

ANNISTON PINES

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ALSO BEING A REPLAT OF A PORTION OF LOTS 14 & 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **66** PAGE **154**
SHEET **1** OF **4** SHEETS

CAPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF LOTS 14 AND 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 14 AND RUN NORTH 87°18'50" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 14, A DISTANCE OF 250.27 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 02°40'34" WEST, 1271.89 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 15; THENCE NORTH 87°16'42" EAST, ALONG SAID NORTHERLY BOUNDARY, 230.03 FEET; THENCE SOUTH 02°40'06" EAST, 600.26 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 14; THENCE NORTH 87°16'27" EAST, ALONG SAID NORTHERLY BOUNDARY OF LOT 14, A DISTANCE OF 156.00 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 14; THENCE SOUTH 04°49'10" WEST, ALONG SAID EASTERLY BOUNDARY, 677.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 87°18'50" WEST, ALONG SAID SOUTHERLY BOUNDARY OF LOT 14, A DISTANCE OF 297.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.44 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING, AND BEING IN DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS ANNISTON PINES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS OF WAY, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, NON-ACCESS EASEMENTS AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED ARE NON-EXCLUSIVE AND SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE ASSOCIATION. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ANNISTON PINES. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL PRIVATE EASEMENTS, CONSERVATION EASEMENTS, TRACT "A" AND TRACT "C" SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. 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 NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS 22 DAY OF

OCTOBER, 2013.

KB HOME JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Todd Holder
TODD HOLDER - ITS PRESIDENT

PURSUANT TO AUTHORITY CONFERRED BY SECRETARY'S CERTIFICATE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Witness Signature: Wes Hinton
WES HINTON
PRINT NAME

Witness Signature: Brian Small
BRIAN SMALL
PRINT NAME

NOTARY FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 2013, BY TODD HOLDER - PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF KB HOME JACKSONVILLE LLC. HE IS PERSONALLY KNOWN TO ME OR HAS

Signature: Lisa Bianchi
LISA BIANCHI
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE034853
Expires 12/14/2014

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 30th DAY OF OCTOBER, 2013.

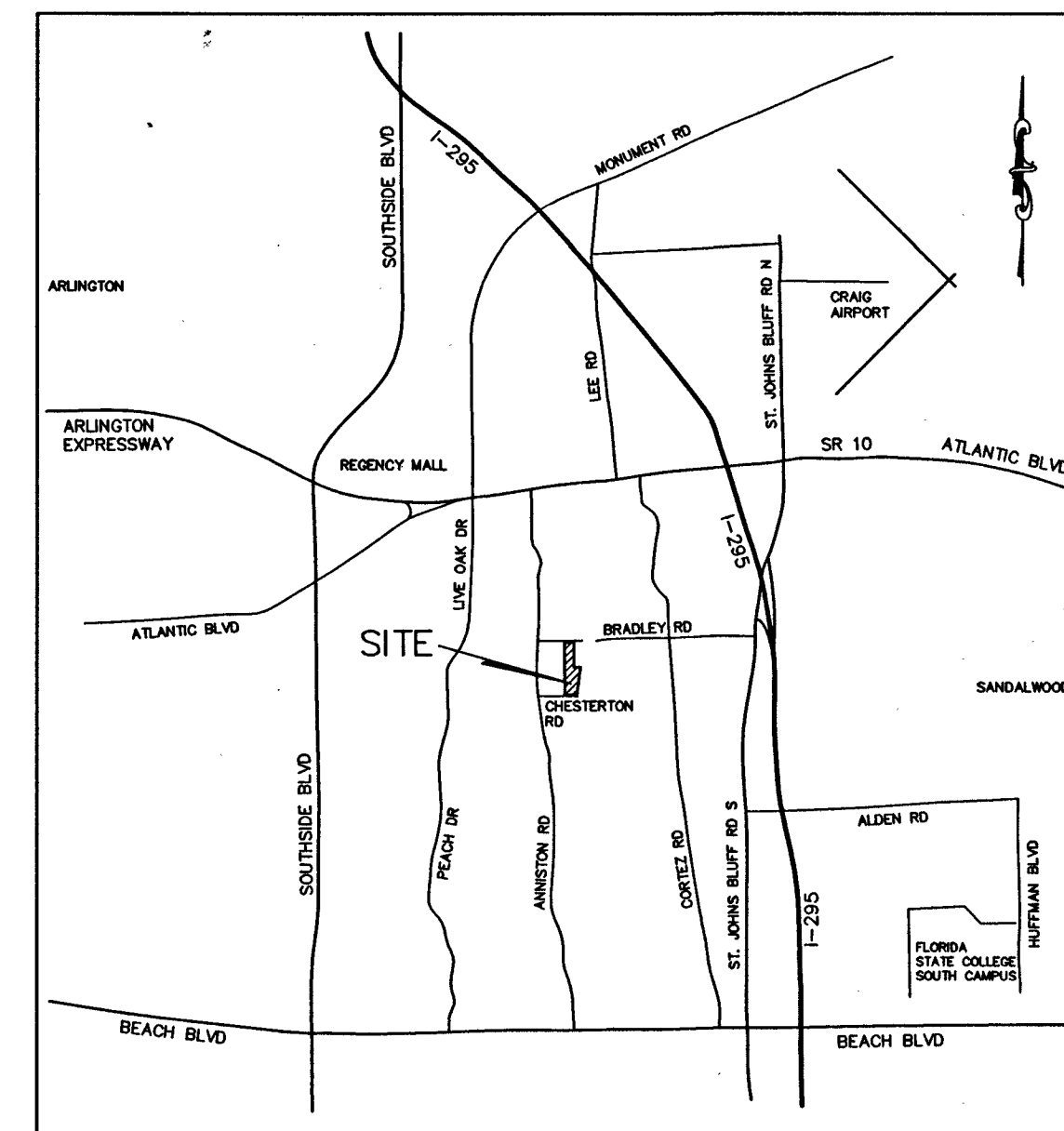
Signature: James M. Robinson, P.E.
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2013277811

