

DOS RIOS

A PART OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Approved 5/1/2019
Date
[Signature]
City Engineer
for Director of Public Works
Approved April 25, 2019
Date
[Signature]
for General Counsel

CAPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING A PART OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 15, BLOCK 3, AS SHOWN ON THE PLAT OF WATER BLUFF SHORES UNIT NO. 1, AS RECORDED IN PLAT BOOK 29, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF BARDIN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 3°23'02" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 251.32 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 14°09'16" WEST AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BARDIN ROAD, 56.85 FEET; THENCE NORTH 89°33'59" EAST, 1197.44 FEET TO THE WESTERLY LINE OF GOLDEN OAKS AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 46, PAGES 8 THROUGH 18 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 0°15'54" WEST, ALONG SAID WESTERLY LINE, 310.00 FEET TO THE NORTHERLY LINE OF SAID BLOCK 3 OF THE PLAT OF WATER BLUFF SHORES UNIT NO. 1; THENCE SOUTH 89°44'44" WEST, ALONG THE NORTHERLY LINE OF SAID BLOCK 3, A DISTANCE OF 1167.25 FEET TO THE POINT OF BEGINNING.

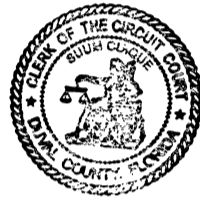
CONTAINING 8.33 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE

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 SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 73, PAGES 123-126, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 2nd DAY OF May, 2019.

[Signature] [Signature]
RONNIE FUSSELL DEPUTY CLERK
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 1st DAY OF May, 2019.

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

PLAT CONFORMITY REVIEW

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

[Signature]
MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 3398

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 THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, 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 3rd DAY OF April, 2019.

[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS DOS RIOS, 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, 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 OWNER AND/OR THE ABITTING OWNERS, THEIR 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 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.

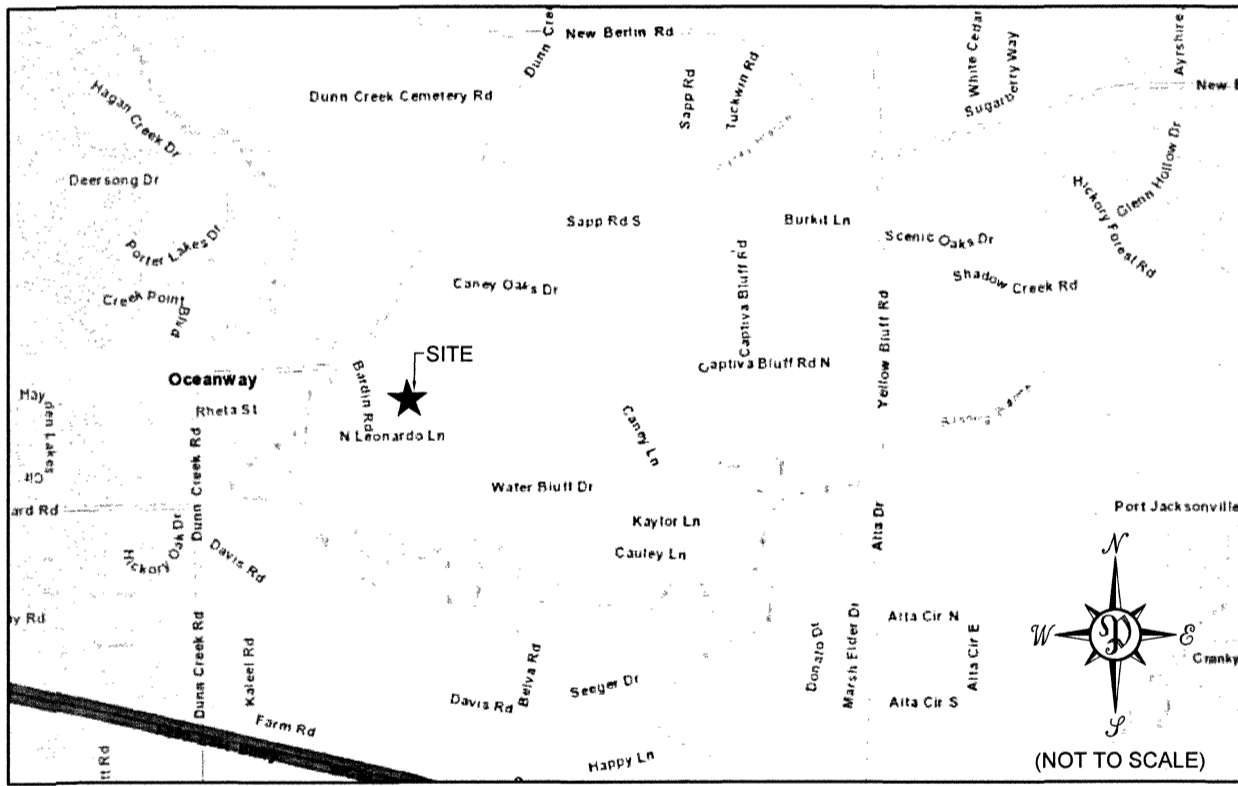
(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL 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, 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 OR SERVANTS. OWNERS 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 "B" (OPEN SPACE) AND TRACT "C" (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 "A" (LIFT STATION) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

