

Approved 02/20/2020  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved FEBRUARY 14, 2020  
Date  
[Signature]  
for General Counsel

### FOX RIDGE REPLAT

BEING A REPLAT OF ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 96, 97, 98, 99, TRACTS "E" AND "K", TOGETHER WITH A PORTION OF TRACTS "F" AND "M" AS DEPICTED ON FOX RIDGE, AS RECORDED IN PLAT BOOK 73, PAGES 60 THROUGH 66 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

#### CAPTION

Parcel "A"  
All of Lots 1 through 7, together with all of Tracts "E" and "K" and a portion of Tracts "F" and "M", as depicted on Fox Ridge, as recorded in Plat Book 73, pages 60 through 66 of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwestern corner of Lot 8 of said plat, said corner lying on the Easterly right of way line of Roman Lane, a 50 foot right as presently established, said Easterly right of way line being a curve concave Westerly having a radius of 125.00 feet; thence Northerly along the arc of said curve Easterly right of way line, through a central angle of 12°38'23", an arc length of 27.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 05°54'27" East, 27.52 feet; thence North 00°24'45" West, 352.02 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Northerly along said Easterly right of way line and along the arc of said curve, through a central angle of 34°26'22", an arc length of 15.03 feet to the Southwesterly corner of Tract "M" as depicted on said Fox Ridge, said arc being subtended by a chord bearing and distance of North 16°48'26" East, 14.80 feet; thence North 89°35'15" East, departing said Easterly right of way line and along the Southerly line of said Tract "M", a distance of 115.62 feet; thence North 00°24'45" West, departing said Southerly line, 13.72 feet to a point lying on the Southerly right of way line of Spotted Fox Ridge Avenue, a 50 foot right of way as presently established; thence North 89°33'54" East, along said Southerly right of way line, 10.00 feet to a point 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, 817.01 feet; thence South 89°35'15" West, departing said Westerly right of way line, 10.00 feet; thence North 00°24'45" West, 381.97 feet to its intersection with the Easterly prolongation of the Northerly line of said Lot 8; thence North 77°40'57" West, along said Easterly prolongation and along said Northerly line, 126.13 feet to the Point of Beginning.

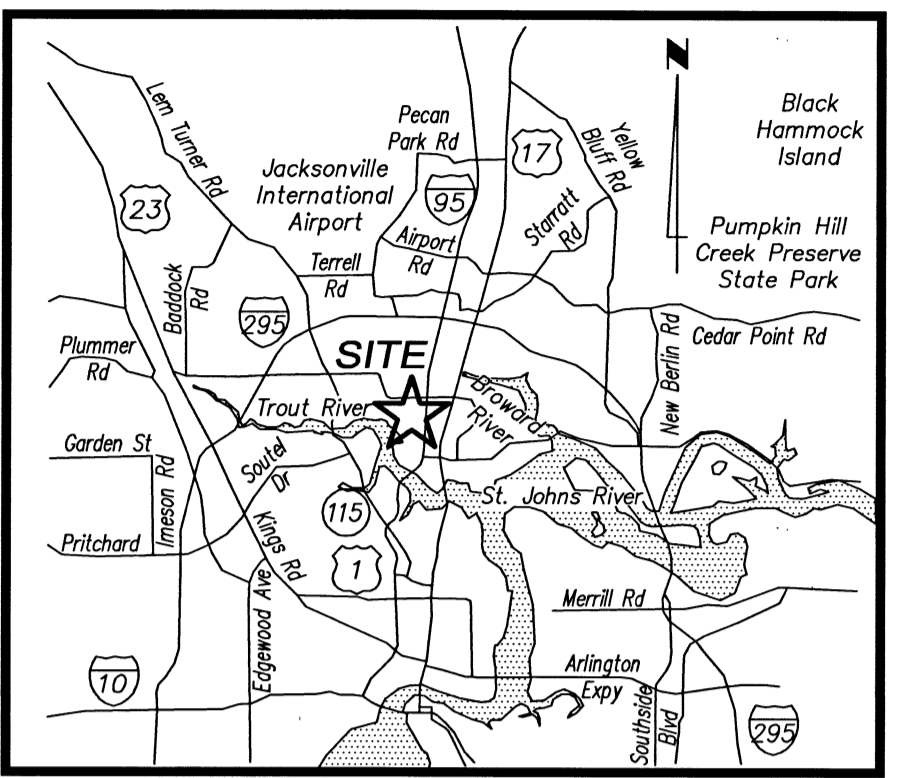
Containing 1.31 acres, more or less.

