

AVERY PARK

A PORTION OF THE WEST 1/2 OF SECTION 30, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

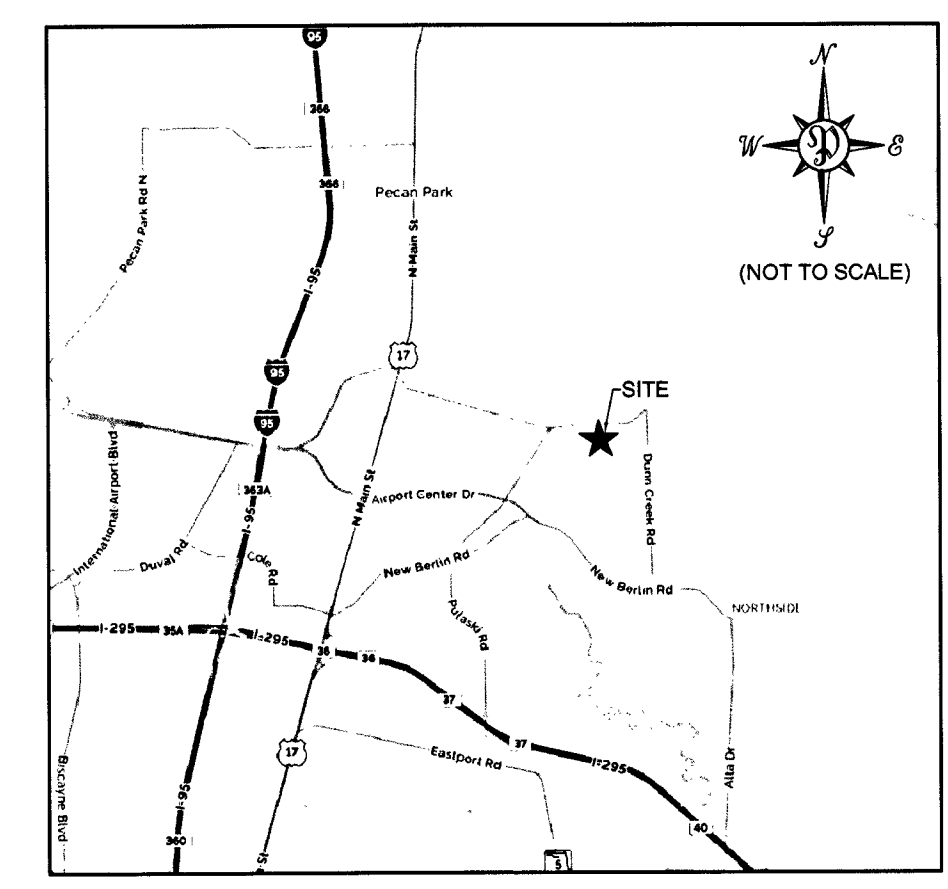
A PORTION OF THE WEST 1/2 OF SECTION 30, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SADDLEWOOD UNIT FIVE, AS RECORDED IN PLAT BOOK 55, PAGES 87-87C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 01°31'34" WEST, ALONG THE EAST LINE OF SAID SADDLEWOOD UNIT FIVE, AS RECORDED IN PLAT BOOK 55, PAGES 87-87C OF SAID CURRENT PUBLIC RECORDS, THE EAST LINE OF SADDLEWOOD UNIT FOUR, AS RECORDED IN PLAT BOOK 54, PAGES 76-76C OF SAID CURRENT PUBLIC RECORDS, THE EAST LINE OF SADDLEWOOD UNIT TWO, AS RECORDED IN PLAT BOOK 53, PAGES 22-22D OF SAID CURRENT PUBLIC RECORDS AND THE EAST LINE OF SADDLEWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 16-16D OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 2314.75 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12836, PAGE 2477 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°47'50" EAST, ALONG THE SOUTH LINE OF SAID LAST SAID LANDS AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13257, PAGE 1385 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 215.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13257, PAGE 1385; THENCE NORTH 01°31'34" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13257, PAGE 1385, A DISTANCE OF 284.10 FEET TO THE SOUTH RIGHT OF WAY LINE OF STARRATT ROAD (A 60' R/W AS NOW ESTABLISHED); THENCE NORTH 88°47'50" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF STARRATT ROAD, A DISTANCE OF 236.10 TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5977, PAGE 530 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°32'55" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 600.00 FEET; THENCE NORTH 88°47'50" EAST, A DISTANCE OF 217.80 FEET; THENCE SOUTH 01°32'55" EAST, A DISTANCE OF 2006.00 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13232, PAGE 1828 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°24'29" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 35.5 ACRES MORE OR LESS.

Approved 30 JAN 2017
Date
[Signature]
City Engineer
for Director of Public Works
Approved January 26, 2017
Date
[Signature]
for General Counsel

VICINITY MAP



CLERK'S CERTIFICATE 2017025300

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 09 PAGES 132 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

[Signature] A.D., 2017.
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURTS

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 30th DAY OF January, A.D., 2017.

