

# ARBORS - PHASE 3B

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

SHEET 1 OF 5 SHEETS (SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

Approved 2/20/2024 Date  
Steven D. Long  
City Engineer  
for Director of Public Works  
Approved 2/8/2024 Date  
Suzanne C. Mandin  
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 LOT 152, ARBORS - PHASE 1A AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 79, PAGES 112 THROUGH 124 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID ARBORS - PHASE 1A THE FOLLOWING TWO (2) COURSES: COURSE ONE (1), S00°24'48"E, A DISTANCE OF 50.45 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE TWO (2) 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, 42.43 FEET TO A POINT OF TANGENCY; THENCE S89°35'12"W, CONTINUING ALONG SAID SOUTH LINE AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET, THENCE WESTERLY, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N80°46'31"W, 66.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 283.30 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S59°35'18"W, 250.09 FEET TO THE POINT OF BEGINNING, THENCE SOUTHERLY, CONTINUING ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 30.89 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S04°57'01"W, 30.85 FEET TO A POINT OF TANGENCY, THENCE S00°24'48"E, A DISTANCE OF 921.40 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, 42.43 FEET TO A POINT OF TANGENCY; THENCE S89°35'12"W, A DISTANCE OF 104.04 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 34.72 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N57°15'39"W, 32.81 FEET TO A POINT OF NON-TANGENCY; THENCE S65°53'29"W, A DISTANCE OF 193.28 FEET TO A POINT ON A CURVE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N57°15'39"W, 32.81 FEET TO A POINT OF TANGENCY; THENCE S89°35'12"W, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF 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 34.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S56°23'43"W, 32.85 FEET TO A POINT OF NON-TANGENCY; THENCE N66°47'47"W, A DISTANCE OF 184.67 FEET TO A POINT ON A CURVE 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 34.94 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S56°23'57"W, 33.00 FEET TO A POINT OF TANGENCY; THENCE S89°55'40"W, A DISTANCE OF 106.89 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°04'20"W, 42.43 FEET TO A POINT OF TANGENCY; THENCE N00°04'20"W, A DISTANCE OF 1254.83 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°32'45"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 THE POINT OF BEGINNING

CONTAINING 24.72 ACRES, MORE OR LESS.

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 13<sup>th</sup> DAY OF FEBRUARY, 2024

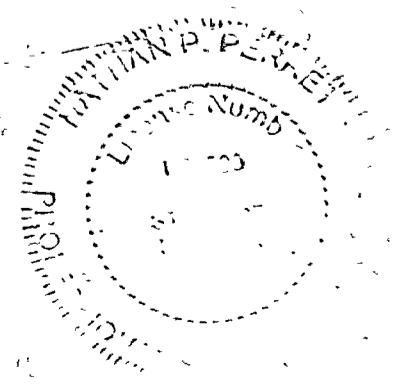
Danny S. Wheeler  
DANNY S. WHEELER, P.S.M.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. 6902

### 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 1, 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 16<sup>th</sup> DAY OF January, 2024.

Nathan P. Perret  
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 ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ARBORS - PHASE 3B, 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
- (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 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 3B. 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 "J" (SWMF), TRACT "K" (SWMF) AND TRACT "L" (SWMF) 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.

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-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 (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 THEREOF, Sarah Wicker OF FORESTAR (USA) REAL ESTATE GROUP INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30<sup>th</sup> DAY OF January, 2024, ON BEHALF OF THE COMPANY.

Shalene P. Estes  
WITNESS

PRINT NAME: Shalene P. Estes

Seth Klepal  
WITNESS

PRINT NAME: Seth Klepal

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.