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 66, PAGES 154, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 30th DAY OF October, 2013.

Signature: Ronnie Fussell
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURTS
Signature: Deputy Clerk
DEPUTY CLERK

VICINITY MAP NOT TO SCALE



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES. THIS 20 DAY OF October, 2013.

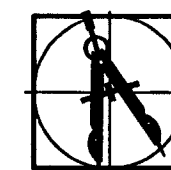
Signature: W. Monroe Hazen, P.L.S.
W. MONROE HAZEN, P.L.S.
PROFESSIONAL SURVEYOR NO. 3398

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 22nd DAY OF OCTOBER, 2013.

Signature: Raymond Paul Sutherland
RAYMOND PAUL SUTHERLAND
PROFESSIONAL SURVEYOR AND MAPPER CERT. NO. 6477
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

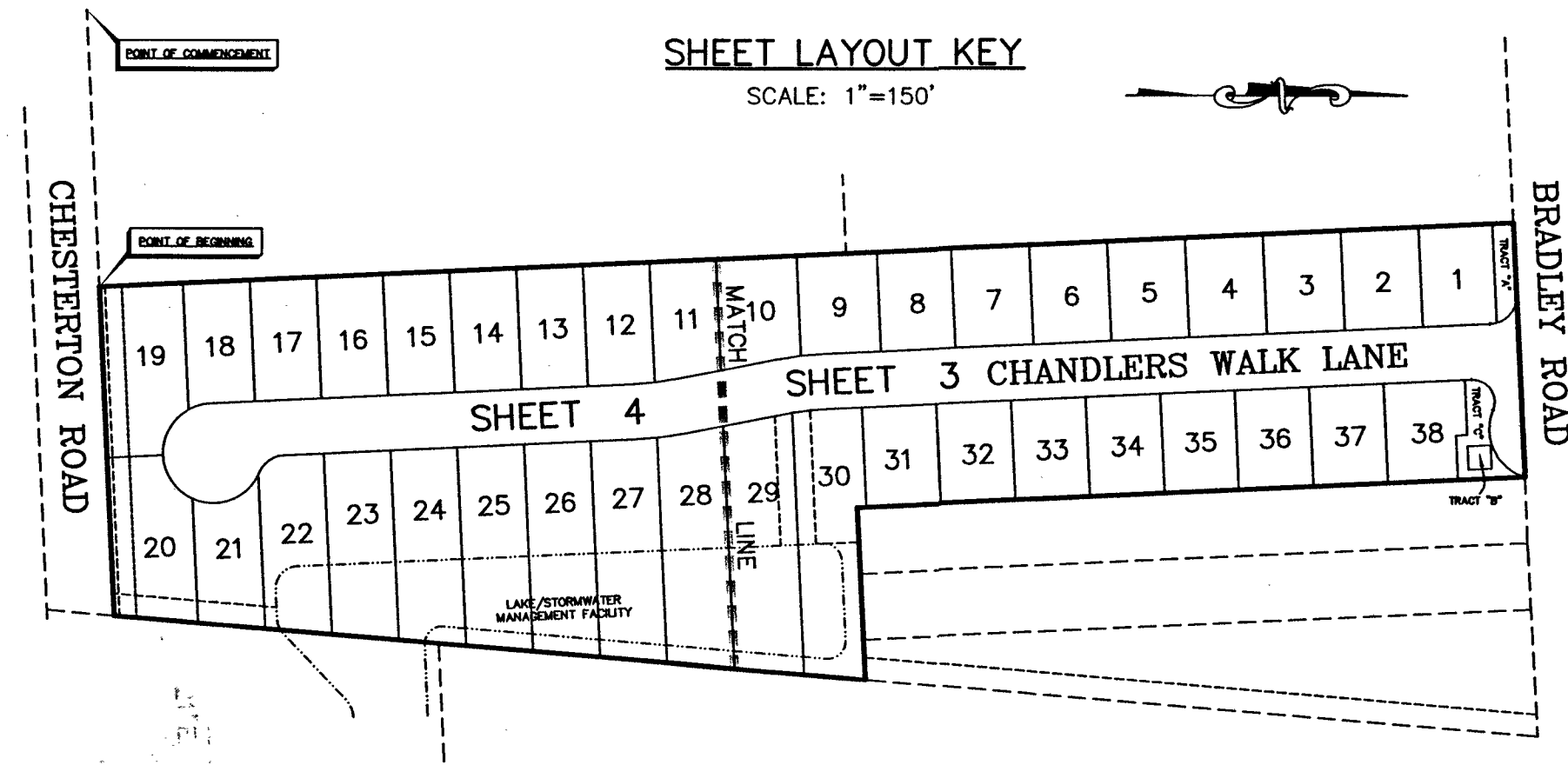
Approved 10/28/13
Date
Signature: William Chad
City Engineer
for Director of Public Works
Approved 10-29-2013
Date
Signature: John Z. Brink
for General Counsel

ANNISTON PINES

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PLAT BOOK **66** PAGE **155**

SHEET 2 OF 4 SHEETS



GENERAL NOTES:

- BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF LOT 14, BLOCK 3 OF NOTTINGHAM FOREST REPLAT AS BEING S87°18'50"W AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED 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.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "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.
- "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.
- THE STORMWATER LAKE (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONES AE (BASE FLOOD ELEVATION 38'), ZONE X (SHADED), AND ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL Q391H, MAP NUMBER 12031C0391H, EFFECTIVE DATE JUNE 3, 2013. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT, IF APPROVED FOR RECORD, WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, JACKSONVILLE, FLORIDA.
- DISTANCES SHOWN WITHIN PARENTHESIS, e.g. (100.00'), DENOTE DISTANCES ALONG PROPERTY LINES FROM ROAD RIGHTS-OF-WAY TO BUFFERS OR DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED.
- NOTICE: 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 DUVAL COUNTY, FLORIDA.
- STATE PLANE COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE, EAST ZONE (ZONE 0901), IN U.S. SURVEY FEET, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
- THE DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS FOR ANNISTON PINES IS RECORDED IN OFFICIAL RECORDS BOOK 16397, PAGE 1711 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN O.R.B. 16534, PG. 267 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

OWNER:

