

1 Introduced and amended by the Transportation, Energy and Utilities
2 Committee:

3
4
5 **ORDINANCE 2019-490-E**

6 AN ORDINANCE ESTABLISHING RYALS CREEK
7 COMMUNITY DEVELOPMENT DISTRICT ("RYALS CREEK
8 CDD"); DESCRIBING THE EXTERNAL BOUNDARIES OF
9 RYALS CREEK CDD; NAMING RYALS CREEK CDD;
10 NAMING THE INITIAL RYALS CREEK CDD BOARD OF
11 SUPERVISORS; AMENDING CHAPTER 92 (UNIFORM
12 COMMUNITY DEVELOPMENT DISTRICTS), *ORDINANCE*
13 *CODE*, SECTION 92.22 (EXISTING COMMUNITY
14 DEVELOPMENT DISTRICTS) TO INCLUDE RYALS CREEK
15 CDD; PROVIDING FOR CONFLICT AND SEVERABILITY;
16 PROVIDING AN EFFECTIVE DATE.

17
18 **WHEREAS**, Sawmill Timber, LLC, a Florida limited liability
19 corporation, petitioned the City Council to establish a community
20 development district named Ryals Creek Community Development
21 District (the "Ryals Creek CDD") on approximately 417.68 acres
22 lying wholly within the boundaries of the City pursuant to Section
23 190.005(2), F.S., and Chapter 92, *Ordinance Code*, a copy of the
24 Second Amended & Restated Petition to Establish Ryals Creek CDD
25 ("Petition") is **Revised On File**, labeled as "Revised On File TEU -
26 August 19, 2019" with the Legislative Services Division; and

27 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
28 Office of General Counsel ("Counsel") has reviewed the Petition,
29 and finding that it was sufficient and complete to permit the fair
30 and informed consideration of the matter by the Council, has
31 prepared and submitted its Final Report of Counsel, **attached hereto**

1 as **Exhibit 1**; and

2 **WHEREAS**, the Planning and Development Department has provided
3 its report and recommendation regarding the Petition to the
4 Transportation, Energy and Utilities Committee; and

5 **WHEREAS**, Petitioner acknowledges that nothing about the
6 adoption of this Ordinance shall in any way waive any of the
7 City's, or any other governing or regulatory entities' rights to
8 grant or not grant entitlements for the development to be serviced
9 by Ryals Creek (the "Development"), or otherwise prejudice the
10 City's, or any other governing or regulatory entities', ability to
11 govern or regulate the planning or permitting of the Development;
12 and

13 **WHEREAS**, Counsel has determined the Petition adequately meets
14 the requirements of Section 190.005, F.S. and Section 92.04,
15 *Ordinance Code*, and is therefore complete and sufficient to permit
16 fair and informed review thereof; and

17 **WHEREAS**, all notice requirements of Ch. 190, F.S., Section
18 92.11, *Ordinance Code*, and other applicable laws were complied
19 with, complete notice was timely given, and a public hearing held
20 on the date and time noticed and conducted thereafter in compliance
21 with Ch. 190, F.S. and all applicable laws; and

22 **WHEREAS**, in making its fair and informed determination whether
23 to grant or deny the Petition, the Council has considered the
24 Petition in light of the record developed at the public hearing and
25 in relation to the six factors set forth in Section 190.005(1)(e),
26 F.S., now, therefore

27 **BE IT ORDAINED** by the Council of the City of Jacksonville:

28 **Section 1. Name.** A community development district is
29 hereby established within the City to be known hereafter as Ryals
30 Creek Community Development District.

31 **Section 2. Boundaries.** The boundaries of Ryals Creek

1 Community Development District established by this ordinance are as
2 set forth in the legal description contained in the Petition to
3 Establish Ryals Creek Community Development District ("Petition")
4 which is **Revised On File**, labeled as "Revised On File TEU - August
5 19, 2019" with the Legislative Services Division. The legal
6 description and boundary sketch found within the Petition are
7 **attached hereto as Revised Exhibit 2**, labeled as "Revised Exhibit
8 2, Rev Legal Description TEU - August 19, 2019".

9 **Section 3. Board of Supervisors.** The following five
10 persons, as set forth in the Petition, are designated to be the
11 initial members of the governing Board of Supervisors ("Board") of
12 Ryals Creek Community Development District:

- 13 a. Arthur Chester Skinner, III
- 14 b. Christopher John Eyrick
- 15 c. Jan Malcolm Jones, III
- 16 d. Clayton Riley Skinner
- 17 e. Lee Vaughn Webb, Jr.

