGE POINT

GENERAL NOTES

- (1) BEARINGS ARE BASED ON SOUTH 01°02'41" WEST FOR THE WEST LINE OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST.
- (2) 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (3) ALL EASEMENTS ARE FOR DRAINAGE, AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
- (4) CERTAIN EASEMENTS ARE FOR RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- (5) JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- (6) 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.
- (7) EASEMENTS DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- (8) EASEMENTS DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- (9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINES AND/OR CONSERVATION EASEMENT LINES AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH WETLANDS AND/OR CONSERVATION EASEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY SUCH ACTIVITY WITHIN THE WETLANDS AND/OR CONSERVATION EASEMENTS AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY ACTIVITY WITHIN THE WETLANDS AND/OR CONSERVATION EASEMENTS. THE WETLANDS MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Chapter 704.061(1)(a thru q), Florida Statutes
- (10) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS CAN BEST BE DETERMINED BY SCALING FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077 0150 E, DATED 8/15/89

PUD No. 99-804
 PSD No. 99-044
 DEV. No. 4860.1

PERRET AND ASSOCIATES, INC.

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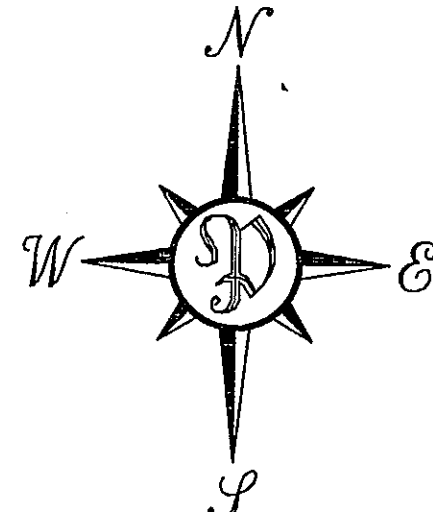
ARGYLE FOREST ~ CHIMNEY LAKES ~ UNIT 19

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A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

REFER TO SHEET 3 FOR GENERAL NOTES AND LEGEND



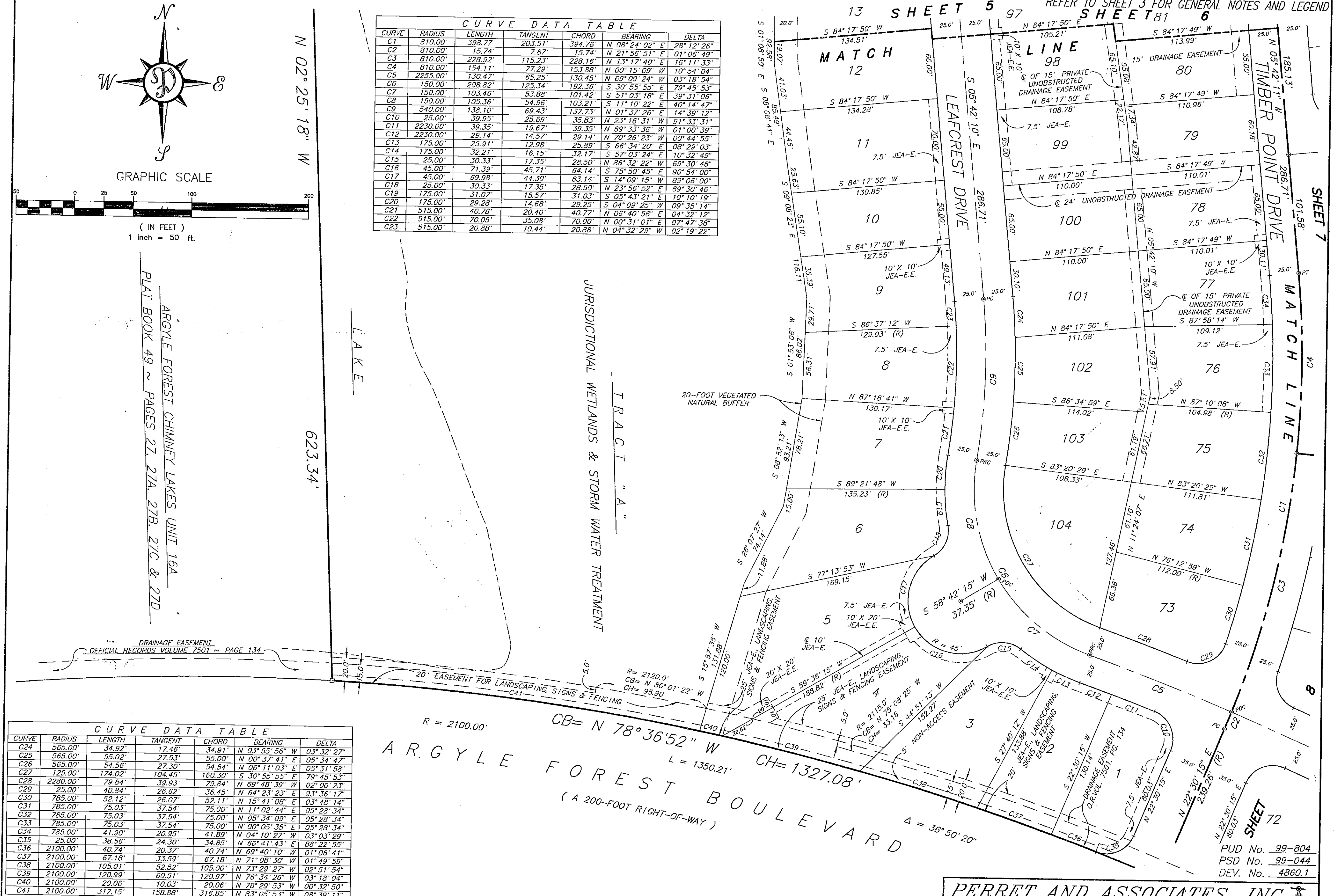
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

