

Cascade Point

A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **72** PAGE **168**

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 3/27/2019
Date
[Signature]
City Engineer
for Director of Public Works
Approved March 26, 2019
Date
[Signature]
for General Council

CAPTION
A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STARTRATT ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE EASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STARTRATT ROAD, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 81°08'06" EAST, 138.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 332.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°36'54" EAST, 331.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3, NORTH 80°21'54" EAST, 403.80 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8122, PAGE 1338, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°04'56" EAST, ALONG SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7997, PAGE 1358, SAID CURRENT PUBLIC RECORDS, 368.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1444, PAGE 78, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°34'56" EAST, ALONG SAID EASTERLY LINE, 1727.49 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 14; THENCE SOUTH 89°46'04" WEST, ALONG SAID SOUTHERLY LINE, 481.87 FEET, TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD; THENCE NORTH 19°18'02" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1160.25 FEET; THENCE NORTH 37°13'26" WEST, CONTINUING ALONG LAST SAID LINE, 687.41 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.00 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS CASCADE POINT, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE RIGHTS OF WAY (R/W) SHOWN HEREON (FOUNTAIN TOP DRIVE AND SPRING LIGHT CIRCLE), THE "7" SIDEWALK EASEMENT, THE "5" NON-ACCESS EASEMENT (SEE NOTE 16), TRACTS E-1, E-2, E-3 AND E-4 (RIGHT OF WAY RESERVATION), THE DRAINAGE EASEMENTS AND THE M.&A.E. SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. OWNER RESERVES THE "7" SIGN EASEMENT OVER THE RIGHT OF WAY (R/W) FOR FOUNTAIN TOP DRIVE AS DEPICTED ON THIS PLAT, WHICH RESERVED EASEMENT SHALL BE SUBORDINATE TO THE DEDICATION OF THE RIGHT OF WAY (R/W) FOR FOUNTAIN TOP DRIVE TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE UNOBSTRUCTED DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM THE RIGHTS OF WAY AS NOTED ABOVE HEREBY DEDICATED; 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 OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- (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 THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES 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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CASCADE POINT. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN.

UPON FAILURE OF THE HOME OWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT, OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF CASCADE POINT AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF CASCADE POINT ENCUMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE HOME OWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT ASSUMES THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES.

TRACTS A, B AND C (OPEN SPACE/ RECREATION) ARE HEREBY DEDICATED AS COMMON AREA FOR THE PURPOSE OF ACTIVE RECREATION FOR THE OWNERS OF LOTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOME OWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

TRACTS F, G AND I (OPEN SPACE) AND TRACTS D AND E (GREENBELT ROADWAY BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE 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 HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. TRACTS E AND D ARE EXPRESSLY SUBJECT TO GENERAL NOTE 15.

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 ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RESERVES THE RIGHT TO FULLY OR PARTIALLY ASSIGN SUCH EASEMENTS TO A HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES.

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, TRACTS, OR EASEMENT REMAINING PRIVATELY OWNED BY IT.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, TRACT H (LIFT STATION), FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES.

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.

THAT EASEMENT DESIGNATED AS '20' JEA UTILITY EASEMENT' IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE ACCESS, INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

SUBJECT TO THE IMMEDIATELY FOLLOWING PARAGRAPH, THE '10' LANDSCAPE BUFFER EASEMENT' 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 FULLY OR PARTIALLY ASSIGN SUCH EASEMENT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS 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 658.1223, 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 '10' 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 H (LIFT STATION).

THE 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 '10' LANDSCAPE BUFFER EASEMENT', OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE '10' LANDSCAPE BUFFER EASEMENT'. 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 '10' 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'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN. OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF CASCADE POINT AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF CASCADE POINT ENCUMBERED BY SUCH EASEMENT OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE '10' LANDSCAPE BUFFER EASEMENT'.

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS THAT ARE NOT ACCESS EASEMENTS, AND ALSO 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. THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, HOME OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

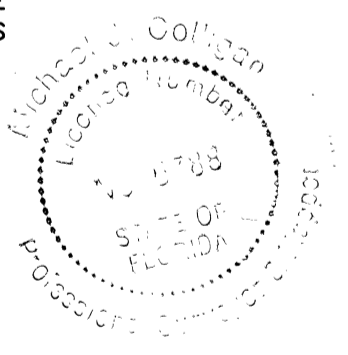
IN WITNESS WHEREOF, THE OWNER, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY UNDER ITS GOVERNING DOCUMENTS.

THIS 21 DAY OF FEBRUARY, 2019.

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 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.

