


ARBORS - PHASE 3A

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


PLAT BOOK **82** PAGE **31**

SHEET 1 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

Approved 12/8/23
Date


City Engineer

for Director of Public Works
Approved 12/5/2023
Date


for General Counsel

CAPTION

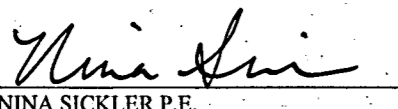
A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "Z", ARBORS - PHASE 1B AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 79, PAGES 130 THROUGH 135 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID ARBORS - PHASE 1B THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): N00°24'48"W, A DISTANCE OF 25.00 FEET; COURSE TWO (2): S89°35'12"W, A DISTANCE OF 60.00 FEET; COURSE THREE (3): N00°24'48"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE FOUR (4): NORTHWESTERLY, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°24'48"W, 35.36 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): S89°35'12"W, A DISTANCE OF 10.00 FEET; COURSE SIX (6): N00°24'48"W, A DISTANCE OF 60.00 FEET; COURSE SEVEN (7): N89°35'12"E, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE EIGHT (8): NORTHEASTERLY, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°35'12"E, 35.36 FEET TO A POINT OF TANGENCY; COURSE NINE (9): N00°24'48"W, A DISTANCE OF 95.00 FEET; THENCE S89°35'12"W, DEPARTING SAID WEST LINE OF ARBORS - PHASE 1B, A DISTANCE OF 580.00 FEET; THENCE N85°08'26"W, A DISTANCE OF 60.25 FEET; THENCE N76°27'14"W, A DISTANCE OF 71.41 FEET TO A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.42 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N19°19'37"W, 32.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 100.31 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N40°42'19"W, 99.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 30.77 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N58°33'41"W, 29.44 FEET TO A POINT OF NON-TANGENCY; THENCE N01°41'27"W, A DISTANCE OF 22.79 FEET; THENCE S75°32'59"W, A DISTANCE OF 93.89 FEET; THENCE N13°32'35"W, A DISTANCE OF 97.96 FEET; THENCE N07°15'38"W, A DISTANCE OF 195.18 FEET; THENCE S89°55'40"W, A DISTANCE OF 131.89 FEET; THENCE S29°18'27"W, A DISTANCE OF 10.95 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 55.38 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S69°23'31"W, 47.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 51.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S25°32'51"W, 51.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S17°14'25"W, 59.52 FEET TO A POINT OF TANGENCY; THENCE S00°04'20" EAST, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S36°38'25"E, 35.75 FEET TO A POINT OF NON-TANGENCY; THENCE S00°24'48"E, A DISTANCE OF 132.98 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S70°29'49"W, 29.46 FEET TO A POINT OF NON-TANGENCY; THENCE S17°42'26"E, A DISTANCE OF 60.00 FEET; THENCE S00°24'48"E, A DISTANCE OF 126.30 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°56'36"W, 28.18 FEET TO A POINT OF TANGENCY; THENCE S00°04'20"E, A DISTANCE OF 157.69 FEET; THENCE S87°49'42"E, A DISTANCE OF 212.57 FEET TO A POINT ON A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S00°52'45"W, 5.86 FEET TO A POINT OF NON-TANGENCY; THENCE S80°57'03"E, A DISTANCE OF 60.83 FEET; THENCE N89°35'12"E, A DISTANCE OF 120.00 FEET; THENCE S00°24'48"E, A DISTANCE OF 40.00 FEET; THENCE N89°35'12"E, A DISTANCE OF 120.00 FEET; THENCE S00°24'48"E, A DISTANCE OF 180.00 FEET; THENCE N89°35'12"E, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S45°24'48"E, 35.36 FEET TO A POINT OF NON-TANGENCY; THENCE N89°35'12"E, A DISTANCE OF 60.00 FEET; THENCE N00°24'48"W, A DISTANCE OF 25.00 FEET; THENCE N89°35'12"E, A DISTANCE OF 120.00 FEET; THENCE S62°35'37"E, A DISTANCE OF 116.33 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 283.80 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N59°35'18"E, 250.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S80°46'31"E, 66.97 FEET TO A POINT OF TANGENCY; THENCE N89°35'12"E, A DISTANCE OF 275.32 FEET TO A POINT OF CURV. LAST SAID POINT LYING ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET AND LYING ON THE WEST LINE OF TRACT "U", ARBORS - PHASE 1B AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 79, PAGES 112 THROUGH 124 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG LAST SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: COURSE ONE (1): NORTHERLY, 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, 42.43 FEET TO A POINT OF TANGENCY; COURSE TWO (2): N00°24'48"W, A DISTANCE OF 88.03 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE THREE (3): NORTHERLY, 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; COURSE FOUR (4): NORTHERLY, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 342.11 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; COURSE FIVE (5): 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 N10°53'48"E, 58.83 FEET TO A POINT OF CURV. LAST SAID POINT LYING ON THE SOUTH LINE OF SAID TRACT "Z"; THENCE S89°35'12"W, ALONG SAID SOUTH LINE, A DISTANCE OF 192.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.30 ACRES, MORE OR LESS.

