

# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

## CAPTION

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF DUNN CREEK CEMETERY ROAD WITH THE CENTERLINE OF DUNN CREEK ROAD; THENCE N89°51'54"E, A DISTANCE OF 38.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID DUNN CREEK ROAD AND THE POINT OF BEGINNING; THENCE N89°51'24"E, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15842, PAGE 2120 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 999.77 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS AND THE EASTERLY LINE OF SAID SECTION 34 (AS PER PRIOR SURVEYS AND POSSESSION); THENCE S01°29'24"W, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15848, PAGE 1551 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND ALONG SAID EASTERLY LINE OF SECTION 34, A DISTANCE OF 1314.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAPP ROAD (A 30' RIGHT OF WAY); THENCE S89°37'07"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 663.05 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9987, PAGE 2247 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S89°19'33"W, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10495, PAGE 310 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND ALONG THE NORTH LINE OF CANEY BRANCH PLANTATION, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 61, PAGES 123 THROUGH 127 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 650.67 FEET; THENCE N00°20'06"W, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6937, PAGE 1482 AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1212 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 519.47 FEET; THENCE S88°46'44"W, A DISTANCE OF 119.64 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF DUNN CREEK ROAD; THENCE N31°24'26"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 870.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.29 ACRES MORE OR LESS.

Approved 9/4/2018  
Date  
William Pappas  
City Engineer  
for Director of Public Works  
Approved August 30, 2018  
Date  
Robb Pappas  
for General Counsel

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CHERRY LAKES DEVELOPMENT, LLC ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS CHERRY LAKES, AND HAVE 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, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE 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 ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S). THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES, AS WELL AS TRACTS AND PARCELS FOR ANY USE, AS SHOWN HEREON, THE OBLIGATION THEREFORE WOULD THEN FALL EQUALLY ON THE OWNERS OF ALL LOTS SHOWN ON THIS PLAT.
- (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, REPLACEMENT OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

THE 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, ACTIONS, 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 OR SERVANTS. 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.

TRACT "A" (LANDSCAPE BUFFER), TRACT "B" (LANDSCAPE BUFFER), TRACT "C" (OPEN SPACE), TRACT "E" (OPEN SPACE), TRACT "F" (PARK) AND TRACT "G" (OPEN SPACE), 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 CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "D" (PUMP STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "H" (LANDSCAPE BUFFER TRACT) 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 THE PUMP STATION TRACT.

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 THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. 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 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-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 ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

IN WITNESS WHEREOF, John N Day OF CHERRY LAKES DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF August, 2018.