ARGYLE FOREST CHIMNEY LAKES UNIT 19A
PLAT BOOK 49 ~ PAGES 27, 27A, 27B, 27C & 27D

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	810.00'	398.77'	203.51'	394.76'	N 08° 24' 02" E	28° 12' 26"
C2	810.00'	15.74'	7.87'	15.74'	N 21° 58' 51" E	01° 06' 49"
C3	810.00'	228.92'	115.23'	228.16'	N 13° 17' 40" E	16° 11' 33"
C4	810.00'	154.11'	77.29'	153.88'	N 00° 15' 09" W	10° 54' 04"
C5	2255.00'	130.47'	65.25'	130.45'	N 69° 09' 24" W	03° 18' 54"
C6	150.00'	208.82'	125.34'	192.36'	S 30° 55' 55" E	79° 45' 53"
C7	150.00'	103.46'	53.88'	101.42'	S 51° 37' 18" E	39° 31' 06"
C8	150.00'	105.36'	54.96'	103.21'	S 11° 10' 22" E	40° 14' 47"
C9	540.00'	138.10'	69.43'	137.73'	N 01° 37' 26" E	14° 39' 12"
C10	25.00'	39.95'	19.67'	39.35'	N 69° 33' 36" W	01° 00' 39"
C11	2230.00'	29.14'	14.57'	29.14'	N 70° 26' 23" W	00° 44' 55"
C12	175.00'	25.91'	12.98'	25.89'	S 66° 34' 20" E	08° 29' 03"
C13	175.00'	32.21'	16.15'	32.17'	S 57° 03' 24" E	10° 32' 49"
C14	25.00'	30.33'	17.35'	28.50'	N 86° 32' 22" W	69° 30' 46"
C15	45.00'	71.39'	45.71'	64.14'	S 75° 50' 45" E	90° 54' 00"
C16	45.00'	69.98'	44.30'	63.14'	S 14° 09' 15" W	89° 06' 00"
C17	25.00'	30.33'	17.35'	28.50'	N 23° 56' 52" E	69° 30' 46"
C18	175.00'	31.07'	15.57'	31.03'	S 05° 43' 21" E	10° 10' 19"
C19	175.00'	29.28'	14.68'	29.25'	S 04° 09' 25" W	09° 35' 14"
C20	175.00'	40.78'	20.40'	40.77'	N 06° 40' 56" E	04° 32' 12"
C21	515.00'	70.05'	35.08'	70.00'	N 00° 31' 01" E	07° 47' 38"
C22	515.00'	70.05'	35.08'	70.00'	N 00° 31' 01" E	07° 47' 38"
C23	515.00'	20.88'	10.44'	20.88'	N 04° 32' 29" W	02° 19' 22"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C24	565.00'	34.92'	17.46'	34.91'	N 03° 55' 56" W	03° 32' 27"
C25	565.00'	55.02'	27.53'	55.00'	N 00° 37' 41" E	05° 34' 47"
C26	565.00'	54.56'	27.30'	54.54'	N 06° 11' 03" E	05° 31' 58"
C27	125.00'	174.02'	104.45'	160.30'	S 30° 55' 55" E	79° 45' 53"
C28	2280.00'	79.84'	39.93'	79.84'	N 69° 48' 39" W	02° 00' 23"
C29	25.00'	40.84'	26.82'	36.45'	N 64° 23' 23" E	93° 36' 17"
C30	785.00'	52.12'	26.07'	52.11'	N 15° 41' 08" E	03° 48' 14"
C31	785.00'	75.03'	37.54'	75.00'	N 11° 02' 44" E	05° 28' 34"
C32	785.00'	75.03'	37.54'	75.00'	N 05° 34' 09" E	05° 28' 34"
C33	785.00'	75.03'	37.54'	75.00'	N 00° 05' 35" E	05° 28' 34"
C34	785.00'	41.90'	20.95'	41.89'	N 04° 10' 27" W	03° 03' 29"
C35	25.00'	38.56'	24.30'	34.85'	N 66° 41' 43" E	88° 22' 35"
C36	2100.00'	40.74'	20.37'	40.74'	N 69° 40' 10" W	01° 06' 41"
C37	2100.00'	67.18'	33.59'	67.18'	N 71° 08' 30" W	01° 49' 59"
C38	2100.00'	105.01'	52.52'	105.00'	N 73° 29' 27" W	02° 51' 54"
C39	2100.00'	120.99'	60.51'	120.97'	N 76° 34' 26" W	03° 18' 04"
C40	2100.00'	20.06'	10.03'	20.06'	N 78° 29' 53" W	00° 32' 50"
C41	2100.00'	317.15'	158.88'	316.85'	N 83° 05' 53" W	08° 39' 11"



ARGYLE FOREST BOULEVARD
(A 200-FOOT RIGHT-OF-WAY)

R = 2100.00'
CB = N 78° 36' 52" W
L = 1350.21'
CH = 1327.08'

Δ = 36° 50' 20"

PERRET AND ASSOCIATES, INC.
1710 SHADOWOOD LANE, SUITE 240, JACKSONVILLE, FLORIDA 32207
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PUD No. 99-804
PSD No. 99-044
DEV. No. 4860.1

