

Approved 2/28/2023  
Date  
[Signature]  
City Engineer

for Director of Public Works  
Approved 2/12/23  
Date

[Signature]  
for General Counsel

# GEORGIAN VILLAS

A REPLAT BEING A PORTION OF LOTS 11, 12 AND 13, "FLORAL BLUFF ESTATES"  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE  
PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 39 OF THE CURRENT  
PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

**CAPTION:**

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF LOTS 11, 12 AND 13 "FLORAL BLUFF ESTATES", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN, BEGIN AT THE MOST NORTHWESTERLY CORNER OF TRACT B, "ARLINGTON ACRES, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGE ROAD, A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THE AFORESAID PLAT OF "FLORAL BLUFF ESTATES", AND RUN THENCE, NORTH 16°23'10" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF GEORGE ROAD, A DISTANCE OF 459.39 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8357, PAGE 1791 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 74°40'44" EAST, ALONG THE SOUTHERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 422.66 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF "ARLINGTON ACRES", AS SHOWN ON THE PLAT THEREOF, RECORDED IN SAID PLAT BOOK 29, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, AND THEN NORTHERLY BOUNDARY OF SAID "ARLINGTON ACRES", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 16°20'15" EAST, ALONG THE WESTERLY BOUNDARY OF THE AFORESAID PLAT, A DISTANCE OF 458.55 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 7, BLOCK 5, "ARLINGTON ACRES";

COURSE No. 2: RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK 5, AND THEN ALONG THE NORTHERLY LINE OF LOTS 8, 9 AND 10, BLOCK 5, AND THEN ALONG THE NORTHERLY LINE OF TRACT B, A DISTANCE OF 422.25 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 193,867 SQUARE FEET, OR 4.45 ACRES, MORE OR LESS, IN AREA.

**CLERK'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 80, PAGES 103 THROUGH 104 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 3 DAY OF March, A.D., 2023.

JODY PHILLIPS, AS CLERK OF THE COURTS  
[Signature]  
BY: DEPUTY CLERK

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21<sup>st</sup> DAY OF FEBRUARY, A.D., 2023.

[Signature]  
DANNY S. WHEELER  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA, CERTIFICATE No. 6902

**APPROVED FOR THE RECORD**

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

[Signature] 02/28/2023  
STEVEN D. LONG, JR. P.E. DATE  
DIRECTOR OF PUBLIC WORKS

**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 survey data complies with all requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177.

Signed this 24 day of January, 2023.

By: [Signature]  
Jonathan B. Bowan  
State of Florida,  
Registered Land Surveyor  
Certificate No. 4600  
A&J LAND SURVEYORS, INC.  
5847 Luella Street  
Jacksonville, Florida 32207  
Phone 904-346-1733



**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT SI HOMES RCL LLC, A FLORIDA LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "GEORGIAN VILLAS", 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. "GEORGE COURT" (TRACT "R"), BEING A VARIABLE WIDTH "PRIVATE EASEMENT FOR INGRESS, EGRESS, PARKING, DRAINAGE AND UTILITY PURPOSES), AND THOSE EASEMENTS SHOWN HEREON AS "PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT" AND "PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES" ARE HEREBY DEDICATED TO THE "GEORGIAN VILLAS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NOT FOR PROFIT CORPORATION. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND OTHER MATTERS PERTAINING TO SAID ROADS AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON IN SAID PLAT.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND OTHER SUCH PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER, ITS SUCCESSORS AND ASSIGNS RESERVES AND SHALL HAVE THE UNLIMITED UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

TRACT "R" (ALSO KNOWN AS "GEORGE COURT"), (A "PRIVATE EASEMENT FOR INGRESS, EGRESS, PARKING, DRAINAGE AND UTILITY PURPOSES), TRACT "O" (OPEN AREA), TRACT "M" (MAIL KIOSK) AND TRACT "T" (TRASH COMPACTOR ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE "GEORGIAN VILLAS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NOT FOR PROFIT CORPORATION. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION,

THE OWNER, ITS SUCCESSORS AND ASSIGNS, 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.

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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE 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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS INCLUDING ALL PRIVATE EASEMENTS FOR DRAINAGE.

