

# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 1 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

Approved 6/29/22  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 6/17/22  
Date  
[Signature]  
for General Counsel

### CAPTION

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE N00°05'11"W, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1966.70 FEET TO THE POINT OF BEGINNING; THENCE S89°48'00"W, DEPARTING SAID EAST LINE, A DISTANCE OF 490.70 FEET; THENCE N75°03'06"E, A DISTANCE OF 733.70 FEET; THENCE N68°20'08"W, A DISTANCE OF 565.26 FEET; THENCE N32°24'16"W, A DISTANCE OF 37.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N16°27'22"W, 19.29 FEET TO A POINT OF TANGENCY; THENCE N00°24'48"W, A DISTANCE OF 30.31 FEET; THENCE S89°35'12"W, A DISTANCE OF 120.00 FEET; THENCE S00°24'48"E, A DISTANCE OF 9.51 FEET; THENCE S89°35'12"W, A DISTANCE OF 180.00 FEET; THENCE S00°24'48"E, A DISTANCE OF 30.45 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S44°35'12"W, 42.45 FEET TO A POINT OF TANGENCY; THENCE S89°35'12"W, A DISTANCE OF 113.39 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°24'48"W, 42.45 FEET TO A POINT OF TANGENCY; THENCE N00°24'48"W, A DISTANCE OF 88.03 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 26.92 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N25°17'41"E, 26.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 19.36 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°23'43"W, 284.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 82.40 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N89°35'12"E, A DISTANCE OF 299.46 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 22.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 18.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 33.18 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°23'27"W, 32.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 24.25 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N62°37'19"W, 23.31 FEET TO A POINT OF NON-TANGENCY; THENCE N00°24'48"W, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 24.25 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°30'59"E, 32.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 22.76 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N28°56'53"E, 21.98 FEET TO A POINT OF NON-TANGENCY; THENCE S88°05'41"E, A DISTANCE OF 81.02 FEET; THENCE N89°35'12"E, A DISTANCE OF 59.92 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 85.34 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S86°16'11"E, 85.26 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 19.36 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N42°53'22"W, 37.95 FEET TO A POINT OF TANGENCY; THENCE N03°39'10"W, A DISTANCE OF 95.97 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 20.45 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N16°15'06"E, 20.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.58 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N55°58'49"E, 33.89 FEET TO A POINT OF TANGENCY; THENCE N75°47'27"E, A DISTANCE OF 298.65 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 22.03 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S44°31'12"E, 45.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 24.80 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S00°16'45"E, 24.78 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 613.30 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N75°47'27"E, 316.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 57.54 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N22°27'03"W, 57.34 FEET TO A POINT OF TANGENCY; THENCE N14°12'53"W, A DISTANCE OF 90.26 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 31.64 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N11°37'11"W, 31.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 67.40 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N55°19'59"E, 54.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 233.49 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N99°09'29"E, 214.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 28.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 43.63 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N87°15'21"E, 39.25 FEET TO A POINT OF NON-TANGENCY; THENCE N00°39'42"W, A DISTANCE OF 217.83 FEET; THENCE N39°58'11"W, A DISTANCE OF 20.50 FEET; THENCE N87°55'06"W, A DISTANCE OF 7.02 FEET; THENCE S00°39'42"E, A DISTANCE OF 15.02 FEET; THENCE N87°55'06"W, A DISTANCE OF 56.59 FEET; THENCE N55°17'54"W, A DISTANCE OF 8.76 FEET; THENCE N22°40'57"W, A DISTANCE OF 40.31 FEET; THENCE N89°41'38"W, A DISTANCE OF 195.21 FEET; THENCE N00°18'22"E, A DISTANCE OF 803.26 FEET; THENCE N22°49'31"E, A DISTANCE OF 258.30 FEET TO THE SOUTH LINE OF SECTION 37 CHARLES BROWARD GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, THENCE S67°11'58"E, ALONG SAID SOUTH LINE, A DISTANCE OF 819.89 FEET TO THE EAST LINE OF SAID SECTION 32, THENCE N22°58'38"E, ALONG SAID EAST LINE, A DISTANCE OF 575.83 FEET TO AN INTERSECTION WITH SAID EAST LINE OF SECTION 32, THENCE S00°02'13"E, ALONG SAID EAST LINE, A DISTANCE OF 3063.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.56 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 13<sup>TH</sup> DAY OF JUNE, 2022.  
[Signature]  
NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL, HEREAFTER BE KNOWN AS ARBORS - PHASE 1A, 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 SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, DRAINAGE EASEMENTS, UNOBTAINED DRAINAGE EASEMENTS, MAINTENANCE AND 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 NON-EXCLUSIVE 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 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 OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS; 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 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 WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODY 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 ARBORS - PHASE 1A. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODY 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 ARBORS - PHASE 1A. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

TRACT "A" (LANDSCAPE), TRACT "B" (CONSERVATION), TRACT "C" (OPEN SPACE), TRACT "D" (CONSERVATION), TRACT "E" (OPEN SPACE), TRACT "F" (OPEN SPACE), TRACT "G" (SWMF), TRACT "H" (CONSERVATION), TRACT "I" (SWMF), TRACT "J" (OPEN SPACE), TRACT "K" (SWMF), TRACT "L" (OPEN SPACE), TRACT "M" (LANDSCAPE), TRACT "N" (SWMF), TRACT "O" (OPEN SPACE), TRACT "P" (CONSERVATION), TRACT "Q" (LANDSCAPE), TRACT "R" (CONSERVATION), TRACT "T" (OPEN SPACE), TRACT "U" (SWMF), TRACT "V" (SWMF) AND TRACT "W" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "S" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT 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 EASEMENTS SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

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

THE 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 EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. 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 EASEMENT 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 THEREFORE.

ALL EASEMENTS SHOWN ON THIS PLAT (INCLUDING PRIVATE DRAINAGE EASEMENTS), OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY AND ACCESS 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; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, Sarah Wicker OF FORESTAR (USA) REAL ESTATE GROUP INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 13<sup>TH</sup> DAY OF JUNE, 2022, ON BEHALF OF THE COMPANY.

WITNESS  
[Signature]  
PRINT NAME: Heather L Allen  
OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.  
A DELAWARE CORPORATION  
[Signature]  
BY: Danny S. Wheeler  
ITS VICE PRESIDENT  
PRINT NAME: Danny S. Wheeler

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 79 PAGES 112-124 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 30 DAY OF June, 2022.  
[Signature]  
JODY PHILLIPS, P.E.  
CLERK OF THE CIRCUIT COURTS

### APPROVED FOR THE 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 29<sup>TH</sup> DAY OF June, 2022.

[Signature]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

### CONSENT AND JOINDER OF MORTGAGEE D.R. HORTON, INC. - JACKSONVILLE

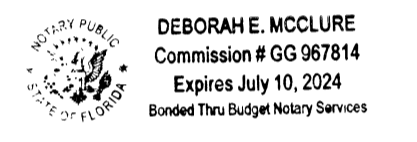
THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC., JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 0751, PAGE 1521, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

[Signature] WITNESS: [Signature]  
AUTHORIZED SIGNATURE: PRINT NAME: Deborah McClure  
PRINT NAME: Philip D. Fenwick WITNESS: [Signature]  
TITLE: Vice President PRINT NAME: Debra Lainez

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14 DAY OF June, 2022, BY Philip D. Fenwick AS V. P. Horton OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

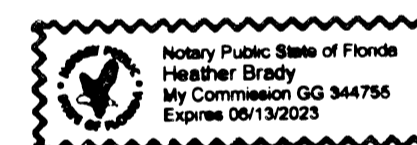
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Deborah McClure  
COMMISSION NO.: GG 907814  
MY COMMISSION EXPIRES: 7/10/24



### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 13<sup>TH</sup> DAY OF June, 2022, BY Sarah Wicker AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Heather Brady  
COMMISSION NO.: GG 344755  
MY COMMISSION EXPIRES: 06/13/2023



### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 27<sup>TH</sup> DAY OF June, 2022.

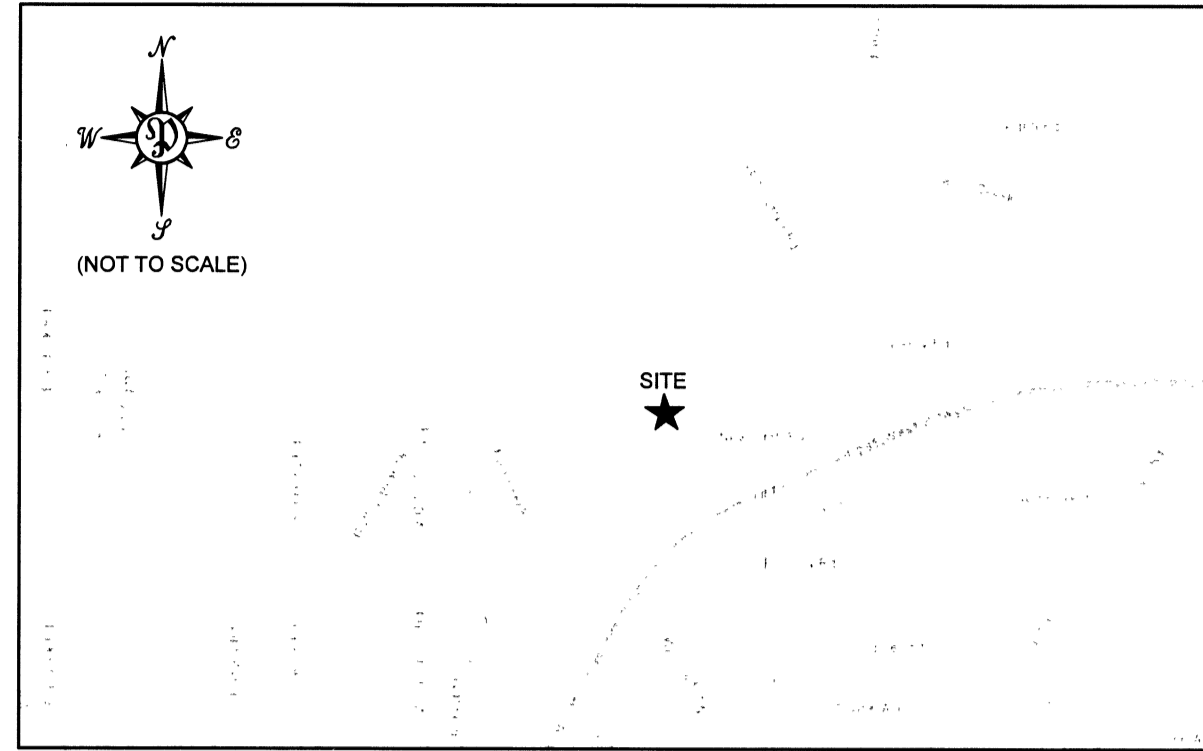
[Signature]  
DANNY S. WHEELER, P.S.M.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. 6902

