

Approved 3/21/2023
Date
[Signature]
City Engineer
for Director of Public Works
Approved 3/14/2023
Date
Susan C. Scrandin
for General Counsel

ASHERS LANDING

BEING A REPLAT OF A PORTION OF TRACTS 3, 4, 5, 6, AND 7, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 80 PAGE 128

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ASHERS LANDING, AND HAVE 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, DRAINAGE EASEMENTS, ACCESS AND 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 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:

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.

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

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 ASHERS LANDING. 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.

TRACTS "C", "D", AND "E" (OPEN SPACE), TRACTS "F", AND "G" (SWMF), AND TRACT "H" (RECREATION) 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 "A" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "B" (LANDSCAPE BUFFER TRACT) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR TRACT "A" (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 TRACT "B" (LANDSCAPE BUFFER TRACT), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "A" (LIFT STATION).

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 TRACT "B" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "A" (LIFT STATION) OR JEA'S EASEMENT UPON TRACT "B" (LANDSCAPE BUFFER TRACT). OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON TRACT "B" (LANDSCAPE BUFFER TRACT) WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

ALL EASEMENTS SHOWN ON THIS PLAT, 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 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 WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 14 DAY OF March, 2023.

WITNESS
[Signature]
Watt Stark

PRINT NAME: Watt Stark

WITNESS
[Signature]
Peyton Price

PRINT NAME: Peyton Price

OWNER: RICHMOND AMERICAN HOMES OF FLORIDA, LP
A COLORADO LIMITED PARTNERSHIP

BY: [Signature]
MICHAEL A. CARLO
ITS DIVISION PRESIDENT

CAPTION

A PORTION OF TRACTS 3, 4, 5, 6, AND 7, BLOCK 4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14752, PAGE 1154 OF SAID PUBLIC RECORDS AND THE SOUTH RIGHT OF WAY LINE OF MORSE AVENUE (A 66' RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°13'48" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 979.94 FEET TO THE INTERSECTION OF A LINE 25 FEET WEST OF THE EAST LINE OF SAID TRACT 3, BLOCK 4; THENCE SOUTH 00°27'58" EAST, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG A LINE 25 FEET WEST OF THE EAST LINE OF SAID TRACT 3, BLOCK 4, A DISTANCE OF 626.74 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17005, PAGE 242 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°52'38" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 2909, PAGE 560, OFFICIAL RECORDS BOOK 17005, PAGE 249, AND OFFICIAL RECORDS BOOK 17005, PAGE 252 OF SAID PUBLIC RECORDS, A DISTANCE OF 1325.03 FEET TO THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 17005, PAGE 252; THENCE NORTH 00°27'25" EAST, ALONG THE NORTHERLY PROJECTION OF SAID WEST LINE, A DISTANCE OF 26.57 FEET; THENCE SOUTH 89°28'15" WEST, A DISTANCE OF 439.48 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19556, PAGE 2098 OF SAID PUBLIC RECORDS; THENCE NORTH 00°37'03" WEST, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19462, PAGE 1321 OF SAID PUBLIC RECORDS, A DISTANCE OF 400.02 FEET TO THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 19462, PAGE 1321; THENCE SOUTH 89°30'31" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18438, PAGE 1534, AND OFFICIAL RECORDS BOOK 5188, PAGE 444 OF SAID PUBLIC RECORDS, A DISTANCE OF 618.26 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18021, PAGE 1017 OF SAID PUBLIC RECORDS; THENCE NORTH 89°18'51" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF AFORESAID OFFICIAL RECORDS BOOK 14752, PAGE 1154, A DISTANCE OF 167.44 FEET TO THE EAST LINE OF AFORESAID OFFICIAL RECORDS BOOK 14752, PAGE 1154; THENCE NORTH 00°35'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 220.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 21.45 ACRES, MORE OR LESS.

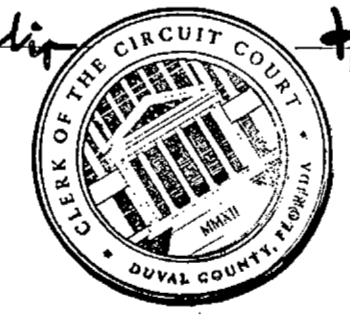
CLERK'S CERTIFICATE

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 80 PAGES 128-132 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23 DAY OF MAR, 2023.