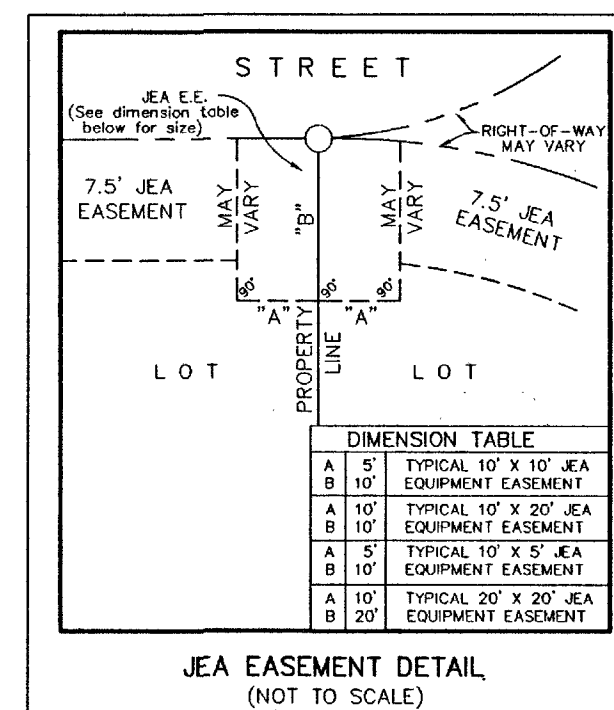
KB HOME JACKSONVILLE, LLC
10475 FORTUNE PARKWAY, SUITE 100
JACKSONVILLE, FL 32256

SURVEYOR:

BARTRAM TRAIL SURVEYING, INC.
1501 C.R. 315, SUITE 106
GREEN COVE SPRINGS, FL 32043

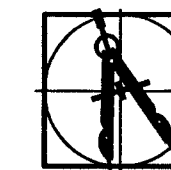
ENGINEER:

DB CIVIL WORKS
1633 SAN MARCO BOULEVARD, SUITE 5
JACKSONVILLE, FL 32207



LEGEND

- ⊙ - DENOTES CENTERLINE
- JEA-E - DENOTES JEA EASEMENT
- JEA-E.E. - DENOTES JEA EQUIPMENT EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- P.G. - DENOTES PAGE(S)
- R.P. - DENOTES RADIUS POINT
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- P.I. - DENOTES POINT OF INTERSECTION
- R/W - DENOTES RIGHT-OF-WAY
- I.D. - DENOTES IDENTIFICATION
- (R) - DENOTES RADIAL LINE
- T.O.B. - DENOTES TOP OF BANK
- U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- DENOTES PERMANENT CONTROL POINT SET ("P.C.P. LB 6991")
- DENOTES 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND. ("LB 4921") UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE FOUND (NO I.D.) UNLESS OTHERWISE NOTED
- DENOTES 5/8" REBAR PERMANENT REFERENCE MONUMENT SET. ("P.R.M. LB 6991")



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION LB #8991
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GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



ANNISTON PINES

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ALSO BEING A REPLAT OF A PORTION OF LOTS 14 & 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