SIGNED THE 15 DAY OF FEBRUARY, A.D., 2019.
[Signature]
MICHAEL J. COLLIER
REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731



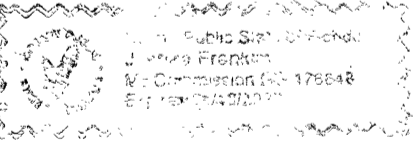
PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature] WITNESS: [Signature]
NAME: JUSTIN DUDLEY PRINT NAME: Aubrey David Crosby
TITLE: DIRECTOR OF LAND WITNESS: [Signature]
PRINT NAME: DAN REYNOLDS

NOTARY FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF February, 2019, A.D., BY JUSTIN DUDLEY, AS _____ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 1/18/2022
SERIAL NO. 176248
PRINT NAME: Joshua Franklin



CLERK'S CERTIFICATION

2019068248

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 72, PAGES 168-173 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 27th DAY OF March, 2019.
BY: [Signature] JOHN PAPPAS, P.E. DEPUTY CLERK
[Signature] CLERK OF CIRCUIT COURT

APPROVED FOR THE RECORD

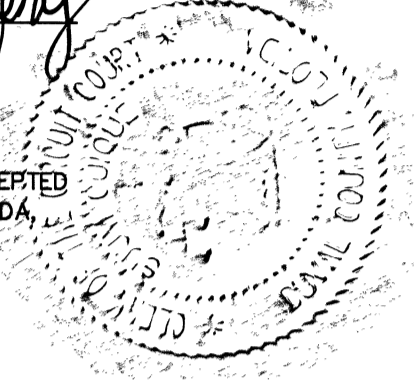
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE. SIGNED THIS 27th DAY OF March, 2019.

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

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27 DAY OF MARCH, 2019.

BY: [Signature]
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3348



PSD NUMBER: N.A.
CITY DEVELOPMENT NO.: 9567.0 (PLAT & PLANS)

