

# HARTS RIDGE EAST

A PORTION LOT 2 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Approved 2/20/2024  
Date  
Steve D. Singh  
City Engineer  
for Director of Public Works

Approved 2/18/2024  
Date  
Susan C. Kwardin  
for General Counsel

### CAPTION

PART OF LOT 2 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95, A 300 FOOT LIMITED ACCESS RIGHT-OF-WAY; THENCE SOUTH 07°33'36" WEST ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 95, A DISTANCE OF 403.86 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9516, PAGE 593 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE SOUTH 89°49'29" WEST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 413.30 FEET; THENCE SOUTH 00°07'45" EAST ALONG A WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 9516, PAGE 593, A DISTANCE OF 213.53 FEET; THENCE SOUTH 89°59'50" WEST ALONG A NORTH LINE OF SAID OFFICIAL RECORDS BOOK 9516, PAGE 593, A DISTANCE OF 99.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (COUNTY ROAD NO. 44, A VARIABLE WIDTH RIGHT-OF-WAY) AS NOW ESTABLISHED; THENCE NORTH 00°15'22" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.46 FEET TO AN ANGLE POINT; THENCE NORTH 45°38'20" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD, A DISTANCE OF 69.28 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643, A DISTANCE OF 178.01 FEET TO AN ANGLE POINT; THENCE NORTH 00°04'37" WEST ALONG AN EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643, A DISTANCE OF 298.92 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643; THENCE NORTH 89°31'57" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 491.95 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 4.90 ACRES, MORE OR LESS.

TOGETHER WITH ALL THE RIGHTS IN AND TO THAT APPURTENANT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7277, PAGE 1898, DUVAL COUNTY, FLORIDA.

### APPROVED FOR THE RECORD

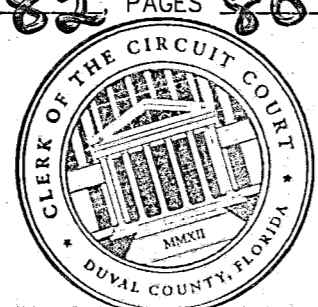
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 21st DAY OF February, 2024.

Nina Sickler  
NINA SICKLER, P.E.  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 82, PAGES 80-82 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22nd DAY OF Feb, 2024.

Jody Phillips  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT



[Signature]  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 13th DAY OF February, 2024.

BY: Danny S. Wheeler  
DANNY S. WHEELER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 6902 STATE OF FLORIDA

### CONSENT AND JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20488, PAGE 2172, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (MORTGAGE), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

Justin Holmes  
WITNESS  
JUSTIN HOLMES  
PRINT NAME

DLP LENDING FUND, LLC  
(A DELAWARE LIMITED LIABILITY COMPANY)  
BY: [Signature]  
PRINT NAME: CHRISTOPHER ROEMER  
AS ITS: AUTHORIZED SIGNATORY

Nick Lanni  
WITNESS  
NICHOLAS LANNI  
PRINT NAME

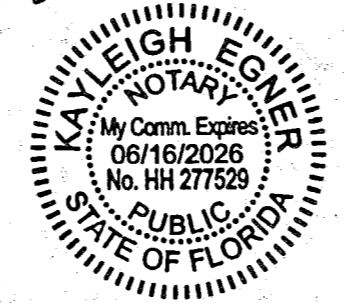
### STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 8th DAY OF September, 2023, BY Christopher Roemer AS Authorized Signatory OF DLP LENDING FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

HE IS PERSONALLY KNOWN BY ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Kayleigh Egner  
NOTARY PUBC. STATE OF FLORIDA

Kayleigh Egner  
PRINT NAME  
MY COMMISSION EXPIRES: 6-16-2026



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CLDG HARTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HARTS RIDGE 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 THOSE LANDS.

TRACTS "A" & "C" (OPEN SPACE), AND TRACTS "B" (PARK) 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 SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID 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 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, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CEDAR FOREST EAST. 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.

THE "CITY", BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE "OWNER", HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER FACILITIES, AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL OF THE LOT OWNERS AS SHOWN ON THIS PLAT.

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.

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.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 8th DAY OF September, 2023.

