

AVALON PLACE TOWNHOMES

REPLAT OF A PORTION OF LOTS 7 & 8 OF A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10 OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF LOTS 7 & 8 OF A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10 OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 21, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11, BLOCK 3, PINE'DO SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 92, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA; THENCE NORTH 88° 32' 37" EAST ALONG THE NORTH LINE OF SAID LOT 8, 560.95 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 2, SAID PINE'DO SUBDIVISION; THENCE SOUTH 00° 36' 42" EAST ALONG THE WEST LINE OF SAID LOT 23, 645.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD AS NOW EXISTING; THENCE SOUTH 80° 18' 36" WEST ALONG SAID RIGHT OF WAY LINE, 573.82 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, SAID PINE'DO SUBDIVISION; THENCE NORTH 00° 09' 37" WEST ALONG THE EAST LINE OF LOTS 5 THROUGH 11, BLOCK 3, SAID PINE'DO SUBDIVISION, 727.96 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 8.88 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ADJ NEW BERLIN, LLC (A FLORIDA LIMITED LIABILITY COMPANY) ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS AVALON PLACE TOWNHOMES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TITLE TO TRACT "A" (SMFUDE), TRACT "B" (RECREATION), TRACTS "D" & "E" (OPEN SPACE), UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS ARE HEREBY RETAINED BY 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, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

TRACT "C" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER EASEMENT, IS HEREBY RETAINED BY THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNERS 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(S), ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNER OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY, OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THE "CITY", BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE "OWNER", HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER FACILITIES, AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL OF THE LOT OWNERS AS SHOWN ON THIS PLAT.

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

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 GRANTEEES, IF ANY, OF SAID EASEMENTS.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR, SERVICE AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHT OF WAYS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

WITNESS IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 3rd DAY OF May, 2023.

Thomas R. Mehegan
WITNESS
Thomas R. Mehegan
PRINT NAME

ADJ NEW BERLIN, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
LIABILITY COMPANY, ITS MANAGER
BY: [Signature]
PRINT NAME: ANAND JOBALIA
AS ITS: MANAGER

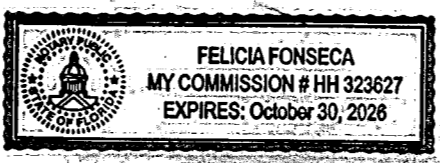
[Signature]
WITNESS
Ethan Bullock
PRINT NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 3rd DAY OF May, 2023, BY ANAND JOBALIA, AS MANAGER OF ADJ-NEW BERLIN, LLC, MANAGER OF ADJ NEW BERLIN, LLC. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

Felicia Fonseca
PRINT NAME
MY COMMISSION EXPIRES: _____



MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20242, PAGE 2245, OF THE 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
ROBERT PORTER
PRINT NAME

D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION
BY: [Signature]
PRINT NAME: Philip A. Frenzo
AS ITS: Vice President

[Signature]
WITNESS
Deborah McClure
PRINT NAME

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 5 DAY OF May, 2023, BY Philip A. Frenzo AS Vice President OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 66967814

Deborah McClure
PRINT NAME
MY COMMISSION EXPIRES: 7/10/24



DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded Through Budget Notary Services

MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20356, PAGE 165, OF THE 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
Allison Slack
PRINT NAME

FLAGSTAR BANK, N.A., A NATIONAL BANK,
FORMERLY KNOWN AS FLAGSTAR BANK, FSB, A
FEDERALLY CHARTERED SAVINGS BANK
BY: [Signature]
PRINT NAME: Drew C. Szilagyi
AS ITS: First Vice President

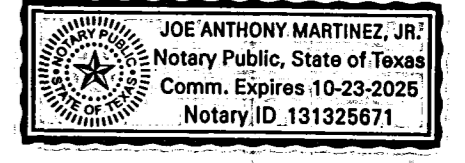
[Signature]
WITNESS
Amber Szatkowski
PRINT NAME

STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 10th DAY OF May, 2023, BY Drew C. Szilagyi AS First Vice President OF FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. _____

Joe A. Martinez Jr.
PRINT NAME
MY COMMISSION EXPIRES: 10-23-2025



APPROVED FOR THE RECORD

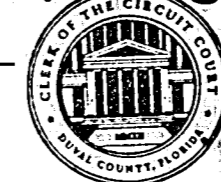
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 22nd DAY OF JUNE, 2023.