ARGYLE FOREST ~ CHIMNEY LAKES ~ UNIT 19

A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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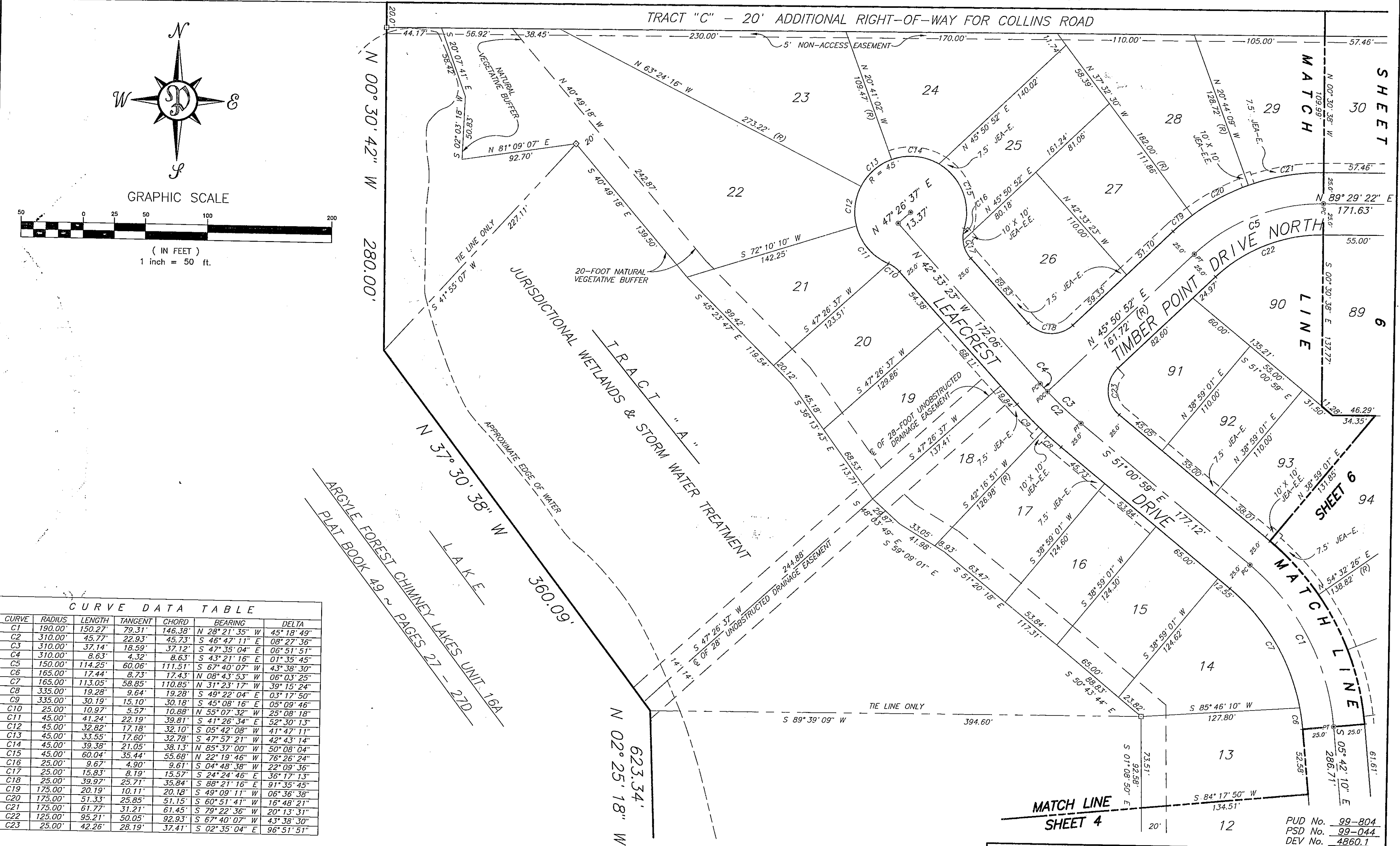
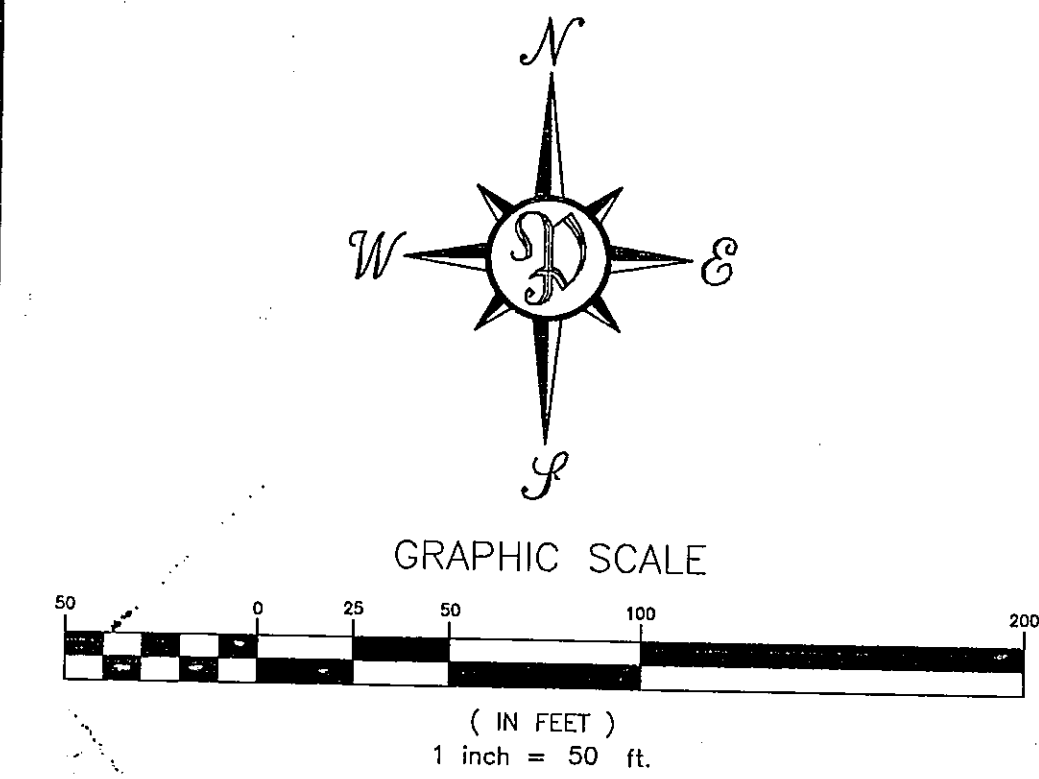
REFER TO SHEET 3 FOR GENERAL NOTES AND LEGEND

SOUTH LINE OF SECTION 28
NORTH LINE OF SECTION 33
40.00'

COLLINS ROAD
(AN 80-FOOT RIGHT-OF-WAY) (NOT OPEN)

N 89° 29' 22" E 1167.53'