BY: Sarah Wicker  
SARAH WICKER  
ITS VICE PRESIDENT

### 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 21<sup>st</sup> DAY OF February, 2024.

Nina Sickler  
NINA SICKLER, P.E.  
DIRECTOR OF PUBLIC WORKS

### 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.

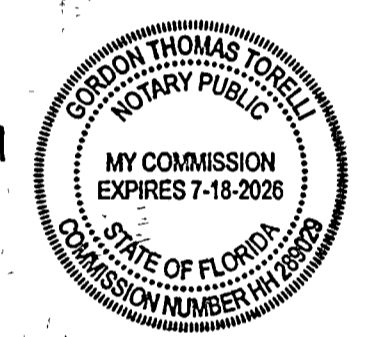
Robert Porter  
WITNESS: Robert Porter  
PRINT NAME: Robert Porter

Philip A. Fremonto  
VICE PRESIDENT  
D.R. HORTON, INC. - JACKSONVILLE  
PRINT NAME: Philip A. Fremonto  
WITNESS: Anthony Shamp  
PRINT NAME: Anthony Shamp

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 30<sup>th</sup> DAY OF January, 2024, BY PHILIP A. FREMONT 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.

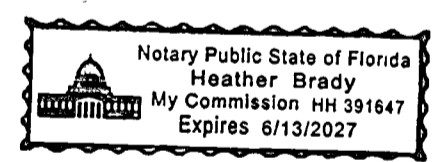
Gordon Thomas Lorelli  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Gordon Thomas Lorelli  
COMMISSION NO: HH 289029  
MY COMMISSION EXPIRES 7-18-2026



### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 30<sup>th</sup> DAY OF January, 2024, 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.

Heather Brady  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Heather Brady  
COMMISSION NO: HH 391647  
MY COMMISSION EXPIRES: 06/13/2027



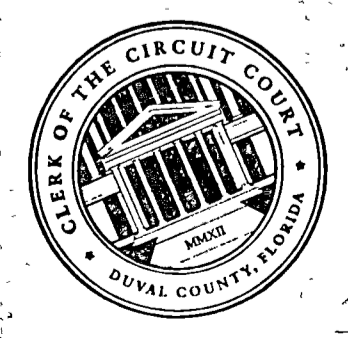
### CLERK'S CERTIFICATE

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 95-99, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 26 DAY OF Feb., 2024

