

EGRETS COVE

A PARCEL OF LAND LYING IN SECTIONS 2 & 11, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A REPLAT OF A LOTS 14-17 OF ENTRE LAGOS AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 16 AND A REPLAT OF LOT 8 AND PART OF LOT 9 OF ENGELHARDTS "GREENFIELD" AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 3, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 67 PAGE 110
SHEET 1 OF 5 SHEETS

CAPTION:

PARCEL 1
ALL OF LOT 8 AND 9, EXCEPT THE NORTH 30 FEET OF ENGELHARDTS "GREENFIELD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE(S) 3, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2
LOTS 14, 15, OF ENTRE LAGOS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 16 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3
LOTS 16, 17 OF ENTRE LAGOS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 16, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS EGRETS 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.

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

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED ARE NON-EXCLUSIVE AND SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S). THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE HOME OWNERS' 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 ALL LOT OWNERS AS 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 WAYS 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, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN EGRETS 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.

ALL PRIVATE EASEMENTS, TRACT "B" AND TRACT "C" SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" (PUMP STATION) IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TRACT "B" (PARK/FIRE ACCESS) AND TRACT "C" (LANDSCAPE BUFFER) IS HEREBY DEDICATED TO EGRETS COVE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER TRACT (TRACT "C") IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

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

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THOSE EASEMENTS DESIGNATED AS "JEA 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.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. 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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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 PUMP STATION TRACT (TRACT A), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THE 10' X 15' AT&T FLORIDA EASEMENT IS DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., LLC, A GEORGIA LIMITED LIABILITY COMPANY D/B/A AT&T FLORIDA.

THE PEDESTRIAN DOCK ACCESS EASEMENT IS DEDICATED TO THE EGRETS COVE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS 22ND DAY OF AUGUST, 2014.

KB HOME JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Todd Holder
TODD HOLDER - ITS PRESIDENT

WBS Hinton
WITNESS SIGNATURE
PRINT NAME

Rachelle Hoover
WITNESS SIGNATURE
PRINT NAME

NOTARY FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF August, 2014, BY TODD HOLDER - PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF KB HOME JACKSONVILLE LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Rachelle Hoover
SIGNATURE - NOTARY PUBLIC, STATE OF FLORIDA
NOTARY SEAL:



