

AZALEA HILLS PHASE 2

A PORTION OF SECTION 10, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT BOOK 79 PAGE 139

SHEET 1 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS AZALEA HILLS PHASE 2, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY AND BEING ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, 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 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:

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 ABUTTING OWNERS, 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 FOR THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVELS 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, 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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN AZALEA HILLS PHASE 2. OWNERS 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 "H" (DRAINAGE), TRACT "I" (SWMF) AND TRACT "J" (CONSERVATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNER'S 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. UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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

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 OWNER'S 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 30th DAY OF June, 2022.

Jim Seidler
WITNESS

PRINT NAME: Jim Friedler
WITNESS

PRINT NAME: Derek Chino

OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: *Todd Holder*
TODD HOLDER
ITS DIVISION PRESIDENT

CAPTION

A PORTION OF SECTION 10, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10, OF SAID SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37; THENCE N89°15'57"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 10 AND ALSO BEING THE SOUTH LINE OF NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,235.17 FEET TO A POINT ON THE NORTHWEST CORNER OF TRACT "A", AZALEA HILLS AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 76, PAGES 14-23 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE WEST AND SOUTH LINE OF SAID TRACT "A", THE FOLLOWING THREE (3) COURSES: COURSE ONE (1): S00°45'09"E, A DISTANCE OF 120.00 FEET; COURSE TWO (2): N89°14'51"E, A DISTANCE OF 14.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE THREE (3): N07°00'00"E, A DISTANCE OF 11.00 FEET; COURSE FOUR (4): S19°06'59"W, 48.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GILLESPIE AVENUE (A 66 FOOT RIGHT OF WAY AS PER OFFICIAL RECORDS VOLUME 135, PAGE 112 OF SAID CURRENT PUBLIC RECORDS); THENCE S00°52'19"E, A DISTANCE OF 125.05 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID AZALEA HILLS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE NORTH AND WEST LINE OF SAID AZALEA HILLS THE FOLLOWING SIX (6) COURSES: COURSE ONE (1): NORTHWESTERLY, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.22 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°08'44"W, 35.53 FEET TO A POINT OF TANGENCY; COURSE TWO (2): S89°14'51"W, A DISTANCE OF 125.05 FEET; COURSE THREE (3): S00°52'19"E, A DISTANCE OF 394.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; COURSE FOUR (4): SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.19 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°54'35"W, 38.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.21 FEET; COURSE FIVE (5): SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 390.17 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S47°18'09"W, 387.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 110.00 FEET; COURSE SIX (6): SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 49.14 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S19°06'59"W, 48.73 FEET; THENCE S89°10'08"W, DEPARTING SAID WEST LINE OF AZALEA HILLS, A DISTANCE OF 805.08 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 10; THENCE N01°34'02"W, ALONG SAID SAID WEST LINE, A DISTANCE OF 828.81 FEET TO THE POINT OF BEGINNING.

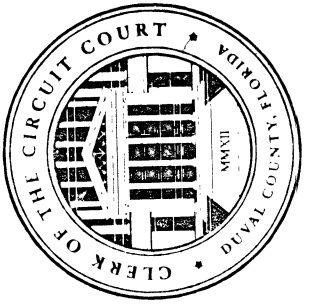
CONTAINING 20.31 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 79, PAGES 139-142, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