Jody Phillips  
JODY PHILLIPS  
CLERK OF THE CIRCUIT COURT

R. J. ...  
DEPUTY CLERK



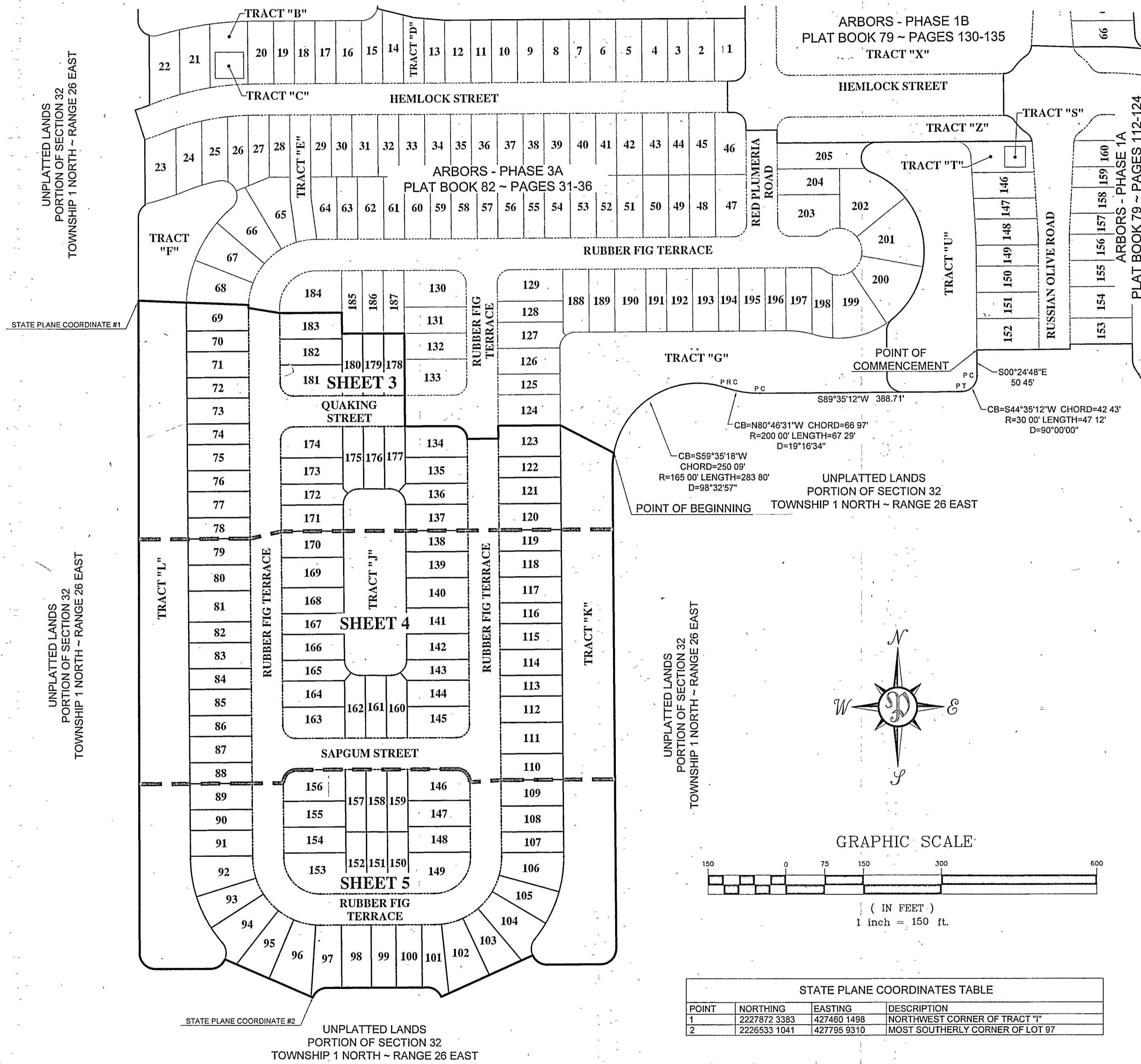
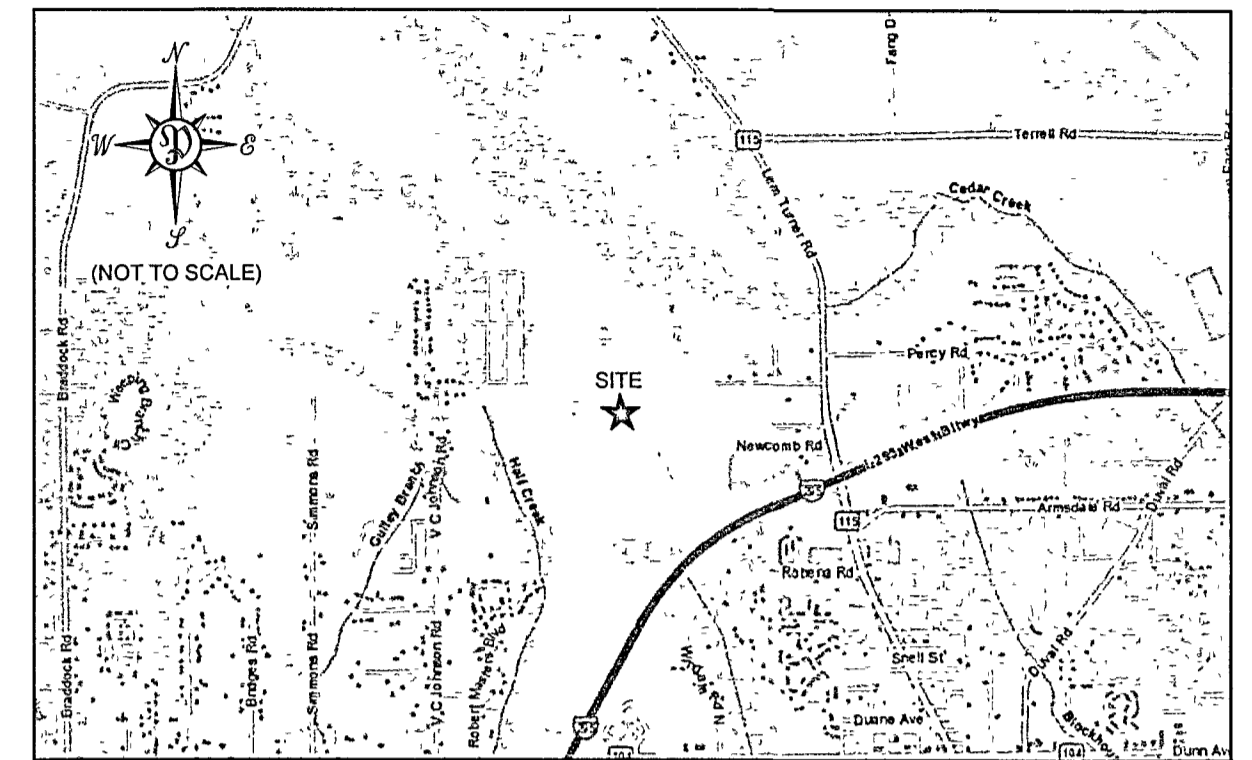
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# ARBORS - PHASE 3B