V. H. Smith III  
WITNESS

PRINT NAME: V. HANLEY SMITH III

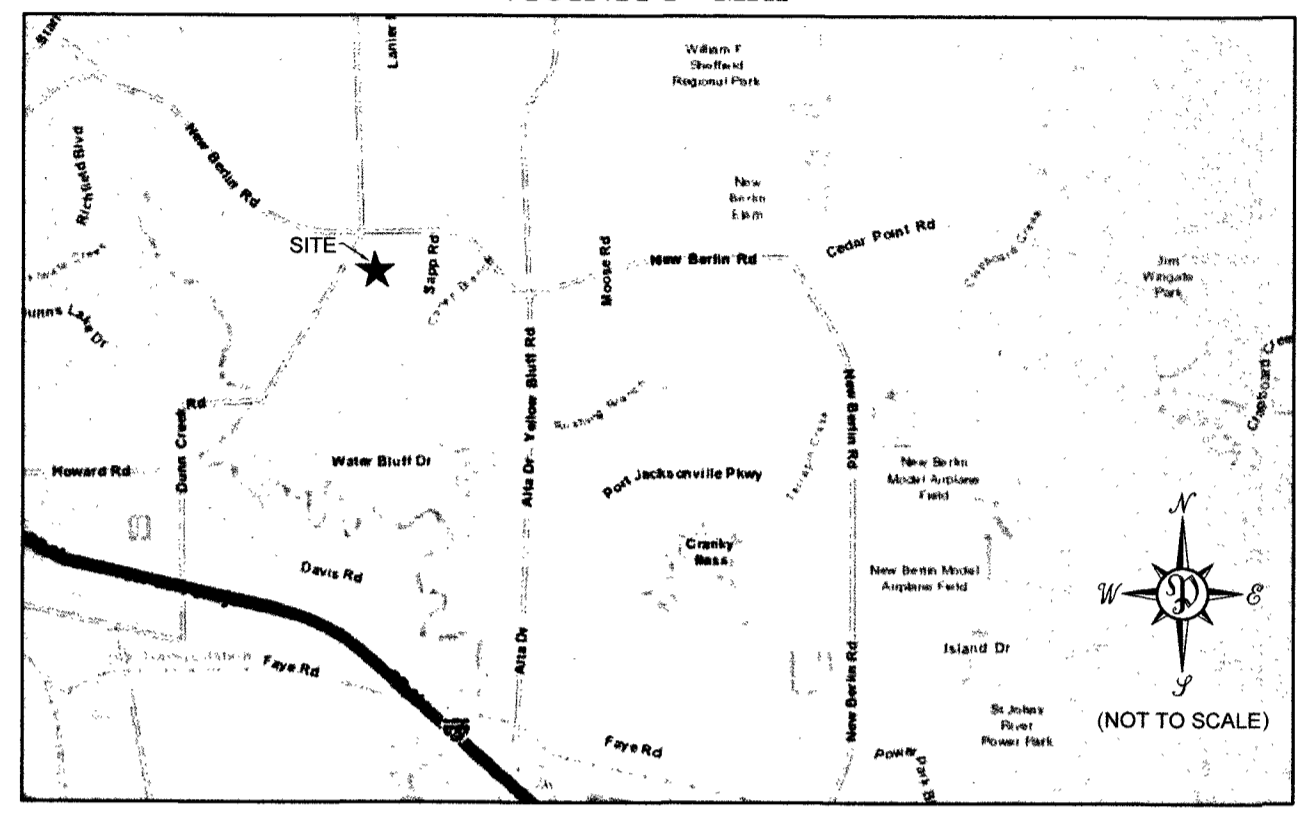
OWNER: CHERRY LAKES DEVELOPMENT, LLC

M. Victoria Hale  
WITNESS

BY: John N Day  
AS HIS MANAGER

PRINT NAME: M. Victoria Hale

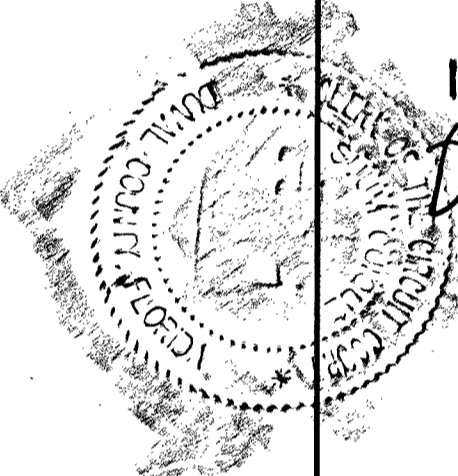
## VICINITY MAP



## CLERK'S CERTIFICATE 2018208556

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS FITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 71 PAGES 186-193 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 4th DAY OF Aug, 2018.  
Robb Pappas  
CLERK OF THE CIRCUIT COURTS



## 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, ORDINANCE CODE, THIS 4th DAY OF September, 2018.

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

## PLAT CONFORMITY REVIEW

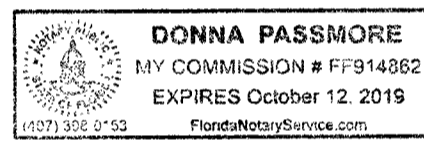