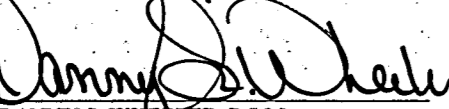
APPROVED FOR THE RECORD

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 18th DAY OF December, 2023.


NINA SICKLER P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 7th DAY OF December, 2023.


DANNY S. WICKER, P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE No. 6902

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC. ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ARBORS - PHASE 3A, 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, UNOBSTRUCTED DRAINAGE 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 OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- (2) 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 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, 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 ARBORS - PHASE 3A. 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.

TRACT "A" (SWMF), TRACT "B" (OPEN SPACE), TRACT "D" (JEA UTILITY EASEMENT), TRACT "E" (OPEN SPACE), TRACT "F" (SWMF), TRACT "G" (SWMF), TRACT "H" (OPEN SPACE) AND TRACT "I" (CONSERVATION) 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 "C" (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 INGRESS 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 THEREFOR.

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.

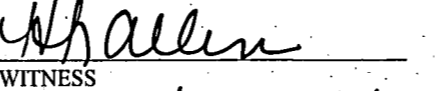
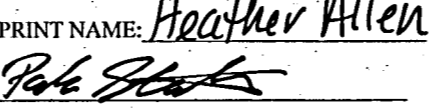
UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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-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-A" 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.


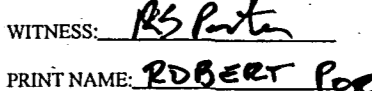
IN WITNESS WHEREOF, SARAH WICKER OF FORESTAR (USA) REAL ESTATE GROUP INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16th DAY OF November, 2023, ON BEHALF OF THE COMPANY.


WITNESS
PRINT NAME: Heather Allen

WITNESS
PRINT NAME: Parker Strain

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.
BY Sarah Wicker
SARAH WICKER
ITS VICE PRESIDENT

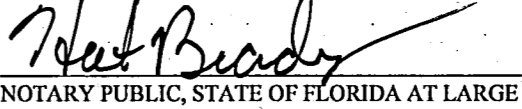
CONSENT AND JOINDER OF MORTGAGEE D.R. HORTON, INC. - JACKSONVILLE A DELAWARE CORPORATION

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 19751, 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.

WITNESS: 
PHILIP A. FREMENTO PRINT NAME: JOE WALTER
VICE PRESIDENT
PRINT NAME: Philip A. Fremont WITNESS: 
TITLE: Vice President PRINT NAME: ROBERT PORTER

STATE OF FLORIDA, COUNTY OF DUVAL

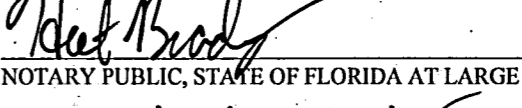
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF November, 2023, BY PHILIP A. FREMENTO AS VICE PRESIDENT, OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Heather Brady
COMMISSION NO.: HH 391647
MY COMMISSION EXPIRES: 06/13/27



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF November, 2023, 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.

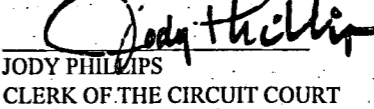

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Heather Brady
COMMISSION NO.: HH 391647
MY COMMISSION EXPIRES: 06/13/27



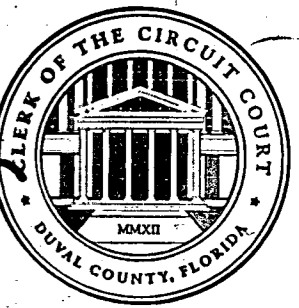
CLERK'S CERTIFICATE

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 82 PAGES 31-36 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 20th DAY OF Dec, 2023.


JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

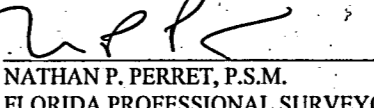

DEPUTY CLERK



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED 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 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 14th DAY OF November, 2023.


NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.