VICINITY MAP



ADOPTION AND DEDICATION (CONTINUED)

TITLE TO THE 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 EASEMENT 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 EASEMENTS 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.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER, 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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER, 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. 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 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 THEREOF.

ALL EASEMENTS AND BUFFERS 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.

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.

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.

IN WITNESS WHEREOF, MATT STARK AS VICE PRESIDENT OF LAND (JACKSONVILLE DIVISION) OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 1st DAY OF April, 2019, ON BEHALF OF THE COMPANY.

[Signature]
WITNESS

PRINT NAME: Clot Shea

[Signature]
WITNESS

PRINT NAME: Alex Allison

OWNER: RICHMOND AMERICAN HOMES OF FLORIDA, LP
A COLORADO LIMITED PARTNERSHIP

BY: [Signature]
MATT STARK
AS IT'S VICE PRESIDENT OF LAND

STATE OF FLORIDA, COUNTY OF DUVAL

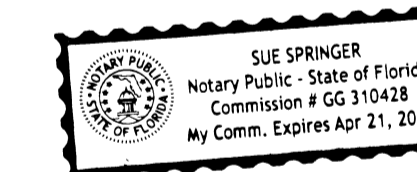
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, 2019, BY MATT STARK AS VICE PRESIDENT OF LAND, OF RICHMOND AMERICAN HOMES, LP, A COLORADO LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED [Signature] AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: Sue Springer