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

PLAT CONFORMITY REVIEW

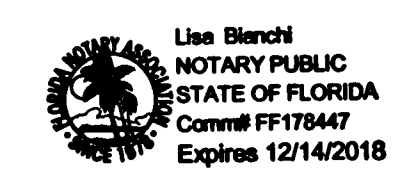
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 30th DAY OF Jan., A.D., 2017.

[Signature]
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE No. 3398

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, A.D., 2017, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED [Signature] AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

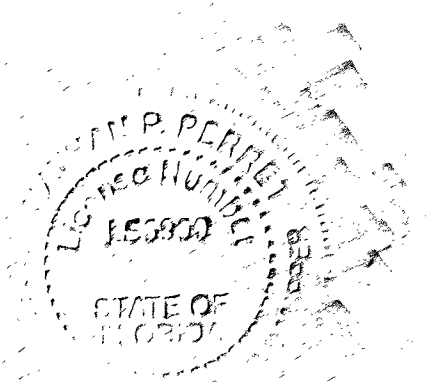
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Lisa Bianchi
COMMISSION NO.: FF178447
MY COMMISSION EXPIRES: 12/14/18



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 CHAPTER 177, PART 1, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 16th DAY OF January, A.D., 2017.
[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS AVERY PARK, 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, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE ACCESS EASEMENTS AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE 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 ADJUTING 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. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES, AS WELL AS TRACTS AND PARCELS FOR ANY USE, AS SHOWN HEREON, THE OBLIGATION THEREFORE WOULD THEN FALL EQUALLY ON THE OWNERS OF ALL LOTS SHOWN ON THIS PLAT.
- (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, 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 OR SERVANTS. 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" (LANDSCAPE TRACT), TRACT "B" (RECREATIONAL AREA) AND TRACT "C" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "D" (PUMP STATION) IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TRACT "E" (LANDSCAPE BUFFER TRACT); TITLE TO TRACT "E" (LANDSCAPE BUFFER TRACT) IS HEREBY RETAINED BY THE 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 THE OWNER, 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. THE OWNER, HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER SAID LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP 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 SAID LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON SAID LANDSCAPE BUFFER TRACT. THE 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 SAID 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 THEREFOR.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SALE 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.

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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

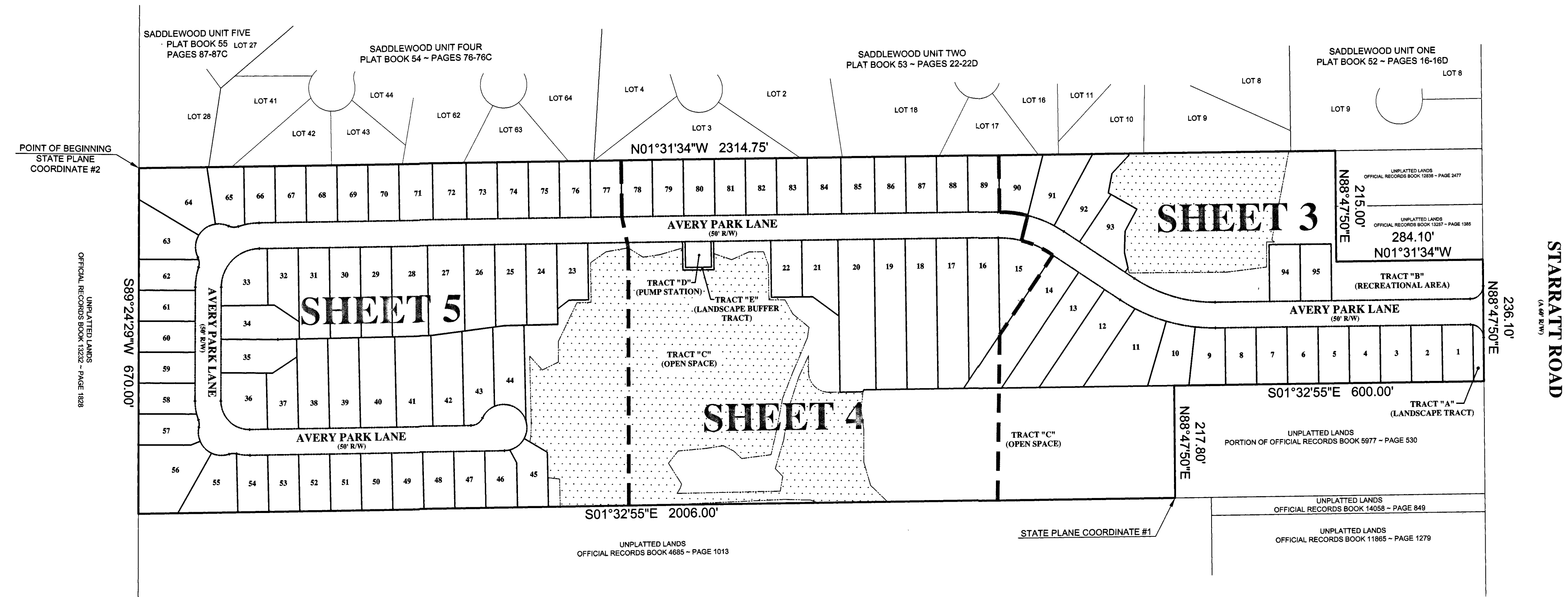
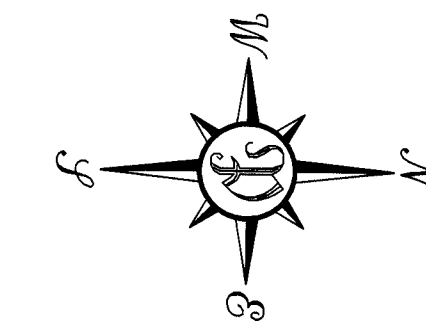
IN WITNESS WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16 DAY OF January, A.D., 2017.