Steven D. Long Jr.
STEVEN D. LONG JR., P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 81, PAGES 58-61 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22 DAY OF JUNE, 2023.

[Signature]
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT



[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

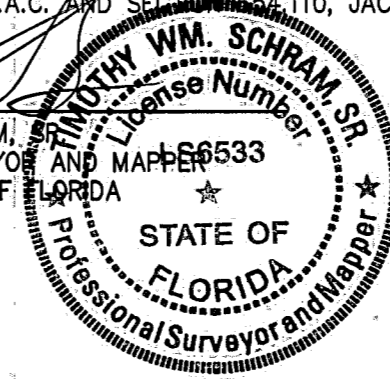
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 21st DAY OF JUNE, 2023.

BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 12 DAY OF MAY, 2023.

BY: [Signature]
TIMOTHY W. SCHRAM, JR.
REGISTERED SURVEYOR AND MAPPER #6533
NO. 6533, STATE OF FLORIDA



CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfi.com



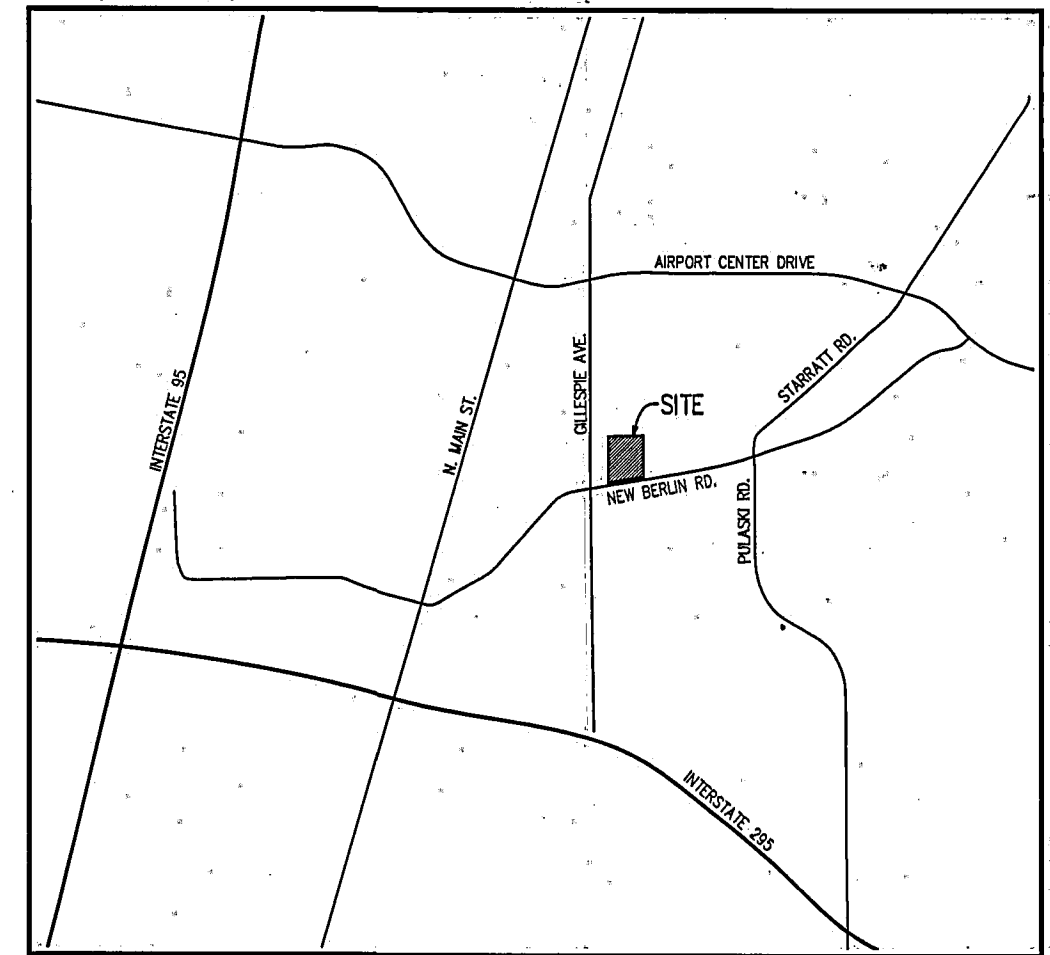
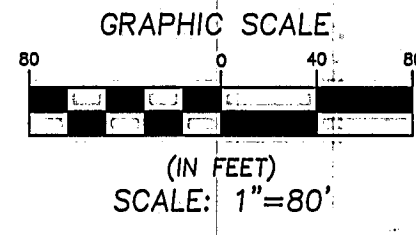
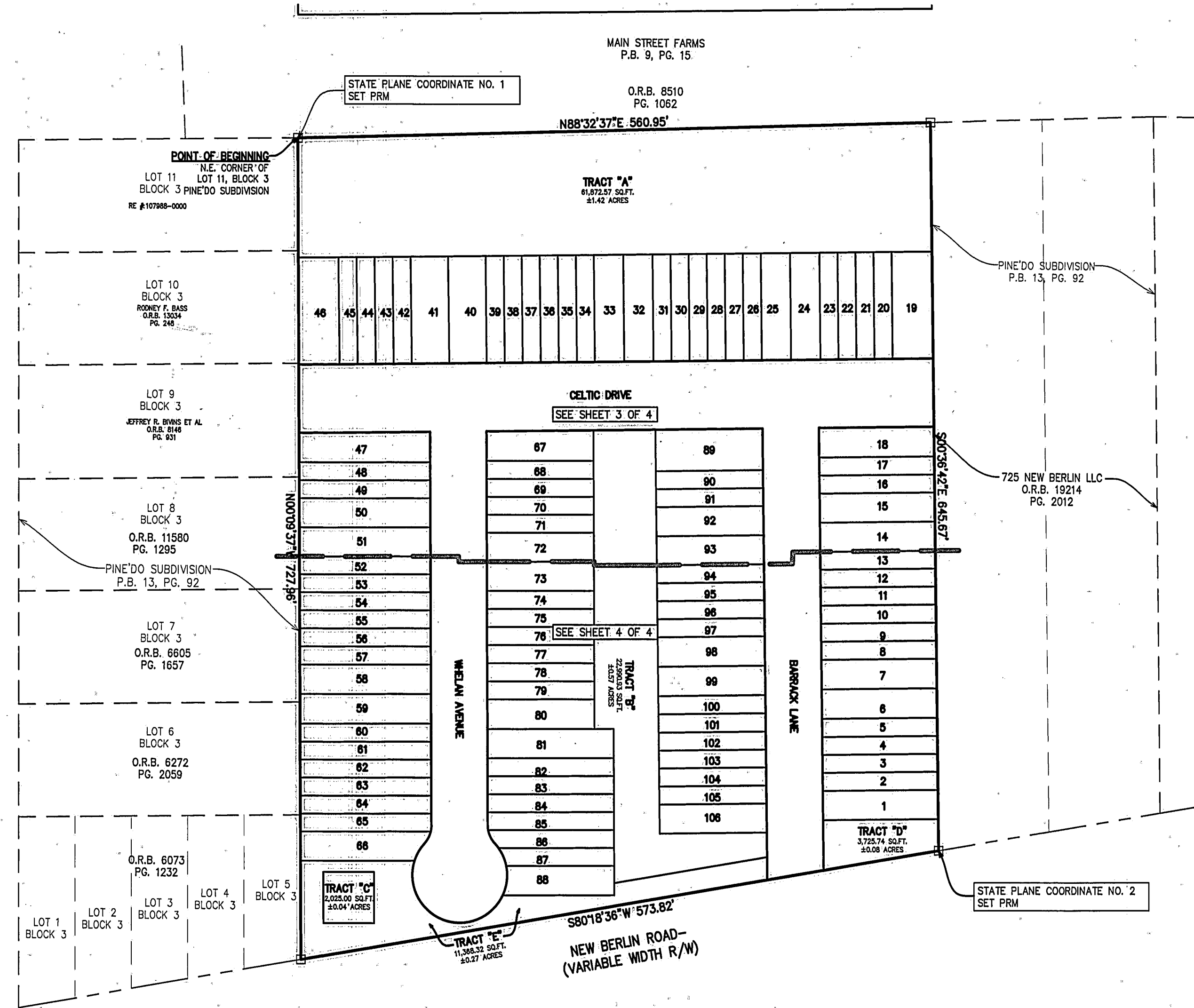
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com

AVALON PLACE TOWNHOMES

REPLAT OF A PORTION OF LOTS 7 & 8 OF A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10 OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 81 PAGE 59

SHEET 2 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



- NOTES:
1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 2. BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 3. 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.
 4. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 5. JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 6. JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 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 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 8. THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 9. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 10. 106 LOTS AND 5 TRACTS IN THIS SUBDIVISION.