IN WITNESS THEREOF, SI HOMES RCL LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 26 DAY OF January, 202223

SI HOMES RCL LLC  
A FLORIDA LIMITED LIABILITY COMPANY

[Signature]  
WITNESS  
[Signature]  
TYPE OR PRINT NAME  
[Signature]  
WITNESS  
[Signature]  
TYPE OR PRINT NAME

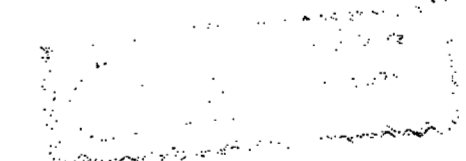
[Signature]  
CHRISTOPHER K. FUNK, MANAGER  
BY: SI HOMES RCL LLC, A FLORIDA LIMITED LIABILITY COMPANY

NOTARY FOR SI HOMES RCL LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 26 DAY OF Jan, 2023, BY CHRISTOPHER K. FUNK, AS MANAGER OF SI HOMES RCL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
[Signature]  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 4/18/25

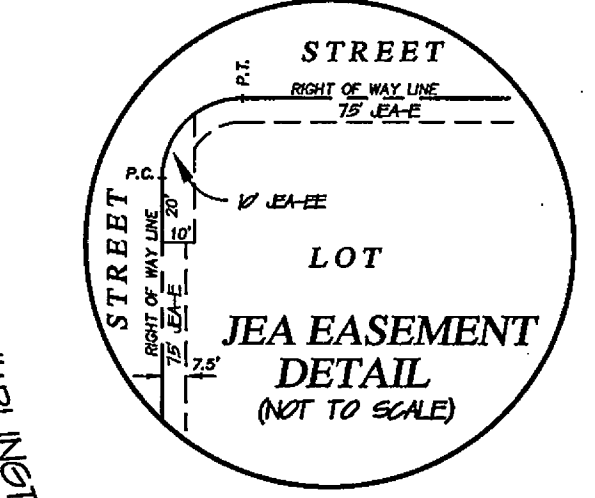
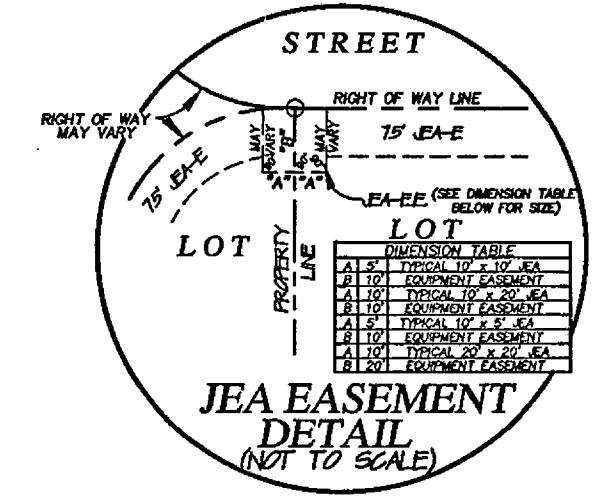
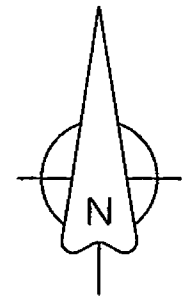


