

FOX RIDGE

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **60**

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

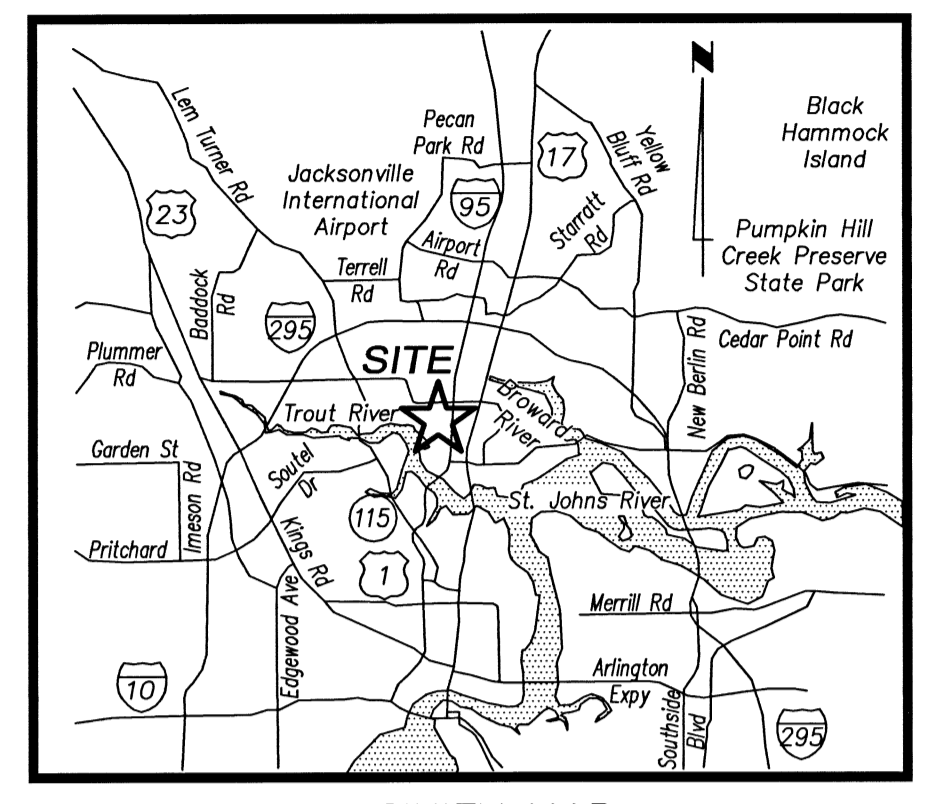
Approved 4/10/2019
/Date
William DeLuca
City Engineer
for Director of Public Works
Approved April 3, 2019
/Date
R. Fussell
for General Counsel

CAPTION
A portion of the Southwest one-quarter of the Northwest one-quarter of Section 13, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Northwest one-quarter of Section 13; thence North 00°36'36" West, along the Westerly line of said Northwest one-quarter, a distance of 449.98 feet to the Point of Beginning.

From said Point of Beginning, thence North 00°36'36" West, continuing along said Westerly line, 665.88 feet; thence North 89°39'04" East, departing said Westerly line, 208.71 feet; thence North 00°36'36" West, 208.71 feet to the Southerly line of East Highlands, as recorded in Plat Book 26, pages 34 and 34A, of the current Public Records of said county; thence North 89°39'04" East, along said Southerly line, 1088.83 feet to the Southeastly corner of said East Highlands, said corner lying on the Westerly right of way line of Interstate Center Drive, a public variable width right of way as described and recorded in Official Records Book 5575, page 2124, of said current Public Records; thence South 00°24'45" East, along said Westerly right of way line, 1071.62 feet; thence South 89°35'15" West, departing said Westerly right of way line, 352.89 feet; thence South 00°24'45" East, 106.24 feet; thence South 35°43'56" East, 182.22 feet to a point lying on the Southerly line of said Northwest one-quarter of Section 13; thence South 89°46'32" West, along said Southerly line, 731.77 feet; thence North 00°31'43" West, departing said Southerly line, 432.02 feet; thence South 89°28'47" West, 271.07 feet; thence North 01°28'57" West, 19.80 feet; thence South 89°11'29" West, 42.91 feet to the Point of Beginning.

Containing 33.41 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

ADOPTION AND DEDICATION (continued)
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 the Owner, its successor and assigns. 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 modify the water level 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 herein, shall forever release, discharge and indemnify the City and save it harmless from suits, action, damages and 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 agents, contractors, employees, servants, licensees, or concessionaires within FOX RIDGE. The Owner's successor 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 Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

All private easements and conservation easements shown hereon shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns. The 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 Owner, its successors and assigns.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JE, its successors and assigns.

Tract "B" (Landscape Buffer Tract) 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 JE, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "B" (Landscape Buffer Tract), for electrical, water reuse, water, sewer, access and other public utilities in connection with JE's use of Tract "A" (Pump Station Tract).

Owner, its successors and assigns, shall forever release, discharge, indemnify JE 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 Tract "B" (Landscape Buffer Tract), or any part thereof, including but not limited those arising from or incidental to JE's use of Tract "A" (Pump Station Tract) or JE's easement upon Tract "B" (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.

Those easements designated as "JE-EE" are hereby irrevocably dedicated to JE, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JE-A" are hereby irrevocably dedicated to JE, 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 "JE Utility Easements" for water, water reuse and sewer utilities are hereby irrevocably dedicated to JE, its successors and assigns, for its non-exclusive use in conjunction with its utility system.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(26) Florida Statutes; however, only cable television service providers specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

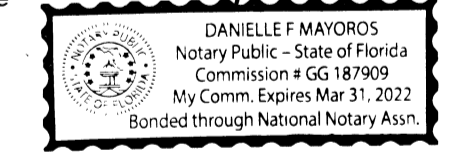
In witness whereof, the undersigned Owner has executed this plat on the 13th day of March, 2019.