[Signature]  
WITNESS

CLDG HARTS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

Michael Blewin  
PRINT NAME

BY: [Signature]  
PRINT NAME: GEORGE LEONE  
AS ITS: MANAGER

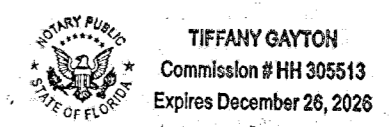
[Signature]  
WITNESS  
Lotton Miller  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 8 DAY OF September, 2023, BY GEORGE LEONE AS MANAGER OF CLDG HARTS, LLC. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Hilary Bayton  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. HH305513

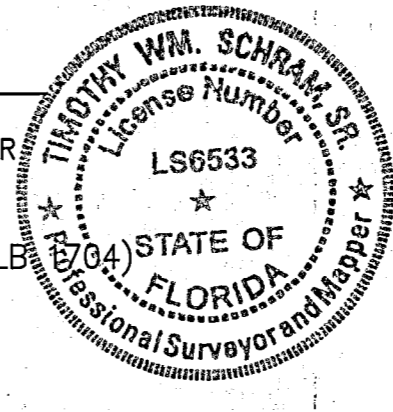
Tiffany Gayton  
PRINT NAME  
MY COMMISSION EXPIRES: 12-20-26



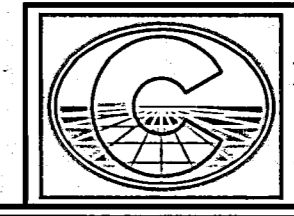
### SURVEYOR'S CERTIFICATE

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 PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 6th DAY OF September, 2023.

BY: [Signature]  
TIMOTHY W. SCHRAM, SR.  
REGISTERED SURVEYOR AND MAPPER  
NO. 6533, STATE OF FLORIDA



CLARSON & ASSOCIATES, INC. (LE)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
WEBSITE: clarsonfl.com

