

# BRIARWOOD TOWNHOMES

REPLAT OF TRACT 12, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

### CAPTION

REPLAT OF TRACT 12, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF BRIGHTON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGES 69, 69A-69B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01' 48' 48" WEST, ALONG THE EAST LINE OF SAID BRIGHTON PARK, A DISTANCE OF 1,236.21 FEET TO THE NORTHEAST CORNER OF SAID BRIGHTON PARK; THENCE NORTH 88' 13' 31" EAST ALONG THE SOUTH LINE OF TRACT 5, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST OF SAID JACKSONVILLE HEIGHTS, A DISTANCE OF 322.52 FEET TO A POINT ON THE WEST LINE OF LOT 30, WALKERS RIDGE, AS RECORDED IN PLAT BOOK 76, PAGES 49-54 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01' 31' 49" EAST, ALONG A WEST LINE OF SAID WALKERS RIDGE, A DISTANCE OF 1,234.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 103RD STREET, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 87' 56' 53" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 103RD STREET, A DISTANCE OF 317.15 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 9.07 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ADJ BRIARWOOD, LLC (A FLORIDA LIMITED LIABILITY COMPANY) ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRIARWOOD 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.

TRACT "C" (SMFUE), STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, AS DEFINED ABOVE, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, AS DEFINED ABOVE, OR A PROPERTY OWNER'S ASSOCIATION OR OTHER ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. UPON FAILURE OF A PROPERTY OWNER'S ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON ALL OF THE OWNERS OF THE LOTS AS DEPICTED ON THIS PLAT. THE CITY, BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

TITLE TO TRACT "B" & "D" (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 "A" (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.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "A" (LIFT STATION).

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, PICKUP, 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.

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 THE LANDSCAPE BUFFER EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "P" (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.

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.

THOSE EASEMENTS DESIGNATED AS "AS" JEA UTILITY & ACCESS EASEMENTS AND THE 10' LANDSCAPE EASEMENT LOCATED IN TRACT "D", 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.

UPON FAILURE OF THE "OWNER", OR A PROPERTY OWNERS ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 8<sup>th</sup> DAY OF December, 2023.

ADJ-BRIARWOOD, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]  
AJ=DJ STOKES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS MANAGER

Ethan Bullock  
PRINT NAME

AS ITS: MANAGER

[Signature]  
WITNESS

[Signature]  
WITNESS

Thomas R. Mehegan  
PRINT NAME

AS ITS: MANAGER

### STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 8<sup>th</sup> DAY OF December, 2023, BY ADJ-BRIARWOOD, LLC, AS MANAGER OF ADJ-BRIARWOOD, LLC, THE MANAGER OF SAID ENTITY, PERSONALLY KNOWN BY ME, OR HAS PRODUCED [Signature] 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 20358, PAGE 403, 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

Kevin Hines  
PRINT NAME

D.R. HORTON, INC. - JACKSONVILLE  
A DELAWARE CORPORATION

BY: [Signature]  
PRINT NAME: Audrey Foreman  
AS ITS: President

[Signature]  
WITNESS

Thomas R. Mehegan  
PRINT NAME

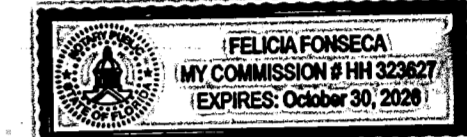
### STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 18<sup>th</sup> DAY OF December, 2023, BY Audrey Foreman AS President OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION.

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 20566, PAGE 1035, 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

Jason H. Yowell  
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

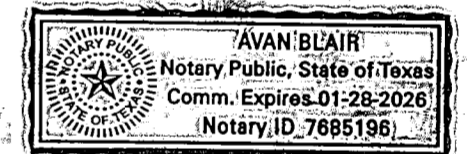
### STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 11<sup>th</sup> DAY OF December, 2023, BY Drew C Szilagyi AS First Vice President OF FLAGSTAR BANK, N.A., A NATIONAL BANK, FORMERLY KNOWN AS FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK.

HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

Aivan Blair  
PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_



### 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 26<sup>th</sup> DAY OF March, 2024.

[Signature]  
NINA SICKLER, 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 82, PAGES 109-110 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 28<sup>th</sup> DAY OF March, 2024.

[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 18<sup>th</sup> DAY OF March, 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 THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654-110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 8<sup>th</sup> DAY OF December, 2023.

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



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

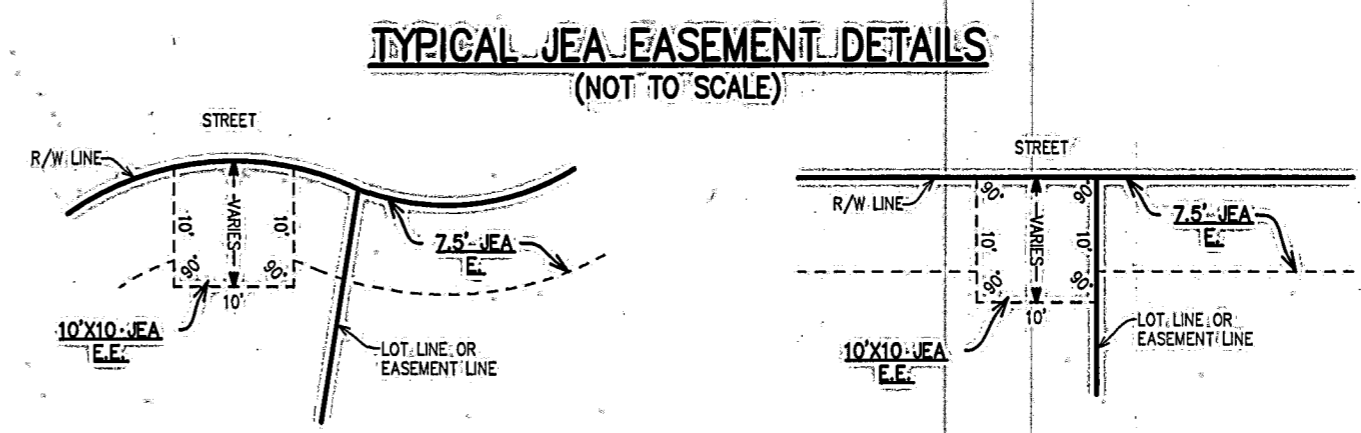
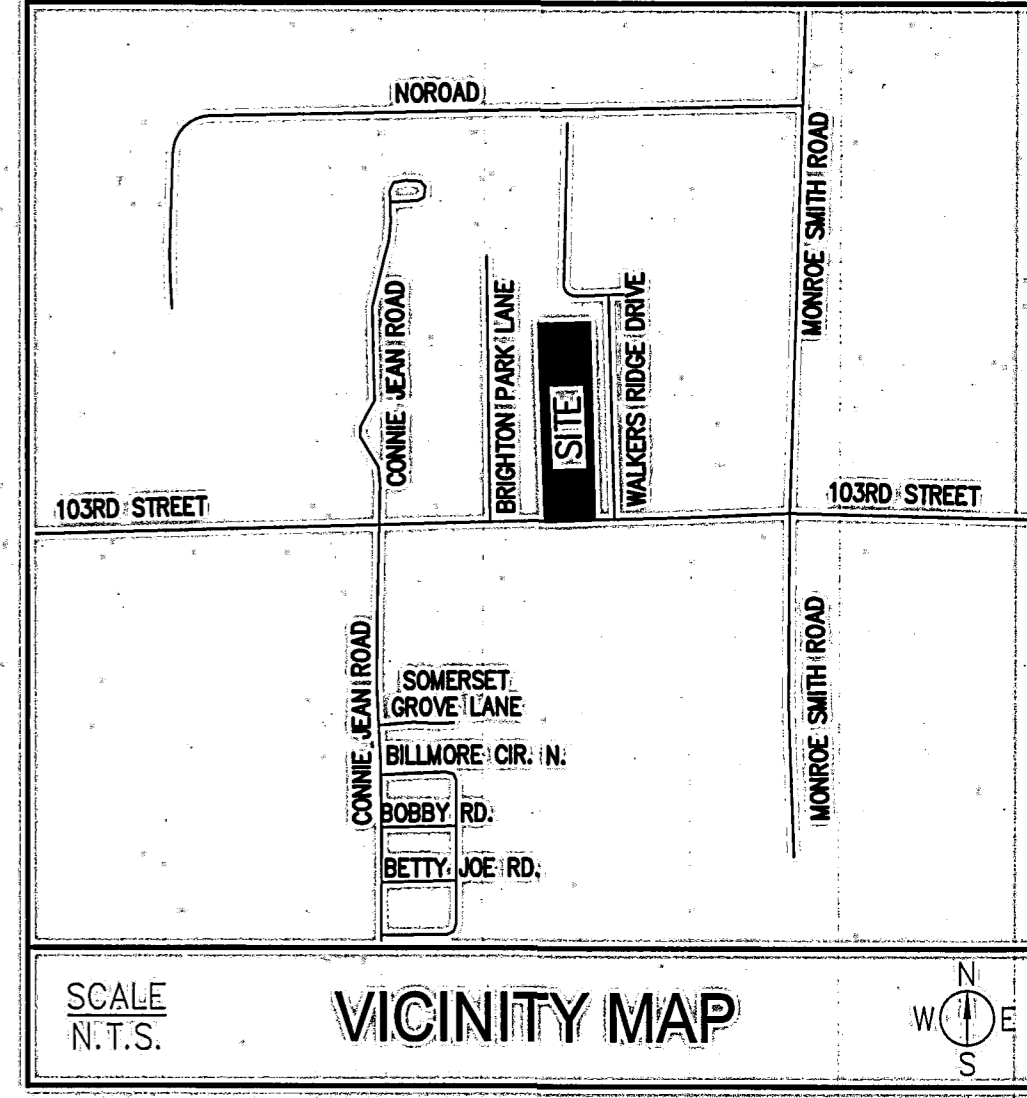
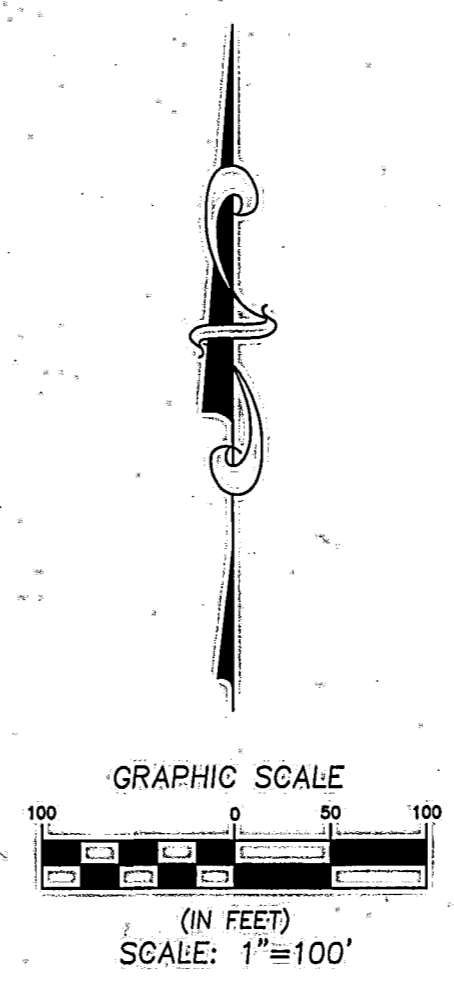
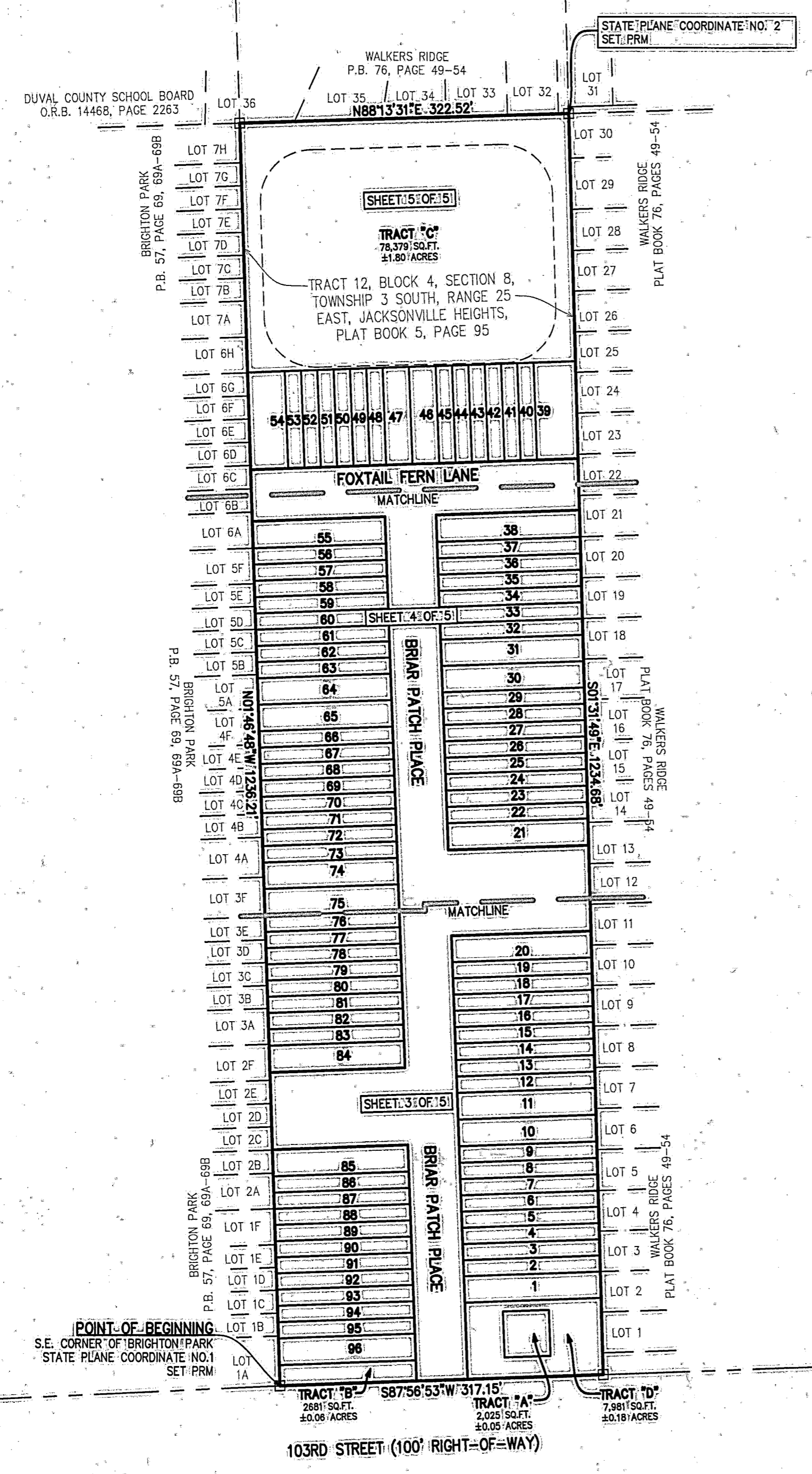
Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfi.com