CLERK OF THE CIRCUIT COURTS

[Signature]
JODY PHILLIPS
[Signature]
DEPUTY CLERK

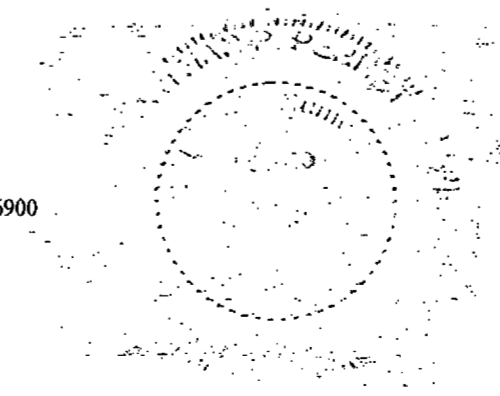


SURVEYOR'S CERTIFICATE

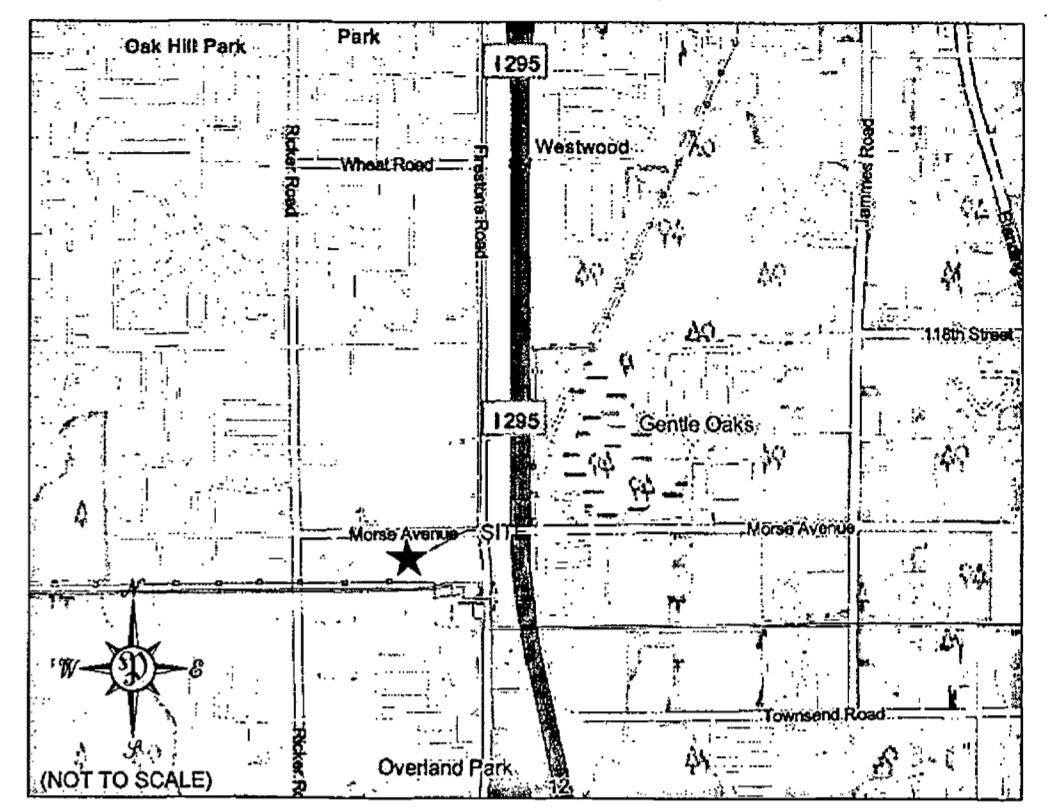
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.52, F.A.C. AND SECTION 654.10, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 12th DAY OF January, 2023.

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



VICINITY MAP



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF March, 2023, BY MICHAEL A. CARLO AS DIVISION PRESIDENT, OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED [Signature] AS IDENTIFICATION.

Cassandra M. Melodroski
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: Cassandra M. Melodroski

COMMISSION NO.: HH101006

MY COMMISSION EXPIRES: 8/3/25



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 21st DAY OF MARCH, 2023.

