

Approved 4/16/2021
Date
City Engineer
for Director of Public Works
Approved 4/17/21
Date
for General Counsel

CAPITOL PARK EAST

A PARCEL OF LAND, BEING A PORTION OF SECTION 8, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, IN
GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA,

PLAT BOOK 17 PAGE 61

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PARCEL OF LAND, BEING A PORTION OF SECTION 8, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 1174, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING IN A PUBLIC RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LINDSEY'S CROSSING UNIT TWO AS RECORDED IN PLAT BOOK 57, PAGES 29 THROUGH 29B OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 15°06'10" WEST, ALONG THE WEST LINE OF SAID LINDSEY'S CROSSING, A DISTANCE OF 625.74 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF AIRPORT CENTER DRIVE, BEING A 148.00 FOOT RIGHT OF WAY AS SHOWN ON THE CITY OF JACKSONVILLE, JACKSONVILLE TRANSPORTATION AUTHORITY TRANSFER MAP OF AIRPORT CENTER DRIVE, DATED NOVEMBER 10TH, 2009; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY, THE FOLLOWING 4 COURSES AND DISTANCES: COURSE 1) THENCE NORTH 74°52'12" WEST, A DISTANCE OF 86.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1274.00 FEET; COURSE 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 646.65 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°21'57" WEST, 639.73 FEET TO THE END OF SAID CURVE; COURSE 3) THENCE NORTH 45°48'32" WEST, A DISTANCE OF 470.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1344.53 FEET; COURSE 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 306.48 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°19'58" WEST, 305.82 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF VANGUARD ROAD, BEING A 60.00 FOOT RIGHT OF WAY; THENCE NORTH 29°49'56" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 65.85 FEET TO A POINT ON THE SOUTHERLY LINE OF PARQUE DIANE, AS RECORDED IN PLAT BOOK 57, PAGES 59 THROUGH 59D OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 77°10'59" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1384.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 562613.88 SQ. FT. - 12.91 ACRES ±

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CAPITOL PARK EAST, 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, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, ACCESS EASEMENTS, TRACTS "A" & "B" (STORMWATER MANAGEMENT FACILITY) AND TRACTS "C" & "D" (RECREATION) AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. CAN DEED TO HOA.

OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL 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. TO DEED TO HOA.

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 MY BE DESIGNATED, THE NONEXCLUSIVE 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.

STORMWATER MANAGEMENT FACILITIES AND THEIR UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. UPON FAILURE OF THE HOME OWNERS ASSOCIATION THEN OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID 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.

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS 'UNOBSTRUCTED DRAINAGE EASEMENTS' SHOWN ON THIS PLAT, THAT MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND SHALL RESERVE THE RIGHT TO DEDICATE SAME TO THE HOME OWNERS' ASSOCIATION.

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, BUFFERS OVER ALL THE LANDS DESIGNATED AS 'UNOBSTRUCTED BUFFERS' SHOWN ON THIS PLAT, THAT MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND SHALL RESERVE THE RIGHT TO DEDICATE SAME TO THE HOME OWNERS' ASSOCIATION.

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 '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.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 3 DAY OF April, 2021.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: PS Porter
PRINT NAME: ROBERT S. PORTER

BY: Philip A. Fremento
PRINT NAME: PHILIP A. FREMENTO

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS 3 DAY OF April, 2021, BY PHILIP A. FREMENTO, THE VICE PRESIDENT OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

Deborah E. McClure
(NOTARY SIGNATURE)

DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded thru Budget Notary Services

(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 17, PAGES 61-64, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF April, 2021.

Jody Phillips
JODY PHILLIPS
CLERK OF CIRCUIT COURT

Evelyn Chastan
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.

John Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

4/16/21
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 14th DAY OF April, 2021.

Danny S. Wheeler
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 14th DAY OF April, 2021.

John K. Maffett
JOHN K. MAFFETT
REGISTERED LAND SURVEYOR NUMBER 6951

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

(PLAT AND PLANS) CITY DEVELOPMENT No. 9849.000 - JEA AVAILABILITY # 2018-2930



