

Approved 4-18-25 Date
[Signature]
City Engineer
for Director of Public Works
Approved 04/08/25 Date
[Signature]
for General Counsel

CRYSTAL COVE

A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 2 AND A PORTION OF TRACTS 5, 6 AND 7, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF TRACTS 9 AND 10, BLOCK 2 AND A PORTION OF TRACTS 5, 6 AND 7, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15261, PAGE 749 AND OFFICIAL RECORDS BOOK 18183, PAGE 1469 AND OFFICIAL RECORDS BOOK 8486, PAGE 435, ALL OF SAID CURRENT PUBLIC RECORDS, TOGETHER WITH THE SOUTH 15 FEET OF THAT CERTAIN CLOSED ROADWAY PER ORDINANCE 97-788-E, AS RECORDED ON OFFICIAL RECORDS BOOK 8717, PAGE 1943, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF LEVERROCK PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGES 164 THROUGH 167 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00° 13' 29" EAST, ALONG THE WESTERLY LINE THEREOF, 1069.59 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SOUTH 15 FEET OF THAT CERTAIN CLOSED ROADWAY PER ORDINANCE 97-788-E, AS RECORDED IN OFFICIAL RECORDS BOOK 8717, PAGE 1943 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89° 18' 04" EAST, ALONG LAST SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID LEVERROCK PLACE, AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19800, PAGE 577, OF SAID CURRENT PUBLIC RECORDS, 740.86 FEET TO THE NORTHWESTERLY CORNER OF THE WESTERLY TERMINUS OF HAPPY VALLEY LANE, A VARIABLE WIDTH RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00° 51' 35" WEST, ALONG SAID WESTERLY TERMINUS AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13713, PAGE 1204, OF SAID CURRENT PUBLIC RECORDS, SAID LINE ALSO BEING THE WESTERLY LINE OF TRACT 4, OF SAID BLOCK 3, A DISTANCE OF 334.67 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11360, PAGE 1725, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89° 20' 18" WEST, ALONG THE NORTHERLY LINE THEREOF AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9889, PAGE 1720, OF SAID CURRENT PUBLIC RECORDS, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SAID TRACTS 5 AND 6 AND THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF SAID TRACT 7, A DISTANCE OF 1308.62 FEET TO THE NORTHWESTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 9889, PAGE 1720, SAID CORNER LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF HAMMOND BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00° 05' 25" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE 333.74 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19310, PAGE 316, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89° 18' 04" EAST, ALONG THE SOUTHERLY LINE THEREOF, ALSO BEING THE NORTHERLY LINE OF SAID SOUTH 15 FEET OF THAT CERTAIN CLOSED ROADWAY, 325.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19310, PAGE 316, THENCE NORTH 00° 13' 20" WEST, ALONG THE EASTERLY LINE THEREOF, 1070.55 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LENOX AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1870.10 FEET, A CENTRAL ANGLE OF 07° 34' 36", AN ARC LENGTH OF 247.29 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89° 31' 28" EAST, 247.11 FEET

CONTAINING 16.14 ACRES, MORE OR LESS

APPROVED FOR THE RECORD

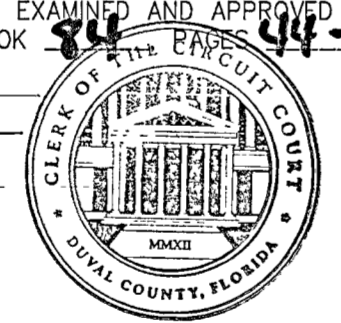
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 16th DAY OF April, 2025.

[Signature]
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 84 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22 DAY OF April, 2025.