[Signature]
STEVEN D. LONG, JR., P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

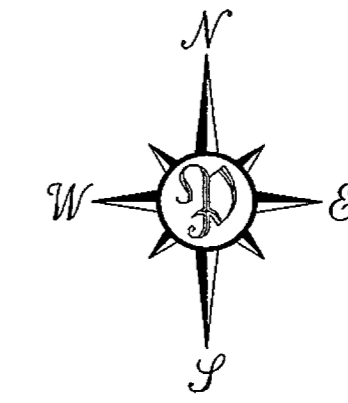
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF MARCH, 2023.

[Signature]
DANNY S. WHEELER, P.L.S.
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

ASHERS LANDING

BEING A REPLAT OF A PORTION OF TRACTS 3, 4, 5, 6, AND 7, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

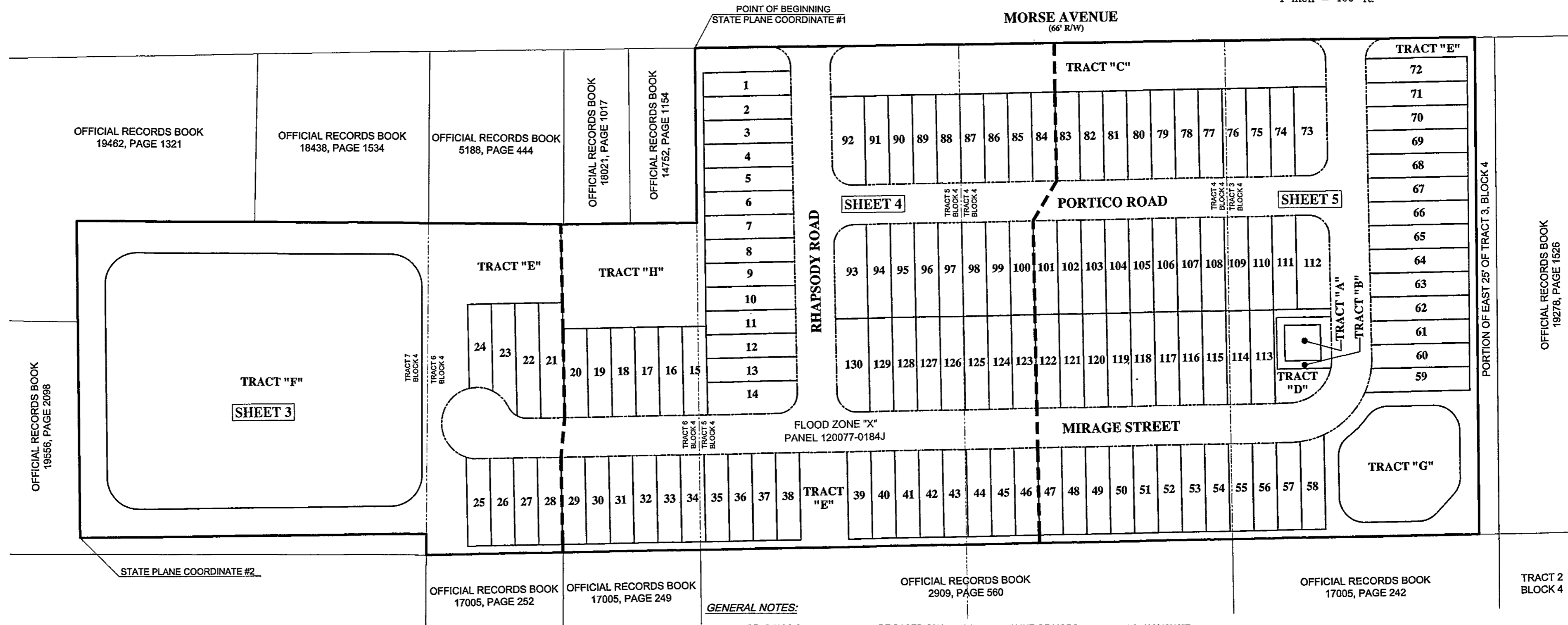


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2142871.8613	413089.7780	POINT OF BEGINNING
2	2142254.8510	412310.7030	MOST SOUTHWEST CORNER OF TRACT "E"



LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FD. PERMANENT REFERENCE MONUMENT NO I.D.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- ⊙ DENOTES SET #5 REBAR STAMPED P.R.M. L.B. 6715
- C-1 DENOTES TABULATED CURVE DATA
- L-1 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
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- TOB TOP OF BANK
- T.L. TIE LINE
- L.S. LIFT STATION
- L.B.T. LANDSCAPE BUFFER TRACT
- SWMF STORMWATER MANAGEMENT FACILITY

GENERAL NOTES:

- 1.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH R/W LINE OF MORSE AVENUE AS N89°13'48"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 EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 6.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0184J, DATED 11-02-2018. THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICE DIVISION AND DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- 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.