APPROVED FOR RECORD

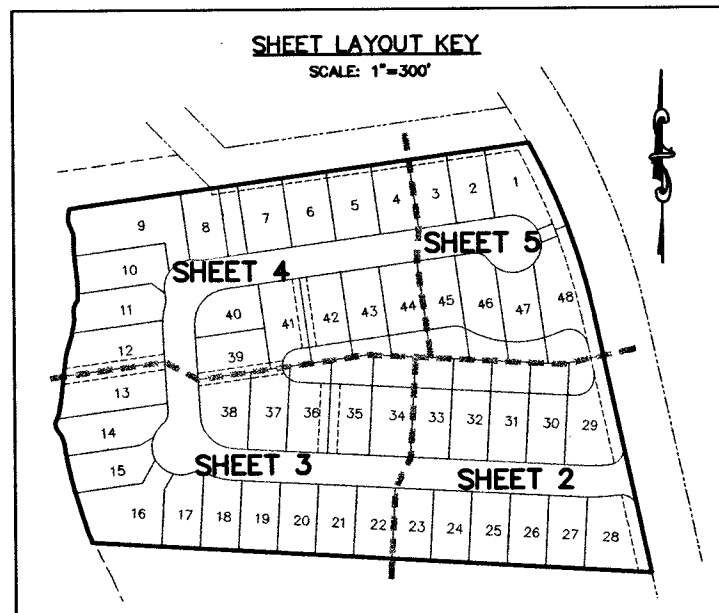
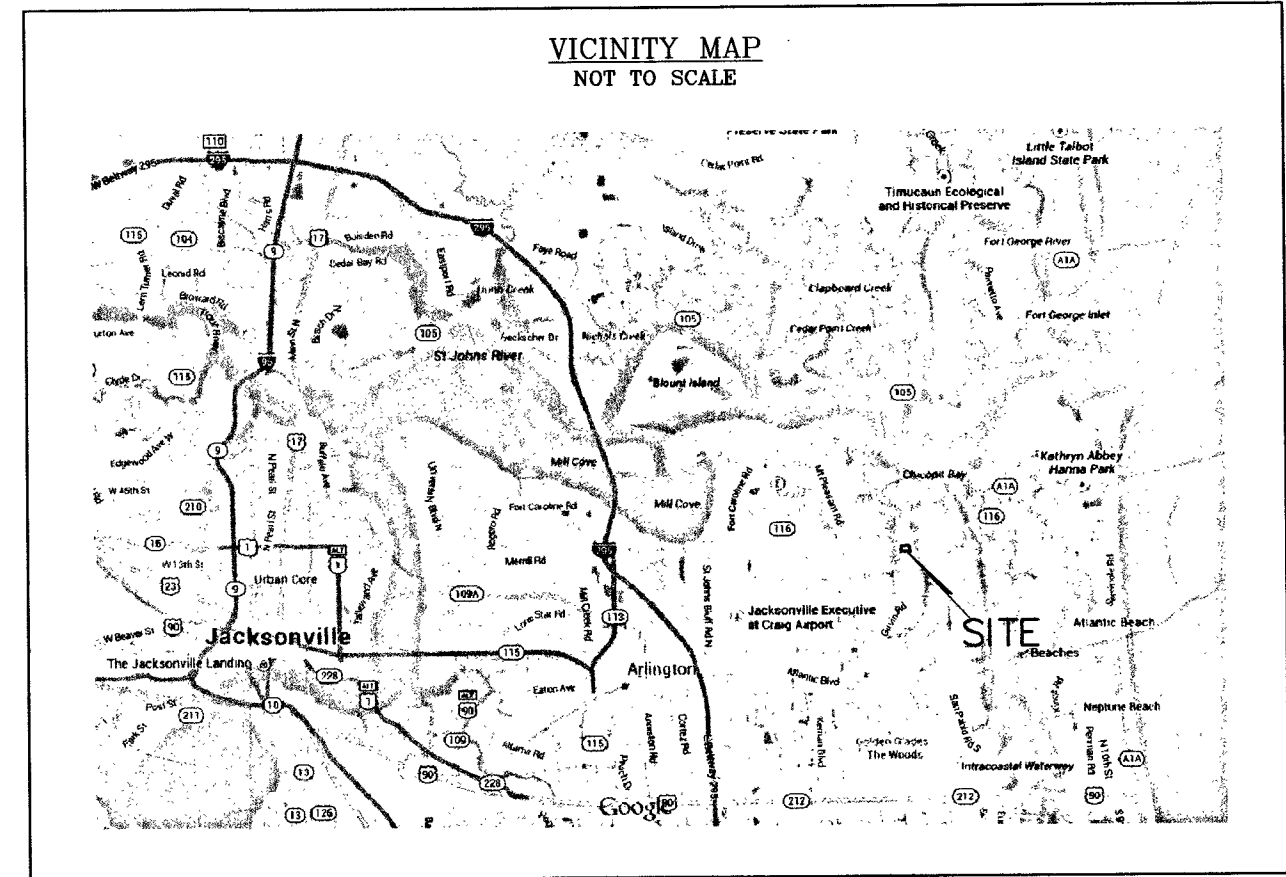
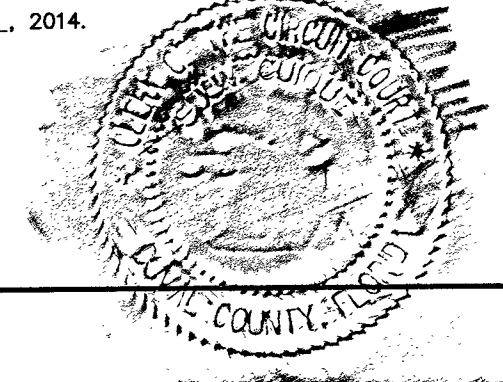
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 9th DAY OF SEPTEMBER, 2014.