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715

# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

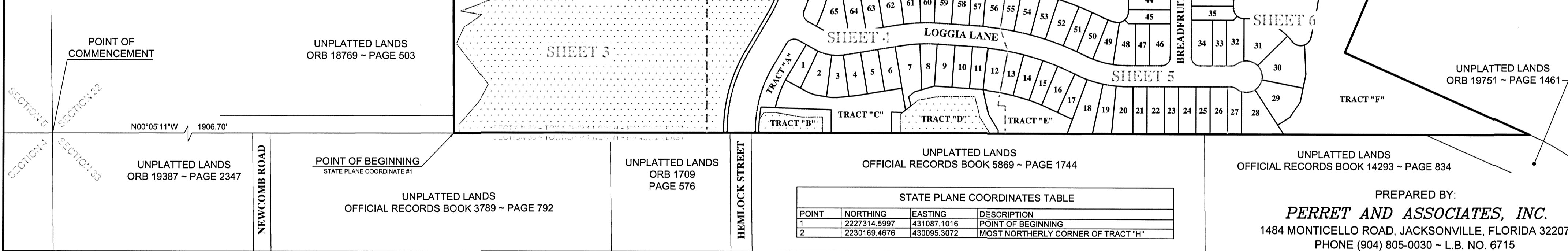
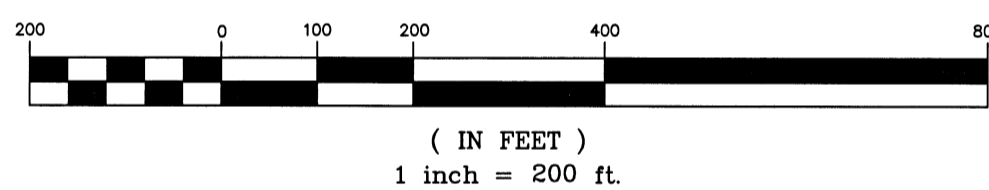
VICINITY MAP



**NOTES:**

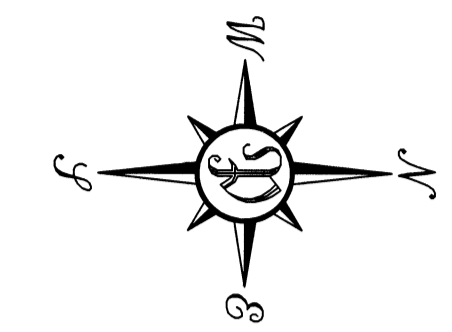
- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH LINE OF SECTION 37, CHARLES BROWARD GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST AS S87°11'58"E.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901
- 3.) 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.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- 6.) THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
- NOTE: AT THE TIME OF RECORDED OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA").
- 7.) 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 ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 8.) NOTICE: INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRON ZONE AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS.
- 9.) LANDS SHOWN HEREON ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 11458, PAGE 2424, AS AFFECTED BY PARTIAL RELEASE OF AND AMENDMENT TO REGULATORY CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19349, PAGE 1567, OF SAID RECORDS.

GRAPHIC SCALE



**LEGEND**

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES SET 3/4" REBAR STAMPED PRM L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- D RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JE-AE JEA EASEMENT
- JE-AEE JEA EQUIPMENT EASEMENT
- JE-AJAE JEA UTILITY AND ACCESS EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PDE PRIVATE DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- AL ARC LENGTH
- WETLANDS WETLANDS
- UPLAND BUFFER UPLAND BUFFER



STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2227314.5997	431087.1016	POINT OF BEGINNING
2	2230189.4676	430095.3072	MOST NORTHERLY CORNER OF TRACT "I"

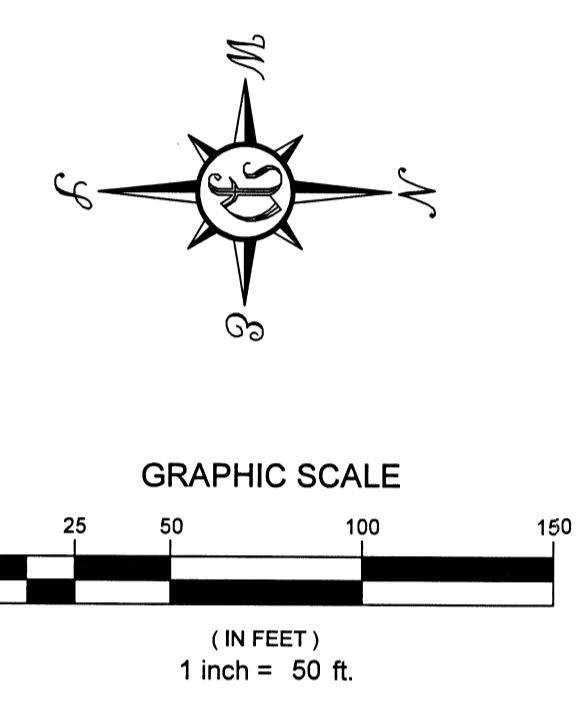
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 ~ L.B. NO. 6715

# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 79 PAGE 114

SHEET 3 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 ~ L.B. NO. 6715

PUD ORDINANCE #: 2017-717-E PLANS AND PLAT CITY DEV.# : 8308.003

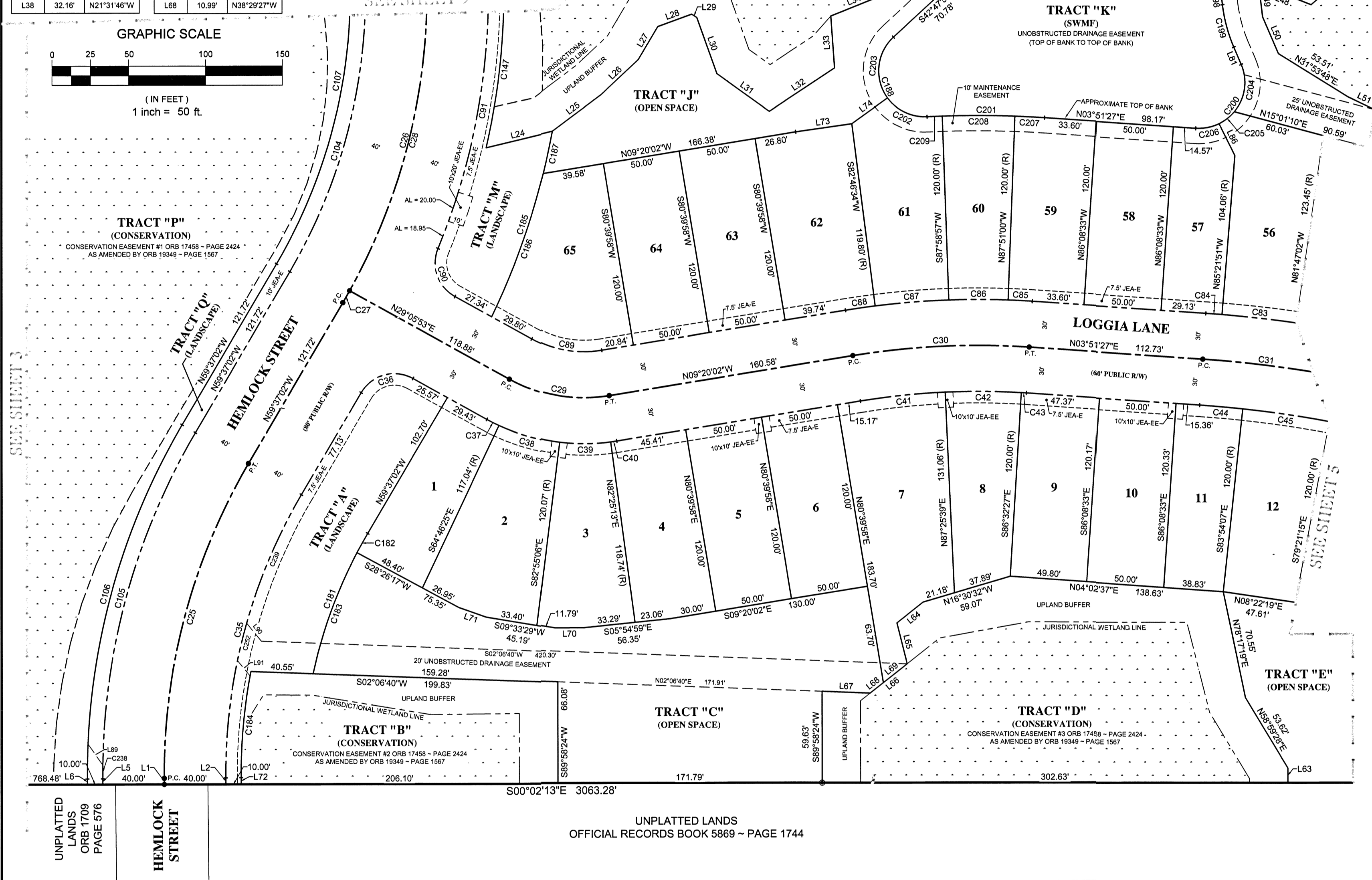
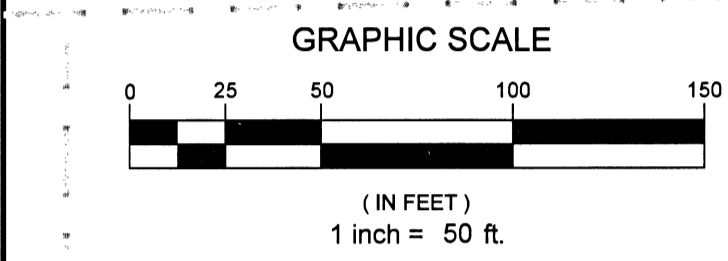
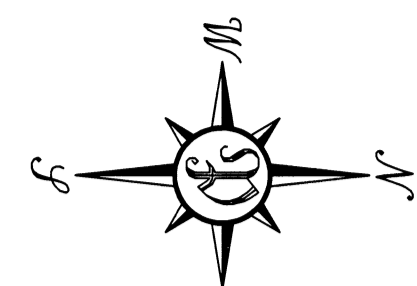
# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	3.97	S89°34'54"W	L39	15.27	N50°50'57"W
L2	4.23	S89°34'54"W	L40	30.25	N03°04'50"E
L5	3.70	N89°34'54"E	L41	17.96	S40°34'00"W
L6	3.64	S89°34'54"W	L42	19.37	S12°07'32"W
L4	44.26	N13°30'31"W	L43	18.62	N53°38'43"E
L25	39.56	N37°02'49"W	L44	20.44	N69°39'28"E
L26	33.15	N43°18'57"W	L45	19.42	S16°48'08"E
L27	25.12	N59°31'41"W	L46	23.50	S28°46'57"W
L28	23.53	N20°01'39"W	L47	36.51	S40°38'39"E
L29	3.98	N33°04'14"E	L48	36.57	S21°30'41"W
L30	38.86	N70°24'12"E	L49	21.52	N83°24'08"E
L31	42.01	N35°51'30"E	L50	26.07	N66°56'02"E
L32	51.01	N33°39'27"W	L51	19.15	N25°49'32"E
L33	33.94	S85°50'35"W	L53	9.63	N89°58'20"E
L34	36.03	N22°02'18"W	L54	21.83	N38°29'27"W
L35	30.65	N20°26'18"W	L55	27.47	S75°59'38"W
L36	28.20	N07°55'14"W	L56	30.73	N38°29'27"W
L37	32.85	N84°38'14"W	L57	31.32	N02°08'40"E
L38	32.16	N21°31'46"W	L58	10.99	N38°29'27"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C197	51.46	25.00	117°56'16"	N37°37'39"W	42.85
C198	10.66	391863.14	0°00'06"	S83°24'10"W	10.66
C199	28.74	100.00	16°38'05"	S75°10'05"W	28.64
C200	61.22	30.00	116°55'25"	N54°28'16"W	51.14
C201	76.49	650.00	6°44'32"	N00°29'11"E	76.45
C202	29.80	29.99	56°55'32"	N25°31'24"E	28.59
C203	43.58	29.99	83°18'12"	S84°22'45"E	39.85
C204	32.83	30.00	62°42'36"	N81°42'40"W	31.22
C205	12.68	30.00	24°12'32"	N88°19'06"W	12.56
C206	15.71	30.00	30°00'17"	N11°08'42"W	15.63
C207	19.37	650.00	1°42'26"	S03°00'14"W	19.37
C208	47.26	650.00	4°10'04"	S00°03'58"W	47.27
C209	9.84	650.00	0°52'02"	S02°27'05"E	9.84
C238	8.93	440.00	1°09'48"	S89°50'12"E	8.93
C239	91.37	360.00	14°32'33"	S88°19'18"E	91.13
C252	25.07	360.00	3°59'25"	S76°09'18"E	25.07