[Signature]
JODY PHILLIPS, CLERK OF THE COURT



[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

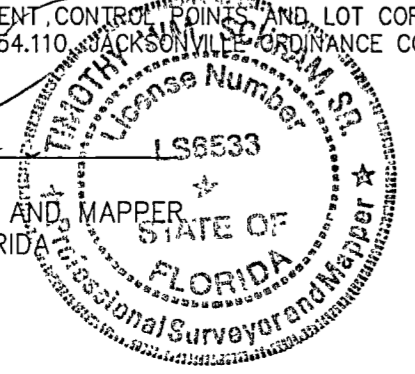
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 10th DAY OF April, 2025.

[Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

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 HAVE BEEN MONUMENTED, AND 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 14th DAY OF MARCH, 2025.

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



CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.com

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AMERICAN CLASSIC HOMES, LLC (A FLORIDA LIMITED LIABILITY COMPANY) IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CRYSTAL COVE, 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 "C" (SMFUDE), AND TRACTS "A", "B", "C", "E", "F" AND "G" (OPEN SPACE) AND "H" (LANDSCAPE BUFFER) 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, 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 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 SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
- (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, 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 CRYSTAL COVE. 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.

UPON FAILURE OF THE "OWNER", OR A PROPERTY OWNERS' ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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

TITLE TO TRACT "H" (LANDSCAPE BUFFER) 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, 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 SURROUNDING THE LIFT STATION, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "D" (LIFT STATION) 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.

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

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.

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 ELECTRIC, 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 WHEREOF, [Signature] AMERICAN CLASSIC HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20 DAY OF MARCH 2025. ON BEHALF OF THE COMPANY.

[Signature]
WITNESS

AMERICAN CLASSIC HOMES, LLC
(A FLORIDA LIMITED LIABILITY COMPANY)

[Signature]
PRINT NAME

BY: [Signature]
PRINT NAME: LESA J. CALVERT
AS ITS: MANAGER

[Signature]
WITNESS

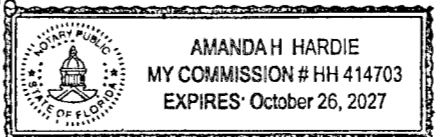
[Signature]
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

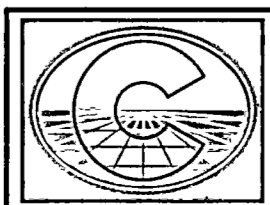
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 20th DAY OF MARCH 2025, BY LESA J. CALVERT MANAGER OF AMERICAN CLASSIC HOMES, LLC, SHE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
PRINT NAME



MY COMMISSION EXPIRES:



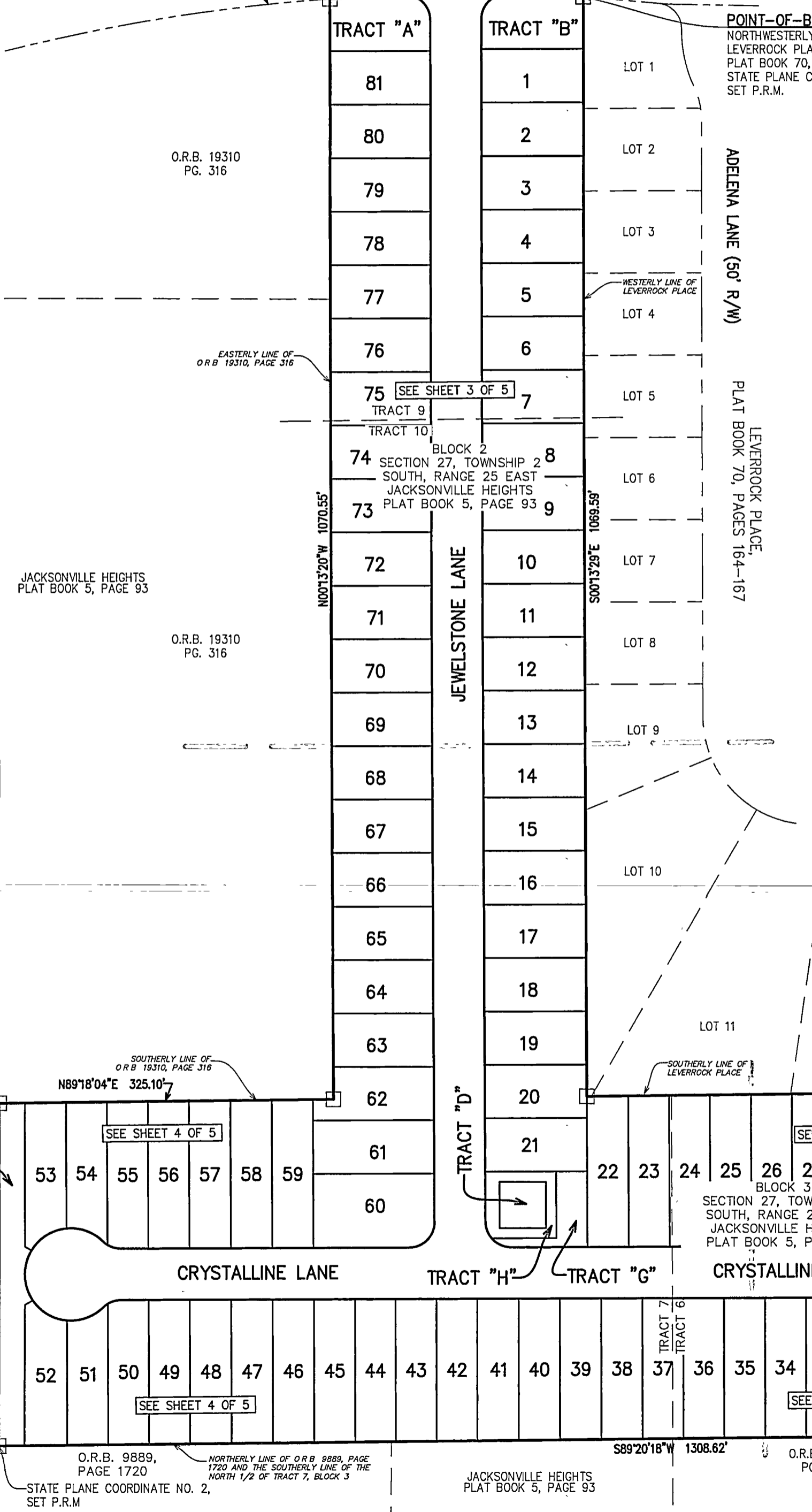
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfl.com

CRYSTAL COVE

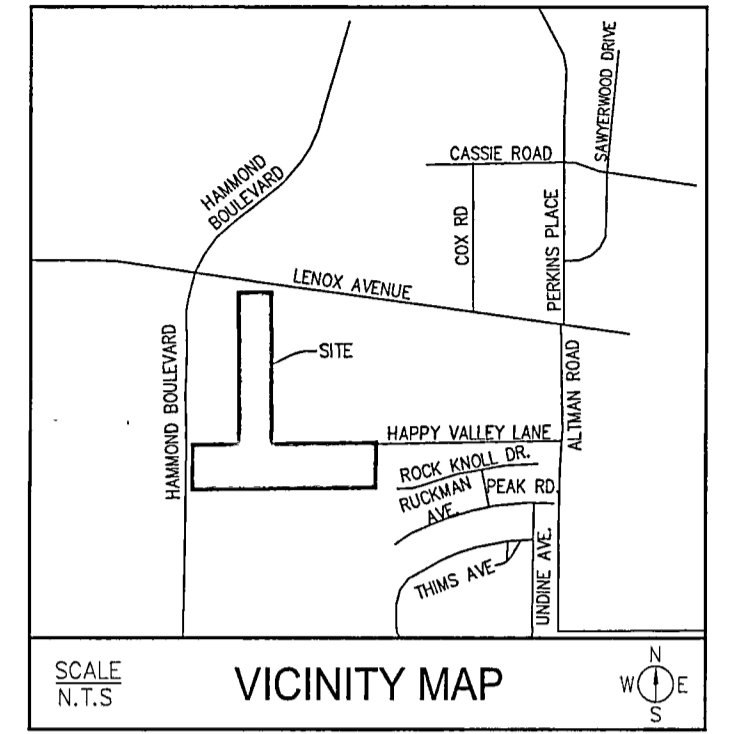
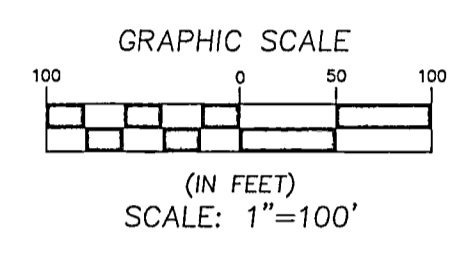
A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 2 AND A PORTION OF TRACTS 5, 6 AND 7, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 5
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