J.M. Robinson
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2014 206658

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 67, PAGES 110-114, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 12th DAY OF September, 2014.

Ronnie Fussell
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURTS
DEPUTY CLERK



OWNER:

KB HOME JACKSONVILLE, LLC
10475 FORTUNE PARKWAY, SUITE 100
JACKSONVILLE, FL 32256

SURVEYOR:

BARTRAM TRAIL SURVEYING, INC.
1501 C.R. 315, SUITE 106
GREEN COVE SPRINGS, FL 32043

ENGINEER:

DUNN & ASSOCIATES, INC.
8375 DIX ELLIS TRAIL
SUITE 102
JACKSONVILLE, FL 32256

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS 4th DAY OF Sept, 2014.

W. Monroe Hazen
W. MONROE HAZEN, P.L.S.
PROFESSIONAL SURVEYOR NO. 03398

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 21st DAY OF AUGUST, 2014.

Bartram Trail Surveying, Inc.
Professional Surveyor and Mapper No. 0477
Bartram Trail Surveying, Inc. License # 0477
1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FLORIDA 32043

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



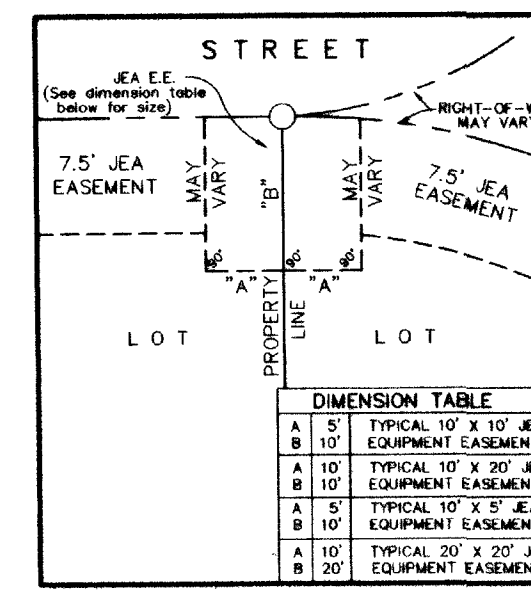
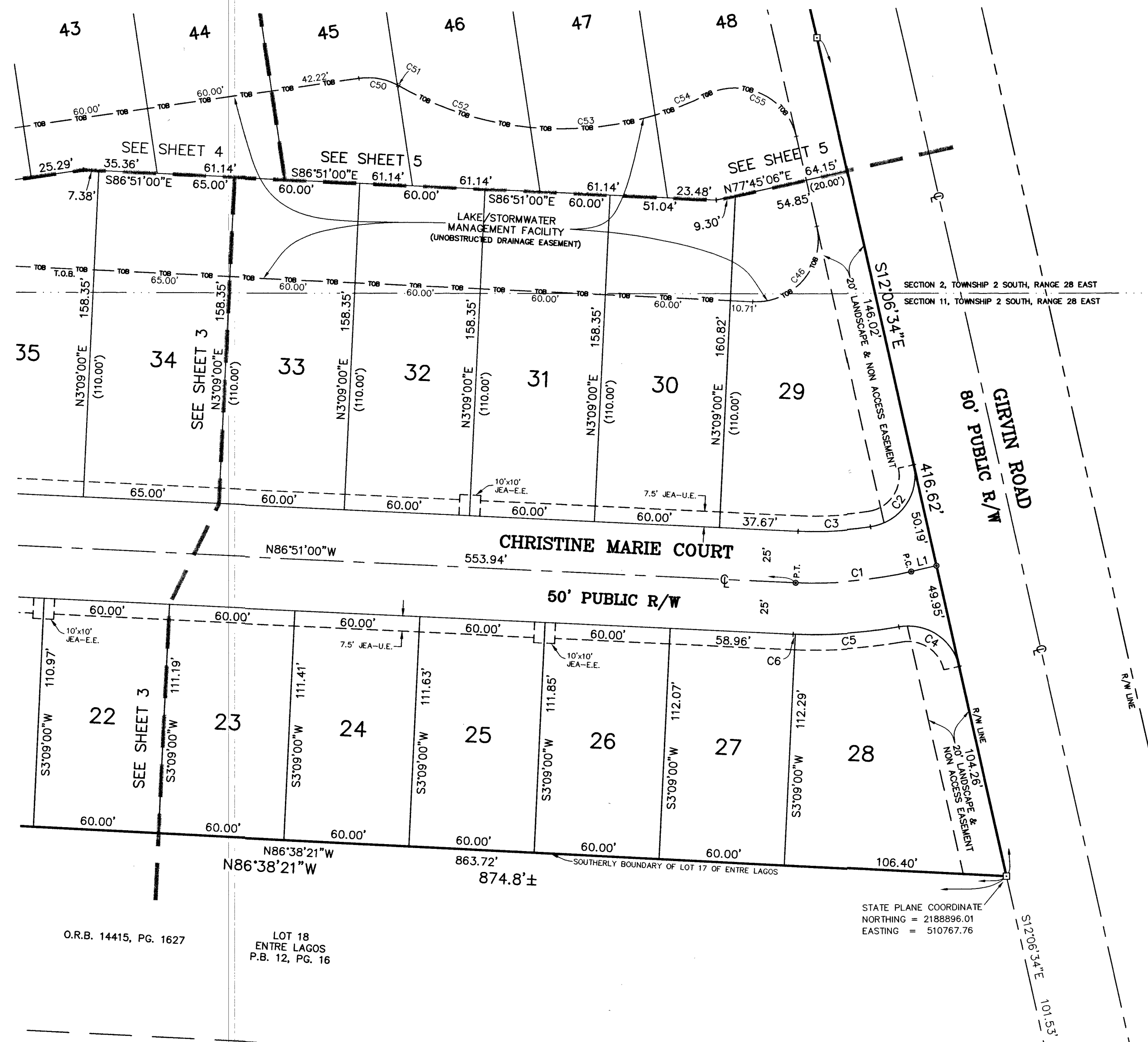
Approved 9/8/14
Date
[Signature]
City Engineer
for Director of Public Works
Approved Sept 4 2014
Date
[Signature]
for General Counsel