Scott Kelling
By: Scott Kelling
Printed Name: Scott Kelling
Title: Vice President
OWNER: Lennar Homes, LLC
a Florida limited liability company

Witness
LYNDA DUCANAY
Printed Name

STATE OF Florida, COUNTY OF Duval
The foregoing instrument was acknowledged before me this 13 day of March, 2019, by Scott Kelling, on behalf of Lennar Homes, LLC, a Florida limited liability company, he being known to me and did not take an oath.

Danielle F. Mayors
Notary Public, State of Florida at Large
My Commission expires 3/31/2022
Danielle F. Mayors
Printed Name
Commission Number 66187909



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

CITY DEVELOPMENT PLAT NO. 8217.001
CITY DEVELOPMENT PLANS NO. 8217.001

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.

John Pappas
John Pappas, P.E.
Director of Public Works
Date 4/10/19

CLERK'S CERTIFICATE

This is to certify that this plat has been reviewed by the Clerk of the Circuit Court of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 73, pages 60-66 of the Public Records of Duval County, Florida, this 13th day of March, 2019.

Ronnie Fussell
Ronnie Fussell, Clerk of the Circuit Court
K.D. Goffery
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 10 day of April, 2019.

W. Monroe Hazen
W. Monroe Hazen, P.L.L.C.
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 3398

ADOPTION AND DEDICATION

This is to certify that Lennar Homes, LLC, a Florida limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as FOX RIDGE, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of those lands.

Tract "C" (Recreation Area), Tracts "D" and "H" (Common Area), Tract "E" (Open Space), Tract "F" (Stormwater Management Facility), Tract "G" (Stormwater Management Facility / Recreation Area), Tracts "I", "J" and "K" (Conservation Area), Tract "L" (Access Tract), Tract "M" (Open Space / Signage) and Landscape Buffer Easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

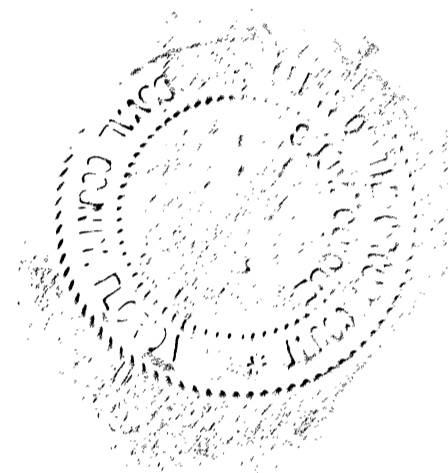
All rights of way, walkways, sidewalks, unobstructed easements for drainage and non-access easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City"). The non-exclusive drainage easements over, under, 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 all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; 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.

SURVEYOR'S CERTIFICATE

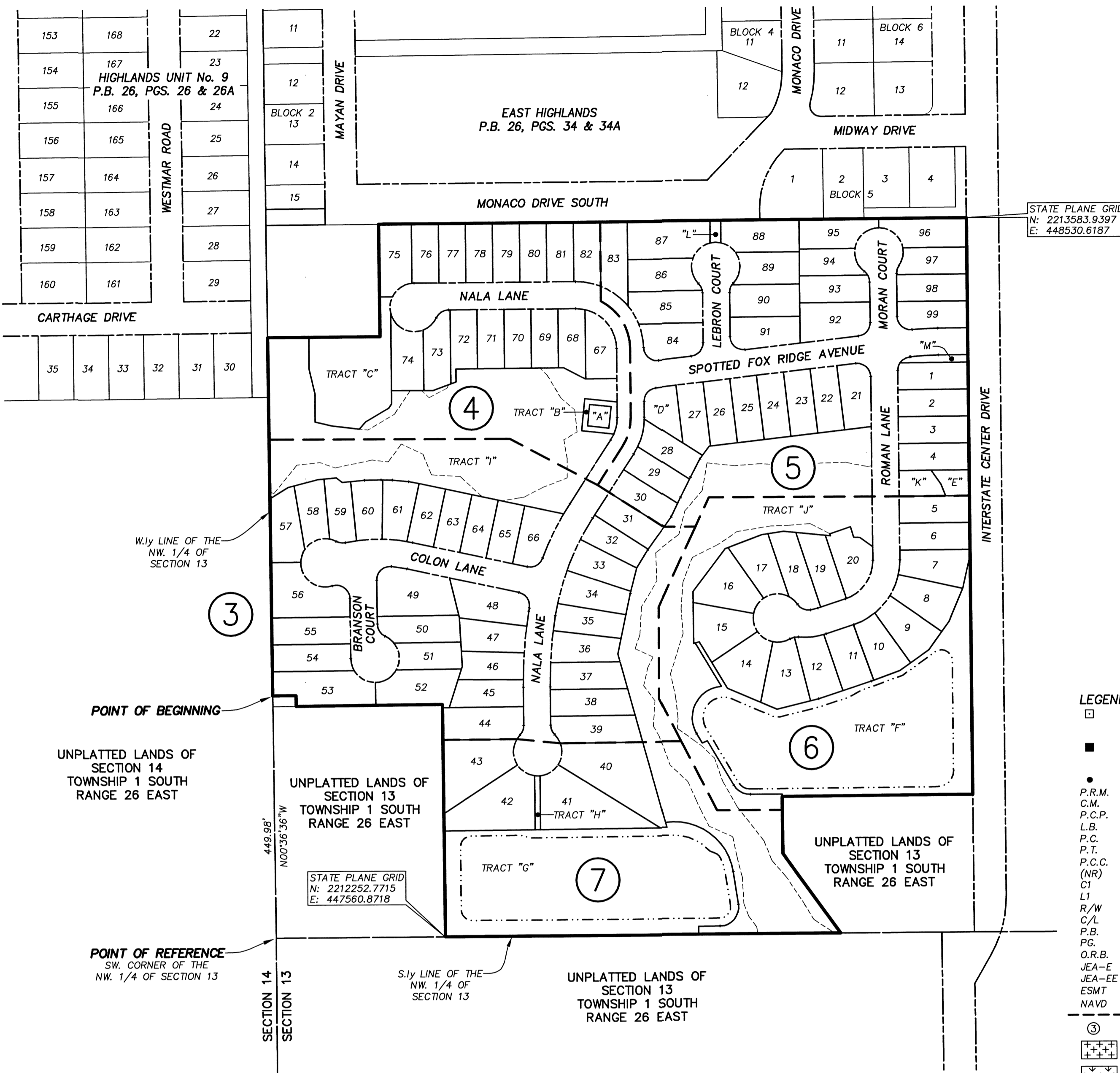
Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 21st day of MARCH, 2019.
Damon J. Kelly
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284



