



**LEGAL DESCRIPTION**

PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60-FOOT RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 38° 50' 27" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID YELLOW BLUFF ROAD, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 35° 59' 27" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID YELLOW BLUFF ROAD, A DISTANCE OF 360.30 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH RANGE 27 EAST; THENCE DEPARTING NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 00° 03' 31" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 318.05 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2 SAID POINT LYING ON THE SOUTH LINE OF HIDDEN CREEK;

AN UNRECORDED SUBDIVISION; THENCE NORTH 89° 45' 46" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTH LINE OF SAID HIDDEN CREEK SUBDIVISION, A DISTANCE OF 1,340.65 FEET TO A POINT KNOWN AS REFERENCE POINT "A" THENCE CONTINUE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTH LINE OF SAID HIDDEN CREEK SUBDIVISION, A DISTANCE OF 122 FEET MORE OR LESS TO THE EASTERLY EDGE OF MILL CREEK; THENCE MEANDERING SOUTHERLY ALONG THE EASTERLY EDGE OF SAID MILL CREEK A DISTANCE OF 1,425 FEET MORE OR LESS TO A POINT ON THE CURRENT NORTHERLY RIGHT-OF-WAY LINE OF SAID STARRATT ROAD SAID POINT LYING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,672.35 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 11' 58" WEST 83.32 FEET THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 63 FEET MORE OR LESS TO A POINT KNOWN AS REFERENCE POINT "B" THENCE RETURN TO AFORESAID REFERENCE POINT "A" THENCE ALONG A MEANDER LINE OF THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 53° 11' 11" EAST, A DISTANCE OF 140.25 FEET; COURSE NO. 2: SOUTH 17° 07' 15" WEST, A DISTANCE OF 222.95 FEET; COURSE NO. 3: SOUTH 58° 04' 13" EAST, A DISTANCE OF 365.42 FEET; COURSE NO. 4: SOUTH 18° 03' 39" EAST, A DISTANCE OF 409.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STARRATT ROAD AND SAID REFERENCE POINT "B" SAID POINT LYING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,672.35 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84° 14' 03" WEST 228.36 FEET THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STARRATT ROAD, AN ARC LENGTH OF 228.53 TO A POINT OF TANGENCY; THENCE SOUTH 80° 21' 13" WEST, A DISTANCE OF 164.76 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 471.56 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 10' 41" WEST, 48.29 FEET; THENCE NORTH WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 48.31 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT-OF-WAY LINE OF SAID STARRATT ROAD PER ORDINANCE 94411188 RECORDED IN OFFICIAL RECORDS BOOK 13165, PAGE 2335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80° 21' 13" WEST, A DISTANCE OF 374.81 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 950.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84° 18' 45" EAST, 131.18 FEET THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 131.28 FEET; THENCE DEPARTING CURRENT NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD NORTH 11° 16' 38" WEST, A DISTANCE OF 164.79 FEET; THENCE SOUTH 78° 43' 22" WEST, A DISTANCE OF 25.00 FEET, THENCE NORTH 89° 54' 13" WEST A DISTANCE OF 185.34 FEET; THENCE NORTH 39° 07' 16" WEST A DISTANCE OF 445.00 FEET THENCE SOUTH 51° 06' 02" WEST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 30.24 ACRES, MORE OR

**SITE DATA TABLE**

REAL ESTATE NO.	1068175 0010, 108426 0370, 106176 0200	
PROPOSED USE:	SINGLE FAMILY	
CURRENT ZONING:	PUD & RLD-90	
LANDUSE:	CGC & LDR	
UNITS:	72 DWELLINGS	
HEIGHT:	35' MAX.	
WETLANDS:	4.91 Ac. (0.27 Ac. WETLAND IMPACTS)	
FEMA FLOOD ZONE:	X & AE	
PHASES:	ONE	
<b>LOT DATA</b>		
ITEM	TOTAL	TOTAL (%)
TOTAL SITE AREA	30.24 Ac.±	100%
MINIMUM LOT AREA	5,000 S.F.	
MAXIMUM LOT COVERAGE	60%	
RECREATION/OPEN SPACE/PARK	3.63 Ac.±	12%
LANDSCAPE/ NATURAL BUFFERS	3.61 Ac.±	12%
POND	3.93 Ac.±	13%
TOTAL WETLANDS	5.18 Ac.±	17%
WETLAND IMPACTS	0.27 Ac.±	
PARKING REQUIREMENT PER SECTION 656.604	N/A	
TYPICAL LOT DIMENSIONS:	50' x 110' AND 60' x 110'	
<b>MINIMUM SETBACK REQUIREMENTS</b>		
FRONT	20'	
SIDE	5'	
REAR	10'	
SECOND FRONT	10'	

**DEVELOPER:** PULTE HOME COMPANY, LLC  
124 DEL WEBB PARKWAY  
PONTE VEDRA, FLORIDA 32081  
(904) 217-0005

**SURVEYOR:** CLARSON AND ASSOCIATES, INC.  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
(904) 396-2623

**LANDSCAPE ARCHITECT:** ENGLAND, THIMS & MILLER, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258  
(904) 642-8990

**ENGINEER:** ENGLAND, THIMS & MILLER, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258  
(904) 642-8990

**LEGEND**

	ASPHALT PAVEMENT
	JURISDICTIONAL WETLANDS
	JURISDICTIONAL WETLAND LINE
	25' AVERAGE UPLAND BUFFER
	PROPERTY BOUNDARY
	ZONING LAND USE
	60' MIN. WIDE LOTS = 36
	50' MIN. WIDE LOTS = 36
	TOTAL LOTS: 72

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 19-201

DRAWN BY: A.G.D.

DESIGNED BY: G.K.

CHECKED BY: G.K.

DATE: JANUARY 2020

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**ETM**  
VISION • EXPERIENCE • RESULTS

**PUD SITE PLAN**

**TIMBER COVE FOR PULTE HOME COMPANY, LLC**

DRAWING NUMBER

**1**

January 2020  
Exhibit 4  
Page 1 of 1

PLOTTED: January 21, 2020 — 8:05 AM, BY: AJ Dreher