COMMISSION NO.: 66310428

MY COMMISSION EXPIRES: 4.21.23



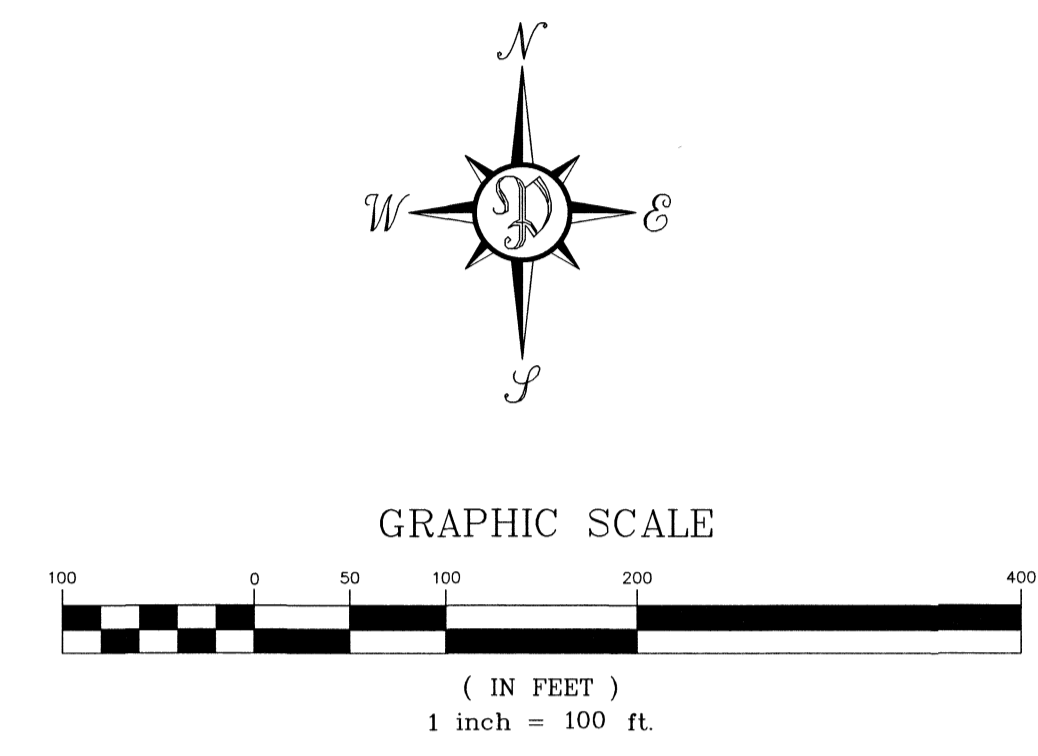