EGRETS COVE

A PARCEL OF LAND LYING IN SECTIONS 2 & 11, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A REPLAT OF A LOTS 14-17 OF ENTRE LAGOS AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 16 AND A REPLAT OF LOT 8 AND PART OF LOT 9 OF ENGELHARDTS' "GREENFIELD" AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 3, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 67 PAGE 111

SHEET 2 OF 5 SHEETS



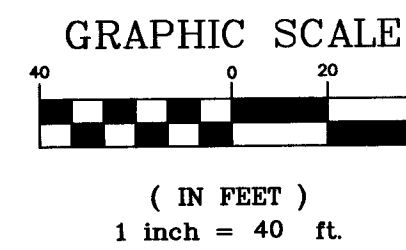
JEA EASEMENT DETAIL
(NOT TO SCALE)

LEGEND

- C - DENOTES CENTERLINE
- JEA-E - DENOTES JEA EASEMENT
- JEA-E-E - DENOTES JEA EQUIPMENT EASEMENT
- JEA-U-E - DENOTES JEA UTILITY EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- P.G. - DENOTES PAGE(S)
- R - DENOTES RADIUS
- R.P. - DENOTES RADIUS POINT
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- P.I. - DENOTES POINT OF INTERSECTION
- R/W - DENOTES RIGHT-OF-WAY
- I.D. - DENOTES IDENTIFICATION
- VNB - DENOTES VEGETATED NATURAL BUFFER
- U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- U.D.A.E. - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- DENOTES PERMANENT CONTROL POINT SET ("P.C.P. LB 6991")
- DENOTES 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT SET, ("LB 6991") UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE FOUND (NO I.D.) UNLESS OTHERWISE NOTED
- DENOTES 5/8" REBAR SET, ("P.R.M. LB 6991")
- TOB - DENOTES TOP OF BANK