LEGEND	
●	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
○	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
■	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
×	SET X-CUT
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ELEC.	ELECTRIC
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA E.	JEA ELECTRIC EASEMENT
JEA E.E.	JEA ELECTRIC EQUIPMENT EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
SM/UDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2230995.0168	459205.4336	POINT-OF-BEGINNING, SET PRM
2	2230363.6402	459773.0998	SOUTHEAST CORNER SUBJECT PROPERTY SET PRM

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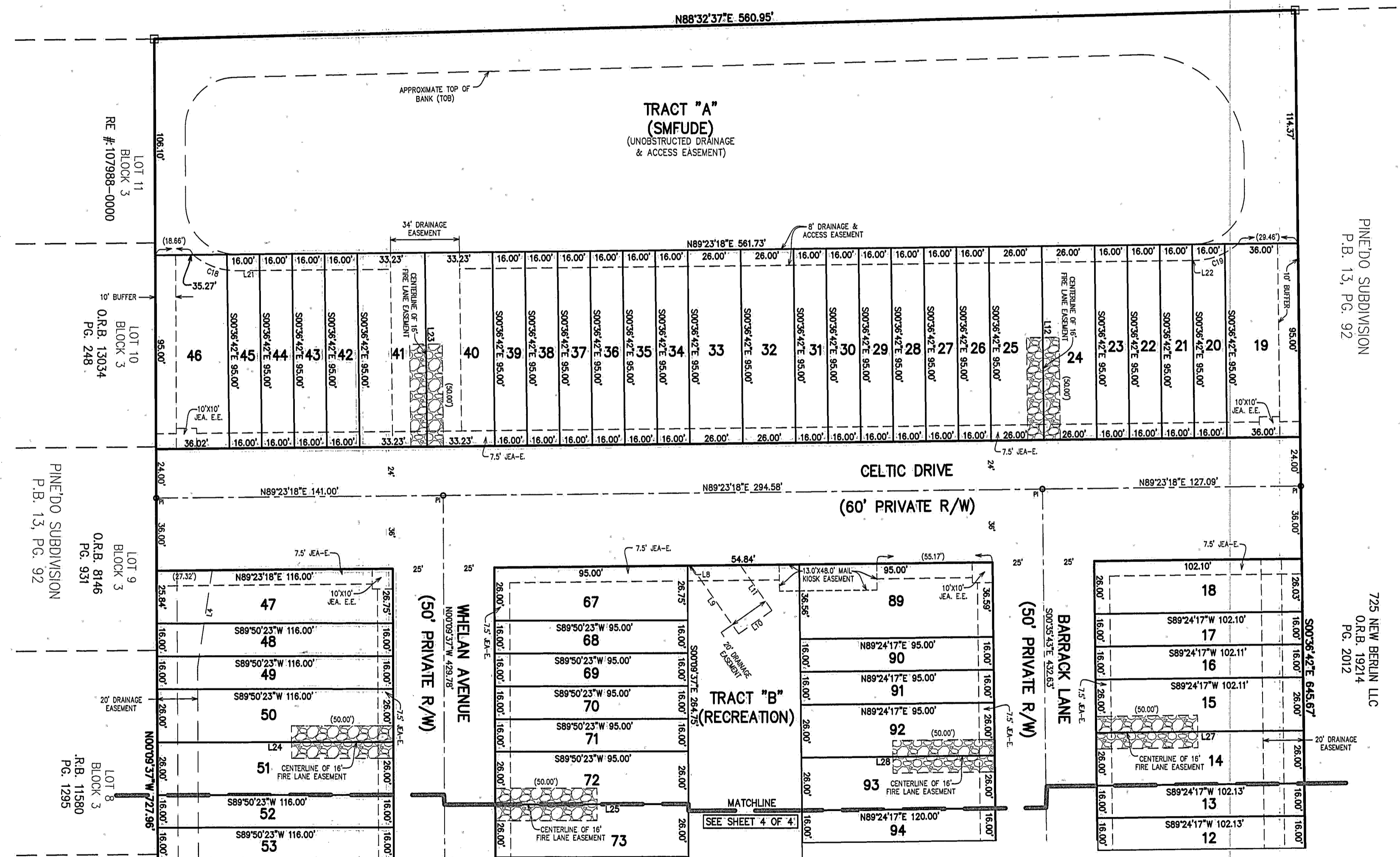
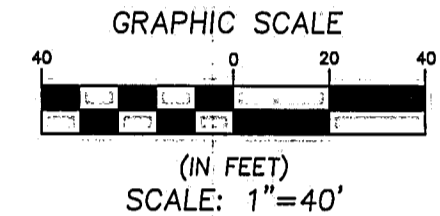
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SHEET 3 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