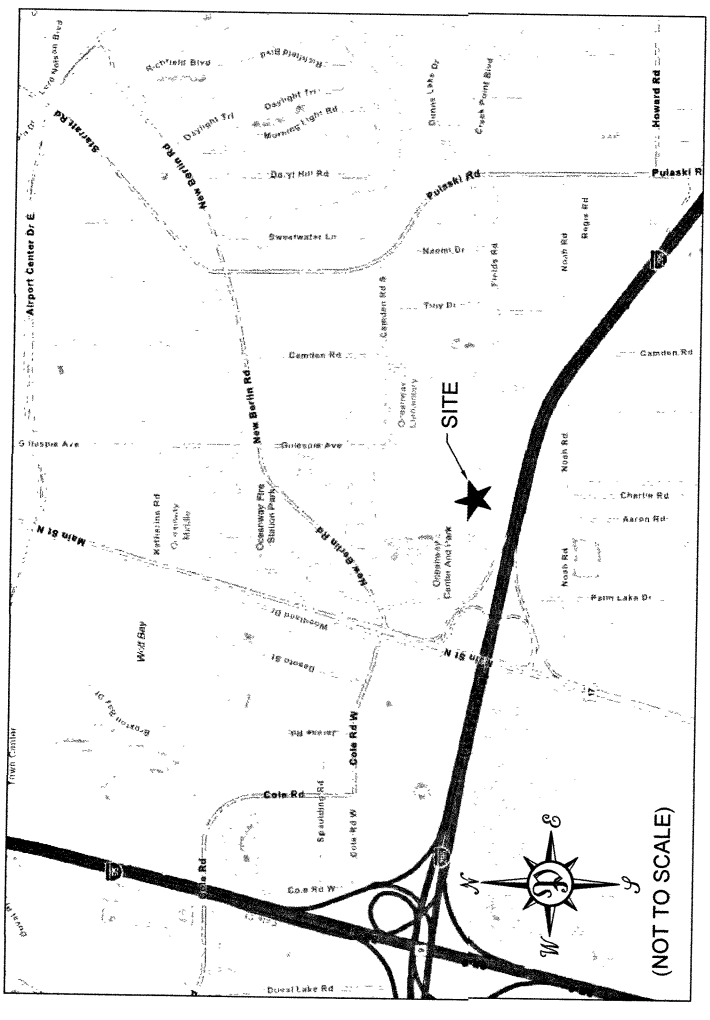
SIGNED THIS 29th DAY OF JULY, 2022.

CLERK OF THE CIRCUIT COURTS
Judy Richlin
Judy Richlin
DEPUTY CLERK



Robert Smukowski
ROBERT SMUKOWSKI
DEPUTY CLERK

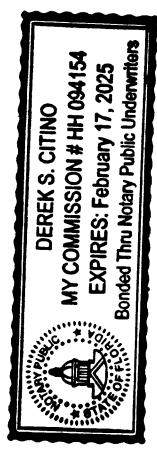
VICINITY MAP



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR E-ONLINE NOTARIZATION, THIS 30th DAY OF June, 2022, 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 AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Derek S. Chino
Derek S. Chino
COMMISSION NO.: HH094154
MY COMMISSION EXPIRES: 2/17/25



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 27th DAY OF July, 2022.

John Pappas
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 26th DAY OF July, 2022.

Danny S. Wheeler
DANNY S. WHEELER, P.L.S.
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 54-17.52, F.A.C. AND SECTION 654.10, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 29th DAY OF June, 2022.