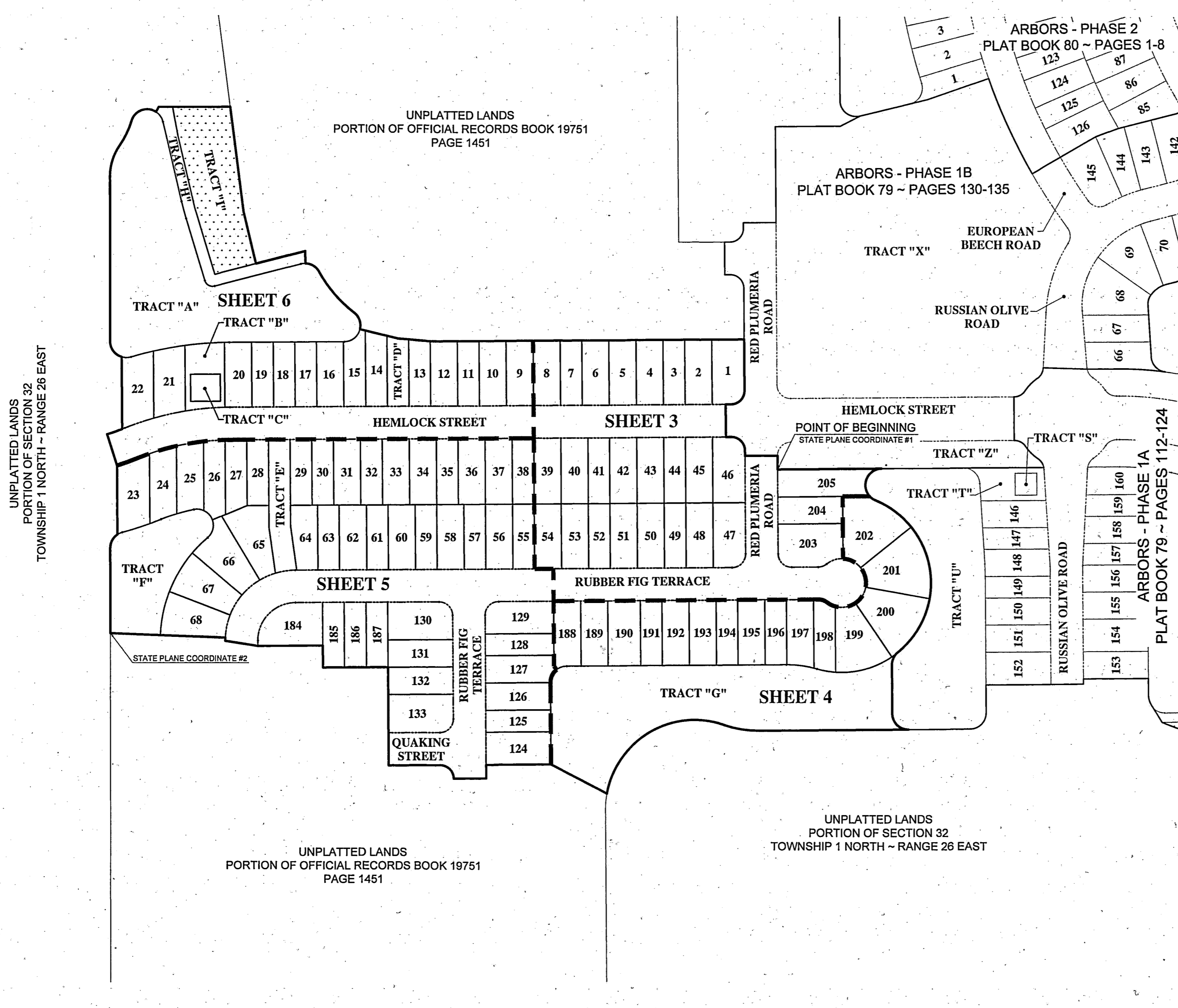
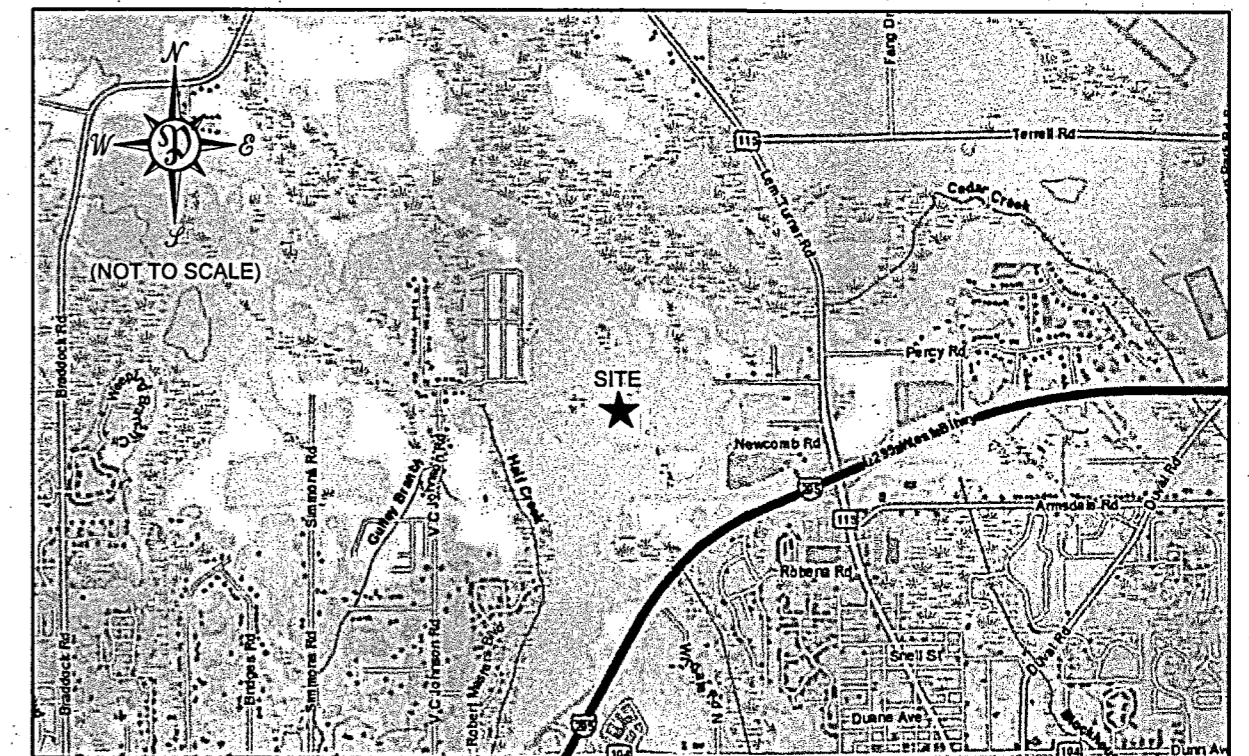
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