TRACT "C" - 20' ADDITIONAL RIGHT-OF-WAY FOR COLLINS ROAD



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	190.00'	150.27'	79.31'	146.38'	N 28° 21' 35" W	45° 18' 49"
C2	310.00'	45.77'	22.93'	45.73'	S 46° 47' 11" E	08° 27' 36"
C3	310.00'	37.14'	18.59'	37.12'	S 47° 35' 04" E	06° 51' 51"
C4	310.00'	8.63'	4.32'	8.63'	S 43° 21' 16" E	07° 35' 45"
C5	150.00'	114.25'	60.06'	111.51'	S 67° 40' 07" W	43° 38' 30"
C6	165.00'	17.44'	8.73'	17.43'	N 08° 43' 53" W	06° 03' 25"
C7	165.00'	113.05'	58.85'	110.85'	N 31° 23' 17" W	39° 15' 24"
C8	335.00'	19.28'	9.64'	19.28'	S 49° 22' 04" E	03° 17' 50"
C9	335.00'	30.19'	15.10'	30.18'	S 45° 08' 16" E	05° 09' 46"
C10	25.00'	10.97'	5.57'	10.88'	N 55° 07' 32" W	25° 08' 18"
C11	45.00'	41.24'	22.19'	39.81'	S 41° 26' 34" E	52° 30' 13"
C12	45.00'	32.82'	17.18'	32.10'	S 05° 42' 08" W	41° 47' 11"
C13	45.00'	33.55'	17.60'	32.78'	S 47° 57' 21" W	42° 43' 14"
C14	45.00'	39.38'	21.05'	38.13'	N 85° 37' 00" W	50° 08' 04"
C15	45.00'	60.04'	35.44'	55.68'	N 22° 19' 46" W	76° 26' 24"
C16	25.00'	9.67'	4.90'	9.61'	S 04° 48' 38" W	22° 09' 36"
C17	25.00'	15.83'	8.19'	15.57'	S 24° 24' 46" E	36° 17' 13"
C18	25.00'	39.97'	25.71'	35.84'	S 88° 21' 16" E	91° 35' 45"
C19	175.00'	20.19'	10.11'	20.18'	S 49° 09' 11" W	06° 36' 38"
C20	175.00'	51.33'	25.85'	51.15'	S 60° 51' 41" W	16° 48' 21"
C21	175.00'	61.77'	31.21'	61.45'	S 79° 22' 36" W	20° 13' 31"
C22	125.00'	95.21'	50.05'	92.93'	S 67° 40' 07" W	43° 38' 30"
C23	25.00'	42.26'	28.19'	37.41'	S 02° 35' 04" E	96° 51' 51"

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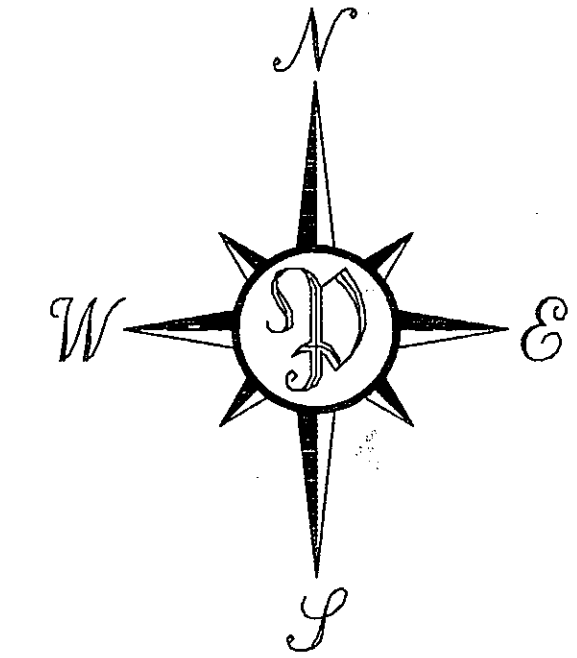
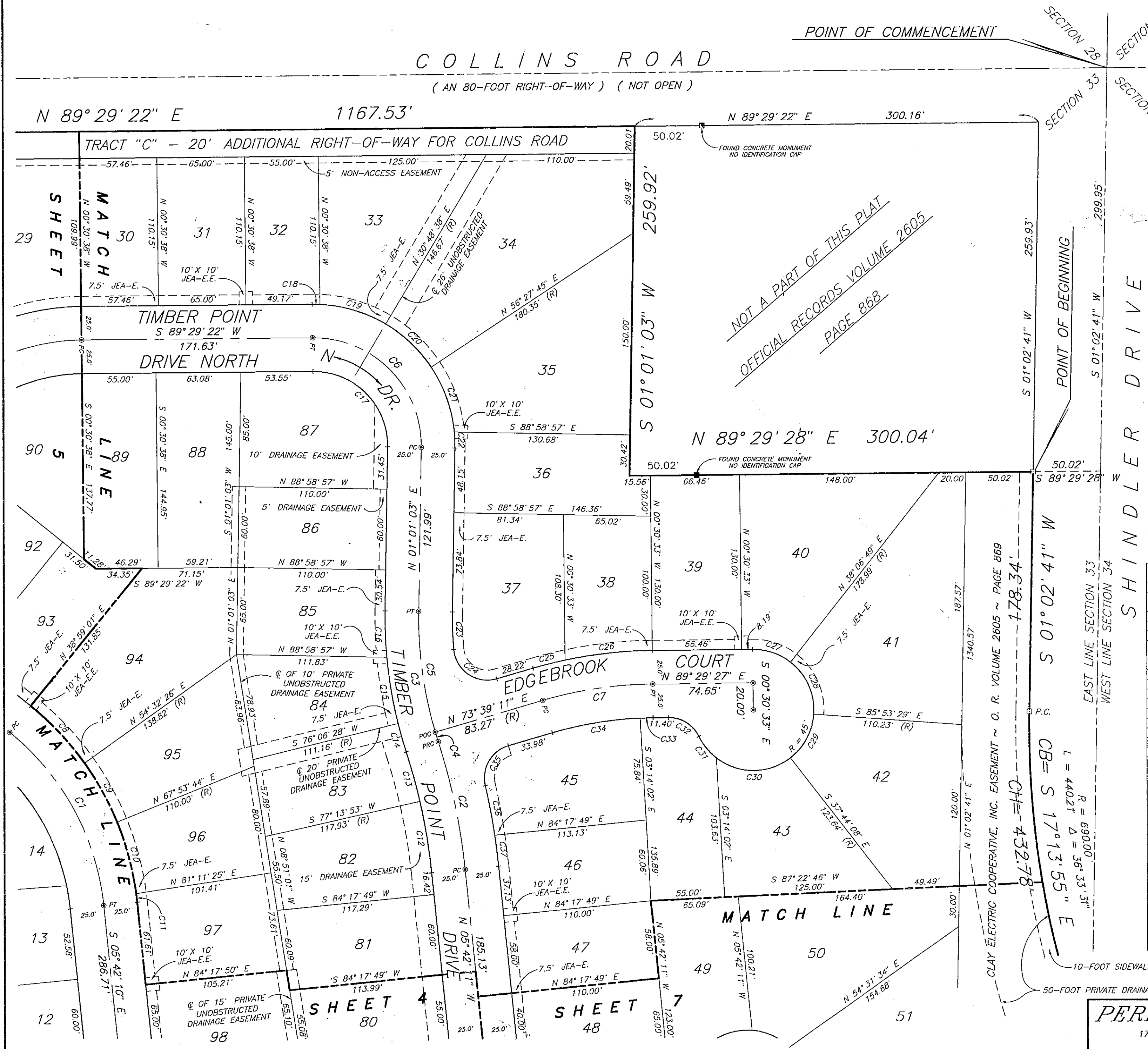
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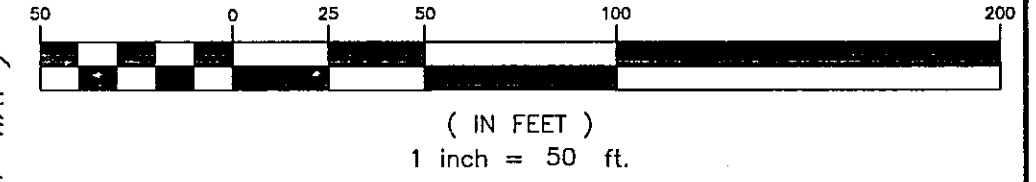
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REFER TO SHEET 3 FOR GENERAL NOTES AND LEGEND