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 4 DAY OF Sept, 2018.

W. Monroe Hazen, P.L.S.  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE No. 3398

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF August, 2018, BY JOHN N. DAY AS ITS MANAGER, OF CHERRY LAKES DEVELOPMENT, LLC, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Donna Passmore  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Donna Passmore  
COMMISSION NO.: FF914862  
MY COMMISSION EXPIRES: 10/12/19



## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 23rd DAY OF August, 2018.

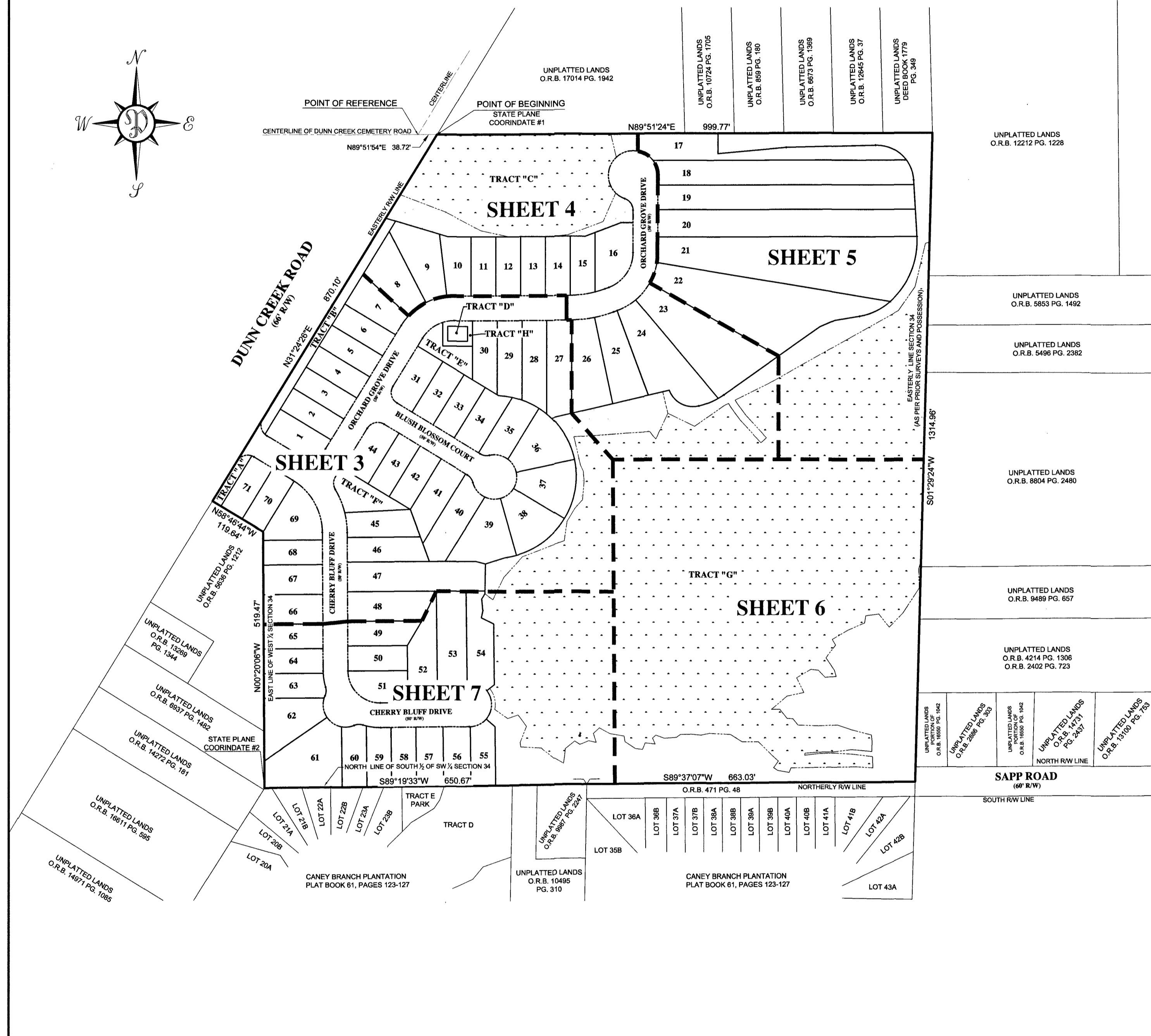
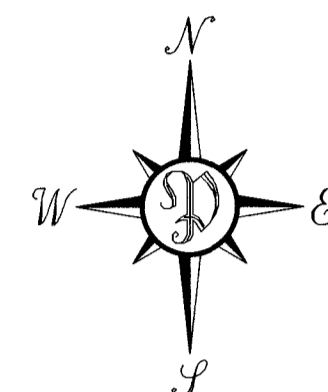
Nathan P. Perret  
NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #6  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



