

# BELLBROOKE PHASE 1

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

### CAPTION

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE NORTH 00°19'43" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SECTION 20, A DISTANCE OF 1712.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°33'36" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 184.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 180.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°35'52" WEST, 162.19 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°45'19" WEST, A DISTANCE OF 2.33 FEET; THENCE SOUTH 55°14'41" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 21°26'20" WEST, A DISTANCE OF 60.17 FEET; THENCE SOUTH 34°45'19" EAST, A DISTANCE OF 96.14 FEET; THENCE SOUTH 55°33'28" WEST, A DISTANCE OF 665.06 FEET; THENCE NORTH 34°26'32" WEST, A DISTANCE OF 121.00 FEET; THENCE NORTH 36°10'49" WEST, A DISTANCE OF 50.02 FEET; THENCE NORTH 34°26'32" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 55°33'28" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 66°52'04" WEST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 55°33'28" WEST, A DISTANCE OF 77.28 FEET TO THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°10'45" EAST, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19461, PAGE 1655 AND OFFICIAL RECORDS BOOK 5576, PAGE 422 OF SAID PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1919.94 FEET; THENCE NORTH 56°29'56" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 12.03 FEET; THENCE NORTH 73°26'48" WEST, A DISTANCE OF 10.43 FEET TO THE SOUTHEASTLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 100' RIGHT OF WAY); THENCE NORTH 56°29'56" EAST, ALONG SAID SOUTHEASTLY RIGHT OF WAY LINE, A DISTANCE OF 103.25 FEET; THENCE SOUTH 23°28'56" EAST, DEPARTING SAID SOUTHEASTLY RIGHT OF WAY LINE, A DISTANCE OF 8.12 FEET; THENCE NORTH 56°29'56" EAST, A DISTANCE OF 176.66 FEET; THENCE SOUTH 00°10'45" WEST, A DISTANCE OF 594.56 FEET; THENCE SOUTH 89°39'57" WEST, A DISTANCE OF 116.00 FEET; THENCE SOUTH 00°20'03" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°39'57" EAST, A DISTANCE OF 379.08 FEET; THENCE SOUTH 00°08'39" WEST, A DISTANCE OF 123.20 FEET; THENCE SOUTH 89°33'59" EAST, A DISTANCE OF 12.95 FEET; THENCE SOUTH 62°17'28" EAST, A DISTANCE OF 157.23 FEET; THENCE NORTH 87°21'47" EAST, A DISTANCE OF 94.06 FEET; THENCE NORTH 84°56'00" EAST, A DISTANCE OF 110.49 FEET; THENCE SOUTH 51°57'15" EAST, A DISTANCE OF 72.77 FEET; THENCE SOUTH 81°16'47" EAST, A DISTANCE OF 66.54 FEET TO THE WESTERLY PROJECTION OF THE SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20693, PAGE 425, OF SAID PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY PROJECTION AND THE SAID SOUTH LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES, COURSE NO. 1: SOUTH 69°05'27" EAST, A DISTANCE OF 66.63 FEET; COURSE NO. 2: SOUTH 50°30'08" EAST, A DISTANCE OF 153.43 FEET; COURSE NO. 3: SOUTH 87°58'25" EAST, A DISTANCE OF 124.57 FEET; COURSE NO. 4: SOUTH 34°47'21" EAST, 9.90 FEET; COURSE NO. 5: NORTH 62°27'49" EAST, A DISTANCE OF 27.96 FEET; COURSE NO. 6: SOUTH 67°48'48" EAST, A DISTANCE OF 115.3 FEET TO SAID EAST LINE OF THE WEST 1/2 OF SECTION 20; THENCE SOUTH 00°19'43" WEST, ALONG SAID EAST LINE, A DISTANCE OF 449.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 34.36 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DFC BELLBROOKE, LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY ARE SOMETIME COLLECTIVELY REFERRED TO HEREIN AS "OWNER". EACH AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ARE COLLECTIVELY THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BELLBROOKE PHASE 1, 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.

RIGHTS OF WAY SHOWN HEREON AS BELLBROOKE PARKWAY, CONFERENCE DRIVE, AND CREEKBLUFF WAY, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE, ACCESS, & MAINTENANCE EASEMENTS, DRAINAGE, ACCESS, & MAINTENANCE EASEMENTS, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS (CITY).

RIGHTS OF WAY SHOWN HEREON AS SPILLWAY COURT 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 RIGHT OF WAY 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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS 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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL PRIVATE 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 PRIVATE RIGHTS OF WAY DESIGNATED HEREON.

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 BELLBROOKE PHASE 1. 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.

### ADOPTION AND DEDICATION CONTINUED

TRACT "A" (OPEN SPACE), TRACT "B" (CONSERVATION), TRACT "C" (CONSERVATION), TRACT "D" (AMENITY), TRACT "E" (OPEN SPACE), TRACT "G" (SWMF), TRACT "H" (OPEN SPACE), TRACT "I" (SWMF), TRACT "J" (CONSERVATION), TRACT "K" (SWMF), TRACT "L" (SIGNAGE), AND TRACT "M" (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 "F" (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 THE LANDSCAPE BUFFER EASEMENT ADJACENT TO TRACT "F" (LIFT STATION) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO FULLY OR PARTIALLY ASSIGN SUCH EASEMENT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER ENTITY OR ENTITIES 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 SHALL THEN EQUALLY FALL ON THE LOT OWNERS SHOWN HEREON SAID PLAT. SUCH EASEMENT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT 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 THE LANDSCAPE BUFFER EASEMENT ADJACENT TO TRACT "F" (LIFT STATION), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "F" (LIFT STATION).