SOUTHERLY R/W LINE OF LENOX AVENUE PER CITY OF JACKSONVILLE RIGHT OF WAY MAP OF CRYSTAL SPRINGS AND HAMMOND BOULEVARD



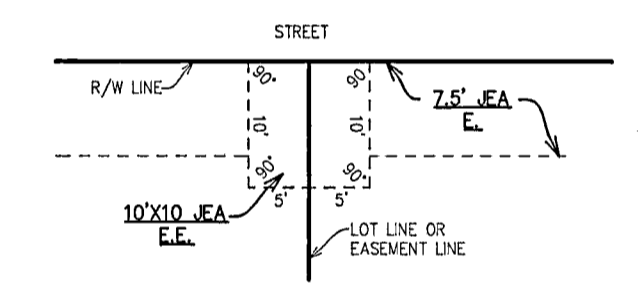
LEGEND	
□	SET PERMANENT REFERENCE MONUMENT (LB 1704)
○	SET PERMANENT CONTROL POINT (LB 1704)
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O R B	OFFICIAL RECORDS BOOK
ELEC	ELECTRIC
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA-E	JACKSONVILLE ELECTRIC AUTHORITY ELECTRIC EASEMENT
JEA-U A E	JEA UTILITY AND ACCESS EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PG	PAGE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PRC	POINT REVERSE CURVATURE
RP	RADIUS POINT
SEC	SECTION
(R)	INDICATES RADIAL LINE
P U D E	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
U D E	UNOBSTRUCTED DRAINAGE EASEMENT
U D A M E	UNOBSTRUCTED DRAINAGE, MAINTENANCE & ACCESS EASEMENT
SMFUDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2170560 5412	404882.5336	POINT-OF-BEGINNING, SET PRM
2	2169150 2416	404313 9764	SOUTHWESTERLY CORNER OF SUBJECT PROPERTY, SET P R M

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	247.29'	1870.10'	7°34'36"	N89°31'28"E	247.11'

TYPICAL JEA EASEMENT DETAIL (NOT TO SCALE)



- 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 JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA 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.
 - 81 LOTS AND 8 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

CRYSTAL COVE

A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 2 AND A PORTION OF TRACTS 5, 6 AND 7, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 5
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

SOUTHERLY R/W LINE OF LENOX AVENUE PER CITY OF JACKSONVILLE RIGHT OF WAY MAP OF CRYSTAL SPRINGS AND HAMMOND BOULEVARD

POINT-OF-BEGINNING
NORTHWEST CORNER LEVERROCK PLACE
PLAT BOOK 70, PAGES 164-167
STATE PLANE COORDINATE NO. 1
SET P.R.M.