WITNESS: [Signature]
OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
TODD HOLDER
AS ITS DIVISION PRESIDENT

WITNESS: [Signature]
PRINT NAME: Derek Citino
PREPARED BY:
PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD, SUITE #6
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

AVERY PARK

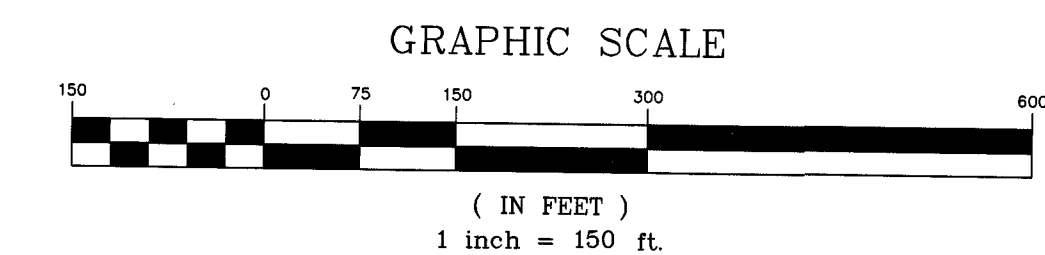
A PORTION OF THE WEST 1/2 OF SECTION 30, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- NOTES:**
- 1.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF STARRATT ROAD AS N88°47'50"E, PER DEED.
 - 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901
 - 3.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
 - 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - 5.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
 - 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 120077-0201H, DATED 6-3-2013 (NAVD-88). 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, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
 - 7.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.
 - 8.) LANDS DEPICTED HEREON ARE SUBJECT TO A GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12918, PAGE 2489, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AS SHOWN HEREON)
 - 9.) LANDS DEPICTED HEREON ARE SUBJECT TO A GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13102, PAGE 1273, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AS SHOWN HEREON)
 - 10.) LANDS DEPICTED HEREON ARE SUBJECT TO DEED OF CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 17819, PAGE 1302, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AS SHOWN HEREON)

- LEGEND**
- DENOTES PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
 - DENOTES PERMANENT CONTROL POINT STAMPED 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
 - CL CENTERLINE
 - R.P. RADIUS POINT
 - (100.1) DENOTES DISTANCE TO EASEMENT
 - JEA-E JEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - O.R.B. OFFICIAL RECORDS BOOK

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2235871.9109	468639.8630	P.R.M. - NORTHEAST CORNER OF TRACT "C"
2	2233859.7217	468024.1093	P.R.M. - SOUTHWEST CORNER OF LOT 64