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

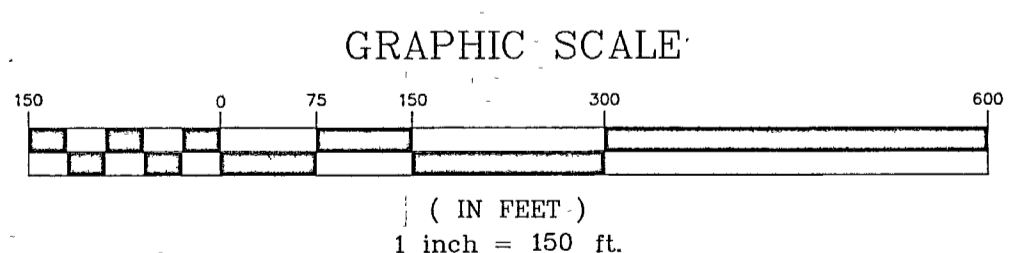
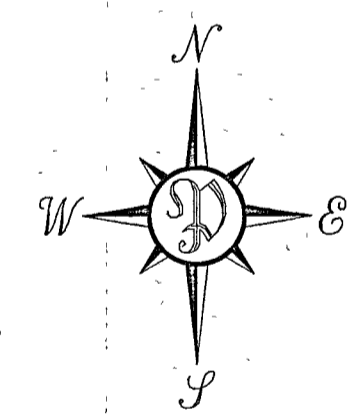
SHEET 2 OF 5 SHEETS

## 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 ARBORS - PHASE 1A, AS RECORDED IN PLAT BOOK 79, PAGES 112-124 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



POINT	NORTHING	EASTING	DESCRIPTION
1	2227872 3383	427460 1498	NORTHWEST CORNER OF TRACT "I"
2	2226533 1041	427795 9310	MOST SOUTHERLY CORNER OF LOT 97

### 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
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- 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
- UDA E UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY

PREPARED BY:

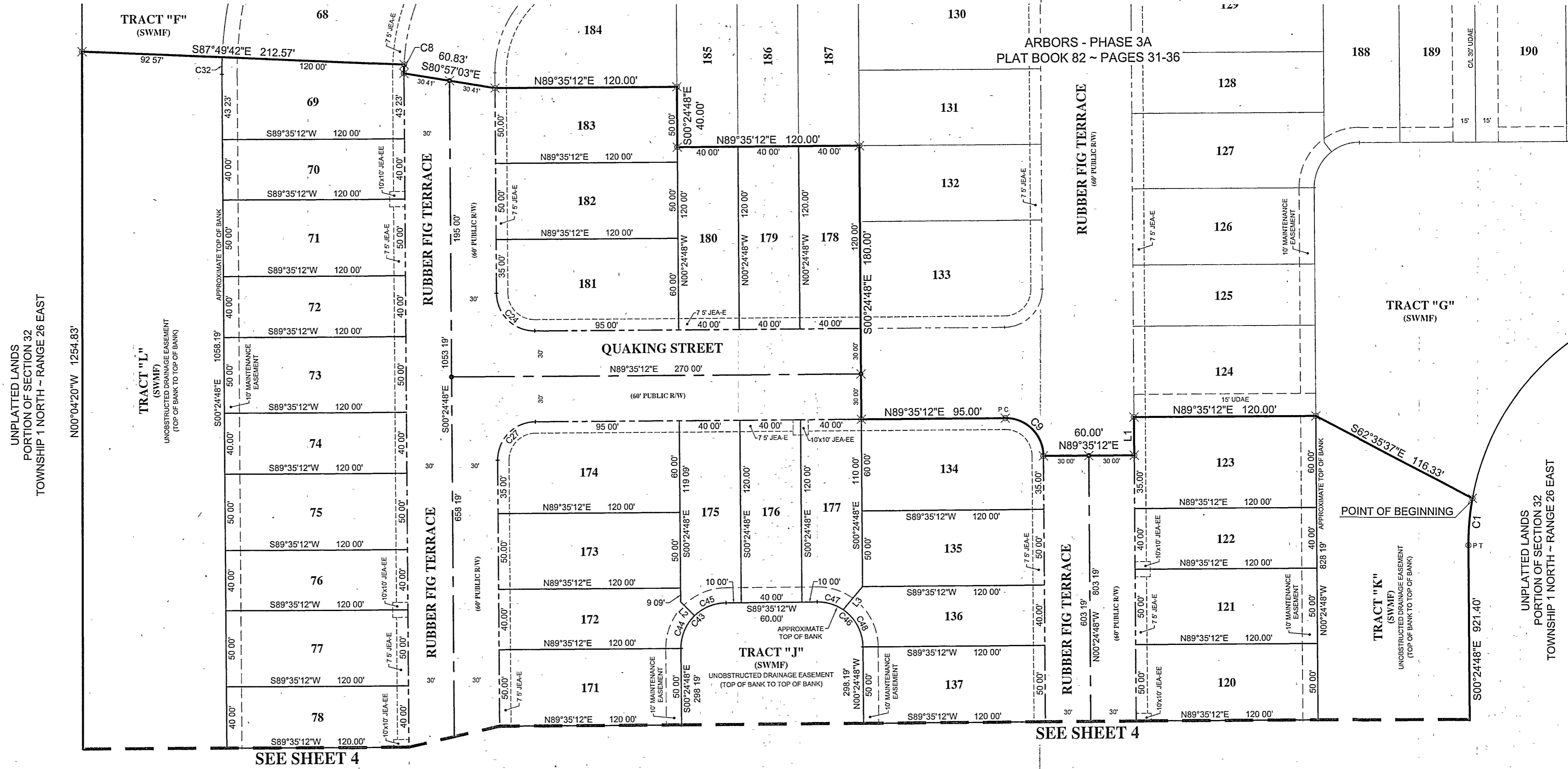
**PERRET AND ASSOCIATES, INC.**

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# ARBORS - PHASE 3B

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

SHEET 3 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



UNPLATTED LANDS  
PORTION OF SECTION 32  
TOWNSHIP 1 NORTH - RANGE 26 EAST

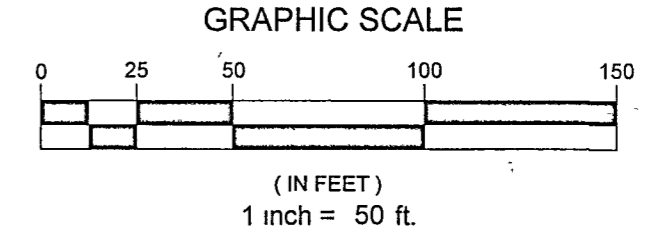
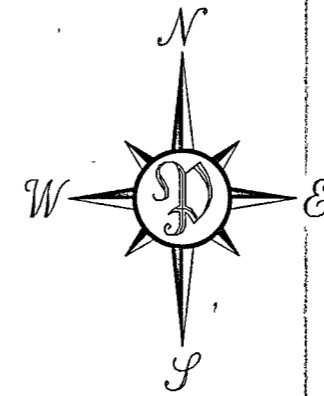
UNPLATTED LANDS  
PORTION OF SECTION 32  
TOWNSHIP 1 NORTH - RANGE 26 EAST

SEE SHEET 4

SEE SHEET 4

LINE #	LENGTH	DIRECTION
L1	25 00'	N00°24'48"W
L2	13 07'	S44°33'43"E
L3	20 09'	S39°49'29"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30 89'	165 00'	10°43'37"	S04°57'01"W	30 85'