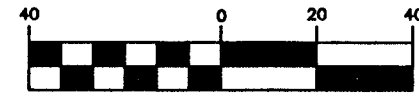
PLAT BOOK **66** PAGE **156**

SHEET **3** OF **4** SHEETS

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



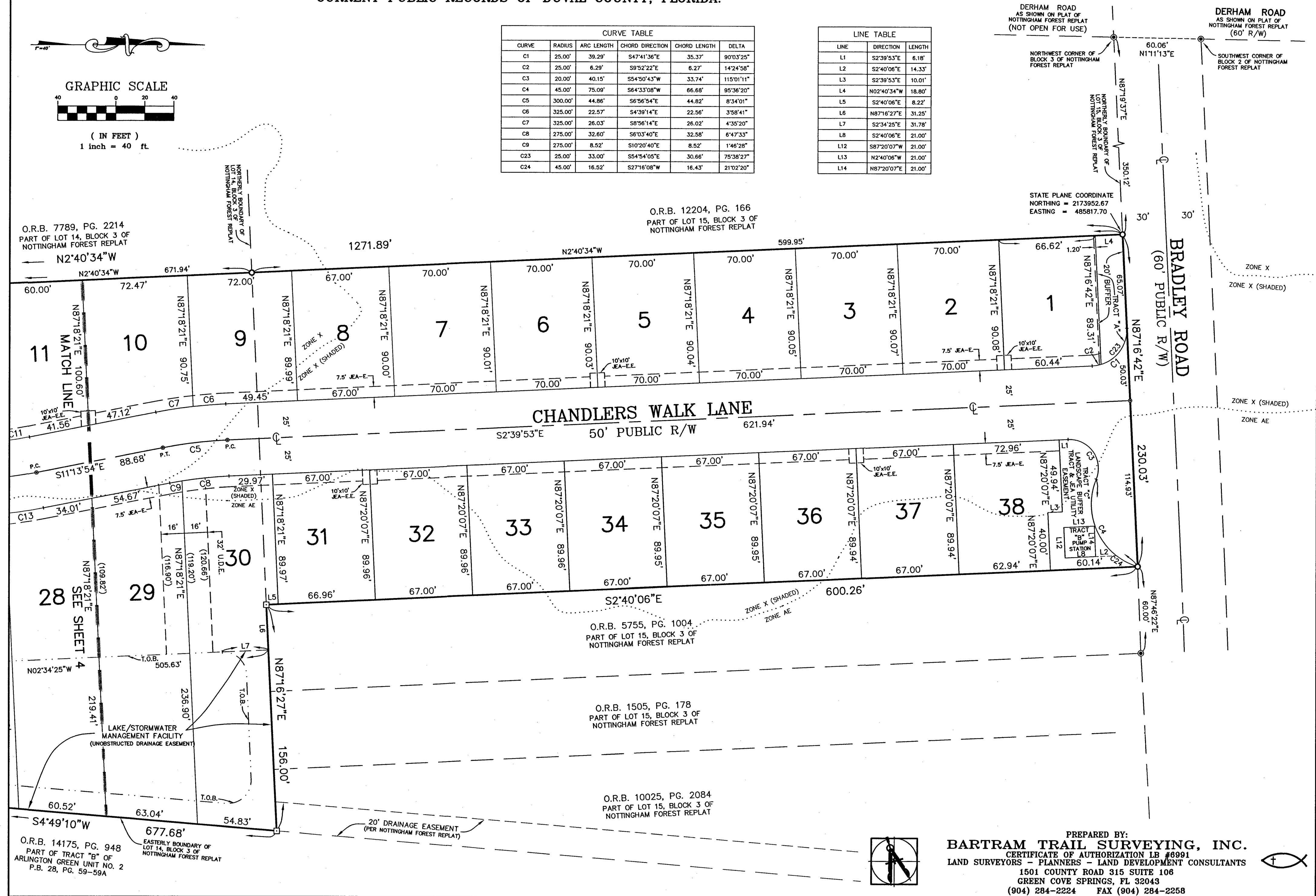
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

| CURVE TABLE | | | | | |
|-------------|---------|------------|-----------------|--------------|------------|
| CURVE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH | DELTA |
| C1 | 25.00' | 39.29' | S47°41'36"E | 35.37' | 90°33'25" |
| C2 | 25.00' | 6.29' | S9°32'22"E | 6.27' | 142°4'58" |
| C3 | 20.00' | 40.15' | S54°50'43"W | 33.74' | 115°01'11" |
| C4 | 45.00' | 75.09' | S64°33'08"W | 66.68' | 95°36'20" |
| C5 | 300.00' | 44.86' | S6°56'54"E | 44.82' | 8°34'01" |
| C6 | 325.00' | 22.57' | S4°39'14"E | 22.56' | 3°58'41" |
| C7 | 325.00' | 26.03' | S8°56'14"E | 26.02' | 4°35'20" |
| C8 | 275.00' | 32.60' | S6°03'40"E | 32.58' | 6°47'33" |
| C9 | 275.00' | 8.52' | S10°29'40"E | 8.52' | 1°46'28" |
| C23 | 25.00' | 33.00' | S54°54'05"E | 30.66' | 75°38'27" |
| C24 | 45.00' | 16.52' | S27°16'08"W | 16.43' | 21°02'20" |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | S2°39'53"E | 6.18' |
| L2 | S2°40'08"E | 14.33' |
| L3 | S2°39'53"E | 10.01' |
| L4 | N02°40'34"W | 18.80' |
| L5 | S2°40'06"E | 8.22' |
| L6 | N87°16'27"E | 31.25' |
| L7 | S2°34'25"E | 31.78' |
| L8 | S2°40'08"E | 21.00' |
| L12 | S87°20'07"W | 21.00' |
| L13 | N2°40'06"W | 21.00' |
| L14 | N87°20'07"E | 21.00' |