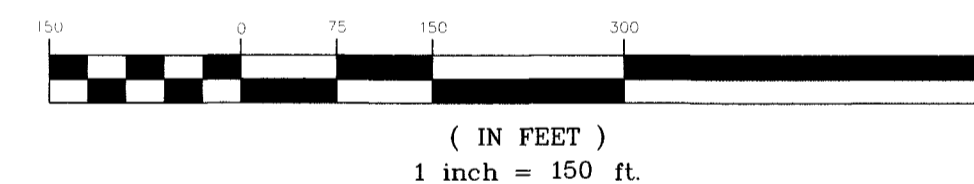
**NOTES:**

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUNN CREEK ROAD AS N31°24'26"E, PER DEED.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 3) 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.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
- 6) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0204H, DATED 6-3-2013 (NAVD-88). THE FLOOD ZONE INFORMATION ON THIS PLAT IS 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 7) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, 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 ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.
- 8) ALL VEGETATIVE UPLAND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 9) THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 18487, PAGE 257 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**LEGEND**

- DENOTES PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA.
- L1 DENOTES TABULATED LINE DATA.
- P.C. DENOTES POINT OF CURVATURE.
- P.T. DENOTES POINT OF TANGENCY.
- P.R.C. DENOTES POINT OF REVERSE CURVE.
- P.C.C. DENOTES POINT OF COMPOUND CURVE.
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- RAW RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- PG. PAGE
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- U.D.A.E. UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

**GRAPHIC SCALE**



**STATE PLANE COORDINATES TABLE**

POINT	NORTHING	EASTING	DESCRIPTION
1	2228558.2241	470039.5942	POINT OF BEGINNING
2	2227334.1400	469691.521	SOUTHWEST CORNER OF LOT 61

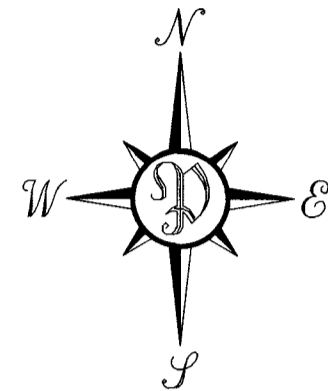
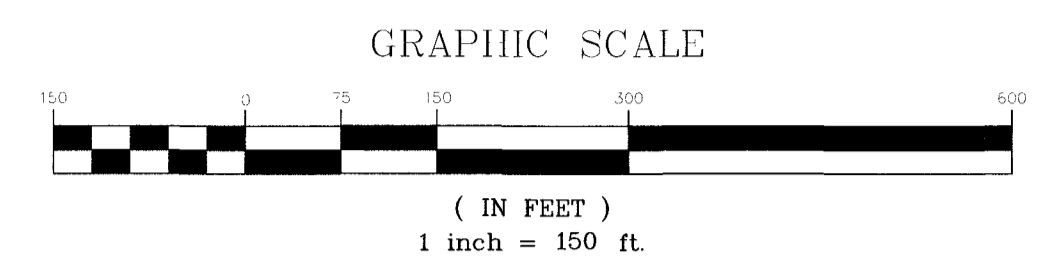
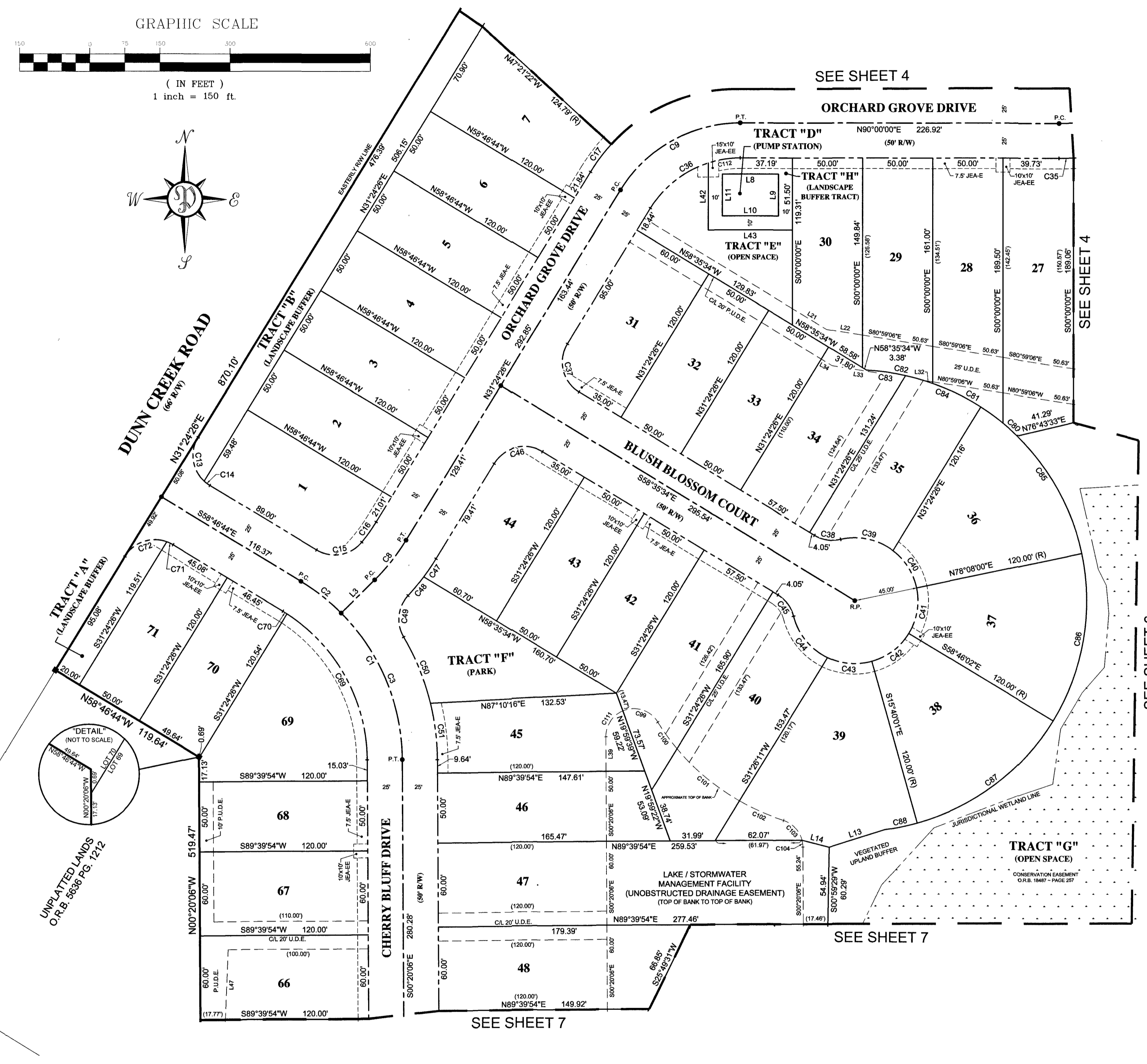
PREPARED BY:  
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 JACKSONVILLE, FLORIDA 32207, PHONE (904) 805-0030  
 L.B. NO. 6715