GENERAL NOTES:

1. BEARINGS SHOWN ARE GRID BEARINGS AND ARE BASED ON THE NORTHERLY BOUNDARY OF LANDS SURVEYED AND PLATTED HEREON AS BEING N82°01'49"E. BEARINGS REFERENCE FLORIDA STATE PLANE, EAST ZONE (0901) USING RTK GPS ON THE TRIMBLE VRS NETWORK.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
5. ALL PLATTED UTILITY 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.
6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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 FOR REPLACEMENT OF SUCH ITEMS.
8. "JEA-E-E" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
9. THE STORMWATER LAKE (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.
10. THE PROPERTY SHOWN HEREON LIES WITHIN ZONES AE (BASE FLOOD ELEVATION 6'), ZONE X (SHADED), AND ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL 0402H, MAP NUMBER 12031C0402H, EFFECTIVE DATE JUNE 3, 2013. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT, IF APPROVED FOR RECORD, WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, JACKSONVILLE, FLORIDA.
11. DISTANCES SHOWN WITHIN PARENTHESIS, e.g. (110.0±), DENOTE DISTANCES ALONG LOT LINES FROM ROAD RIGHTS-OF-WAY TO TOP OF BANK, UNLESS OTHERWISE NOTED.
12. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
13. STATE PLANE COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE, EAST ZONE (ZONE 0901), IN U.S. SURVEY FEET, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
14. THE MEAN HIGH WATER ELEVATION OF 1.67' WAS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION USING POINT IDENTIFICATION NUMBER: 3696. THE ELEVATION IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AND WAS LOCATED IN THE FIELD AND REPRESENTED HEREIN AS THE WESTERLY BOUNDARY OF THE PROPERTY BEING PLATTED AS EGRETS COVE.
15. THE VEGETATED NATURAL BUFFER (LANDS LYING WESTERLY OR WATERWARD OF THE VNB LINE) IS TO REMAIN NATURAL AND UNDISTURBED.



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00'	55.58'	15°55'23"	S85°11'18"W	55.40'
C2	25.00'	40.98'	93°54'29"	S34°50'40"W	36.54'
C3	175.00'	34.67'	11°21'05"	S87°28'27"W	34.61'
C4	25.00'	38.25'	87°39'23"	N55°56'16"W	34.62'
C5	225.00'	49.68'	12°39'06"	S86°33'36"W	49.58'
C6	225.00'	1.04'	0°15'51"	N86°58'56"W	1.04'
C46	30.00'	55.11'	105°15'34"	S40°31'13"W	47.68'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C50	30.00'	19.03'	36°21'05"	S79°46'28"E	18.72'
C51	30.00'	1.07'	2°02'25"	S60°34'43"E	1.07'
C52	155.00'	66.39'	24°32'23"	S71°49'42"E	65.88'
C53	155.00'	60.45'	22°20'41"	N84°43'47"E	60.07'
C54	155.00'	26.85'	9°55'31"	N68°35'41"E	26.82'
C55	30.00'	54.59'	104°15'31"	S64°14'20"E	47.36'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S77°13'37"W	12.46'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258



