

Approved 8/25/2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved August 19, 2020
Date
[Signature]
for General Counsel

CAMFIELD LANDING

A REPLAT OF A PORTION TRACT 13, BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS,
AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.

PLAT BOOK 76 PAGE 10

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

PARCEL 1:

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL, AND STATE OF FLORIDA, KNOWN AND MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT 13, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 0 DEGREES 21
MINUTES 33 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT 13 FOR 307.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 21 MINUTES 33 SECONDS EAST FOR 129.12 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 40
SECONDS WEST FOR 330.92 FEET; THENCE NORTH 0 DEGREES 20 MINUTES 57 SECONDS WEST FOR 129.86 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 04 SECONDS EAST FOR 331.02 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY
30 FEET DEEDED TO DUVAL COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS OF VOLUME 307, PAGE 268 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, SITUATE LYING AND BEING IN THE COUNTY OF DUVAL, AND STATE OF FLORIDA, KNOWN AND MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT 13, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 0 DEGREES 21
MINUTES 33 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT 13 FOR 516.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 21 MINUTES 33 SECONDS EAST FOR 129.12 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 40
SECONDS WEST FOR 330.92 FEET; THENCE NORTH 0 DEGREES 20 MINUTES 57 SECONDS WEST FOR 129.86 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 04 SECONDS EAST FOR 331.02 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY
30 FEET DEEDED TO DUVAL COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS OF VOLUME 307, PAGE 268 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF TRACT 13, BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BREEZE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CAMFIELD LANDING, 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.

ALL LANDSCAPE BUFFERS, SHOW HERON ARE HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE CAMFIELD LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE OWNER DOES
HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) AND OVERLANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS
PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 STORM WATER 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 STORM WATER MANAGEMENT FACILITIES,
WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY (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 STORM WATER 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 STORM WATER
MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS, AND ASSIGNS ("CITY") BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR
SAID STORM WATER 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 STORM WATER 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 STORM WATER 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 CAMFIELD LANDING. 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 'A' (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORM WATER 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. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORM WATER MANAGEMENT FACILITIES.

TITLE TO THE LANDSCAPE BUFFER TRACT 'B' IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING
WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND
ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, 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).

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 TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT 'A' (LIFT STATION) OR
JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. 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. 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 TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE
EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THOSE EASEMENTS DESIGNATED AS 'JEA UTILITY 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.

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 'JEA ACCESS AND ELECTRICAL EASEMENTS' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E.E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE
MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING
PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS.

N WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 13 DAY OF August, 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: [Signature]
PRINT NAME: Bryan Ferlin
BY: [Signature]
PRINT NAME: Michael O'Neal

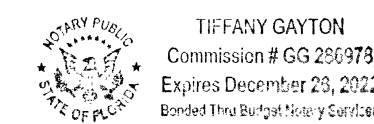
BY: [Signature]
PRINT NAME: CHRISTIAN A. ALLEN
ITS: MANAGER

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS, 13 DAY OF August, 2020, BY CHRISTIAN A. ALLEN, THE MANAGER OF BREEZE HOMES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)



TIFFANY GAYTON
Commission # GG 226375
Expires December 25, 2022
Bonded \$10,000.00 by State of Florida

(NOTARY SEAL)

TCHOUPTOULAS CAPITAL, INC., A FLORIDA CORPORATION
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE
RECORDED IN OFFICIAL RECORDS BOOK 19108, PAGE 1016, 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.

SIGNED IN THE PRESENCE OF:

[Signature]
PRINT NAME: WILLIAM BRYAN ADAMS

[Signature]
PRINT NAME: Victoria Thepe

STATE OF FL
COUNTY OF Sumter

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION THIS, 17 DAY OF July, 2020, BY WILLIAM BRYAN ADAMS, THE PRESIDENT OF
TCHOUPTOULAS CAPITAL, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION. SUCH PERSON IS
PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)

(NOTARY SEAL)

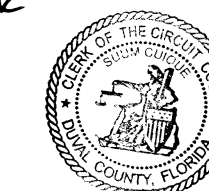


CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF
JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT
BOOK 76 PAGES 10-13 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED: [Signature] 17 DAY OF July, 2020.

RONNIE FUSSELL
CLERK OF CIRCUIT COURT

[Signature]
Deputy Clerk



APPROVED FOR THE RECORD
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE
CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE
ORDINANCE CODE.

BY: [Signature]
JOHN PAPFAS P.E.
DIRECTOR OF PUBLIC WORKS

8/26/20
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177,
FLORIDA STATUTES, THIS 24 DAY OF August, 2020.