PREPARED BY  
A&J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

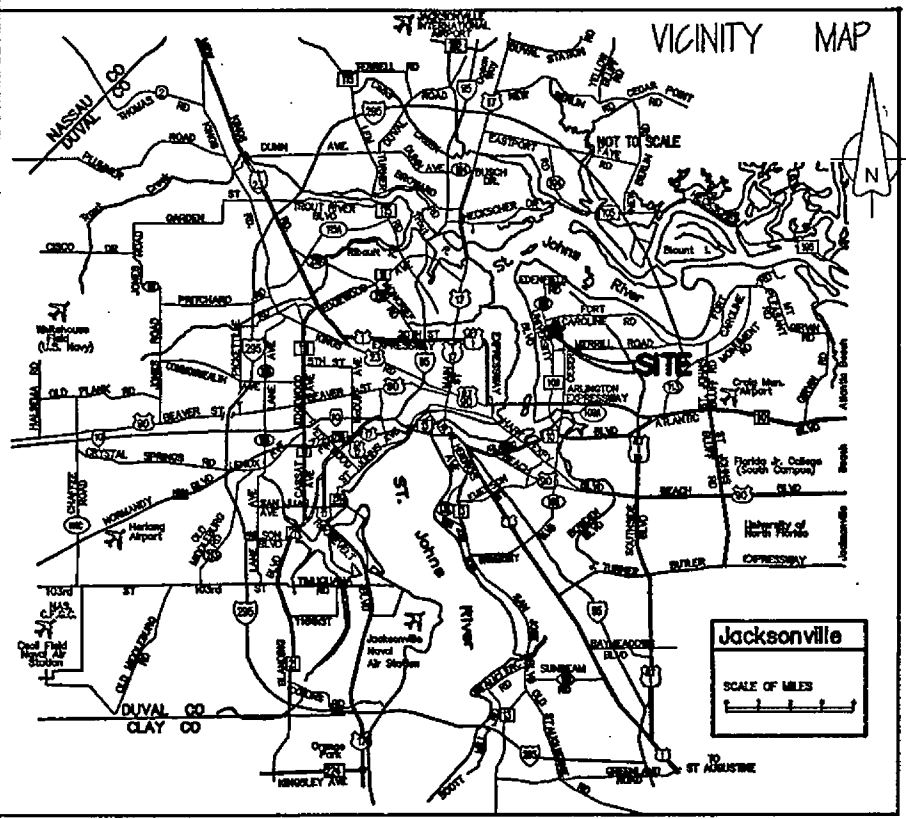
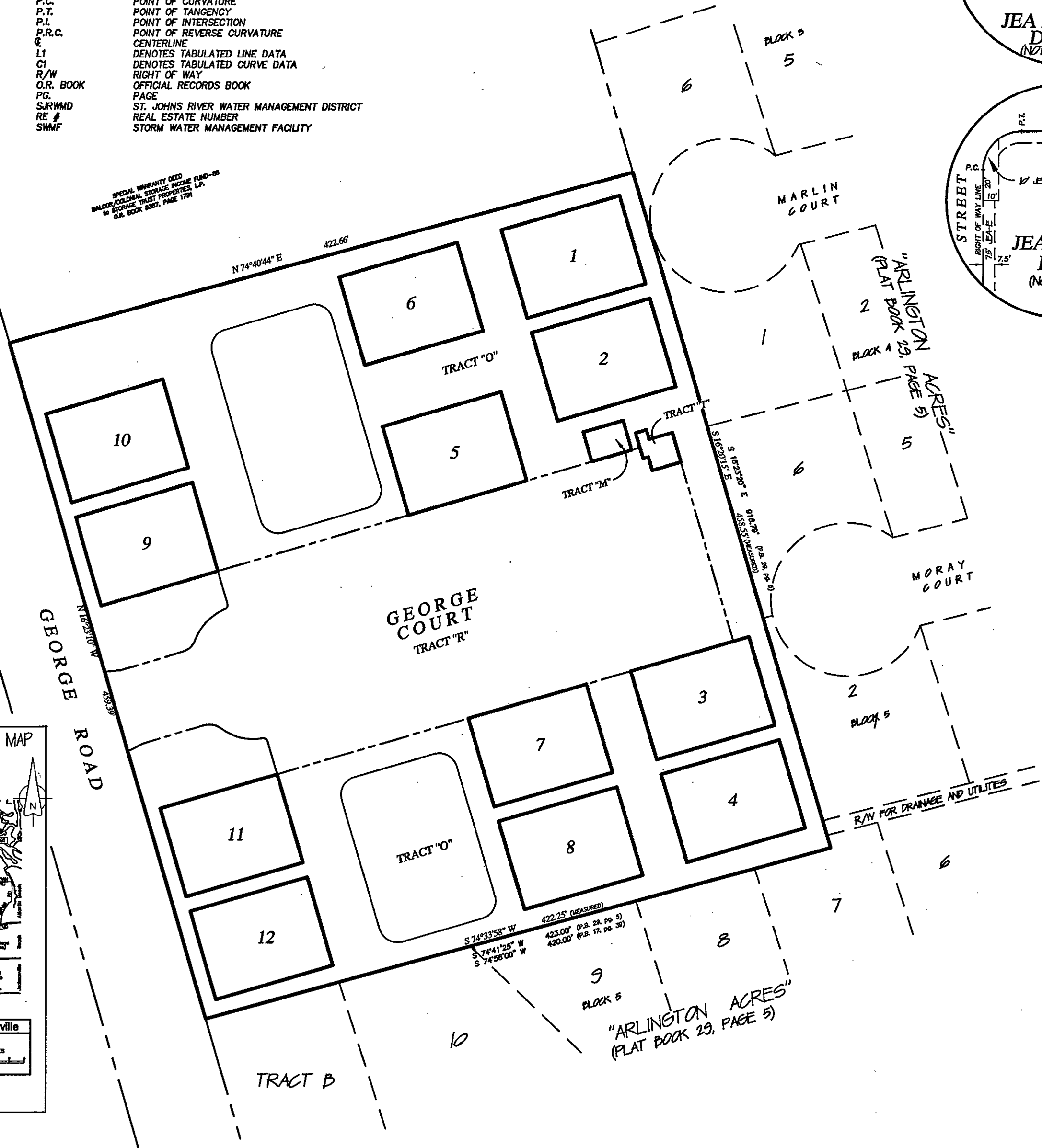
# GEORGIAN VILLAS