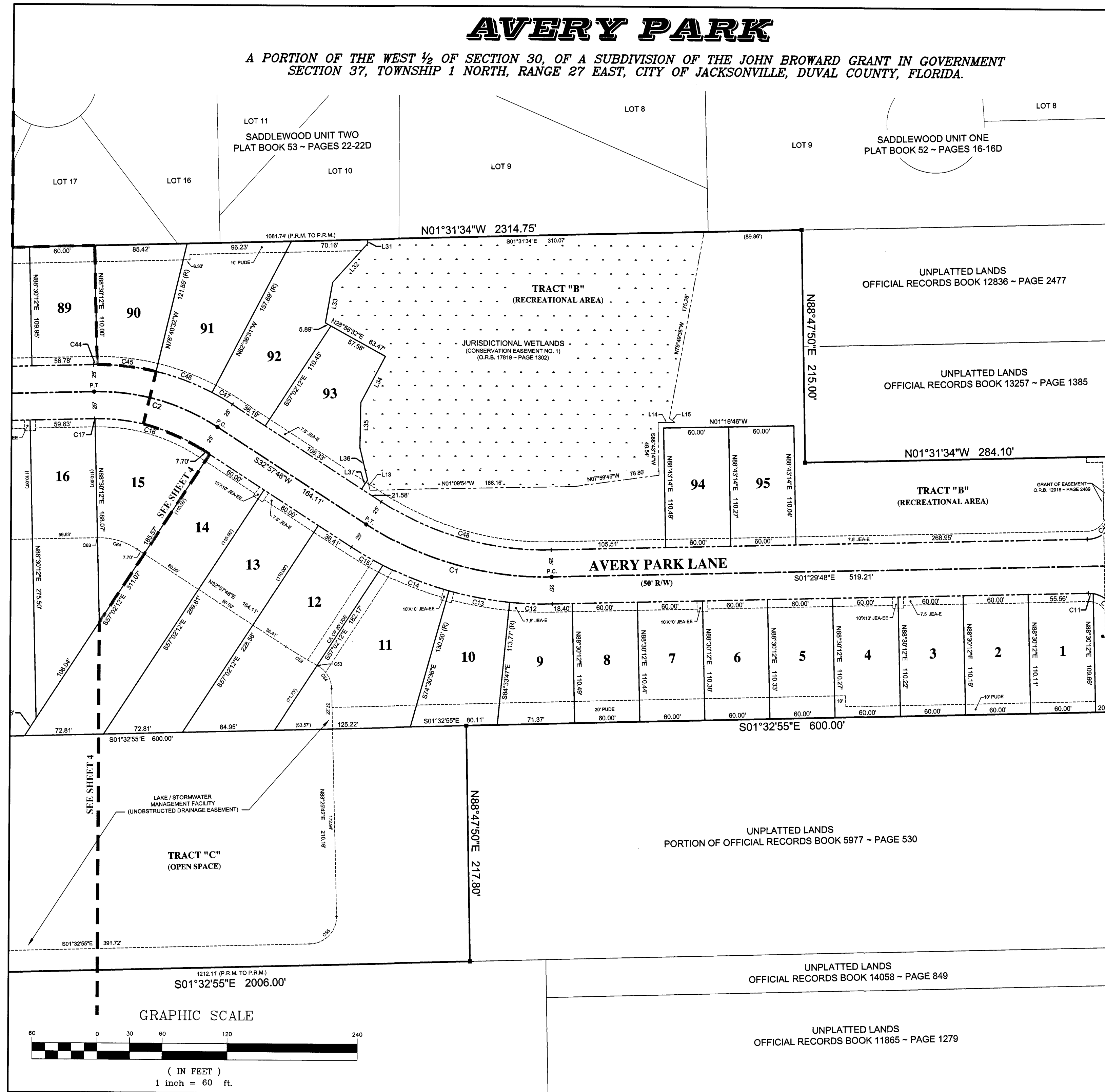


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AVERY PARK

A PORTION OF THE WEST 1/2 OF SECTION 30, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

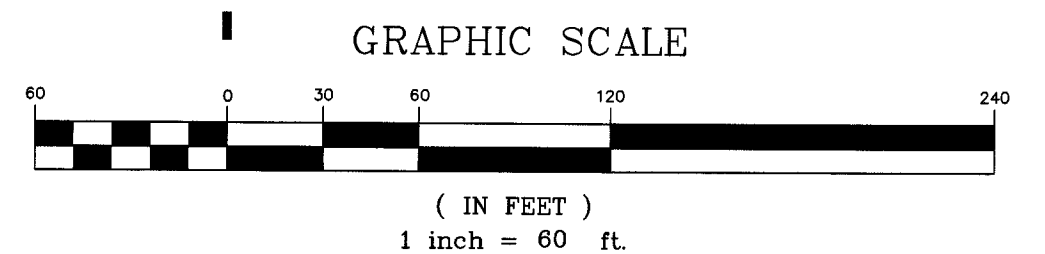
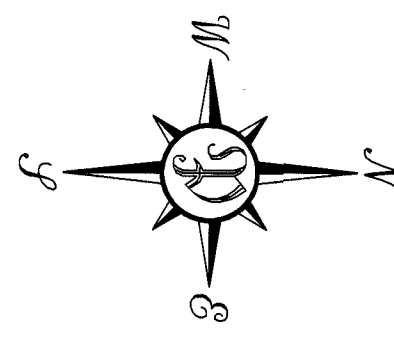
SHEET 3 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	180.43	300.00	34°27'36"	N15°44'00"E	177.72
C2	120.28	200.00	34°27'36"	S15°44'00"W	118.48
C10	34.93	25.00	80°03'20"	S48°46'10"W	32.16
C11	4.47	25.00	10°14'18"	S03°37'21"W	4.46
C12	39.33	325.00	6°56'02"	N01°58'13"E	39.31
C13	57.02	325.00	10°03'11"	N10°27'49"E	56.95
C14	65.46	325.00	11°32'28"	N21°15'39"E	65.35
C15	33.65	325.00	5°55'55"	N29°59'50"E	33.63
C16	104.88	175.00	34°20'23"	S15°47'37"W	103.32
C17	0.37	175.00	0°07'13"	S01°26'11"E	0.37
C44	3.22	225.00	0°49'12"	N01°05'12"E	3.22
C45	54.98	225.00	13°59'59"	S08°19'23"W	54.84
C46	56.24	225.00	14°04'00"	S20°21'23"W	55.10
C47	21.89	225.00	5°34'25"	S30°10'36"W	21.88
C48	165.40	275.00	34°27'36"	N15°44'00"E	162.91
C49	39.14	25.00	89°42'22"	N46°20'59"W	35.28
C52	33.62	435.00	4°28'42"	N30°44'57"E	33.61
C53	0.49	435.00	0°03'54"	N28°30'09"E	0.49
C54	26.16	25.00	59°57'30"	S58°26'57"W	24.98
C55	39.28	25.00	90°01'23"	N46°33'36"W	35.36
C63	0.37	65.00	0°19'26"	S01°20'05"E	0.37
C64	38.73	65.00	34°08'10"	S15°53'43"W	38.16