PREPARED BY:

PERRET AND ASSOCIATES, INC.

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

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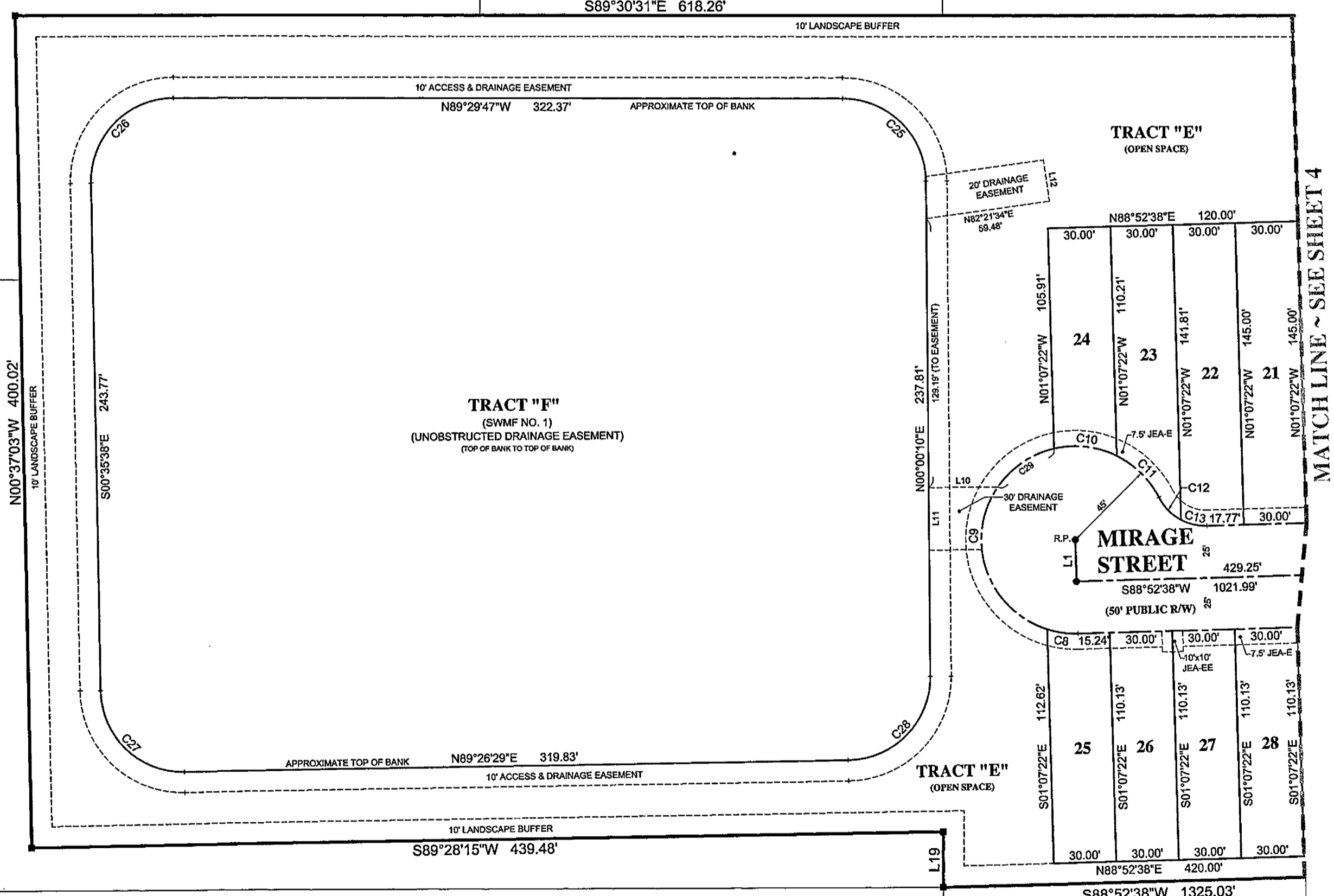
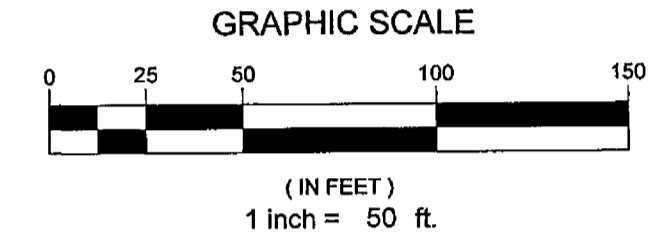
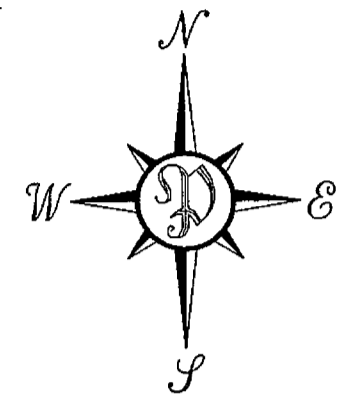
PLAT BOOK **80** PAGE **130**
125