ARBORS - PHASE 3A

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

SHEET 2 OF 6 SHEETS

VICINITY MAP

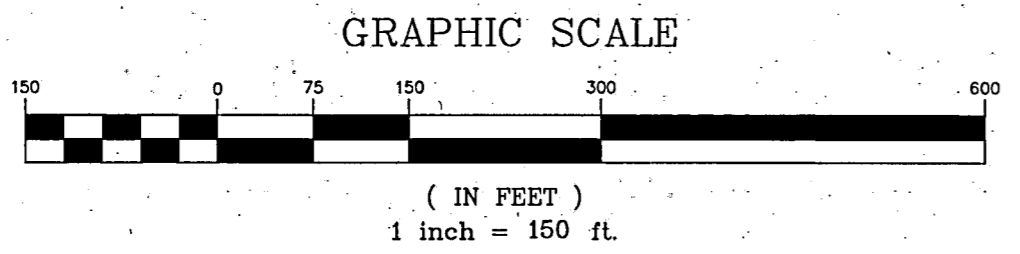
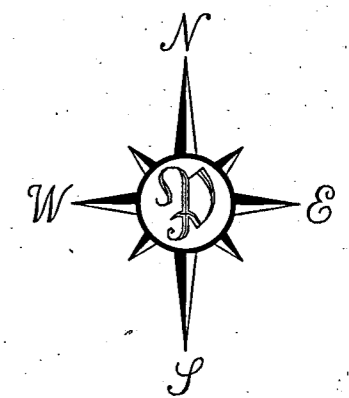


NOTES:

- 1.) 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.
- 2.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "Z", ARBORS - PHASE 1B, AS RECORDED IN PLAT BOOK 79, PAGES 130-135 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AS S89°35'12"W.
- 3.) 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
- 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.
- 7.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 8.) RECREATION/OPEN SPACE REQUIRED FOR THIS PLAT WAS PROVIDED IN ARBORS - PHASE 1B AS RECORDED IN PLAT BOOK 79, PAGES 130 THROUGH 135 (5.99± ACRES) AND ARBORS - PHASE 2 AS RECORDED IN PLAT BOOK 80, PAGES 1 THROUGH 8 (7.27± ACRES), BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES FD, PERMANENT CONTROL POINT STAMPED L.B. 6715
- ⊗ DENOTES SET No. 5 REBAR STAMPED PRM L.B. 6715
- ⊙ DENOTES FD, No. 5 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
- RAW RIGHT-OF-WAY
- C/L CENTERLINE
- CB DELTA
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UAE JEA UTILITY AND ACCESS EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY



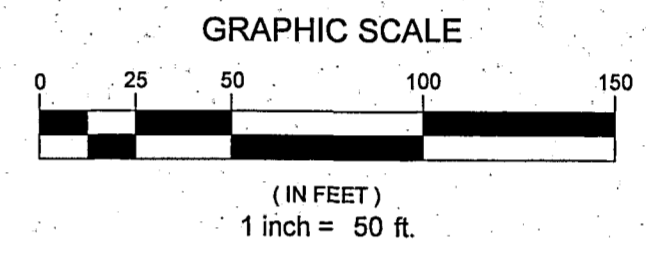
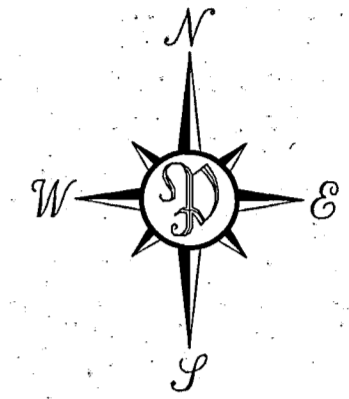
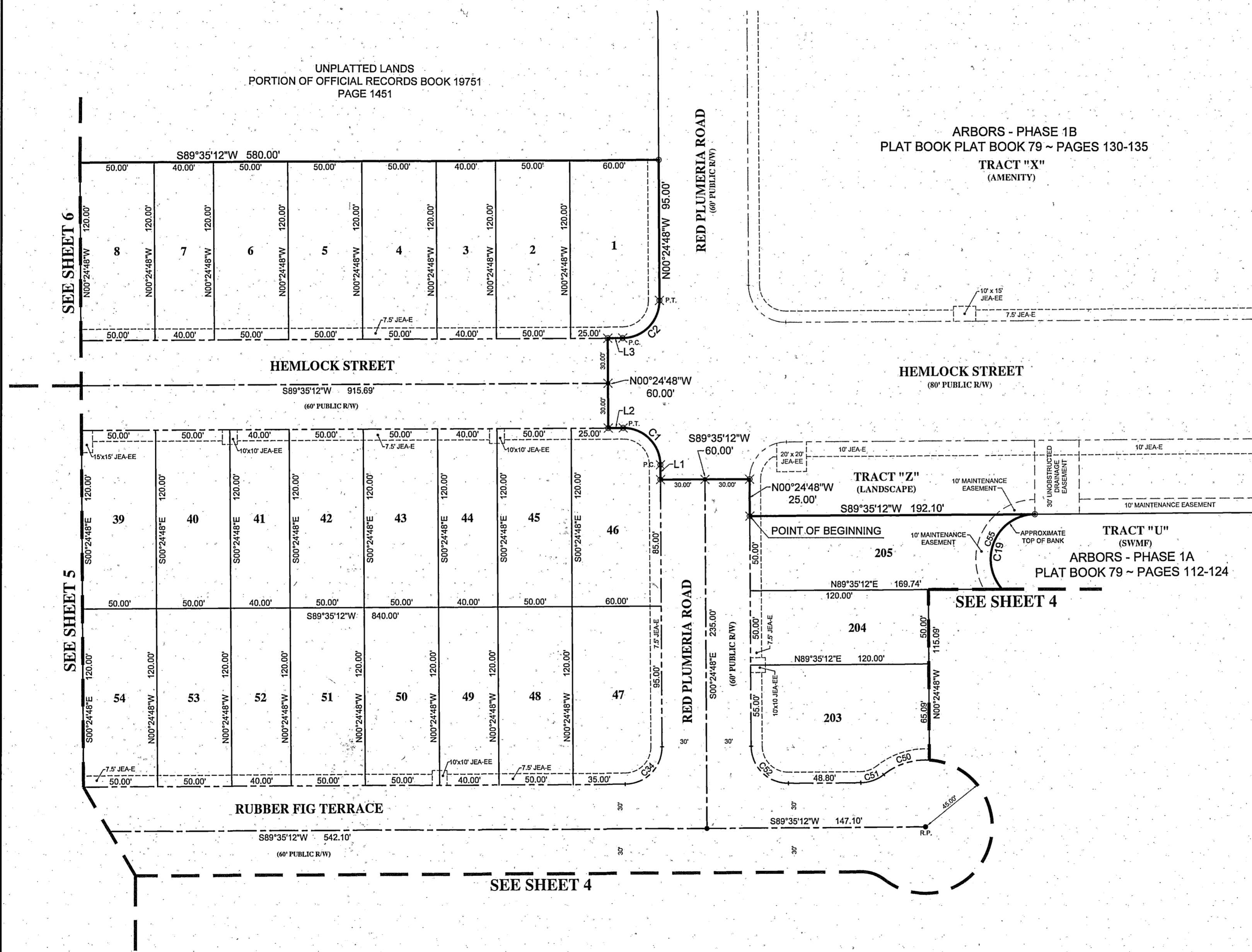
STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2228175.7827	428692.3172	POINT OF BEGINNING
2	2227872.3383	427460.1498	SOUTHWEST CORNER OF TRACT "F"

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ARBORS - PHASE 3A

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

SHEET 3 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N00°24'48"W
L2	10.00'	S89°35'12"W
L3	10.00'	N89°35'12"E