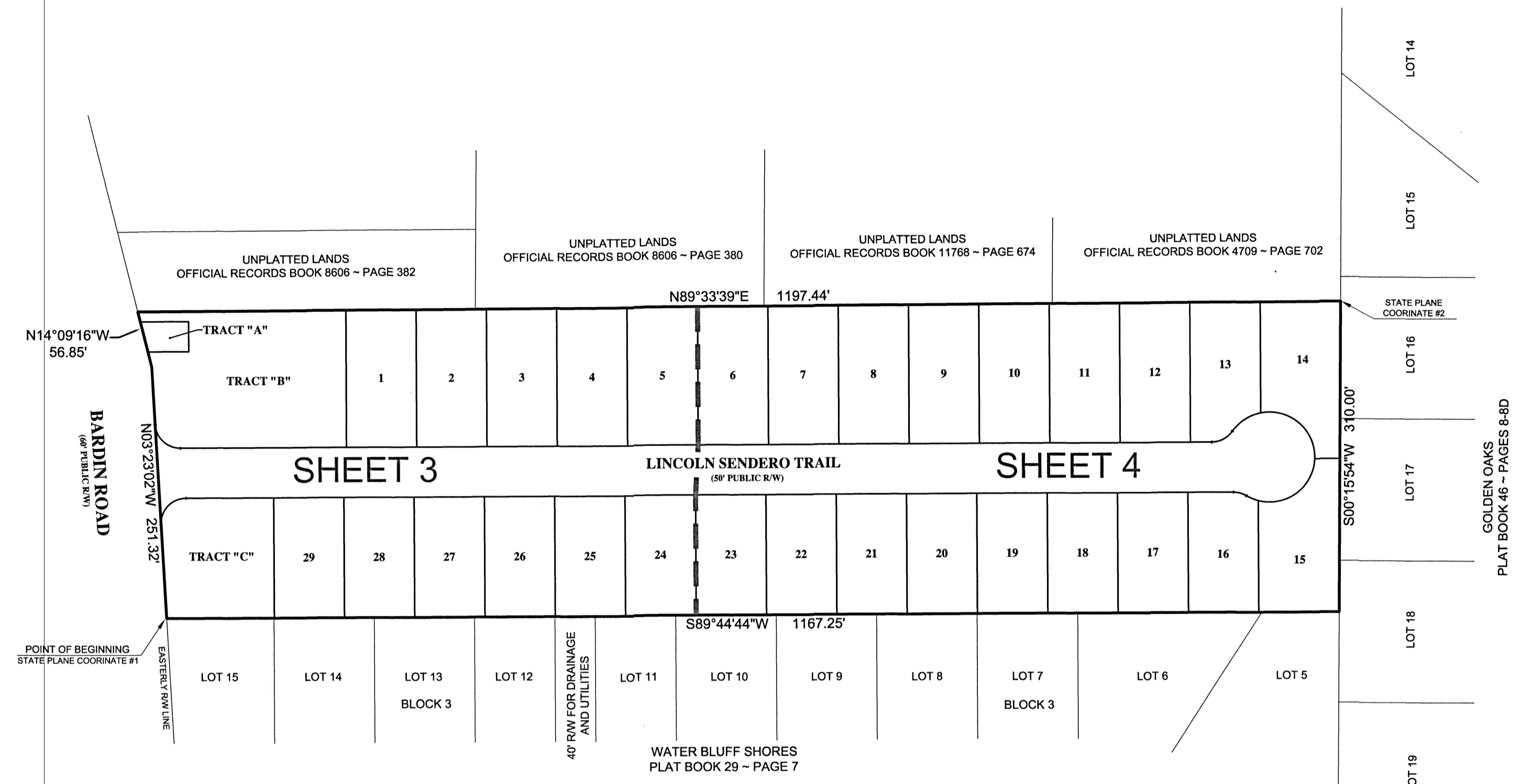
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