18 **Section 4. Amending Chapter 92 (Uniform Community**
19 **Development Districts), Section 92.22 (Existing Community**
20 **Development Districts), Ordinance Code.** Section 92.22, Ordinance
21 Code, is hereby amended to read as follows:

22 **Sec. 92.22. - Existing Community Development Districts.**

23 The following CDDs have been established in the City:

- 24 (1) *Bainebridge Community Development District.* The
25 Bainebridge Community Development District was
26 established in Ordinance 2005-1417-E. The City granted
27 consent to the Bainebridge Community Development District
28 to exercise special powers related to parks and
29 facilities for indoor and outdoor recreational, cultural
30 and educational uses in Ordinance 2006-592-E.

31 * * *

1 (20) Ryals Creek Community Development District. Ryals Creek
2 Community Development District was established in
3 Ordinance 2019-490-E.

4 **Section 5. Conflict and Severability.** Any portion of
5 this ordinance determined finally by a court of competent
6 jurisdiction to be in conflict with prevailing law shall not be
7 effective to the extent of such conflict, and shall be deemed
8 severable and the remainder shall continue in full force and effect
9 to the extent legally possible.

10 **Section 6. Effective Date.** This ordinance shall become
11 effective upon signature by the Mayor or upon becoming law without
12 the Mayor's signature.

13
14 Form Approved:

15 
16 _____

17 Office of General Counsel

18 Legislation Prepared By: Susan C. Grandin

19 GC-#1301868-v1-2019-490-E.doc

OFFICE OF GENERAL COUNSEL
CITY OF JACKSONVILLE

JASON R. GABRIEL,*
GENERAL COUNSEL



CITY HALL, ST. JAMES BUILDING
117 WEST DUVAL STREET, SUITE 480
JACKSONVILLE, FLORIDA 32202

KAREN M. CHASTAIN
DERRIE Q. CHATMON
JERRY C. CLOSE
JULIA B. DAVIS
STEPHEN M. DURDEN
SHANNON K. ELLER
CRAIG D. FEINER
GILBERT L. FIEBEL, JR.
LORIE L. FRENCH
CHRISTOPHER GARRITY
KYLE GAVIN
STAN B. GRANAT
SUSAN C. GRANDIN
KATY A. HARRIS
MIRIAM R. HILL
LAWNSIA J. HUGHES
SONYA HARRIET HUNTER
PACIFIC HUBBS JOHNSON
EMERSON LOUZA
RITA M. MAIRS

JAMES R. MCCAIN, JR.
WENDY L. MUMMAW
KELLY H. PAPA
KORT PARIE
JACOB J. PAYNE
TITINY DOUGLAS PINKSTAFF
JON R. PHILLIPS
CHERRY SHAW POLLACK
STEPHEN J. POWELL
LYNNE C. RHODE
ASHLEY B. RUTHERFORD
R. ANTHONY SALEN
JOHN C. SAWYER, JR.
MARGARET M. SHIMAN
JASON R. TLAL
ADINA TEODORESCU
KLAUDY WEST
STANLEY M. WESTON
GARY YOUNG

*BOARD CERTIFIED CITY, COUNTY
AND LOCAL GOVERNMENT LAW

July 16, 2019

Katie S. Buchanan, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

RE: Office of General Counsel Final Report
On the Petition to Establish the Ryals Creek Community Development District

Dear Ms. Buchanan:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended Petition to Establish the Ryals Creek Community Development District (the "Petition"), submitted July 16, 2019. Counsel has determined that the Petition is now sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All the statements contained in the Petition not intended to be disposed of by the Department report and recommendation are true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

We anticipate that the legislation to move this Petition forward will be introduced at the City Council meeting on July 23, 2019. In your notice regarding the Petition that is to run for four consecutive weeks prior to the Council public hearing, based on the Introduction date of July 23, 2019, the public hearing required before the full Council should be noticed as August 27, 2019. The

July 16, 2019

Page 2

various Committees of Council to which it will be assigned are not yet known, but the week of August 19th will be when the Committee(s) will take up this bill. You are not required to include these Committee public meetings in your notice. After reviewing and approving your form of notice, I can insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with the proof of publication.