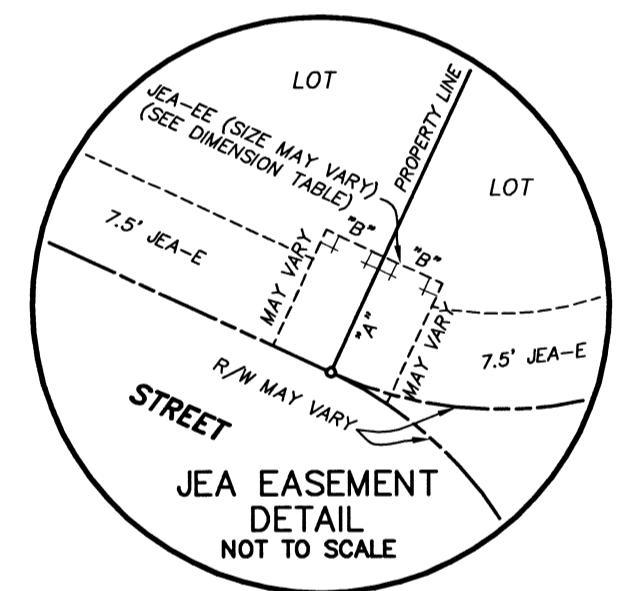
FOX RIDGE

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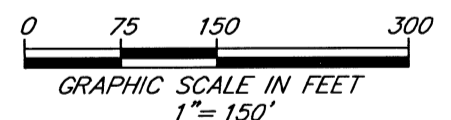


- NOTES:**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Westerly line of Section 13, Township 1 South, Range 26 East as being North 00°36'36" West.
 - NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided 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 depicted on this plat that may be found in the Public Records of this county.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control:
 - Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 481862.930
 - Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any improvements which may impede the use and access of said easement by the City of Jacksonville. 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.
 - Tracts "I", "J" and "K" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
 - The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - The lands shown hereon lie within Flood Zone "X", Flood Zone "X" (shaded) and Special Flood Hazard Area "AE" (EI 5) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, map number 12031C0191H, panel number 0191, suffix H, dated June 3, 2013. (NAVD 1988). The FIRM information and delineations on this plat are 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 should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - (NR) NON-RADIAL
 - LI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - (3) SHEET REFERENCE NUMBER
 - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



7.5'	10'	TYPICAL 10'x10' JEA
10'	5'	EQUIPMENT EASEMENT
7.5'	10'	TYPICAL 10'x20' JEA
10'	10'	EQUIPMENT EASEMENT



CITY DEVELOPMENT PLAT NO. 8217.001
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PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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FOX RIDGE

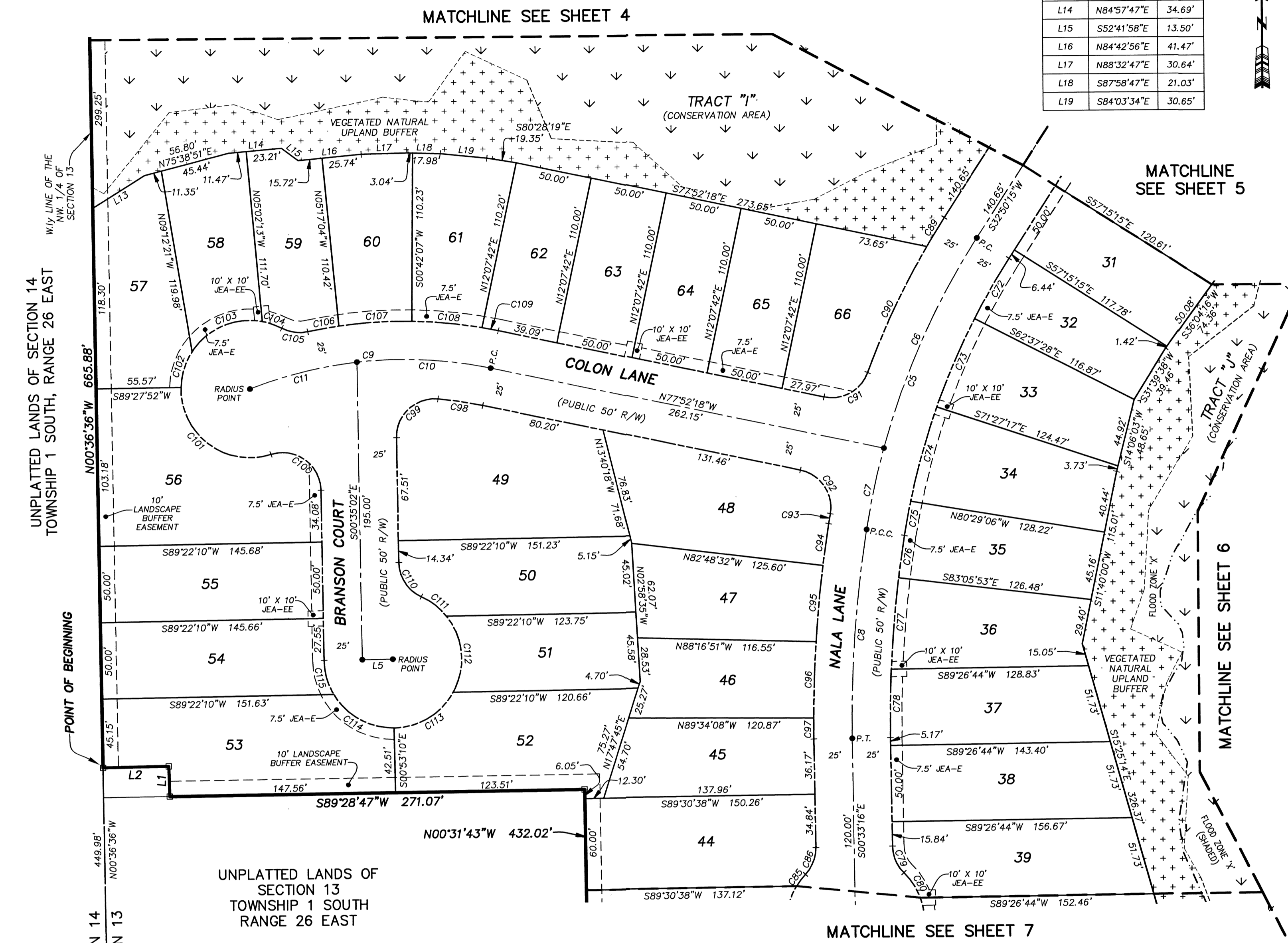
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PLAT BOOK 73 PAGE 62