DOS RIOS

A PART OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 73 PAGE 124

SHEET 2 OF 4 SHEETS



- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
 - DENOTES SET 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
 - R/W RIGHT-OF-WAY
 - C/L CENTERLINE
 - CB CHORD BEARING
 - D DELTA
 - R.P. RADIUS POINT
 - (100/1) DENOTES DISTANCE TO EASEMENT
 - JEA-E JEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - T.O.B. TOP OF BANK

- NOTES:**
- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF BARDIN ROAD AS N03°23'02"W.
 - 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 0601.
 - 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 120077-0203J AND PANEL 120077-0204L DATED 11-2-2016 (NAV18-89). 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 UNDISTURBED NATURAL BUFFERS ARE REMAIN NATURAL AND UNDISTURBED.

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2225302.7224	468467.2184	POINT OF BEGINNING
2	2225617.9035	469535.8881	NORTHEAST CORNER OF LOT 14

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

PLAT AND PLANS CITY DEV.# : 9448.000

DOS RIOS

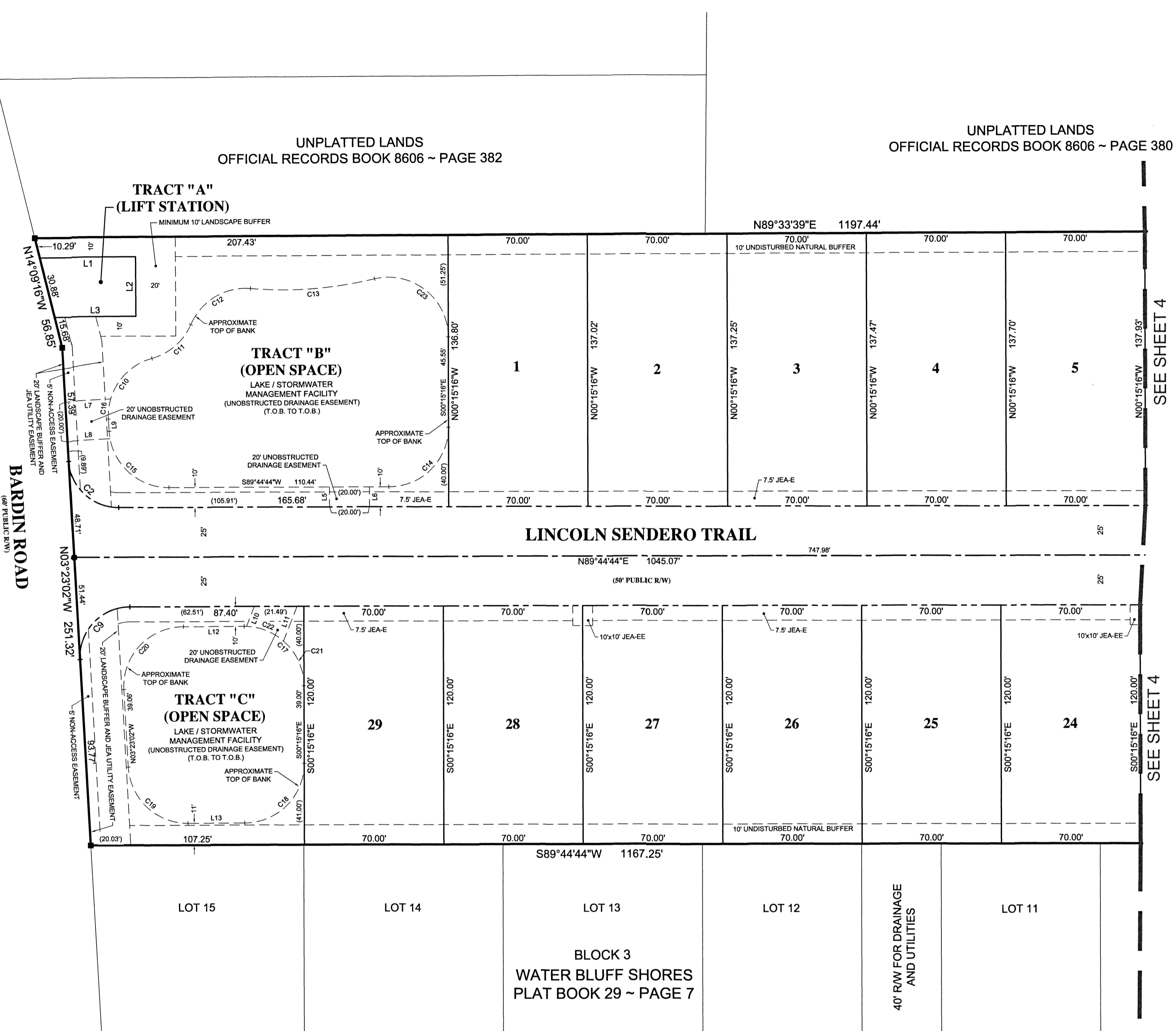
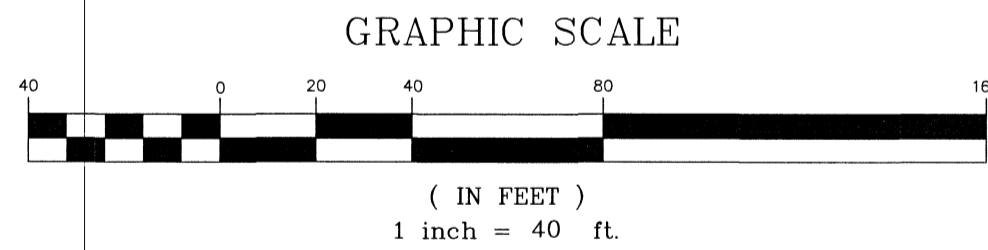
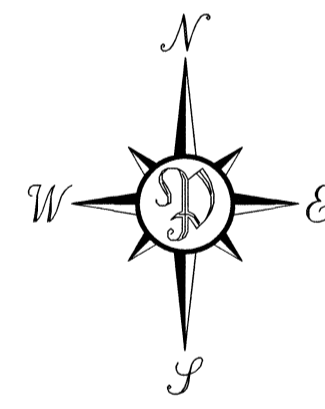
A PART OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 73 PAGE 125