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

OFFICIAL RECORDS BOOK
19462, PAGE 1321

OFFICIAL RECORDS BOOK
18438, PAGE 1634

OFFICIAL RECORDS BOOK
5188, PAGE 444



OFFICIAL RECORDS BOOK
19556, PAGE 2098

OFFICIAL RECORDS BOOK
17005, PAGE 252

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.00'	N01°07'22"W
L10	33.03'	N89°55'51"W
L11	30.00'	S00°00'10"W
L12	20.00'	N07°38'28"W
L19	26.57'	N00°27'25"E

CURVE TABLE

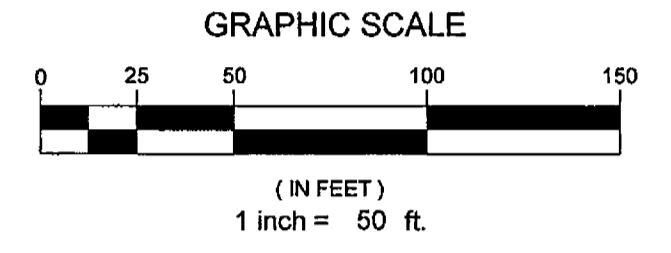
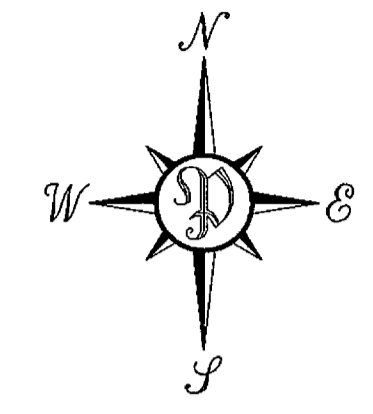
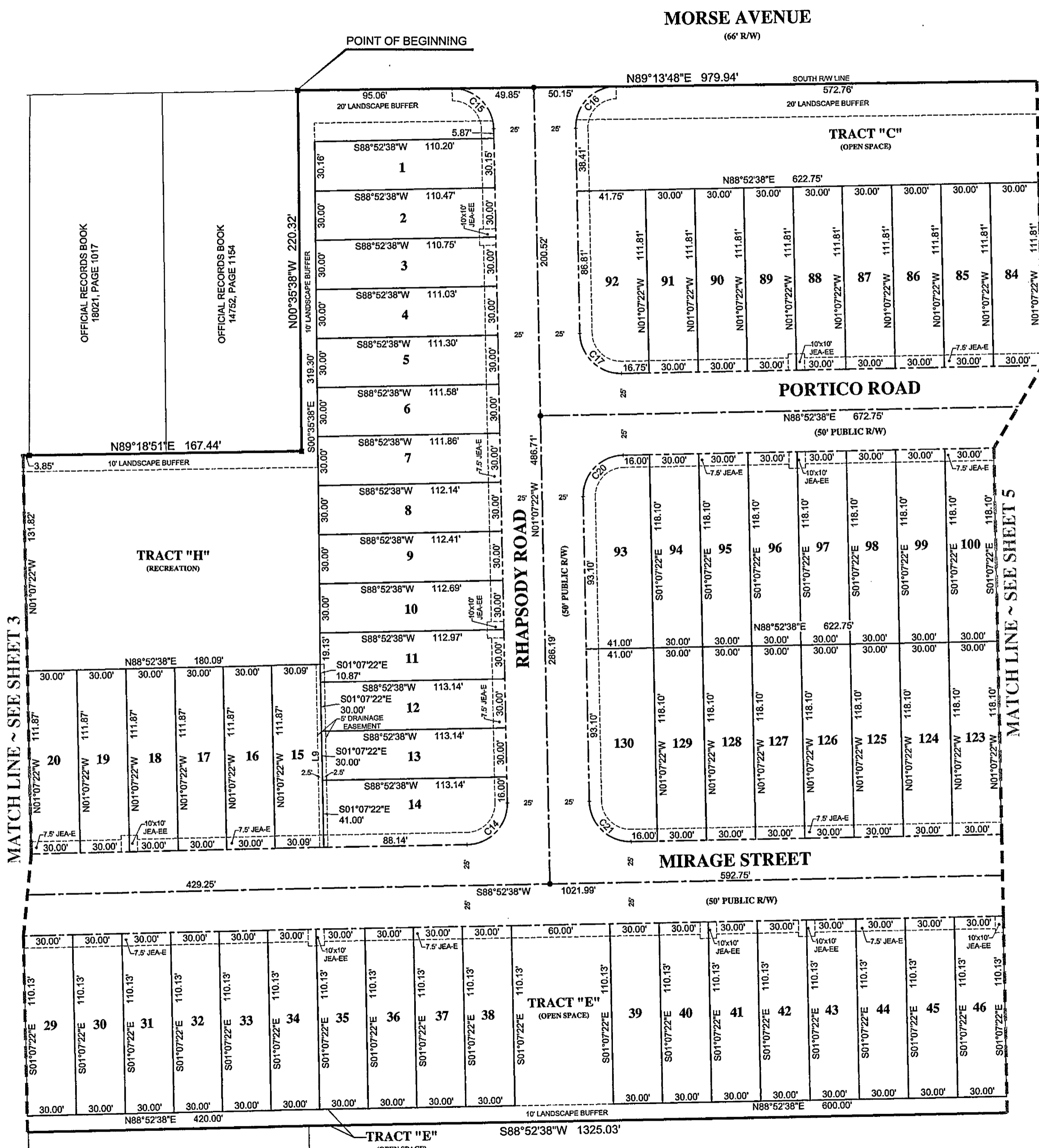
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	15.04'	45.00'	19°08'41"	S81°33'19"E	14.97'
C9	117.30'	45.00'	149°20'45"	S02°41'24"W	88.80'
C10	30.91'	45.00'	39°21'27"	N82°57'30"W	30.31'
C11	28.89'	45.00'	36°46'47"	N44°53'23"W	28.39'
C12	15.42'	25.00'	35°20'28"	N44°10'12"W	15.18'
C13	12.78'	25.00'	29°16'57"	N76°28'54"W	12.64'
C25	62.48'	40.00'	89°29'57"	N44°44'48"W	56.32'
C26	63.60'	40.00'	91°05'51"	S44°57'18"W	57.11'
C27	62.81'	40.00'	89°57'53"	S45°34'35"E	56.55'
C28	82.44'	40.00'	89°28'16"	N44°43'20"E	56.29'
C29	33.47'	45.00'	42°36'43"	S56°03'25"W	32.70'

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	111.87'	N01°07'22"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	39.27'	25.00'	90°00'00"	S43°52'38"W	35.36'
C15	39.12'	25.00'	89°38'49"	S45°56'47"E	35.25'
C16	39.42'	25.00'	90°21'11"	S44°03'13"W	35.46'
C17	39.27'	25.00'	90°00'00"	S46°07'22"E	35.36'
C20	39.27'	25.00'	90°00'00"	S43°52'38"W	35.36'
C21	39.27'	25.00'	90°00'00"	S46°07'22"E	35.36'

