

CALYPSO MOORINGS

City of Jacksonville Government Lot 14, Section 8, Township 2 South, Range 29 East, Jacksonville, Duval County, Florida

CAPTION

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11223, PAGE 1456 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE CURRENT EAST RIGHT-OF-WAY LINE OF ALLEY ROAD (A 50-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°20'21" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18631, PAGE 1891 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 311.12 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS, SAID POINT LYING ON THE WEST LINE OF GOVERNMENT LOT 14, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°58'33" WEST, ALONG SAID WEST LINE A DISTANCE OF 148.73 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18716, PAGE 2071 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 73°58'05" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 177.93 FEET; THENCE SOUTH 19°06'01" EAST, CONTINUING ALONG LAST SAID SOUTH LINE, A DISTANCE OF 48.14 FEET; THENCE NORTH 89°21'15" EAST, CONTINUING ALONG LAST SAID SOUTH LINE, A DISTANCE OF 438.26 FEET; THENCE SOUTH 01°32'49" EAST, CONTINUING ALONG LAST SAID SOUTH LINE, A DISTANCE OF 229.82 FEET TO THE SOUTH EAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18617, PAGE 308 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°22'54" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 627.29 FEET TO SAID WEST LINE OF GOVERNMENT LOT 14 AND THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9159, PAGE 444 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°04'57" EAST, ALONG SAID WEST LINE OF GOVERNMENT LOT 14 AND THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 44.20 FEET; THENCE SOUTH 88°59'23" WEST, DEPARTING LAST SAID WEST LINE AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14456, PAGE 1891 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 65.64 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID NORTH LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 2.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46°33'55" WEST AND A CHORD DISTANCE OF 2.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 01°07'27" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 73.49 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17945, PAGE 363 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°05'43" WEST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 117.87 FEET; THENCE NORTH 00°59'43" WEST, CONTINUING ALONG LAST SAID NORTH LINE, A DISTANCE OF 119.87 FEET; THENCE SOUTH 89°21'54" WEST, CONTINUING ALONG LAST SAID NORTH LINE, A DISTANCE OF 126.16 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°05'22" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 79.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING 4.36 ACRES, MORE OR LESS.

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 REDORDING AND IS RECORDED IN PLAT BOOK 79, PAGES 153-154 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16 DAY OF August, 2022.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 9TH DAY OF August, 2022.

Danny S. Wheeler
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

CONSENT AND JOINDER TO PLAT DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN THE OFFICIAL RECORDS BOOK 18939, PAGE 1717, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL (MORTGAGE). ENCUMBERING THE LAND DESCRIBED IN THE CAPTION SECTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATION BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

JEFF D MARTIN / DANA L MARTIN / ROBERT A JACKSON / CAROLE T JACKSON, AS INDIVIDUALS
147 32nd AVE SOUTH, JACKSONVILLE BEACH, FL 32250

WITNESS
Modelyn Perez
PRINTED NAME

By: Jeff D Martin
JEFF D MARTIN

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Modelyn Perez
PRINTED NAME

By: Dana L Martin
DANA L MARTIN

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Modelyn Perez
PRINTED NAME

By: Robert A Jackson
ROBERT A JACKSON

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Modelyn Perez
PRINTED NAME

By: Carole T Jackson
CAROLE T JACKSON

WITNESS
Manuel DelCastro
PRINTED NAME

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledge before me by means of ☒ physical presence or ☐ online notarization, this 21 day of June, 2022, by JEFF D MARTIN / DANA L MARTIN / ROBERT A JACKSON / CAROLE T JACKSON whom are personally known to me or who has produced a FL Drivers License as identification

Jessica Smith
Signature of Notary Public

Jessica Smith
Printed Name

CONSENT AND JOINDER TO PLAT DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN THE OFFICIAL RECORDS BOOK 19074, PAGE 1263, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL (MORTGAGE). ENCUMBERING THE LAND DESCRIBED IN THE CAPTION SECTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATION BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

JAMES OVERTON AND/OR JOSEPH DOORHY, AS INDIVIDUALS
932 1ST STREET #401, JACKSONVILLE BEACH, FL 32250

By: James Overton
JAMES OVERTON

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Manuel DelCastro
PRINTED NAME

By: Robert A Jackson
ROBERT A JACKSON

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Manuel DelCastro
PRINTED NAME

WITNESS
Manuel DelCastro
PRINTED NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

The foregoing instrument was acknowledge before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2022, by JAMES OVERTON AND JOSEPH DOORHY whom are personally known to me or who has produced a FL Drivers License as identification

Jessica Smith
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

Jessica Smith
PRINT NAME
MY COMMISSION EXPIRES:

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 SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 29TH DAY OF June, 2022.