Sincerely,



Susan C. Grandin
Assistant General Counsel

cc: William Killingsworth, Director, Planning and Development Department
Kristen Reed, Planning and Development Department
Shannon K. Eller, Chief, Land Use Division
Jason Teal, Deputy General Counsel

GC-#1293504-v2-Ryals_Creek_CDD_Final_Report_of_Counsel.docx

Revised July 19, 2019
April 30, 2019
Page 1 of 4

Work Order No. 19-078.01
File No. 125D-17.01A

Ryals Creek CDD

A portion of Sections 8, 9, 16, and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 17, thence South $88^{\circ}15'27''$ West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North $01^{\circ}44'33''$ West, departing said Southerly line, 141.57 feet; thence North $85^{\circ}41'13''$ West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of $06^{\circ}08'51''$, an arc length of 214.59 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $88^{\circ}45'39''$ West, 214.48 feet.

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2000.00 feet, through a central angle of $03^{\circ}51'50''$, an arc length of 134.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $86^{\circ}14'01''$ West, 134.85 feet; thence South $84^{\circ}18'06''$ West, 507.68 feet; thence South $89^{\circ}03'07''$ West, 434.31 feet to the point of curvature of a curve concave Northeasterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $89^{\circ}24'49''$, an arc length of 62.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $46^{\circ}14'29''$ West, 56.28 feet; thence South $88^{\circ}46'17''$ West, 47.48 feet; thence South $01^{\circ}13'43''$ East, 75.04 feet to a point lying on the Northerly right of way line of Gate Parkway, a variable width right of way as depicted on Baymeadows Road East, recorded in Plat Book 54, pages 9, 9A through 9N, of said current Public Records; thence Southwesterly, along said Northerly right of way line the following 3 courses: Course 1, thence South $88^{\circ}15'27''$ West, 140.01 feet; Course 2, thence South $43^{\circ}15'27''$ West, 39.60 feet; Course 3, thence South $88^{\circ}15'27''$ West, 374.42 feet to a point lying on the Easterly limited access right of way line of State Road 9A, a variable width limited access right of way line as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534; thence North $01^{\circ}44'38''$ West, along said Easterly limited access right of way line, 17.89 feet; thence South $88^{\circ}15'30''$ West, continuing along said Easterly limited access right of way line, 134.06 feet to the Southeasterly corner of Parcel No. 101, as described and recorded in Official Records Book 17341, page 1301, of said current Public Records; thence North $09^{\circ}20'03''$ West, departing said Easterly Limited access right of way line and along the Easterly line of said Parcel No. 101, a distance of 698.72 feet to the

Ryals Creek CDD (Continued)

Northeasterly corner thereof; thence South 82°43'21" West, along the Northerly line of last said lands, 163.01 feet to the Northwesterly corner thereof, said corner lying on said Easterly limited access right of way line of State Road 9A; thence Northerly, along said Easterly limited access right of way line the following 8 courses: Course 1, thence North 07°16'41" West, 716.55 feet; Course 2, thence North 05°20'12" West, 1311.16 feet to a point on a curve concave Westerly having a radius of 23074.31 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 02°16'23", an arc length of 915.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°56'56" West, 915.38 feet; Course 4, thence North 03°34'41" West, 404.17 feet to a point on a curve concave Easterly having a radius of 1785.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 41°58'09", an arc length of 1307.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°08'08" East, 1278.48 feet; Course 6, thence North 34°07'10" East, 394.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 1335.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of 59°07'18", an arc length of 1377.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°40'49" East, 1317.24 feet; Course 8, thence North 88°53'52" East, 517.36 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 5 courses: Course 1, thence Easterly, along the arc of a curve concave Southerly having a radius of 5529.58 feet, through a central angle of 02°49'28", an arc length of 272.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°20'54" East, 272.56 feet; Course 2, thence South 78°56'10" East, 94.86 feet; Course 3, thence South 73°00'23" East, 431.07 feet; Course 4, thence South 58°06'43" East, 213.98 feet; Course 5, thence South 73°00'23" East, 110.24 feet; thence South 01°22'57" West, departing said Southerly limited access right of way line, 542.41 feet to a point on a curve concave Southerly having a radius of 1167.50 feet; thence Easterly along the arc of said curve, through a central angle of 44°29'14", an arc length of 906.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°42'22" East, 883.90 feet; thence South 48°27'45" East, 644.57 feet to a point on a curve concave Northwesterly having a radius of 1653.99 feet; thence Northeasterly along the arc of said curve, through a central angle of 10°25'02", an arc length of 300.72 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North 37°42'38" East, 300.30 feet; thence South 70°56'02" East, along said Southerly limited access right of way line, 19.12 feet; thence North 19°03'58" East, continuing along said Southerly limited access right of way line, 229.26 feet; thence South 70°56'10" East, departing said Southerly limited access right of way line, 285.36 feet to the point of curvature of a curve concave Northerly having a radius of 441.00 feet; thence Easterly along the arc of said curve, through a central angle of 48°31'13", an arc length of 373.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°48'13" East, 362.40 feet; thence North 60°32'37" East, 468.74 feet to the point of