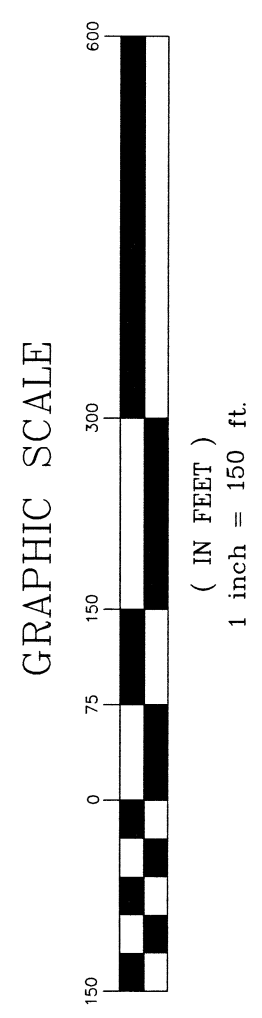
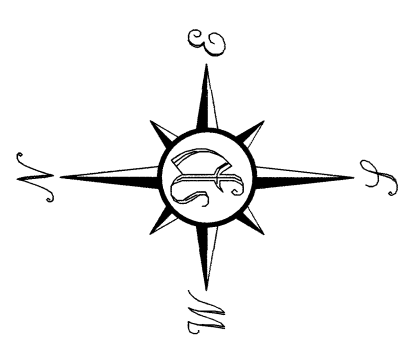
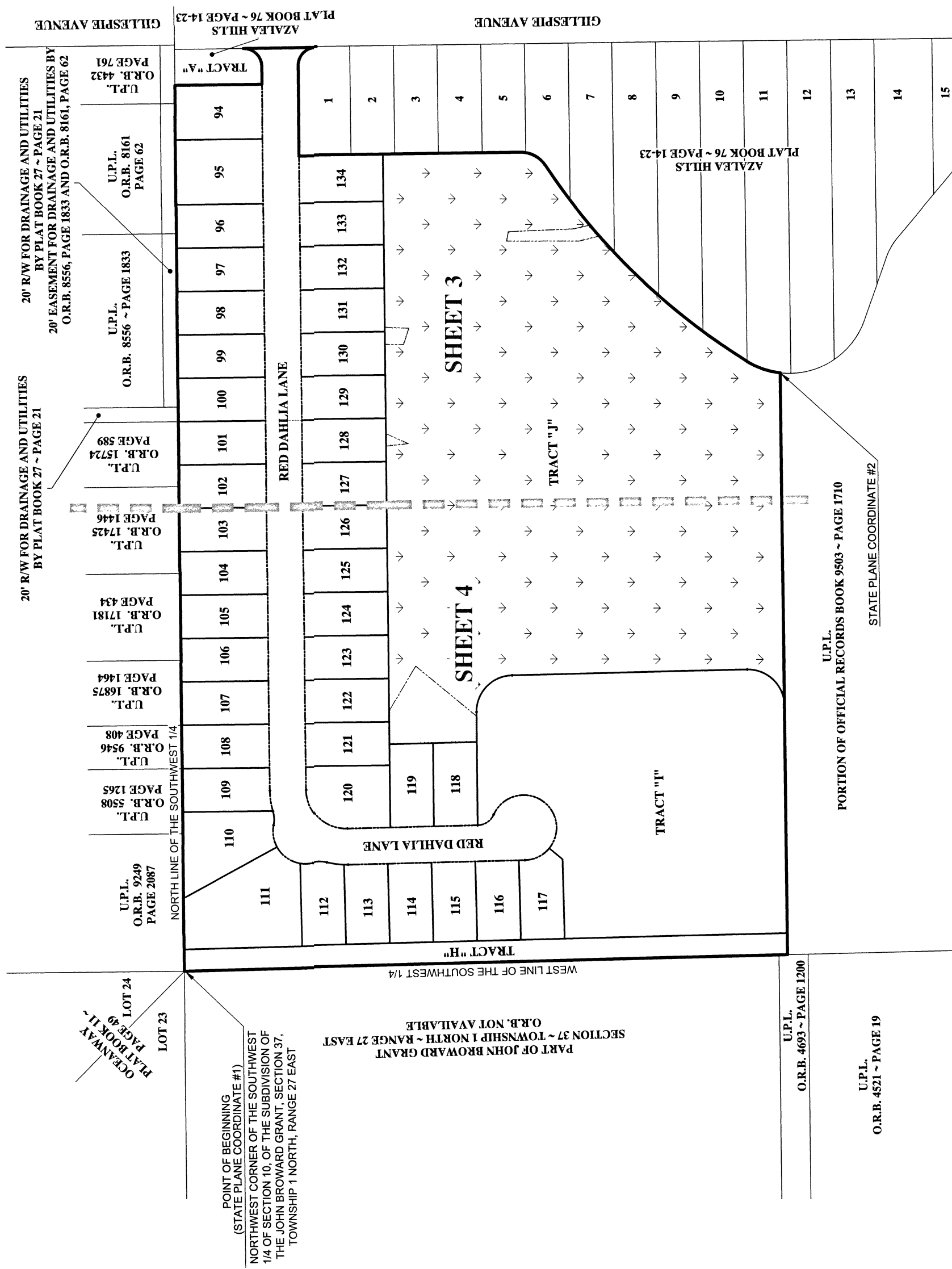
Nathan P. Perret
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

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

AZALEA HILLS PHASE 2

A PORTION OF SECTION 10, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 4 SHEETS



POINT	NORTHING	EASTING	DESCRIPTION
1	2228322.1287	457632.7582	POINT OF BEGINNING
2	2227505.3070	458460.4253	SOUTHEAST CORNER OF TRACT "J"

- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES FD, PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT REFERENCE MONUMENT NO. I.D.
 - DENOTES SET #5 REBAR STAMPED P.R.M. L.B. 6715
 - DENOTES TABULATED CURVE DATA
 - C1 DENOTES TABULATED CURVE DATA
 - L1 DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - RIGHT-OF-WAY
 - C/L CENTERLINE
 - CB CHORD BEARING
 - Δ DELTA
 - R.P. RADIUS POINT
 - (100.1) DENOTES DISTANCE TO EASEMENT
 - JEA EASEMENT
 - JEA EE EASEMENT
 - O.F.B. OFFICIAL RECORDS BOOK
 - P.O.B. POINT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - TOB TOP OF BANK
 - UDE UNOBSERVED DRAINAGE EASEMENT
 - MAE MAINTENANCE AND ACCESS EASEMENT
 - U.P.L. UNPLATTED LANDS
 - SWMF STORMWATER MANAGEMENT FACILITY
 - WETLANDS
 - UPLAND BUFFER

GENERAL NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF GILLESPIE AVENUE AS S00°52'19".
- 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 (NAD83), FLORIDA EAST ZONE 0901.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 UNOBSERVED EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY PERMANENT IMPROVEMENTS, WHICH MAY IMPED 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) 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 SERVICES DIVISION.
- 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 8) LANDS SHOWN HEREON ARE SUBJECT TO A 30' DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1966, PAGE 145 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (TRACT "H")