MAIN STREET FARMS
P.B. 9, PG. 15

O.R.B. 8510
PG. 1062



PINE DO SUBDIVISION
P.B. 13, PG. 92

725 NEW BERLIN LLC
O.R.B. 19214
PG. 2012

LOT 11
BLOCK 3
RE #107988-0000

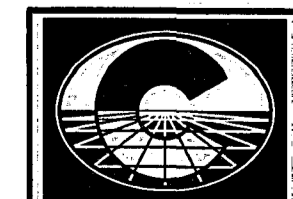
LOT 10
BLOCK 3
O.R.B. 13034
PG. 248

LOT 9
BLOCK 3
O.R.B. 8146
PG. 931

LOT 8
BLOCK 3
P.B. 11580
PG. 1295

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	47.83'	N08°38'16"E
L8	1.64'	S89°23'18"W
L9	40.89'	S35°02'31"E
L10	20.00'	N54°57'29"E
L11	27.18'	N35°02'31"W
L12	95.00'	S00°36'42"E
L23	95.00'	S00°36'42"E
L24	116.00'	S89°50'23"W
L25	95.00'	S89°50'23"W
L27	102.12'	S89°24'17"W
L28	95.00'	N89°24'17"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C18	23.47'	33.00'	40°44'57"	S70°14'14"E	22.98'
C19	23.47'	32.97'	40°47'38"	N69°00'50"E	22.98'