CITY DEV. NO. 8797.000

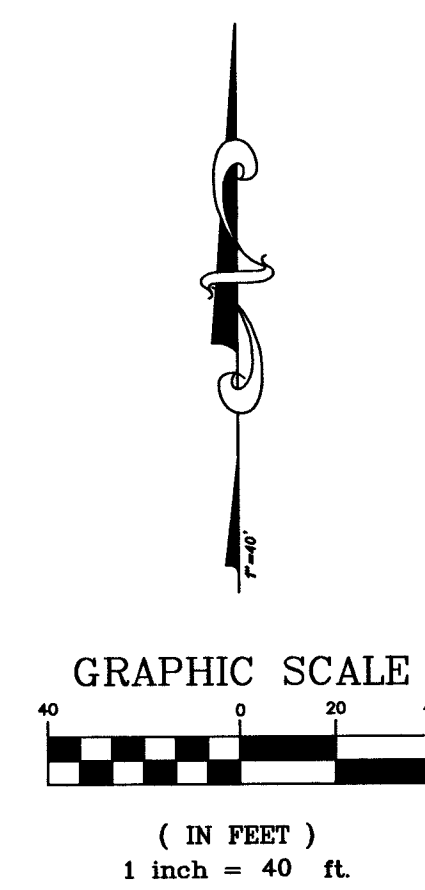
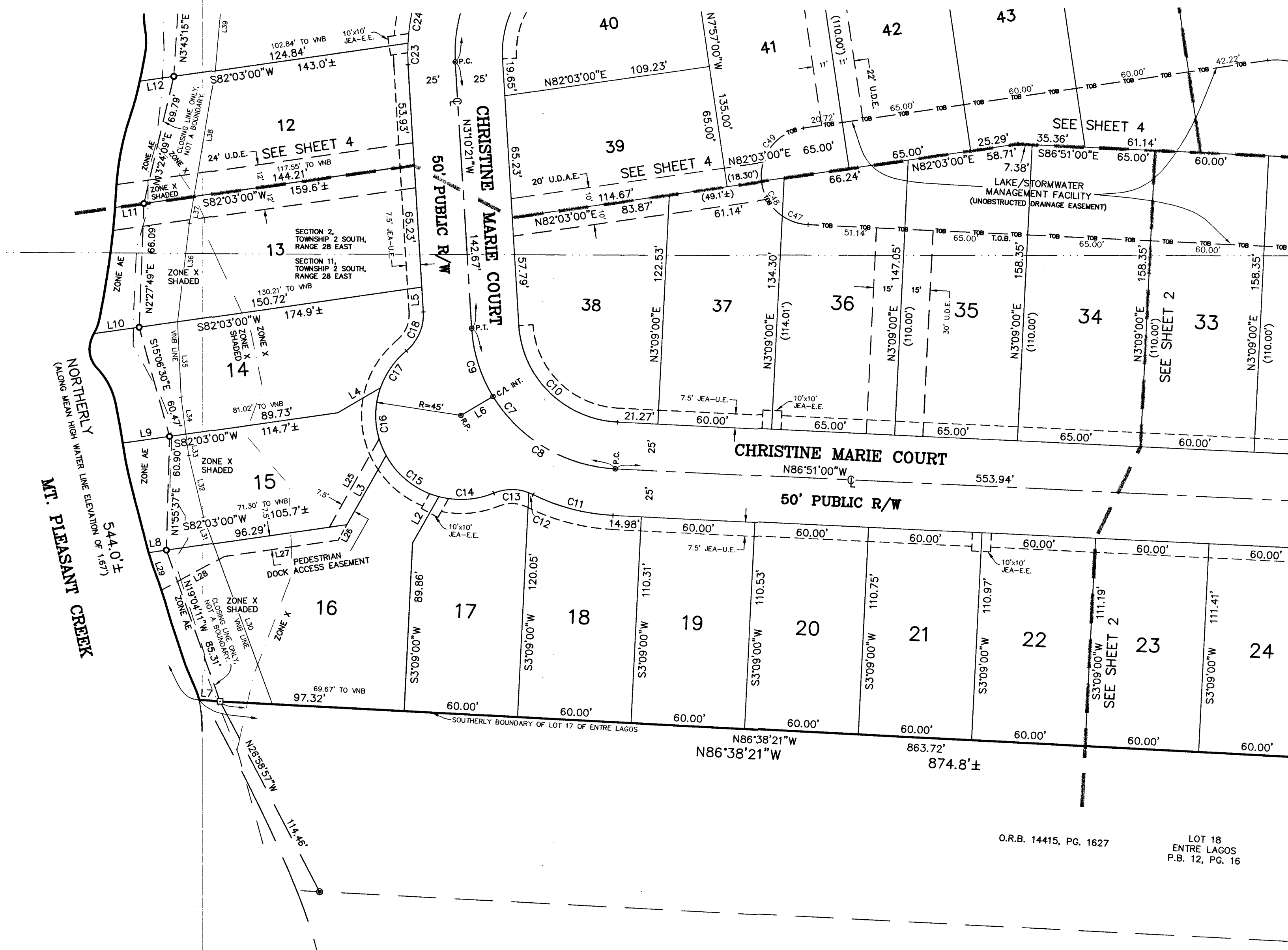
EGRETS COVE