Ryals Creek CDD (Continued)

curvature of a curve concave Southerly having a radius of 895.00 feet; thence Easterly along the arc of said curve, through a central angle of $14^{\circ}18'03''$, an arc length of 223.39 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North $67^{\circ}41'38''$ East, 222.81 feet; thence South $86^{\circ}54'32''$ East, along said Southerly limited access right of way line, 1190.11 feet; thence South $18^{\circ}25'21''$ East, departing said Southerly limited access right of way line, 771.56 feet; thence South $89^{\circ}57'01''$ West, 339.18 feet; thence North $82^{\circ}31'23''$ West, 246.53 feet; thence South $74^{\circ}06'23''$ West, 375.50 feet; thence South $39^{\circ}29'40''$ West, 312.89 feet; thence South $56^{\circ}48'40''$ West, 205.79 feet; thence North $29^{\circ}44'09''$ West, 78.04 feet to a point on a curve concave Northerly having a radius of 780.00 feet; thence Westerly along the arc of said curve, through a central angle of $04^{\circ}26'06''$, an arc length of 60.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $72^{\circ}24'01''$ West, 60.36 feet; thence North $15^{\circ}22'56''$ West, 48.50 feet to a point on a curve concave Northerly having a radius of 731.50 feet; thence Westerly along the arc of said curve, through a central angle of $08^{\circ}30'41''$, an arc length of 108.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $78^{\circ}52'25''$ West, 108.57 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1718.50 feet, through a central angle of $32^{\circ}04'51''$, an arc length of 962.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $67^{\circ}05'20''$ West, 949.70 feet; thence South $51^{\circ}02'54''$ West, 134.27 feet to a point on a curve concave Northeasterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $17^{\circ}29'38''$, an arc length of 305.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $28^{\circ}40'03''$ West, 304.14 feet; thence North $19^{\circ}55'14''$ West, 248.02 feet to the point of curvature of a curve concave Southwesterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $28^{\circ}32'31''$, an arc length of 498.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $34^{\circ}11'29''$ West, 493.01 feet; thence North $48^{\circ}27'45''$ West, 589.38 feet to the point of curvature of a curve concave Southerly having a radius of 1132.50 feet; thence Westerly along the arc of said curve, through a central angle of $44^{\circ}37'17''$, an arc length of 881.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}46'23''$ West, 859.86 feet; thence North $01^{\circ}22'57''$ East, 17.55 feet to a point on a curve concave Southerly having a radius of 1150.00 feet; thence Westerly along the arc of said curve, through a central angle of $23^{\circ}09'33''$, an arc length of 464.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $75^{\circ}24'17''$ West, 461.68 feet; thence South $63^{\circ}49'30''$ West, 456.96 feet; thence South $40^{\circ}35'38''$ East, 163.67 feet; thence South $65^{\circ}03'05''$ East, 360.26 feet; thence South $44^{\circ}45'22''$ East, 137.62 feet; thence South $45^{\circ}14'38''$ West, 457.01 feet; thence South $44^{\circ}45'22''$ East, 506.02 feet; thence North $45^{\circ}14'38''$ East, 164.01 feet; thence South $44^{\circ}45'22''$ East, 304.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $20^{\circ}05'59''$, an arc length of 70.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of