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

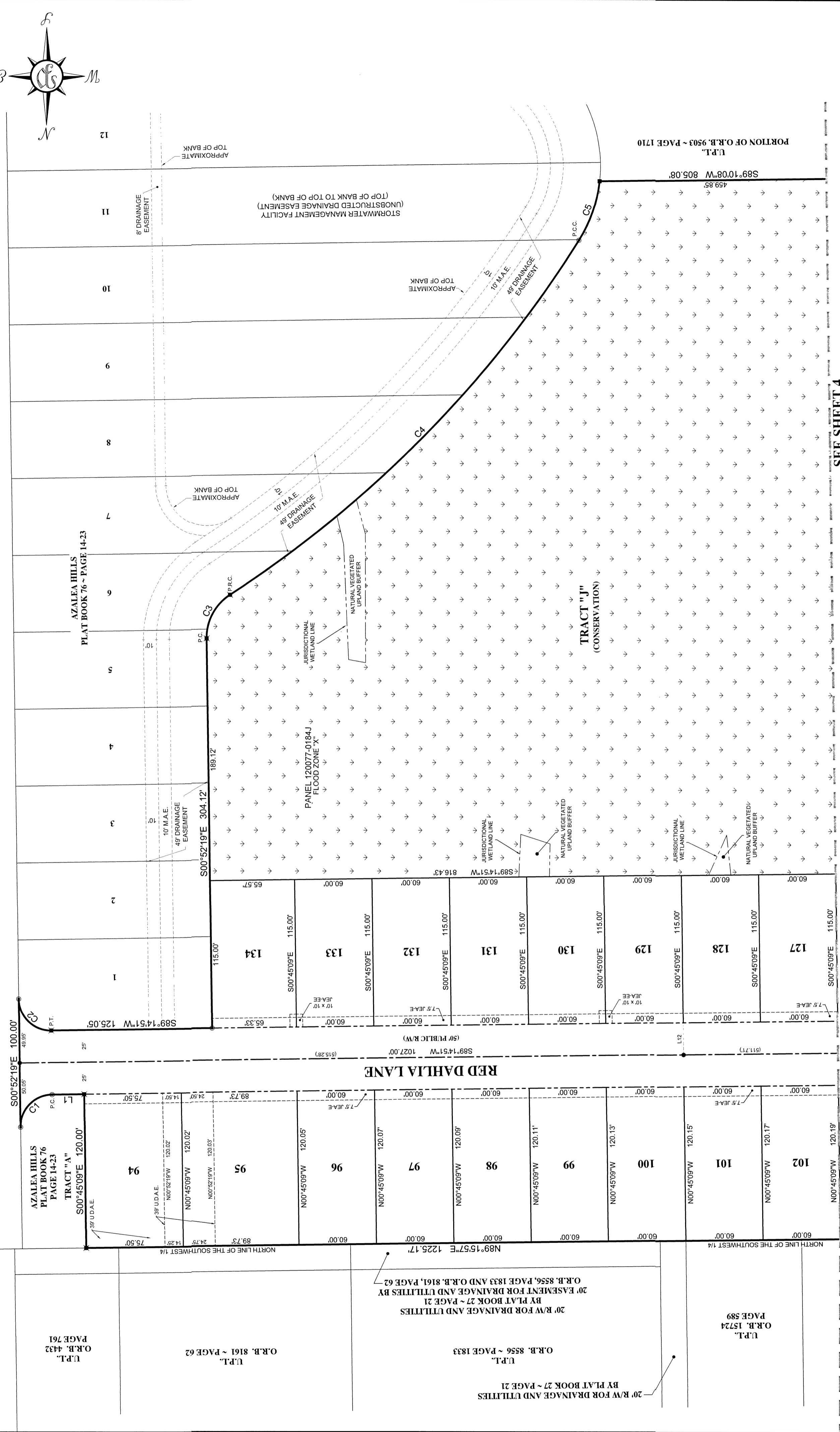
AZALEA HILLS PHASE 2

A PORTION OF SECTION 10, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

GILLESPIE AVENUE
(60' R/W BY PLAT BOOK 27 - PAGE 21)

GILLESPIE AVENUE
(60' R/W BY O.R.B. 155 - PAGE 112)

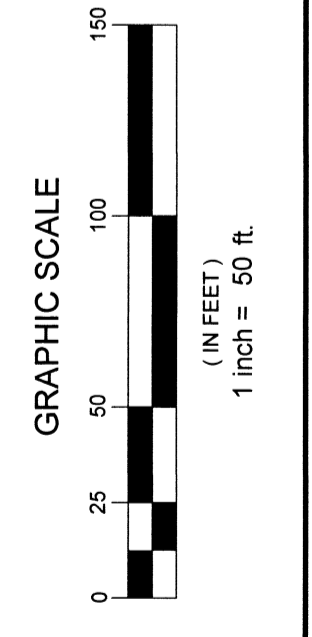


SEE SHEET 4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.32	25.00	90°07'10"	N44°11'16"E	35.39
C2	39.22	25.00	89°52'50"	N45°48'44"W	35.32
C3	40.19	40.00	57°33'49"	S27°54'35"W	38.52
C4	390.17	902.21	24°46'41"	S44°18'09"W	387.13
C5	49.14	110.00	25°35'40"	S19°06'59"W	48.73

SEE SHEET 4

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.95'	N88°14'51"E
L2	25.00'	N00°45'09"W



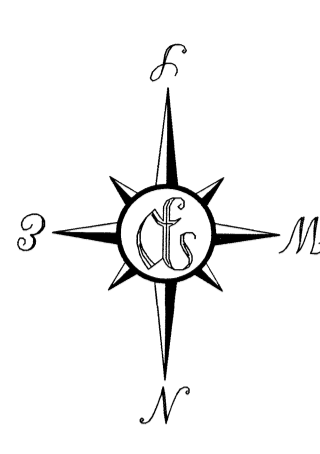
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