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L1	N01°28'57"W	19.80'
L2	S89°11'29"W	42.91'
L5	N89°24'58"E	20.00'
L13	N58°08'17"E	40.07'
L14	N84°57'47"E	34.69'
L15	S52°41'58"E	13.50'
L16	N84°42'56"E	41.47'
L17	N88°32'47"E	30.64'
L18	S87°58'47"E	21.03'
L19	S84°03'34"E	30.65'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	500.00'	23°33'23"	205.57'	S21°03'34"W	204.12'
C6	500.00'	17°19'08"	151.14'	S24°10'41"W	150.56'
C7	500.00'	6°14'15"	54.43'	S12°23'59"W	54.41'
C8	800.00'	9°50'08"	137.33'	S04°21'48"W	137.16'
C9	275.00'	33°21'20"	160.09'	S85°27'02"W	157.84'
C10	275.00'	18°17'41"	87.81'	N87°01'08"W	87.44'
C11	275.00'	15°03'39"	72.29'	S76°18'12"W	72.08'
C12	475.00'	5°28'51"	45.44'	S30°05'49"W	45.42'
C13	475.00'	7°36'02"	63.01'	S23°33'23"W	62.96'
C14	475.00'	7°44'02"	64.12'	S15°53'21"W	64.07'
C15	475.00'	2°44'28"	22.72'	S10°39'06"W	22.72'
C16	775.00'	2°05'02"	28.19'	S08°14'21"W	28.19'
C17	775.00'	4°26'08"	59.99'	S04°58'46"W	59.98'
C18	775.00'	3°18'58"	44.86'	S01°06'13"W	44.85'
C19	25.00'	44°24'55"	19.38'	S22°45'43"W	18.90'
C20	45.00'	25°10'19"	19.77'	N32°23'01"W	19.61'
C21	45.00'	12°25'07"	9.75'	S37°39'05"W	9.73'
C22	25.00'	44°24'55"	19.38'	N21°39'12"E	18.90'
C23	525.00'	2°26'28"	22.37'	S31°37'01"W	22.37'
C24	525.00'	9°57'00"	91.17'	S25°25'17"W	91.06'
C25	25.00'	81°40'55"	35.64'	N61°17'15"E	32.70'
C26	25.00'	87°52'16"	38.34'	N33°56'10"W	34.69'
C27	525.00'	0°43'06"	6.58'	S09°38'25"W	6.58'
C28	825.00'	1°55'44"	27.78'	S08°19'00"W	27.77'
C29	825.00'	3°28'23"	50.01'	S05°36'56"W	50.00'
C30	825.00'	3°28'23"	50.01'	S02°08'33"W	50.00'
C31	825.00'	0°57'38"	13.83'	S00°04'27"E	13.83'
C32	250.00'	6°46'53"	29.59'	N81°15'45"W	29.57'
C33	25.00'	95°55'51"	41.86'	S47°22'53"W	37.14'
C34	25.00'	106°46'19"	46.59'	N53°58'11"W	40.13'
C35	45.00'	109°12'24"	85.77'	S52°45'08"E	73.36'
C36	45.00'	31°31'27"	24.76'	S17°36'47"W	24.45'
C37	45.00'	67°29'53"	53.01'	S67°07'27"W	50.00'
C38	45.00'	17°12'40"	13.52'	N70°31'17"W	13.47'
C39	25.00'	39°54'43"	17.41'	S81°52'18"E	17.06'
C40	300.00'	3°56'07"	20.60'	S80°08'24"W	20.60'
C41	300.00'	9°09'01"	47.91'	S86°40'58"W	47.86'
C42	300.00'	8°47'13"	46.01'	N84°20'55"W	45.96'
C43	300.00'	2°05'00"	10.91'	N78°54'48"W	10.91'
C44	25.00'	64°37'23"	28.20'	S32°53'43"E	26.73'
C45	45.00'	26°46'12"	21.03'	N51°49'19"W	20.83'
C46	45.00'	67°40'55"	53.16'	N04°35'46"W	50.12'
C47	45.00'	60°14'55"	47.32'	N59°22'09"E	45.17'
C48	45.00'	60°00'02"	47.12'	S60°30'22"E	45.00'
C49	45.00'	29°55'20"	23.50'	S15°32'42"E	23.23'



LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- LICENSED BUSINESS
- POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- (NR) NON-RADIAL