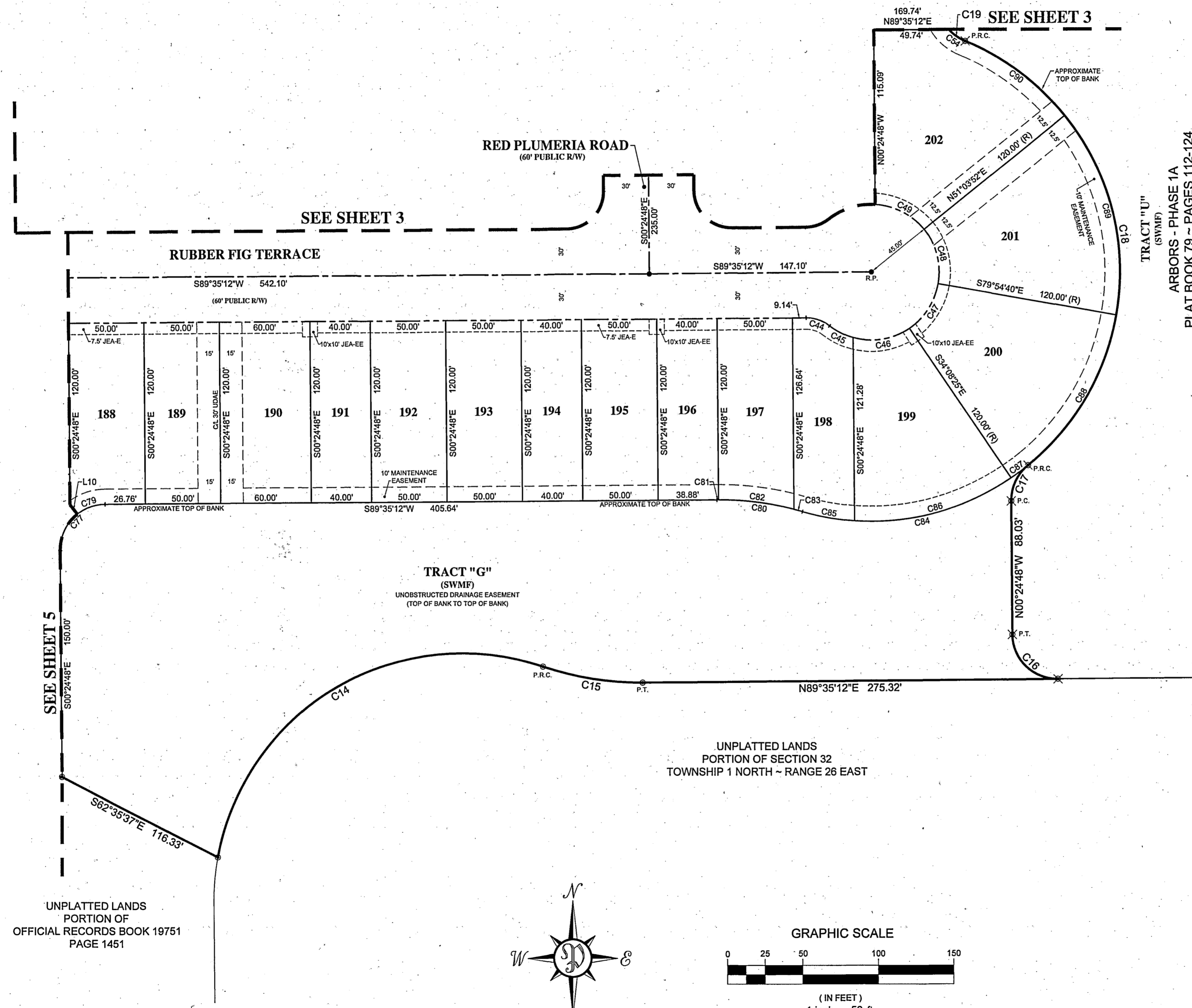
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	N45°24'48"W	35.36'
C2	39.27'	25.00'	90°00'00"	N44°35'12"E	35.36'
C19	82.40'	30.00'	157°22'48"	N10°53'48"E	58.83'
C34	39.27'	25.00'	90°00'00"	S44°35'12"W	35.36'
C50	32.91'	45.00'	41°54'24"	S72°19'37"W	32.18'
C51	16.67'	25.00'	38°12'48"	S70°28'49"W	16.37'
C52	39.27'	25.00'	90°00'00"	N45°24'48"W	35.36'
C55	69.02'	30.00'	131°48'37"	S23°40'54"W	54.77'

