

COVE at SOUTHWOOD

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, AND ALSO BEING A PORTION OF THE SOUTH ONE-HALF (1/2) OF GOVERNMENT LOT 1, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, AND ALSO BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF GOVERNMENT LOT 1, SECTION 8, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED SOUTHEAST CORNER OF SECTION 5, SAID POINT BEING MONUMENTED WITH A 1 AND 1/2" IRON PIPE, WITH NO IDENTIFICATION, (AND ALSO BEING THE COMMON CORNER OF SECTIONS 4, 5, 8 AND 9, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST), AND RUN THENCE, NORTH 00°05'53" EAST, ALONG THE MONUMENTED COMMON BOUNDARY OF SECTIONS 5 AND SECTION 4, A DISTANCE OF 304.14 FEET, TO A FOUND 3/4" IRON PIPE WITH NO IDENTIFICATION, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LIVINGSTON ROAD ~ COUNTY ROAD No. 997, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS NOW ESTABLISHED AND RECORDED IN DEED BOOK 1178, PAGE 40 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 88°56'30" WEST, ALONG THE AFORESAID MONUMENTED SOUTHERLY RIGHT-OF-WAY LINE OF SAID "LIVINGSTON ROAD ~ COUNTY ROAD No. 997", A DISTANCE OF 567.00 FEET, TO THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19058, PAGE 2179 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 01°10'05" WEST, ALONG THE MONUMENTED EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19058, PAGE 2179, AND THEN ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19279, PAGE 2402, ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 550.56 FEET, TO THE CENTERLINE OF "HARDY DRIVE", A TWENTY (20) FOOT PRIVATE EASEMENT, AS PER VARIOUS DEEDS; RUN THENCE, SOUTH 89°01'52" EAST, ALONG THE AFORESAID CENTERLINE OF "HARDY DRIVE", A DISTANCE OF 137.11 FEET, TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19355, PAGE 1894 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 01°09'10" WEST, ALONG THE MONUMENTED EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19355, PAGE 1894 OF THE CURRENT PUBLIC RECORDS, A DISTANCE OF 217.43 FEET, TO A POINT BEING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20710, PAGE 2254 OF THE CURRENT PUBLIC RECORDS, AND BEING A LINE LYING 216.63 FEET NORTHERLY OF, THE MONUMENTED NORTHERLY BOUNDARY OF "WINDRIDGE SUBDIVISION", AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 75, 75A AND 75B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST; RUN THENCE, NORTH 88°28'49" EAST, PARALLEL WITH THE AFORESAID SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, A DISTANCE OF 44.69 FEET, TO A POINT; RUN THENCE, SOUTH 01°13'09" WEST, A DISTANCE OF 216.63 FEET, TO A POINT ON THE MONUMENTED NORTHERLY BOUNDARY OF "WINDRIDGE SUBDIVISION", AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 75, 75A AND 75B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, A DISTANCE OF 422.01 FEET, TO THE MONUMENTED NORTHWEST CORNER OF SAID "WINDRIDGE SUBDIVISION", SAID POINT ALSO LYING ON THE MONUMENTED EASTERLY LINE OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID POINT BEING MONUMENTED WITH A 4" X 4" CONCRETE MONUMENT, LB 1853; RUN THENCE, NORTH 01°10'51" WEST, ALONG THE MONUMENTED COMMON BOUNDARY LINE OF SAID SECTIONS 8 AND 9, A DISTANCE OF 659.82 FEET, TO THE AFORESAID MONUMENTED SOUTHEAST CORNER OF SECTION 5, SAID POINT BEING MONUMENTED WITH A 1 AND 1/2" IRON PIPE, WITH NO IDENTIFICATION, (AND ALSO BEING THE COMMON CORNER OF SECTIONS 4, 5, 8 AND 9, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 499,802.3 SQUARE FEET, OR 11.47 ACRES, MORE OR LESS, IN AREA.

CONSENT AND JOINDER

THE UNDERSIGNED HEREBY CERTIFIED THAT IT IS THE HOLDER OF THAT CERTAIN "MEMORANDUM OF OPTION AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 21290, PAGE 169 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION 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 "MEMORANDUM OF OPTION AGREEMENT" DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

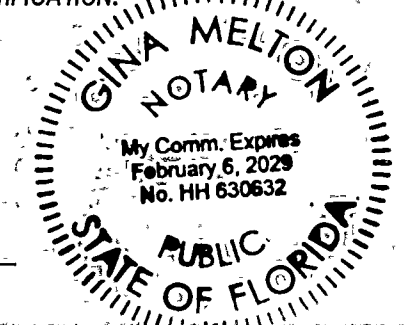
LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
[Signature]
SCOTT KEILING, AS AN AUTHORIZED PERSON FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

[Signature]
WITNESS
Danielle Janse van Rensburg
PRINT NAME

[Signature]
WITNESS
GABRIELE BARRA
PRINT NAME

NOTARY FOR LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 11 DAY OF September, 2025, A.D., BY SCOTT KEILING, AS AN AUTHORIZED PERSON FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
Gina Melton
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Gina Melton
COMMISSION No.: HH 630632
MY COMMISSION EXPIRES: 2/6/2029



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT "TPG AG EHC III (LEN) MULTI STATE 5, LLC", A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNERS" IS THE FEE SIMPLE OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS THE "COVE AT SOUTHWOOD", 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.