# BRIARWOOD TOWNHOMES

REPLAT OF TRACT 12, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SHEET 2 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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)
X	SET X-CUT
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
—IP—	IRON PIPE
—IR—	IRON ROD
—CM—	CONCRETE MONUMENT
—UE—	UTILITY EASEMENT
—DE—	DRAINAGE EASEMENT
—LB—	LICENSED BUSINESS
—R/W—	RIGHT-OF-WAY
—O.R.—	OFFICIAL RECORDS BOOK OR VOLUME
—ELEC—	ELECTRIC
—F.L.E.—	FIRE LANE EASEMENT
—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
—SMF/DE—	STORM WATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2150980.0010	397185.5750	POINT-OF-BEGINNING, SET: PRM
2	2152225.6025	397469.5449	SOUTHEAST CORNER SUBJECT PROPERTY SET: PRM

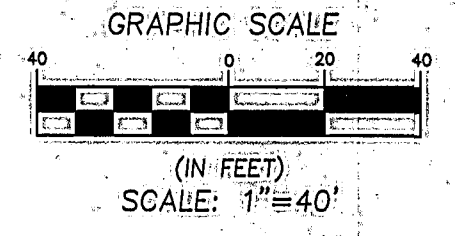
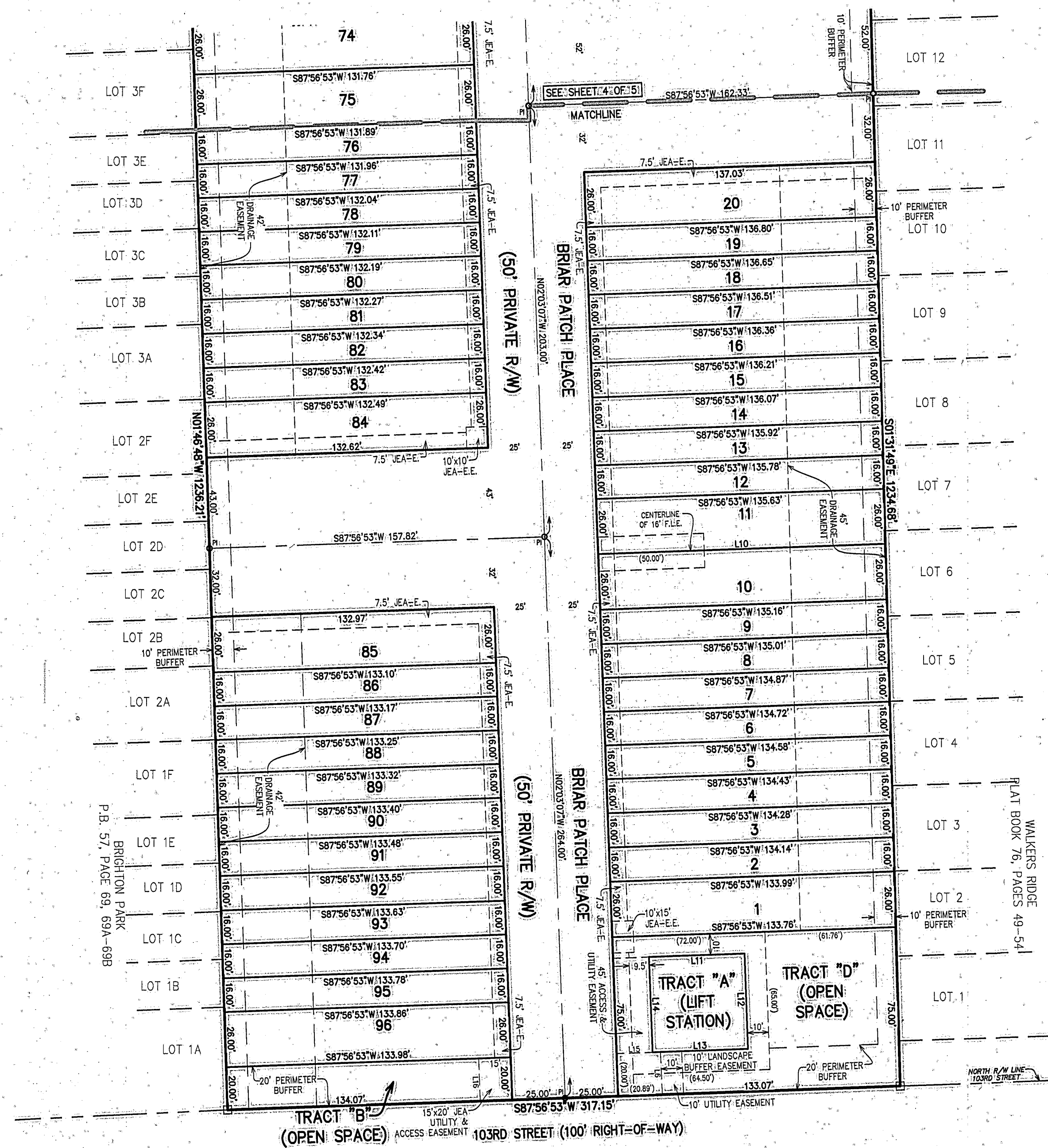
- NOTES:
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM '83, FOR THE STATE OF FLORIDA; EAST ZONE (0901).
  - 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.
  - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 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.
  - 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.
  - ALL PLATTED UTILITY EASEMENTS SHALL REMAIN 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.
  - 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.
  - 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.
  - 96 LOTS AND 4 TRACTS IN THIS SUBDIVISION.