Cascade Point

A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 72 PAGE 169

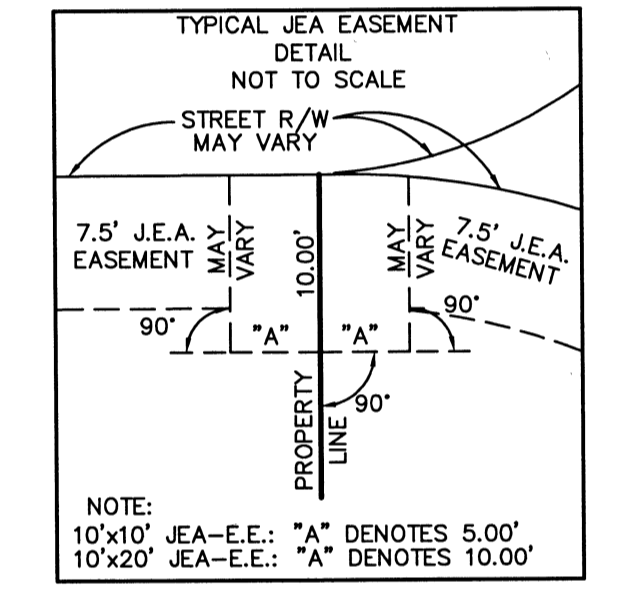
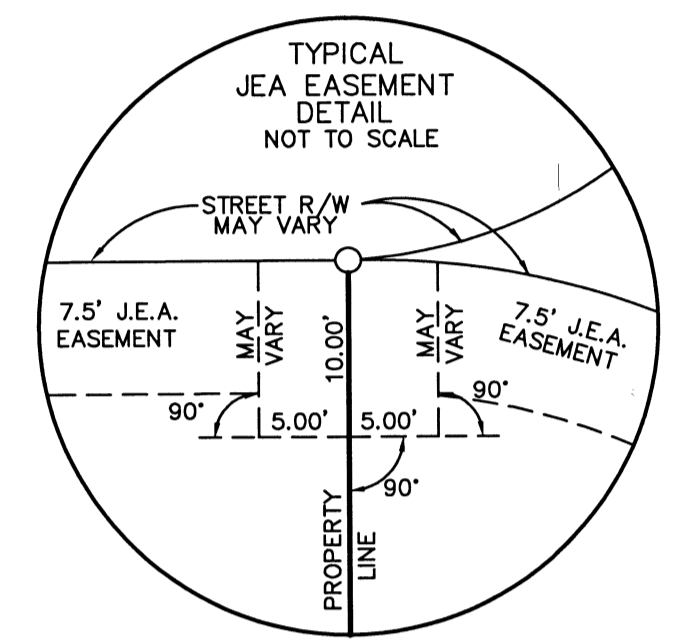
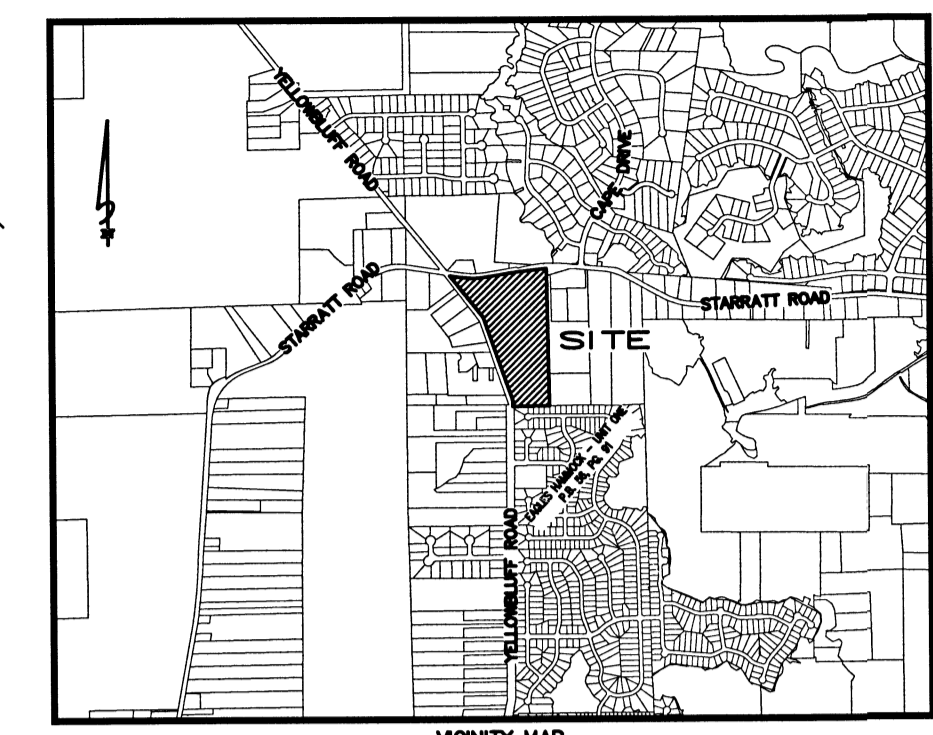
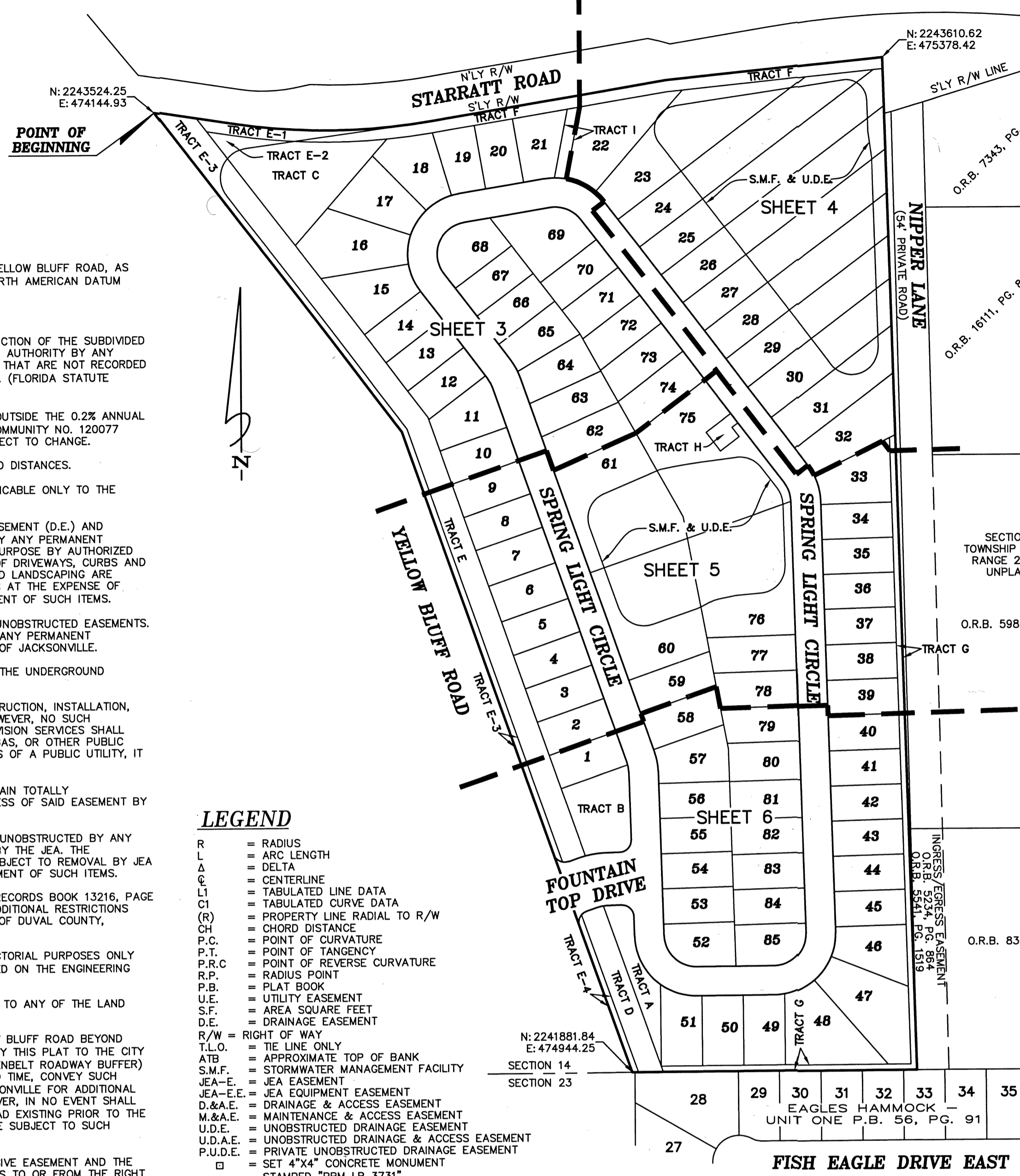
SHEET 2 OF 6 SHEETS
85 LOTS AND 13 TRACTS