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ARBORS - PHASE 3A

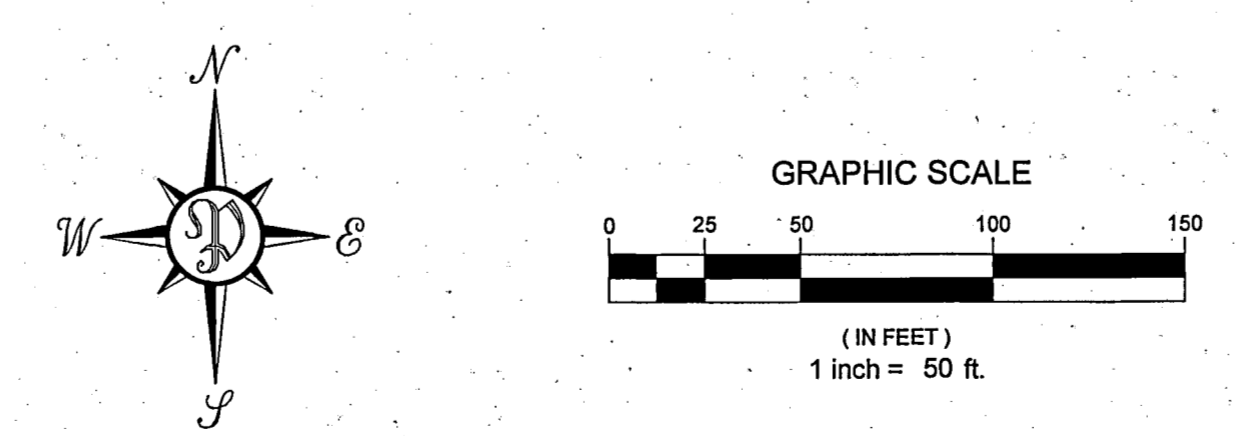
A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L10	7.95'	S38°10'40"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	283.80'	165.00'	98°32'57"	N59°35'18"E	250.09'
C15	67.29'	200.00'	19°16'34"	S80°46'31"E	66.97'
C16	47.12'	30.00'	90°00'00"	N45°24'48"W	42.43'
C17	26.92'	30.00'	51°24'57"	N25°17'41"E	26.03'
C18	342.11'	165.00'	118°47'45"	N08°23'43"W	284.04'
C19	82.40'	30.00'	157°22'48"	N10°53'48"E	58.83'
C44	16.87'	25.00'	38°12'48"	S71°18'24"E	16.37'
C45	17.41'	45.00'	22°09'40"	S63°16'50"E	17.30'
C46	39.10'	45.00'	49°46'45"	N80°44'57"E	37.88'
C47	35.95'	45.00'	45°46'15"	N32°58'27"E	35.00'
C48	38.50'	45.00'	49°01'28"	N14°25'24"W	37.34'
C49	37.53'	45.00'	47°47'03"	N62°49'40"W	36.45'
C54	13.39'	30.00'	25°34'11"	S55°00'30"E	13.28'
C77	47.12'	30.00'	90°00'00"	S44°35'12"W	42.43'
C79	19.77'	30.00'	37°45'53"	S70°42'16"W	19.42'
C80	57.54'	200.00'	16°28'59"	N82°10'18"W	57.34'
C81	1.12'	200.00'	0°19'14"	S89°44'49"W	1.12'
C82	50.57'	200.00'	14°29'16"	N82°50'55"W	50.44'
C83	5.84'	200.00'	1°40'27"	N74°46'03"W	5.84'
C84	158.58'	165.00'	55°04'02"	S78°32'10"W	152.55'
C85	35.01'	165.00'	12°09'29"	N80°00'33"W	34.95'
C86	109.58'	165.00'	38°03'07"	S74°53'08"W	107.58'
C87	13.99'	165.00'	4°51'25"	S53°25'52"W	13.98'
C88	117.82'	165.00'	40°54'50"	S30°32'45"W	115.34'
C89	141.18'	165.00'	49°01'28"	S14°25'24"E	136.91'
C90	83.10'	165.00'	28°51'28"	S53°21'52"E	82.23'