DEDICATION OF TRACTS AND ROAD RIGHT-OF-WAY(S)
TRACTS "B-1" AND "B-2" (BUFFER/OPEN SPACE), TRACT "LB" (LANDSCAPE BUFFER), TRACTS "C-1", "C-2" AND "C-3" (COMMON AREAS), TRACT "SWMF" (STORM WATER MANAGEMENT FACILITY), TRACTS "P-1" AND "P-2" (PROMINADE/OPEN SPACE) AND TRACT "W" (WETLAND CONSERVATION AREA), AND THE PRIVATE ROAD RIGHT-OF-WAY(S) SHOWN HEREON, (LINGO LANE, GASPERSSEN DRIVE, ZIEGLER LANE AND CORANDO WAY) ARE HEREBY DEDICATED TO "TPG AG EHC III (LEN) MULTI STATE 5, LLC", A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, "THE OWNERS", THEIR SUCCESSORS AND ASSIGNS WHICH WILL BE RESPONSIBLE FOR ANY NECESSARY MAINTENANCE.

PRIVATE ROADS (HOA)
THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE PRESENT AND 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 SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS, OF SUCH LANDS AND OTHER SUCH PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER, ITS SUCCESSORS AND ASSIGNS RESERVES AND SHALL HAVE THE UNLIMITED UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

PRIVATE EASEMENTS (HOA)
ALL PRIVATE EASEMENTS, INCLUDING a) PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, b) 10' X 17' PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT c) UNOBSTRUCTED 6.0' WIDE PEDESTRIAN ACCESS EASEMENTS AND d) PRIVATE STORM WATER MANAGEMENT SYSTEM, SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE 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 OWNERS", THEIR SUCCESSORS, AND ASSIGNS.

UPON FAILURE OF THE "THE OWNERS", A HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED OBLIGATION OF MAINTENANCE PERTAINING TO STORM WATER MANAGEMENT FACILITIES, TRACTS, EASEMENTS OR PRIVATE ROADS TO PERFORM ITS OBLIGATIONS, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO THE STORM WATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY COMMON USE WOULD THEN FALL EQUALLY ON THE OWNERS OF THE LOTS AS SHOWN ON THIS PLAT.

LIFT STATION (JEA)
TRACT "LS" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE TITLE.

PRIVATE ROADS (JEA)
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. TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE 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 THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP/LIFT STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

LANDSCAPE BUFFER TRACT (JEA)
OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER TRACT "LB" (LANDSCAPE BUFFER), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "LS" (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITES, 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/LIFT 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 AND LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENTS 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 THEREFOR.

WATER AND SEWER (JEA)
THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE 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.

ELECTRIC (JEA)
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.

IN WITNESS THEREOF, THE OWNER HAS EXECUTED THIS PLAT ON THE 11 DAY OF September, 2025.

OWNER: TPG AG EHC III (LEN) MULTI STATE 5, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Heather Foreman
MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

Steven S. Benson
BY: STEVEN S. BENSON, ITS MANAGER

[Signature]
WITNESS

[Signature]
PRINT NAME

[Signature]
WITNESS

[Signature]
PRINT NAME

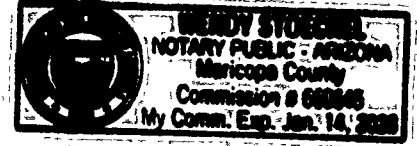
NOTARY FOR TPG AG EHC III (LEN) MULTI STATE 5, LLC
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF ARIZONA
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 15th DAY OF September, 2025, A.D., BY STEVEN S. BENSON, MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS AUTHORIZED AGENT FOR TPG AG EHC III (LEN) MULTI STATE 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Wendy Stoekel
NOTARY PUBLIC, STATE OF ARIZONA

TYPE OR PRINT NAME: Wendy Stoekel
COMMISSION No.: 660645
MY COMMISSION EXPIRES: January 14, 2028



SURVEYOR'S REPORT REGARDING THE PROPERTY INFORMATION REPORT PREPARED BY DOMA TITLE INSURANCE COMPANY, INC. DATED JULY 29, 2025 FOR THIS PLAT.

