

LEGAL DESCRIPTION  
VISTA BAY TRACT  
3-2-2021

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF TRACTS 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 2, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLUE LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'57" WEST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED CHAFFEE ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72016-2501 (A 120 FOOT WIDE RIGHT OF WAY) A DISTANCE OF 370.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1550.00 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'48" SECONDS, AN ARC LENGTH OF 1287.61 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°52'09" WEST, 1250.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°04'15" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.83 FEET TO THE MOST SOUTHWESTERLY CORNER OF TRACT "D" OF SAID BLUE LAKES ESTATES UNIT ONE; THENCE CONTINUE NORTH 43°04'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1956.40 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC LENGTH OF 483.19 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°59'44" WEST, 481.96 FEET TO THE NORTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG AND AROUND SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°56'20", AN ARC LENGTH OF 988.14 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°27'02" WEST, 977.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 89°58'52" WEST, A DISTANCE OF 27.00 FEET; THENCE NORTH 00°10'06" EAST, A DISTANCE OF 368.21 FEET TO THE NORTH LINE OF TRACT 9, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 89°32'50" EAST ALONG SAID NORTH LINE, AND CONTINUING ALONG THE NORTH LINE OF TRACTS 10 AND 11, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS, A DISTANCE OF 975.69 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 00°09'01" EAST ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 1316.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE NORTH 89°40'07" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 337.23 FEET TO THE EAST LINE OF SAID TRACT 5; THENCE SOUTH 00°11'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 1315.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE NORTH 89°32'50" EAST ALONG THE NORTH LINE OF TRACT 13, A DISTANCE OF 336.20 FEET TO THE SOUTHWEST CORNER OF TRACT 3, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 00°14'17" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 1000.04 FEET TO THE SOUTH LINE OF THE NORTH 330 FEET OF SAID SECTION 7; THENCE NORTH 89°40'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 935.77 FEET TO THE EAST LINE OF SAID TRACT 1, BLOCK 2; THENCE SOUTH 00°46'40" WEST ALONG SAID EAST LINE, A DISTANCE OF 682.06 FEET TO THE NORTHWESTERLY LINE OF THE PROPOSED PLAT OF BLUE LAKE ESTATES UNIT TWO; THENCE ALONG THE BOUNDARY OF SAID PROPOSED PLAT, THE FOLLOWING SIX COURSES: COURSE (1): THENCE SOUTH 77°22'00" WEST, A DISTANCE OF 39.86 FEET; COURSE (2): THENCE SOUTH 65°11'48" WEST, A DISTANCE OF 950.62 FEET; COURSE (3): THENCE SOUTH 47°06'54" WEST, A DISTANCE OF 72.36 FEET; COURSE (4): THENCE SOUTH 31°07'17" EAST, A DISTANCE OF 35.39 FEET; COURSE (5): THENCE SOUTH 66°29'03" EAST, A DISTANCE OF 624.60 FEET; COURSE (6): THENCE SOUTH 25°19'58" EAST, A DISTANCE OF 520.62 FEET TO THE NORTHERLY LINE OF TRACT "D" OF SAID BLUE LAKE ESTATES UNIT ONE; THENCE ALONG SAID NORTHERLY LINE, THE FOLLOWING SEVEN COURSES: COURSE (1): THENCE SOUTH 40°08'03" WEST, A DISTANCE OF 153.42 FEET; COURSE (2): THENCE NORTH 65°41'24" WEST, A DISTANCE OF 97.59 FEET; COURSE (3): THENCE SOUTH 73°17'51" WEST, A DISTANCE OF 302.03 FEET; COURSE (4): THENCE SOUTH 41°10'46" WEST, A DISTANCE OF 208.58 FEET; COURSE (5): THENCE SOUTH 12°40'18" WEST, A DISTANCE OF 130.06 FEET; COURSE (6): THENCE NORTH 76°01'51" WEST, A DISTANCE OF 164.36 FEET; COURSE (7): THENCE SOUTH 43°30'54" WEST, A DISTANCE OF 36.37 FEET TO THE NORTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE SOUTH 89°25'13" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1318.41 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION LYING WITHIN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

**NOTE:**

FINAL DESIGN AND ENGINEERING OF THE STORMWATER MANAGEMENT SYSTEM AND OUTFALL LOCATIONS SHALL BE SUBJECT TO ENGINEERING REVIEW AND PERMITTING BY THE CITY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. OUTFALL LOCATIONS ARE CONCEPTUAL.