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, AND 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 THE LANDSCAPE BUFFER EASEMENT ADJACENT TO TRACT "F" (LIFT STATION), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE TRACT "F" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. 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 THE LANDSCAPE BUFFER EASEMENT 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 (INCLUDING PRIVATE DRAINAGE 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 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.

THOSE EASEMENTS DESIGNATED AS "JEA-UTILITY EASEMENTS" AND "JEA-UTILITY/ACCESS 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.

IN WITNESS THEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2<sup>nd</sup> DAY OF December, 2024, ON BEHALF OF THE COMPANY.

Jim Fiedler  
WITNESS

KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY: Todd Holder, A DELAWARE CORPORATION, AS ITS SOLE MEMBER.

PRINT NAME: Jim Fiedler

Derek Citino  
WITNESS

TODD HOLDER, PRESIDENT, KB HOME JACKSONVILLE LLC AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC.

PRINT NAME: Derek Citino

IN WITNESS THEREOF, Kyle Hudson OF DFC BELLBROOKE LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3 DAY OF December, 2024, ON BEHALF OF THE COMPANY.

Danny Foley  
WITNESS

OWNER: DFC BELLBROOKE LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY

PRINT NAME: Danny Foley

BY: Kyle Hudson  
KYLE HUDSON  
ITS AUTHORIZED PERSON

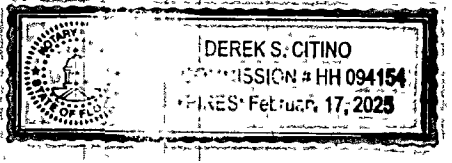
W. Wyatt Sutton  
WITNESS

PRINT NAME: W. Wyatt Sutton

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 2<sup>nd</sup> DAY OF December, 2024, BY TODD HOLDER AS PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC. ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

Derek S. Citino  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PRINT NAME: Derek S. Citino

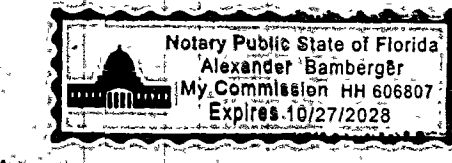
COMMISSION NO.: HH 094154

MY COMMISSION EXPIRES: 2/17/2025

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 2<sup>nd</sup> DAY OF December, 2024, BY KYLE HUDSON AS AN AUTHORIZED PERSON, OF DFC BELLBROOKE LLC, A FLORIDA DOMESTIC LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

Alexander Bamberg  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PRINT NAME: Alexander Bamberg

COMMISSION NO.: HH 606807

MY COMMISSION EXPIRES: 10/27/2028

### 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 13<sup>th</sup> DAY OF December, 2024.

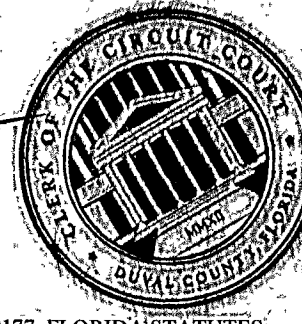
Uli Sicker  
NINA SICKLER, P.E.  
DIRECTOR OF PUBLIC WORKS

### 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 83 PAGES 130-136 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 13<sup>th</sup> DAY OF December, 2024.  
Jody Phillips

Regina Thomas  
DEPUTY CLERK



JODY PHILLIPS  
CLERK OF THE CIRCUIT COURT

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5<sup>th</sup> DAY OF December, 2024.

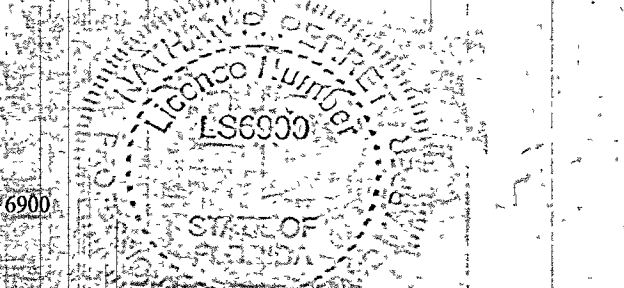
Danny S. Wheeler  
DANNY S. WHEELER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6902

### 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 AND PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.02, F.A.C. AND SECTION 654-110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 26<sup>th</sup> DAY OF November, 2024.

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.**  
1844 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# BELLBROOKE PHASE 1