A REPLAT BEING A PORTION OF LOTS 11, 12 AND 13M "FLORAL BLUFF ESTATES"  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE  
PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 39 OF THE CURRENT  
PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

| LEGEND: | DEFINITION   | ABBREVIATION | DEFINITION                                |
|---------|--|--------------|---|
| □       | DENOTES PERMANENT REFERENCE MONUMENT SET STAMPED "LB 6661"   | P.C.         | POINT OF CURVATURE                        |
| ■       | DENOTES PERMANENT REFERENCE MONUMENT FOUND STAMPED "LB 6661" | P.T.         | POINT OF TANGENCY                         |
| ●       | DENOTES PERMANENT CONTROL POINT SET, STAMPED "LB 6661"       | P.I.         | POINT OF INTERSECTION                     |
|         |  | P.R.C.       | POINT OF REVERSE CURVATURE                |
|         |  | CL           | CENTERLINE                                |
|         |  | LI           | DENOTES TABULATED LINE DATA               |
|         |  | CI           | DENOTES TABULATED CURVE DATA              |
|         |  | R/W          | RIGHT OF WAY                              |
|         |  | O.R. BOOK    | OFFICIAL RECORDS BOOK                     |
|         |  | P.G.         | PAGE                                      |
|         |  | S.R.W.M.D.   | ST. JOHNS RIVER WATER MANAGEMENT DISTRICT |
|         |  | RE #         | REAL ESTATE NUMBER                        |
|         |  | SWAF         | STORM WATER MANAGEMENT FACILITY           |



- GENERAL NOTES:
- 1) All platted utility easements shall provide that such easements 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.
  - 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 recorded on this plat that may be found in the current public records of this County. (current Florida Statutes Section 177.091(27)).
  - 3) Bearings shown hereon are referenced to the State of Florida, State Plane Coordinates (East Zone 901), North American Datum 1983/1991, and are based on the Easterly Right of Way line of GEORGE ROAD, as N 16°23'10" W, as per Boundary Survey prepared by this Firm.
  - 4) Coordinates based on GPS Observation of the following stations and published coordinates. Coordinate Datum: State of Florida State Plane Coordinates (East Zone), North American Datum 1983/1991. State plane is in U.S. Survey feet.
  - 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system. "JEA-E.E." denotes JEA Equipment Easements. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA. "JEA-E" denotes JEA Easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement 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 replacement of such items.
  - 6) The lakes and top of bank shown hereon depict a graphic representation of the proposed designed stormwater management facilities (lakes) and DOES NOT represent an actual "As Built" condition.
  - 7) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
  - 8) The Easements shown hereon and designated as unobstructed easements are private, and shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the Homeowners' Association at the expense of each lot owner for the removal and/or replacement of such items. The easements shown hereon as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the Homeowners' Association.
  - 9) All lot lines that intersect curves are non radial, unless otherwise noted hereon.
  - 10) 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.



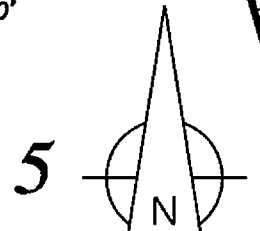
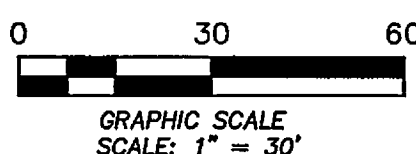
SURVEYOR'S COMMENTS REGARDING THE PLAT TITLE LETTER PREPARED BY SUNSHINE TITLE CORPORATION, DATED MAY 27, 2022 AND IS SUBJECT TO THE FOLLOWING:

a) JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6142, PAGE 1170, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYOR'S COMMENT:

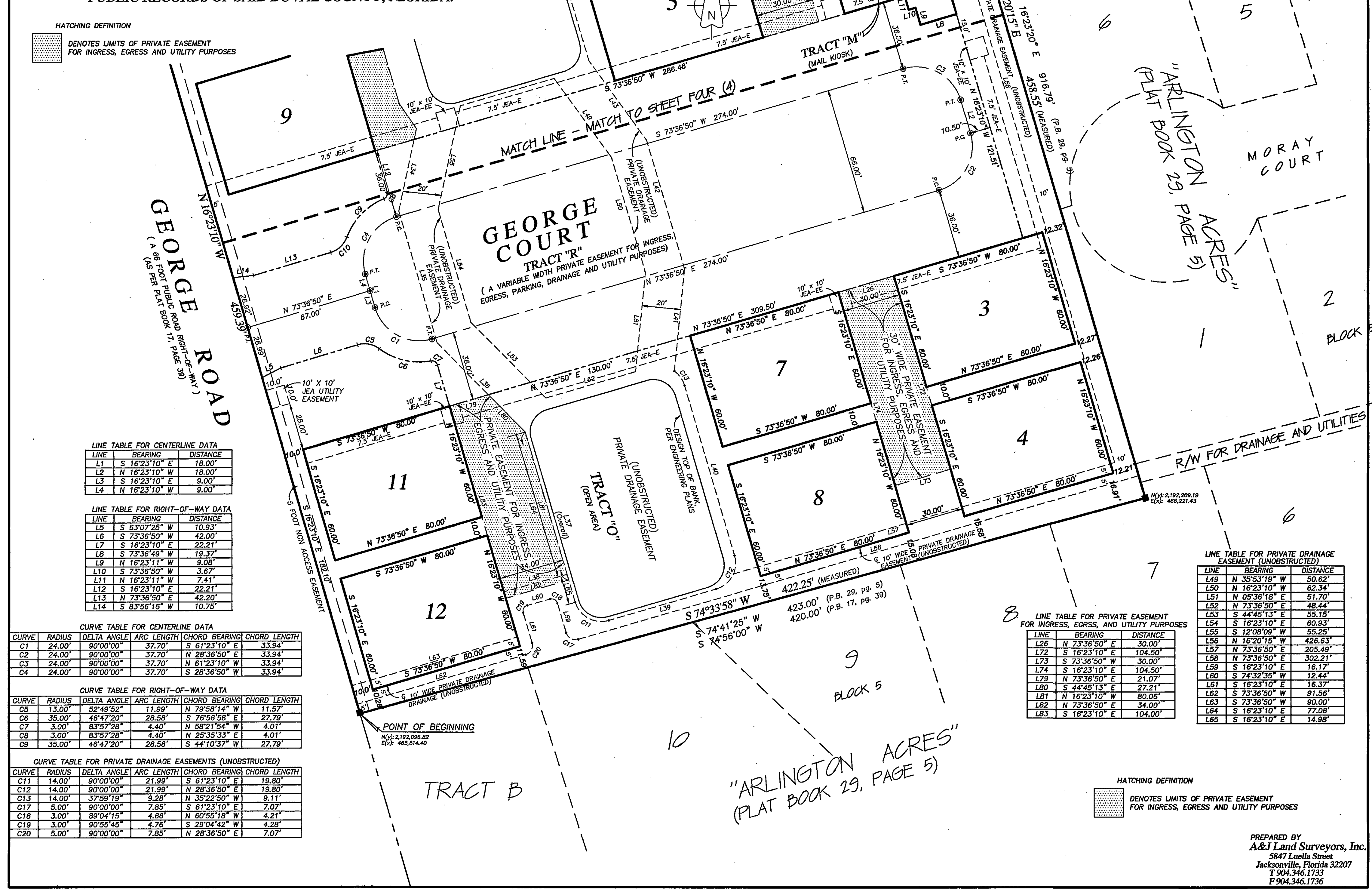
# GEORGIAN VILLAS

A REPLAT BEING A PORTION OF LOTS 11, 12 AND 13M "FLORAL BLUFF ESTATES" CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.



See Sheet Two (2) for General Notes, Abbreviations, Vicinity Map and Comments regarding the Plat Title Letter

HATCHING DEFINITION  
DENOTES LIMITS OF PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES



LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 16°23'10" E | 18.00'   |
| L2   | N 16°23'10" W | 18.00'   |
| L3   | S 16°23'10" E | 9.00'    |
| L4   | N 16°23'10" W | 9.00'    |

LINE TABLE FOR RIGHT-OF-WAY DATA

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L5   | S 63°07'25" W | 10.93'   |
| L6   | S 73°36'50" W | 42.00'   |
| L7   | S 16°23'10" E | 22.21'   |
| L8   | S 73°36'49" W | 19.37'   |
| L9   | N 16°23'11" W | 9.08'    |
| L10  | S 73°36'50" W | 3.67'    |
| L11  | N 16°23'11" W | 7.41'    |
| L12  | S 16°23'10" E | 22.21'   |
| L13  | N 73°36'50" E | 42.20'   |
| L14  | S 83°56'16" W | 10.75'   |