GRAPHIC SCALE



CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	190.00'	150.27'	79.31'	146.38'	N 28° 21' 35" W	45° 18' 49"
C2	460.00'	96.91'	48.63'	96.73'	N 11° 44' 18" W	12° 04' 14"
C3	300.00'	98.39'	49.64'	97.95'	S 08° 22' 41" E	18° 47' 28"
C4	300.00'	7.47'	3.74'	7.47'	S 17° 03' 37" E	01° 25' 36"
C5	300.00'	90.92'	45.81'	90.57'	S 07° 39' 53" E	17° 21' 52"
C6	80.00'	127.80'	82.16'	114.64'	N 44° 44' 48" W	91° 31' 41"
C7	300.00'	82.93'	41.73'	82.66'	S 81° 34' 19" W	15° 50' 16"
C8	215.00'	58.38'	29.37'	58.20'	N 43° 14' 16" W	15° 33' 25"
C9	215.00'	50.11'	25.17'	50.00'	N 28° 48' 55" W	13° 21' 17"
C10	215.00'	55.15'	27.73'	55.00'	N 14° 45' 21" W	14° 41' 50"
C11	215.00'	6.40'	3.20'	6.40'	N 06° 33' 18" W	01° 42' 16"
C12	435.00'	53.64'	26.86'	53.61'	N 09° 14' 09" W	07° 03' 56"
C13	435.00'	38.00'	19.01'	37.99'	N 15° 16' 16" W	05° 00' 18"
C14	325.00'	22.02'	11.01'	22.01'	S 15° 49' 58" E	03° 52' 53"
C15	325.00'	50.05'	25.07'	50.00'	S 09° 28' 49" E	08° 49' 24"
C16	325.00'	34.52'	17.28'	34.51'	S 02° 01' 32" E	06° 05' 10"
C17	55.00'	87.86'	56.49'	78.81'	N 44° 44' 48" W	91° 31' 41"
C18	105.00'	5.83'	2.92'	5.83'	N 88° 55' 12" W	03° 10' 52"
C19	105.00'	51.57'	26.32'	51.05'	N 73° 15' 34" W	28° 08' 24"
C20	105.00'	47.01'	23.91'	46.62'	N 46° 21' 48" W	25° 39' 07"
C21	105.00'	51.45'	26.25'	50.94'	N 19° 29' 59" W	28° 04' 32"
C22	105.00'	11.87'	5.94'	11.87'	N 02° 13' 20" W	06° 28' 46"
C23	275.00'	27.97'	14.00'	27.96'	S 01° 53' 46" E	05° 49' 39"
C24	25.00'	44.30'	30.62'	38.73'	S 55° 34' 42" E	101° 32' 13"
C25	325.00'	24.40'	12.20'	24.39'	S 75° 48' 12" W	04° 18' 03"
C26	325.00'	65.44'	32.83'	65.33'	S 83° 43' 20" W	11° 32' 13"
C27	45.00'	30.33'	15.77'	29.76'	N 71° 11' 52" W	38° 37' 22"
C28	45.00'	43.98'	23.92'	42.25'	N 23° 53' 20" W	55° 59' 42"
C29	45.00'	37.82'	20.11'	36.72'	N 28° 11' 11" E	48° 09' 21"
C30	45.00'	59.23'	34.79'	55.05'	N 89° 58' 23" E	75° 25' 01"
C31	45.00'	20.76'	10.57'	20.58'	S 39° 06' 08" E	26° 25' 57"
C32	25.00'	28.20'	15.81'	26.73'	N 58° 11' 51" W	64° 37' 23"
C33	275.00'	9.67'	4.84'	9.67'	S 88° 28' 59" W	02° 00' 56"
C34	275.00'	66.34'	33.33'	66.18'	S 80° 33' 51" W	13° 49' 20"
C35	25.00'	37.75'	23.52'	34.26'	S 50° 23' 59" W	86° 30' 23"
C36	485.00'	37.65'	18.83'	37.64'	N 10° 37' 46" W	04° 26' 51"
C37	485.00'	22.88'	11.44'	22.88'	N 07° 03' 16" W	02° 42' 10"