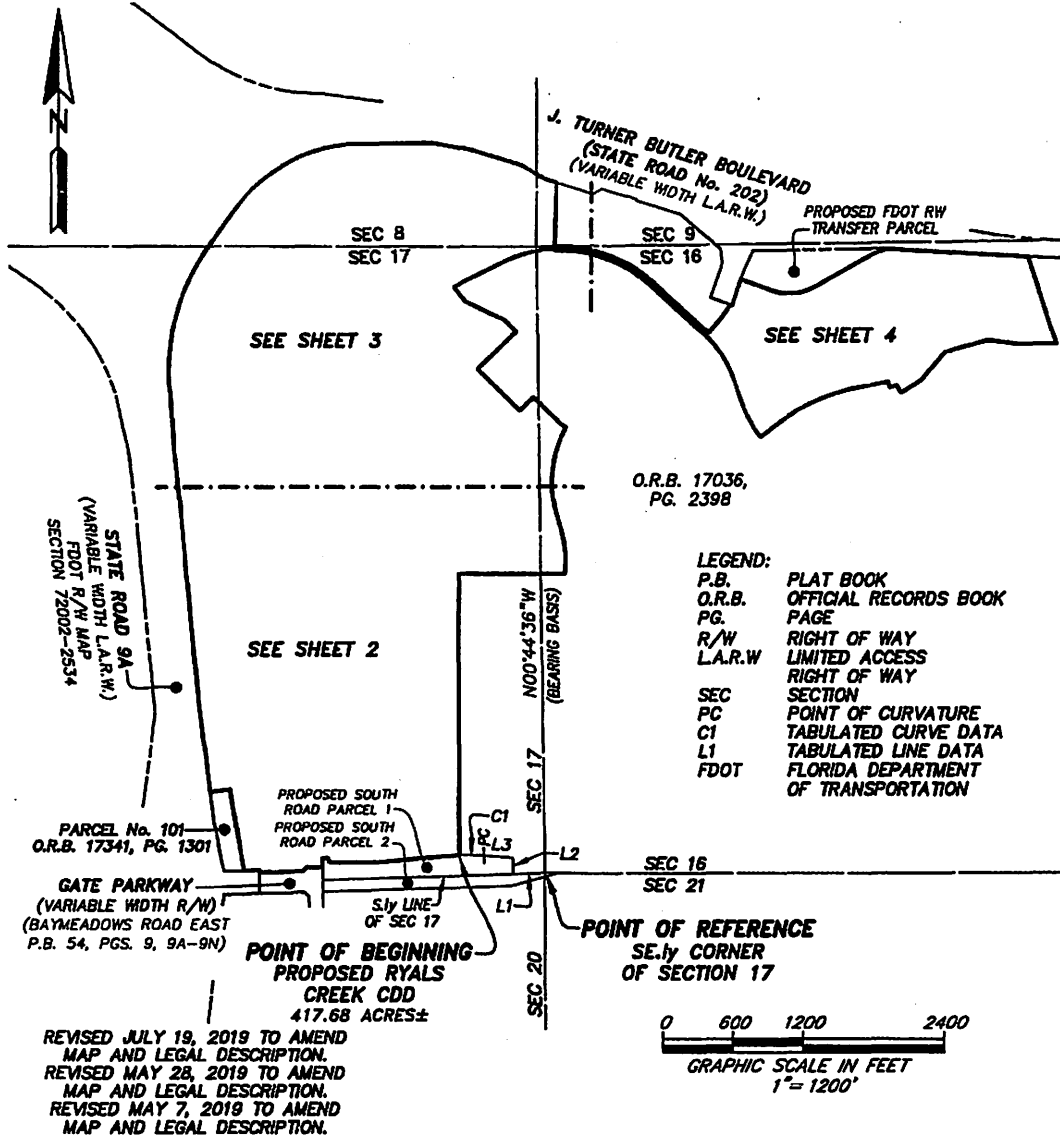
Ryals Creek CDD (Continued)

South 54°48'22" East, 69.80 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of 47°23'29", an arc length of 827.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 04°09'06" West, 803.76 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of 15°50'52", an arc length of 276.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 11°37'13" East, 275.71 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of 07°09'54", an arc length of 125.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°06'50" East, 124.97 feet; thence South 03°28'08" West, 45.63 feet; thence Due West, 900.86 feet; thence Due South, 2379.25 feet to the Point of Beginning.

Containing 417.68 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	6°08'51"	214.59'	N88°45'39"W	214.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°15'27"W	268.53'
L2	N01°44'33"W	141.57'
L3	N85°41'13"W	241.67'

- GENERAL NOTES:**
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.