#### Parcel "B"

All of Lots 96 through 99 as depicted on Fox Ridge, as recorded in Plat Book 73, pages 60 through 66 of the current Public Records of Duval County, Florida, being more particularly described as follows:

From said Point of Beginning, commence at the Northeast corner of said Fox Ridge, 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, 204.62 feet to a point lying on the Northerly right of way line of Spotted Fox Ridge Avenue, a 50 foot right of way as presently established; thence South 89°33'54" West, departing said Westerly right of way line and along said Northerly right of way line, 54.54 feet to the point of curvature of a curve concave Southerly having a radius of 525.00 feet; thence Westerly along said Northerly right of way line and along the arc of said curve, through a central angle of 05°15'10", an arc length of 48.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 86°56'19" West, 48.11 feet; thence Northerly along the Easterly right of way line Moran Court, a 50 foot right of way as presently established, the following 4 courses: Course 1, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 25.00 feet, through a central angle of 95°16'31", an arc length of 41.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 48°03'00" West, 36.94 feet; Course 2, thence North 00°24'45" West, 80.07 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 34°51'08", an arc length of 15.21 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 17°00'49" East, 14.97 feet; Course 4, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 45.00 feet, through a central angle of 124°46'31", an arc length of 38.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 27°56'53" West, 79.75 feet; thence North 00°20'08" West, departing said Easterly right of way line and along the Easterly line of Lot 95 as depicted on said Fox Ridge, 17.08 feet to the Northeast corner thereof, said corner lying on the Northerly line of said Fox Ridge; thence North 89°39'04" East, along said Northerly line, 162.36 feet to the Point of Beginning.

Containing 0.61 acres, more or less.



VICINITY MAP  
(NOT TO SCALE)

#### 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.

[Signature]  
John Appas, P.E.  
Director of Public Works

2/20/20  
Date

#### 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 REPLAT, 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.

Tracts "A" and "D" (Landscape & Common Area), Tract "B" (Open Space) and Tract "C" (Conservation Area) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

Easements for sidewalks are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

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 perimeter buffers shown hereon shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

Those easements designated as "JEA-EE" 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.

Pursuant to the provisions of Section 177.091(28), Florida Statutes, 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 private 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.

In witness whereof, the undersigned Owner has executed this plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

[Signature]  
Witness  
Robert A. Deahl  
Printed Name

OWNER: Lennar Homes, LLC  
Florida limited liability company

BY: [Signature]  
Scott Kelling  
Vice President

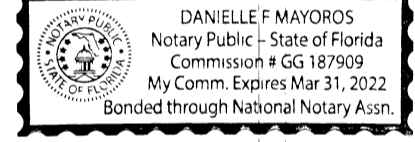
[Signature]  
Witness  
Kylar von der Osten  
Printed Name

#### STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of (X) physical presence or ( ) online notarization, this 10 day of February, 2020, by Scott Kelling, Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who (X) is personally known to me or who ( ) has produced \_\_\_\_\_ as identification.

[Signature]  
Danielle F. Mayors  
Printed Name

My Commission expires 3/31/2022  
Commission Number 66 187909

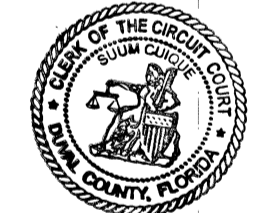


#### CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 74 pages 179-181 of the Public Records of Duval County, Florida, this 21<sup>st</sup> day of February, 2020.

[Signature]  
Ronnie Fussell, Clerk of the Circuit Court

[Signature]  
Margaret Martin  
Deputy Clerk



#### 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.

Drawn and set out this 11<sup>th</sup> day of FEBRUARY, 2020.

[Signature]  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284



#### PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 18<sup>th</sup> day of FEBRUARY, 2020.

[Signature]  
Danny S. Wheeler  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6902