PUD No. **99-804**
 PSD No. **99-044**
 DEV No. **4860.1**

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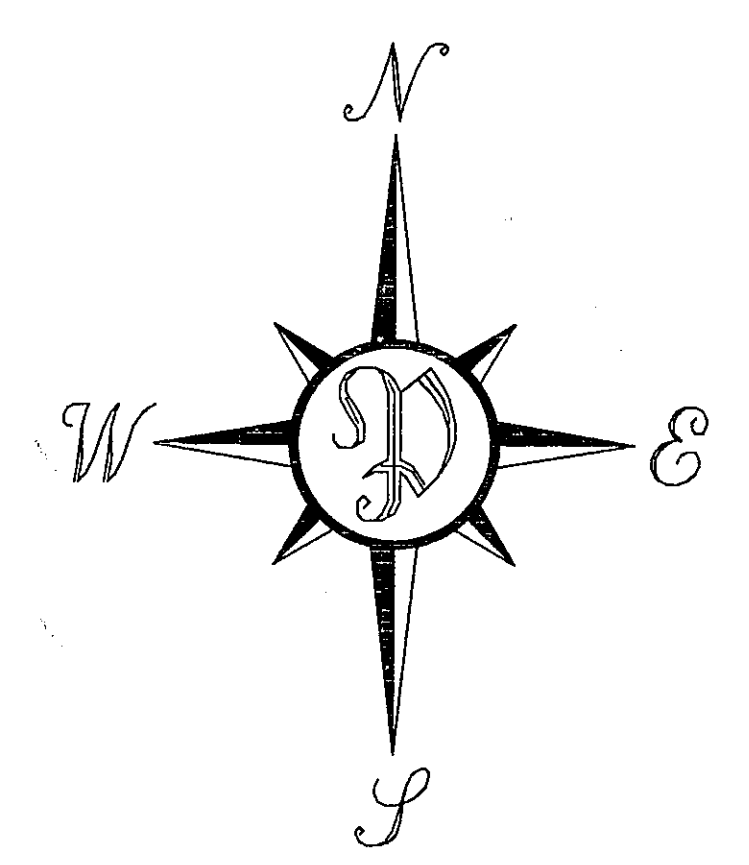
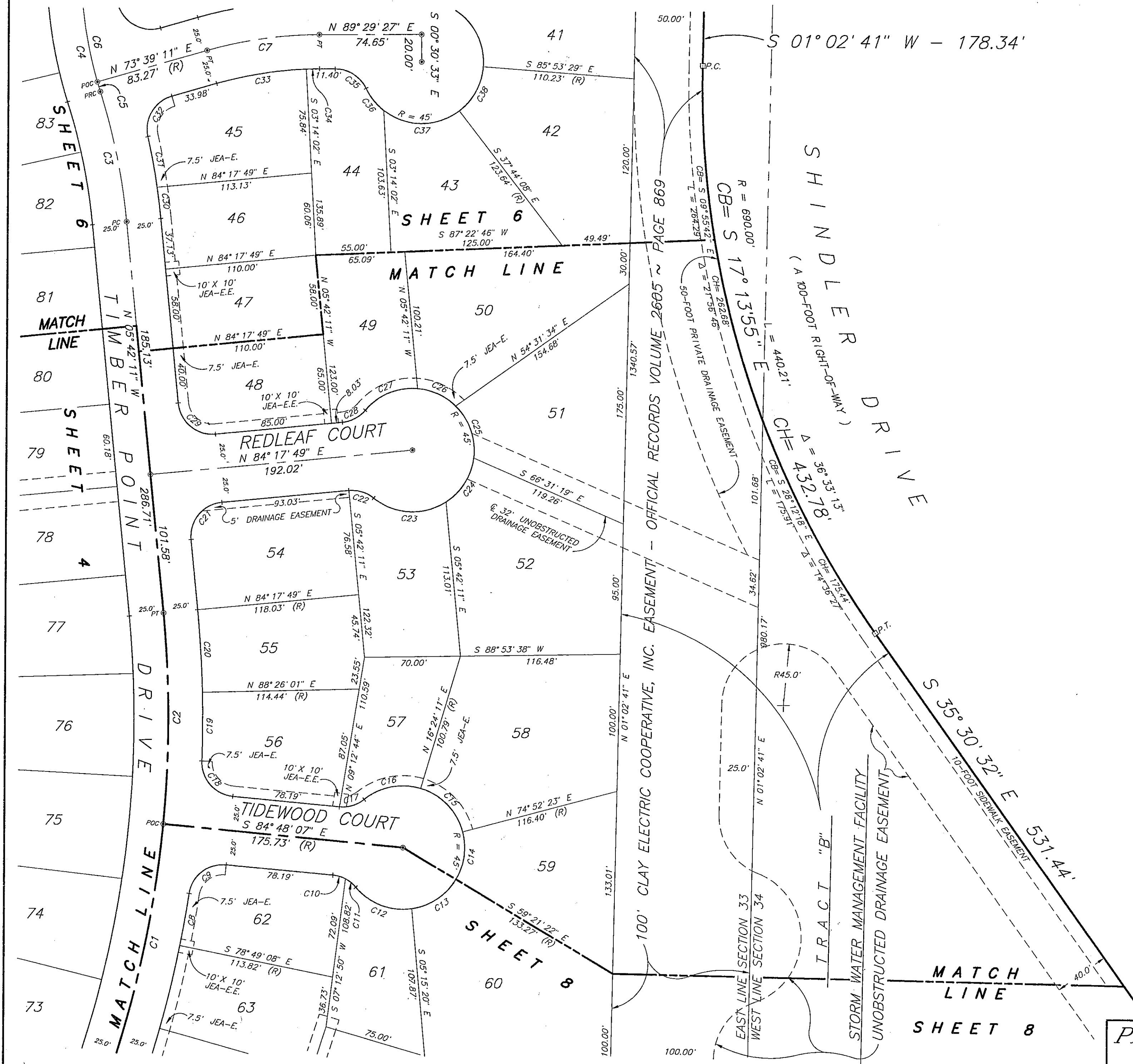
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A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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REFER TO SHEET 3 FOR GENERAL NOTES AND LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	810.00'	228.92'	115.23'	228.16'	N 13° 17' 40" E	16° 11' 33"
C2	810.00'	154.11'	77.29'	153.88'	N 00° 15' 09" W	10° 54' 04"
C3	460.00'	96.91'	48.63'	96.73'	N 11° 44' 18" W	12° 04' 14"
C4	300.00'	98.39'	49.64'	97.65'	S 08° 22' 41" E	18° 47' 28"
C5	300.00'	7.47'	3.74'	7.47'	S 17° 03' 37" E	01° 25' 36"
C6	300.00'	90.92'	45.81'	90.57'	S 07° 39' 53" E	17° 21' 52"
C7	300.00'	82.93'	41.73'	82.66'	S 81° 34' 19" W	15° 50' 16"
C8	835.00'	38.62'	19.31'	38.62'	N 09° 51' 22" E	02° 39' 00"
C9	25.00'	37.82'	23.59'	34.31'	S 51° 51' 52" W	86° 40' 01"
C10	25.00'	9.69'	4.91'	9.63'	N 73° 41' 53" W	22° 12' 28"
C11	25.00'	9.69'	4.91'	9.63'	N 51° 29' 26" W	22° 12' 28"
C12	45.00'	45.70'	25.04'	43.76'	S 69° 28' 39" E	58° 10' 55"
C13	45.00'	39.89'	21.36'	38.60'	N 56° 02' 16" E	50° 47' 15"
C14	45.00'	35.95'	19.00'	35.00'	N 07° 45' 31" E	45° 46' 15"
C15	45.00'	45.92'	25.19'	43.96'	N 44° 21' 43" W	58° 28' 12"
C16	45.00'	43.68'	23.74'	41.99'	S 78° 35' 34" W	55° 37' 13"
C17	25.00'	19.38'	10.21'	18.90'	N 72° 59' 25" E	44° 24' 55"
C18	25.00'	37.82'	23.59'	34.31'	S 41° 28' 06" E	86° 40' 01"
C19	835.00'	50.01'	25.01'	50.00'	N 00° 08' 58" E	03° 25' 53"
C20	835.00'	60.29'	30.16'	60.27'	N 03° 38' 05" W	04° 08' 12"
C21	25.00'	39.27'	25.00'	35.36'	S 39° 17' 49" W	90° 00' 00"
C22	25.00'	19.38'	10.21'	18.90'	N 73° 29' 43" W	44° 24' 55"
C23	45.00'	56.49'	32.65'	52.85'	S 87° 15' 00" E	71° 55' 28"
C24	45.00'	39.23'	20.96'	38.00'	N 31° 48' 46" E	49° 57' 00"
C25	45.00'	41.45'	22.33'	40.00'	N 19° 33' 00" W	52° 46' 32"
C26	45.00'	31.06'	16.18'	30.45'	N 65° 42' 47" W	39° 33' 03"
C27	45.00'	42.91'	23.24'	41.30'	S 67° 11' 47" W	54° 37' 47"
C28	25.00'	19.38'	10.21'	18.90'	N 62° 05' 21" E	44° 24' 55"
C29	25.00'	39.27'	25.00'	35.36'	S 50° 42' 11" E	90° 00' 00"
C30	485.00'	22.88'	11.44'	22.88'	N 07° 03' 16" W	02° 42' 10"
C31	485.00'	37.65'	18.83'	37.64'	N 10° 37' 46" W	04° 26' 51"
C32	25.00'	37.75'	23.52'	34.26'	S 30° 23' 59" W	86° 30' 23"
C33	275.00'	66.34'	33.33'	66.18'	S 80° 33' 51" W	13° 49' 20"
C34	275.00'	9.67'	4.84'	9.67'	S 88° 28' 59" W	02° 00' 56"
C35	25.00'	26.20'	15.81'	26.73'	N 58° 11' 51" W	64° 37' 23"
C36	45.00'	20.76'	10.57'	20.58'	S 39° 06' 08" E	26° 25' 57"
C37	45.00'	59.23'	34.79'	55.05'	N 89° 58' 23" E	75° 25' 01"
C38	45.00'	37.82'	20.11'	36.72'	N 28° 11' 11" E	48° 09' 21"