GENERAL NOTES

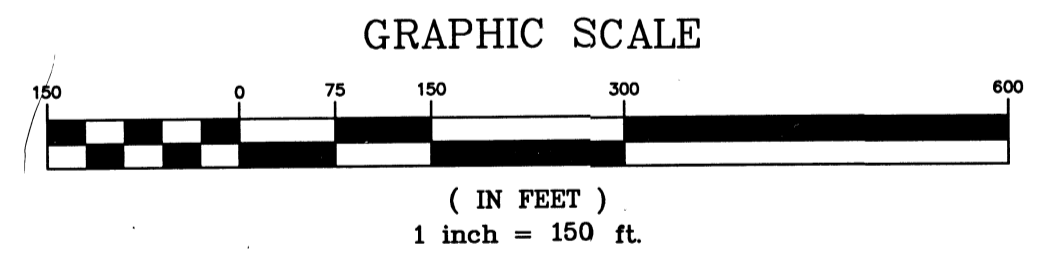
- BEARINGS SHOWN HEREON ARE BASED ON EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, AS N37°13'26"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
N: 2243524.25
E: 474144.93 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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 RESTRICTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 0340 H, COMMUNITY NO. 120077 DATED JUNE 3, 2013. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- EACH EASEMENT CREATED BY THIS PLAT AND DESIGNATED AS A DRAINAGE EASEMENT (D.E.) AND UNOBSTRUCTED DRAINAGE EASEMENT (U.D.E.) SHALL REMAIN UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS FOR SUCH PURPOSE BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRIVEWAYS, CURBS AND SIDEWALKS AND THE INSTALLATION AND MAINTENANCE OF FENCES, HEDGES AND LANDSCAPING ARE PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OR TRACT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- ALL ACCESS DRAINAGE EASEMENTS (D.&A.E. AND U.A.D.E.) AND M.&A.E. ARE UNOBSTRUCTED EASEMENTS. SUCH UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- ALL PLATTED UTILITY 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.
- "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.
- "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. 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 FOR REPLACEMENT OF SUCH ITEMS.
- THE LANDS HEREON ARE SUBJECT TO JEA EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13216, PAGE 247 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- THE EASEMENTS SET FORTH ON THIS PLAT SHALL NOT MERGE WITH FEE TITLE TO ANY OF THE LAND SUBJECT HERETO AND SHALL REMAIN SEPARATE ESTATES.
- IF THE CITY OF JACKSONVILLE NEEDS ADDITIONAL RIGHT-OF-WAY FOR YELLOW BLUFF ROAD BEYOND TRACTS E-1, E-2, E-3 AND E-4 (RIGHT OF WAY RESERVATION) DEDICATED BY THIS PLAT TO THE CITY OF JACKSONVILLE, THEN THE CURRENT OWNER OF TRACTS E AND/OR D (GREENBELT ROADWAY BUFFER) SHALL, UPON WRITTEN REQUEST OF THE CITY OF JACKSONVILLE FROM TIME TO TIME, CONVEY SUCH PORTIONS OF TRACTS E AND/OR D AS ARE REQUIRED TO THE CITY OF JACKSONVILLE FOR ADDITIONAL RIGHT OF WAY AT NO COST TO THE CITY OF JACKSONVILLE; PROVIDED, HOWEVER, IN NO EVENT SHALL MORE THAN FORTY (40) FEET FROM THE 60' R/W LINE OF YELLOW BLUFF ROAD EXISTING PRIOR TO THE DEDICATION OF TRACTS E-1, E-2, E-3 AND E-4 PURSUANT TO THIS PLAT BE SUBJECT TO SUCH REQUIRED CONVEYANCE.
- THE "5' NON-ACCESS EASEMENT" REFLECTED ON THIS PLAT IS A NON-EXCLUSIVE EASEMENT AND THE SOLE PURPOSE OF SUCH EASEMENT IS TO PREVENT DIRECT VEHICULAR ACCESS TO OR FROM THE RIGHT OF WAY OF YELLOW BLUFF ROAD VIA THE REAR OF ANY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16.