C8	5 86'	130 00'	2°35'05"	S00°52'45"W	5 86'
C9	39 27'	25 00'	90°00'00"	S45°24'48"E	35 36'
C24	39 27'	25 00'	90°00'00"	S45°24'48"E	35 36'
C27	39 27'	25 00'	90°00'00"	S44°35'12"W	35 36'
C32	11 28'	250 00'	2°35'05"	S00°52'45"W	11 28'
C43	47 12'	30 00'	90°00'00"	S44°35'12"W	42 43'
C44	24 01'	30 00'	45°51'05"	S22°30'45"W	23 37'
C45	23 12'	30 00'	44°08'55"	S67°30'45"W	22 55'
C46	47 12'	30 00'	90°00'00"	N45°24'48"W	42 43'
C47	18 13'	30 00'	34°37'07"	N73°06'14"W	17 85'
C48	29 00'	30 00'	55°22'53"	N28°06'14"W	27 88'



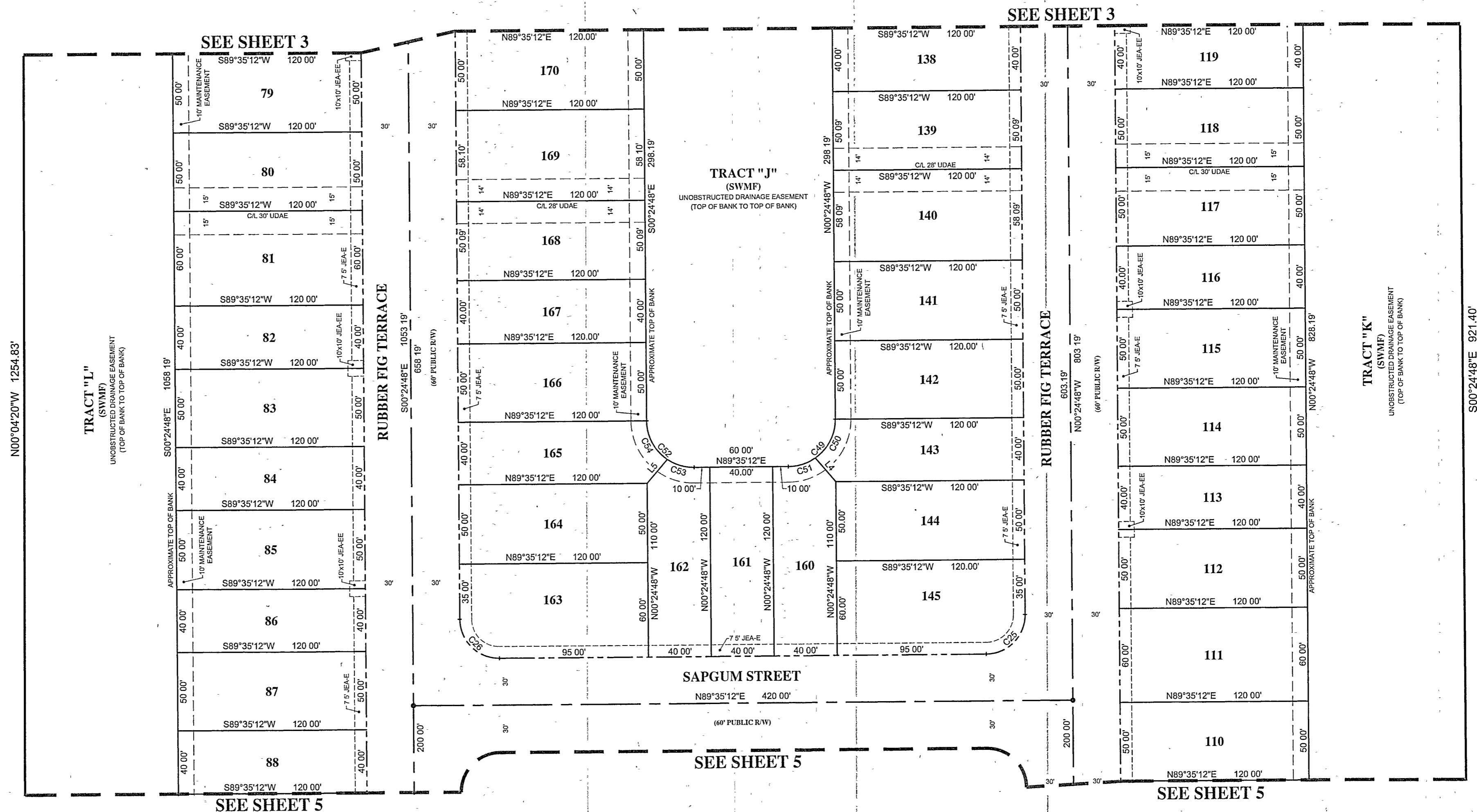
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 ~ L.B. NO 6715