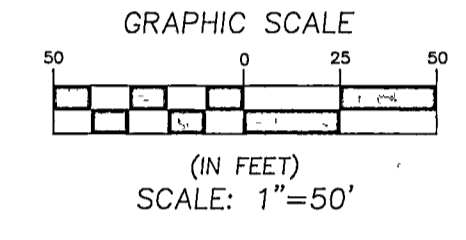
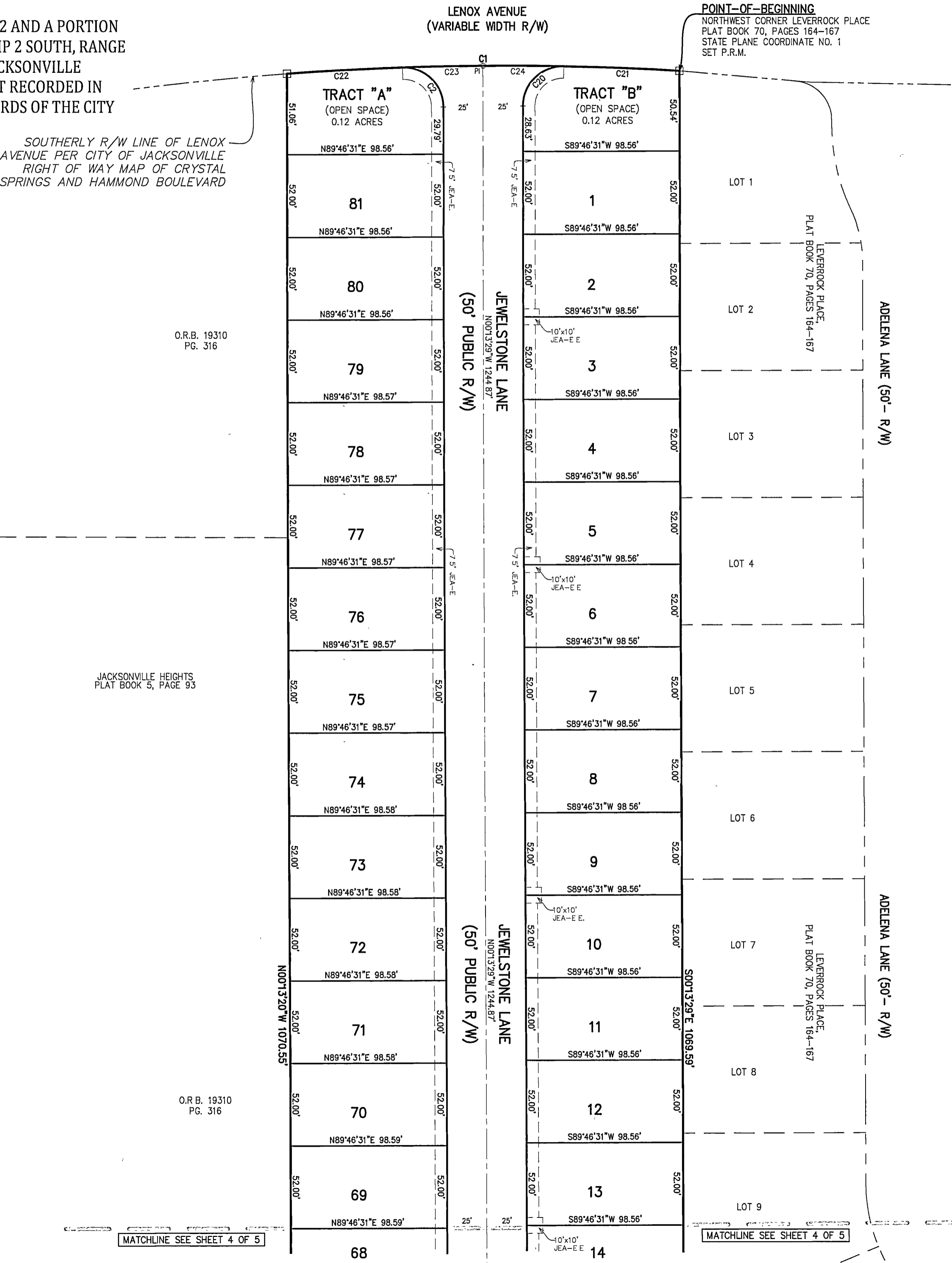
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PG. 316