DERHAM ROAD AS SHOWN ON PLAT OF NOTTINGHAM FOREST REPLAT (NOT OPEN FOR USE)

NORTHWEST CORNER OF BLOCK 3 OF NOTTINGHAM FOREST REPLAT

DERHAM ROAD AS SHOWN ON PLAT OF NOTTINGHAM FOREST REPLAT (60' R/W)

SOUTHWEST CORNER OF BLOCK 2 OF NOTTINGHAM FOREST REPLAT

STATE PLANE COORDINATE
NORTHING = 2173952.67
EASTING = 485817.70

O.R.B. 7789, PG. 2214
PART OF LOT 14, BLOCK 3 OF NOTTINGHAM FOREST REPLAT

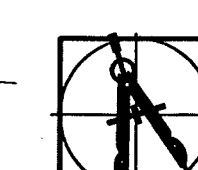
O.R.B. 12204, PG. 166
PART OF LOT 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT

O.R.B. 5755, PG. 1004
PART OF LOT 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT

O.R.B. 1505, PG. 178
PART OF LOT 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT

O.R.B. 10025, PG. 2084
PART OF LOT 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT

O.R.B. 14175, PG. 948
PART OF TRACT "B" OF ARLINGTON GREEN UNIT NO. 2
P.B. 28, PG. 59-59A



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1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

ANNISTON PINES

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ALSO BEING A REPLAT OF A PORTION OF LOTS 14 & 15, BLOCK 3 OF NOTTINGHAM FOREST REPLAT AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **66** PAGE **157**

SHEET 4 OF 4 SHEETS

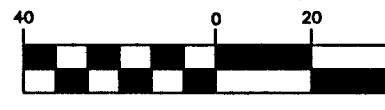
SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

| CURVE TABLE | | | | | |
|-------------|---------|------------|-----------------|--------------|-----------|
| CURVE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH | DELTA |
| C5 | 300.00' | 44.86' | S6°56'54"E | 44.82' | 8°34'01" |
| C6 | 325.00' | 22.57' | S4°39'14"E | 22.56' | 3°58'41" |
| C7 | 325.00' | 26.03' | S8°56'14"E | 26.02' | 4°35'20" |
| C8 | 275.00' | 32.60' | S6°03'40"E | 32.58' | 6°47'33" |
| C9 | 275.00' | 8.52' | S10°20'40"E | 8.52' | 1°46'28" |
| C10 | 300.00' | 44.70' | S6°37'47"E | 44.66' | 8°32'15" |
| C11 | 275.00' | 19.03' | S9°14'57"E | 19.03' | 3°57'55" |
| C12 | 275.00' | 21.94' | S4°58'49"E | 21.94' | 4°34'20" |
| C13 | 325.00' | 26.53' | S8°53'36"E | 26.52' | 4°40'37" |
| C14 | 325.00' | 21.90' | S4°37'28"E | 21.89' | 3°51'38" |
| C15 | 45.00' | 21.09' | S16°07'12"E | 20.90' | 28°51'06" |
| C16 | 45.00' | 49.58' | S61°06'36"E | 47.11' | 63°07'43" |
| C17 | 45.00' | 49.57' | S55°46'11"W | 47.10' | 63°06'43" |
| C18 | 45.00' | 69.62' | S20°06'30"E | 62.88' | 88°38'38" |
| C19 | 45.00' | 2.27' | S65°52'28"E | 2.27' | 2°53'14" |
| C20 | 25.00' | 28.20' | S35°00'21"E | 26.73' | 64°37'23" |
| C21 | 25.00' | 12.15' | S73°29'58"W | 12.03' | 27°51'13" |
| C22 | 20.00' | 31.42' | N47°34'26"W | 28.28' | 90°00'00" |