# ARBORS - PHASE 3B

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

SHEET 4 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS  
PORTION OF SECTION 32  
TOWNSHIP 1 NORTH - RANGE 26 EAST



SEE SHEET 3

SEE SHEET 3

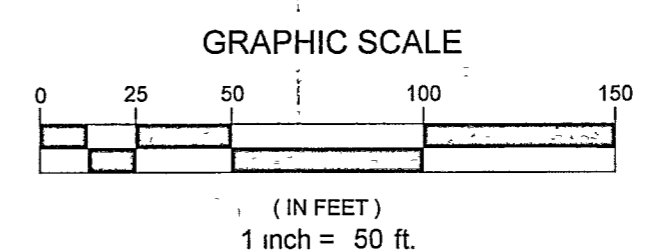
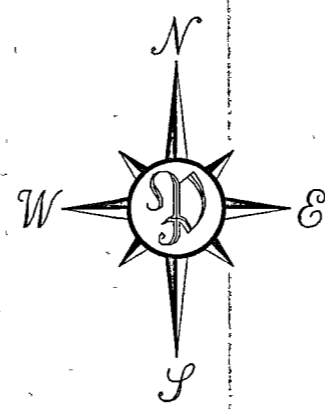
SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

LINE #	LENGTH	DIRECTION
L4	20.06'	N40°39'04"W
L5	20.08'	N39°49'29"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	39.27'	25.00'	90°00'00"	N44°35'12"E	35.36'
C26	39.27'	25.00'	90°00'00"	S45°24'48"E	35.36'
C49	47.12'	30.00'	90°00'00"	N44°35'12"E	42.43'
C50	29.00'	30.00'	55°22'53"	N27°16'39"E	27.88'
C51	18.13'	30.00'	34°37'07"	N72°16'39"E	17.85'
C52	47.12'	30.00'	90°00'00"	S45°24'48"E	42.43'
C53	18.13'	30.00'	34°37'07"	S73°06'14"E	17.85'
C54	29.00'	30.00'	55°22'53"	S28°06'14"E	27.88'



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

# ARBORS - PHASE 3B

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

SHEET 5 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