SHEET 1 OF 4



ETM
 Surveying & Mapping, Inc.
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digital Signature By:
 Damon J. Kelly, PSM

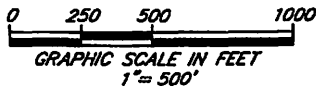
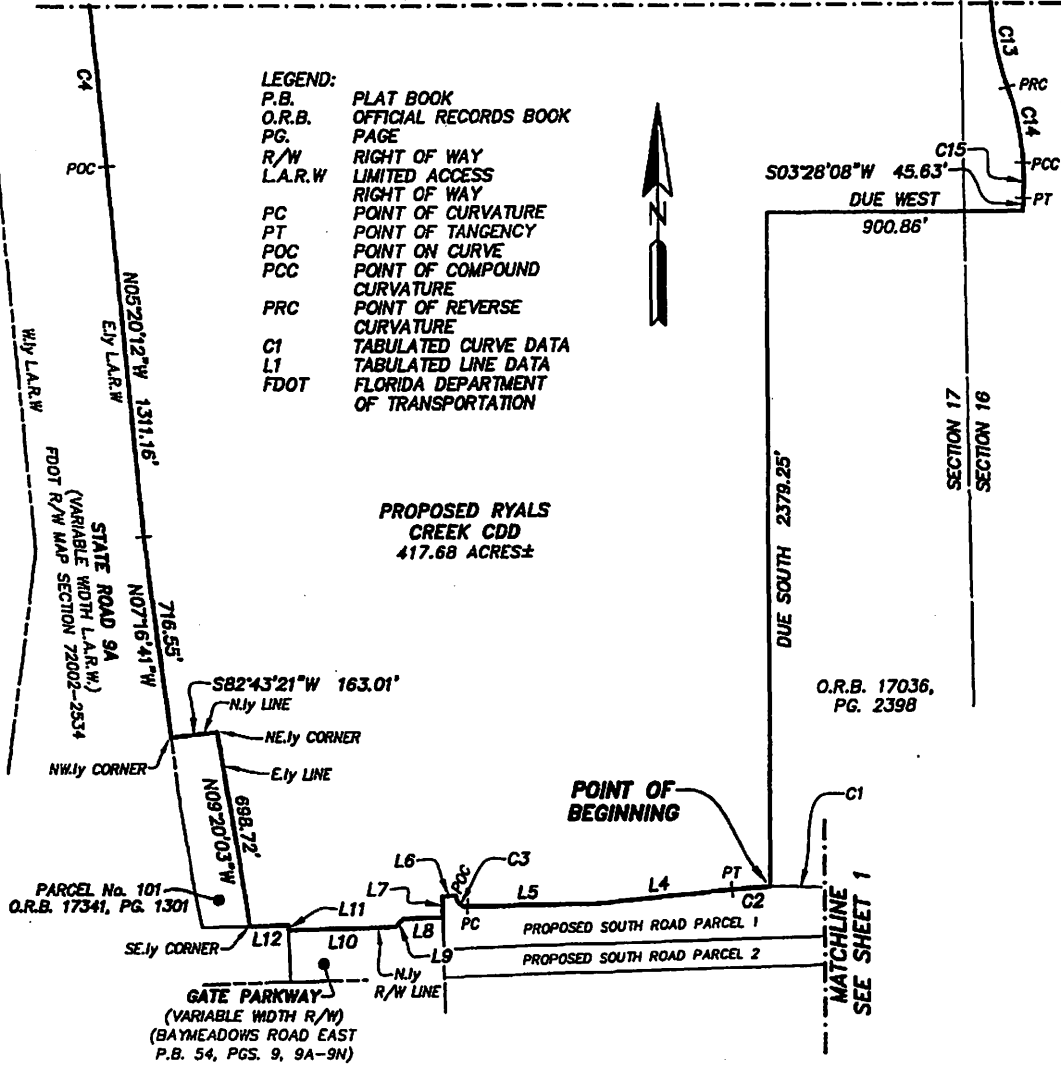
SCALE: 1"=1200'

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

DATE: APRIL 30, 2019

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH,
 RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE
 LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036,
 PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 3



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	6°08'51"	214.59'	N88°45'39"W	214.48'
C2	2000.00'	3°51'50"	134.87'	S86°14'01"W	134.85'
C3	40.00'	89°24'49"	62.42'	N46°14'29"W	56.28'
C4	23074.31'	2°16'23"	915.44'	N05°56'56"W	915.38'
C13	1000.00'	47°23'29"	827.13'	S04°09'06"W	803.76'
C14	1000.00'	15°50'52"	276.59'	S11°37'13"E	275.71'
C15	1000.00'	7°09'54"	125.05'	S00°06'50"E	124.97'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S84°18'06"W	507.68'
L5	S89°03'07"W	434.31'
L6	S88°46'17"W	47.48'
L7	S01°13'43"E	75.04'
L8	S88°15'27"W	140.01'
L9	S43°15'27"W	39.60'
L10	S88°15'27"W	374.42'
L11	N01°44'38"W	17.89'
L12	S88°15'30"W	134.06'