LEGEND

- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- CL = CENTERLINE
- L1 = TABULATED CURVE DATA
- (R) = PROPERTY LINE RADIAL TO R/W
- CH = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- R.P. = RADIUS POINT
- P.B. = PLAT BOOK
- U.E. = UTILITY EASEMENT
- S.F. = AREA SQUARE FEET
- D.E. = DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- T.L.O. = THE LINE ONLY
- ATB = APPROXIMATE TOP OF BANK
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- JEA-E. = JEA EASEMENT
- JEA-E.E. = JEA EQUIPMENT EASEMENT
- D.&A.E. = DRAINAGE & ACCESS EASEMENT
- M.&A.E. = MAINTENANCE & ACCESS EASEMENT
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.D.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 3731"
- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- 4± DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK



COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



PSD NUMBER: N.A.
CITY DEVELOPMENT NO. : 9567.0 (PLAT & PLANS)

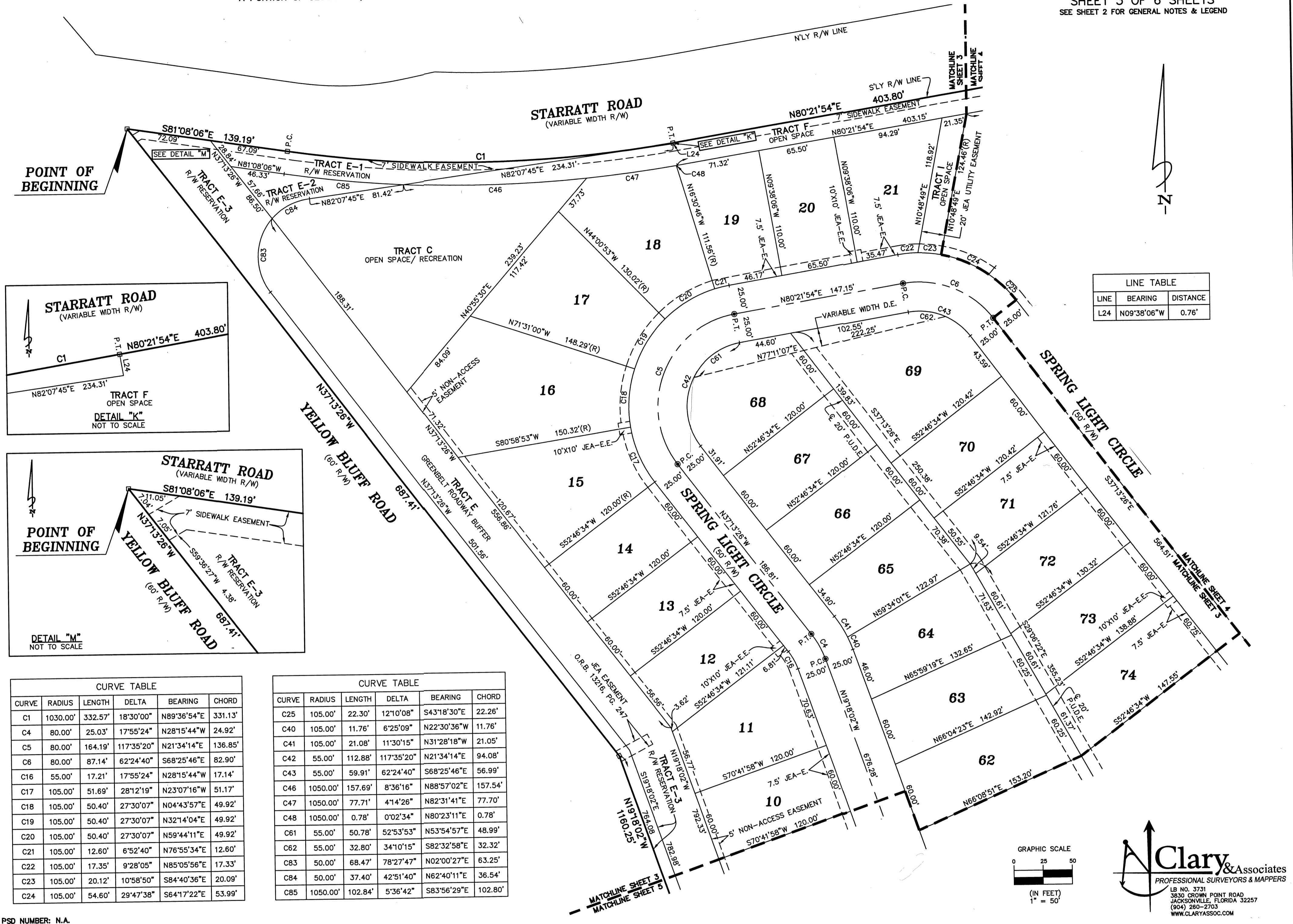
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JACKSONVILLE, FLORIDA 32257
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Cascade Point