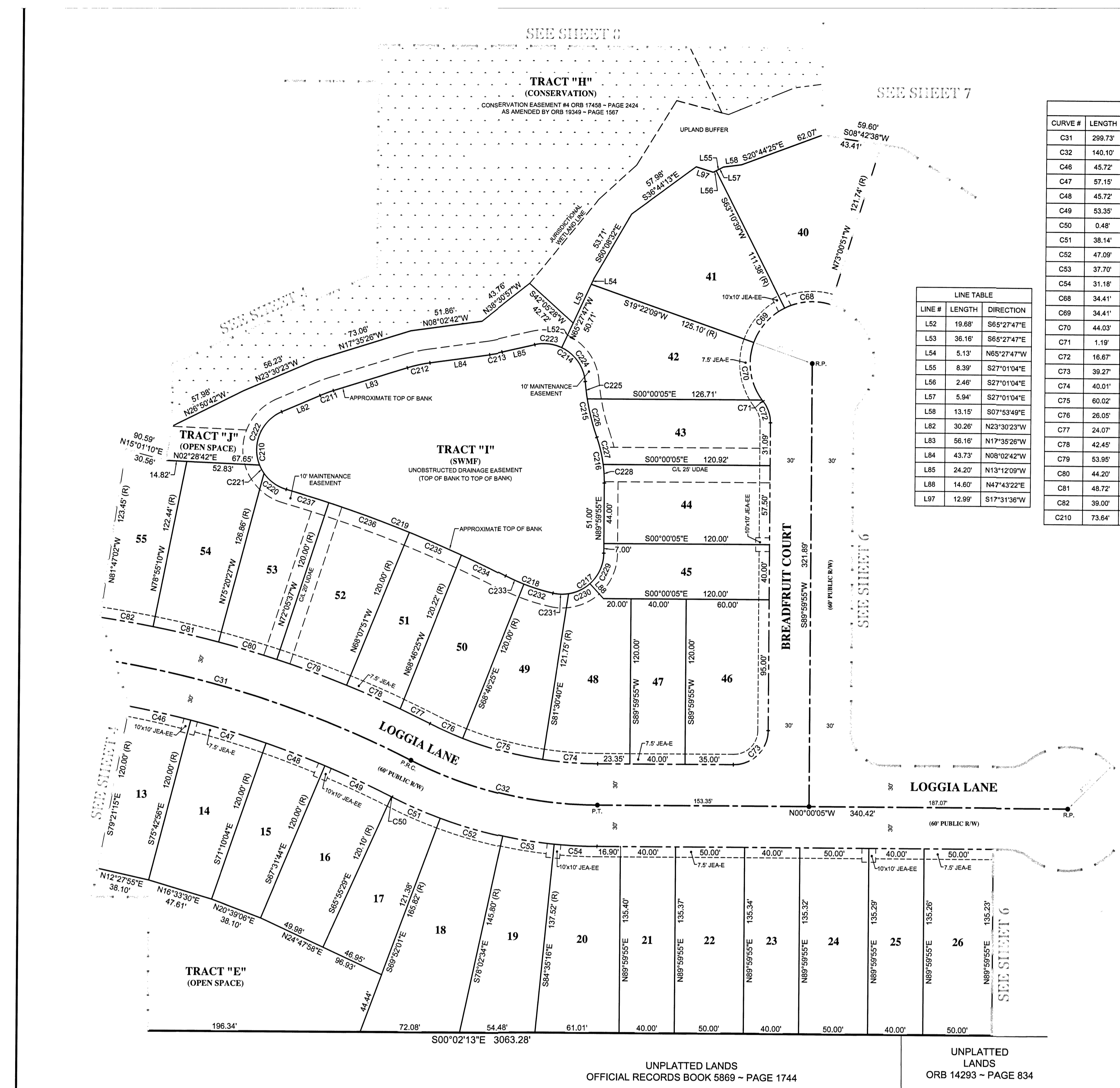


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	215.03	400.00	30°48'04"	N75°01'04"W	212.45
C26	457.43	400.00	65°31'20"	S87°37'18"W	432.91
C27	8.97	400.00	1°17'05"	N80°56'35"W	8.97
C28	448.48	400.00	64°14'15"	S86°56'45"W	425.34
C29	67.08	100.00	38°25'55"	N09°52'55"E	65.63
C30	115.12	500.00	13°11'29"	N02°44'18"W	114.86
C31	299.72	750.00	22°53'51"	N15°18'22"E	297.74
C35	193.53	360.00	30°48'04"	N75°01'04"W	191.21
C36	38.71	25.00	88°42'55"	N15°15'35"W	34.96
C37	8.78	130.00	3°52'17"	N27°09'44"E	8.78
C38	41.17	130.00	18°08'41"	N16°09'15"E	41.00
C39	33.27	130.00	14°39'41"	N00°14'56"W	33.17
C40	3.98	130.00	1°45'19"	N08°27'25"W	3.98
C41	55.46	470.00	6°45'41"	N05°27'12"W	55.43
C42	49.48	470.00	6°01'54"	N00°28'36"E	49.45
C43	3.27	470.00	0°23'54"	N03°39'30"E	3.27
C44	28.16	720.00	2°14'27"	N04°58'40"E	28.16
C45	57.15	720.00	4°32'62"	N08°22'19"E	57.13
C83	48.74	780.00	3°34'49"	S08°25'33"W	48.73
C84	10.80	780.00	0°46'42"	S04°14'48"W	10.80
C85	15.79	530.00	1°42'26"	S03°00'14"W	15.79
C86	38.55	530.00	4°10'04"	S00°03'58"W	38.54
C87	48.16	530.00	5°12'22"	S04°37'15"E	48.14
C88	19.52	530.00	2°06'36"	S08°16'44"E	19.52
C89	46.95	70.00	38°25'55"	S09°52'55"W	46.08
C90	36.31	25.00	89°12'28"	S70°42'05"W	33.20
C91	441.14	440.00	57°26'41"	S83°34'58"W	422.90
C104	411.69	360.00	65°31'20"	N87°37'18"E	389.62
C105	238.54	440.00	30°48'04"	S75°01'04"E	233.70
C106	241.91	450.00	30°48'04"	S75°01'04"E	239.01
C107	254.18	350.00	41°36'32"	N80°25'18"W	248.63
C147	243.12	450.00	30°57'18"	S87°33'06"W	240.17
C181	98.68	310.00	18°14'17"	S68°44'11"E	98.26
C182	14.36	310.00	2°39'13"	S60°56'39"E	14.36
C183	84.32	310.00	11°35'03"	S70°03'47"E	84.06
C184	69.68	350.00	11°24'24"	S84°42'54"E	69.56
C185	127.18	490.00	14°52'18"	N71°50'53"W	126.83
C186	98.96	490.00	11°34'27"	N70°11'57"W	98.82
C187	28.20	290.00	3°17'51"	N77°38'07"W	28.20
C188	73.38	29.99	140°11'44"	N67°09'29"E	56.40
C189	11.50	30.00	21°57'43"	S53°46'47"E	11.43
C190	16.50	30.00	35°19'40"	S47°05'49"E	18.21
C191	37.55	100.00	21°30'45"	S18°40'38"E	37.33
C192	19.80	20.00	56°43'01"	S31°16'44"E	19.00
C194	18.03	100.00	10°16'58"	S22°46'37"W	18.01
C195	63.76	30.00	121°46'42"	S78°29'59"W	52.42
C196	32.53	30.00	62°07'20"	N09°32'59"W	30.96

UNPLATTED LANDS ORB 1709 PAGE 576

UNPLATTED LANDS OFFICIAL RECORDS BOOK 5869 - PAGE 1744

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715



SEE SHEET 8

SEE SHEET 7

LINE TABLE

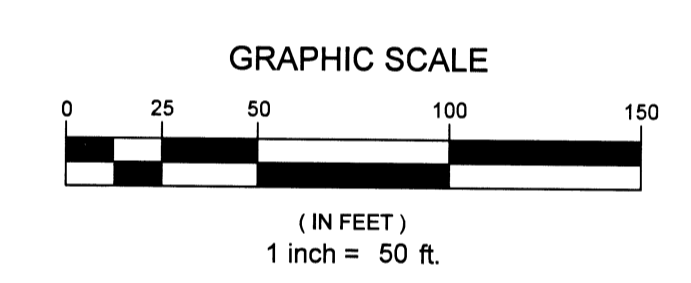
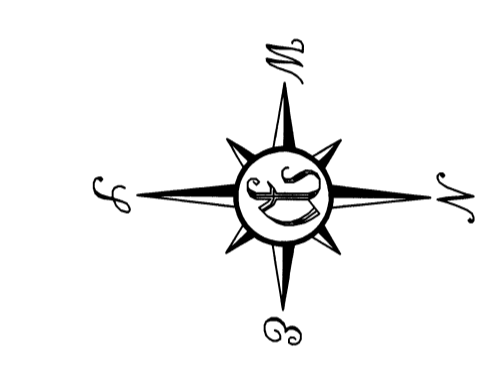
LINE #	LENGTH	DIRECTION
L52	19.68	S85°27'47"E
L53	36.16	S85°27'47"E
L54	5.13	N85°27'47"W
L55	8.39	S27°01'04"E
L56	2.46	S27°01'04"E
L57	5.94	S27°01'04"E
L58	13.15	S07°53'49"E
L59	30.28	N23°30'23"W
L60	26.05	270.00
L61	24.07	780.00
L62	42.45	780.00
L63	43.73	N08°02'42"W
L64	14.60	N47°43'22"E
L65	14.60	N47°43'22"E
L66	12.99	S17°31'38"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C31	299.73	750.00	22°53'51"	N15°18'22"E	297.74
C32	140.10	300.00	28°45'23"	N13°22'37"E	138.83
C46	45.72	720.00	3°38'19"	N12°27'55"E	45.72
C47	57.15	720.00	4°32'52"	N16°33'30"E	57.13
C48	45.72	720.00	3°38'19"	N20°39'05"E	45.72
C49	53.35	720.00	4°14'44"	N24°33'58"E	53.34
C50	0.48	720.00	0°02'18"	N28°44'09"E	0.48
C51	38.14	330.00	8°37'30"	N23°28'38"E	38.12
C52	47.09	330.00	8°10'33"	N18°02'42"E	47.05
C53	37.70	330.00	6°32'42"	N08°41'05"E	37.68
C54	31.16	330.00	5°24'48"	N02°42'20"E	31.17
C68	34.41	45.00	43°48'30"	S04°55'05"E	33.58
C69	34.41	45.00	43°48'30"	S48°43'36"E	33.58
C70	44.03	45.00	56°04'02"	N81°20'08"E	42.30
C71	1.19	45.00	1°30'59"	N52°32'37"E	1.19
C72	16.67	25.00	38°12'48"	N70°53'32"E	16.37
C73	39.27	25.00	90°00'00"	S45°00'05"E	35.36
C74	40.01	270.00	8°29'25"	S04°14'38"W	39.97
C75	60.02	270.00	12°44'15"	S14°51'28"W	59.90
C76	26.05	270.00	5°31'43"	S23°59'27"W	26.04
C77	24.07	780.00	1°46'04"	S25°52'16"W	24.07
C78	42.45	780.00	3°07'05"	S23°25'41"W	42.44
C79	53.85	780.00	3°57'48"	S19°53'16"W	53.84
C80	44.20	780.00	3°14'49"	S16°16'58"W	44.20
C81	48.72	780.00	3°14'44"	S12°52'11"W	48.71
C82	39.00	780.00	2°51'52"	S09°38'54"W	38.99
C210	73.64	30.00	140°38'36"	S88°10'19"W	56.50