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 18606 ~ PAGE 492

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 19481 ~ PAGE 1655

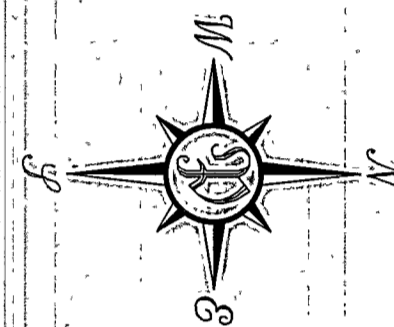
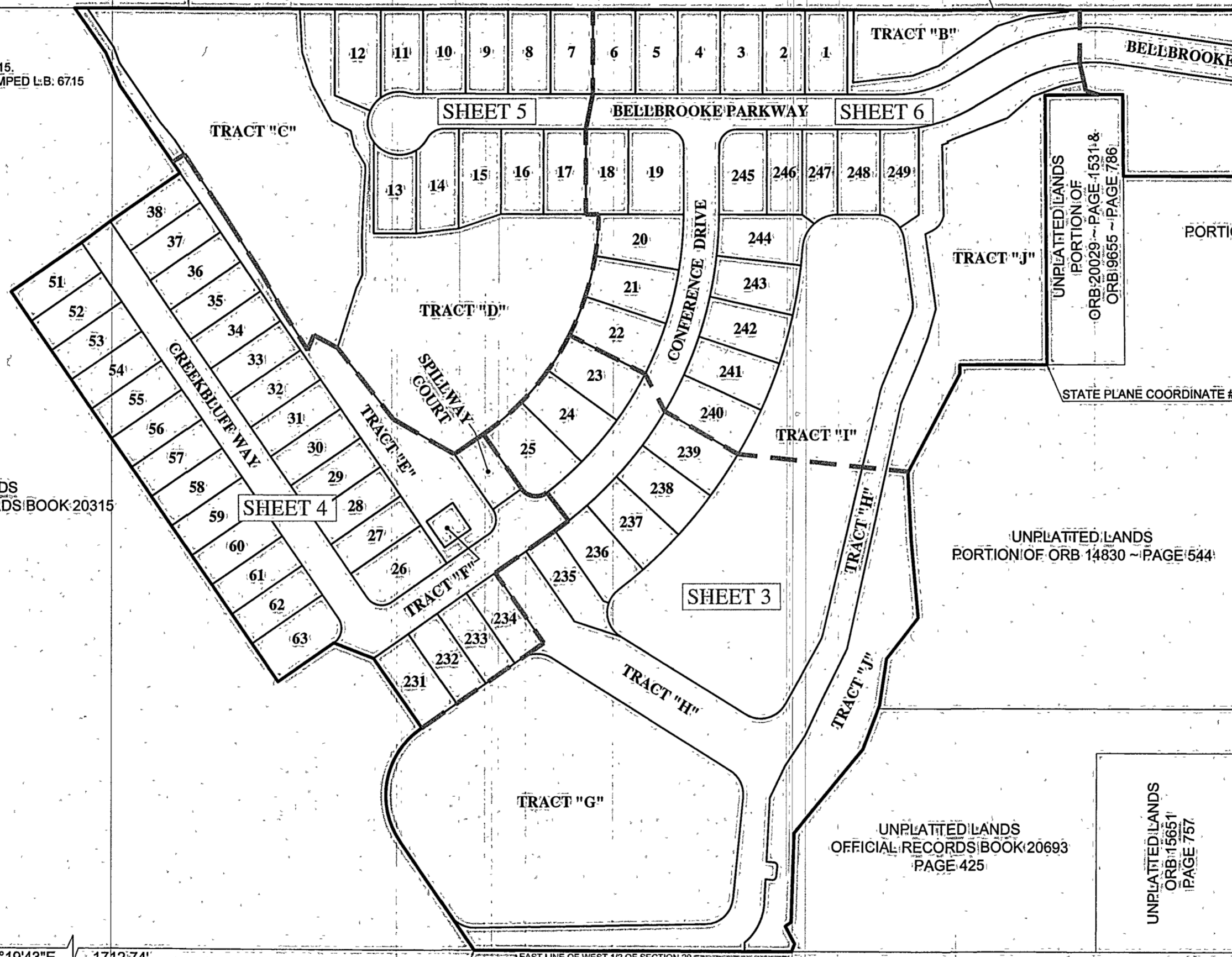
UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 5576 ~ PAGE 422

UNPLATTED LANDS OF FDOT  
DONATION PARCEL 1  
PER OFFICIAL RECORDS BOOK  
21250, PAGE 109

NORMANDY BOULEVARD  
STATE ROAD NO. 228  
UNPLATTED LANDS OF FDOT  
DONATION PARCEL 2  
PER OFFICIAL RECORDS BOOK  
21250, PAGE 109

### LEGEND

- DENOTES SET NO. 5 REBAR STAMPED PRM L.B. 6715.
- DENOTES SET 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
- C/L CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- T.L. TIE LINE
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- TOB TOP OF BANK
- SWMF STORMWATER MANAGEMENT FACILITY
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- WETLANDS



GRAPHIC SCALE

( IN FEET )  
1 inch = 150 ft.

### 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- 2) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SELV R/W LINE OF NORMANDY BOULEVARD AS N56°29'56"E.
- 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 (NARS 2011), FLORIDA EAST ZONE 0901
- 4) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- 5) AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA). 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 FLOOD PLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
- 6) 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.
- 7) NOTICE: INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRON ZONE AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS.
- 8) NOTICE: LOTS 8, 9, 16, 17, 22, 23, 237, AND 238 LIE PARTIALLY WITHIN AN AIRPORT NOTICE ZONE. LOTS 10-15, 25-38, 51-63, AND 231-236 LIE WITHIN AN AIRPORT NOTICE ZONE.
- 9) LANDS DEPICTED HEREON ARE SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 21164, PAGE 1275 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 10) LANDS DEPICTED HEREON ARE SUBJECT TO PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 21250, PAGE 1017 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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PORTION OF OFFICIAL RECORDS BOOK 20315  
PAGE 835

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PORTION OF ORB 14830 ~ PAGE 544

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OFFICIAL RECORDS BOOK 20693  
PAGE 425

UNPLATTED LANDS  
ORB 15651  
PAGE 757

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK 6268 ~ PAGE 1662

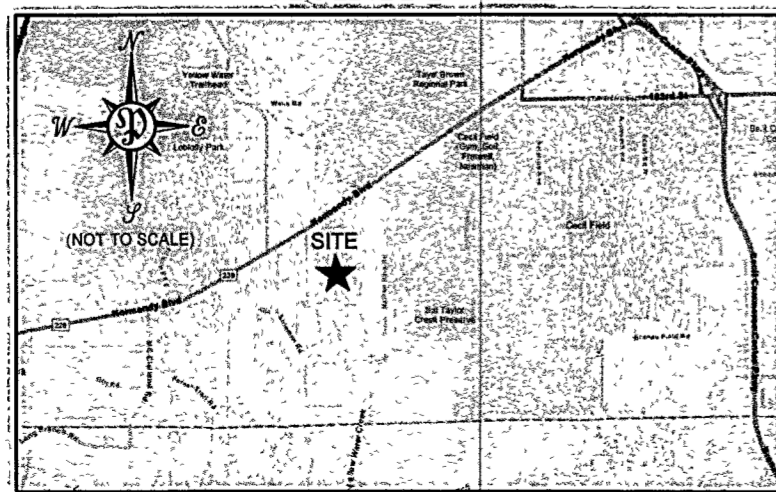
POINT OF COMMENCEMENT  
SE CORNER OF WEST 1/2 OF SECTION 20  
FD 14242 P.R.M NO 1.D.