PLAT AND PLANS CITY DEV.# : 9382.000

# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L3	33.57'	N45°12'53"E
L8	40.00'	N90°00'00"E
L9	30.00'	S00°00'00"E
L10	40.00'	N90°00'00"E
L11	30.00'	S00°00'00"E
L13	41.53'	S72°28'48"W
L14	19.88'	N75°32'18"W
L21	28.65'	S58°35'34"E

LINE #	LENGTH	DIRECTION
L22	25.87'	S80°59'06"E
L32	6.81'	N80°59'06"W
L33	38.44'	S80°59'06"E
L34	9.46'	S58°35'34"E
L39	24.66'	S00°20'08"E
L42	47.95'	S00°00'00"E
L43	60.00'	N90°00'00"E
L47	50.05'	N02°13'05"E

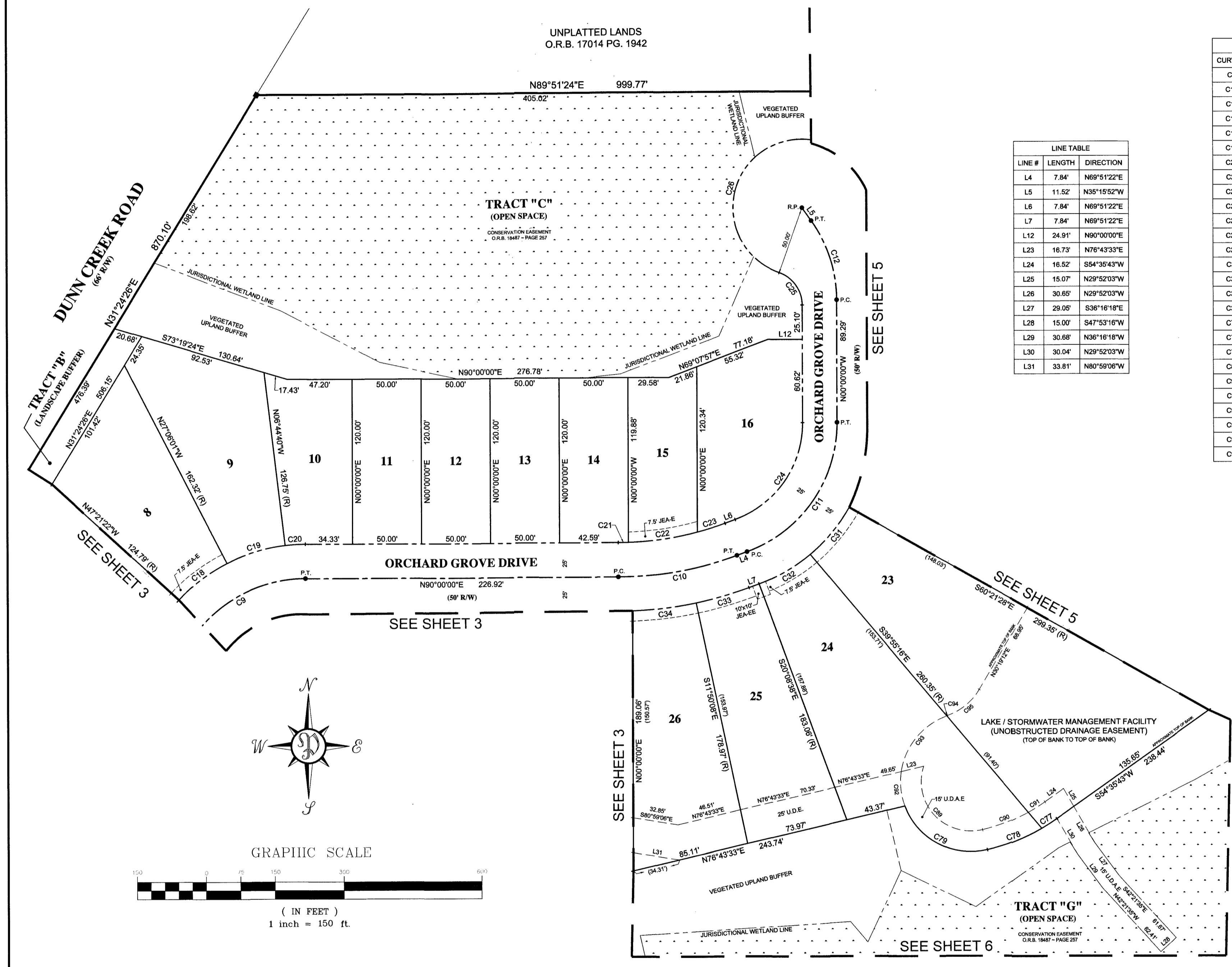
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	153.01'	150.00'	58°28'38"	N29°33'25"W	146.46'
C2	36.64'	150.00'	13°59'37"	N51°46'56"W	36.54'
C3	116.37'	150.00'	44°27'01"	N22°33'37"W	113.47'
C8	36.15'	150.00'	13°48'27"	N38°18'39"E	36.06'
C9	102.26'	100.00'	58°35'34"	S60°42'13"W	97.87'
C13	34.24'	25.00'	78°27'47"	S07°49'27"E	31.62'
C14	5.12'	25.00'	11°43'23"	S52°55'03"E	5.11'
C15	35.66'	25.00'	81°43'28"	N80°21'33"E	32.71'
C16	17.65'	125.00'	8°05'24"	N35°27'08"E	17.63'
C17	24.51'	125.00'	11°14'13"	S37°01'32"W	24.48'
C35	10.27'	275.00'	2°08'28"	N88°55'47"E	10.27'
C36	76.70'	75.00'	58°35'34"	S60°42'13"W	73.40'
C37	39.27'	25.00'	90°00'00"	S13°35'34"E	35.36'
C38	19.38'	25.00'	44°24'55"	S80°48'02"E	18.90'
C39	39.35'	45.00'	50°08'18"	N77°57'22"W	38.11'
C40	32.23'	45.00'	41°02'14"	N32°23'07"W	31.55'
C41	33.85'	45.00'	43°05'57"	N09°40'59"E	33.06'
C42	33.85'	45.00'	43°06'01"	N02°46'58"E	33.06'
C43	32.45'	45.00'	41°19'08"	S85°00'27"E	31.75'
C44	39.40'	45.00'	50°10'14"	S38°15'48"E	38.16'
C45	19.38'	25.00'	44°24'55"	N36°23'07"W	18.90'
C46	39.27'	25.00'	90°00'00"	S76°24'28"W	35.36'
C47	15.61'	175.00'	5°06'40"	N35°57'46"E	15.61'
C48	17.88'	175.00'	5°47'20"	N39°24'45"E	17.87'
C49	31.72'	25.00'	72°41'27"	S05°57'41"W	29.63'
C50	51.05'	175.00'	16°42'50"	N22°01'37"W	50.87'
C51	40.73'	175.00'	13°20'08"	N07°00'09"W	40.64'
C69	123.95'	125.00'	56°48'56"	N28°44'34"W	118.94'
C70	3.55'	125.00'	1°37'42"	N57°57'53"W	3.55'
C71	4.95'	25.00'	11°21'03"	N64°27'16"W	4.94'
C72	34.24'	25.00'	78°27'47"	S70°38'19"W	31.62'
C80	13.21'	165.00'	4°35'17"	N47°58'21"W	13.21'
C81	57.85'	165.00'	20°05'19"	N60°18'39"W	57.56'
C82	48.20'	165.00'	16°44'12"	N78°43'25"W	48.03'
C83	28.09'	165.00'	9°45'11"	N82°13'12"W	28.05'
C84	58.46'	165.00'	20°17'59"	N67°11'37"W	58.15'
C85	130.10'	165.00'	45°10'37"	N34°27'18"W	128.76'
C86	124.12'	165.00'	43°05'57"	N09°40'59"E	121.21'
C87	124.12'	165.00'	43°06'01"	N02°46'58"E	121.21'
C88	23.71'	165.00'	8°13'58"	N78°26'58"E	23.69'
C99	28.46'	20.00'	81°31'53"	N72°27'27"W	26.12'
C100	23.47'	165.00'	8°09'00"	S35°46'00"E	23.45'
C101	58.45'	165.00'	20°17'59"	S49°59'25"E	58.15'
C102	34.36'	165.00'	11°55'54"	S66°06'17"E	34.30'
C103	20.24'	20.00'	57°58'40"	N43°04'54"W	19.39'
C104	4.80'	20.00'	13°45'28"	N07°12'50"W	4.79'
C111	23.43'	20.00'	67°06'43"	S33°13'15"W	22.11'
C112	23.18'	75.00'	17°42'21"	S81°08'49"W	23.08'

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**PERRET AND ASSOCIATES, INC.**  
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JACKSONVILLE, FLORIDA 32207, PHONE (904) 805-0030  
L.B. NO. 6715  
PLAT AND PLANS CITY DEV.# : 9382.000

# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L4	7.84'	N69°51'22"E
L5	11.52'	N35°15'52"W
L6	7.84'	N69°51'22"E
L7	7.84'	N69°51'22"E
L12	24.91'	N90°00'00"E
L23	16.73'	N78°43'33"E
L24	16.52'	S54°35'43"W
L25	15.07'	N29°52'03"W
L26	30.65'	N29°52'03"W
L27	29.05'	S36°16'18"E
L28	15.00'	S47°53'18"W
L29	30.88'	N36°16'18"W
L30	30.04'	N29°52'03"W
L31	33.81'	N80°59'06"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	102.26'	100.00'	58°35'34"	S80°42'13"W	97.87'
C10	87.89'	250.00'	20°08'38"	N79°55'41"E	87.44'
C11	121.92'	100.00'	69°51'22"	N34°55'41"E	114.51'
C12	61.55'	100.00'	35°15'52"	N17°37'56"W	60.58'
C18	44.19'	125.00'	20°15'21"	S52°46'19"W	43.96'
C19	44.41'	125.00'	20°21'21"	S73°04'39"W	44.18'
C20	14.71'	125.00'	6°44'40"	S86°37'40"W	14.71'
C21	7.42'	225.00'	1°53'18"	N89°03'21"E	7.41'
C22	50.64'	225.00'	12°53'44"	N81°39'50"E	50.53'
C23	21.05'	225.00'	5°21'36"	N72°32'10"E	21.04'
C24	91.44'	75.00'	69°51'22"	N34°55'41"E	85.88'
C25	30.77'	25.00'	70°31'44"	N35°15'52"W	28.87'
C26	149.73'	50.00'	171°34'23"	S15°15'28"W	99.73'
C31	44.59'	125.00'	20°26'13"	N39°51'38"E	44.35'
C32	43.15'	125.00'	19°46'38"	N59°58'03"E	42.93'
C33	39.88'	275.00'	8°18'31"	N74°00'37"E	39.84'
C34	46.53'	275.00'	9°14'43"	N83°00'44"E	46.48'
C77	13.05'	144.87'	5°09'36"	N57°10'31"E	13.04'
C78	42.46'	144.87'	16°47'35"	N88°09'07"E	42.31'
C79	74.12'	50.98'	83°18'31"	S81°47'50"W	67.76'
C89	76.53'	35.98'	121°52'28"	S42°30'53"W	62.90'
C90	35.50'	129.87'	15°39'48"	N68°43'02"E	35.39'
C91	14.26'	129.87'	6°17'26"	N57°44'26"E	14.25'
C92	25.48'	50.98'	28°38'05"	S05°49'32"E	25.21'
C93	54.86'	50.98'	61°39'49"	S39°19'25"W	52.25'
C94	0.57'	50.98'	0°38'06"	S70°28'23"W	0.57'
C95	30.55'	43.25'	40°28'14"	N50°33'19"E	29.82'

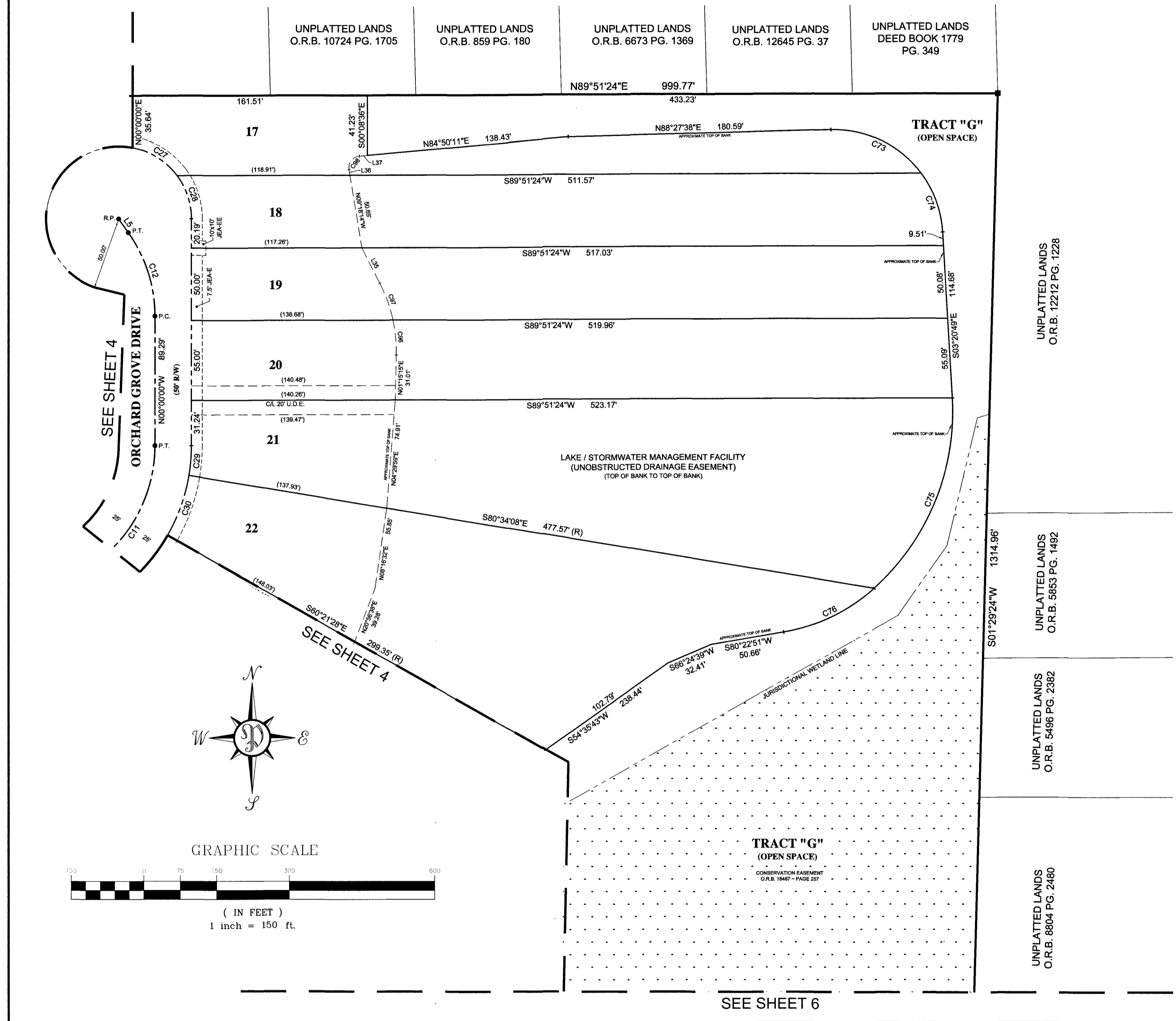
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #6  
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L.B. NO. 6715