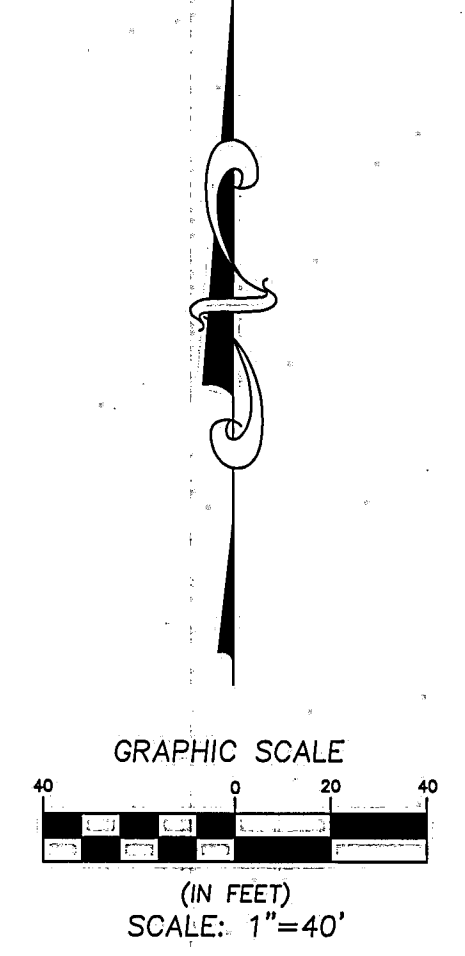
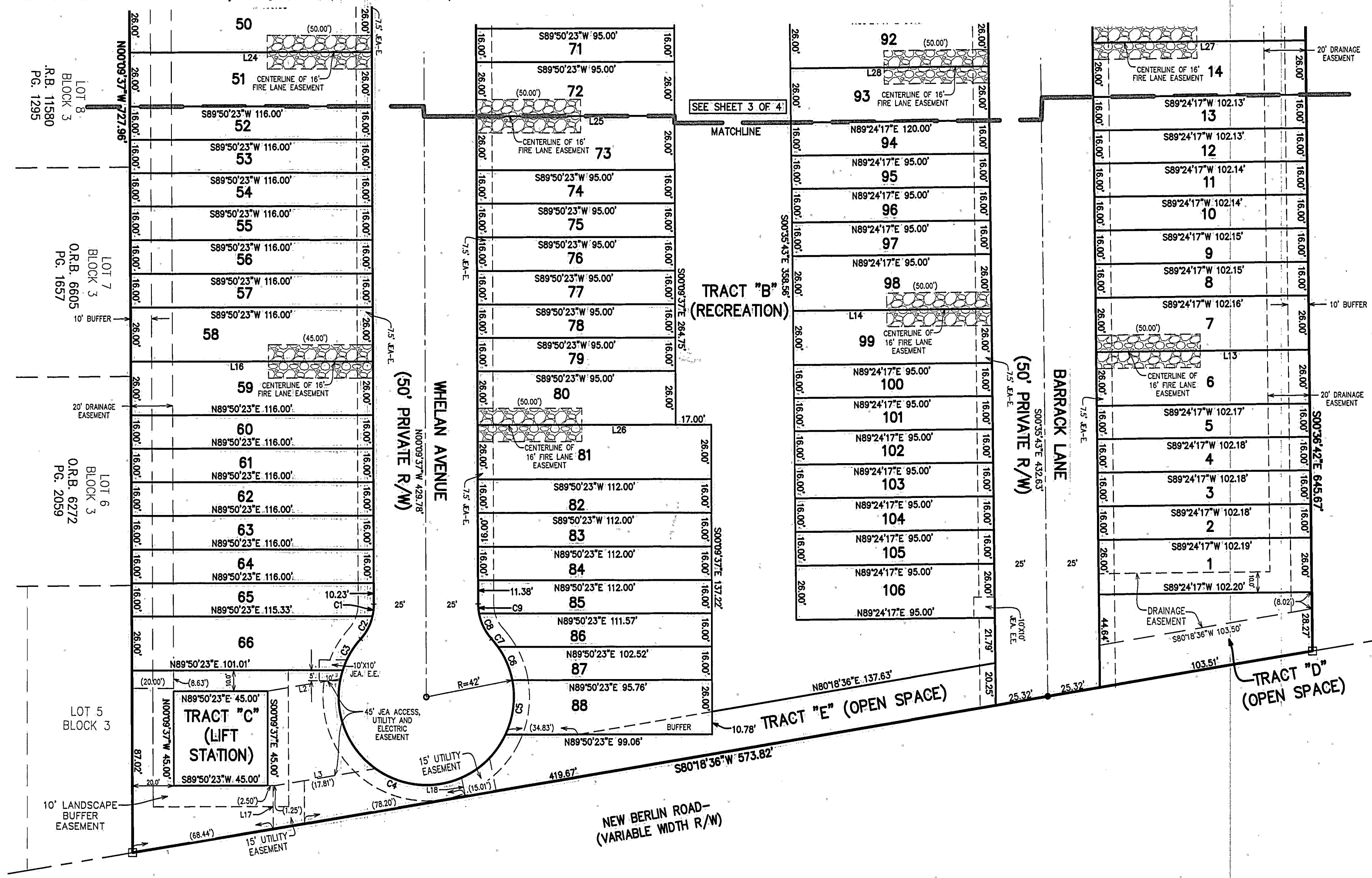


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SHEET 4 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L2	35.40'	N80°18'36"E
L3	48.46'	S80°18'36"W
L13	102.16'	S89°24'17"W
L14	95.00'	N89°24'17"E
L16	116.00'	N89°50'23"E
L17	20.69'	S00°09'37"E
L18	9.08'	S11°45'23"E
L24	116.00'	S89°50'23"W
L26	112.00'	S89°50'23"W
L27	102.12'	S89°24'17"W
L28	95.00'	N89°24'17"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	5.62'	25.00'	13°20'28"	N06°30'37"E	5.61'
C2	12.39'	25.00'	26°23'27"	N27°22'34"E	12.26'
C3	17.55'	42.00'	23°58'44"	N29°35'55"E	17.43'
C4	126.36'	42.00'	172°22'22"	N68°33'38"W	63.81'
C5	26.65'	42.00'	36°21'37"	S07°04'22"W	26.21'
C6	17.49'	42.00'	23°51'46"	S23°02'19"E	17.37'
C7	5.07'	42.00'	6°55'19"	S38°25'52"E	5.07'
C8	13.56'	25.00'	31°04'37"	S26°21'13"E	13.39'
C9	4.65'	25.00'	10°39'17"	S05°29'16"E	4.64'

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