

# GLEN EAGLE UNIT SEVEN - B

A PARCEL OF LAND, BEING A VACATED PORTION OF TRACT 10, BLOCK 1, AND A PORTION OF TRACT 16, BLOCK 2, LYING WITHIN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. SAID VACATED PORTION OF JACKSONVILLE HEIGHTS BEING VACATED BY THE CITY OF JACKSONVILLE RESOLUTION 2005-457-A, AS APPROVED AND EFFECTIVE MAY 18, 2005, AND RECORDED IN OFFICIAL RECORDS BOOK 13062, PAGE 1263 OF THE CURRENT PUBLIC RECORDS OF SAID JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### ADOPTION AND DEDICATION

This is to certify that GLEN EAGLE JOINT VENTURE, a Florida general partnership ("Owner"), is the fee simple owner of the lands described in the caption hereon known as GLEN EAGLE UNIT SEVEN-B, having caused the same to be surveyed and subdivided. This plat made in accordance with said survey is hereby adopted as a true and correct plat of those lands.

Tract "C" (Conservation Area) shall remain privately owned and the sole exclusive property of the Owner, its successors and assigns.

All rights of ways, walkways, sidewalks, and unobstructed easements for drainage 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 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 abutting owner(s), its successors and assigns, and all maintenance and other matters pertaining to said stormwater management facilities are the responsibility of said owners. 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 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.

Owner, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge, and 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 of omission of its agent, contractors, employees, servants, licensees or concessionaires within GLEN EAGLE UNIT SEVEN-B. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the lands described and captioned hereon.

Upon failure of the home owners association to the obligation of maintenance and any other matters pertaining to said Lakes/Stormwater Management Facilities for any use. The obligation would then fall equally on the Owner of the Lots as shown hereon.

All private easements and conservation easements 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, a non-exclusive easement for landscaping and construction of signs over all of 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.

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 systems; provided however, that no parallel utilities may be installed within said easements.

All platted utility easements shall also be easements for the construction, installation, 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, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission (current Florida Statutes Section 177.091(28)).

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)).

In witness thereof, Owner has executed this plat on the 15<sup>th</sup> day of July 2016.

SEE SHEET TWO (2) FOR GENERAL NOTES

GLEN EAGLE JOINT VENTURE  
A Florida General Partnership

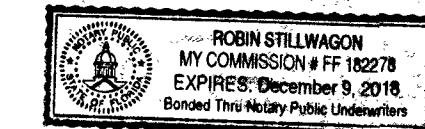
Witness: John Bark  
Print name: MICHAEL P. BARK  
Witness: Mark Johnson  
Print name: MARK JOHNSON

By: Kenneth J. LaPointe  
Kenneth J. LaPointe, as  
sole partner of Glen Eagle Joint  
Venture, a Florida General  
Partnership (O.R. 17455, pg. 991)

Notary for Glen Eagle Joint Venture  
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June 2016 by Kenneth J. LaPointe, sole partner of Glen Eagle Joint Venture, a Florida General Partnership, on behalf of the General Partnership, who is personally know to me.

Robin Stillwagon  
Notary Public, State of Florida  
Print Name: Robin Stillwagon  
My Commission expires: 12/09/2018  
My Commission No.: EE 182278



CLERK'S CERTIFICATE: 2016160947

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Florida and submitted to me for recording, and is recorded in Plat Book 69, pages 8-11 of the current public records of Duval County, Florida this 15<sup>th</sup> day of July, 2016.

By: Ronnie Fussell  
Ronnie Fussell, Clerk of the Circuit Court

### PLAT CONFORMITY REVIEW:

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 30 day of June, 2016.

By: W. Monroe Hazen  
W. Monroe Hazen  
Professional Land Surveyor No. 3398

### APPROVED FOR THE RECORD:

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654 Ordinance Code. This 1<sup>st</sup> day of July, 2016.