THERE ARE NO EASEMENTS OR COVENANTS AND RESTRICTIONS, OR OTHER ENCUMBRANCES LISTED ON THE PLAT TITLE LETTER PROVIDED

OWNER: LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

[Signature]
SCOTT KEILING, AS AN AUTHORIZED PERSON FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

[Signature]
WITNESS
Danielle Janse van Rensburg
PRINT NAME

[Signature]
WITNESS
GABRIELE BARRA
PRINT NAME

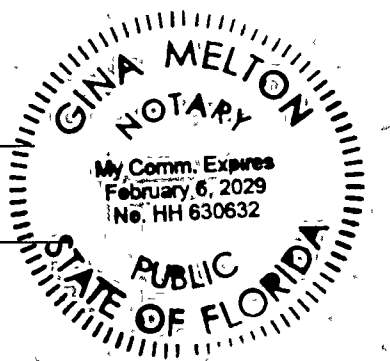
NOTARY FOR LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 11 DAY OF September, 2025, A.D., BY SCOTT KEILING, AS AN AUTHORIZED PERSON FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Gina Melton
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME: Gina Melton
COMMISSION No.: HH 630632
MY COMMISSION EXPIRES: 2/6/2029



PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

COVE at SOUTHWOOD

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, AND ALSO BEING A PORTION OF THE SOUTH ONE-HALF (1/2) OF GOVERNMENT LOT 1, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES:

- 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 CURRENT PUBLIC RECORDS OF THIS COUNTY. (CURRENT FLORIDA STATUTES SECTION 177.091(27)).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE OF FLORIDA, STATE PLANE COORDINATES (EAST ZONE 901), NORTH AMERICAN DATUM 1983/1991, AND ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "LIVINGSTONE ROAD" (COUNTY ROAD No. 997), AS SOUTH 88°56'30" EAST.
- COORDINATES BASED ON GPS OBSERVATION OF THE FOLLOWING STATIONS AND PUBLISHED COORDINATES. COORDINATE DATUM: STATE OF FLORIDA STATE PLANE COORDINATES (EAST ZONE), NORTH AMERICAN DATUM 1983/1991. STATE PLANE IS IN U.S. SURVEY FEET.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENTS. 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. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY 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 REPLACEMENT OF SUCH ITEMS.
- LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS AND SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE HOMEOWNERS' ASSOCIATION AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE HOMEOWNERS' ASSOCIATION.
- THE TABULATED CURVE AND LINE TABLE(S) GRAPHICALLY SHOWN ON EACH SHEET OF THIS PLAT ARE APPLICABLE ONLY TO THE CURVE AND LINES THAT ARE GRAPHICALLY LABELED ON THAT PARTICULAR SHEET.
- CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE (1) RIGHT-OF-WAY MAY GAIN ACCESS FROM ONLY ONE (1) OF THE RIGHT-OF-WAY(S).

FLOOD ZONE NOTE:
THIS PLAT IS NOT A SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS (FIRM), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEVELOPMENT SERVICES DIVISION.

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, PART 1, FLORIDA STATUTES, THIS 29th DAY OF SEPTEMBER, A.D., 2025.

Danny S. Wheeler
DANNY S. WHEELER
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 6902

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 AND THE LOT CORNERS SHALL BE MONUMENTED/PLACED IN ACCORDANCE WITH CHAPTER 177, PART 1 (PLATTING) FLORIDA STATUTES, RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.1099, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 11 DAY OF SEPT 2025
Jody Phillips
JODY PHILLIPS
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