By: Brandon Shugart
BRANDON SHUGART, PS
PROFESSIONAL LAND SURVEYOR
NO. 7009 STATE OF FLORIDA

ADOPTION AND DEDICATION

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CALYPSO MOORINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER THE "OWNER", IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON KNOWN AS CALYPSO MOORINGS, 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 SAID LANDS

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS 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:

(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 ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR 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 WAYS DEDICATED HEREON.

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, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CALYPSO MOORINGS. 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.

TITLE TO TRACT "A" (STORMWATER MANAGEMENT FACILITY UNOBSTRUCTED DRAINAGE EASEMENT), TRACT "B" (RESIDENTS HOA DEFINED LIMITED ACCESS TRACT), TRACT "C" (RESIDENTS HOA DEFINED LIMITED ACCESS TRACT), TRACT "D" (FLOOD MITIGATION AREA) AND ALL UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY RETAINED BY "OWNER", ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, "OWNER" RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, AN OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

"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. UPON FAILURE OF THE HOME 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.

ALL PRIVATE EASEMENTS, INCLUDING "PRIVATE PUMP STATION EASEMENT", AND BOTH RESIDENTS HOA DEFINED LIMITED ACCESS TRACTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF "OWNER", ITS SUCCESSORS AND ASSIGNS.

"OWNER" DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO NON-EXCLUSIVE EASEMENT(S) 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.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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 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 BY SECTION 177.091 (28), FLORIDA STATUTES.

THE "OWNER" HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THEM.

CALYPSO MOORINGS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
Modelyn Perez
PRINTED NAME

By: Mark R Nugent
MARK R NUGENT
AS ITS MANAGER

WITNESS
Manuel DelCastro
PRINTED NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 22ND DAY OF June, 2022, BY MARK R NUGENT, AS MANAGER OF CALYPSO MOORINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME.

Jessica Smith
SIGNATURE OF NOTARY PUBLIC

Jessica Smith
PRINTED NAME

VICINITY MAP N.T.S.



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 15TH DAY OF August, 2022.

John Pappas, P.E.
DIRECTOR OF PUBLIC WORKS

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 15TH DAY OF August, 2022.

Danny Wheeler
CITY SURVEYOR

APPROVED FOR THE RECORD

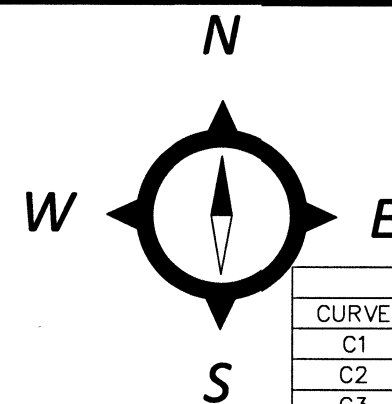
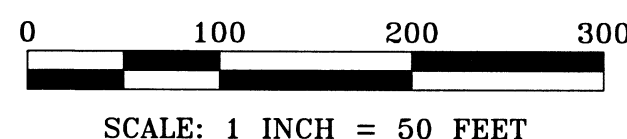
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 15TH DAY OF August, 2022.

Jody Phillips
CLERK OF COURTS

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139

CALYPSO MOORINGS

City of Jacksonville Government Lot 14, Section 8, Township 2 South, Range 29 East, Jacksonville, Duval County, Florida



PLAT BOOK 79 PAGE 154

SHEET 2 OF 2

FLOOD ZONE NOTES:

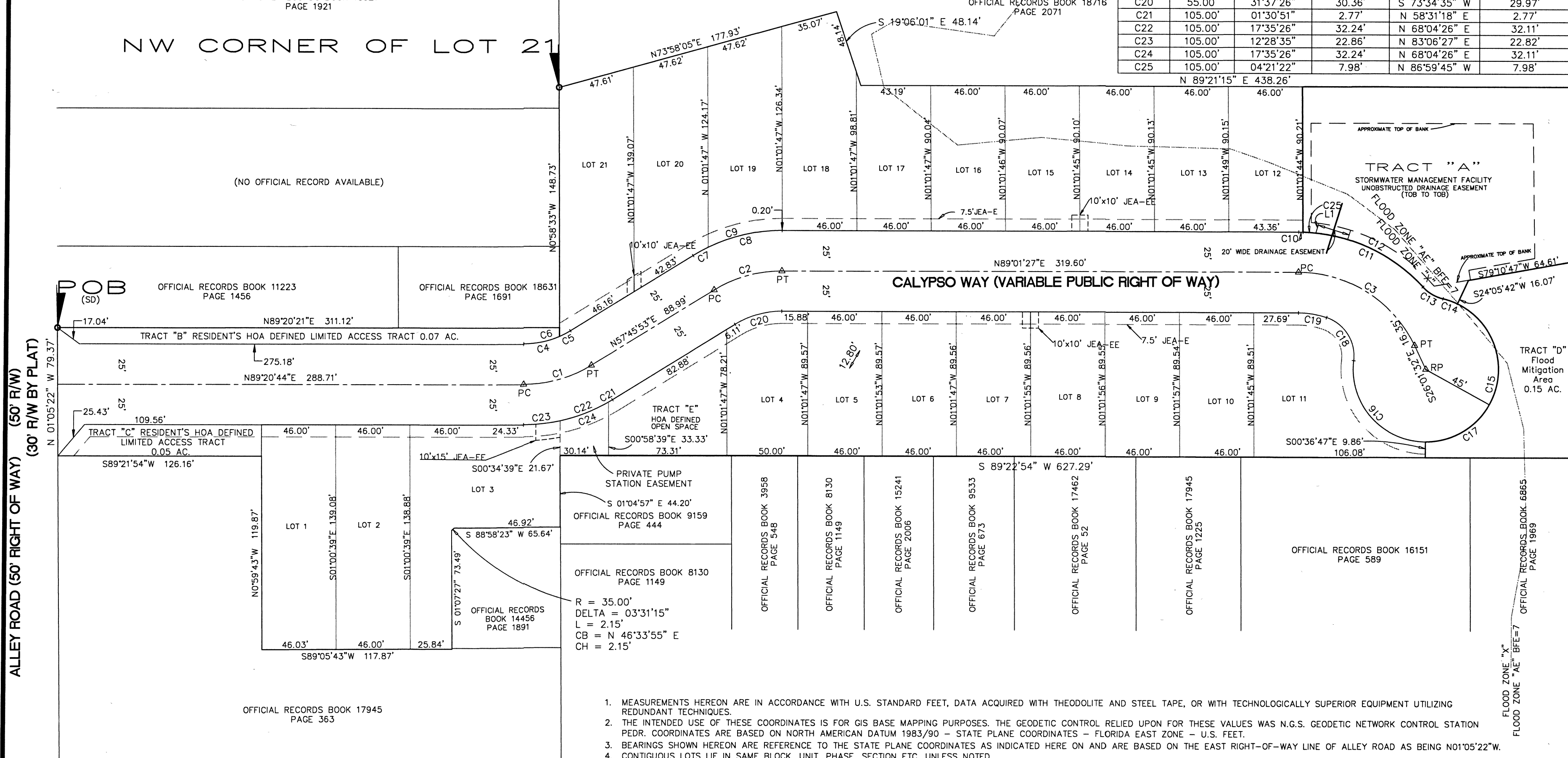
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE X AND SPECIAL FLOOD HAZARD AREA (SFHA) AE, WITH A BASE FLOOD ELEVATION (BFE) OF 7' NAVD88 AS DEPICTED ON THE LOMR SUBMITTAL "MARINERS VILLAGE APARTMENTS" DONE BY HUMPHRIES ENGINEERING THAT REVISES THE UNDETERMINED A ZONE TO AE WITH A BFE OF 7' NAVD88. A CONDITIONAL LETTER OF MAP REVISION (CLOMR), CASE NUMBER 18-04-5081R, DATED APRIL 20, 2020 HAS BEEN ISSUED FOR THIS PROJECT AND IS ON FILE AT THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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 SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
1	N 2184664.070	E 524133.7090	34.9162263	-089.3025978	POINT-OF-BEGINNING, FIR YC NOD
2	N 2184816.3170	E 524442.2750	34.9166785	-089.3015944	NORTHWEST CORNER OF LOT 21, FIR NOD