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C211	10.33	100.00	5°54'57"	N20°32'54"W	10.32
C212	16.66	100.00	9°32'44"	N12°49'04"W	16.64
C213	9.00	100.00	5°09'27"	N10°37'25"W	9.00
C214	51.44	30.00	88°14'15"	N35°54'55"E	45.36
C215	41.49	165.00	14°24'23"	N77°49'55"E	41.38
C216	33.81	100.00	19°22'12"	N80°18'49"E	33.85
C217	53.84	30.00	102°49'57"	S38°35'05"E	46.90
C218	38.45	150.00	13°55'25"	S19°47'35"W	38.36
C219	171.29	900.00	10°54'17"	S21°18'09"W	171.03
C220	20.38	30.00	38°55'30"	N35°18'46"E	19.99
C221	6.85	30.00	13°04'43"	N81°18'53"E	6.83
C222	48.41	30.00	88°38'23"	S87°49'34"E	41.92
C223	20.07	30.00	38°19'46"	S05°57'44"W	19.70
C224	31.37	30.00	59°54'29"	S55°04'52"W	29.96
C225	12.72	165.00	4°24'58"	N82°49'37"E	12.71
C226	28.77	165.00	9°59'25"	N78°37'28"E	28.73
C227	20.26	100.00	11°36'39"	S78°26'03"W	20.23
C228	13.54	100.00	7°45'33"	S68°07'09"W	13.53
C229	24.99	30.00	47°43'26"	N88°08'22"W	24.27
C230	17.35	30.00	33°08'11"	N25°42'33"W	17.11
C231	11.50	30.00	2°15'21"	N01°50'43"E	11.43
C232	21.98	150.00	8°23'42"	N17°01'44"E	21.96
C233	14.47	150.00	5°31'43"	N23°59'27"E	14.47
C234	35.66	900.00	2°18'12"	S25°37'12"W	35.65
C235	41.09	900.00	2°36'57"	S23°10'38"W	41.09
C236	62.25	900.00	3°57'46"	S19°53'16"W	62.24
C237	32.30	900.00	2°03'22"	S16°52'42"W	32.30



UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 5869 - PAGE 1744

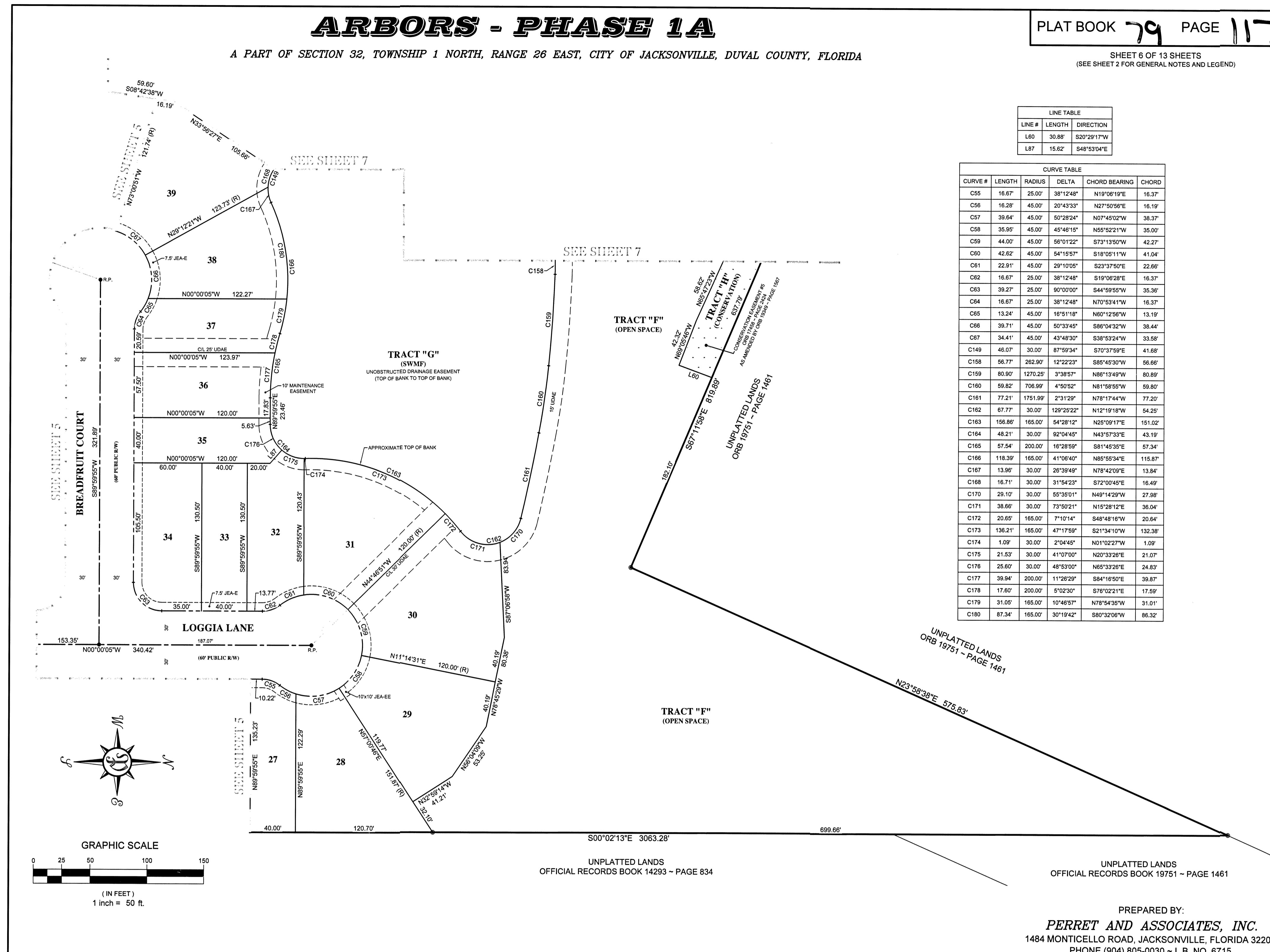
UNPLATTED LANDS  
ORB 14293 - PAGE 834

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 6 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L60	30.88'	S20°29'17"W
L87	15.62'	S48°53'04"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C55	16.67'	25.00'	38°12'48"	N19°06'19"E	16.37'
C56	16.28'	45.00'	20°43'33"	N27°50'56"E	16.19'
C57	39.64'	45.00'	50°28'24"	N07°45'02"W	38.37'
C58	35.95'	45.00'	45°46'15"	N55°52'21"W	35.00'
C59	44.00'	45.00'	56°01'22"	S73°13'50"W	42.27'
C60	42.62'	45.00'	54°19'57"	S18°05'11"W	41.04'
C61	22.81'	45.00'	29°10'05"	S23°37'50"E	22.66'
C62	16.67'	25.00'	38°12'48"	S19°06'28"E	16.37'
C63	39.27'	25.00'	90°00'00"	S44°59'55"W	35.36'
C64	16.67'	25.00'	38°12'48"	N70°53'41"W	16.37'
C65	13.24'	45.00'	16°51'18"	N60°12'56"W	13.19'
C66	39.71'	45.00'	50°33'45"	S86°04'32"W	38.44'
C67	34.41'	45.00'	43°46'30"	S38°53'24"W	33.58'
C149	46.07'	30.00'	87°59'34"	S70°37'59"W	41.68'
C158	56.77'	262.90'	12°22'23"	S85°43'30"W	56.66'
C159	80.90'	1270.25'	3°38'57"	N86°13'49"W	80.89'
C160	59.82'	706.99'	4°50'52"	N81°58'55"W	59.80'
C161	77.21'	1751.99'	2°31'29"	N78°17'44"W	77.20'
C162	67.77'	30.00'	129°25'22"	N12°19'18"W	54.25'
C163	156.96'	165.00'	54°28'12"	N25°09'17"E	151.02'
C164	48.21'	30.00'	92°04'45"	N43°57'33"E	43.19'
C165	57.54'	200.00'	16°28'59"	S81°45'35"E	57.34'
C166	118.39'	165.00'	41°06'40"	N86°59'34"E	115.87'
C167	13.96'	30.00'	26°39'49"	N78°42'09"E	13.84'
C168	18.71'	30.00'	31°54'23"	S72°00'45"E	16.49'
C170	29.10'	30.00'	55°35'01"	N49°14'28"W	27.98'
C171	38.68'	30.00'	73°50'21"	N15°28'12"E	36.04'
C172	20.65'	165.00'	7°10'14"	S48°48'16"W	20.64'
C173	136.21'	165.00'	47°17'59"	S21°34'10"W	132.38'
C174	1.09'	30.00'	2°04'45"	N01°02'27"W	1.09'
C175	21.53'	30.00'	41°07'00"	N20°33'26"E	21.07'
C176	25.60'	30.00'	48°53'00"	N65°33'26"E	24.83'
C177	39.94'	200.00'	11°26'29"	S84°16'50"E	39.87'
C178	17.62'	200.00'	5°02'30"	S78°02'21"E	17.59'
C179	31.05'	165.00'	10°46'57"	N78°54'35"W	31.01'
C180	87.34'	165.00'	30°19'42"	S80°32'06"W	86.32'