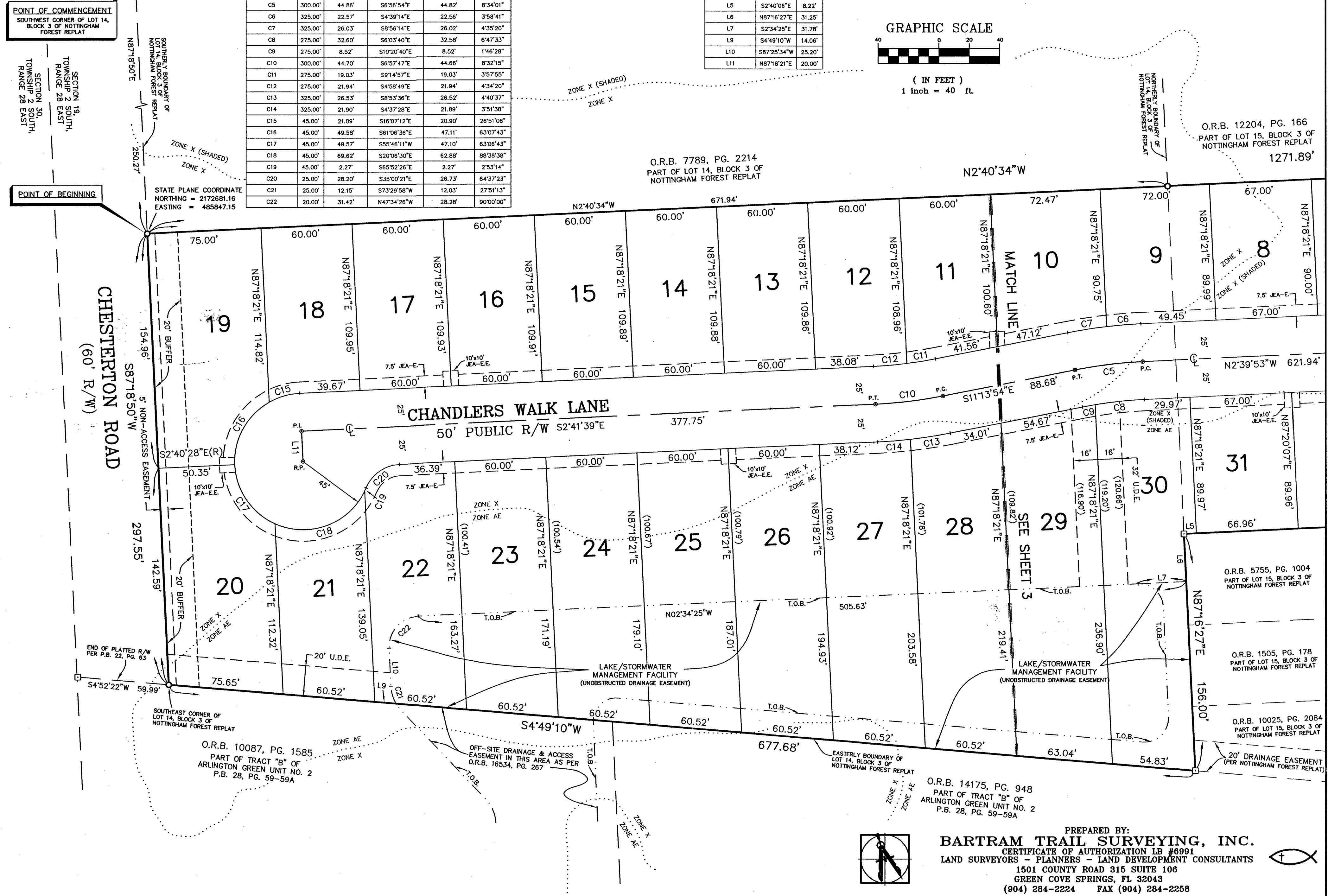
| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L5 | S2°40'06"E | 8.22' |
| L6 | N87°16'27"E | 31.25' |
| L7 | S2°34'25"E | 31.78' |
| L8 | S4°48'10"W | 14.06' |
| L10 | S87°25'34"W | 25.20' |
| L11 | N87°18'21"E | 20.00' |



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION LB #6991
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