OFFICIAL RECORDS BOOK 18521
PAGE 1921

NW CORNER OF LOT 21



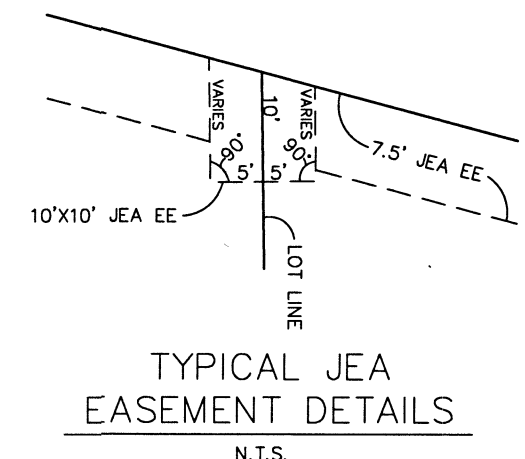
CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	31°34'51"	44.10'	N 73°33'18" E	43.54'
C2	80.00'	31°37'26"	44.16'	S 73°34'35" W	43.60'
C3	80.00'	64°13'24"	89.67'	N 58°30'00" W	85.05'
C4	55.00'	23°46'40"	22.83'	N 77°27'24" E	22.66'
C5	55.00'	07°48'11"	7.49'	N 61°39'58" E	7.48'
C6	55.00'	31°34'51"	30.32'	N 73°33'18" E	29.93'
C7	105.00'	05°48'37"	10.65'	S 60°40'11" W	10.64'
C8	105.00'	25°48'49"	47.31'	S 76°28'54" W	46.91'
C9	105.00'	31°37'26"	57.95'	S 73°34'35" W	57.22'
C10	105.00'	01°26'16"	2.63'	N 89°53'34" W	2.63'
C11	105.00'	45°45'52"	83.87'	N 66°17'30" W	81.66'
C12	105.00'	47°12'08"	86.50'	N 67°00'38" W	84.08'
C13	25.00'	33°42'42"	14.71'	S 60°15'55" E	14.50'
C14	45.00'	12°06'29"	9.51'	N 71°04'01" W	9.49'
C15	45.00'	154°25'17"	121.28'	N 12°11'52" E	87.77'
C16	45.00'	96°41'51"	75.95'	S 42°14'34" E	67.25'
C17	45.00'	26°13'37"	206.74'	N 54°29'33" E	67.29'
C18	25.00'	78°10'38"	34.11'	N 32°58'58" W	31.53'
C19	55.00'	18°32'25"	17.80'	N 81°20'30" W	17.72'
C20	55.00'	31°37'26"	30.36'	S 73°34'35" W	29.97'
C21	105.00'	01°30'51"	2.77'	N 58°31'18" E	2.77'
C22	105.00'	17°35'26"	32.24'	N 68°04'26" E	32.11'
C23	105.00'	12°28'35"	22.86'	N 83°06'27" E	22.82'
C24	105.00'	17°35'26"	32.24'	N 68°04'26" E	32.11'
C25	105.00'	04°21'22"	7.98'	N 86°59'45" W	7.98'

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1	N16°49'00"E	6.38'

LEGEND

- ▲ = FOUND NAIL/DISC #7111
- = FOUND 5/8" IRON WITNESS #7111
- = FOUND 5/8" YELLOW CAPPED IRON ROD
- = SET 1/2" IRON ROD LB#8139 "OFFSET"
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = FOUND 5/8" IRON ROD RED CAP "ACS LB#177"
- △ = SET PERMANENT CONTROL POINT
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- DB = DEED BOOK
- JEA = JACKSONVILLE ELECTRIC AUTHORITY
- JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
- LB = LICENSED SURVEY BUSINESS
- LS = LICENSED SURVEYOR
- OR = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RBL = REFERENCE BEARING LINE
- R/W = RIGHT-OF-WAY LINE
- TYP = TYPICAL

- MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION PEDR. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HERE ON AND ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF ALLEY ROAD AS BEING N01°05'22"W.
- CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
- JEA EASEMENTS SHALL REMAIN COMPLETELY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
- JEA EQUIPMENT EASEMENTS SHALL REMAIN COMPLETELY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 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 THE 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE LANDS SHOWN HEREON ARE SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS TO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA BY VIRTUE OF PROVISION OF SECTION 617 OF THE GENERAL STATUTES OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 93, PAGE 676.
- DRAINAGE EASEMENTS SHALL REMAIN COMPLETELY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE ESTABLISHED HOME OWNER'S ASSOCIATION (HOA) FOR THIS SUBDIVISION. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE PRIVATE MAINTENANCE ENTITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS. THE HOA MAY FURTHER DEFINE ANY IMPROVEMENTS WITHIN THESE EASEMENTS THAT SHALL BE ALLOWED.
- TWENTY-ONE (21) LOTS IN TOTAL IN THIS PHASE.
- 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.



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(PLAT AND PLANS) CDN NO. 9836.000