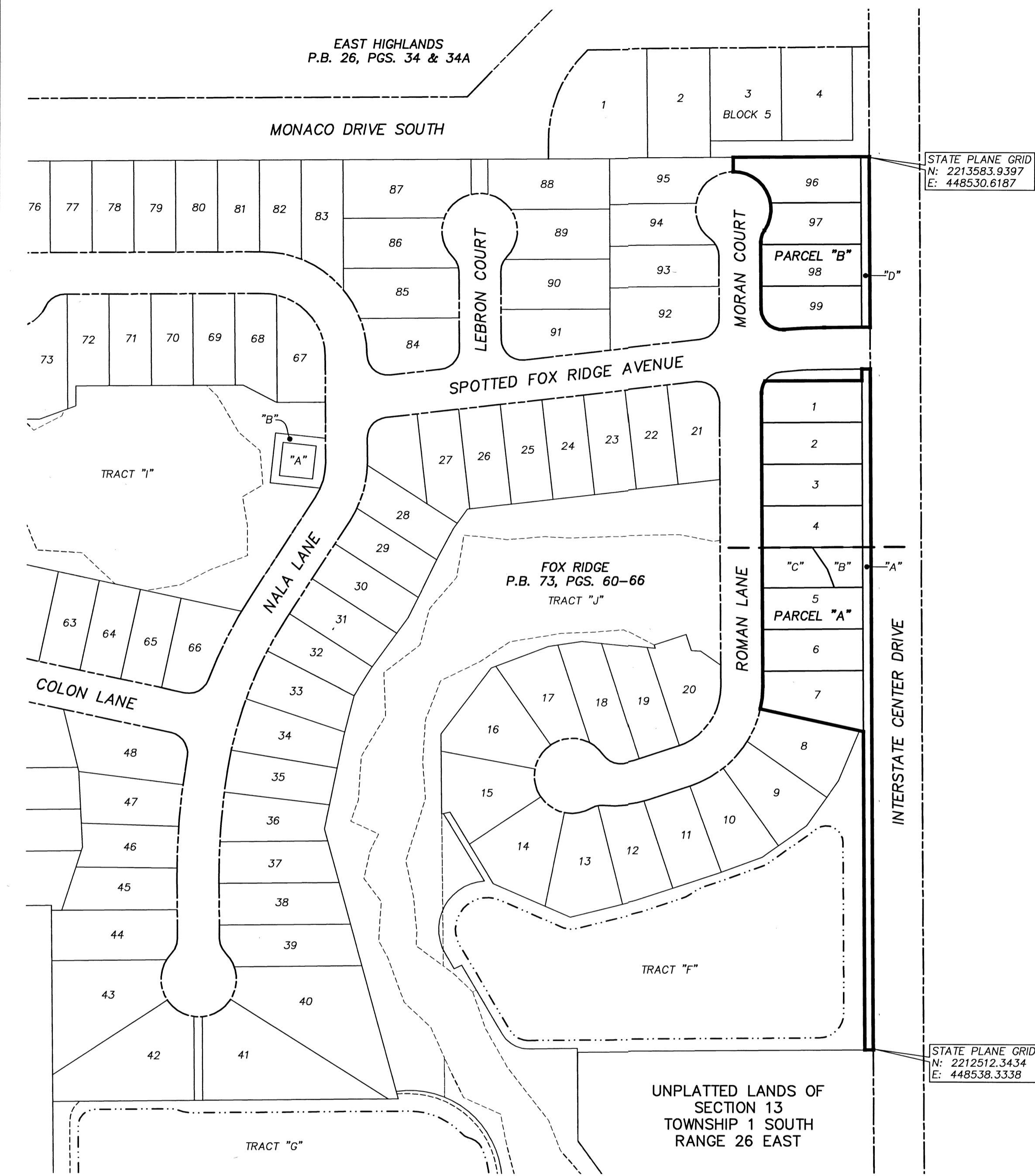
PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# FOX RIDGE REPLAT

BEING A REPLAT OF ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 96, 97, 98, 99, TRACTS "E" AND "K", TOGETHER WITH A PORTION OF TRACTS "F" AND "M" AS DEPICTED ON FOX RIDGE, AS RECORDED IN PLAT BOOK 73, PAGES 60 THROUGH 66 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

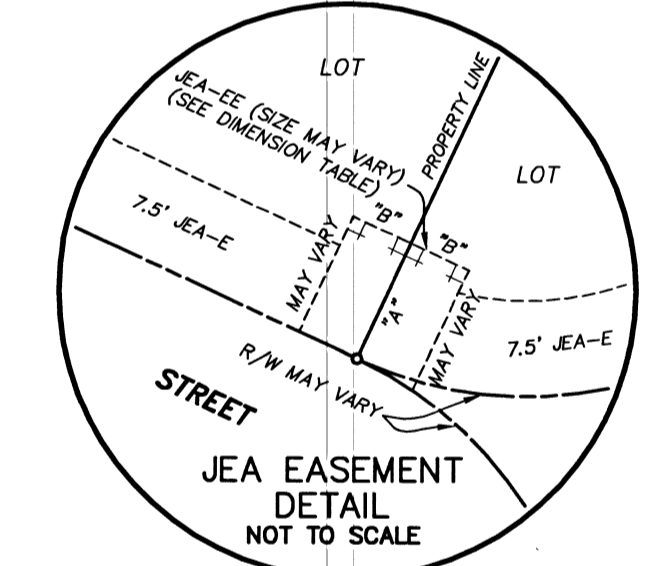
PLAT BOOK 74 PAGE 180

SHEET 2 OF 3 SHEETS

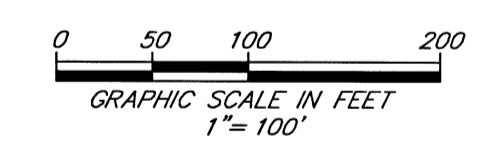


- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI 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
  - (S) SHEET REFERENCE NUMBER
  - (W) DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Westerly right of way line of Interstate Center Drive as being South 00°24'45" East.
  - 2) 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.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
    - Station "KREC" (Jacksonville 2) coordinates:
    - N: 2192506.373
    - E: 483662.930
    - Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 4) 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. 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.
  - 5) Tract "C" is 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:
    - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
    - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
    - (g) Acts or uses detrimental to such retention of land or water areas.
    - (h) 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.
  - 6) The lands shown hereon lie within Flood Zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, map number 1203100191H, 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.



JEA DIMENSION TABLE	
"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	
"A" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
"B" 10'	



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