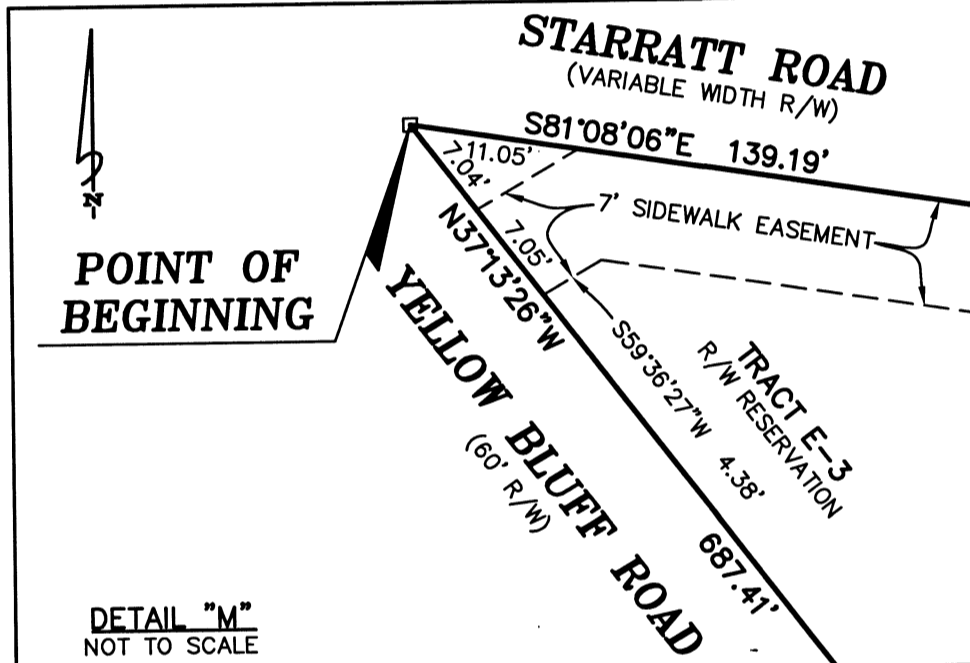
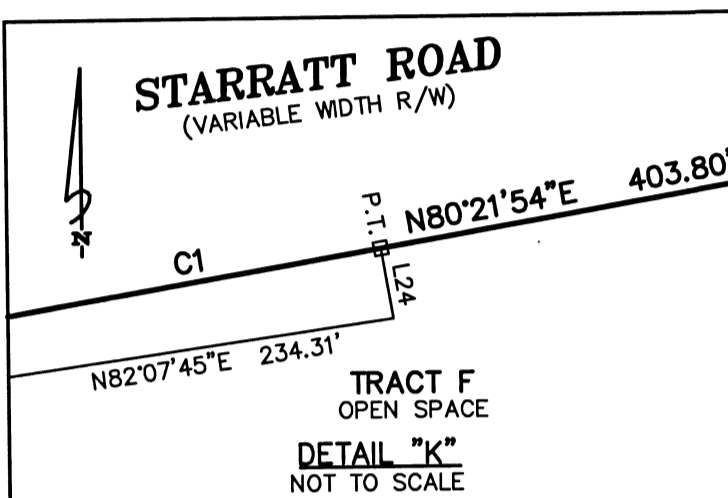
A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