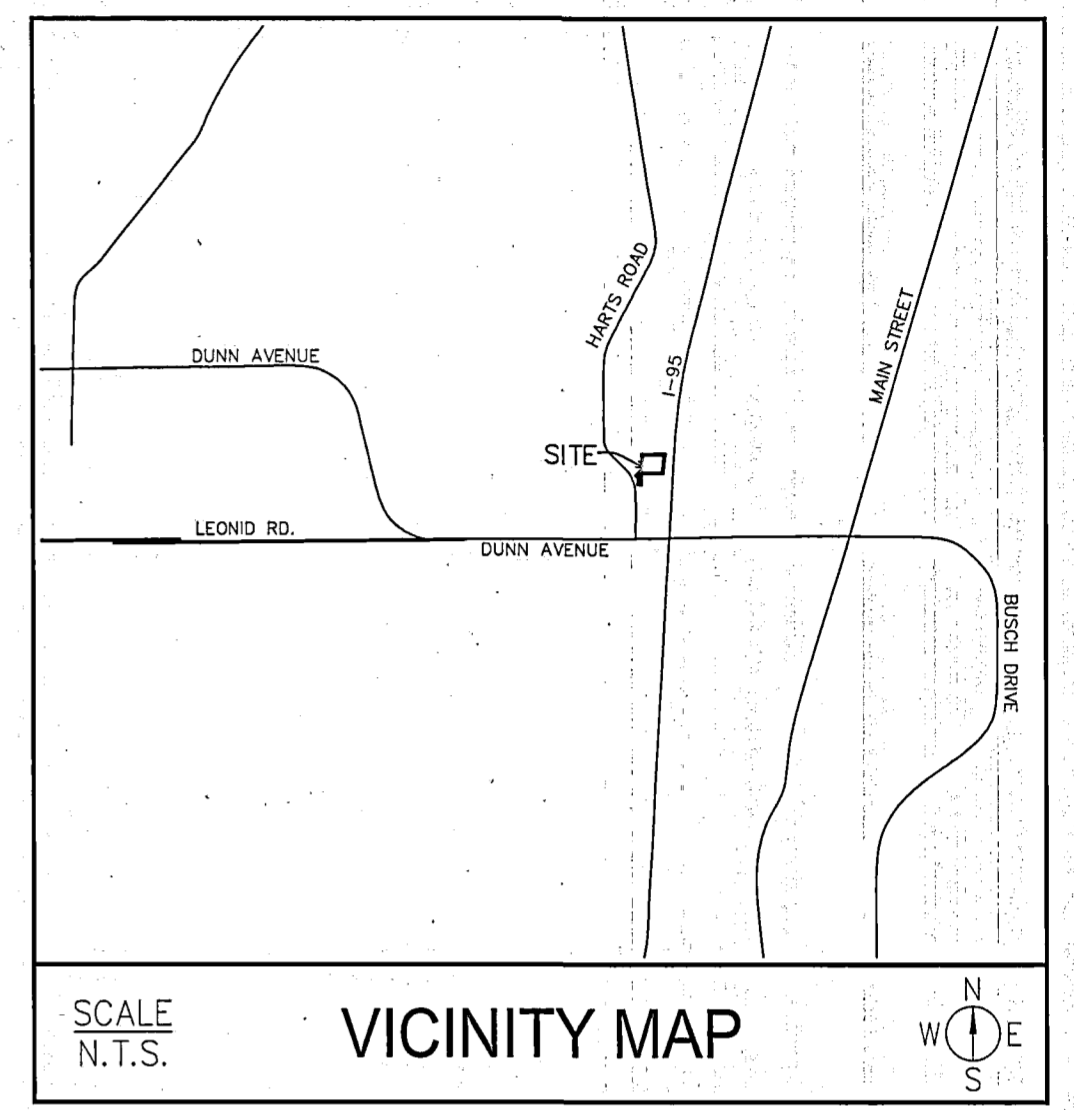
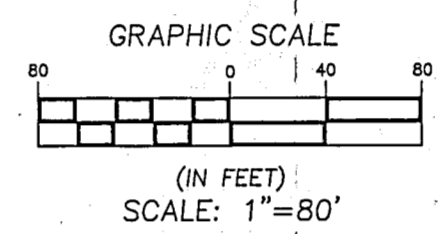
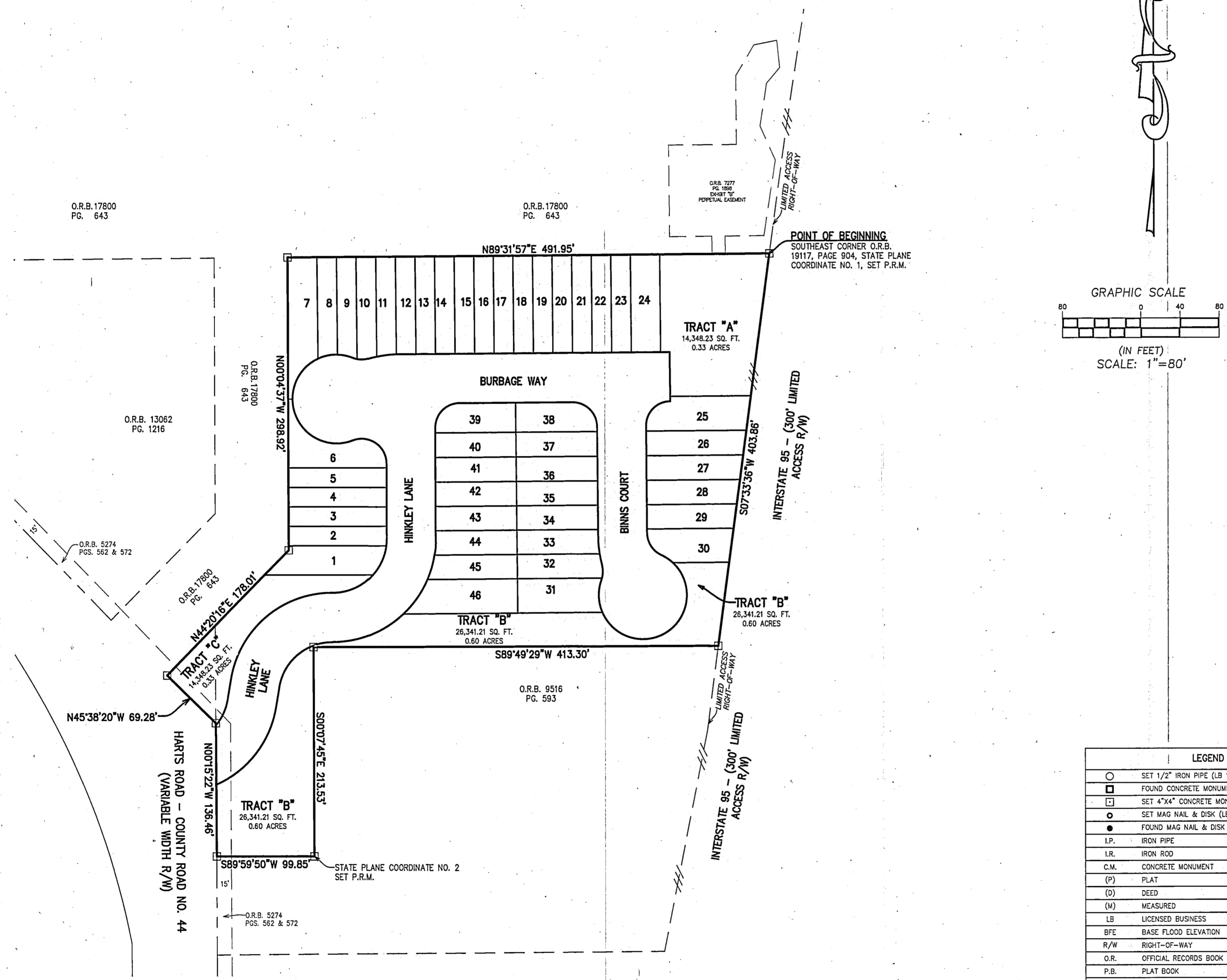