LEGEND

- TABULATED CURVE DATA
- TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
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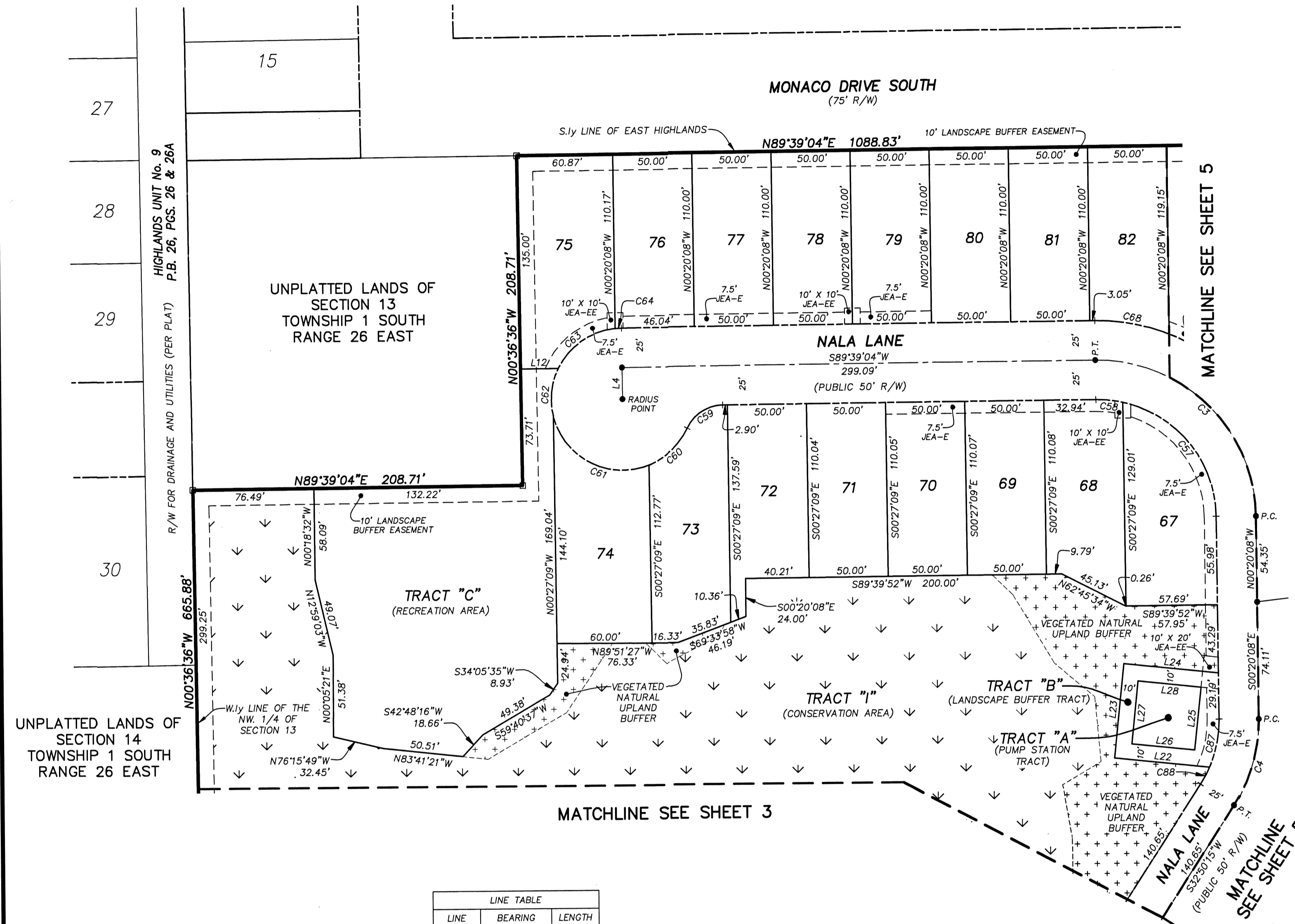
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SHEET 4 OF 7 SHEETS

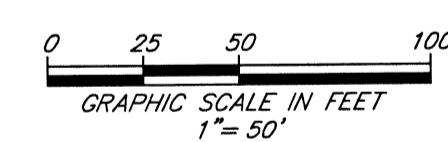
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	100.00'	90°00'48"	157.10'	N45°20'32"W	141.44'
C4	100.00'	33°10'23"	57.90'	S16°15'04"W	57.09'
C57	75.00'	76°51'58"	100.62'	N38°46'07"W	93.24'
C58	75.00'	13°08'51"	17.21'	N83°46'31"W	17.17'
C59	25.00'	64°37'23"	28.20'	S57°20'22"W	26.73'
C60	45.00'	43°30'15"	34.17'	N46°46'48"E	33.35'
C61	45.00'	98°06'12"	77.05'	S62°24'59"E	67.98'
C62	45.00'	39°23'44"	30.94'	S08°19'59"W	30.34'
C63	45.00'	58°34'18"	46.00'	S55°19'00"W	44.03'
C64	45.00'	5°02'55"	3.97'	S87°07'36"W	3.96'
C68	125.00'	22°03'34"	48.13'	N79°19'09"W	47.83'
C87	75.00'	23°57'54"	31.37'	N11°38'49"E	31.14'
C88	75.00'	9°12'29"	12.05'	N28°14'01"E	12.04'



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - (NR) NON-RADIAL TABULATED CURVE DATA
 - C1 TABULATED CURVE DATA
 - R/W RIGHT OF WAY
 - L1 TABULATED WAY DATA
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE	BEARING	LENGTH
L4	S00°20'56"E	20.00'
L12	S89°39'52"W	23.87'
L22	N83°53'24"W	60.25'
L23	N06°06'36"E	60.00'
L24	S83°53'24"E	59.97'
L25	S06°06'36"W	40.00'
L26	N83°53'24"W	40.00'
L27	N06°06'36"E	40.00'
L28	S83°53'24"E	40.00'