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	9.79	N76°23'28"E
L14	15.49	N01°16'46"W
L15	6.29	S35°30'24"W
L31	3.74	N88°28'26"E
L32	48.08	S48°06'44"E
L33	38.07	S80°14'03"E
L34	48.33	S62°19'43"E
L35	41.64	S89°10'01"E
L36	30.69	N78°23'28"E
L37	10.00	S57°02'12"E

STARRATT ROAD
(A 60' R/W)

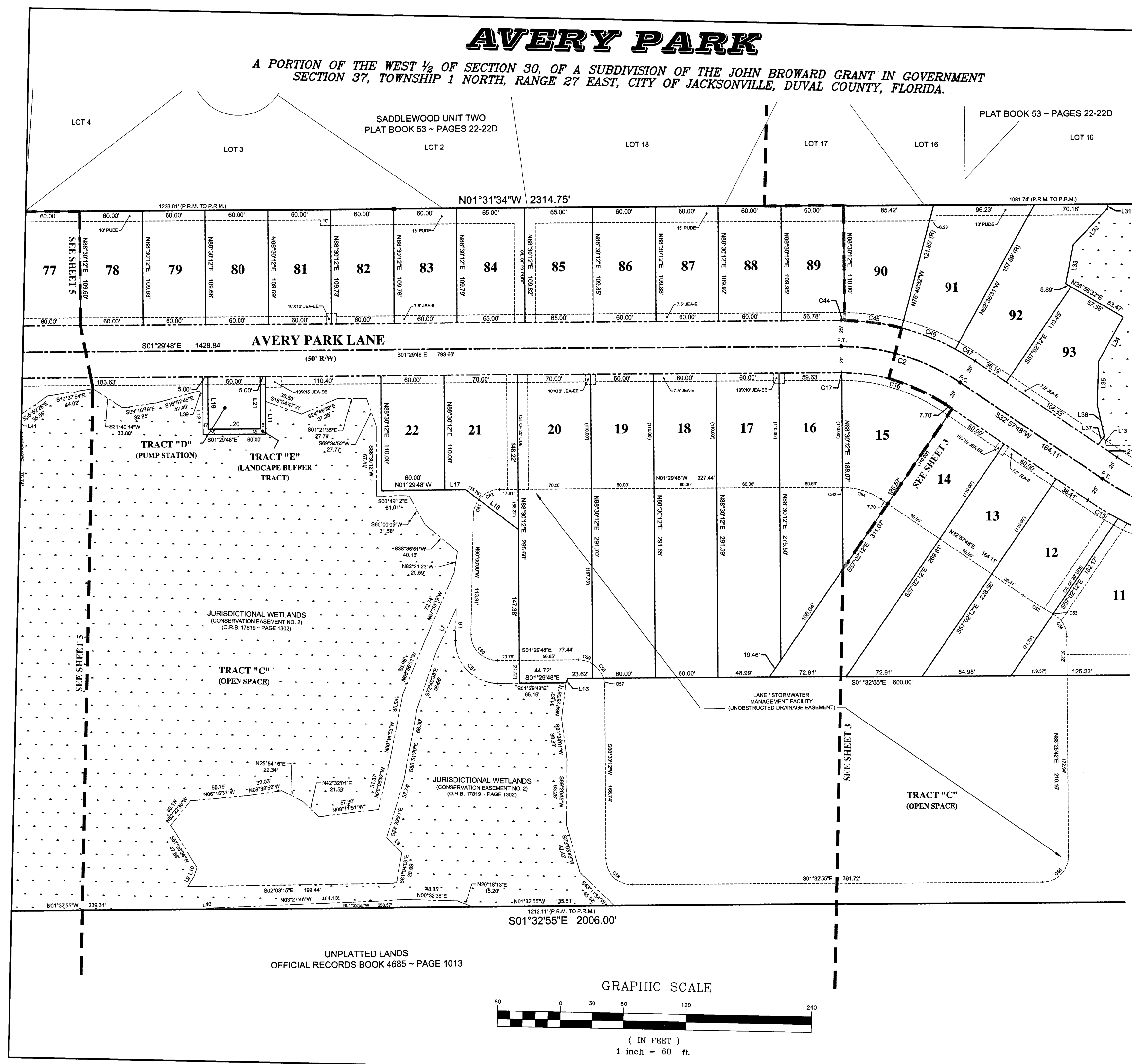
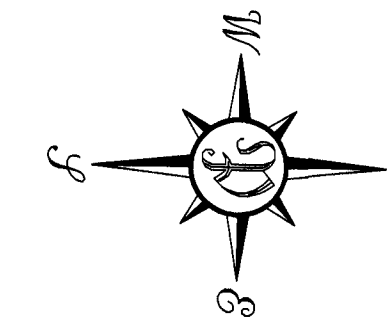