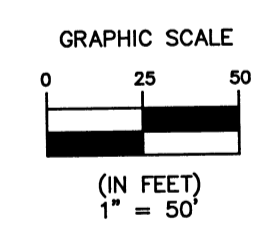
POINT OF BEGINNING



| CURVE TABLE | | | | | |
|-------------|----------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 1030.00' | 332.57' | 18°30'00" | N89°36'54"E | 331.13' |
| C4 | 80.00' | 25.03' | 17°55'24" | N28°15'44"W | 24.92' |
| C5 | 80.00' | 184.19' | 117°35'20" | N21°34'14"E | 136.85' |
| C6 | 80.00' | 87.14' | 62°24'40" | S68°25'46"E | 82.90' |
| C16 | 55.00' | 17.21' | 17°55'24" | N28°15'44"W | 17.14' |
| C17 | 105.00' | 51.89' | 28°12'19" | N23°07'16"W | 51.17' |
| C18 | 105.00' | 50.40' | 27°30'07" | N04°43'57"E | 49.92' |
| C19 | 105.00' | 50.40' | 27°30'07" | N32°14'04"E | 49.92' |
| C20 | 105.00' | 50.40' | 27°30'07" | N59°44'11"E | 49.92' |
| C21 | 105.00' | 12.80' | 6°52'40" | N76°55'34"E | 12.60' |
| C22 | 105.00' | 17.35' | 9°28'05" | N85°05'56"E | 17.33' |
| C23 | 105.00' | 20.12' | 10°58'50" | S84°40'36"E | 20.09' |
| C24 | 105.00' | 54.60' | 29°47'38" | S64°17'22"E | 53.99' |

| CURVE TABLE | | | | | |
|-------------|----------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C25 | 105.00' | 22.30' | 12°10'08" | S43°18'30"E | 22.28' |
| C40 | 105.00' | 11.76' | 6°25'09" | N22°30'36"W | 11.76' |
| C41 | 105.00' | 21.08' | 11°30'15" | N31°28'18"W | 21.05' |
| C42 | 55.00' | 112.88' | 117°35'20" | N21°34'14"E | 94.08' |
| C43 | 55.00' | 59.91' | 62°24'40" | S68°25'46"E | 56.99' |
| C46 | 1050.00' | 157.89' | 8°36'16" | N88°57'02"E | 157.54' |
| C47 | 1050.00' | 77.71' | 4°14'26" | N82°31'41"E | 77.70' |
| C48 | 1050.00' | 0.78' | 0°02'34" | N80°23'11"E | 0.78' |
| C61 | 55.00' | 50.78' | 52°53'53" | N53°54'57"E | 48.99' |
| C62 | 55.00' | 32.80' | 34°10'15" | S82°32'58"E | 32.32' |
| C83 | 50.00' | 68.47' | 78°27'47" | N02°00'27"E | 63.25' |
| C84 | 50.00' | 37.40' | 42°51'40" | N62°40'11"E | 36.54' |
| C85 | 1050.00' | 102.84' | 5°36'42" | S83°56'29"E | 102.80' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L24 | N09°38'06"W | 0.76' |



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CITY DEVELOPMENT NO. : 9567.0 (PLAT & PLANS)