AZALEA HILLS PHASE 2

A PORTION OF SECTION 10, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

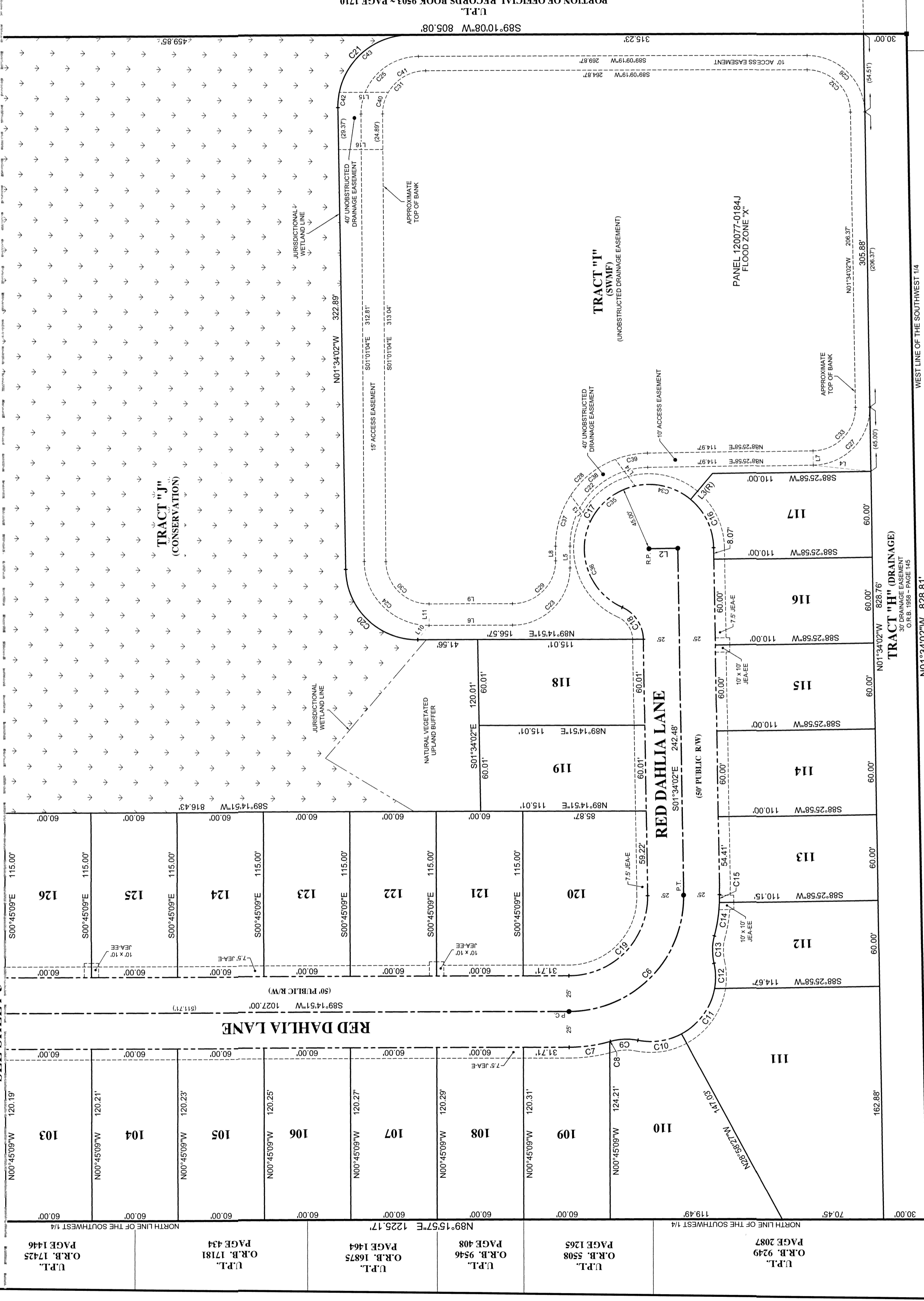
PLAT BOOK 79 PAGE 142

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



SEE SHEET 3

SEE SHEET 3

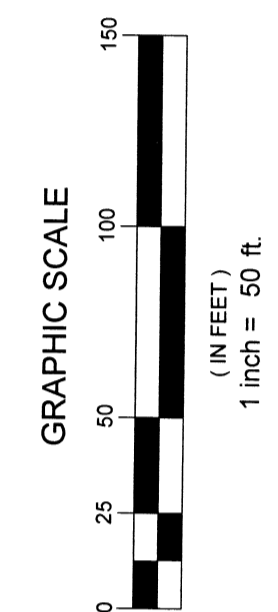


CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	126.80'	80.00'	80°46'53"	S43°50'24"W	113.84'
C7	28.64'	105.00'	15°37'41"	N81°26'00"E	28.55'
C8	0.58'	105.00'	0°19'05"	N73°27'37"E	0.58'
C9	19.25'	40.00'	27°34'28"	N87°05'18"E	19.07'
C10	31.30'	45.00'	39°50'59"	N80°57'03"E	30.67'
C11	40.49'	45.00'	51°33'01"	N35°15'03"E	39.14'
C12	17.81'	45.00'	22°40'17"	N01°51'36"W	17.69'
C13	19.25'	40.00'	27°34'28"	N00°35'30"E	19.07'
C14	23.63'	105.00'	12°53'42"	N07°55'53"E	23.58'
C15	5.59'	105.00'	3°03'04"	N00°02'30"W	5.59'
C16	38.55'	45.00'	49°05'21"	N26°06'43"W	37.39'
C17	153.57'	45.00'	185°32'02"	S31°34'36"W	88.17'
C18	28.20'	25.00'	64°37'23"	S33°52'44"E	26.73'
C19	87.18'	55.00'	90°46'53"	S43°50'24"W	76.33'
C20	77.83'	50.00'	89°11'07"	N45°09'36"W	70.21'
C21	79.18'	50.00'	90°44'11"	N43°48'03"E	71.16'
C22	65.61'	55.00'	89°11'07"	N43°50'24"E	77.23'
C23	62.83'	40.00'	90°00'00"	N44°14'51"E	56.57'
C24	70.48'	45.00'	89°44'05"	S45°53'07"E	63.49'
C25	62.95'	40.00'	90°10'24"	S44°04'08"W	56.65'
C26	62.33'	40.00'	89°16'38"	N46°12'22"W	56.21'
C27	62.83'	40.00'	90°00'00"	N43°25'58"E	56.57'
C28	101.18'	65.00'	89°11'07"	N43°50'24"E	91.27'
C29	47.12'	30.00'	90°00'00"	N44°14'51"E	42.43'