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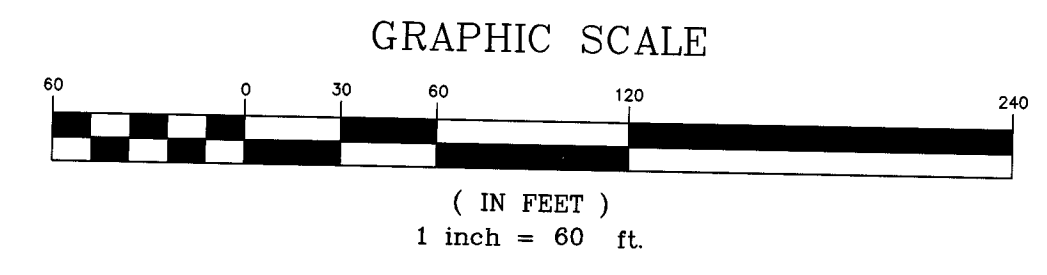
A PORTION OF THE WEST 1/2 OF SECTION 30, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	120.29	200.00	34°27'36"	S15°44'00"W	118.48'
C15	33.85	325.00	5°55'55"	N29°59'50"E	33.63'
C16	104.88	175.00	34°20'23"	S15°47'37"W	103.32'
C17	0.37	175.00	0°07'13"	S01°28'11"E	0.37'
C44	3.22	225.00	0°49'12"	S01°05'12"E	3.22'
C45	54.98	225.00	13°59'59"	S06°19'23"W	54.84'
C46	55.24	225.00	14°04'00"	S20°21'23"W	55.10'
C47	21.89	225.00	5°34'25"	S30°10'36"W	21.88'
C51	63.88	40.00	91°29'48"	N44°15'06"E	57.30'
C52	33.62	435.00	4°25'42"	N30°44'57"E	33.61'
C53	0.49	435.00	0°03'54"	N28°30'09"E	0.49'
C54	26.16	25.00	59°57'30"	S58°26'57"W	24.98'
C55	39.28	25.00	90°01'23"	N48°33'36"W	35.36'
C56	39.29	25.00	90°03'07"	N43°26'38"E	35.37'
C57	7.28	25.00	16°41'18"	S80°09'33"W	7.28'
C58	17.91	25.00	41°02'10"	S51°17'49"W	17.53'
C59	14.08	25.00	32°16'32"	S14°36'28"W	13.90'
C60	39.92	25.00	91°29'48"	N44°15'06"E	35.81'
C61	15.98	25.00	38°37'29"	S71°41'15"E	15.71'
C62	22.64	25.00	51°52'43"	S27°26'09"E	21.87'
C63	0.37	65.00	0°19'28"	S01°20'05"E	0.37'
C64	38.73	65.00	34°08'10"	S15°53'43"W	38.16'

LINE #	LENGTH	DIRECTION
L6	30.84'	N90°00'00"W
L7	45.11'	S68°11'12"E
L8	20.82'	N45°19'51"E
L9	11.91'	N60°13'50"W
L10	8.45'	N72°33'05"W
L11	31.29'	N88°30'12"E
L12	38.01'	S88°30'12"W
L13	9.79'	N76°23'28"E
L16	4.21'	S68°15'29"E
L17	20.00'	N01°29'48"W
L18	62.94'	N35°53'56"E
L19	50.00'	N88°30'12"E
L20	50.00'	S01°29'48"E
L21	50.00'	N88°30'12"E
L31	3.74'	N88°28'26"E
L32	48.08'	S48°06'44"E
L33	38.07'	S80°14'03"E
L34	48.33'	S62°19'43"E
L35	41.64'	S88°10'01"E
L36	30.89'	N76°23'28"E
L37	10.00'	S57°02'12"E
L39	5.13'	S46°59'48"W
L40	11.69'	N07°52'59"W