Cascade Point

A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 72 PAGE 173

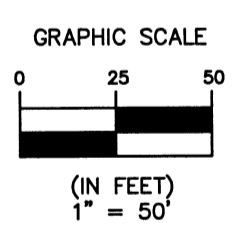
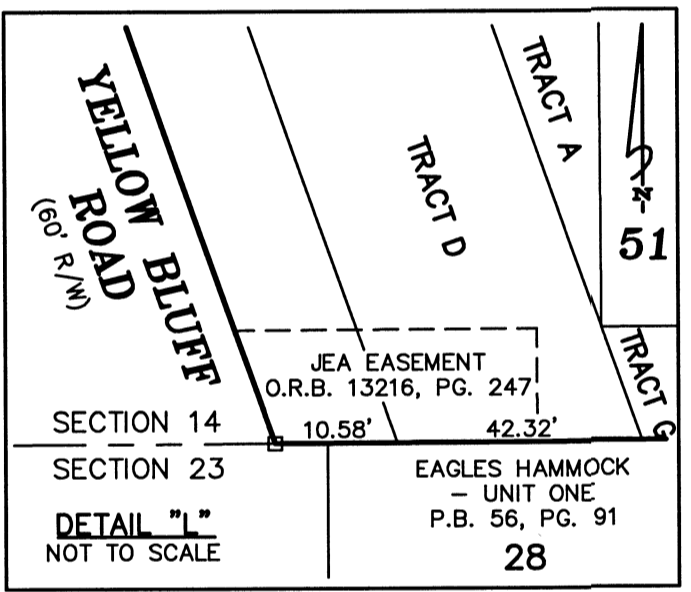
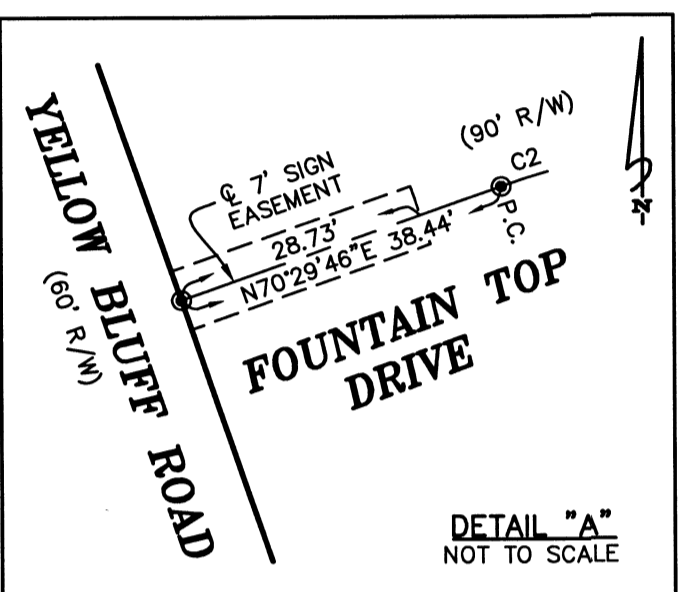
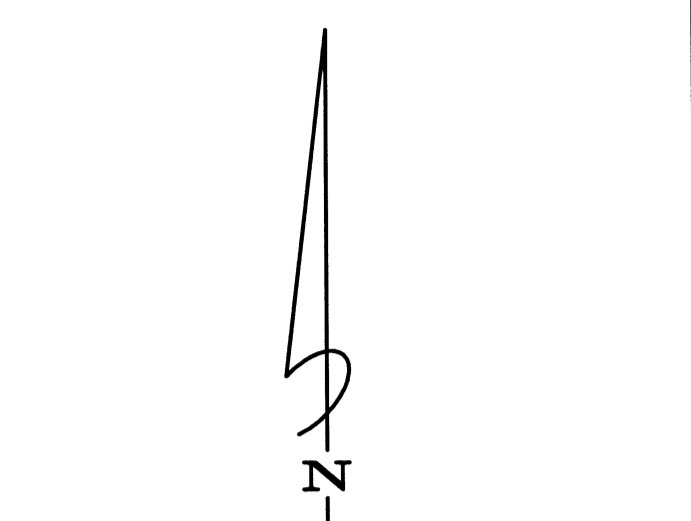
SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L2 | S19°18'02"E | 10.58' |

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|---------|-----------|-------------|---------|
| C2 | 100.00' | 31.28' | 17°55'18" | N79°27'25"E | 31.15' |
| C3 | 80.00' | 24.74' | 17°43'06" | N10°26'29"W | 24.64' |
| C8 | 80.00' | 127.55' | 91°21'00" | S44°05'34"W | 114.46' |
| C9 | 80.00' | 123.78' | 88°39'00" | N45°54'26"W | 111.80' |
| C10 | 20.00' | 20.94' | 60°00'00" | S49°18'02"E | 20.00' |
| C11 | 145.00' | 11.73' | 4°38'03" | N72°48'47"E | 11.72' |
| C12 | 145.00' | 33.63' | 13°17'15" | N61°46'26"E | 33.55' |
| C13 | 20.00' | 31.42' | 90°00'00" | N43°25'04"E | 28.28' |
| C14 | 55.00' | 12.65' | 13°10'47" | N08°10'20"W | 12.62' |
| C15 | 55.00' | 4.36' | 4°32'18" | N17°01'53"W | 4.36' |
| C28 | 105.00' | 42.88' | 23°23'59" | S10°07'03"W | 42.59' |
| C29 | 105.00' | 50.40' | 27°30'07" | S35°34'07"W | 49.92' |
| C30 | 105.00' | 56.00' | 30°33'19" | S64°35'50"W | 55.33' |
| C31 | 105.00' | 18.13' | 9°53'34" | S84°49'17"W | 18.11' |
| C32 | 105.00' | 66.06' | 36°02'42" | N72°12'35"W | 64.97' |
| C33 | 105.00' | 96.40' | 52°36'18" | N27°53'05"W | 93.05' |
| C34 | 20.00' | 31.42' | 90°00'00" | N46°34'56"W | 28.28' |
| C35 | 55.00' | 5.72' | 5°57'31" | S85°26'18"W | 5.72' |
| C36 | 55.00' | 11.48' | 11°57'47" | S76°28'39"W | 11.46' |
| C37 | 20.00' | 20.94' | 60°00'00" | S10°41'58"W | 20.00' |
| C38 | 55.00' | 85.10' | 88°39'00" | N45°54'26"W | 76.86' |
| C39 | 105.00' | 32.47' | 17°43'06" | N10°26'29"W | 32.34' |
| C45 | 55.00' | 87.69' | 91°21'00" | S44°05'34"W | 78.69' |
| C86 | 20.00' | 10.54' | 30°12'12" | N85°35'52"E | 10.42' |
| C87 | 20.00' | 10.40' | 29°47'48" | N55°35'52"E | 10.28' |

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