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C1    | 24.00' | 90°00'00"   | 37.70'     | S 61°23'10" E | 33.94'       |
| C2    | 24.00' | 90°00'00"   | 37.70'     | N 28°36'50" E | 33.94'       |
| C3    | 24.00' | 90°00'00"   | 37.70'     | N 61°23'10" W | 33.94'       |
| C4    | 24.00' | 90°00'00"   | 37.70'     | S 28°36'50" W | 33.94'       |

CURVE TABLE FOR RIGHT-OF-WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C5    | 13.00' | 52°49'52"   | 11.99'     | N 79°58'14" W | 11.57'       |
| C6    | 35.00' | 46°47'20"   | 28.58'     | S 76°56'58" E | 27.79'       |
| C7    | 3.00'  | 83°57'28"   | 4.40'      | N 58°21'54" W | 4.01'        |
| C8    | 3.00'  | 83°57'28"   | 4.40'      | N 25°35'33" E | 4.01'        |
| C9    | 35.00' | 46°47'20"   | 28.58'     | S 44°10'37" W | 27.79'       |

CURVE TABLE FOR PRIVATE DRAINAGE EASEMENTS (UNOBSTRUCTED)

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C11   | 14.00' | 90°00'00"   | 21.99'     | S 61°23'10" E | 19.80'       |
| C12   | 14.00' | 90°00'00"   | 21.99'     | N 28°36'50" E | 19.80'       |
| C13   | 14.00' | 37°59'19"   | 9.28'      | N 35°22'50" W | 9.11'        |
| C17   | 5.00'  | 90°00'00"   | 7.85'      | S 61°23'10" E | 7.07'        |
| C18   | 3.00'  | 89°04'15"   | 4.66'      | N 60°55'18" W | 4.21'        |
| C19   | 3.00'  | 90°55'45"   | 4.76'      | S 29°04'42" W | 4.28'        |
| C20   | 5.00'  | 90°00'00"   | 7.85'      | N 28°36'50" E | 7.07'        |

LINE TABLE FOR PRIVATE DRAINAGE EASEMENT (UNOBSTRUCTED)

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L49  | N 35°53'19" W | 50.62'   |
| L50  | N 16°23'10" W | 62.34'   |
| L51  | N 05°36'18" E | 51.70'   |
| L52  | N 73°36'50" E | 48.44'   |
| L53  | S 44°45'13" E | 55.15'   |
| L54  | S 16°23'10" E | 60.93'   |
| L55  | S 12°08'09" W | 55.25'   |
| L56  | N 16°20'15" W | 426.63'  |
| L57  | N 73°36'50" E | 205.49'  |
| L58  | N 73°36'50" E | 302.21'  |
| L59  | N 16°23'10" E | 16.17'   |
| L60  | S 74°32'35" W | 12.44'   |
| L61  | S 16°23'10" E | 16.37'   |
| L62  | S 73°36'50" W | 91.56'   |
| L63  | S 73°36'50" W | 90.00'   |
| L64  | S 16°23'10" E | 77.08'   |
| L65  | S 16°23'10" E | 14.98'   |

LINE TABLE FOR PRIVATE EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L26  | N 73°36'50" E | 30.00'   |
| L72  | S 16°23'10" E | 104.50'  |
| L73  | S 73°36'50" W | 30.00'   |
| L74  | S 16°23'10" E | 104.50'  |
| L79  | N 73°36'50" E | 21.07'   |
| L80  | S 44°45'13" E | 27.21'   |
| L81  | N 16°23'10" W | 80.06'   |
| L82  | N 73°36'50" E | 34.00'   |
| L83  | S 16°23'10" E | 104.00'  |

PREPARED BY  
**A&J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
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# GEORGIAN VILLAS

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**CURVE TABLE FOR CENTERLINE DATA**

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C1    | 24.00' | 90°00'00"   | 37.70'     | S 61°23'10" E | 33.94'       |
| C2    | 24.00' | 90°00'00"   | 37.70'     | N 28°36'50" E | 33.94'       |
| C3    | 24.00' | 90°00'00"   | 37.70'     | N 61°23'10" W | 33.94'       |
| C4    | 24.00' | 90°00'00"   | 37.70'     | S 28°36'50" W | 33.94'       |