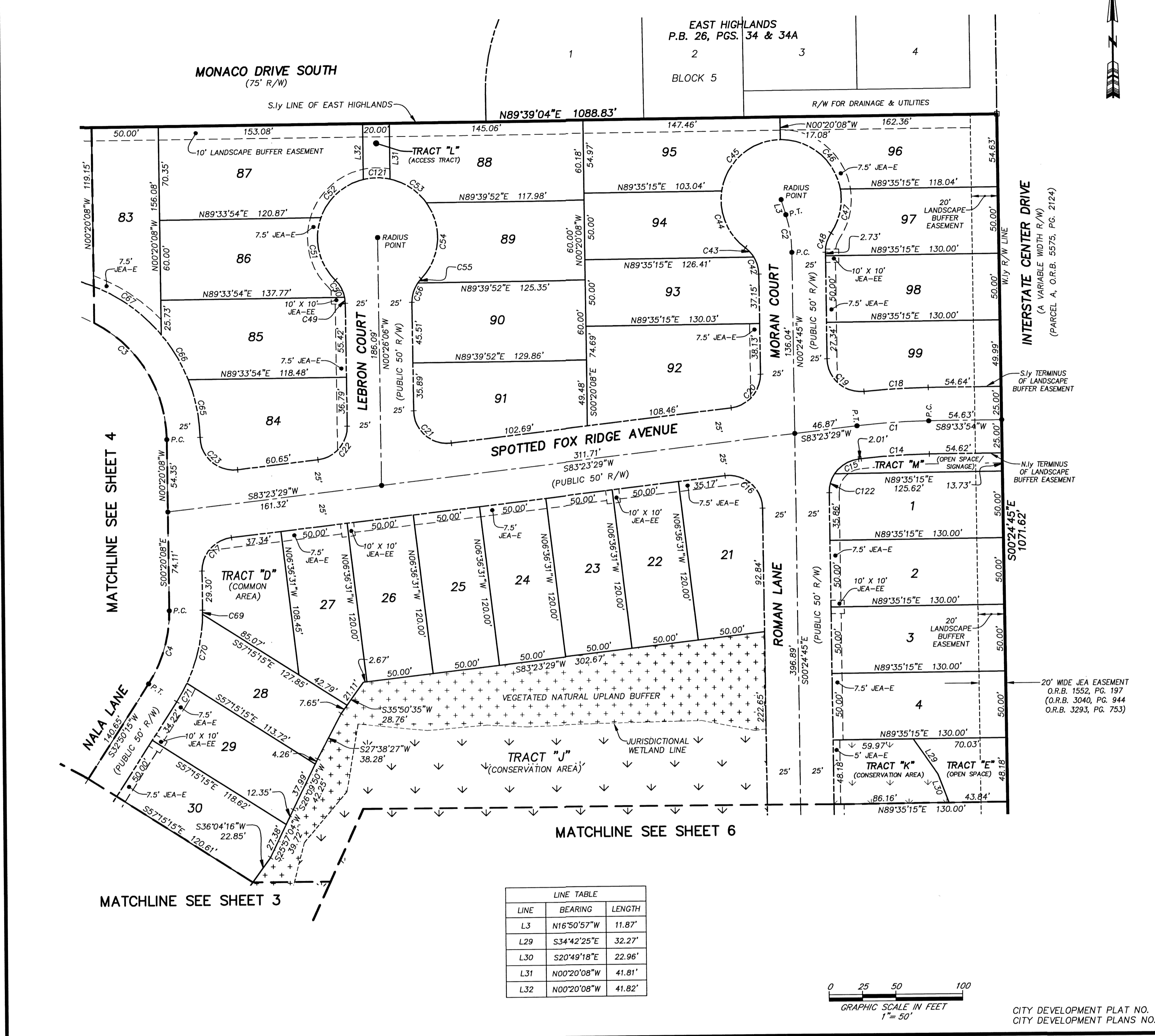
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT PLAT NO. 8217.001
CITY DEVELOPMENT PLANS NO. 8217.001

FOX RIDGE

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

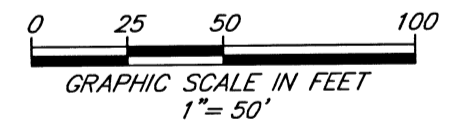


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	500.00'	61°0'25"	53.88'	S86°28'41"W	53.85'
C2	100.00'	16°26'12"	28.69'	N08°37'51"W	28.59'
C3	100.00'	90°00'48"	157.10'	N45°20'32"W	141.44'
C4	100.00'	33°10'23"	57.90'	S16°15'04"W	57.09'
C14	475.00'	6°10'25"	51.18'	S86°28'41"W	51.16'
C15	25.00'	49°21'52"	21.54'	S58°42'33"W	20.88'
C16	25.00'	96°11'46"	41.97'	N48°30'38"W	37.21'
C17	25.00'	83°43'37"	36.53'	S41°31'40"W	33.37'
C18	525.00'	5°15'10"	48.13'	S86°56'19"W	48.11'
C19	25.00'	95°16'31"	41.57'	S48°03'00"E	36.94'
C20	25.00'	83°48'14"	36.57'	N41°29'22"E	33.39'
C21	25.00'	96°10'25"	41.96'	S48°31'19"E	37.21'
C22	25.00'	83°49'35"	36.58'	N41°28'41"E	33.40'
C23	25.00'	95°43'09"	41.77'	S48°44'57"E	37.08'
C42	25.00'	30°55'56"	13.50'	N15°52'43"W	13.33'
C43	25.00'	21°37'37"	9.44'	N42°09'29"W	9.38'
C44	45.00'	61°51'32"	48.58'	S22°02'32"E	46.26'
C45	45.00'	80°46'38"	63.44'	S49°16'33"W	58.32'
C46	45.00'	40°37'24"	63.32'	N50°10'26"W	58.23'
C47	45.00'	80°39'06"	34.68'	N12°11'50"E	33.83'
C48	25.00'	34°51'08"	15.21'	S17°00'49"W	14.97'
C49	25.00'	10°32'44"	4.60'	N05°42'28"W	4.59'
C50	25.00'	33°52'11"	14.78'	N27°54'56"W	14.56'
C51	45.00'	64°40'46"	50.80'	S12°30'38"E	48.14'
C52	45.00'	56°57'06"	44.73'	S48°18'18"W	42.91'
C53	45.00'	42°37'17"	33.47'	N56°13'45"W	32.71'
C54	45.00'	78°53'56"	61.97'	N04°31'51"E	57.19'
C55	25.00'	9°01'12"	3.94'	S39°28'13"W	3.93'
C56	25.00'	35°23'43"	15.44'	S17°15'46"W	15.20'
C65	125.00'	20°24'13"	44.51'	N11°05'29"W	44.28'
C66	125.00'	18°12'19"	39.72'	N30°23'45"W	39.55'
C67	125.00'	28°47'27"	62.81'	N53°53'38"W	62.15'
C69	125.00'	1°26'07"	3.13'	N00°22'56"E	3.13'
C70	125.00'	24°29'04"	53.42'	N13°20'31"E	53.01'
C71	125.00'	7°15'13"	15.82'	N29°12'39"E	15.61'
C121	45.00'	25°40'45"	20.17'	S89°37'14"W	20.00'
C122	25.00'	34°26'22"	15.03'	S16°48'26"W	14.80'