MATCH LINE ~ SEE SHEET 3

MATCH LINE ~ SEE SHEET 5

OFFICIAL RECORDS BOOK 18021, PAGE 1017

OFFICIAL RECORDS BOOK 14752, PAGE 1154

OFFICIAL RECORDS BOOK 17005, PAGE 249

OFFICIAL RECORDS BOOK 2909, PAGE 560

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

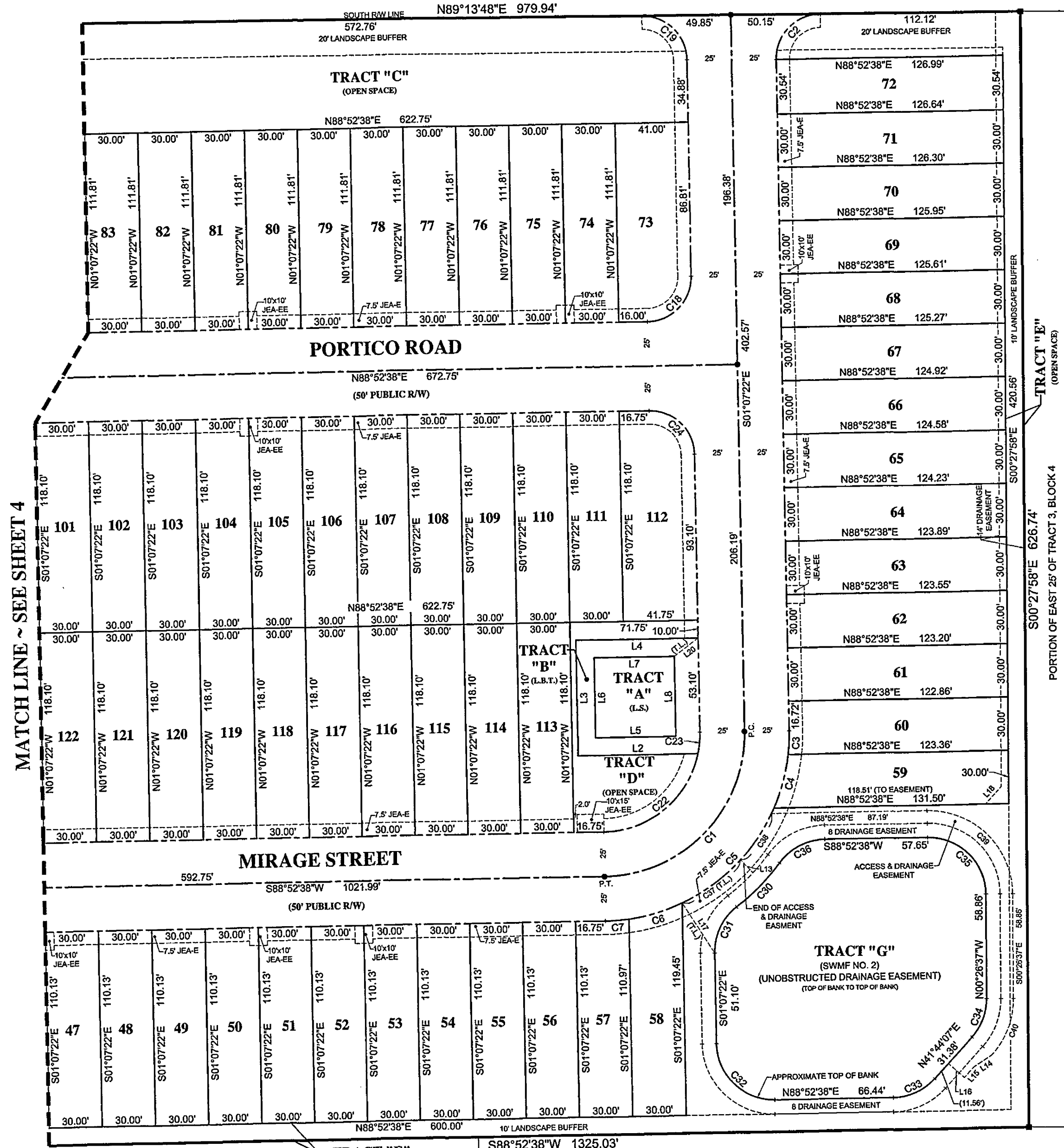
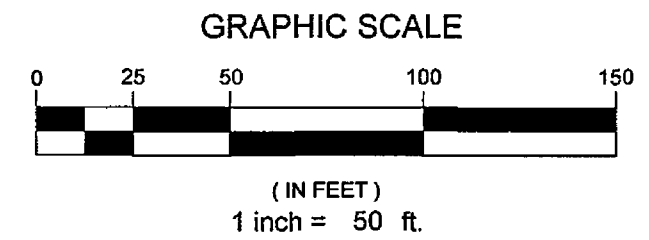
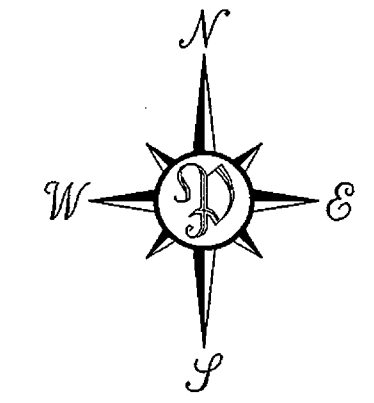
ASHERS LANDING