PLAT AND PLANS CITY DEV.#: 9382.000

# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 5 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	11.52'	N35°15'52"W
L35	27.33'	N26°56'13"W
L36	4.09'	N09°18'14"W
L37	5.63'	N84°50'11"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	121.92'	100.00'	69°51'22"	N34°55'41"E	114.51'
C12	61.55'	100.00'	35°15'52"	N17°37'56"W	60.58'
C27	36.99'	50.00'	42°23'15"	N57°45'44"W	36.15'
C28	31.91'	50.00'	36°34'06"	N18°17'03"W	31.37'
C29	20.58'	125.00'	9°25'52"	N04°42'56"E	20.55'
C30	44.09'	125.00'	20°12'39"	N19°32'12"E	43.87'
C73	71.78'	75.00'	54°49'12"	N64°07'46"W	69.05'
C74	43.68'	75.00'	33°22'21"	N20°02'00"W	43.07'
C75	146.71'	164.10'	51°19'22"	N22°15'52"E	141.87'
C76	70.03'	123.45'	32°30'18"	N64°07'42"E	69.10'
C96	24.15'	104.38'	13°18'19"	N05°22'24"W	24.09'
C97	27.21'	104.38'	14°56'09"	N19°28'08"W	27.13'
C98	13.14'	8.00'	94°08'25"	S37°45'58"W	11.72'

PREPARED BY:  
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# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **71** PAGE **191**

SHEET 6 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

SEE SHEET 4

SEE SHEET 5

SEE SHEET 3

SEE SHEET 7

TRACT "G"  
(OPEN SPACE)  
CONSERVATION EASEMENT  
O.R.B. 1887 PAGE 27

JURISDICTIONAL WETLAND LINE

JURISDICTIONAL WETLAND LINE

UNPLATTED LANDS  
O.R.B. 8804 PG. 2480

UNPLATTED LANDS  
O.R.B. 9489 PG. 657

S01°29'24"W 1314.96'  
UNPLATTED LANDS  
O.R.B. 4214 PG. 1306  
O.R.B. 2402 PG. 723

UNPLATTED LANDS  
PORTION OF  
O.R.B. 16550 PG. 1042

UNPLATTED LANDS  
O.R.B. 2888 PG. 303

SAPP ROAD  
(60' R/W)

S89°37'07"W 663.03'

SAPP ROAD  
(30' R/W)