Prepared By:  
RICHARD P. CLARSON AND ASSOCIATES, INC.  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfl.com

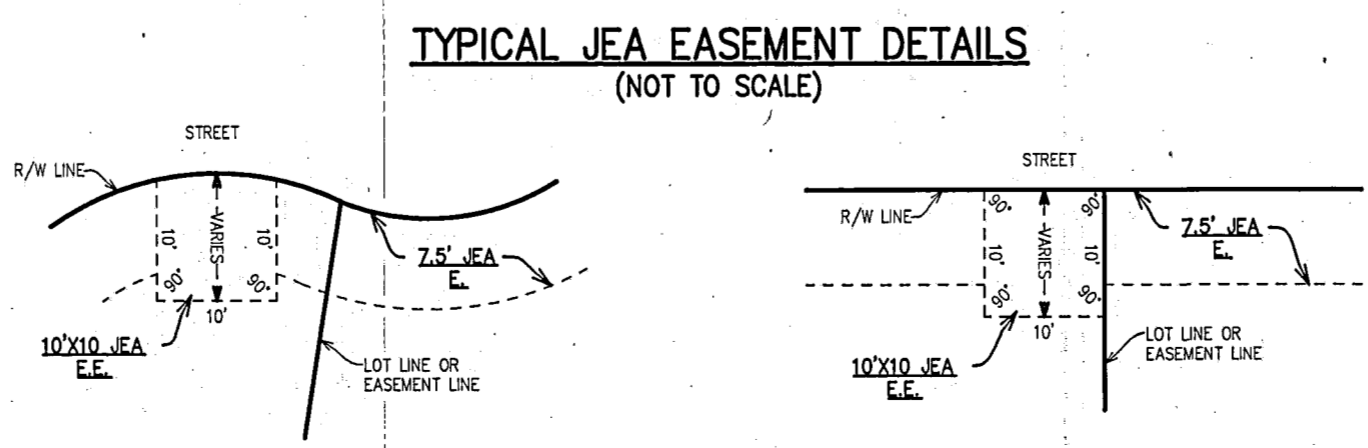
# HARTS RIDGE EAST

A PORTION LOT 2 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 3  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2218547.6760	449309.2420	POINT-OF-BEGINNING, SET PRM
2	2217932.5260	448843.2920	SOUTHEAST CORNER SUBJECT PROPERTY SET PRM



LEGEND	
○	SET 1/2" IRON PIPE (LB 1704)
□	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
▣	SET 4"x4" CONCRETE MONUMENT (LB 1704)
●	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
(P)	PLAT
(D)	DEED
(M)	MEASURED
LB	LICENSED BUSINESS
BFE	BASE FLOOD ELEVATION
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
P.B.	PLAT BOOK
NT	NON-TANGENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
SQ.FT.	SQUARE FOOT
JEAS	JACKSONVILLE ELECTRIC AUTHORITY
JEAS-E	JEAS ELECTRIC EASEMENT
JEAS-E.E.	JEAS ELECTRIC EQUIPMENT EASEMENT
JEAS-U.E.	JEAS UTILITY EASEMENT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.E.	UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
P.U.D.E.	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY

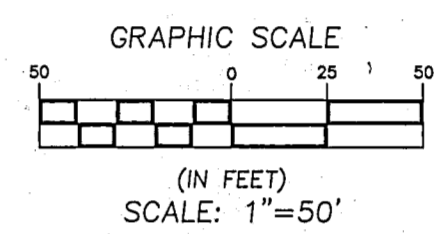
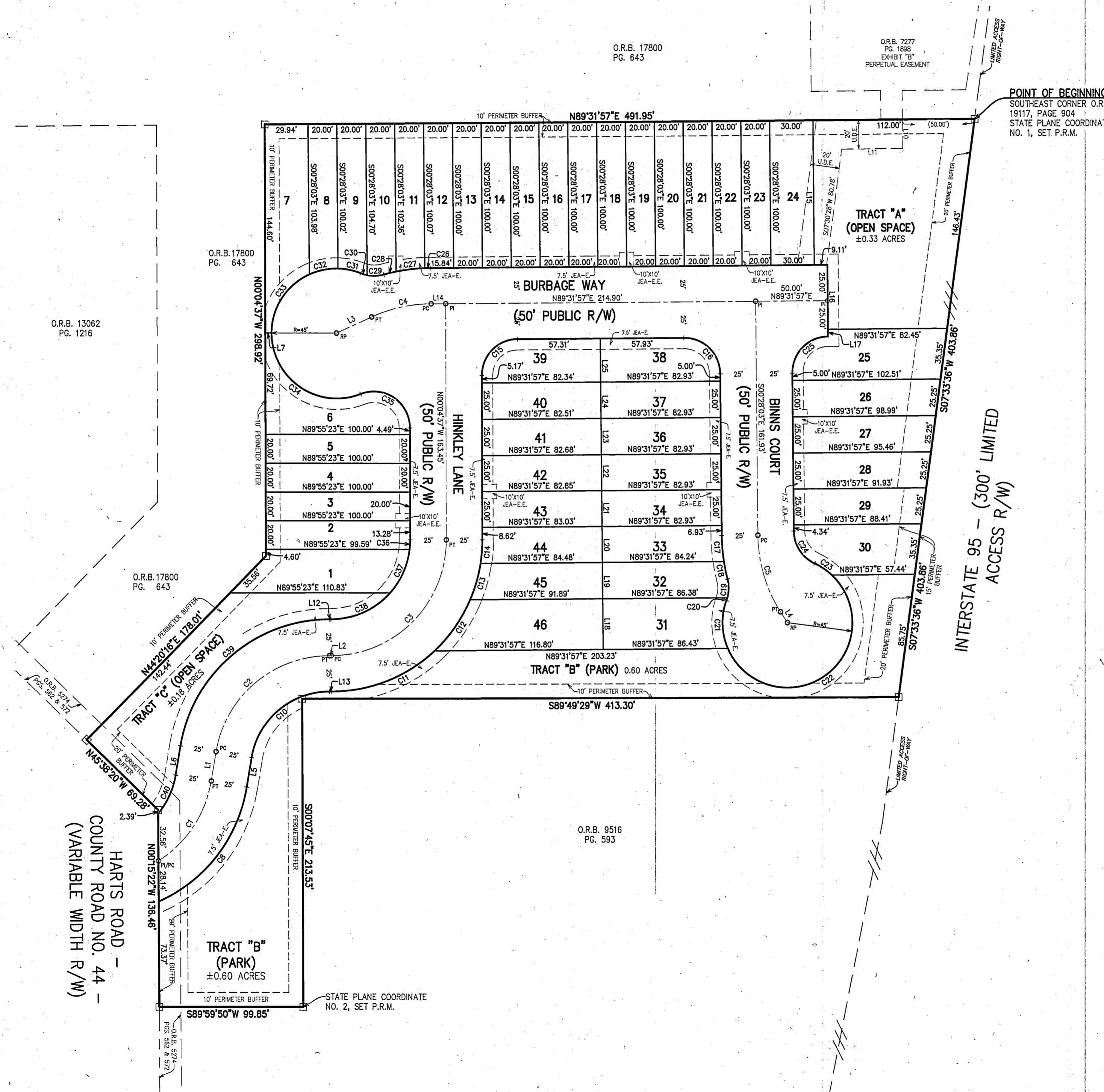
- NOTES:
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
  - THIS PLAT IS NOT THE 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 DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
  - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEAS FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - JEAS EQUIPMENT EASEMENTS "JEAS E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEAS.
  - JEAS EASEMENTS "JEAS E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEAS. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEAS AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
  - THERE ARE 141 LOTS AND 14 TRACTS IN THIS SUBDIVISION.