SIX (6) FOOT PRIVACY FENCE REQUIRED ALONG YARDS ABUTTING GRACY ROAD

SIX (6) FOOT PRIVACY FENCE REQUIRED ALONG YARDS ABUTTING PARCEL 012890-0000

SIX (6) FOOT PRIVACY FENCE REQUIRED ALONG YARDS ABUTTING PARCEL 012892-0000

LDR/RR-ACRE VACANT

LDR/RR-ACRE VACANT

LDR/RR-ACRE (VACANT)

LDR/RR-ACRE (VACANT)

**SITE AREAS:**  
LOT COUNT - 194  
PONDS - 17.15± ACRES  
PARKS - 3.82± ACRES

**LEGEND:**  
- ROADWAY - 24' WIDE (TWO WAY), 50' RIGHT-OF-WAY  
- LOT SIZE - TYP. 50'x120'±

TOTAL ACREAGE 89.07  
TOTAL OPEN SPACE 51.31 AC

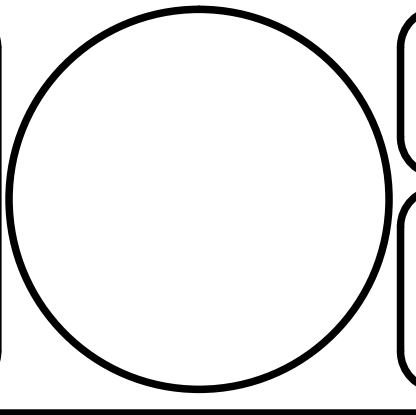
23.02± AC POND

(SEE SHEET 2)

No.	Revisions	By

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Henry A. Toppe, Jr., No. 45149

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF THE FLORIDA REGISTERED PROFESSIONAL ENGINEER, ANY ENGINEER OR ARCHITECT HAS NOT BEEN REGISTERED IN ACCORDANCE WITH THE FLORIDA STATUTES, ACCEPTED ENGINEERING PRACTICES, AND THE HANDBOOK OF CIVIL ENGINEERING. HOWEVER, CERTAIN DESIGN RULES OR STANDARDS MAY BE APPLIED TO THIS DRAWING FOR INFORMATION PURPOSES ONLY AND IS NOT VALID FOR RETENTION AND TREATMENT OF STORMWATER. THIS DRAWING HAS BEEN PREPARED FOR THE STORMWATER MANAGEMENT PLAN DESIGN FOR THE PROPOSED DEVELOPMENT. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE STORMWATER FACILITIES. THE ENGINEER DOES NOT WARRANT THE FINAL DESIGN OR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS BEEN ADVISED BY THE CLIENT THAT THE MARKED BY CHANGES OR CITY, COUNTY, STATE, FEDERAL, AND OTHER AGENCIES HAVE BEEN USED TO CORRECT THE DESIGN FOR THE PROPOSED DEVELOPMENT. THE ENGINEER HAS BEEN ADVISED BY THE CLIENT THAT THE MARKED BY CHANGES OR CITY, COUNTY, STATE, FEDERAL, AND OTHER AGENCIES HAVE BEEN USED TO CORRECT THE DESIGN FOR THE PROPOSED DEVELOPMENT.



**VISTA BAY PUD**  
**SITE PLAN**  
Baker County  
Florida

Date: 05-13-21  
Designer: HAV  
Job #: 19-03B  
Drawn: TR  
Scale:  
Sheet: 1 of 2