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

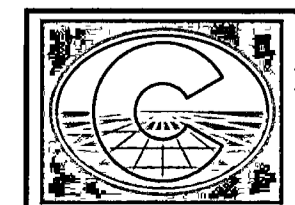
O.R.B. 19310
PG. 316

MATCHLINE SEE SHEET 4 OF 5

MATCHLINE SEE SHEET 4 OF 5



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	247.29'	1870.10'	7°34'36"	N89°31'28"E	247.11'
C2	40.06'	25.00'	91°48'24"	N48°07'41"W	35.91'
C20	39.84'	25.00'	91°17'57"	N45°25'29"E	35.75'
C21	73.06'	1870.10'	2°14'18"	N87°48'23"W	73.05'
C22	72.87'	1870.10'	2°13'57"	S86°51'09"W	72.86'
C23	50.80'	1870.10'	1°33'23"	S88°44'48"W	50.80'
C24	50.57'	1870.10'	1°32'58"	N89°42'01"W	50.57'

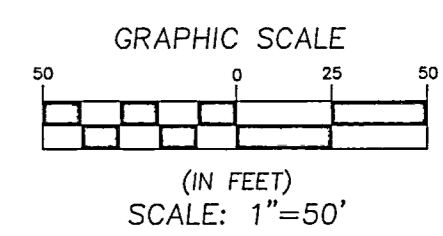
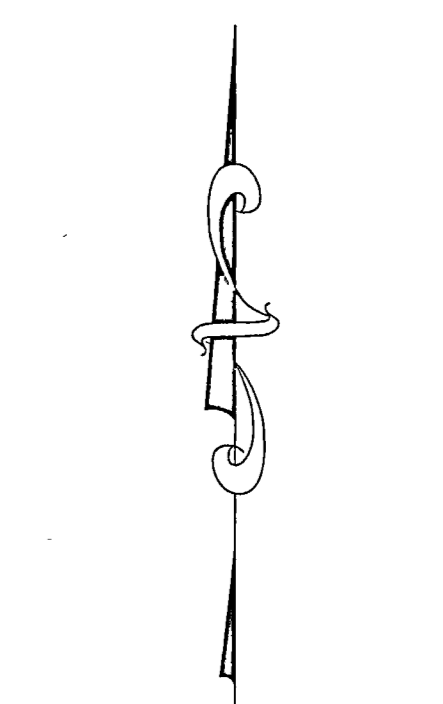
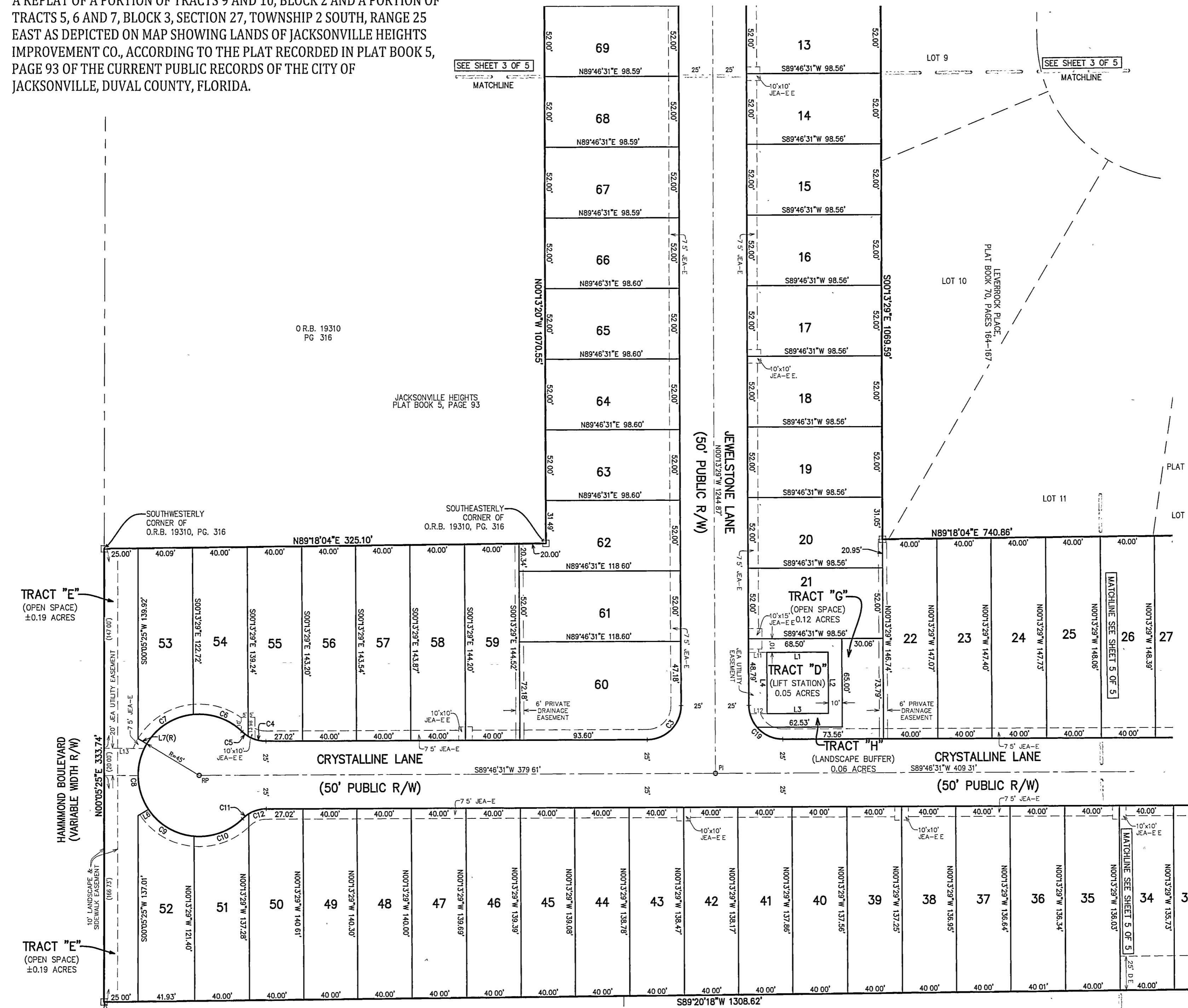