**CURVE TABLE FOR RIGHT-OF-WAY DATA**

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C8    | 3.00'  | 83°57'28"   | 4.40'      | N 25°35'33" E | 4.01'        |
| C9    | 35.00' | 46°47'20"   | 28.58'     | S 44°10'37" W | 27.79'       |
| C10   | 13.00' | 52°49'52"   | 11.99'     | N 47°11'54" E | 11.57'       |

**CURVE TABLE FOR PRIVATE DRAINAGE EASEMENT DATA**

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C14   | 14.00' | 90°17'15"   | 22.06'     | N 61°31'48" W | 19.85'       |
| C15   | 2.00'  | 139°46'19"  | 4.88'      | S 36°47'16" E | 3.78'        |
| C16   | 10.00' | 41°34'50"   | 7.26'      | S 53°53'18" W | 7.10'        |

**LINE TABLE FOR CENTERLINE DATA**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 16°23'10" E | 18.00'   |
| L2   | N 16°23'10" W | 18.00'   |
| L3   | S 16°23'10" E | 9.00'    |
| L4   | N 16°23'10" W | 9.00'    |

**LINE TABLE FOR RIGHT-OF-WAY DATA**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L8   | S 73°36'49" W | 19.37'   |
| L9   | N 16°23'11" W | 9.08'    |
| L10  | S 73°36'50" W | 3.67'    |
| L11  | N 16°23'11" W | 7.41'    |
| L12  | S 16°23'10" E | 22.21'   |
| L13  | N 73°36'50" E | 42.20'   |
| L14  | S 83°56'16" W | 10.75'   |

**LINE TABLE FOR LOT DATA**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L25  | S 73°36'50" W | 44.00'   |

**LINE TABLE FOR TRACT DATA**


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L15  | N 16°23'10" W | 20.00'   |
| L16  | S 73°36'50" W | 15.71'   |
| L17  | S 16°23'10" E | 6.42'    |
| L18  | S 73°36'49" W | 7.33'    |
| L19  | S 16°23'11" E | 17.33'   |
| L20  | S 16°23'10" E | 20.00'   |
| L21  | N 73°36'50" E | 27.00'   |
| L22  | N 16°23'10" W | 20.00'   |
| L23  | N 73°36'50" E | 27.00'   |
| L24  | S 73°36'50" W | 5.46'    |