- LEGEND**
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 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
L3	N16°50'57"W	11.87'
L29	S34°42'25"E	32.27'
L30	S20°49'18"E	22.96'
L31	N00°20'08"W	41.81'
L32	N00°20'08"W	41.82'



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CITY DEVELOPMENT PLAT NO. 8217.001
CITY DEVELOPMENT PLANS NO. 8217.001

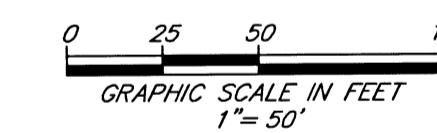
FOX RIDGE

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 26 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

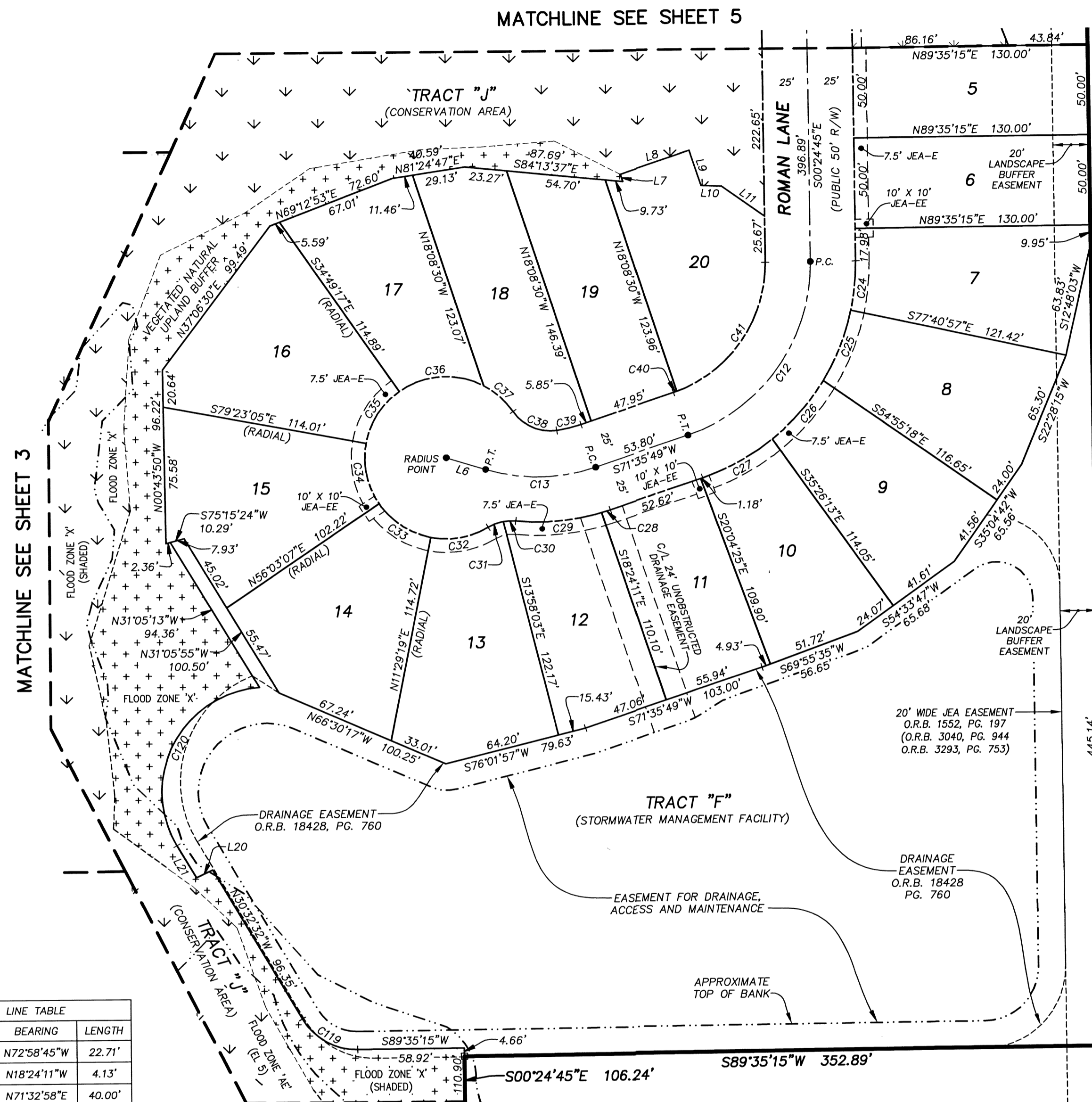
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	100.00'	72°00'34"	125.68'	S35°35'32"W	117.57'
C13	100.00'	35°25'26"	61.83'	S89°18'32"W	60.85'
C24	125.00'	12°38'23"	27.58'	N05°54'27"E	27.52'
C25	125.00'	19°16'33"	42.05'	N21°51'55"E	41.86'
C26	125.00'	19°48'44"	43.22'	N41°24'34"E	43.01'
C27	125.00'	20°16'53"	44.25'	N61°27'22"E	44.02'
C28	125.00'	2°18'56"	5.05'	N72°45'17"E	5.05'
C29	125.00'	21°57'28"	47.90'	N84°53'29"E	47.61'
C30	25.00'	15°56'54"	6.96'	S87°53'46"W	6.94'
C31	25.00'	20°32'15"	8.96'	S69°39'12"W	8.91'
C32	45.00'	42°06'14"	33.07'	N80°26'11"E	32.33'
C33	45.00'	44°33'48"	35.00'	S56°13'47"E	34.12'
C34	45.00'	44°33'48"	35.00'	S11°39'59"E	34.12'
C35	45.00'	44°33'48"	35.00'	S32°53'49"W	34.12'
C36	45.00'	62°38'15"	49.20'	S86°29'51"W	46.78'
C37	45.00'	27°53'22"	21.90'	N48°14'21"W	21.69'
C38	25.00'	63°34'06"	27.74'	S66°04'43"E	26.34'
C39	75.00'	10°32'25"	13.80'	N76°52'01"E	13.78'
C40	75.00'	1°33'47"	2.05'	N70°48'55"E	2.05'
C41	75.00'	70°26'47"	92.21'	N34°48'38"E	86.51'
C119	35.00'	59°52'13"	36.57'	S60°28'39"E	34.93'
C120	58.00'	116°56'01"	118.37'	S27°55'29"W	98.87'