FOR THE FIRM OF:
A&J LAND SURVEYOR'S INC.
5847 LUELLA STREET
JACKSONVILLE, FLORIDA, 32207
T 904.346.1733
F 904.346.1736

APPROVED FOR THE RECORD

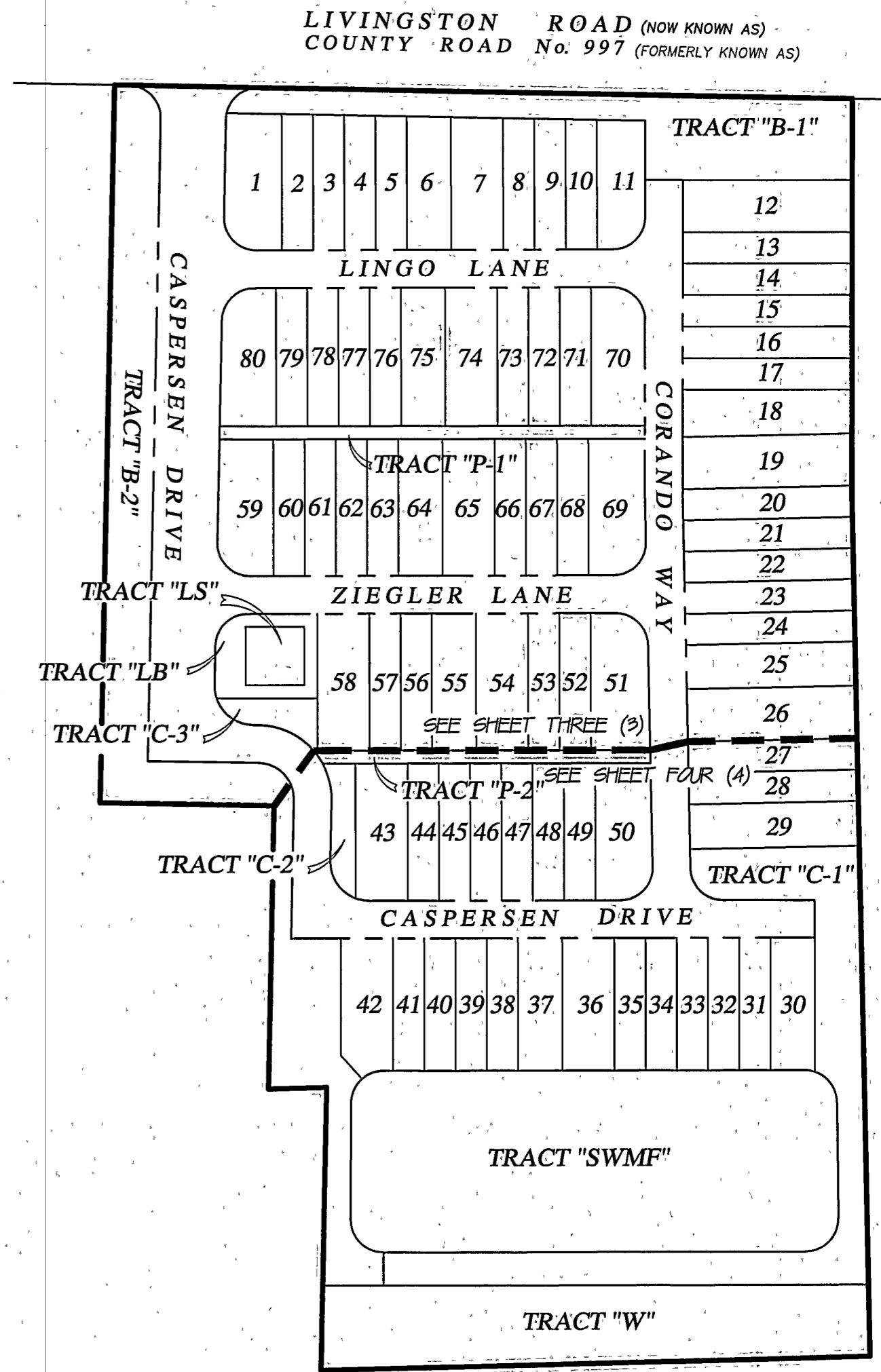
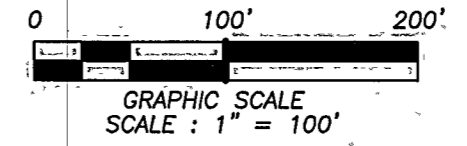
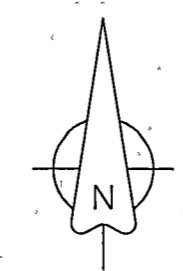
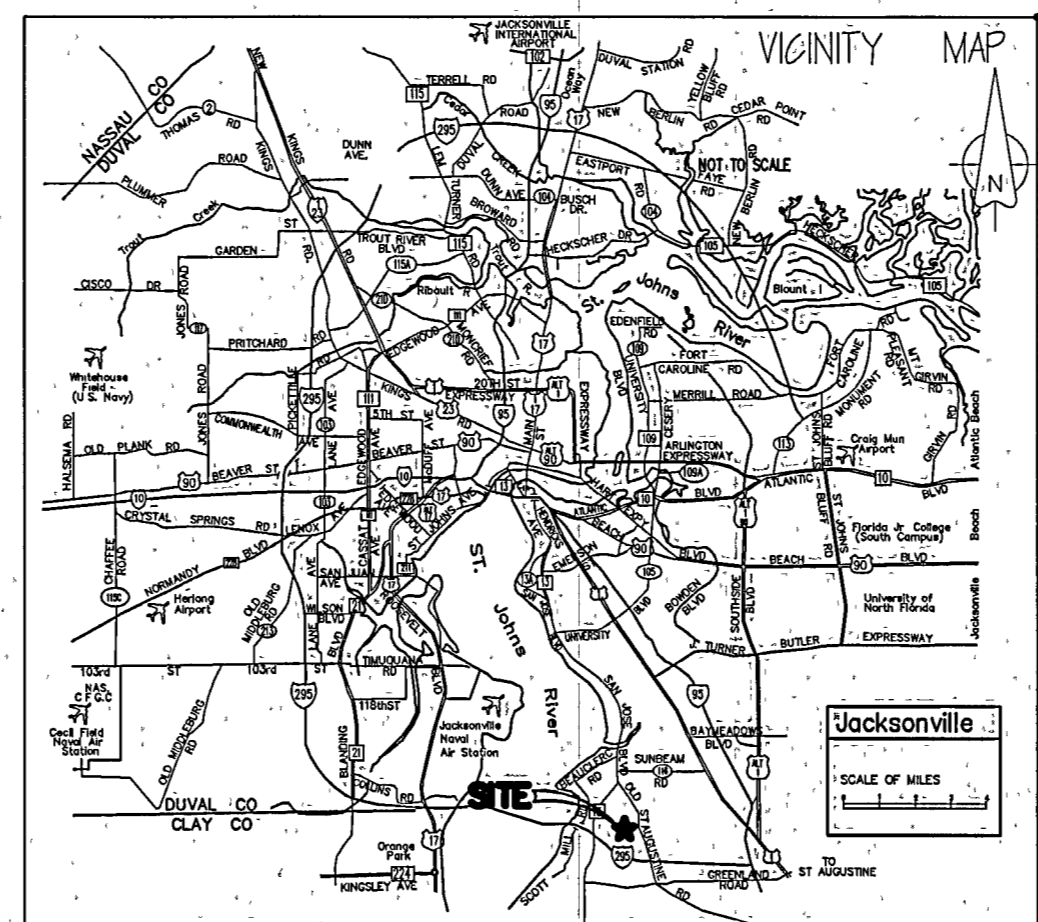
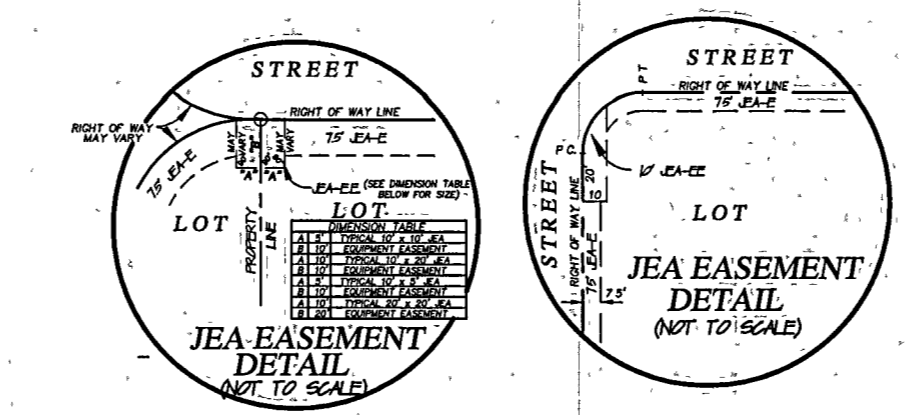
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Nina Sickler 10/1/2025
NINA SICKLER, P.E. DATE
DIRECTOR OF PUBLIC WORKS