POINT OF BEGINNING  
STATE PLANE COORDINATE #1.

N00°19'43"E 1712.74'

EAST LINE OF WEST 1/2 OF SECTION 20

### VICINITY MAP



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	12141490.3449	364258.2161	POINT OF BEGINNING
2	12142301.9715	363435.6121	MOST NORTHEASTERLY CORNER OF TRACT "J"

RECREATION AREA TABLE	
TRACT	AREA
"D"	2.19± ACRES

PREPARED BY:

**PERRET AND ASSOCIATES, INC.**

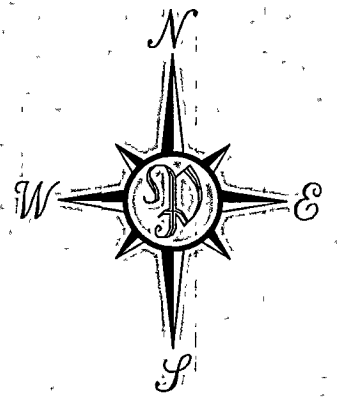
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 67-15



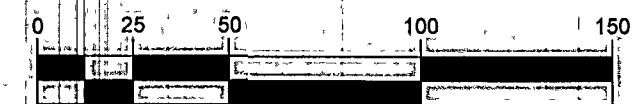
# BELLBROOKE PHASE 1

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



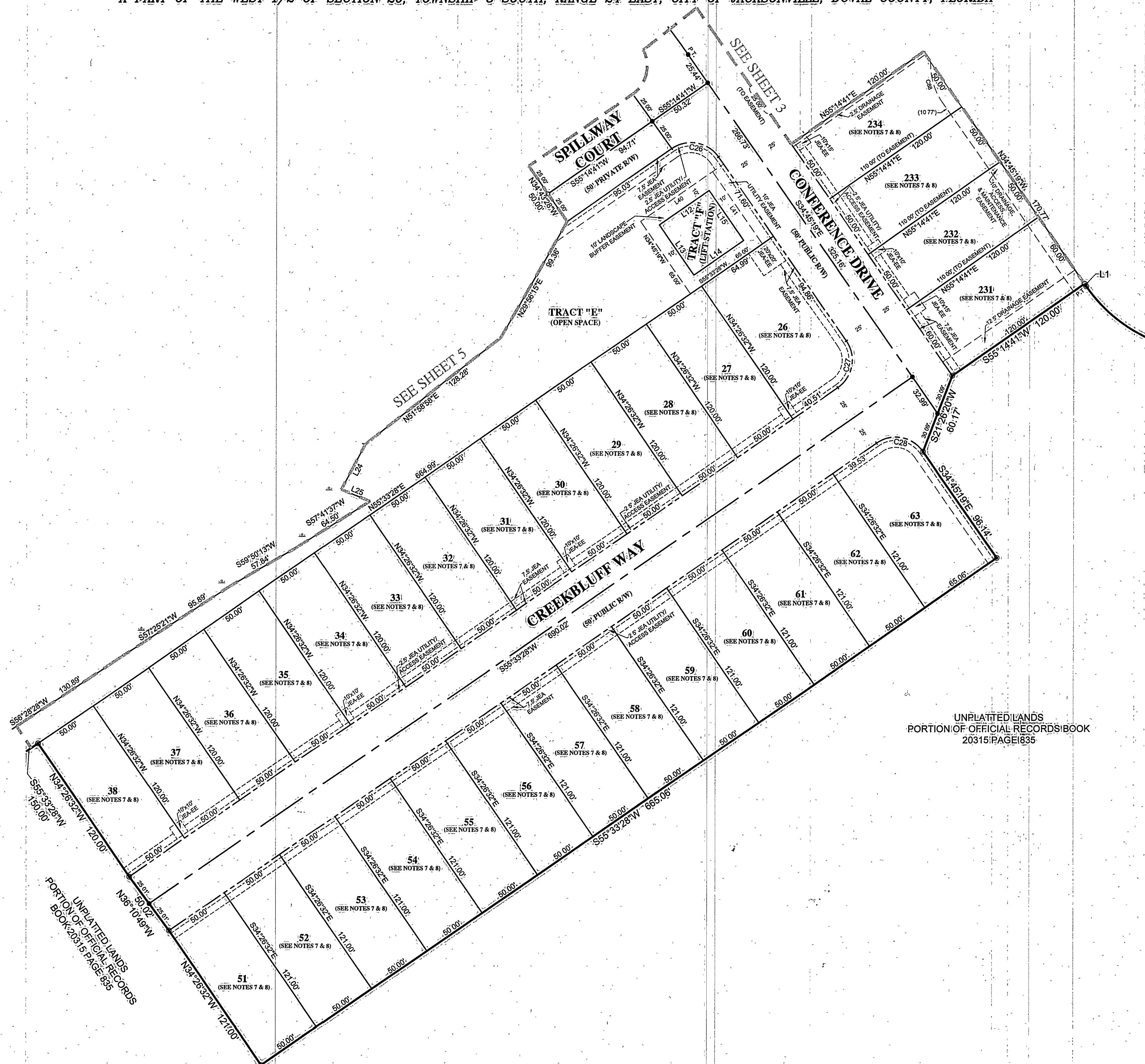
GRAPHIC SCALE



(IN FEET)  
1-inch = 50 ft.