- LEGEND**
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CITY DEVELOPMENT PLANS NO. 8217.001



LINE	BEARING	LENGTH
L6	N72°58'45"W	22.71'
L7	N18°24'11"W	4.13'
L8	N71°32'58"E	40.00'
L9	S18°24'11"E	20.51'
L10	S87°27'06"E	11.34'
L11	S54°47'02"E	28.96'
L20	S85°04'34"W	10.05'
L21	N30°32'32"W	20.67'

UNPLATTED LANDS OF SECTION 13 TOWNSHIP 1 SOUTH RANGE 26 EAST

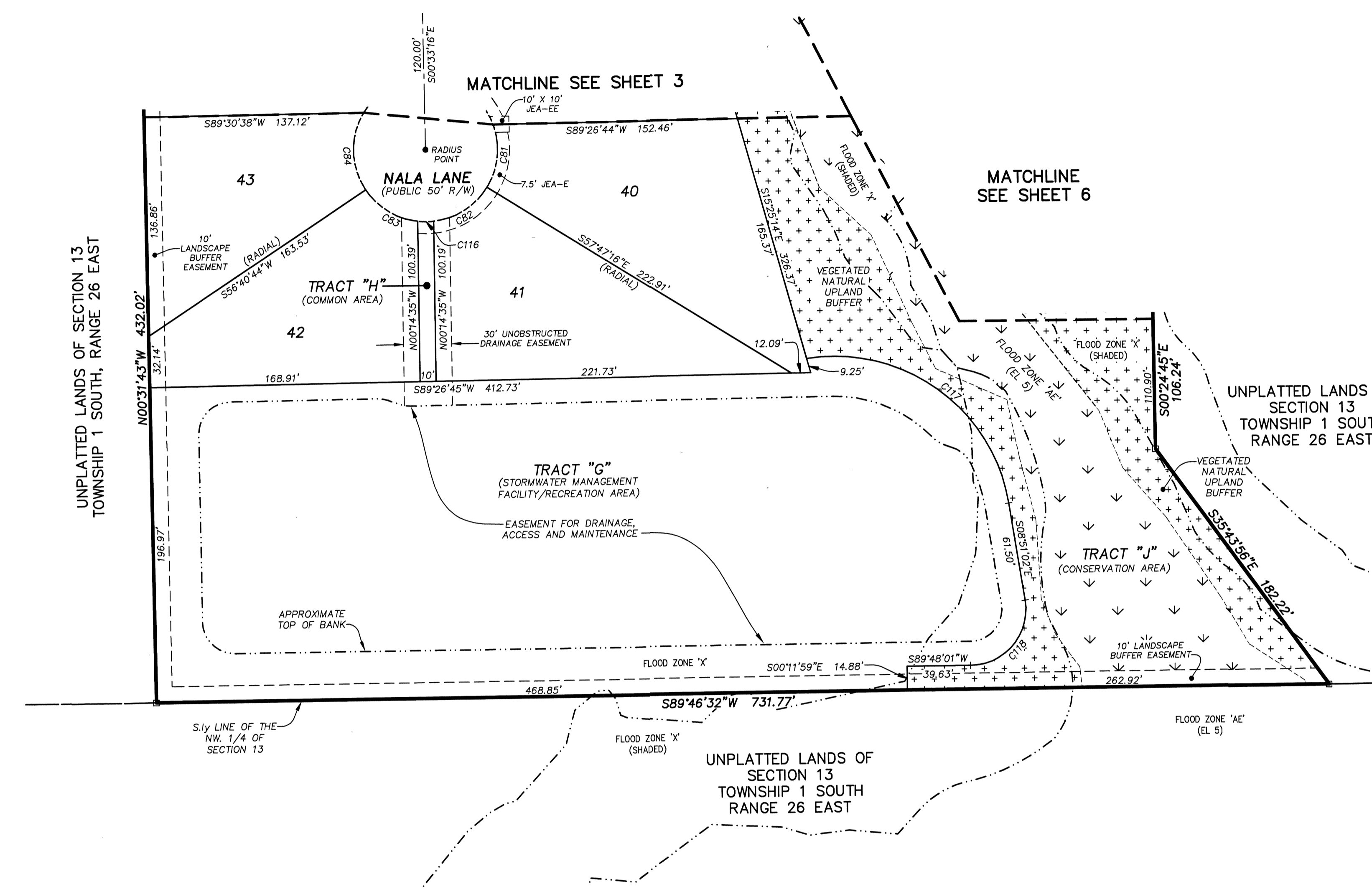
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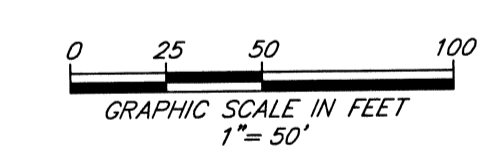
PLAT BOOK 73 PAGE 66

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB1	45.00'	52°00'36"	40.85'	N06°12'26"E	39.46'
CB2	45.00'	52°00'36"	40.85'	N58°13'02"E	39.46'
CB3	45.00'	49°41'47"	39.03'	S58°10'10"E	37.82'
CB4	45.00'	64°45'48"	50.86'	S00°56'22"E	48.20'
C116	45.00'	12°45'36"	10.02'	S89°23'52"E	10.00'
C117	110.00'	89°40'03"	172.15'	N53°41'03"W	155.11'
C118	35.00'	98°39'03"	60.26'	N40°28'30"E	53.09'



- LEGEND**
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