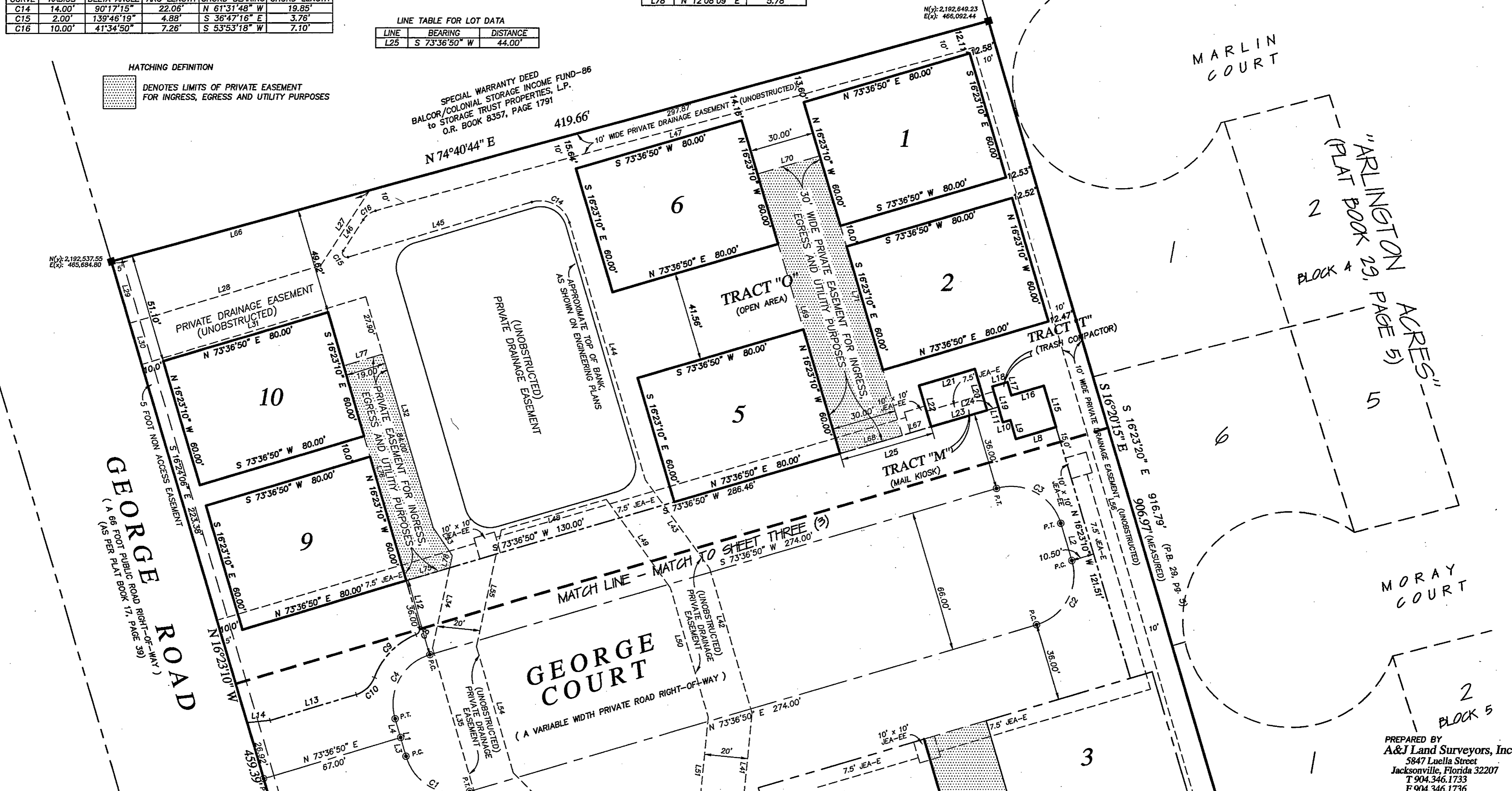
**LINE TABLE FOR PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITY**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L67  | S 73°36'50" W | 14.00'   |
| L68  | S 73°36'50" W | 30.00'   |
| L69  | N 16°23'10" W | 135.56'  |
| L70  | S 73°36'50" W | 30.00'   |
| L71  | S 16°23'10" E | 135.56'  |
| L75  | N 73°36'50" E | 21.18'   |
| L76  | S 16°23'10" E | 104.00'  |
| L77  | S 73°36'50" W | 19.00'   |
| L78  | N 12°08'09" E | 5.78'    |

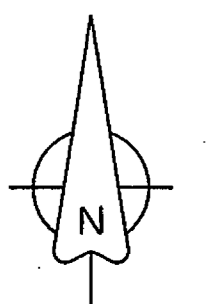
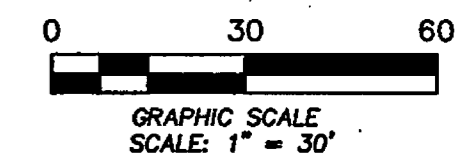
**LINE TABLE FOR PRIVATE DRAINAGE EASEMENT (UNOBSTRUCTED)**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L27  | S 33°05'53" W | 41.80'   |
| L28  | S 73°19'35" W | 92.99'   |
| L29  | S 16°23'10" E | 29.94'   |
| L30  | S 16°23'10" E | 20.00'   |
| L31  | N 73°19'35" E | 109.00'  |
| L32  | S 16°23'10" E | 111.90'  |
| L33  | S 34°42'38" E | 15.72'   |
| L34  | S 12°08'09" W | 43.86'   |
| L35  | S 16°23'10" E | 71.07'   |
| L41  | N 05°36'18" E | 53.32'   |
| L42  | N 16°23'10" W | 69.66'   |
| L43  | N 35°53'19" W | 50.92'   |
| L44  | N 16°23'10" W | 124.62'  |
| L45  | S 73°19'35" W | 89.74'   |
| L46  | S 33°05'53" W | 17.20'   |
| L47  | N 74°40'44" E | 287.98'  |
| L48  | S 73°36'50" W | 50.72'   |
| L49  | N 35°53'19" W | 50.62'   |
| L50  | N 16°23'10" W | 62.34'   |
| L51  | N 05°36'18" E | 51.70'   |
| L54  | S 16°23'10" E | 60.93'   |
| L55  | S 12°08'09" W | 55.25'   |
| L56  | N 16°20'15" W | 426.63'  |

**HATCHING DEFINITION**  
 DENOTES LIMITS OF PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES



See Sheet Two (2) for General Notes, Abbreviations, Vicinity Map and Comments regarding the Plat Title Letter



PREPARED BY  
**A&J Land Surveyors, Inc.**  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736