LINE #	LENGTH	DIRECTION
L1	2.33'	N34°45'19"W
L12	45.00'	S65°33'28"W
L13	45.00'	S34°28'32"E
L14	45.00'	N55°33'28"E
L15	45.00'	N34°45'19"W
L24	37.74'	S28°12'22"W
L25	22.95'	S67°29'53"E
L40	65.00'	N55°33'28"E
L41	65.00'	S34°45'19"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C26	139.27'	25.00'	90°00'00"	N79°45'19"W	35.36'
C27	139.41'	25.00'	90°16'48"	N10°24'04"E	35.45'
C28	139.13'	25.00'	189°41'12"	N79°35'56"W	35.26'
C88	132.18'	50.00'	36°52'12"	S16°19'14"E	31.62'



UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK  
20315 PAGE 835

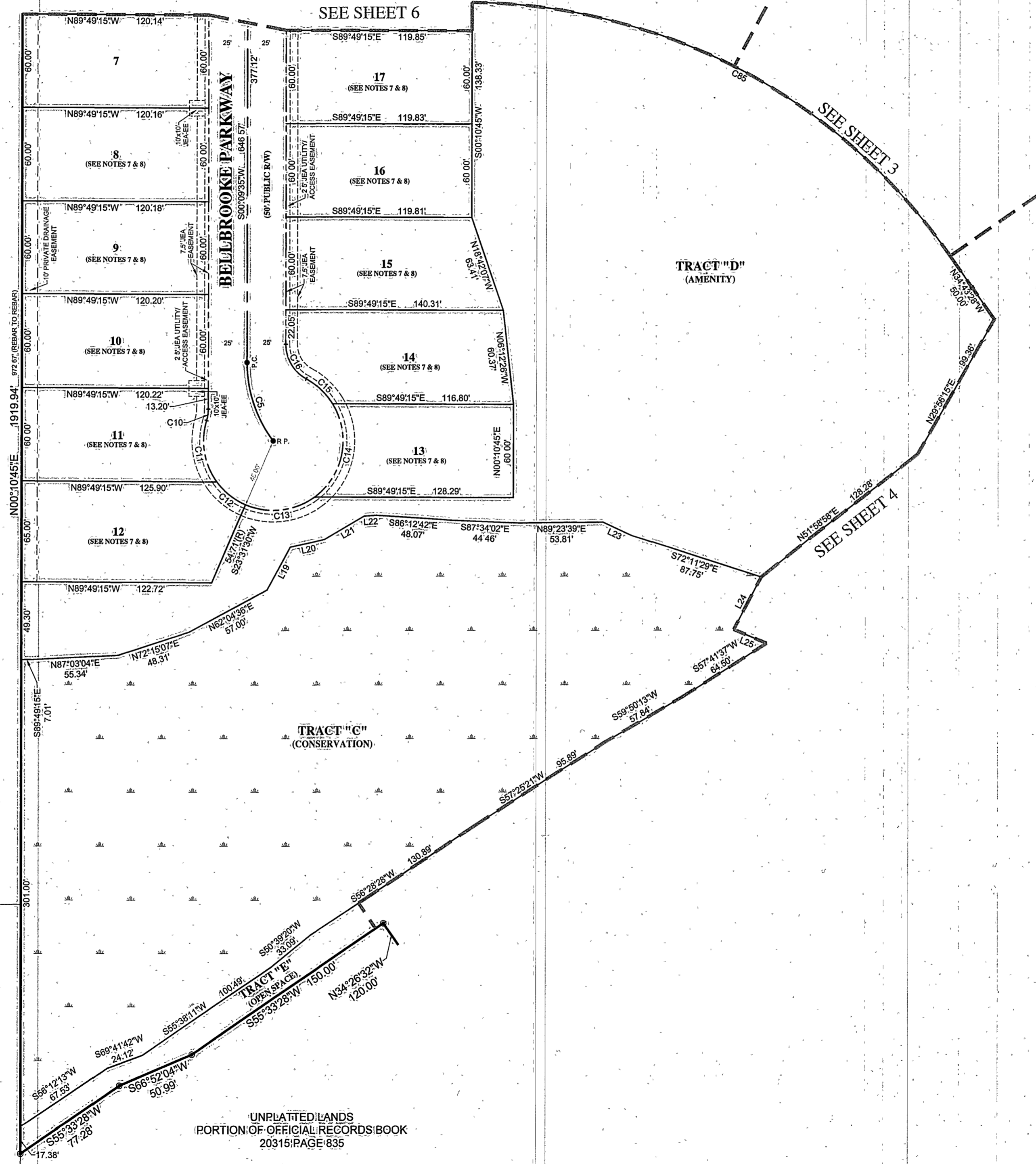
UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS  
BOOK 20315 PAGE 835

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 14841 MONTICELLO ROAD  
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
 L.B. NO. 6715