C30	46.74'	30.00'	89°16'07"	S46°07'19"E	42.15'
C31	47.21'	30.00'	90°10'24"	S44°04'08"W	42.49'
C32	46.75'	30.00'	89°16'38"	N46°12'22"W	42.16'
C33	47.12'	30.00'	90°00'00"	N43°25'58"E	42.43'
C34	41.21'	45.00'	52°28'18"	S76°53'32"E	39.79'
C35	41.50'	45.00'	52°50'02"	N50°27'19"E	40.04'
C36	70.87'	45.00'	90°13'42"	N21°04'34"W	63.77'
C37	37.57'	65.00'	33°06'48"	N15°48'14"E	37.05'
C38	40.71'	65.00'	35°52'59"	N50°16'09"E	40.09'
C39	22.80'	65.00'	20°11'20"	N78°20'17"E	22.79'
C40	15.82'	30.00'	30°12'17"	N14°05'04"E	15.63'
C41	31.40'	30.00'	59°58'07"	N59°10'16"E	29.99'
C42	10.70'	50.00'	12°15'44"	N04°33'49"E	10.69'
C43	68.48'	50.00'	78°28'27"	N49°55'55"E	63.25'

LINE #	LENGTH	DIRECTION
L2	20.00'	N88°25'58"E
L3(F)	23.71'	N39°20'37"E
L4	40.31'	S84°26'32"E
L5	15.24'	N00°45'09"W
L6	57.74'	N89°14'51"E
L7	10.00'	N01°34'02"W
L8	10.24'	N00°45'09"W
L9	57.74'	N89°14'51"E
L10	12.76'	S37°38'51"W
L11	15.00'	S00°45'09"E
L13	23.01'	S36°57'03"E
L14	23.12'	S36°57'03"E
L15	34.08'	N89°16'17"E
L16	30.77'	N89°16'17"E

U.P.L.
O.R.B. 4693 -
PAGE 1200

U.P.L.
PART OF JOHN BROWARD GRANT
SECTION 37 - TOWNSHIP 1 NORTH - RANGE 27 EAST
O.R.B. NOT AVAILABLE



OCEANWAY
PLAT BOOK 11 -
PAGE 49
LOT 24

U.P.L.
O.R.B. 9249
PAGE 2087

U.P.L.
O.R.B. 5508
PAGE 1265

U.P.L.
O.R.B. 9546
PAGE 408

U.P.L.
O.R.B. 16875
PAGE 146

U.P.L.
O.R.B. 17181
PAGE 434

U.P.L.
O.R.B. 17425
PAGE 146

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

PLANS CITY DEV.# : 9821.001 PLAT CITY DEV.# : 9821.001