Signature: John Pappas  
Print Name: John Pappas  
Director of Public Works

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

Approved 1 JULY 2016  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved June 28, 2016  
Date  
[Signature]  
for General Counsel

### GLEN EAGLE UNIT SEVEN-B CAPTION

A parcel of land, being a Vacated portion of Tract 10, Block 1, and Tract 16, Block 2, lying within Section 31, Township 2 South, Range 25 East, as shown on the plat of JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, page 93 of the Current Public Records of Jacksonville, Duval County, Florida. Said Vacated portion of Jacksonville Heights being vacated by the City of Jacksonville Resolution 2005-457-a, as approved and effective May 18, 2005, and recorded in Official Records Book 13062, page 1263 of the Current Public Records of said Jacksonville, Duval County, Florida. Said parcel of land, being more particularly described as follows:

For a Point of Reference, BEGIN at the Southwest corner of Lot 114, GLEN EAGLE UNIT SIX-C, as shown and recorded on the plat thereof, recorded in Plat Book 66, pages 143, 149 and 150 of the Current Public Records of said Duval County, Florida; run thence, along the southerly, and westerly boundaries of said aforesaid plat of GLEN EAGLE UNIT SIX-C, the following twelve (12) Courses and Distances:

- Course No. 1: run thence, South 89°22'25" East, along aforesaid southerly boundary of Lot 114, a distance of 120.00 feet, to a point;
- Course No. 2: run thence, South 86°54'32" East, along the southerly terminus of KILCHURN ROAD, as shown on aforesaid plat, a distance of 50.05 feet, to a point;
- Course No. 3: run thence, South 89°22'26" East, along the southerly boundary of Lot 104, a distance of 120.74 feet, to a point;
- Course No. 4: run thence, South 44°08'14" East, along the southerly boundary of Lot 105, a distance of 127.81 feet, to a point;
- Course No. 5: run thence, South 00°37'34" West, along the westerly boundary of Lots 106, 92, 94, and 95, a distance of 290.31 feet, to a point;
- Course No. 6: run thence, South 54°36'02" East, along the southerly boundary of Lot 95, a distance of 164.42 feet, to a point on the westerly right of way line of LOTHMORE ROAD, as shown on aforesaid plat;
- Course No. 7: run thence, South 35°23'58" West, along the aforesaid westerly right of way line, a distance of 29.60 feet, to the point of curvature, of a curve leading southwest;
- Course No. 8: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 125.00 feet, through a central angle of 05°34'58" to the right, an arc distance of 12.18 feet, to a southwesterly terminus of LOTHMORE ROAD, as shown on the aforesaid plat, said arc being subtended by a chord bearing and distance of South 38°11'27" West, 12.17 feet;
- Course No. 9: run thence South 49°01'04" East, along the aforesaid southwesterly terminus, a distance of 50.00 feet, to the point of curvature, of a curve, leading northeasterly;
- Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 175.00 feet, through a central angle of 05°34'58" to the left, an arc distance of 17.05 feet, to a point on the southerly line of Lot 28, last said arc being subtended by a chord bearing and distance of North 38°11'27" East, 17.04 feet;
- Course No. 11: run thence South 54°46'56" East, along the southerly line of Lot 28, a distance of 167.68 feet, to a point;
- Course No. 12: run thence, South 65°14'55" East, along the southerly line of Tract "C" (Conservation Area), a distance of 225.16 feet, to a point on the southerly line of Lot 10, Block 1, JACKSONVILLE HEIGHTS, (having been Vacated), and also being the northerly line of Tract 7, Block 4, JACKSONVILLE HEIGHTS; run thence South 89°32'57" West, along last said line, a distance of 436.00 feet, to a point, being the Southwest corner of said Tract 10, Block 2, JACKSONVILLE HEIGHTS (having been Vacated); run thence South 89°58'52" West, along the southerly line of Tract 16, Block 2, JACKSONVILLE HEIGHTS, (having been Vacated), and also being the northerly line of Tract 1, Block 3, JACKSONVILLE HEIGHTS, a distance of 431.38 feet, to a point; run thence North 00°37'34" East, a distance of 125.09 feet, to a point; run thence, North 89°22'26" West, a distance of 16.24 feet, to a point, being an intersection with the southerly prolongation of the easterly boundary of GLEN EAGLE UNIT SIX-B, as shown and recorded on the plat thereof, recorded in Plat Book 66, pages 26, 27 and 28 of the Current Public Records of said Duval County; run thence North 00°37'35" East, along said southerly prolongation, and then along the easterly boundary of aforesaid GLEN EAGLE UNIT SIX-B, a distance of 605.00 feet, to the aforesaid Southwest corner of Lot 114, GLEN EAGLE UNIT SIX-C and the POINT OF BEGINNING.