# BELLBROOKE PHASE 1

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

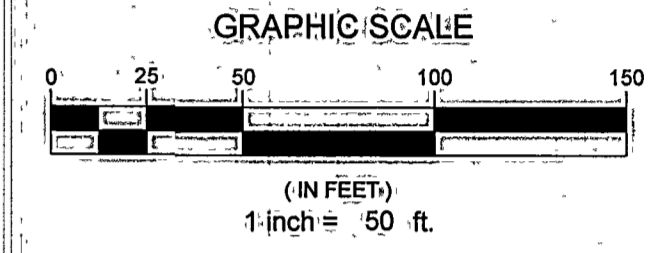
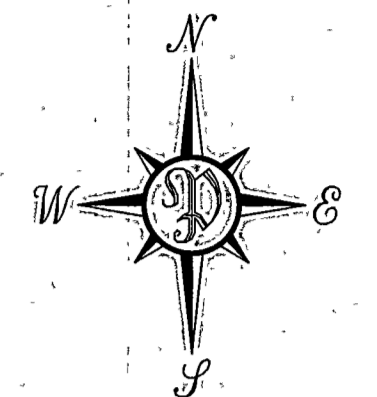
SHEET 5 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



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19461 PAGE 1655

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OFFICIAL RECORDS BOOK  
18606 PAGE 492

UNPLATTED LANDS  
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20315 PAGE 835



LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	31.11'	N28°41'41"E
L20	22.61'	N77°23'16"E
L21	29.79'	N59°27'08"E
L22	7.98'	N86°12'21"E
L23	20.35'	S64°46'47"E
L24	37.74'	S28°12'22"W
L25	22.95'	S87°29'53"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
IC5	53.77'	82.05'	37°33'07"	S18°36'59"E	52.82'
IC10	7.35'	25.00'	16°50'06"	S08°34'38"W	7.32'
IC11	41.60'	45.00'	62°57'49"	S06°29'13"E	40.13'
IC12	23.96'	45.00'	30°30'22"	S51°13'19"E	23.68'
IC13	46.93'	45.00'	59°45'27"	N83°38'47"E	44.83'
IC14	67.15'	45.00'	85°29'48"	N11°01'09"E	61.09'
IC15	23.55'	45.00'	29°59'02"	N46°43'16"W	23.28'
IC16	27.00'	25.00'	61°52'22"	N30°46'38"W	25.70'
IC85	382.85'	380.00'	64°40'45"	N62°01'43"W	349.04'

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

# BELLBROOKE PHASE 1

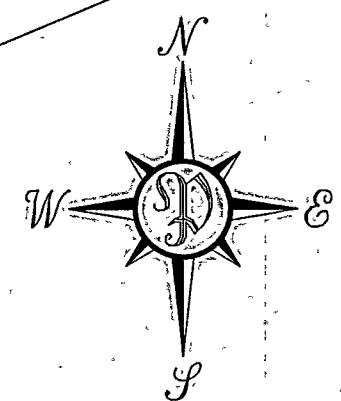
A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 6 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