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CRYSTAL COVE

A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 2 AND A PORTION OF TRACTS 5, 6 AND 7, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 5
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	45.00'	N89°46'31"E
L2	45.00'	S00°13'28"E
L3	45.00'	S89°46'31"W
L4	45.00'	N00°13'29"W
L6	8.97'	S59°05'10"W
L7	7.50'	S58°54'20"E
L11	13.50'	N89°46'31"E
L12	12.72'	N89°46'31"E
L13	29.58'	N89°54'35"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C3	39.27'	25.00'	90°00'00"	N44°46'31"E	35.36'
C4	13.65'	25.00'	31°16'53"	S74°35'03"E	13.48'
C5	9.73'	25.00'	13°08'02"	S52°22'35"E	5.72'
C6	38.88'	45.00'	49°30'14"	S70°33'41"E	37.68'
C7	42.09'	45.00'	53°35'32"	N57°53'26"E	40.57'
C8	51.04'	45.00'	64°59'23"	N01°24'02"W	48.35'
C9	40.24'	45.00'	51°14'28"	N59°30'57"W	38.92'
C10	38.88'	45.00'	49°30'14"	S70°06'42"W	37.68'
C11	5.73'	25.00'	13°08'02"	S51°55'37"W	5.72'
C12	13.65'	25.00'	31°16'53"	S74°08'04"W	13.48'
C19	39.27'	25.00'	90°00'00"	N45°13'29"W	35.36'