[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 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 ABOVE, THAT THE SURVEY WAS MADE
UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY
DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, THAT THE
PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS
WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT
REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA.
SIGNED THIS 09 DAY OF July, 2020.

[Signature]
BOB L. PITTMAN
REGISTERED LAND SURVEYOR NUMBER 4827

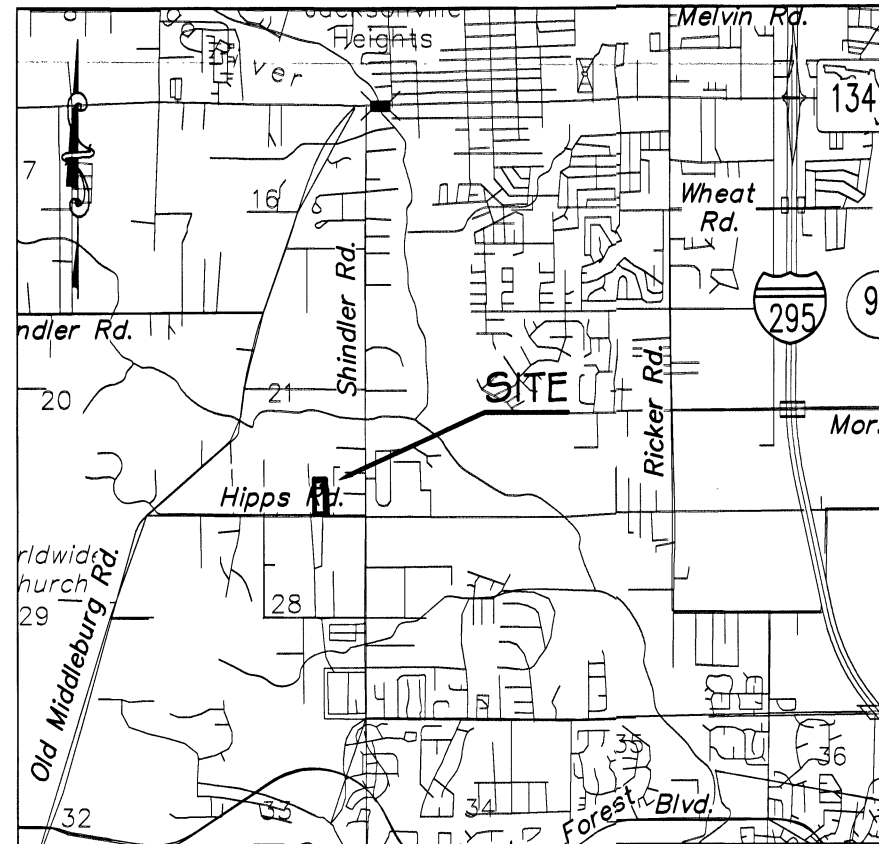
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
LICENSED BUSINESS NO. 6487

CAMFIELD LANDING

A REPLAT OF A PORTION TRACT 13, BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **16** PAGE **11**
SHEET 2 OF 4 SHEETS