CLERK OF THE CIRCUIT COURT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CLERK OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 85, PAGES 118 THROUGH 119 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 11 DAY OF SEPTEMBER, A.D., 2025.

Jody Phillips
JODY PHILLIPS, AS CLERK
OF THE CIRCUIT COURT
BY *Shirley L. Lem*
SHIRLEY L. LEM
DEPUTY CLERK



KEY MAP

SCALE: 1" = 100'

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.C.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
CL	CENTERLINE
L1	DENOTES TABULATED LINE DATA
C1	DENOTES TABULATED CURVE DATA
R/W	RIGHT-OF-WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
P.G.	PAGE
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER
SWMF	STORM WATER MANAGEMENT FACILITY

LEGEND
■ DENOTES SET 5/8" REBAR AND CAP, "P.R.M." STAMPED "A&J LAND SURVEYORS, INC. PRM, LB 6661", UNLESS OTHERWISE NOTED.

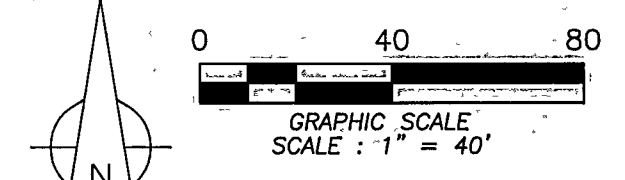
○ DENOTES SET P.K. NAIL AND DISK, "P.C.P." STAMPED "A&J LAND SURVEYORS, INC. PRM, LB 6661"

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COVE at SOUTHWOOD

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, AND ALSO BEING A PORTION OF THE SOUTH ONE-HALF (1/2) OF GOVERNMENT LOT 1, ALL IN TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LIVINGSTON ROAD (NOW KNOWN AS)
COUNTY ROAD No. 997 (FORMERLY KNOWN AS)
(A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY AS NOW ESTABLISHED)
(SEE DEED BOOK 1178, PAGE 40 FOR R/W DEDICATION)