NORTHERLY R/W LINE

LOT 36A

LOT 36B

LOT 37A

LOT 37B

LOT 38A

LOT 38B

LOT 38A

LOT 38B

LOT 40A

LOT 40B

LOT 41A

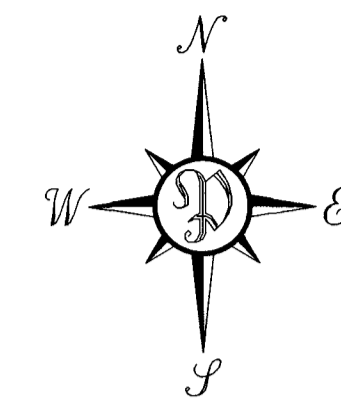
LOT 41B

LOT 42A

CANEY BRANCH PLANTATION  
PLAT BOOK 61, PAGES 123-127

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GRAPHIC SCALE

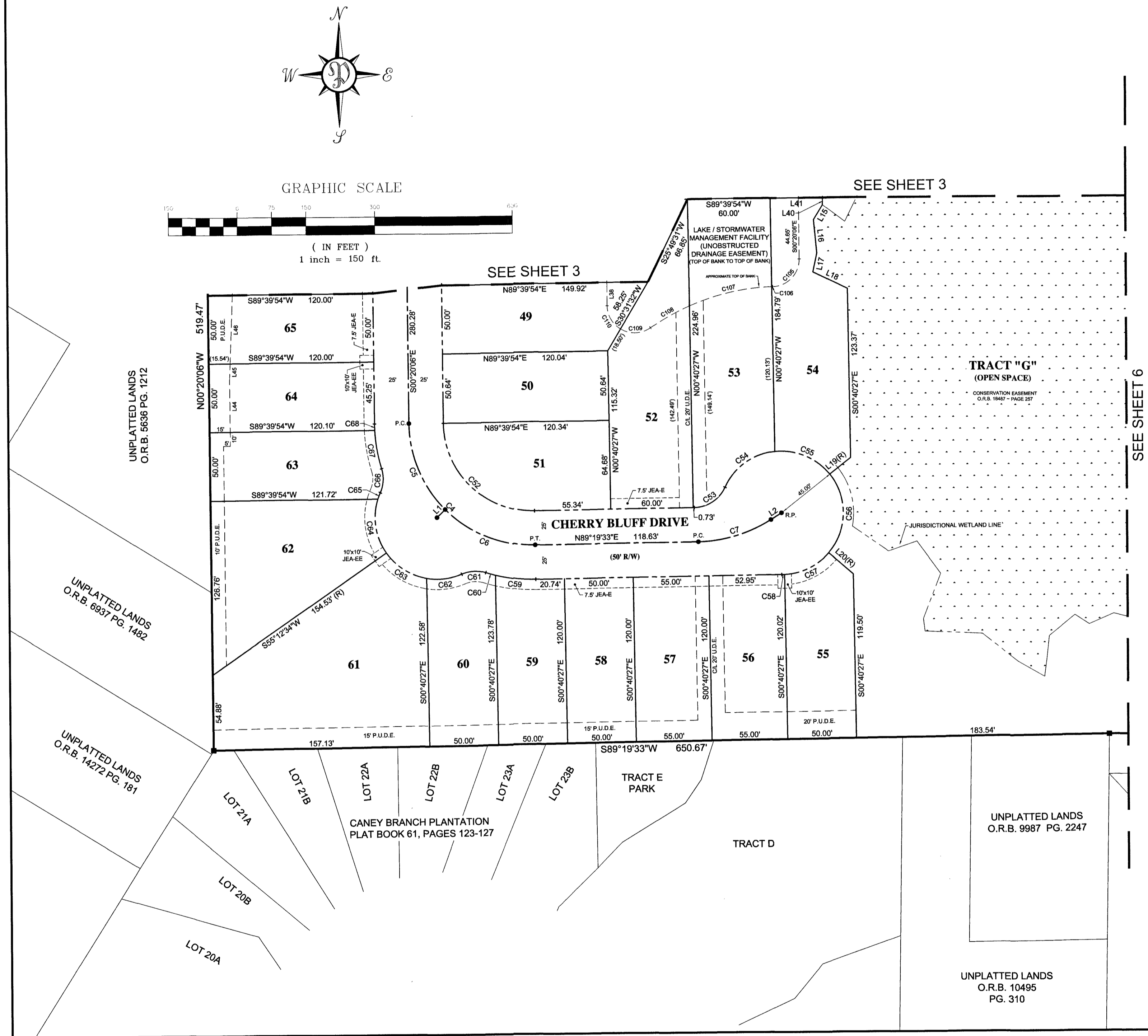
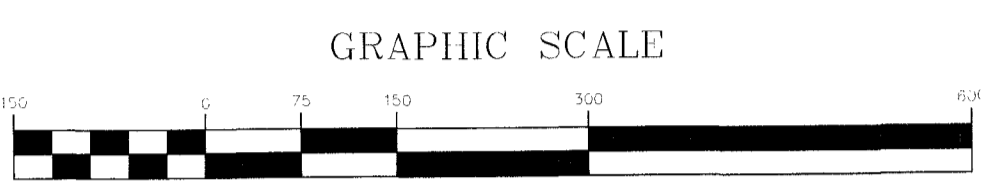
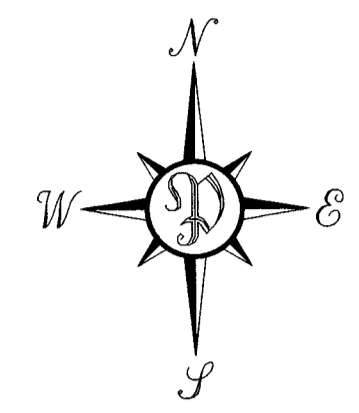


( IN FEET )  
1 inch = 150 ft.

# CHERRY LAKES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.37'	N45°25'39"E
L2	9.11'	N57°21'10"E
L15	12.58'	N31°20'19"E
L16	24.49'	N05°16'20"W
L17	14.08'	N12°05'36"E
L18	27.87'	S64°00'36"E
L19(R)	19.44'	N51°41'12"E
L20(R)	23.66'	S49°10'43"E
L38	17.08'	S00°20'06"E
L40	5.39'	N00°59'29"E
L41	38.07'	S89°39'54"W
L44	38.33'	N00°20'08"W
L45	11.68'	N02°13'05"E
L46	50.05'	N02°13'05"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	141.90'	90.00'	90°20'21"	S45°30'17"E	127.66'
C5	69.49'	90.00'	44°14'15"	S22°27'14"E	67.77'
C6	72.42'	90.00'	46°06'08"	S67°37'24"E	70.48'
C7	55.80'	100.00'	31°58'23"	N73°20'21"E	55.08'
C52	102.49'	65.00'	90°20'21"	S45°30'17"E	92.20'
C53	28.20'	25.00'	64°37'09"	N57°00'58"E	28.72'
C54	46.77'	45.00'	59°33'19"	S54°29'03"W	44.70'
C55	45.10'	45.00'	57°25'29"	N67°01'32"W	43.24'
C56	62.15'	45.00'	79°08'05"	N01°15'15"E	57.33'
C57	36.67'	45.00'	46°41'29"	N64°10'02"E	35.66'
C58	2.05'	45.00'	2°36'20"	N88°48'56"E	2.05'
C59	29.59'	115.00'	14°44'32"	S83°16'11"E	29.51'
C60	7.25'	115.00'	3°36'51"	S74°07'30"E	7.25'
C61	17.83'	25.00'	40°51'36"	S67°15'07"W	17.45'
C62	26.11'	45.00'	33°14'22"	N83°26'30"E	25.74'
C63	35.46'	45.00'	45°08'52"	S57°21'53"E	34.55'
C64	41.17'	45.00'	52°24'55"	S08°34'59"E	39.75'
C65	5.03'	45.00'	6°24'31"	S20°49'44"W	5.03'
C66	17.83'	25.00'	40°51'36"	N03°36'11"E	17.45'
C67	28.35'	115.00'	14°07'30"	S09°45'52"E	28.28'
C68	4.75'	115.00'	2°22'01"	S01°31'07"E	4.75'
C105	30.91'	20.00'	88°32'13"	N43°56'00"E	27.92'
C106	0.74'	165.00'	0°15'20"	S88°04'27"W	0.74'
C107	61.72'	165.00'	21°25'57"	S77°13'48"W	61.36'
C108	32.62'	165.00'	11°19'32"	S60°51'03"W	32.56'
C109	23.05'	20.00'	66°02'30"	N88°12'32"E	21.80'
C110	20.40'	20.00'	58°26'06"	S29°33'09"E	19.53'

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