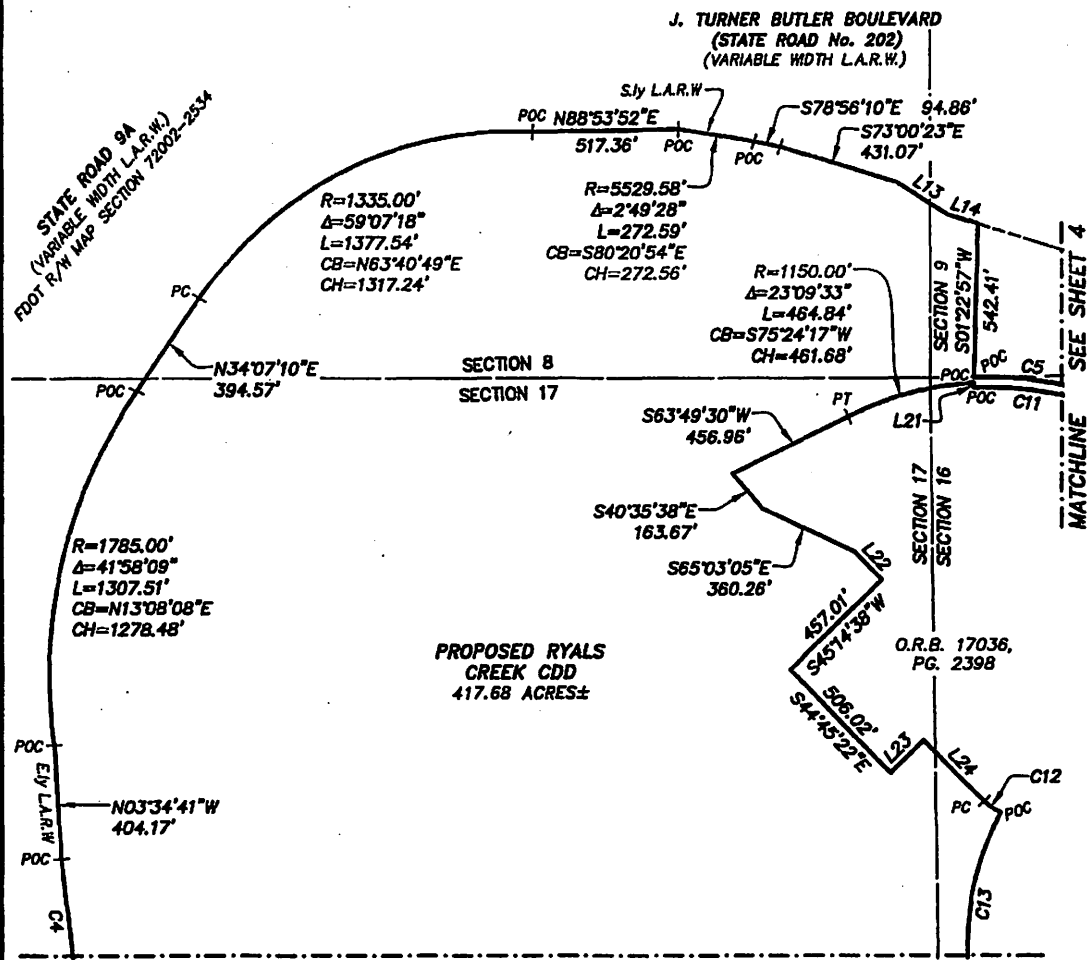
SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

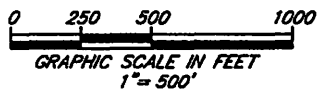
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8850
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

Revised Exhibit 2

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:**
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 C1 TABULATED CURVE DATA
 L1 TABULATED LINE DATA
 FDOT FLORIDA DEPARTMENT OF TRANSPORTATION



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	23074.31'	2°16'23"	915.44'	N05°56'56"W	915.38'
C5	1167.50'	44°29'14"	906.50'	S70°42'22"E	883.90'
C11	1132.50'	44°37'17"	881.98'	N70°46'23"W	859.86'
C12	200.00'	20°05'59"	70.16'	S54°48'22"E	69.80'
C13	1000.00'	47°23'29"	827.13'	S04°09'06"W	803.76'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S58°06'43"E	213.98'
L14	S73°00'23"E	110.24'
L21	N01°22'57"E	17.55'
L22	S44°45'22"E	137.62'
L23	N45°14'38"E	164.01'
L24	S44°45'22"E	304.42'