UNPLATTED LANDS  
ORB 19751 - PAGE 1461

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 19751 - PAGE 1461

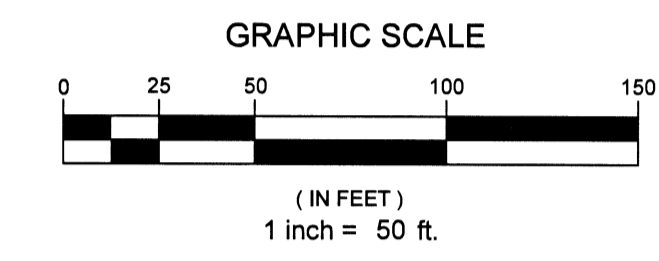
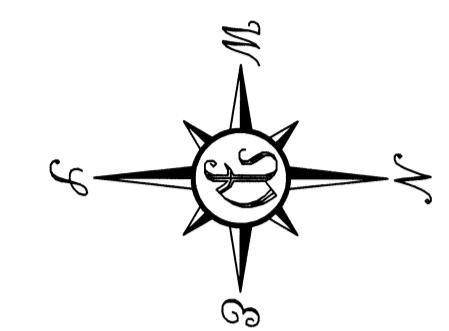
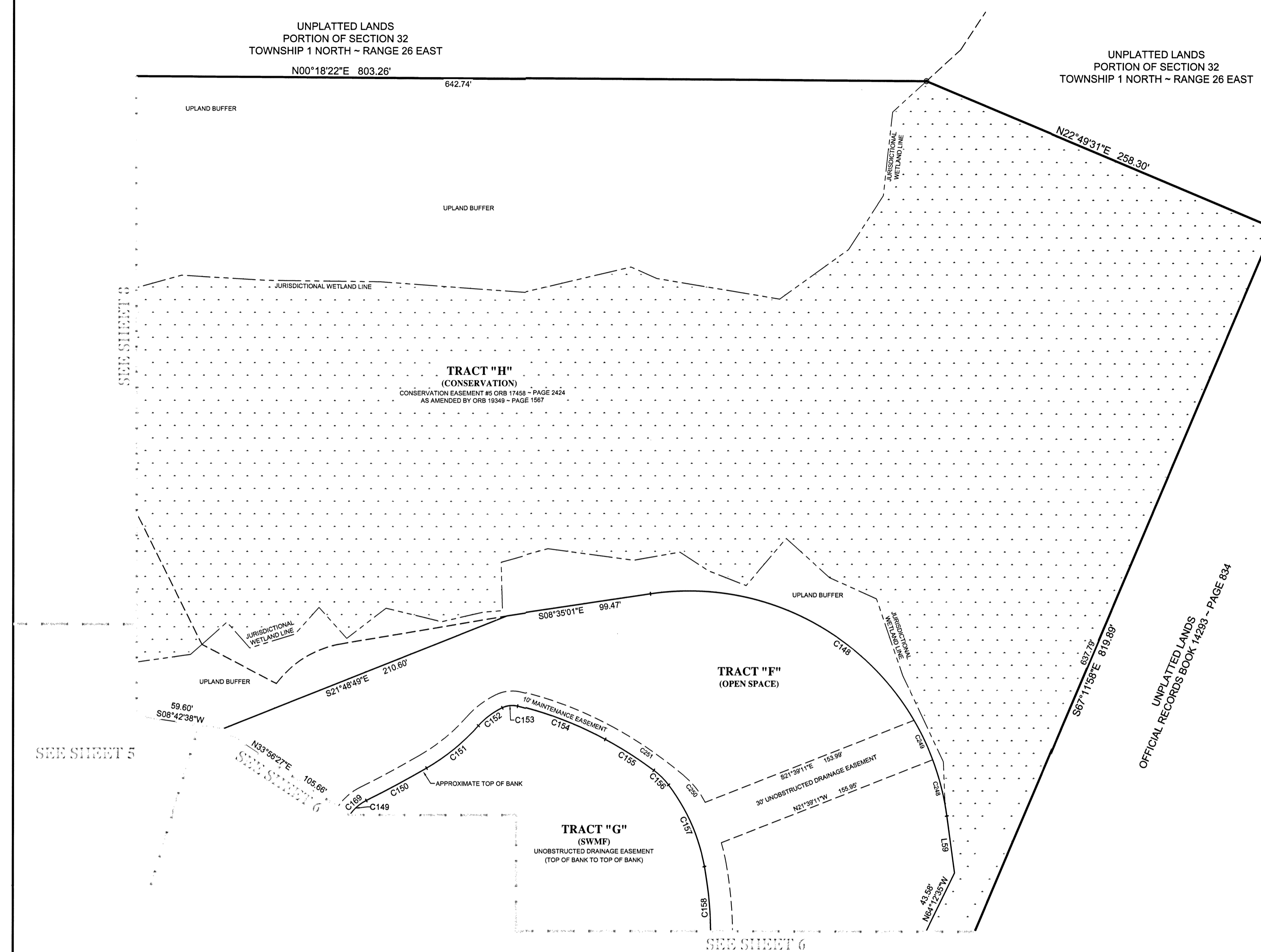
PREPARED BY:  
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# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 7 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L59	39.55'	S82°16'12\"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C148	283.21'	178.60'	90°5'11\"	S36°50'38\"W	254.45'
C149	46.07'	30.00'	87°59'34\"	S70°37'59\"E	41.68'
C150	47.03'	746.53'	3°38'34\"	S28°28'29\"E	47.02'
C151	46.17'	145.38'	18°11'55\"	S39°20'43\"E	45.98'
C152	20.66'	51.83'	22°50'04\"	S37°01'39\"E	20.52'
C153	10.76'	15.71'	39°14'57\"	S05°59'08\"E	10.55'
C154	64.56'	248.36'	14°53'40\"	S21°05'11\"W	64.38'
C155	39.66'	283.65'	8°00'39\"	S32°32'21\"W	39.63'
C156	14.25'	50.00'	16°20'00\"	S44°42'40\"W	14.21'
C157	61.97'	133.00'	26°41'39\"	S66°13'29\"W	61.41'
C158	56.77'	262.90'	12°22'23\"	S65°45'30\"W	56.66'
C169	15.41'	30.00'	29°28'21\"	S41°20'52\"E	15.24'
C248	40.07'	178.60'	12°51'13\"	S75°50'36\"W	39.98'
C249	30.10'	178.60'	9°39'23\"	S64°35'16\"W	30.06'
C250	24.43'	64.00'	21°52'10\"	S50°59'10\"W	24.28'
C251	59.03'	293.65'	11°31'03\"	S34°17'33\"W	58.93'

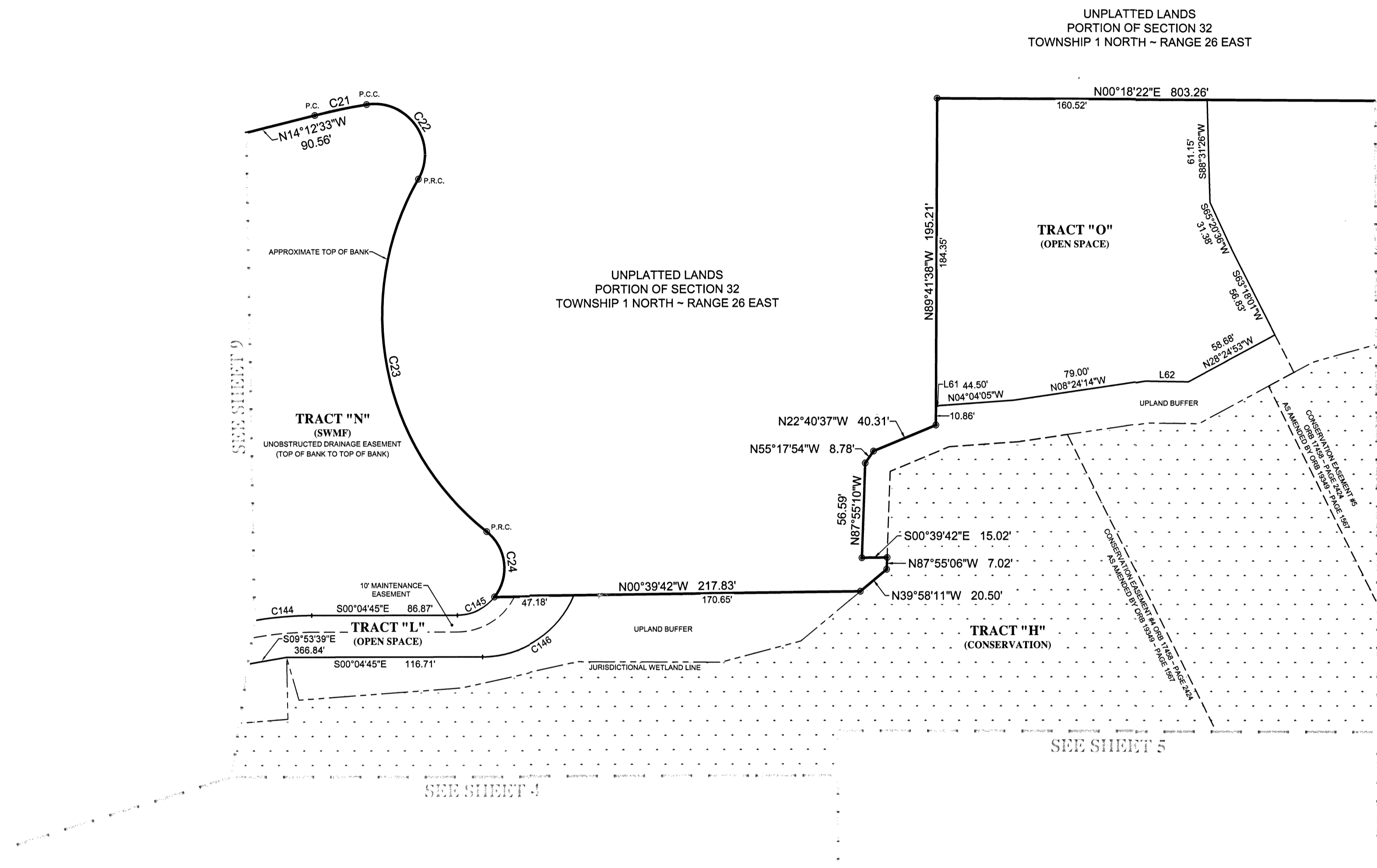
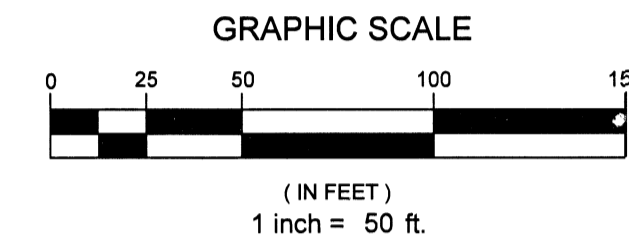
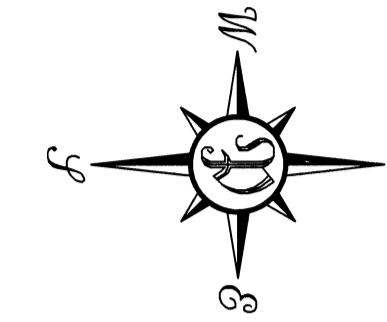
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# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 6 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L81	2.11'	N22°40'37"W
L82	25.60'	N00°50'42"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	31.64'	350.00'	5°10'44"	N11°37'11"W	31.63'
C22	67.40'	30.00'	126°43'38"	N55°19'59"E	54.09'
C23	233.49'	165.00'	81°04'38"	N79°09'29"E	214.49'
C24	43.63'	28.00'	88°16'22"	N83°19'21"E	39.35'
C144	34.26'	200.00'	9°48'54"	S04°59'12"E	34.22'
C145	25.43'	28.00'	52°01'43"	S26°05'37"E	24.56'
C146	69.32'	59.00'	67°19'18"	N33°44'24"W	65.40'