The lands thus described contains 344,148 square feet, or 7.90 Acres, more or less, in area.

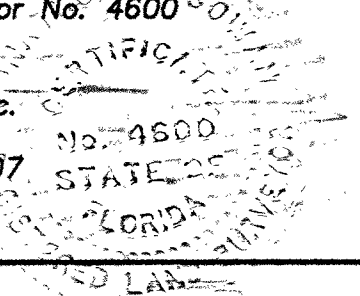
### SURVEYOR'S CERTIFICATE:

This is to certify that this plat is a true and correct representation of the lands surveyed, platted and described in the caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statutes 177, that permanent reference monuments (PRM's), permanent control points (P.C.P.'s), and lot corners have been or will be monumented in accordance with Chapter 177.091, Florida Statutes, Chapter 5J-17.003, Florida Administrative Code and Section 654.110, Ordinance Code of the City of Jacksonville.

Certified this 25<sup>th</sup> day of July, 2016.

[Signature]  
Jonathan B. Bowan  
Professional Land Surveyor No. 4600

For the Firm of:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736



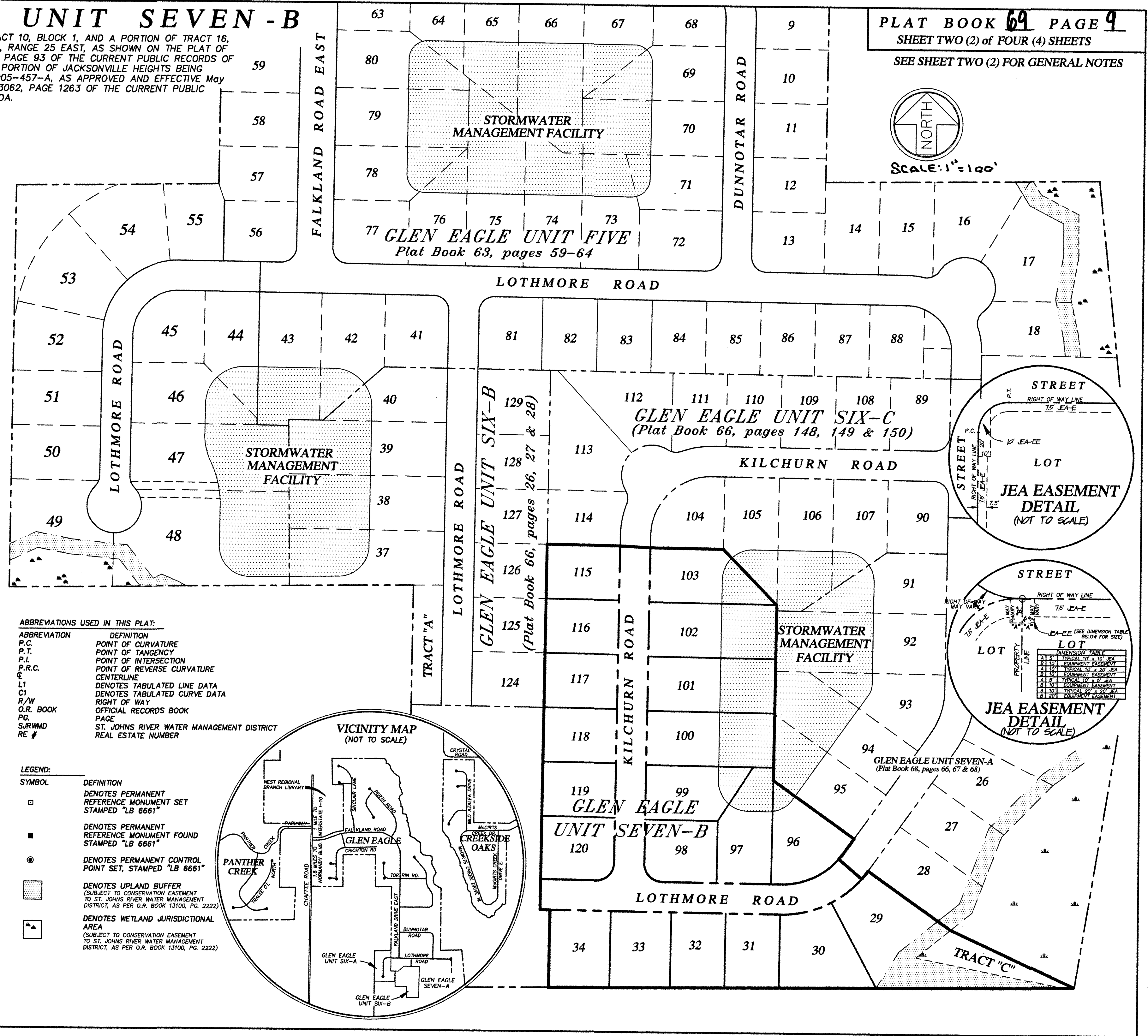
# GLEN EAGLE UNIT SEVEN - B

A PARCEL OF LAND, BEING A VACATED PORTION OF TRACT 10, BLOCK 1, AND A PORTION OF TRACT 16, BLOCK 2, LYING WITHIN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. SAID VACATED PORTION OF JACKSONVILLE HEIGHTS BEING VACATED BY THE CITY OF JACKSONVILLE RESOLUTION 2005-457-A, AS APPROVED AND EFFECTIVE MAY 18, 2005, AND RECORDED IN OFFICIAL RECORDS BOOK 13062, PAGE 1263 OF THE CURRENT PUBLIC RECORDS OF SAID JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### GENERAL NOTES:

- All platted utility easements shall also be easements for the construction, installation, 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. It shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission (current Florida Statutes Section 177.091(28)).
- 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)).
- Bearings shown hereon are referenced to the State of Florida, State Plane CoOrdinates (East Zone 901), North American Datum 1983/1991.
- 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.
- 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.
- 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.
- Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place water ward of the jurisdictional wetland lines as depicted on this plat without the written approval of this county, and all other governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approval(s) prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- The Easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements 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 as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the City of Jacksonville.
- All lot lines that intersect curves are non radial, unless otherwise noted hereon.
- FLOOD ZONE NOTE: By graphic plotting the lands shown hereon lie within Flood Zone "X", and "AE" with a Base Flood Elevation of 57.5, North American Vertical Datum of 1988, (NAVD '88) as depicted on the City of Jacksonville MSMP Update and the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community No. 120077, Map Number 12013C 0340 Suffix "1", dated June 03, 2013, North American Vertical Datum of 1988, (NAVD '88).  
The Flood Zone information delineated graphically on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this information should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville or the FEMA web page.

Prepared by:  
**A & J Land Surveyors, Inc.**  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
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**ABBREVIATIONS USED IN THIS PLAT:**

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
CL	CENTERLINE
L1	DENOTES TABULATED LINE DATA
C1	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE
S./R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER

**LEGEND:**

SYMBOL	DEFINITION
□	DENOTES PERMANENT REFERENCE MONUMENT SET STAMPED "LB 6661"
■	DENOTES PERMANENT REFERENCE MONUMENT FOUND STAMPED "LB 6661"
●	DENOTES PERMANENT CONTROL POINT SET, STAMPED "LB 6661"
▨	DENOTES UPLAND BUFFER (SUBJECT TO CONSERVATION EASEMENT TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AS PER O.R. BOOK 13100, PG. 2222)
▲	DENOTES WETLAND JURISDICTIONAL AREA (SUBJECT TO CONSERVATION EASEMENT TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AS PER O.R. BOOK 13100, PG. 2222)

# GLEN EAGLE UNIT SEVEN - B

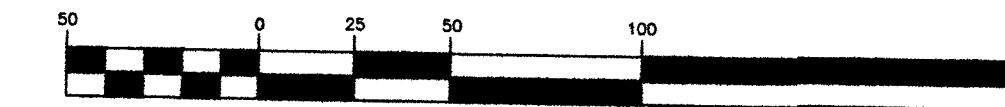
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PLAT BOOK **64** PAGE **10**  
SHEET THREE (3) of FOUR (4) SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES



GRAPHIC SCALE



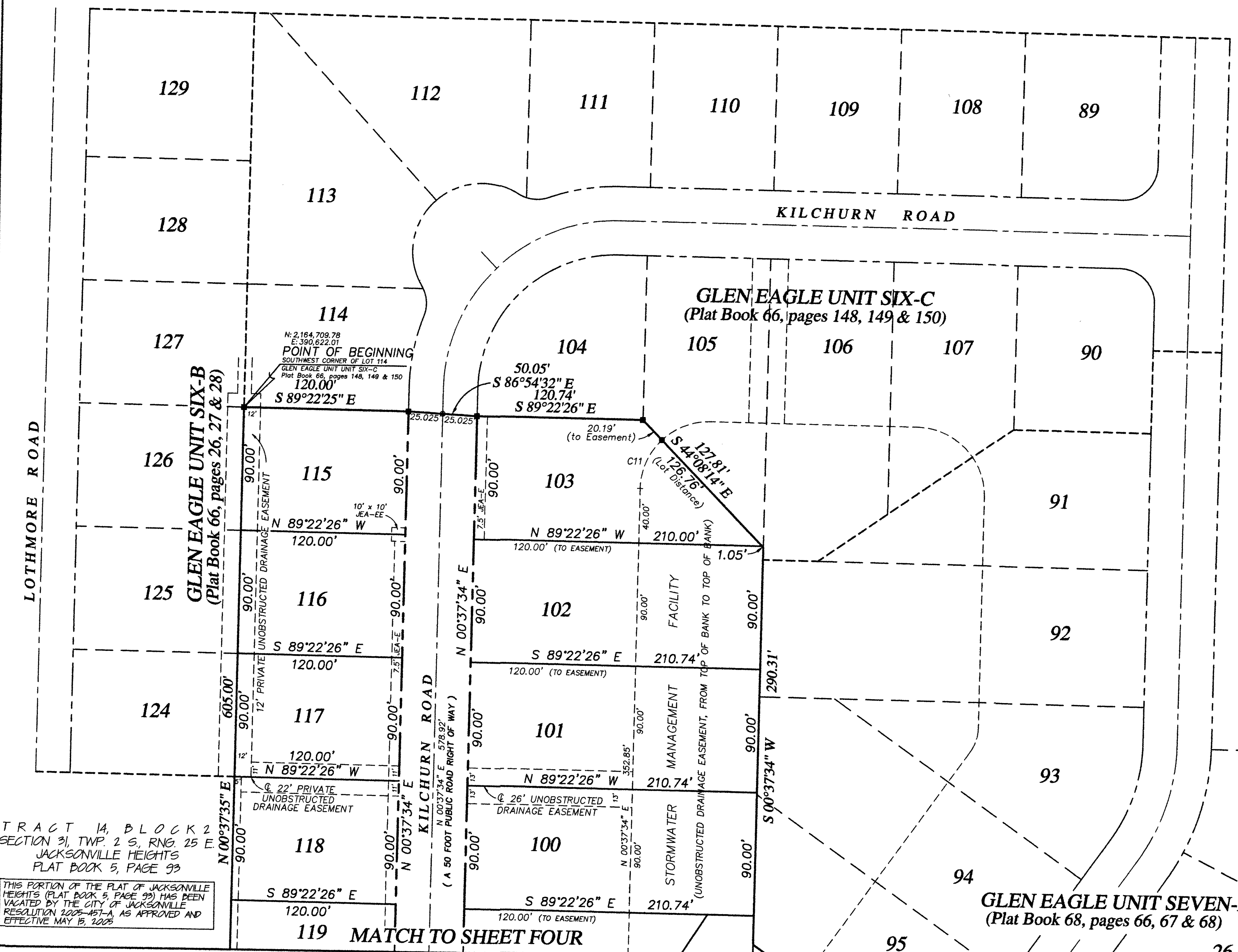
( IN FEET )  
1 inch = 50 ft.

**ABBREVIATIONS USED IN THIS PLAT:**

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
CL	CENTERLINE
LT	DENOTES TABULATED LINE DATA
CT	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE
S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
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TRACT 14, BLOCK 2  
SECTION 31, TWP. 2 S., RNG. 25 E.  
JACKSONVILLE HEIGHTS  
PLAT BOOK 5, PAGE 93

THIS PORTION OF THE PLAT OF JACKSONVILLE HEIGHTS (PLAT BOOK 5, PAGE 93) HAS BEEN VACATED BY THE CITY OF JACKSONVILLE RESOLUTION 2005-457-A, AS APPROVED AND EFFECTIVE MAY 18, 2005.

Prepared by:  
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