SHEET 3 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

LINE #	LENGTH	DIRECTION
L1	48.02'	S89°33'39"W
L2	30.00'	S00°26'21"E
L3	40.70'	S89°33'39"W
L4	10.00'	N00°15'16"W
L5	10.00'	S00°15'16"E
L6	10.00'	S00°15'16"E
L7	22.77'	N86°36'58"E
L8	21.25'	S86°36'58"W
L9	6.19'	N03°23'02"W
L10	10.77'	N21°12'17"E
L11	18.72'	S21°12'17"W
L12	30.54'	N89°44'44"E
L13	28.41'	S89°44'44"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	37.80'	25.00'	86°52'14"	S46°49'09"E	34.38'
C9	40.64'	25.00'	93°07'46"	S43°10'51"W	36.31'
C10	40.67'	30.00'	77°40'51"	N35°25'39"E	37.63'
C11	26.73'	30.00'	51°02'41"	N48°44'44"E	25.85'
C12	37.34'	30.00'	71°18'54"	N58°52'52"E	34.98'
C13	62.71'	196.80'	18°15'21"	N85°24'39"E	62.44'
C14	47.12'	30.00'	90°00'00"	S44°44'44"W	42.43'
C15	45.49'	30.00'	86°52'14"	N46°49'09"W	41.25'
C16	10.30'	30.00'	19°40'39"	S06°25'33"W	10.25'
C17	47.12'	30.00'	90°00'00"	S45°15'16"E	42.43'
C18	47.12'	30.00'	90°00'00"	S44°44'44"W	42.43'
C19	45.49'	30.00'	86°52'14"	N46°49'09"W	41.25'
C20	48.76'	30.00'	93°07'46"	N43°10'51"E	43.57'
C21	25.96'	30.00'	48°49'00"	N24°39'48"W	24.79'
C22	20.39'	30.00'	38°56'34"	N68°32'33"W	20.00'
C23	54.17'	30.00'	103°27'45"	S51°59'09"E	47.11'



SEE SHEET 4

SEE SHEET 4

BLOCK 3
WATER BLUFF SHORES
PLAT BOOK 29 ~ PAGE 7

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 8606 ~ PAGE 380

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 8606 ~ PAGE 382

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

PLAT AND PLANS CITY DEV.# : 9448.000

DOS RIOS

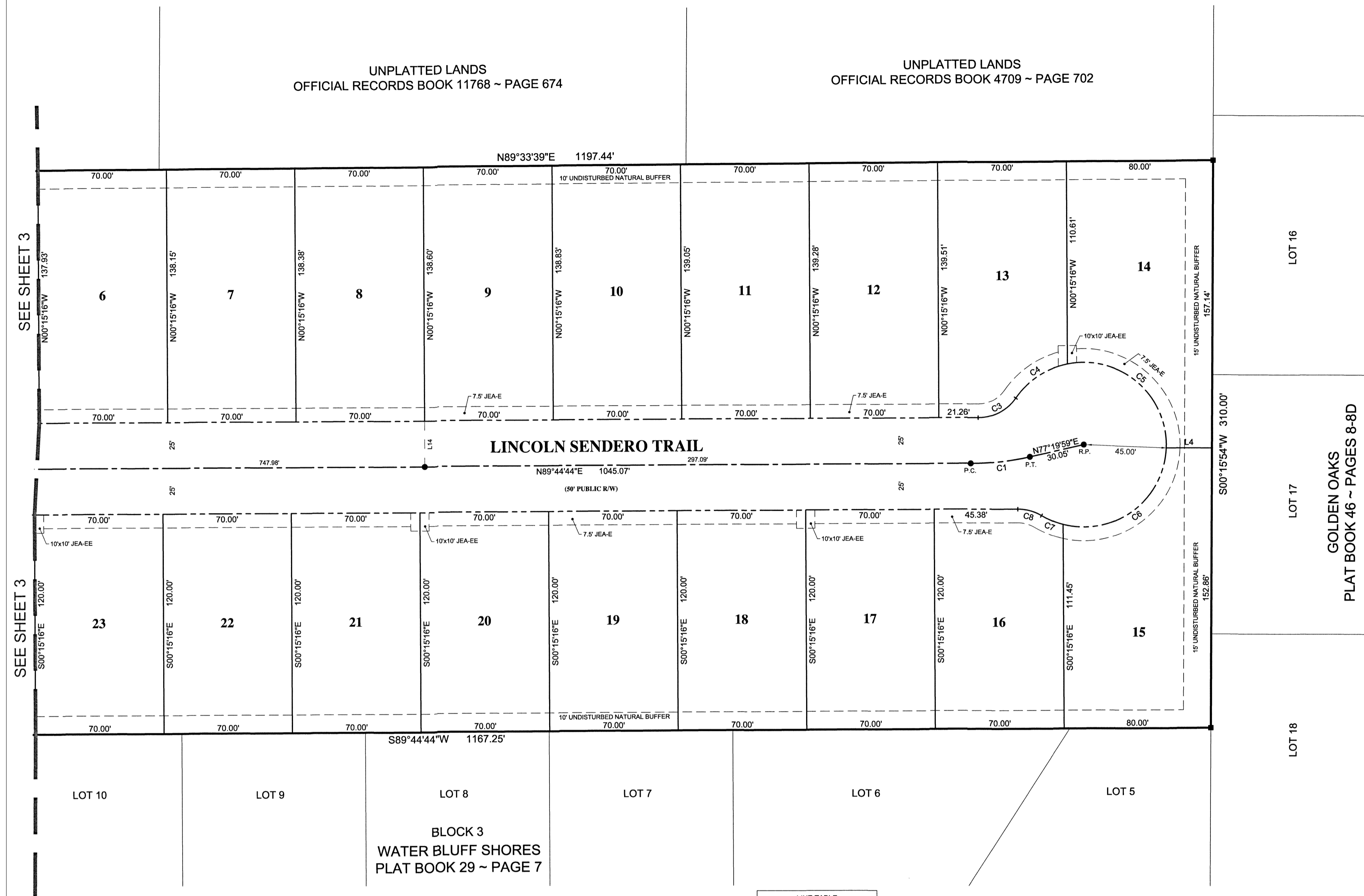
A PART OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 73 PAGE 126