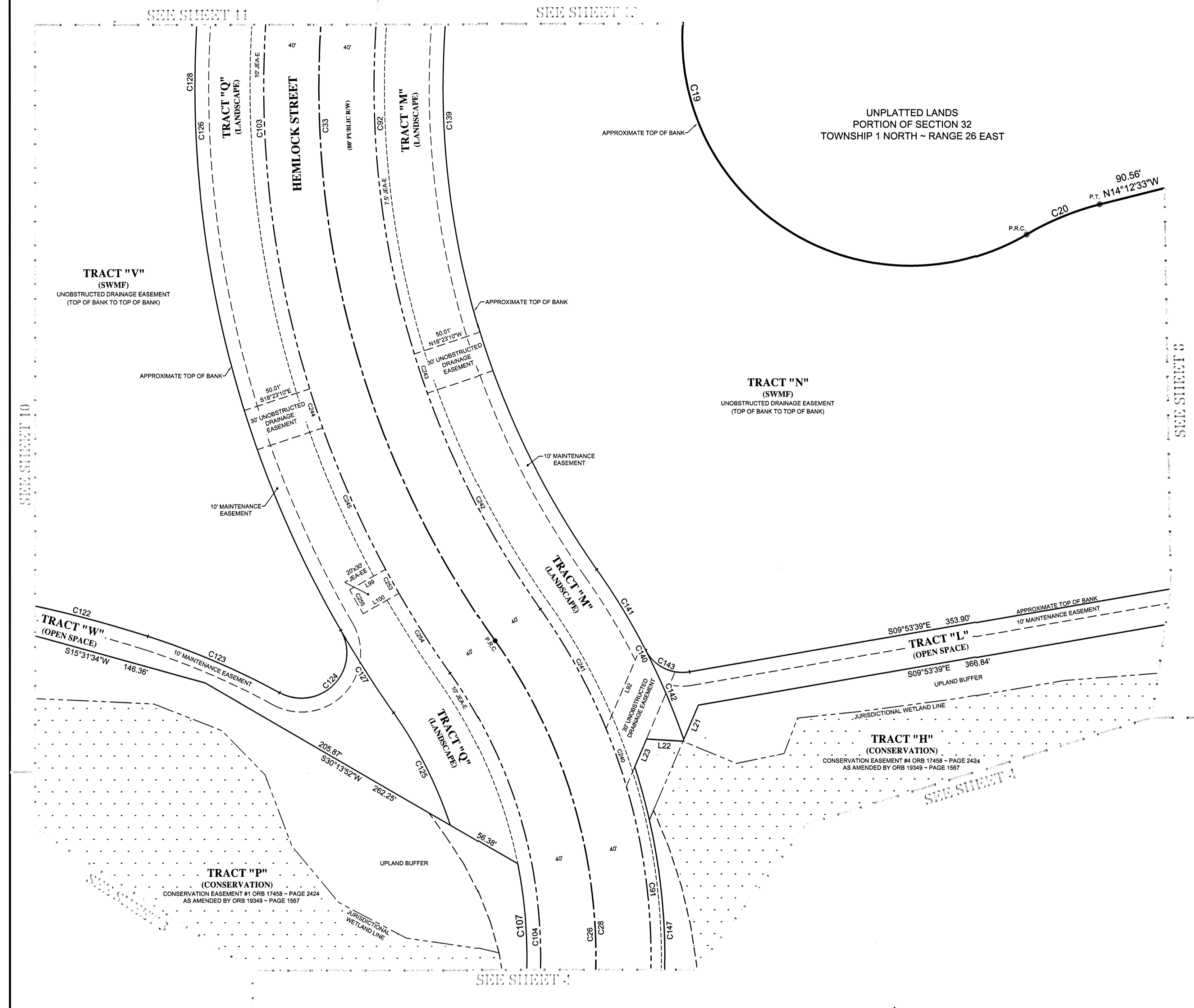
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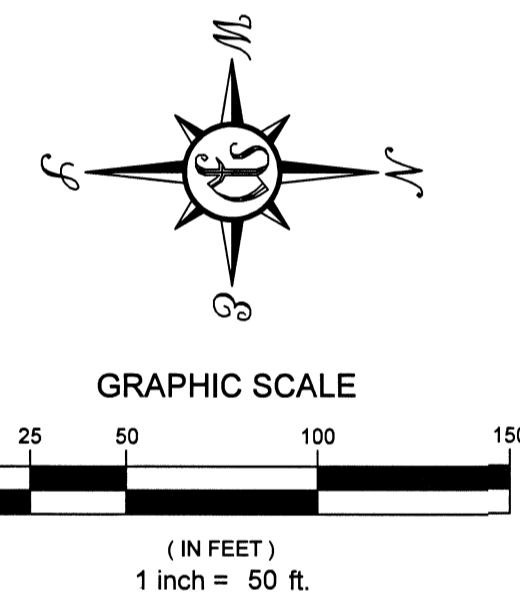
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SHEET 9 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L21	28.49'	S66°58'22"E
L22	28.51'	S03°35'22"W
L23	21.91'	S66°58'22"E
L92	67.20'	S66°58'22"E
L99	30.01'	S29°44'38"E
L100	30.00'	S29°44'38"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C19	613.30'	165.00'	212°57'37"	N75°47'27"E	316.44'
C20	57.54'	200.00'	16°28'59"	N22°27'03"W	57.34'
C26	457.43'	400.00'	65°31'20"	S87°37'18"W	432.91'
C28	448.48'	400.00'	64°14'15"	S86°59'45"W	425.34'
C33	802.30'	700.00'	65°40'08"	S87°41'42"W	759.10'
C91	441.14'	440.00'	57°28'41"	S83°34'58"W	422.90'
C92	756.45'	660.00'	65°40'08"	S87°41'42"W	715.72'
C103	848.15'	740.00'	65°40'08"	N87°41'42"E	802.48'
C104	411.69'	360.00'	65°31'20"	N87°37'18"E	389.82'
C107	254.18'	350.00'	41°36'32"	N80°25'18"W	248.63'
C122	101.90'	907.69'	6°25'54"	S14°34'45"W	101.84'
C123	104.11'	546.68'	10°54'41"	S23°15'03"W	103.95'
C124	85.63'	33.00'	148°40'42"	S45°37'57"E	63.55'
C125	91.96'	310.00'	16°59'50"	S63°21'33"W	91.63'
C126	905.45'	790.00'	65°40'09"	N87°41'42"E	856.70'
C127	71.26'	790.00'	5°10'04"	N57°26'40"E	71.23'
C128	834.20'	790.00'	60°30'04"	S89°43'16"E	795.98'
C139	699.15'	610.00'	65°40'09"	S87°41'42"W	661.50'
C140	139.34'	490.00'	16°17'34"	S63°00'24"W	138.87'
C141	68.58'	490.00'	8°10'10"	S58°52'12"W	68.52'
C142	70.78'	490.00'	8°16'25"	S67°00'59"W	70.70'
C143	38.10'	30.00'	72°46'25"	S26°29'33"W	35.59'
C147	243.12'	450.00'	30°57'18"	S87°33'06"W	240.17'
C240	44.57'	440.00'	5°48'14"	S70°41'48"W	44.55'
C241	99.33'	440.00'	12°56'03"	S61°19'39"W	99.12'
C242	177.99'	660.00'	15°27'04"	N62°35'10"E	177.45'
C243	30.00'	660.00'	2°36'16"	N71°36'50"E	30.00'
C244	30.00'	740.00'	2°19'23"	N71°36'50"E	30.00'
C245	112.50'	740.00'	8°42'36"	N66°05'50"E	112.39'
C253	20.00'	740.00'	1°32'55"	N60°58'03"E	20.00'
C254	68.87'	740.00'	5°19'58"	N57°31'37"E	68.85'
C255	20.00'	770.00'	1°29'18"	N60°56'23"E	20.00'



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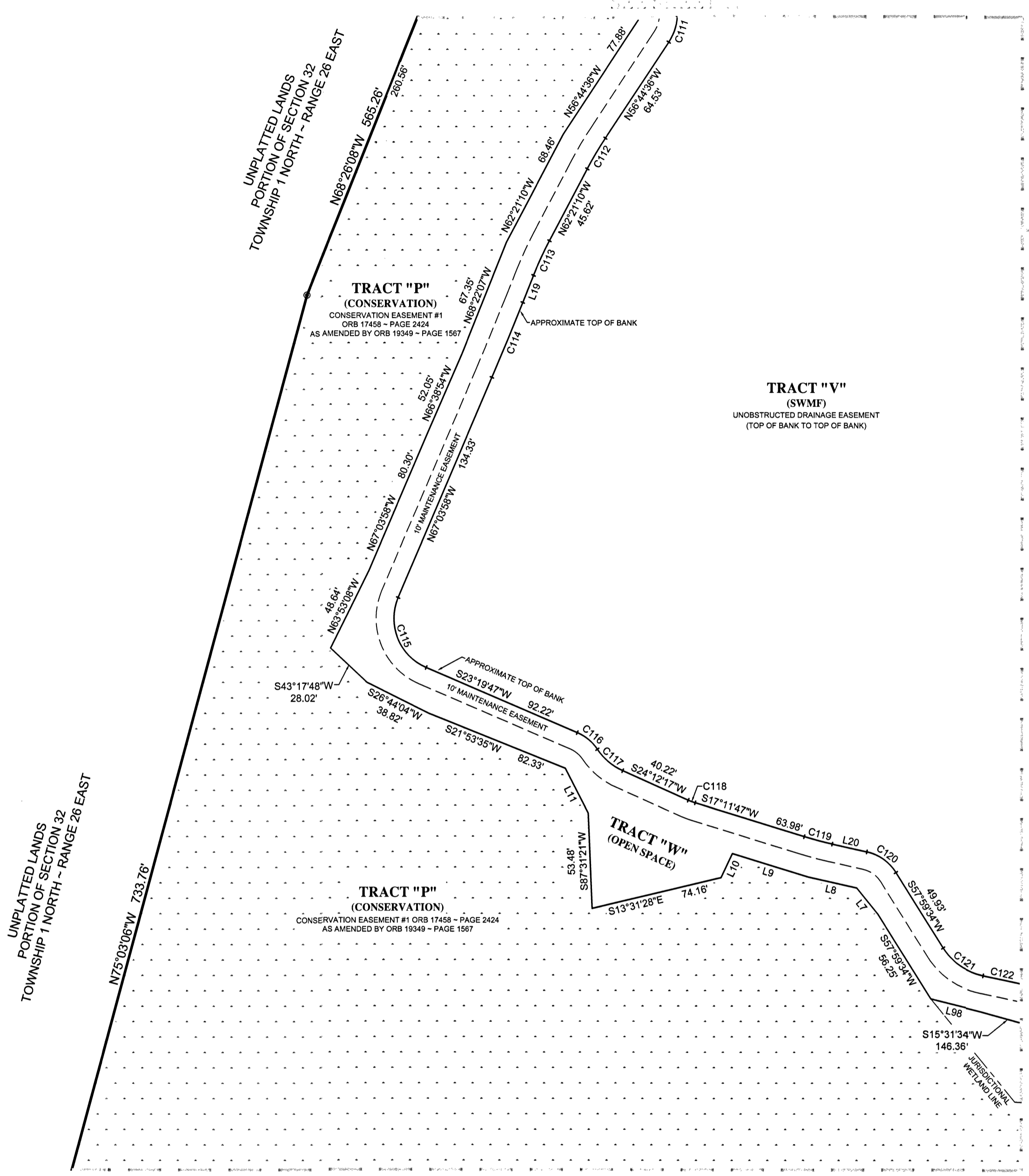
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# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 10 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