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42.00'	90°11'02"	66.11'	S 43°56'21" E	59.49'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	25.00'	90°06'49"	39.32'	N 43°53'05" W	35.39'
C3	27.50'	90°11'02"	43.29'	N 43°56'21" W	38.95'
C5	25.00'	89°45'14"	39.16'	N 44°58'30" E	35.28'
C6	25.00'	91°19'12"	39.85'	S 44°29'17" E	35.76'
C7	25.00'	89°53'11"	39.22'	S 46°06'55" W	35.32'
C8	25.00'	88°40'48"	38.69'	S 45°30'43" W	34.95'
C9	25.00'	90°14'46"	39.38'	N 45°01'30" W	35.43'
C10	25.00'	91°01'58"	39.72'	N 44°20'08" E	35.67'
C11	25.00'	91°19'12"	39.85'	S 44°29'17" E	35.76'
C12	25.00'	88°40'48"	38.69'	S 45°30'43" W	34.95'
C13	25.00'	88°58'02"	38.82'	N 45°39'52" W	35.04'
C16	56.50'	90°11'02"	88.93'	N 43°56'21" W	80.03'
C17	30.00'	90°12'11"	47.23'	S 43°55'46" E	42.50'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	25.00'	78°27'47"	34.24'	S 51°49'37" W	31.62'
C19	25.00'	11°25'24"	4.98'	S 06°53'01" W	4.98'
C32	56.50'	48°16'47"	47.61'	N 64°53'28" W	46.21'
C33	30.00'	70°10'32"	36.74'	S 53°56'32" E	34.49'
C34	30.00'	20°01'32"	10.49'	S 08°50'25" E	10.43'
C35	30.00'	32°48'37"	17.18'	N 17°00'14" W	16.95'

LINE TABLE FOR RIGHT-OF-WAY DATA

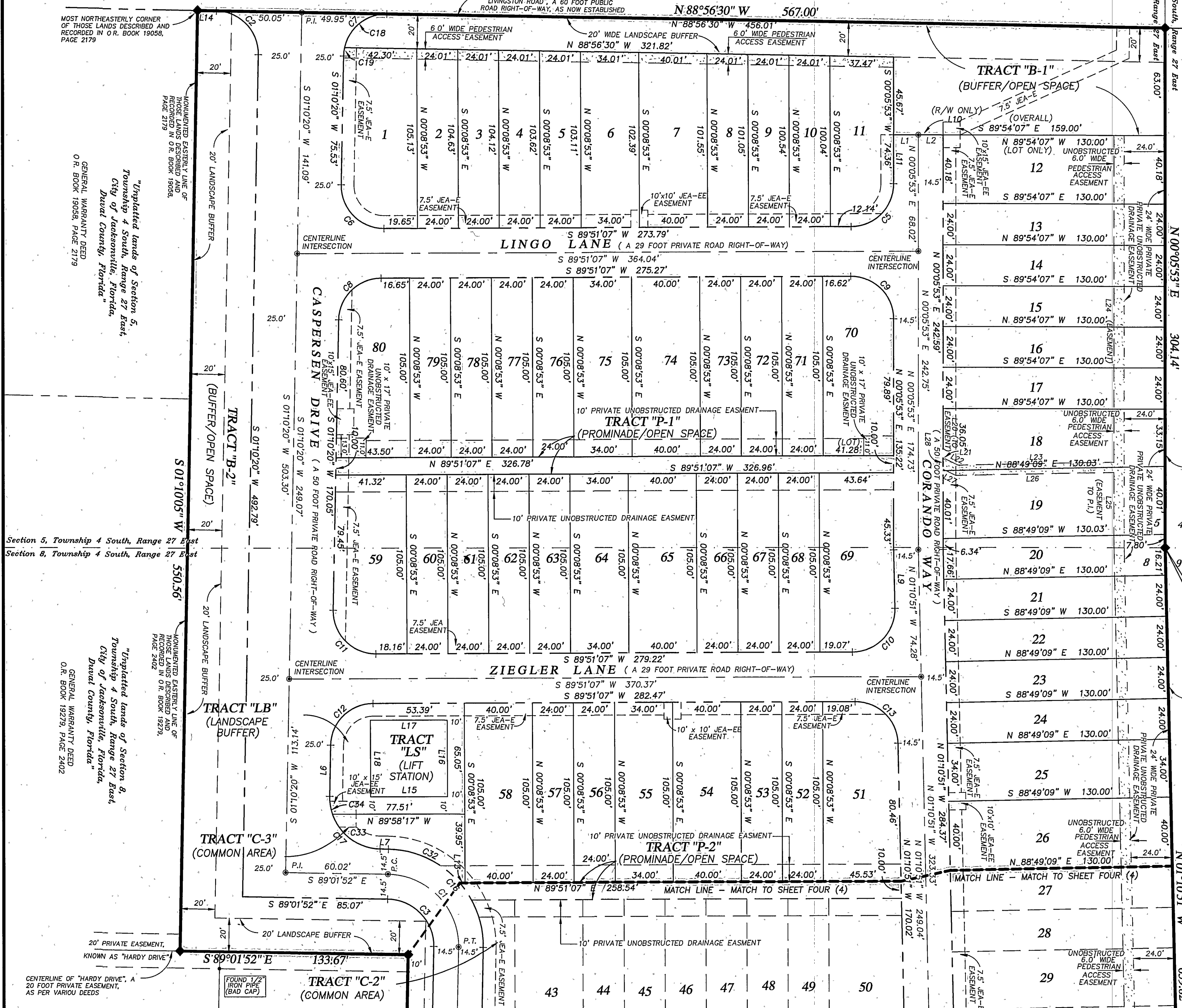
LINE	BEARING	DISTANCE
L1	S 89°54'07" E	14.50'
L2	S 89°54'07" E	14.50'
L6	S 01°10'20" W	30.09'
L7	N 89°01'52" W	4.86'
L10	S 89°54'07" E	29.00'
L11	N 00°05'53" E	68.69'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L13	S 89°51'07" W	3.01'
L14	N 88°56'30" W	10.99'
L15	N 89°58'17" W	45.00'
L16	N 00°08'53" W	45.00'
L17	N 89°58'17" W	45.00'
L18	N 00°08'53" W	45.00'