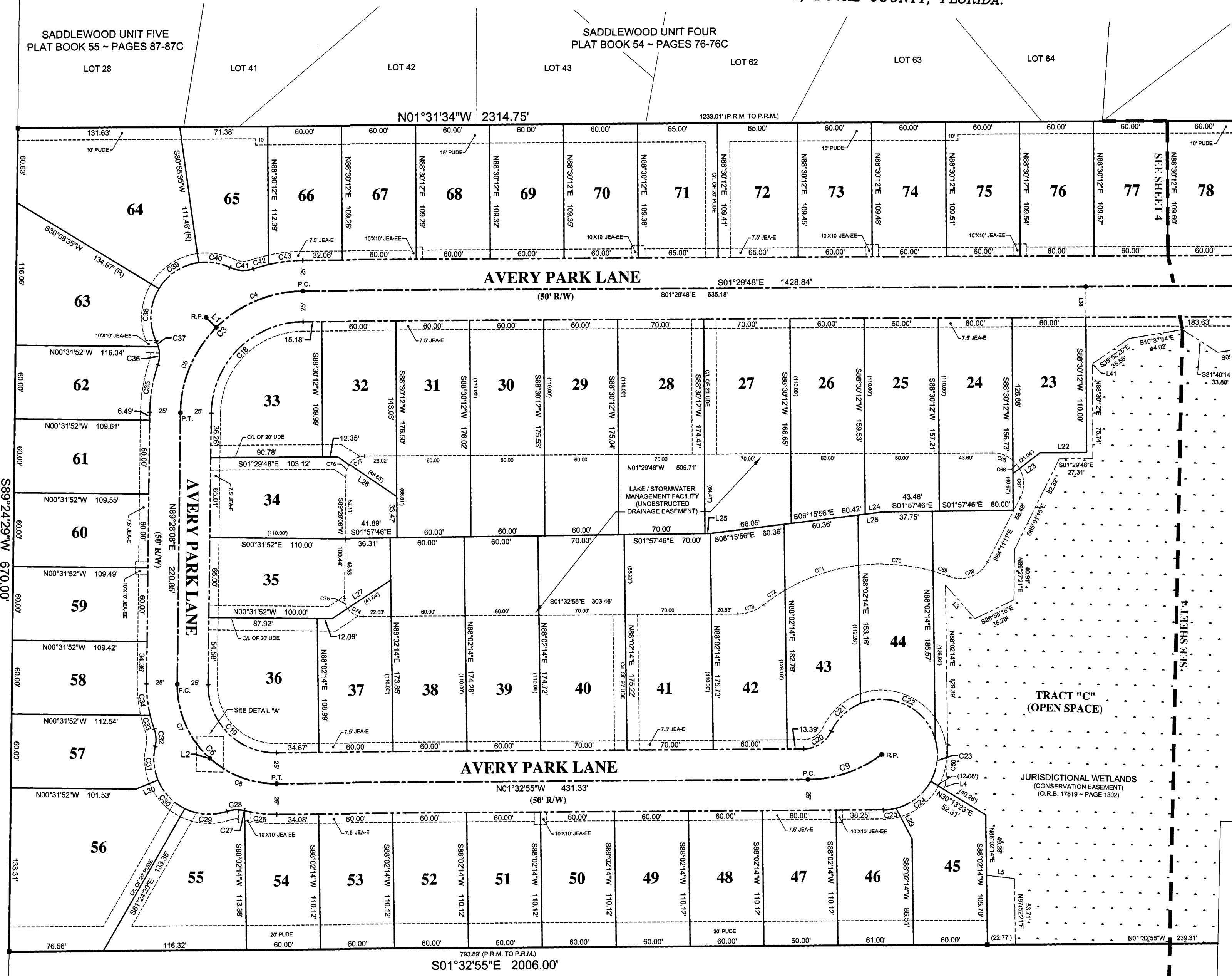
PREPARED BY:
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5627 ATLANTIC BOULEVARD, SUITE #6
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

PUD ORDINANCE #: 2015-843-E PLAT AND PLANS CITY DEV.#: 9234.000

AVERY PARK

A PORTION OF THE WEST 1/2 OF SECTION 30, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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