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
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REPLAT OF TRACT 12, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

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



LINE #	LENGTH	DIRECTION
L6	20.00'	S02°33'09"E
L10	135.40'	S87°56'53"W
L11	45.00'	N87°56'53"E
L12	45.00'	S02°03'07"E
L13	45.00'	S87°56'53"W
L14	45.00'	N02°03'07"W
L15	17.00'	N87°56'53"E
L16	20.00'	S02°03'07"E

P.B. 57, PAGE 69, 69A-69B  
BRIGHTON PARK

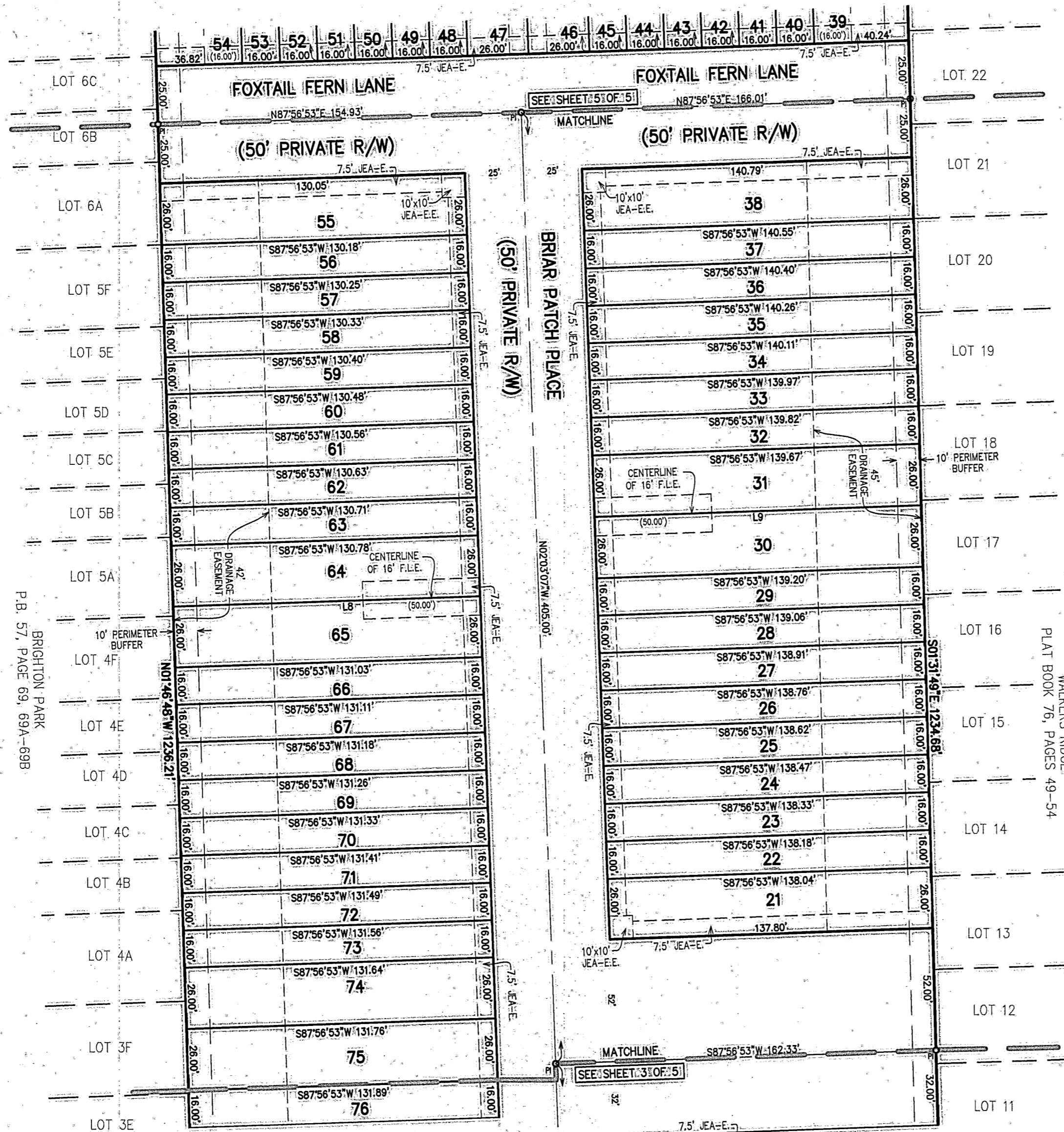
WALKERS RIDGE  
PLAT BOOK 76, PAGES 49-54