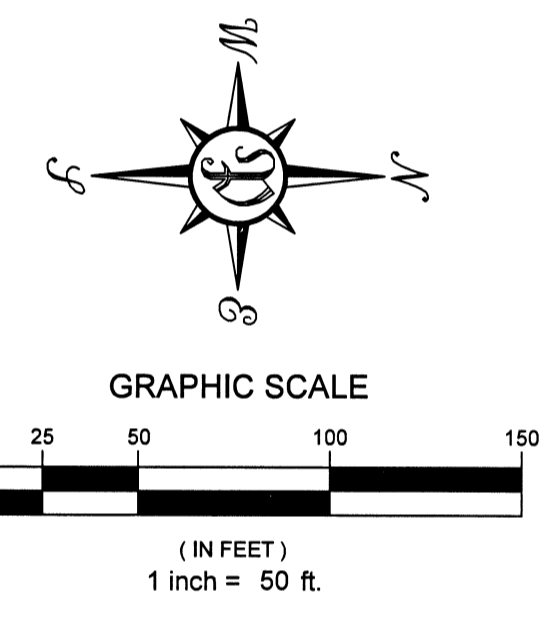
SEE SHEET 11

SEE SHEET 9

SEE SHEET 3

LINE #	LENGTH	DIRECTION
L7	18.83'	S51°14'53"W
L8	27.80'	S12°37'45"W
L9	44.63'	S17°11'14"W
L10	15.00'	S64°50'54"E
L11	28.29'	S63°06'18"W
L19	16.33'	N68°22'07"W
L20	19.84'	S12°37'45"W
L98	28.85'	S13°55'40"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C111	15.54'	30.00'	29°41'14"	N71°59'13"W	15.37'
C112	19.97'	204.00'	5°36'34"	N59°32'53"W	19.96'
C113	21.42'	204.00'	6°00'57"	N65°21'38"W	21.41'
C114	45.47'	2000.00'	1°18'09"	N67°43'02"W	45.46'
C115	46.92'	30.00'	89°36'15"	S68°07'55"W	42.28'
C116	14.80'	26.00'	32°37'06"	S39°38'20"W	14.60'
C117	18.84'	34.00'	31°44'36"	S40°04'35"W	18.80'
C118	4.16'	34.00'	7°00'31"	S20°42'02"W	4.16'
C119	16.26'	204.00'	4°34'02"	S14°54'46"W	16.26'
C120	20.59'	26.00'	45°21'49"	S35°18'39"W	20.05'
C121	27.67'	34.00'	46°37'46"	S34°40'41"W	26.91'
C122	101.90'	907.69'	6°25'55"	S14°34'45"W	101.84'

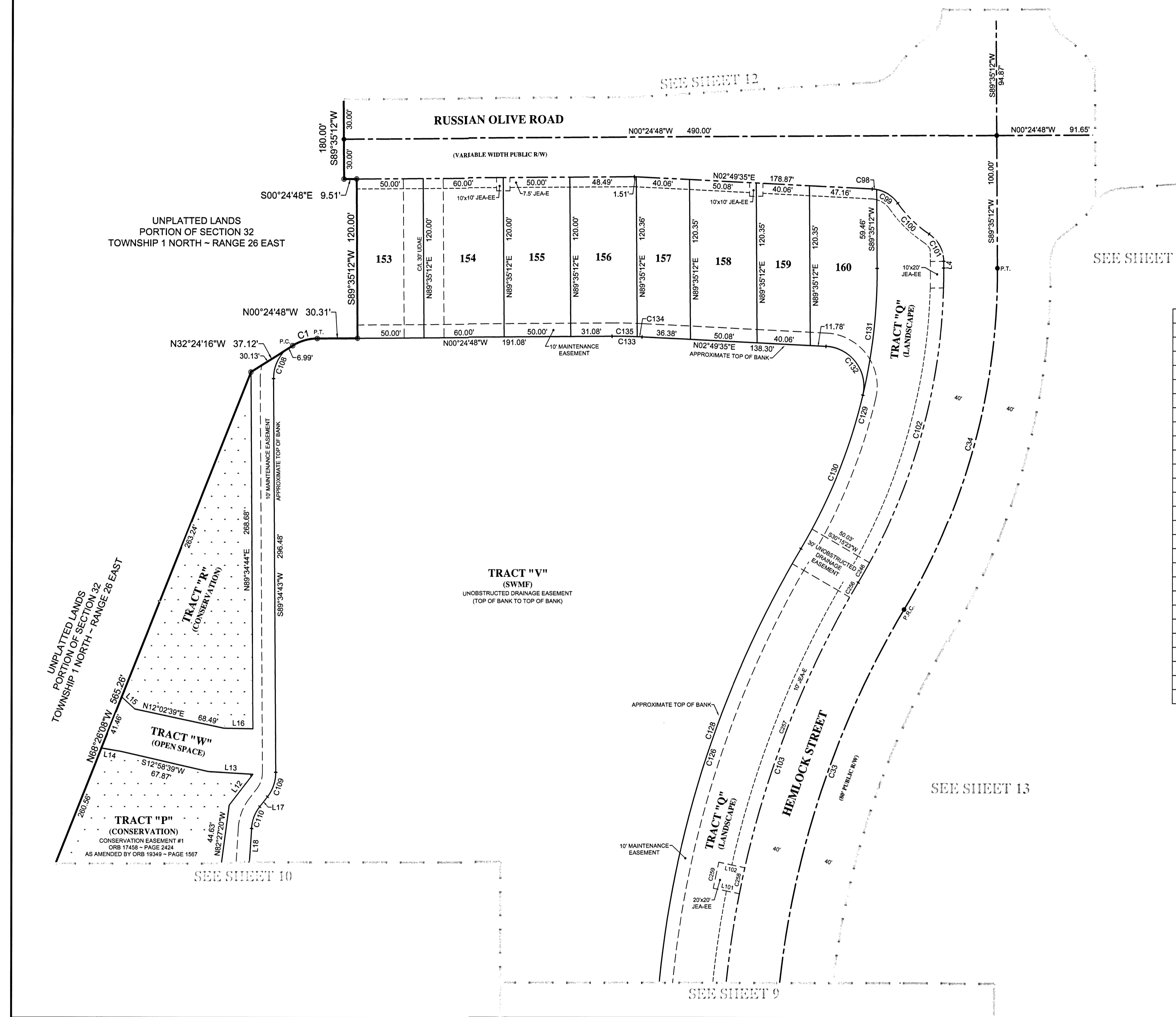


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# ARBORS - PHASE 1A

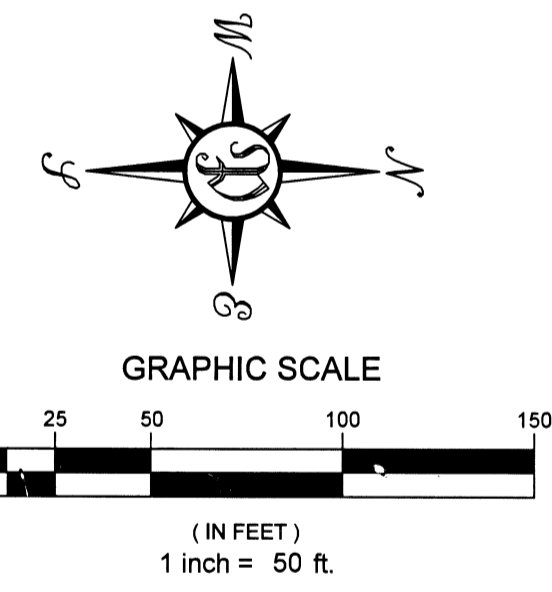
A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 11 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	5.13	S89°35'12"W
L13	29.26	N52°30'21"W
L14	14.47	S09°21'04"W
L15	13.49	N42°44'19"E
L16	21.84	N01°05'58"E
L17	9.52	N52°30'21"W
L18	25.56	N88°25'51"W
L101	20.00	N11°47'04"E
L102	20.00	N11°47'04"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	19.54	35.00	31°59'28"	N16°24'32"W	19.29
C34	802.30	700.00	65°40'08"	S87°41'42"W	759.10
C34	270.00	500.00	30°56'35"	N74°56'32"W	266.76
C98	3.44	25.00	7°52'44"	N06°45'57"E	3.44
C99	19.38	25.00	44°25'20"	N32°55'00"E	18.90
C100	33.18	90.00	21°07'25"	N44°33'57"E	32.99
C101	24.25	25.00	55°34'57"	N61°47'44"E	23.31
C102	248.42	450.00	30°56'33"	S74°56'31"E	245.42
C103	848.15	740.00	65°40'08"	N87°41'42"E	802.48
C108	23.24	30.00	44°22'39"	N68°13'57"W	22.66
C109	19.85	30.00	37°54'56"	N71°27'49"W	19.49
C110	17.76	30.00	33°55'30"	N69°28'06"W	17.50
C126	905.45	790.00	65°40'09"	N87°41'42"E	856.70
C128	834.20	790.00	60°30'04"	S89°43'16"E	795.98
C129	221.42	410.00	30°56'35"	N74°56'32"W	218.74
C130	125.15	410.00	17°29'22"	S68°12'55"E	124.67
C131	96.27	410.00	13°27'13"	N83°41'13"W	96.05
C132	52.47	30.00	100°12'49"	N52°56'00"E	46.03
C133	22.62	400.00	3°14'23"	N01°12'24"E	22.61
C134	3.69	400.00	0°31'41"	S02°33'45"W	3.69
C135	18.63	400.00	2°42'42"	S02°56'34"W	18.33
C248	17.20	480.00	2°08'30"	N60°32'29"W	17.19
C256	12.81	740.00	0°59'30"	S59°57'56"E	12.81
C257	219.29	740.00	16°58'44"	S68°57'06"E	218.49
C258	20.00	740.00	1°32'55"	S78°12'56"E	20.00
C259	20.00	760.00	1°30'28"	S78°12'56"E	20.00