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarsonfl.com

# HARTS RIDGE EAST

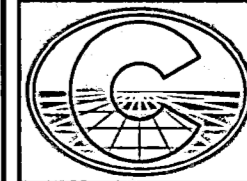
A PORTION LOT 2 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 3  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.75'	N09°27'44"E
L2	1.23'	N89°49'29"E
L3	26.67'	N65°05'17"E
L4	8.91'	S32°32'41"E
L5	20.75'	S09°27'44"W
L6	20.75'	N09°27'44"E
L7	4.44'	S89°59'35"W
L10	20.16'	S00°28'03"E
L11	42.22'	S89°31'57"W
L12	1.23'	N89°49'29"E
L13	1.23'	S89°49'29"W
L14	10.04'	N89°31'57"E
L15	100.00'	S00°28'03"E
L16	45.00'	S00°28'03"E
L17	5.00'	S00°28'03"E
L18	35.00'	S00°28'03"E
L19	25.00'	S00°28'03"E
L20	25.00'	S00°28'03"E
L21	25.00'	S00°28'03"E
L22	25.00'	S00°28'03"E
L23	25.00'	S00°28'03"E
L24	25.00'	S00°28'03"E
L25	30.00'	S00°28'03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	67.92'	80.00'	48°38'27"	N33°46'58"E	65.89'
C2	112.21'	80.00'	80°21'44"	N49°38'37"E	103.23'
C3	125.53'	80.00'	89°54'06"	N44°52'28"E	113.04'
C4	42.66'	100.00'	24°26'39"	N77°18'37"E	42.34'
C5	55.99'	100.00'	32°04'37"	S16°30'22"E	55.26'
C8	103.85'	105.00'	56°43'22"	S37°49'25"W	99.76'
C10	77.14'	55.00'	80°21'44"	S49°38'37"W	70.97'
C11	78.89'	105.00'	43°02'53"	S68°18'02"W	77.05'
C12	43.26'	105.00'	23°36'30"	S34°58'20"W	42.96'
C13	26.14'	105.00'	14°15'53"	S16°02'08"W	26.07'
C14	18.46'	105.00'	8°58'49"	S04°24'47"W	18.44'
C15	39.10'	25.00'	89°36'34"	S44°43'40"W	35.23'
C16	39.27'	25.00'	90°00'00"	N45°28'03"W	35.36'
C17	18.13'	125.00'	8°18'37"	N04°37'22"W	18.11'
C18	12.30'	125.00'	5°38'23"	N11°35'52"W	12.30'
C19	13.08'	25.00'	29°59'05"	N00°34'29"E	12.93'
C20	1.94'	25.00'	4°26'52"	N17°47'28"E	1.94'
C21	33.96'	45.00'	43°14'42"	S01°36'27"E	33.16'
C22	159.94'	45.00'	203°38'26"	N54°57'00"E	88.09'
C23	14.31'	45.00'	18°13'09"	S55°58'47"E	14.25'
C24	28.20'	25.00'	64°37'18"	S32°46'43"E	26.73'
C25	39.27'	25.00'	90°00'00"	S44°31'57"E	35.36'
C26	4.16'	125.00'	1°54'32"	N88°34'41"E	4.16'
C27	20.15'	125.00'	9°14'14"	N83°00'18"E	20.13'
C28	8.71'	125.00'	3°59'26"	N76°23'28"E	8.70'
C29	11.63'	25.00'	26°39'48"	N87°43'39"E	11.53'
C30	4.67'	25.00'	10°42'32"	S73°35'11"E	4.67'
C31	15.97'	45.00'	20°20'01"	S78°23'56"E	15.89'
C32	20.57'	45.00'	26°11'08"	N78°20'30"E	20.39'
C33	51.25'	45.00'	65°15'20"	S32°37'15"W	48.53'
C34	87.56'	45.00'	111°29'25"	S55°45'07"E	74.39'
C35	48.62'	25.00'	111°25'12"	N55°47'13"W	41.31'
C36	6.74'	55.00'	7°01'00"	N03°25'53"E	6.73'
C37	33.47'	55.00'	34°51'59"	N24°22'22"E	32.96'
C38	46.09'	55.00'	48°01'07"	N65°48'55"E	44.76'
C39	147.27'	105.00'	80°21'44"	N49°38'37"E	135.49'
C40	29.32'	55.00'	30°32'54"	N24°44'11"E	28.98'

Prepared By:  

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