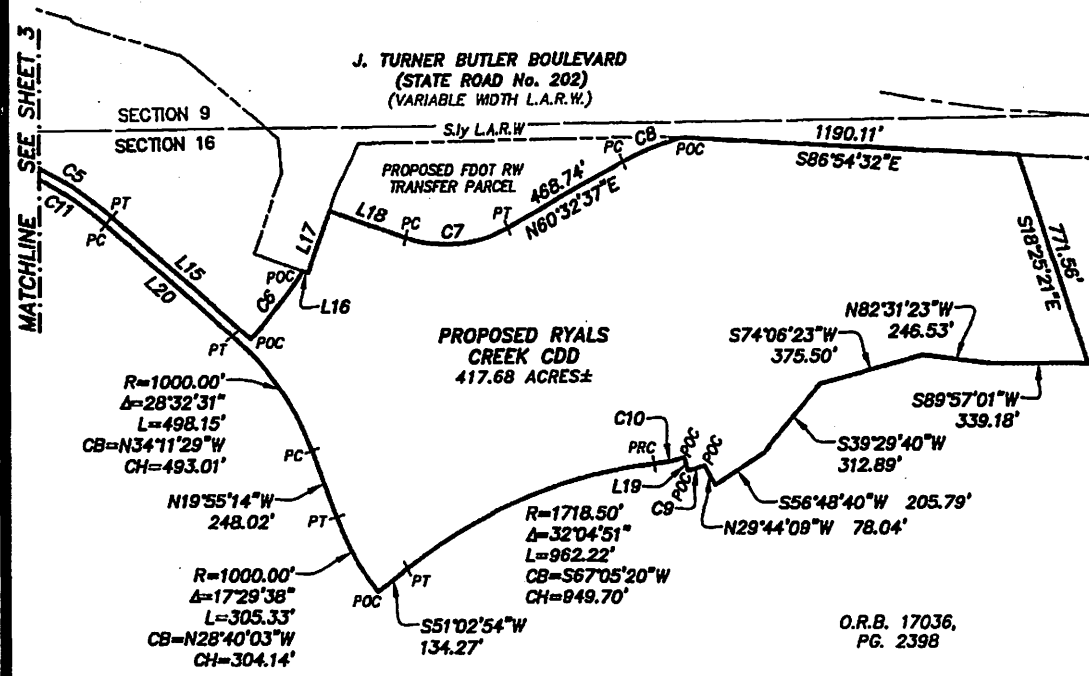
SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32236 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3684

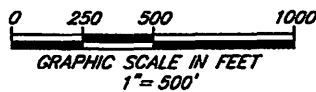
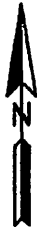
Revised Exhibit 2

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



O.R.B. 17036,
PG. 2398

- LEGEND:**
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
L.A.R.W. LIMITED ACCESS
RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1167.50'	44°29'14"	906.50'	S70°42'22"E	883.90'
C6	1653.99'	10°25'02"	300.72'	N37°42'38"E	300.30'
C7	441.00'	48°31'13"	373.46'	N84°48'13"E	362.40'
C8	895.00'	14°18'03"	223.39'	N67°41'38"E	222.81'
C9	780.00'	4°26'06"	60.38'	S72°24'01"W	60.36'
C10	731.50'	8°30'41"	108.67'	S78°52'25"W	108.57'
C11	1132.50'	44°37'17"	881.98'	N70°46'23"W	859.86'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S48°27'45"E	644.57'
L16	S70°56'02"E	19.12'
L17	N19°03'58"E	229.26'
L18	S70°56'10"E	285.36'
L19	N15°22'56"W	48.50'
L20	N48°27'45"W	589.38'

SHEET 4 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32235 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

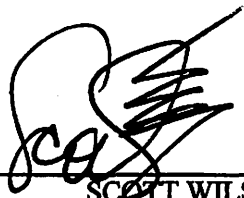
Revised Exhibit 2

ORDINANCE 2019-490-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

August 27, 2019

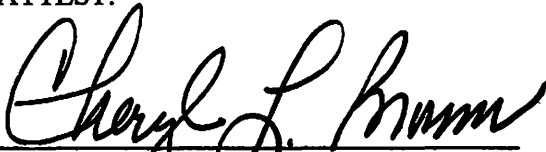


SCOTT WILSON
COUNCIL PRESIDENT

AUG 30 2019

ATTEST:

APPROVED: _____



DR. CHERYL L. BROWN
COUNCIL SECRETARY



LENNY CURRY, MAYOR