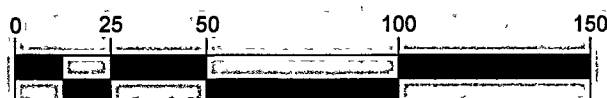
UNPLATTED LANDS  
OFFICIAL RECORDS BOOK  
5576 PAGE 422

UNPLATTED LANDS  
PORTION OF  
ORB 20029 ~ PAGE 1531 &  
ORB 9655 ~ PAGE 786

UNPLATTED LANDS  
PORTION OF ORB 14830 ~ PAGE 544

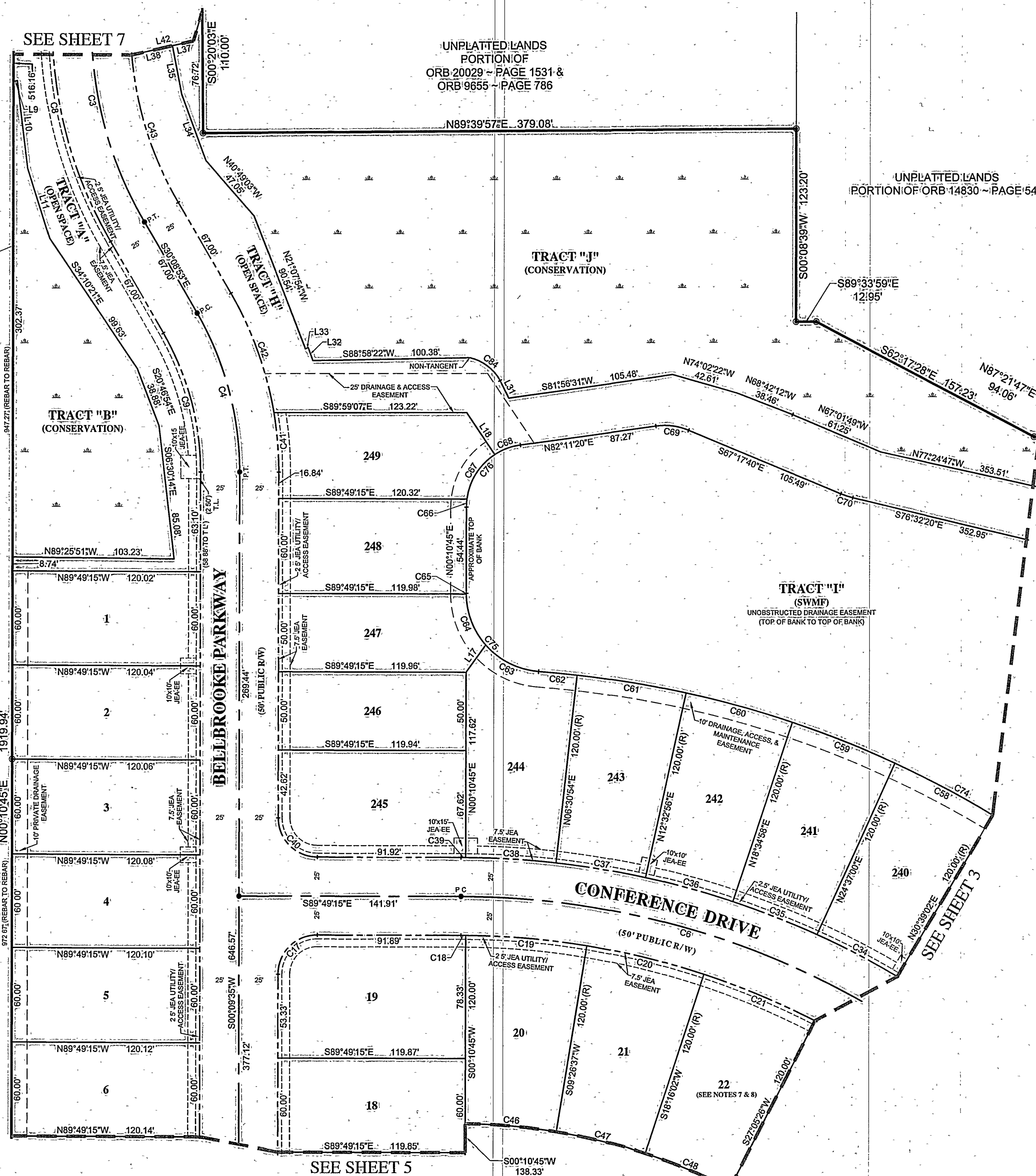


GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK  
19461 PAGE 1655



LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	2.53'	N77°20'33"E
L10	56.24'	S06°43'13"E
L11	46.87'	S17°10'15"E
L17	21.40'	N35°53'29"E
L18	32.24'	S33°52'20"E
L31	12.56'	N26°38'09"W
L32	8.78'	N19°27'01"W
L33	2.01'	S84°48'07"W
L34	45.08'	N20°02'14"W
L35	31.03'	N10°51'37"W
L36	19.34'	N17°03'48"E
L37	13.71'	N77°20'33"E
L38	26.71'	S77°20'33"W
L42	40.42'	N77°20'33"E