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

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 11768 ~ PAGE 674

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4709 ~ PAGE 702



LOT 16

LOT 17

LOT 18

GOLDEN OAKS
PLAT BOOK 46 ~ PAGES 8-8D

SEE SHEET 3

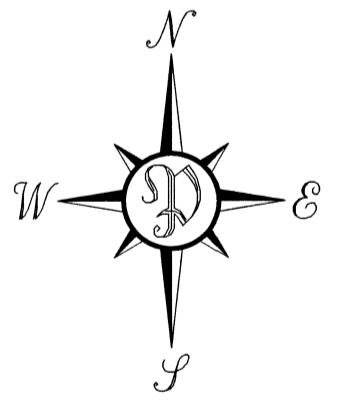
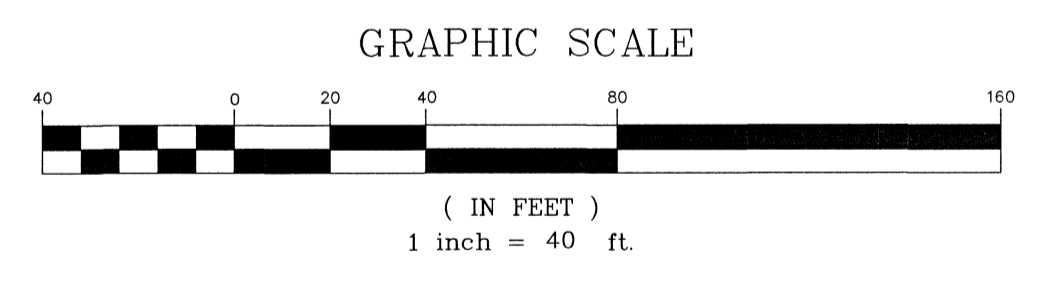
SEE SHEET 3

LINCOLN SENDERO TRAIL

BLOCK 3
WATER BLUFF SHORES
PLAT BOOK 29 ~ PAGE 7

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	24.94'	S89°44'06"E
L14	25.00'	S00°15'16"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.50'	150.00'	12°24'45"	N83°32'22"E	32.43'
C3	24.05'	25.00'	55°06'56"	N62°11'16"E	23.13'
C4	34.55'	45.00'	43°59'37"	S56°37'37"W	33.71'
C5	81.30'	45.00'	103°31'10"	N49°37'00"W	70.69'
C6	80.42'	45.00'	102°23'36"	N53°20'22"E	70.14'
C7	12.78'	45.00'	16°16'00"	S67°19'48"E	12.73'
C8	13.55'	25.00'	31°03'28"	N74°43'32"W	13.39'



PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

PLAT AND PLANS CITY DEV.# : 9448.000