



LEGAL DESCRIPTION

PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH RANGE 27 EAST, DIVAL 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° 59' 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 38° 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 310.00 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2 SAID POINT LYING ON THE SOUTH LINE OF HIDDEN CREEK AN UNRECORDED SUBDIVISION; THENCE NORTH 89° 45' 48" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTH LINE OF SAID HIDDEN CREEK SUBDIVISION, A DISTANCE OF 1,340.00 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 63.32 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° 15' 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 56° 04' 13" EAST, A DISTANCE OF 385.42 FEET; COURSE NO. 4: SOUTH 18° 03' 30" EAST, A DISTANCE OF 408.08 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 164.78 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 471.58 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 10' 41" WEST, 46.29 FEET; THENCE NORTH WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 68.31 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT-OF-WAY LINE OF SAID STARRATT ROAD PER ORDINANCE 9441188 RECORDED IN OFFICIAL RECORDS BOOK 13185, PAGE 2335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80° 21' 13" WEST, A DISTANCE OF 374.91 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' 30" WEST, A DISTANCE OF 164.78 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 38° 07' 16" WEST A DISTANCE OF 445.00 FEET THENCE SOUTH 51° 00' 02" WEST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. LAND THIS DESCRIBED CONTAINS 30.24 ACRES, MORE OR

SITE DATA TABLE

REAL ESTATE NO.	1068175 0010, 106426 0370, 106176 0200	
PROPOSED USE:	SINGLE FAMILY	
CURRENT ZONING:	PUD & RLD-90	
LANDSCAPE:	CGC & LDR	
UNITS:	72 DWELLINGS	
HEIGHT:	35' MAX.	
WETLANDS:	4.89 AC. (0.47 AC. WETLAND IMPACTS)	
FEMA FLOOD ZONE:	X & AE	
PHASES:	ONE	
LOT DATA		
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'		
MINIMUM SETBACK REQUIREMENTS		
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 MALDO AVENUE
JACKSONVILLE, FLORIDA 32207
(904) 398-2623

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
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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

MASTER SITE PLAN

TIMBER COVE FOR PULTE HOME COMPANY, LLC

DRAWING NUMBER 3

PLANS PREPARED UNDER THE DIRECTION OF:

NEAL J.D. MILLICAN
P.E. NUMBER: 45951

PLANNED UNDER THE DIRECTION OF:

NEAL J.D. MILLICAN
P.E. NUMBER: 45951

DATE: SEPTEMBER, 2019

REVISIONS:

ETW NO. 19-201	DRAWN BY: A.C.D.
	DESIGNED BY: G.K.
	CHECKED BY: G.K.

Englund-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 642-8985
REG-2884, LC-0000316

ETM
VISION • EXPERIENCE • RESULTS

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