A PARCEL OF LAND LYING IN SECTIONS 2 & 11, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A REPLAT OF A LOTS 14-17 OF ENTRE LAGOS AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 16 AND A REPLAT OF LOT 8 AND PART OF LOT 9 OF ENGELHARDTS' "GREENFIELD" AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 3, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **67** PAGE **112**

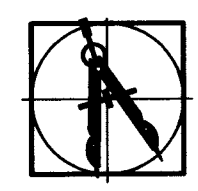
SHEET **3** OF **5** SHEETS

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



LINE #	BEARING	LENGTH
L2	S29°28'34"W	28.41'
L3	S29°28'34"W	42.42'
L4	S59°37'14"W	26.13'
L5	N3°10'21"W	13.23'
L6	S59°18'47"W	19.78'
L7	N86°38'21"W	11.1±
L8	S82°03'00"W	9.4±
L9	S82°03'00"W	25.0±
L10	S82°03'00"W	24.2±
L11	S82°03'00"W	15.4±
L12	S82°03'00"W	18.2±
L25	S29°28'34"W	54.10'
L26	S29°28'34"W	9.44'
L27	S82°03'00"W	60.49'
L28	S61°41'47"W	38.0±
L29	N18°25'46"W	21.1±
L30	N19°43'11"W	91.04'
L31	N19°43'11"W	14.84'
L32	N13°02'19"W	34.03'
L33	N6°53'48"W	11.58'
L34	N6°53'48"W	20.02'
L35	N2°23'15"W	40.17'
L36	N7°00'50"E	52.97'
L37	N9°45'34"E	14.51'
L38	N9°45'34"E	68.23'

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C7	80.0'	116.84'	83°40'39"	N45°00'41"W	106.73'
C8	80.0'	78.42'	56°09'47"	N58°46'06"W	75.32'
C9	80.0'	38.42'	27°30'52"	N16°55'47"W	38.05'
C10	55.0'	80.32'	83°40'39"	N45°00'41"W	73.37'
C11	105.0'	43.94'	23°58'39"	N74°51'41"W	43.62'
C12	25.0'	2.53'	5°47'29"	N65°46'06"W	2.53'
C13	25.0'	19.03'	43°36'27"	S89°31'56"W	18.57'
C14	45.0'	29.59'	37°40'18"	S86°33'51"W	29.06'
C15	45.0'	36.44'	46°23'26"	N51°24'16"W	35.45'
C16	45.0'	37.43'	47°39'06"	N42°33'00"W	36.36'
C17	45.0'	24.36'	31°01'03"	N34°57'05"E	24.06'
C18	25.0'	23.40'	53°37'57"	N23°38'37"E	22.56'
C23	105.0'	11.37'	6°12'11"	N0°04'16"W	11.36'
C47	26.0'	14.62'	32°13'35"	N70°44'12"W	14.43'
C48	26.0'	22.18'	48°52'40"	N30°11'05"W	21.51'
C49	26.0'	39.84'	87°47'45"	N38°09'08"E	36.06'



PREPARED BY:
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CITY DEV. NO. 8797.000