BEING A REPLAT OF A PORTION OF TRACTS 3, 4, 5, 6, AND 7, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 80 PAGE 132

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

MORSE AVENUE
(66' R/W)



MATCH LINE ~ SEE SHEET 4

OFFICIAL RECORDS BOOK 19278, PAGE 1526

OFFICIAL RECORDS BOOK 2909, PAGE 560

OFFICIAL RECORDS BOOK 17005, PAGE 242

TRACT 2 BLOCK 4

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	67.18'	S88°52'38"W
L3	64.98'	N01°07'22"W
L4	68.48'	N88°52'38"E
L5	45.00'	S88°52'38"W
L6	45.00'	N01°07'22"W
L7	45.00'	N88°52'38"E
L8	45.00'	S01°07'22"E
L13	10.02'	S43°53'54"E
L14	12.19'	S55°58'50"W
L15	8.00'	S41°44'07"W
L16	12.00'	N48°15'53"W
L17	33.43'	S33°06'42"E
L18	13.38'	N41°43'39"E
L20	16.77'	S52°21'48"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	125.66'	80.00'	90°00'00"	S43°52'38"W	113.14'
C2	39.42'	25.00'	90°21'11"	N44°03'13"E	35.46'
C3	13.31'	105.00'	7°15'49"	N02°30'32"E	13.30'
C4	31.29'	105.00'	17°04'35"	N14°40'43"E	31.18'
C5	75.75'	105.00'	41°20'05"	N43°53'03"E	74.12'
C6	31.29'	105.00'	17°04'30"	N73°05'20"E	31.18'
C7	13.29'	105.00'	7°15'07"	N85°15'07"E	13.28'
C18	39.27'	25.00'	90°00'00"	N43°52'38"E	35.36'
C19	39.12'	25.00'	89°38'49"	N45°56'47"W	35.25'
C22	74.30'	55.00'	77°24'23"	N50°10'26"E	68.78'
C23	12.09'	55.00'	12°35'37"	S05°10'26"W	12.06'
C24	39.27'	25.00'	90°00'00"	N46°07'22"E	35.36'
C30	34.67'	123.00'	16°09'05"	N43°57'00"E	34.56'
C31	29.68'	32.00'	53°08'55"	S25°27'05"W	28.63'
C32	50.27'	32.00'	90°00'00"	S46°07'22"E	45.25'
C33	26.33'	32.00'	47°08'30"	N65°18'22"E	25.59'
C34	23.56'	32.00'	42°10'45"	N20°38'45"E	23.03'
C35	50.64'	32.00'	90°40'45"	N45°47'00"W	45.52'
C36	29.60'	32.00'	53°00'10"	S62°22'33"W	28.56'
C37	41.06'	105.00'	22°24'24"	N53°20'53"E	40.80'
C38	31.37'	105.00'	17°07'05"	N33°35'09"E	31.25'
C39	74.38'	47.00'	90°40'45"	S45°47'00"E	66.88'
C40	34.60'	47.00'	42°10'45"	S20°38'45"W	33.82'

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