LINE TABLE EASEMENT DATA

LINE	BEARING	DISTANCE
L20	S 00°05'53" W	29.27'
L21	N 89°54'07" W	1.36'
L22	S 64°13'10" E	8.27'
L23	N 88°49'09" E	91.22'
L24	S 00°05'53" W	191.00'
L25	S 00°05'53" W	44.47'
L26	N 88°49'09" E	92.52'
L27	N 64°13'10" W	8.32'
L28	N 00°05'53" E	6.01'



FOUND 3/4" IRON PIPE (NO ID)

(N) 2,124,607.08
(E) 464,114.88

FOUND 1 1/2" IRON PIPE (NO ID)

FOUND 1 1/2" IRON PIPE (NO ID)

(N) 2,124,303.34
(E) 464,114.36
POINT OF BEGINNING

BEING THE SOUTHEAST CORNER OF SECTION 5, AND ALSO BEING THE WESTERLY BOUNDARY LINE OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST

EASTERLY BOUNDARY LINE OF SECTION 8, AND ALSO BEING THE WESTERLY BOUNDARY LINE OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST

Unplatted lands of Section 5, Township 4 South, Range 27 East, City of Jacksonville, Florida, Duval County, Florida

Unplatted lands of Section 8, Township 4 South, Range 27 East, City of Jacksonville, Florida, Duval County, Florida

MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN O.R. BOOK 19058, PAGE 2179

Unplatted lands of Section 5, Township 4 South, Range 27 East, City of Jacksonville, Florida, Duval County, Florida

Section 5, Township 4 South, Range 27 East

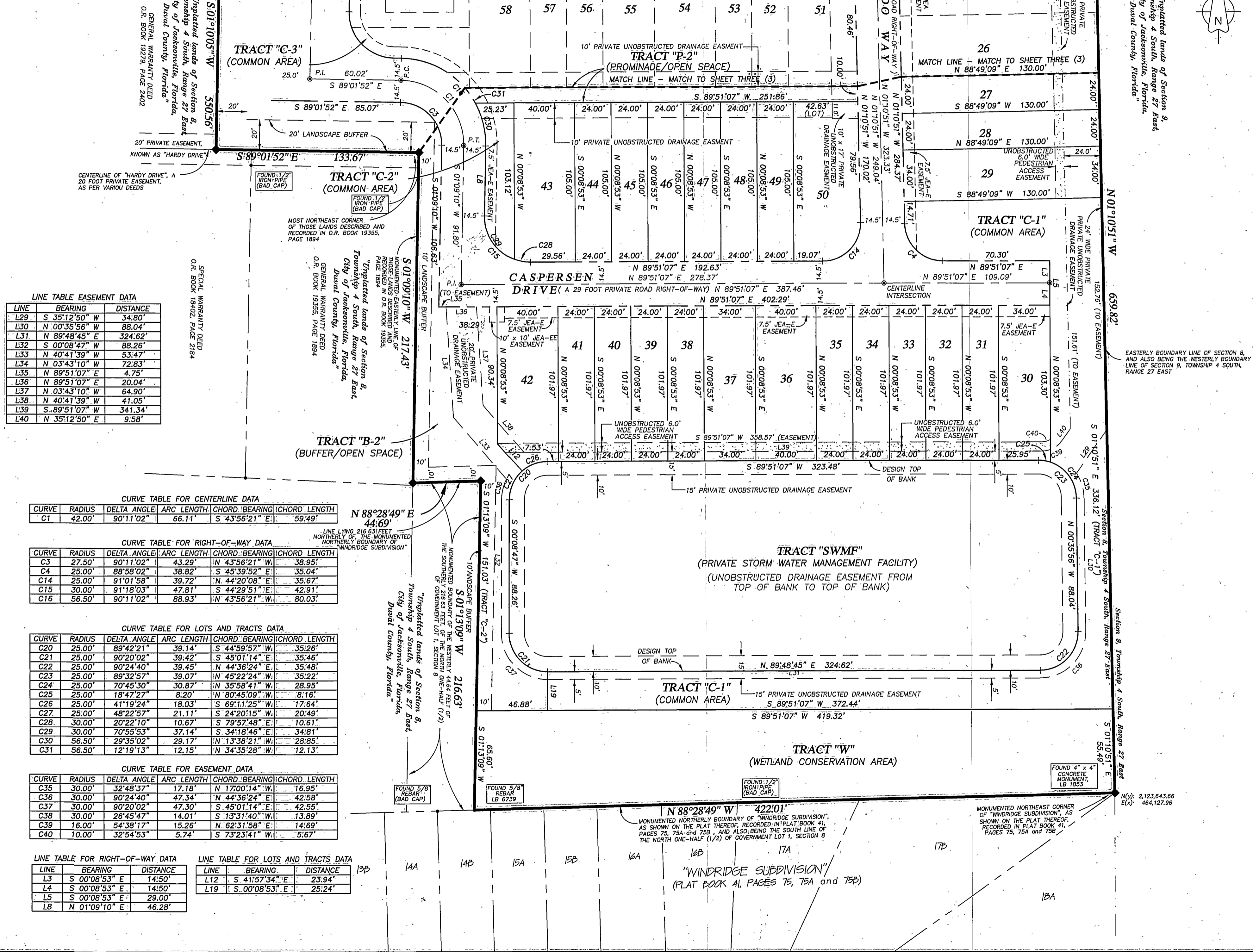
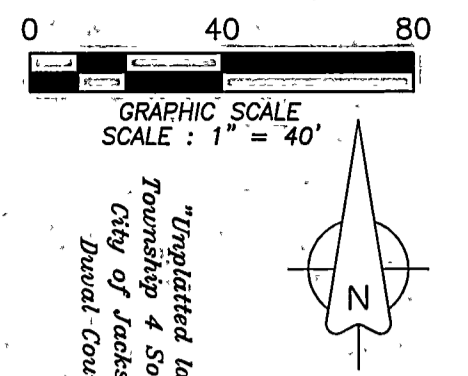
Unplatted lands of Section 8, Township 4 South, Range 27 East, City of Jacksonville, Florida, Duval County, Florida