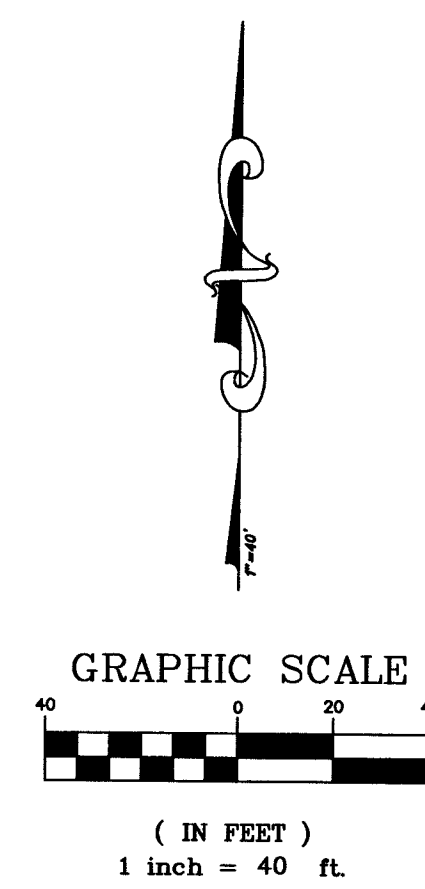
EGRETS COVE

A PARCEL OF LAND LYING IN SECTIONS 2 & 11, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A REPLAT OF A LOTS 14-17 OF ENTRE LAGOS AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 16 AND A REPLAT OF LOT 8 AND PART OF LOT 9 OF ENGELHARDT'S "GREENFIELD" AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 3, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **67** PAGE **113**

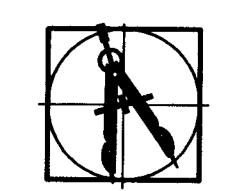
SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



LINE TABLE		
LINE #	BEARING	LENGTH
L5	N31°0'21\"W	13.23'
L10	S82°03'00\"W	24.2'±
L11	S82°03'00\"W	15.4'±
L12	S82°03'00\"W	18.2'±
L13	S82°03'00\"W	12.6'±
L14	S82°03'00\"W	14.8'±
L15	S82°01'49\"W	12.4'±
L16	N53°19'47\"W	25.97'
L36	N7°00'50\"E	52.97'
L37	N9°45'34\"E	14.51'
L38	N9°45'34\"E	68.23'
L39	N5°24'49\"E	47.77'
L40	N0°53'37\"E	13.69'
L41	N0°53'37\"E	19.37'
L42	N3°50'09\"W	40.97'
L43	N8°09'04\"W	33.42'
L44	N11°24'08\"W	41.42'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C18	25.00'	23.40'	53°37'57\"	N23°38'37\"E	22.56'
C19	55.00'	81.81'	85°13'21\"	N39°26'19\"E	74.47'
C20	80.00'	118.99'	85°13'21\"	N39°26'19\"E	108.32'
C21	80.00'	66.81'	47°50'56\"	N20°45'07\"E	64.88'
C22	80.00'	52.18'	37°22'25\"	N63°21'47\"E	51.26'
C23	105.00'	11.37'	6°12'11\"	N0°04'16\"W	11.36'
C24	105.00'	25.38'	13°51'00\"	N9°57'20\"E	25.32'
C25	25.00'	14.05'	32°12'15\"	N0°46'42\"E	13.87'
C26	45.00'	3.97'	5°03'20\"	N12°47'45\"W	3.97'
C27	45.00'	35.49'	45°10'59\"	N12°19'25\"E	34.57'
C28	45.00'	39.04'	49°42'14\"	N59°46'01\"E	37.82'
C29	45.00'	12.43'	15°49'22\"	S87°28'11\"E	12.39'
C30	25.00'	8.02'	18°23'30\"	S88°45'15\"E	7.99'
C47	26.00'	14.62'	32°13'35\"	N70°44'12\"W	14.43'
C48	26.00'	22.18'	48°52'40\"	N30°11'05\"W	21.51'
C49	26.00'	39.84'	87°47'45\"	N38°09'08\"E	36.06'
C50	30.00'	19.03'	36°21'05\"	S79°46'28\"E	18.72'
C51	30.00'	1.07'	2°02'25\"	S60°34'43\"E	1.07'



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