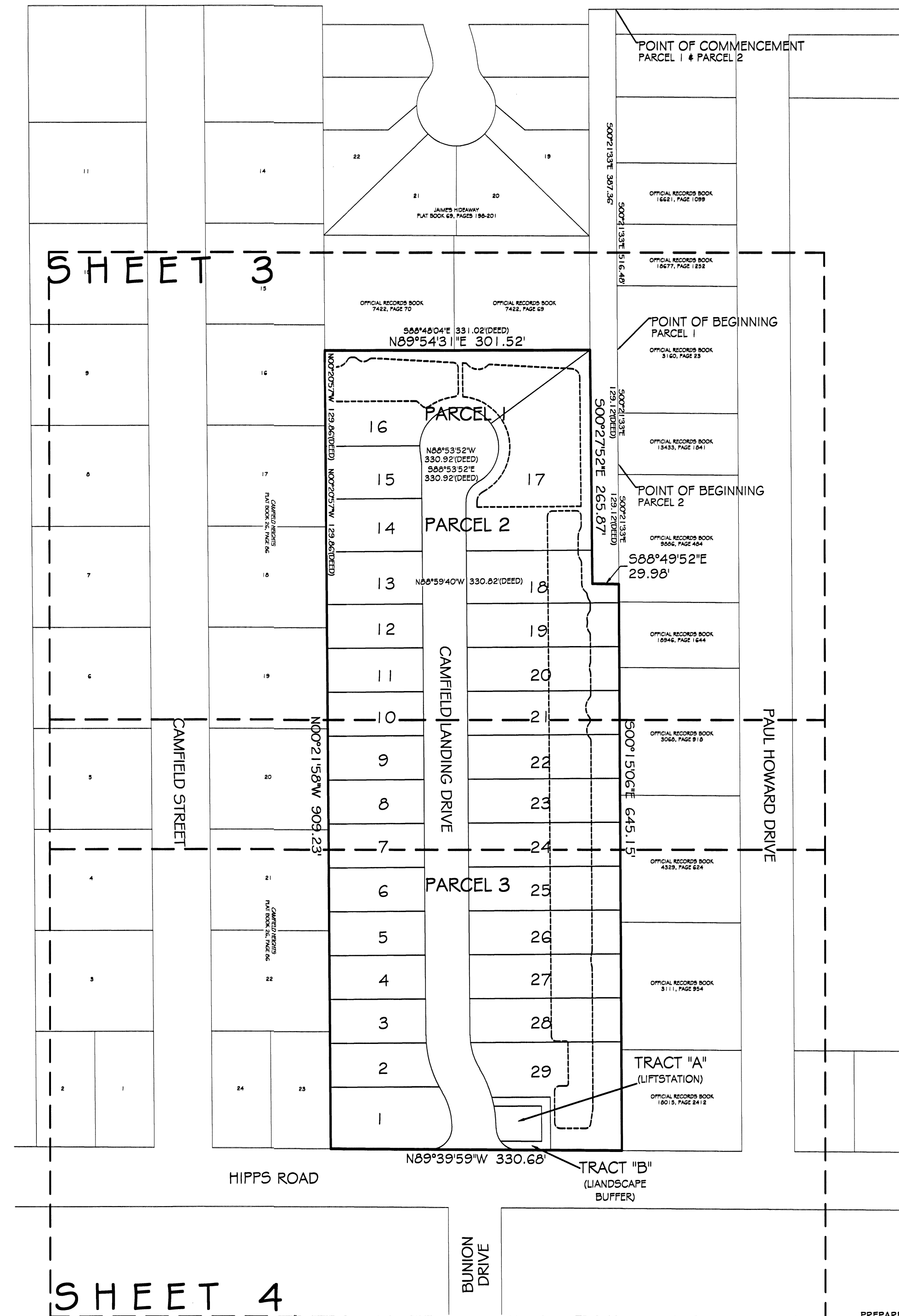
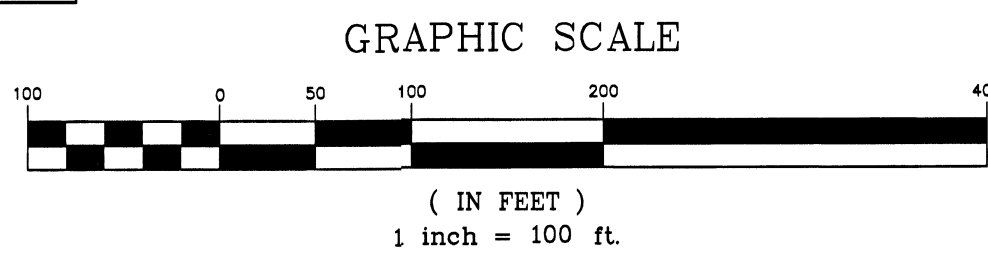
VICINITY MAP
(NOT TO SCALE)



- NOTES:
1. BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD_83) FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, AS DERIVED BY UTILIZING A TRIMBLE 580 RTK BASE STATION.
 2. 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.
 3. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 4. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
 6. 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, FLORIDA.
 7. 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.
 8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, FLORIDA. 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.
 9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 10. JEA-E, DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 11. JEA-E.E, DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
 12. THE LANDS SHOWN HEREON (IE WITHIN FLOOD ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031 (C), SUFFIX 0506H & 0508H, DATED 06/03/2018, THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.I.E.M.A. F.I.R.M. MAPS AND IS FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.

- LEGEND
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4"X4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET NAIL # DISK STAMPED L.B. # 6487
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - JEA-E = JEA EASEMENT
 - JEA-E.E = JEA EQUIPMENT EASEMENT
 - PI = POINT OF INTERSECTION
 - RP = RADIUS POINT
 - TOB = TOP OF BANK

DENOTES
PRIVATE
DRAINAGE
EASEMENT



SHEET 4

KEY SHEET

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-6377
LICENSED BUSINESS NO. 6487

(PLAT AND PLANS) CITY DEVELOPMENT No. 9678.001 JEA AVAILABILITY # 2018-2198