CENTERLINE OF "HARDY DRIVE", A 20 FOOT PRIVATE EASEMENT, AS PER VARIOUS DEEDS

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LINE TABLE EASEMENT DATA

LINE	BEARING	DISTANCE
L29	S 35°12'50" W	34.80'
L30	N 00°35'56" W	88.04'
L31	N 89°48'45" E	324.62'
L32	S 00°08'47" W	88.26'
L33	N 40°41'39" W	53.47'
L34	N 03°43'10" W	72.83'
L35	N 89°51'07" E	4.75'
L36	N 89°51'07" E	20.04'
L37	N 03°43'10" W	64.90'
L38	N 40°41'39" W	41.05'
L39	S 89°51'07" W	341.34'
L40	N 35°12'50" E	9.58'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42.00'	90°11'02"	66.11'	S 43°56'21" E	59.49'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	27.50'	90°11'02"	43.29'	N 43°56'21" W	38.95'
C4	25.00'	88°58'02"	38.82'	S 45°39'52" E	35.04'
C14	25.00'	91°01'58"	39.72'	N 44°20'08" E	35.67'
C15	30.00'	91°18'03"	47.81'	S 44°29'51" E	42.91'
C16	56.50'	90°11'02"	88.93'	N 43°56'21" W	80.03'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	25.00'	89°42'21"	39.14'	S 44°59'57" W	35.26'
C21	25.00'	90°20'02"	39.42'	S 45°01'14" E	35.46'
C22	25.00'	90°24'40"	39.45'	N 44°36'24" E	35.48'
C23	25.00'	89°32'57"	39.07'	N 45°22'24" W	35.22'
C24	25.00'	70°45'30"	30.87'	N 35°58'41" W	28.95'
C25	25.00'	18°47'27"	8.20'	N 80°45'09" W	8.16'
C26	25.00'	41°19'24"	18.03'	S 69°11'25" W	17.64'
C27	25.00'	48°22'57"	21.11'	S 24°20'15" W	20.49'
C28	30.00'	20°22'10"	10.67'	S 79°57'48" E	10.61'
C29	30.00'	70°55'53"	37.14'	S 34°18'46" E	34.81'
C30	56.50'	29°35'02"	29.17'	N 13°38'21" W	28.85'
C31	56.50'	12°19'13"	12.15'	N 34°35'28" W	12.13'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	30.00'	32°48'37"	17.18'	N 17°00'14" W	16.95'
C36	30.00'	90°24'40"	47.34'	N 44°36'24" E	42.58'
C37	30.00'	90°20'02"	47.30'	S 45°01'14" E	42.55'
C38	30.00'	26°45'47"	14.01'	S 13°31'40" W	13.89'
C39	16.00'	54°38'17"	15.26'	N 62°31'58" E	14.89'
C40	10.00'	32°54'53"	5.74'	S 73°23'41" W	5.67'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L3	S 00°08'53" E	14.50'
L4	S 00°08'53" E	14.50'
L5	S 00°08'53" E	29.00'
L8	N 01°09'10" E	46.28'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L12	S 41°57'34" E	23.94'
L19	S 00°08'53" E	25.24'

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