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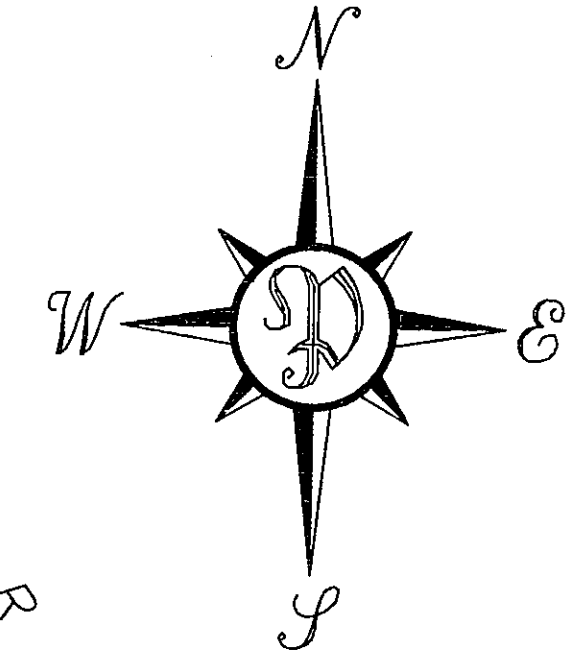
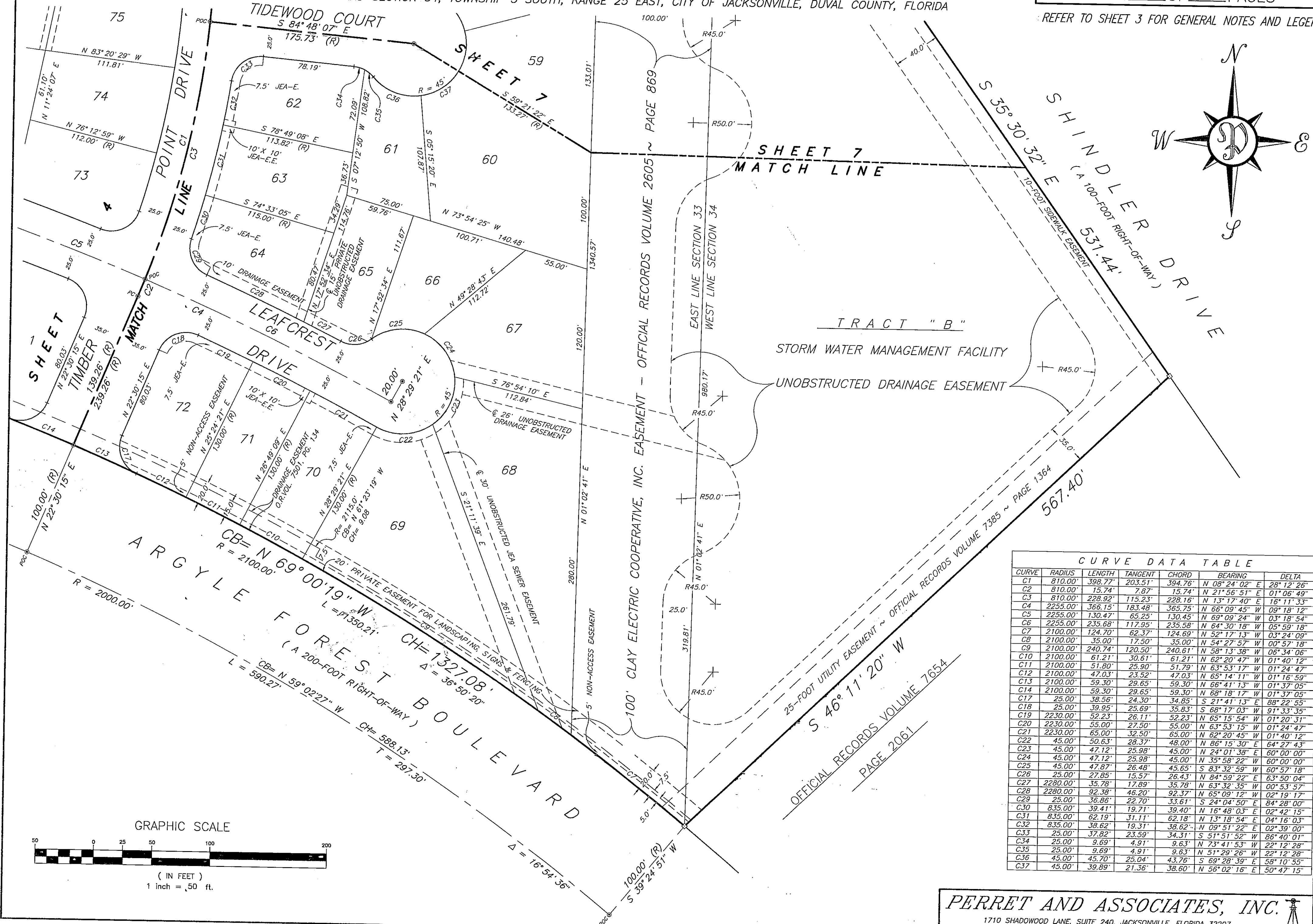
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A SUBDIVISION OF PORTIONS OF SECTION 33 AND SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