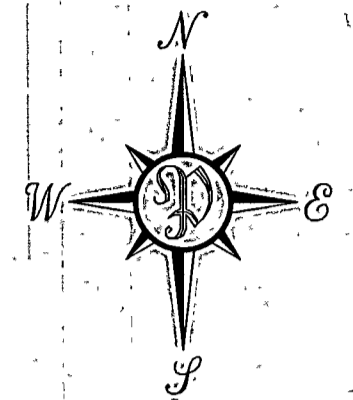
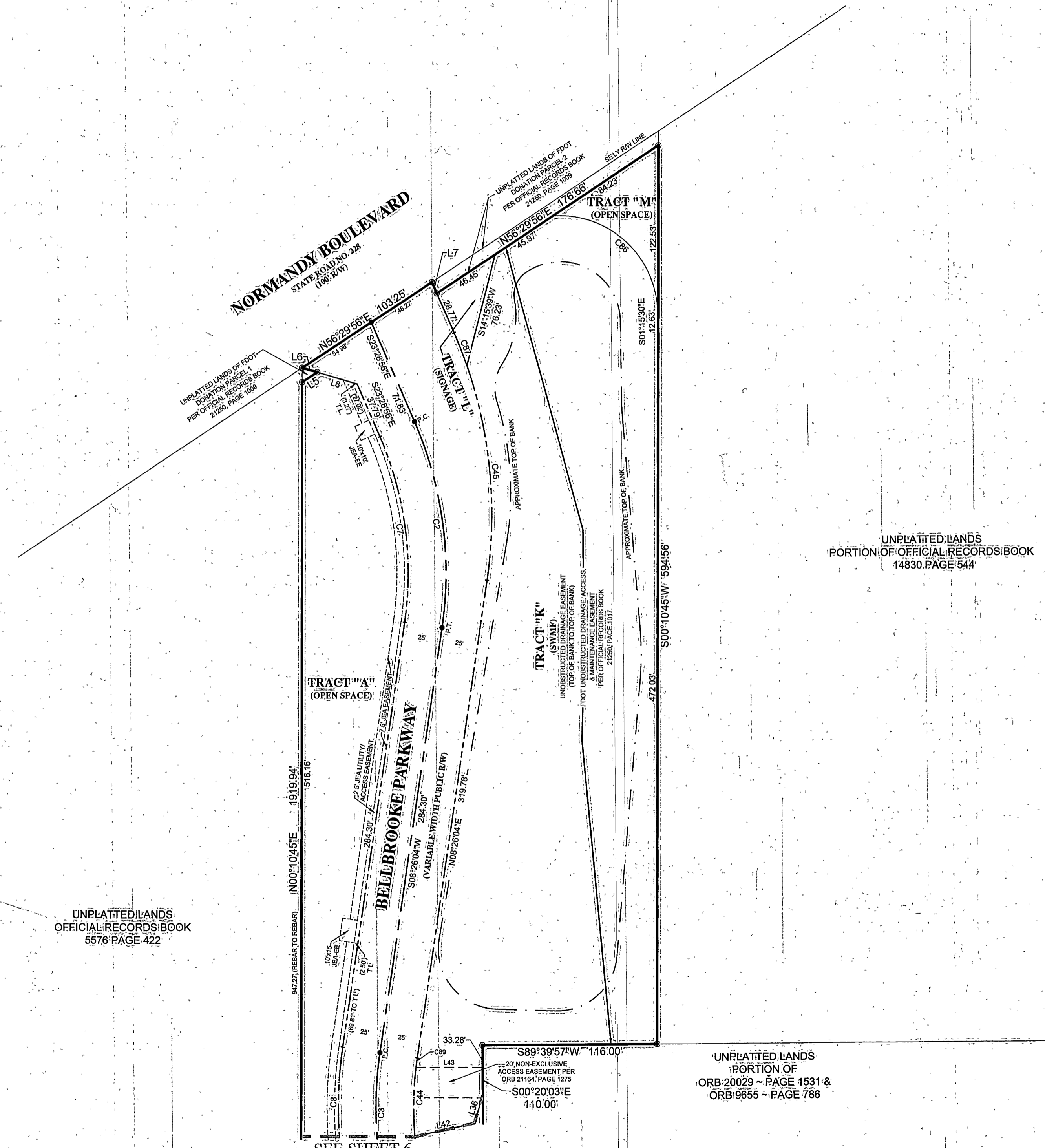
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	168.95'	250.00'	38°34'57"	S10°51'24"E	165.18'
C4	105.79'	200.00'	30°18'28"	S14°59'39"E	104.56'
C8	504.58'	525.00'	55°03'55"	N62°17'17"W	485.37'
C8	185.18'	275.00'	38°34'57"	S10°51'24"E	181.70'
C9	92.57'	175.00'	30°18'28"	S14°59'39"E	91.49'
C17	39.28'	25.00'	90°10'10"	N45°10'10"E	35.36'
C18	3.00'	500.00'	0°20'39"	S89°38'58"E	3.00'
C19	77.85'	500.00'	8°55'14"	S85°00'59"E	77.77'
C20	77.00'	500.00'	8°49'24"	S76°08'40"E	76.92'
C21	77.00'	500.00'	8°49'24"	S67°19'16"E	76.92'
C34	57.92'	550.00'	6°02'02"	N62°21'59"W	57.89'
C35	57.92'	550.00'	6°02'02"	N68°24'01"W	57.89'
C36	57.92'	550.00'	6°02'02"	N74°26'03"W	57.89'
C37	57.92'	550.00'	6°02'02"	N80°28'05"W	57.89'
C38	57.92'	550.00'	6°01'23"	N86°29'48"W	57.79'
C39	3.00'	550.00'	0°18'48"	N89°39'52"W	3.00'
C40	39.28'	25.00'	89°58'50"	N44°49'50"W	35.35'
C41	38.01'	225.00'	9°40'48"	N04°40'49"W	37.97'
C42	81.00'	225.00'	20°37'39"	N19°50'03"W	80.57'
C43	99.28'	225.00'	25°16'50"	N17°30'27"W	98.47'
C46	58.44'	380.00'	8°48'43"	N84°57'44"W	58.38'
C47	58.52'	380.00'	8°49'24"	N76°08'40"W	58.46'
C48	58.52'	380.00'	8°49'24"	N67°19'16"W	58.46'
C58	70.56'	670.00'	6°02'02"	N62°21'59"W	70.53'
C59	70.56'	670.00'	6°02'02"	N68°24'01"W	70.53'
C60	70.56'	670.00'	6°02'02"	N74°26'03"W	70.53'
C61	70.56'	670.00'	6°02'02"	N80°28'05"W	70.53'
C62	24.72'	670.00'	2°06'51"	N84°32'32"W	24.72'
C63	38.73'	50.00'	44°23'05"	S63°24'25"E	37.77'
C64	35.69'	50.00'	40°53'37"	S20°46'04"E	34.93'
C65	0.44'	50.00'	0°30'01"	S00°04'18"E	0.44'
C66	5.14'	40.00'	7°21'25"	S03°51'27"W	5.13'
C67	34.46'	40.00'	49°21'50"	S32°13'05"W	33.41'
C68	17.66'	40.00'	25°17'20"	S89°32'40"W	17.51'
C69	21.30'	40.00'	30°31'00"	S82°33'10"E	21.05'
C70	8.07'	50.00'	9°14'40"	S71°55'00"E	8.06'
C74	564.47'	670.00'	48°16'17"	N61°27'49"W	547.93'
C75	74.86'	50.00'	85°46'42"	S42°42'36"E	68.06'
C76	57.25'	40.00'	82°00'35"	S41°11'03"W	52.49'
C84	24.95'	30.05'	47°34'06"	N53°02'50"W	24.24'

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207, PHONE (904) 805-0030  
L.B. NO. 6745

# BELLBROOKE PHASE 1

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	12.03'	N56°29'56"E
L6	10.43'	N73°26'48"W
L7	8.12'	S23°28'56"E
L8	27.62'	S73°26'48"E
L36	19.34'	N17°03'48"E
L42	40.42'	N77°20'33"E
L43	43.89'	S89°49'15"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	139.26'	250.00'	31°55'00"	S07°31'26"E	137.47'
C3	168.35'	250.00'	38°34'57"	S10°51'24"E	165.18'
C7	125.34'	225.00'	31°59'00"	S07°31'26"E	123.72'
C8	185.18'	275.00'	38°34'57"	S10°51'24"E	181.70'
C44	52.24'	225.00'	13°18'06"	N01°47'01"E	52.12'
C45	143.67'	300.00'	27°28'18"	N05°17'05"W	142.30'
C86	105.27'	65.00'	92°47'43"	N47°39'22"W	94.14'
C87	23.45'	300.00'	4°28'43"	N21°14'35"W	23.44'
C89	6.30'	225.00'	1°36'15"	S07°37'56"W	6.30'

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK  
5576 PAGE 422

UNPLATTED LANDS  
PORTION OF  
ORB 20029 ~ PAGE 1531 &  
ORB 9655 ~ PAGE 786

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
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