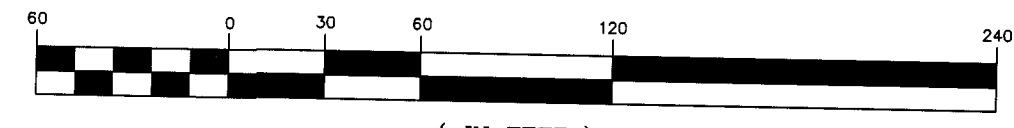


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	155.39'	100.00'	89°02'04"	S46°00'50"E	140.22'
C4	78.28'	100.00'	44°51'11"	S23°52'24"E	76.30'
C5	77.11'	100.00'	44°10'53"	S68°26'26"E	75.21'
C6	127.08'	80.00'	91°01'03"	N43°57'37"E	114.14'
C7	67.74'	80.00'	48°30'59"	N65°12'39"E	65.74'
C8	59.34'	80.00'	42°30'04"	N19°42'07"E	57.99'
C9	64.33'	100.00'	36°51'31"	N19°58'41"W	63.23'
C18	116.55'	75.00'	89°02'04"	S46°00'50"E	105.17'
C19	87.37'	55.00'	91°01'03"	N43°57'37"E	78.47'
C20	28.19'	25.00'	64°36'45"	N33°51'17"W	26.72'
C21	33.43'	45.00'	42°33'33"	S44°52'54"E	32.66'
C22	75.67'	45.00'	96°20'33"	S24°34'09"W	67.06'
C23	35.17'	45.00'	44°46'40"	N84°52'14"W	34.28'
C24	36.54'	45.00'	46°31'26"	N39°13'11"W	35.54'
C25	10.29'	45.00'	13°06'11"	N09°24'23"W	10.27'
C26	26.22'	105.00'	14°18'29"	N05°36'20"E	26.15'
C27	0.23'	105.00'	0°07'31"	N12°49'19"E	0.23'
C28	14.33'	25.00'	32°50'15"	S03°32'03"E	14.13'
C29	35.16'	45.00'	44°46'08"	N02°25'53"E	34.27'
C30	32.70'	45.00'	41°38'12"	N45°38'02"E	31.99'
C31	27.81'	45.00'	35°24'20"	N84°09'16"E	27.37'
C32	14.33'	25.00'	32°50'15"	S85°26'21"W	14.13'
C33	11.57'	105.00'	6°18'54"	N72°10'40"E	11.57'
C34	25.90'	105.00'	14°08'01"	N62°24'08"E	25.84'
C35	39.36'	125.00'	16°02'33"	S81°30'38"E	39.20'
C36	15.02'	25.00'	34°25'42"	N89°42'10"W	14.80'
C37	4.44'	25.00'	10°10'24"	S67°59'47"W	4.43'
C38	44.95'	45.00'	57°14'00"	S88°28'25"E	43.11'
C39	39.89'	45.00'	50°47'00"	S34°27'55"E	38.59'
C40	26.28'	45.00'	33°27'51"	S07°39'31"W	25.91'
C41	19.46'	25.00'	44°38'08"	N02°05'24"E	18.97'
C42	12.65'	125.00'	5°47'54"	S17°18'42"E	12.64'
C43	28.16'	125.00'	12°54'57"	S07°57'16"E	28.12'
C45	33.88'	227.88'	8°31'04"	N87°42'14"W	33.85'
C46	17.77'	25.00'	40°43'20"	S16°51'52"W	17.40'
C47	8.87'	25.00'	19°52'10"	S49°09'37"W	8.63'
C48	24.75'	25.00'	56°43'07"	S67°27'16"W	23.75'
C49	36.50'	25.00'	83°38'56"	N22°14'37"W	33.34'
C50	13.97'	155.00'	5°09'44"	S16°52'53"W	13.96'
C51	60.62'	155.00'	22°24'30"	S03°05'46"W	60.23'
C52	63.49'	155.00'	23°28'06"	S19°50'31"E	63.04'
C53	21.18'	155.00'	7°49'41"	S35°29'25"E	21.16'
C54	23.12'	35.00'	37°51'20"	N20°28'35"W	22.71'
C55	15.01'	15.00'	57°19'06"	N27°06'38"E	14.39'
C56	8.82'	15.00'	33°41'57"	N72°37'10"E	8.70'
C57	8.84'	15.00'	33°47'03"	S73°38'20"E	8.72'
C58	14.46'	15.00'	55°15'01"	S29°07'18"E	13.91'

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 13232 - PAGE 1828

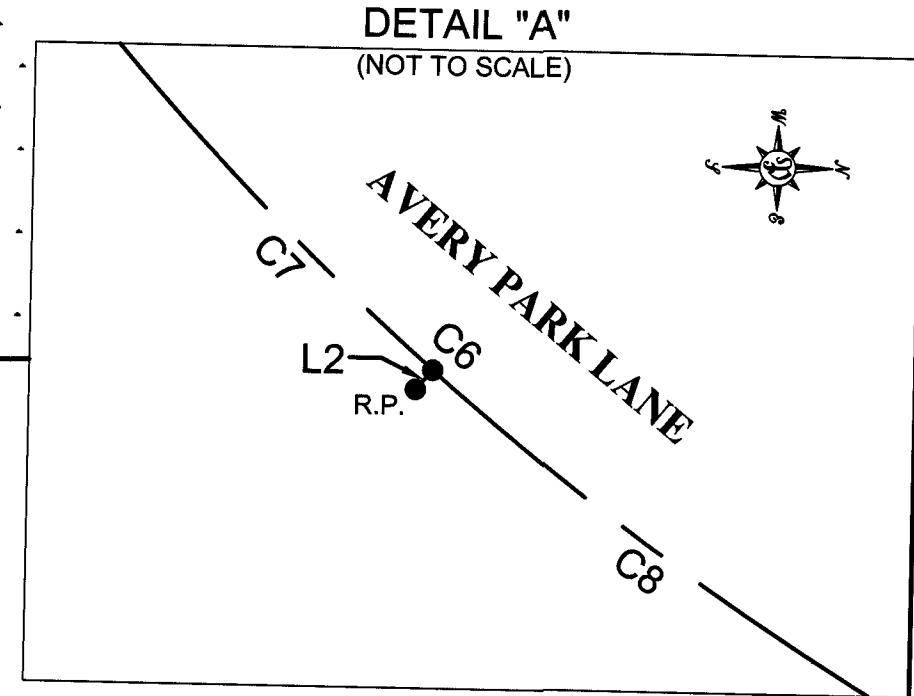
UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4685 - PAGE 1013

GRAPHIC SCALE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.57'	N43°39'01"E
L2	0.67'	S49°03'10"E
L3	36.26'	S47°43'04"W
L4	3.15'	S63°18'16"E
L5	22.80'	N05°16'15"E
L22	37.78'	S01°29'48"E
L23	27.90'	N38°43'11"W
L24	16.64'	S08°15'56"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	4.41'	S01°57'46"E
L26	57.98'	S33°14'05"W
L27	56.89'	S34°14'57"E
L28	22.39'	S08°15'56"E
L29	28.07'	N61°26'56"E
L30	19.46'	S23°32'52"E
L38	25.00'	S88°30'12"W
L41	1.99'	S72°53'44"E



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