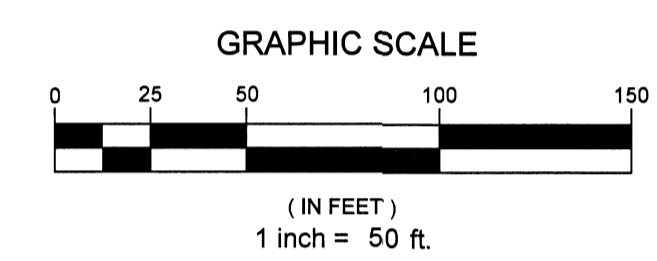
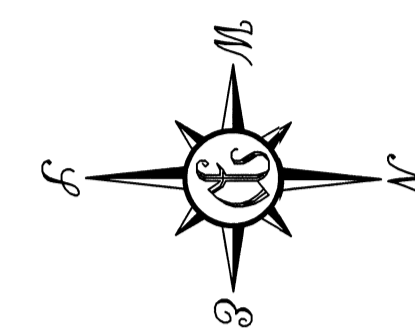
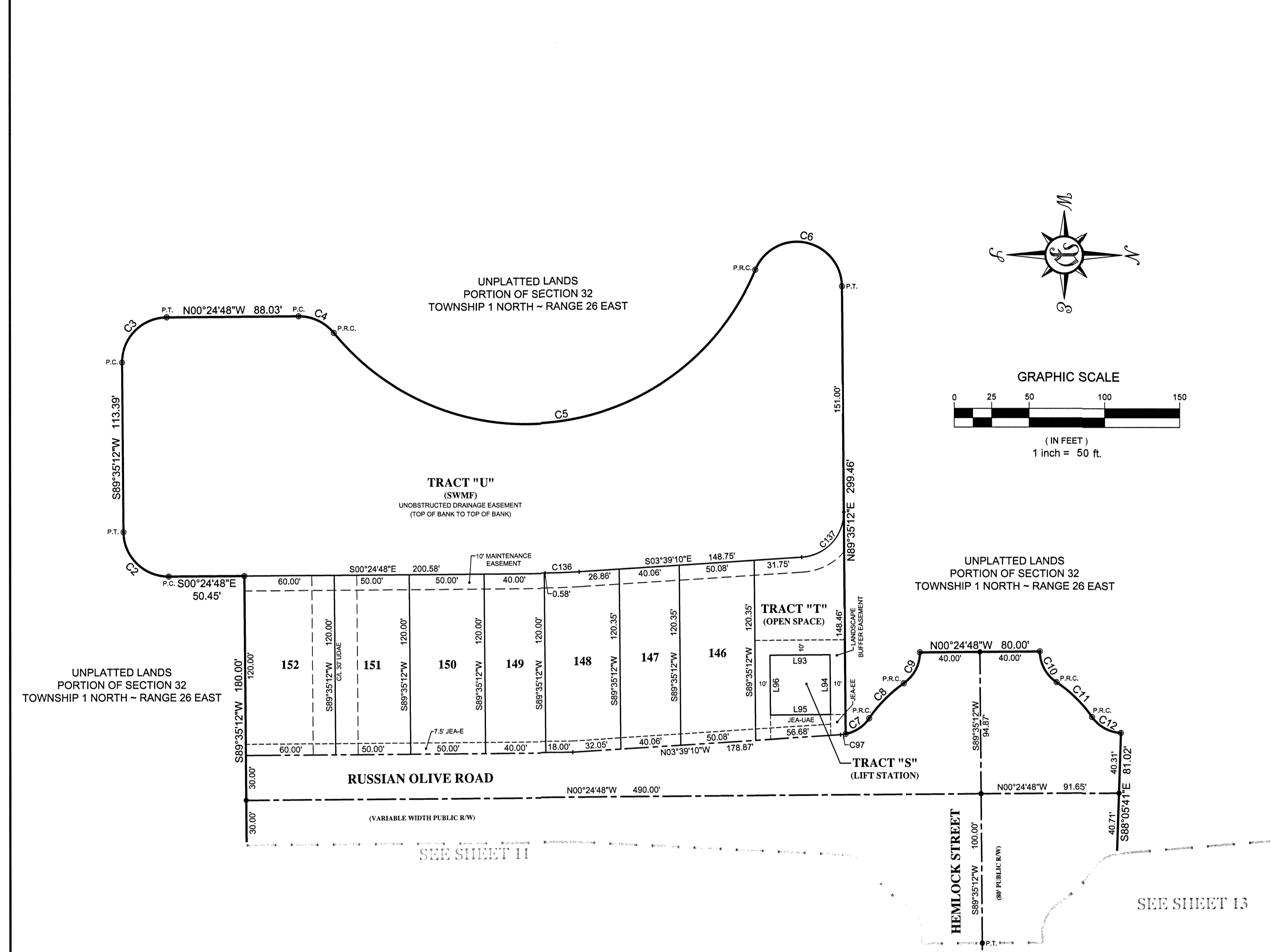


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# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 12 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	5.13'	S89°35'12"W
L93	40.00'	N00°24'48"W
L94	40.00'	N89°35'12"E
L95	40.00'	S00°24'48"E
L96	40.00'	S89°35'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	47.12	30.00'	90°00'00"	S44°35'12"W	42.43'
C3	47.12	30.00'	90°00'00"	N45°24'48"W	42.43'
C4	26.82	30.00'	51°24'57"	N25°17'41"E	26.03'
C5	342.11'	165.00'	118°47'45"	N68°23'43"W	284.04'
C6	82.40	30.00'	157°22'48"	N10°53'48"E	58.83'
C7	19.36	25.00'	44°21'39"	N33°46'25"W	18.68'
C8	33.18	90.00'	21°07'25"	N45°23'32"W	32.99'
C9	24.25	25.00'	55°34'57"	N62°37'19"W	23.31'
C10	24.25	25.00'	55°34'57"	N61°47'44"E	23.31'
C11	33.02	90.00'	21°01'27"	N44°30'59"E	32.84'
C12	22.78	25.00'	52°08'40"	N28°56'53"E	21.98'
C97	3.46'	25.00'	7°56'25"	N07°37'23"W	3.46'
C136	22.62	400.00'	3°14'23"	N62°01'59"W	22.61'
C137	45.43'	30.00'	86°45'37"	N47°01'59"W	41.21'

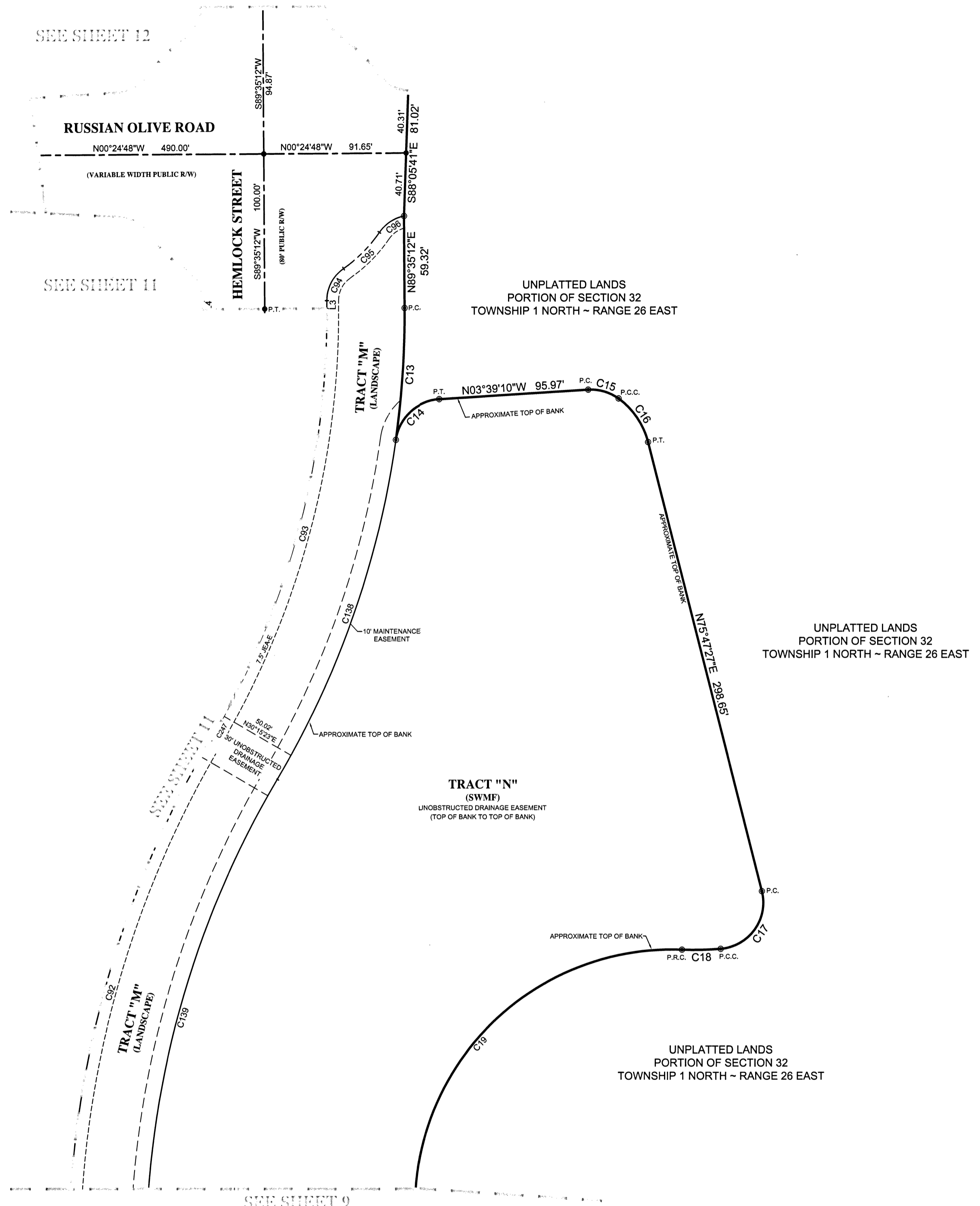
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**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715

# ARBORS - PHASE 1A

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

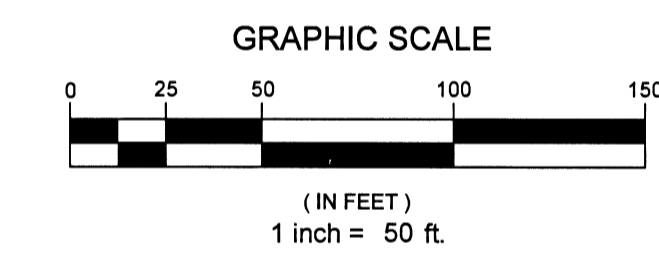
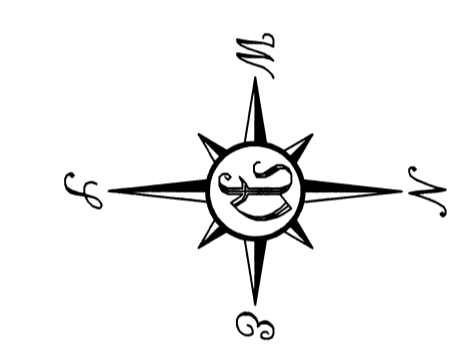
PLAT BOOK 79 PAGE 124

SHEET 13 OF 13 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	5.13'	S89°35'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C13	85.34'	590.00'	8°17'14"	S88°18'11"E	85.26'
C14	41.09'	30.00'	78°28'23"	N42°53'22"W	37.89'
C15	20.85'	30.00'	39°49'22"	N16°19'30"E	20.43'
C16	34.58'	50.00'	39°37'15"	N55°58'49"E	33.89'
C17	52.03'	30.00'	99°22'43"	S54°31'12"E	45.76'
C18	24.80'	200.00'	7°06'16"	S01°18'43"E	24.78'
C19	613.30'	165.00'	212°5'57"	N75°47'27"E	316.44'
C247	17.58'	540.00'	1°51'53"	N80°24'11"W	17.57'



PREPARED BY:  
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PUD ORDINANCE #: 2017-717-E      PLANS AND PLAT CITY DEV.#: 8308.003