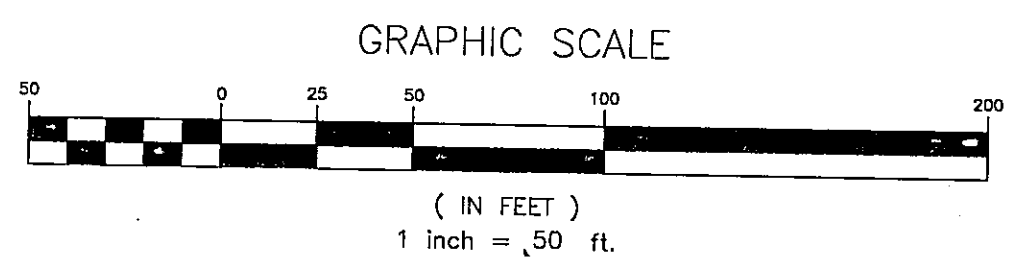
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REFER TO SHEET 3 FOR GENERAL NOTES AND LEGEND



CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	810.00'	398.77'	203.51'	394.76'	N 08° 24' 02" E	28° 12' 26"
C2	810.00'	15.74'	7.87'	15.74'	N 21° 56' 51" E	01° 06' 49"
C3	810.00'	228.92'	115.23'	228.16'	N 13° 17' 40" E	16° 11' 33"
C4	2255.00'	366.15'	183.48'	365.75'	N 66° 09' 45" W	09° 18' 12"
C5	2255.00'	130.47'	65.25'	130.45'	N 69° 09' 24" W	03° 18' 54"
C6	2255.00'	235.68'	117.95'	235.58'	N 64° 30' 18" W	05° 59' 18"
C7	2100.00'	124.70'	62.37'	124.69'	N 52° 17' 13" W	03° 24' 09"
C8	2100.00'	35.00'	17.50'	35.00'	N 54° 27' 57" W	00° 57' 18"
C9	2100.00'	240.74'	120.50'	240.61'	N 58° 13' 38" W	06° 34' 06"
C10	2100.00'	61.21'	30.61'	61.21'	N 62° 20' 47" W	01° 40' 12"
C11	2100.00'	51.80'	25.90'	51.79'	N 63° 53' 17" W	01° 24' 47"
C12	2100.00'	47.03'	23.52'	47.03'	N 65° 14' 11" W	01° 16' 59"
C13	2100.00'	59.30'	29.65'	59.30'	N 66° 41' 13" W	01° 37' 05"
C14	2100.00'	59.30'	29.65'	59.30'	N 68° 18' 17" W	01° 37' 05"
C17	25.00'	38.56'	24.30'	34.85'	S 21° 41' 13" E	88° 22' 55"
C18	25.00'	39.95'	25.69'	35.83'	S 68° 17' 03" W	91° 33' 35"
C19	2230.00'	52.23'	26.11'	52.23'	N 65° 15' 54" W	01° 20' 31"
C20	2230.00'	55.00'	27.50'	55.00'	N 63° 53' 15" W	01° 24' 47"
C21	2230.00'	65.00'	32.50'	65.00'	N 62° 20' 45" W	01° 40' 12"
C22	45.00'	50.63'	28.37'	48.00'	N 86° 15' 30" E	64° 27' 43"
C23	45.00'	47.12'	25.98'	45.00'	N 24° 01' 38" E	60° 00' 00"
C24	45.00'	47.12'	25.98'	45.00'	N 35° 58' 22" W	60° 00' 00"
C25	45.00'	47.87'	26.48'	45.65'	S 83° 32' 59" W	60° 57' 18"
C26	25.00'	27.85'	15.57'	26.43'	N 84° 52' 59" E	63° 50' 04"
C27	2280.00'	35.78'	17.89'	35.78'	N 63° 32' 35" W	00° 53' 57"
C28	2280.00'	92.38'	46.20'	92.37'	N 65° 09' 12" W	02° 19' 17"
C29	25.00'	36.86'	22.70'	33.61'	S 24° 04' 50" E	84° 28' 00"
C30	835.00'	39.41'	19.71'	39.40'	N 16° 48' 03" E	02° 42' 15"
C31	835.00'	62.19'	31.11'	62.18'	N 13° 18' 54" E	04° 16' 03"
C32	835.00'	38.62'	19.31'	38.62'	N 09° 51' 22" E	02° 39' 00"
C33	25.00'	37.82'	23.59'	34.31'	S 51° 51' 52" W	86° 40' 01"
C34	25.00'	9.69'	4.91'	9.63'	N 73° 41' 53" W	22° 12' 28"
C35	25.00'	9.69'	4.91'	9.63'	N 51° 29' 26" W	22° 12' 28"
C36	45.00'	45.70'	25.04'	43.76'	S 69° 28' 39" E	58° 10' 55"
C37	45.00'	39.89'	21.36'	38.60'	N 56° 02' 16" E	50° 47' 15"



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