Prepared By:  
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 Phone: 904.396.2623 - Website: clarsonfl.com

# BRIARWOOD TOWNHOMES

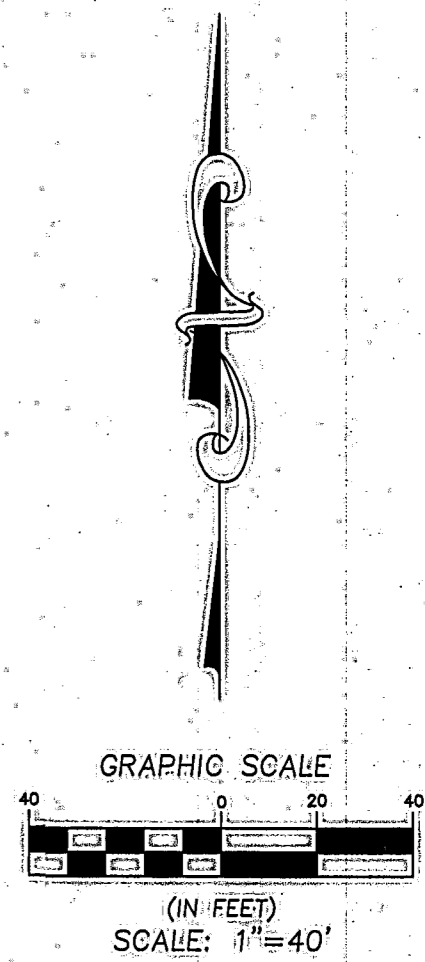
REPLAT OF TRACT 12, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SHEET 4 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



P.B. 57, PAGE 69, 69A-69B  
BRIGHTON PARK

WALKERS RIDGE  
PLAT BOOK 76, PAGES 49-54



LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	130.91'	S87°56'53"W
L9	139.44'	S87°56'53"W

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