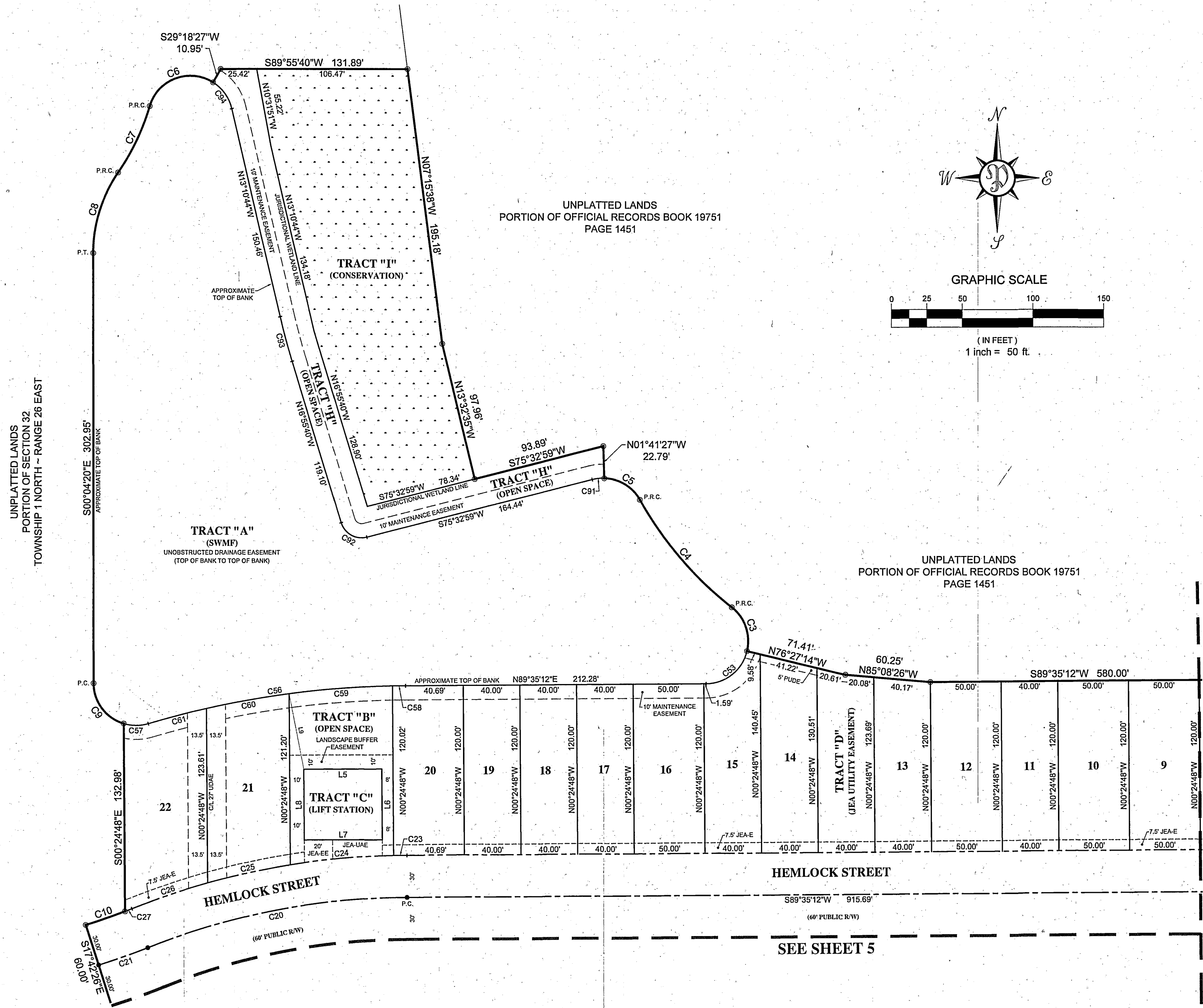
TRACT "U"
(SWMF)
ARBORS - PHASE 1A
PLAT BOOK 79 ~ PAGES 112-124

PREPARED BY:
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ARBORS - PHASE 3A

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

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	55.00'	S89°35'12"W
L6	50.00'	S00°24'48"E
L7	55.00'	S89°35'12"W
L8	50.00'	N00°24'48"W
L9	54.69'	S10°56'57"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	34.42'	30.00'	65°44'46"	N19°19'37"W	32.57'
C4	100.31'	250.00'	22°59'22"	N40°42'19"W	99.64'
C5	30.77'	30.00'	58°46'05"	N58°35'41"W	29.44'
C6	55.38'	30.00'	105°45'58"	S69°25'31"W	47.84'
C7	51.87'	165.00'	18°00'39"	S25°32'51"W	51.65'
C8	60.43'	100.00'	34°37'31"	S17°14'25"W	59.52'
C9	38.29'	30.00'	73°08'09"	S36°38'25"E	35.75'
C10	29.46'	470.00'	3°35'29"	S70°29'49"W	29.46'
C20	187.82'	500.00'	21°31'21"	S78°49'32"W	186.72'
C21	36.90'	500.00'	4°13'43"	S70°10'43"W	36.89'
C23	9.31'	530.00'	1°00'24"	S89°05'01"W	9.31'
C24	73.33'	530.00'	7°55'40"	S84°36'59"W	73.28'
C25	59.88'	530.00'	6°28'23"	S77°24'57"W	59.85'
C26	56.57'	530.00'	6°06'54"	S71°07'19"W	56.54'
C27	5.23'	470.00'	0°38'13"	S68°22'58"W	5.23'
C53	39.81'	30.00'	76°02'26"	N51°33'59"E	36.96'
C56	184.50'	650.00'	16°15'48"	N81°27'18"E	183.88'
C57	17.52'	30.00'	33°28'07"	S89°56'33"E	17.28'
C58	9.31'	650.00'	0°49'15"	N89°10'35"E	9.31'
C59	73.22'	650.00'	6°27'15"	N85°32'20"E	73.18'
C60	59.40'	650.00'	5°14'11"	N79°41'37"E	59.38'
C61	42.57'	650.00'	3°45'08"	N75°11'58"E	42.56'
C91	8.62'	30.00'	16°28'16"	S83°47'07"W	8.59'
C92	22.91'	15.00'	87°31'21"	N60°41'21"W	20.75'
C93	32.45'	496.00'	3°44'57"	N15°03'12"W	32.45'
C94	23.31'	30.02'	44°29'26"	N35°25'26"W	22.73'

SEE SHEET 3

SEE SHEET 5

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