

# GLENDAS MEADOW UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 20 AND 21, "LAMBING ROAD FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 46, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 5, BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 65

SHEET 1 OF 4 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES

## GLENDAS MEADOW UNIT TWO CAPTION

### PARCEL No. 1

A PARCEL OF LAND, BEING A PORTION OF LOTS 20 AND 21, "LAMBING ROAD FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHERLY CORNER OF LOT 14, "GLENDAS MEADOW UNIT ONE", AS SHOWN ON THE PLAT THEREOF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGES 145 THROUGH 150 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF "GLENDAS MEADOW DRIVE", (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON THE AFORESAID PLAT OF "GLENDAS MEADOW UNIT ONE"), AND RUN THENCE SOUTH 00°09'19" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 20 AND 21, "LAMBING ROAD FARMS", (AND ALSO BEING THE WESTERLY LINE OF LOTS 14, 13 AND A PORTION OF LOT 12, OF AFORESAID "GLENDAS MEADOW UNIT ONE"), A DISTANCE OF 316.03 FEET, TO THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 21, "LAMBING ROAD FARMS"; RUN THENCE, SOUTH 89°18'11" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 21, "LAMBING ROAD FARMS", A DISTANCE OF 340.00 FEET, TO THE MONUMENTED WESTERLY LINE OF THE EASTERLY 340.00 FEET OF LOT 21, "LAMBING ROAD FARMS"; RUN THENCE, NORTH 00°10'16" EAST, ALONG THE AFORESAID WESTERLY LINE OF THE EASTERLY 340.00 FEET OF LOT 21, "LAMBING ROAD FARMS", AND THEN ALONG THE WESTERLY LINE OF THE EASTERLY 340 FEET OF LOT 20, "LAMBING ROAD FARMS", A DISTANCE OF 399.36 FEET, TO THE NORTHWEST CORNER OF THE EASTERLY 340.00 FEET OF LOT 20, "LAMBING ROAD FARMS"; RUN THENCE, NORTH 89°16'20" EAST, ALONG THE NORTHERLY LINE OF LOT 20, "LAMBING ROAD FARMS", A DISTANCE OF 242.70 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF "GLENDAS MEADOW DRIVE", (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON THE AFORESAID PLAT OF "GLENDAS MEADOW UNIT ONE"); RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 02°47'12" TO THE LEFT, AN ARC DISTANCE OF 13.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°25'58" EAST, 13.62 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 49°49'34" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 113.54 FEET, TO THE MOST NORTHERLY CORNER OF LOT 14, "GLENDAS MEADOW UNIT ONE", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 131,699 SQUARE FEET, OR 3.02 ACRES, MORE OR LESS, IN AREA.

### PARCEL No. 2

A PARCEL OF LAND, BEING A PORTION OF TRACT 5, BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF LOT 55, "GLENDAS MEADOW UNIT ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGES 145 THROUGH 150 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 00°14'46" EAST, ALONG THE MONUMENTED WESTERLY LINE OF SAID TRACT 5, BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", A DISTANCE OF 1,044.39 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "WAGENHALS ROAD", (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); RUN THENCE, NORTH 89°33'52" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF "WAGENHALS ROAD", A DISTANCE OF 334.92 FEET, TO A POINT ON THE MONUMENTED EASTERLY LINE OF SAID TRACT 5, BLOCK 2, "JACKSONVILLE HEIGHTS"; RUN THENCE, SOUTH 00°10'43" WEST, ALONG THE MONUMENTED EASTERLY LINE OF SAID TRACT 5, BLOCK 2, "JACKSONVILLE HEIGHTS", A DISTANCE OF 1,048.39 FEET, TO THE NORTHEAST CORNER OF LOT 56, "GLENDAS MEADOW UNIT ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGES 145 THROUGH 150 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 89°45'14" WEST, ALONG THE MONUMENTED NORTHERLY LINE OF SAID "GLENDAS MEADOW UNIT ONE", A DISTANCE OF 336.13 FEET, TO THE AFORESAID NORTHWEST CORNER OF LOT 56, "GLENDAS MEADOW UNIT ONE", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 351,083 SQUARE FEET, OR 8.05 ACRES, MORE OR LESS, IN AREA.

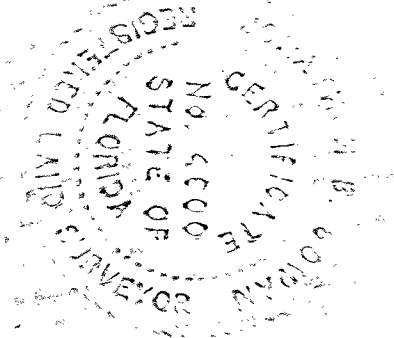
## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, PART 1, PLATTING THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 26 DAY OF JULY A.D., 2016.

  
JONATHON B. BOWAN, STATE OF FLORIDA  
REG. LAND SURVEYOR, CERTIFICATE No. 4600

A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661  
(904)346-1733 OFFICE - (904)346-1736 FAX



## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DREES HOMES OF FLORIDA, INC., A FLORIDA CORPORATION IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS "GLENDAS MEADOW UNIT TWO", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES AND COURTS, AND ALL UNOBSTRUCTED DRAINAGE EASEMENT, AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION ITS SUCCESSORS AND ASSIGNS, THE UNOBSTRUCTED DRAINAGE EASEMENT(S), OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES AND COURTS (AS NOTED ABOVE), AS ARE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, PARKWAYS, LANES AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

2) THE LAKE/STORMWATER MANAGEMENT FACILITY (TRACT "S") SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORM WATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE LOT OWNER OF THE TRACT, THEIR SUCCESSORS AND ASSIGNS, THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITY AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS-OF-WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE HARMLESS IT 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 LAKE/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 "GLENDAS MEADOW UNIT TWO". THIS INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. 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. (CURRENT FLORIDA STATUTES 177.091(28)).


THOSE EASEMENTS DESIGNATED AS "JE-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 "JE-E", ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL LANDSCAPE AND NON-ACCESS EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNER, DREES HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 24 DAY OF August A.D., 2016.

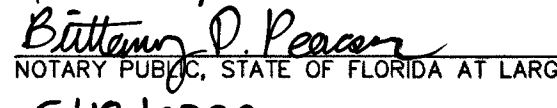
DREES HOMES OF FLORIDA, INC.  
A FLORIDA CORPORATION

  
JEFF FERGUSON, AS DIVISION PRESIDENT  
OF DREES HOMES OF FLORIDA, INC.  
A FLORIDA CORPORATION

WITNESS:   
PRINT NAME: Brian Small  
WITNESS:   
PRINT NAME: Kyle Daniel

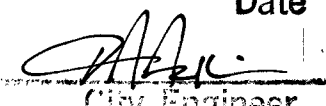

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August A.D. 2016 BY personally known AS IDENTIFICATION. JEFF FERGUSON, AS DIVISION PRESIDENT,

  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
511812020  
MY COMMISSION EXPIRES:



PREPARED BY:  
A & J LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYORS  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
FAX (904) 346-1736  
PHONE (904) 346-1733 LB. NO. 6661

Approved 21 SEP 2016  
Date  
  
City Engineer  
Approved September 16, 2016  
Date  
  
for General Counsel

# GLENDAS MEADOW UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 20 AND 21, "LAMBING ROAD FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 46, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 5, BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## APPROVED FOR 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.

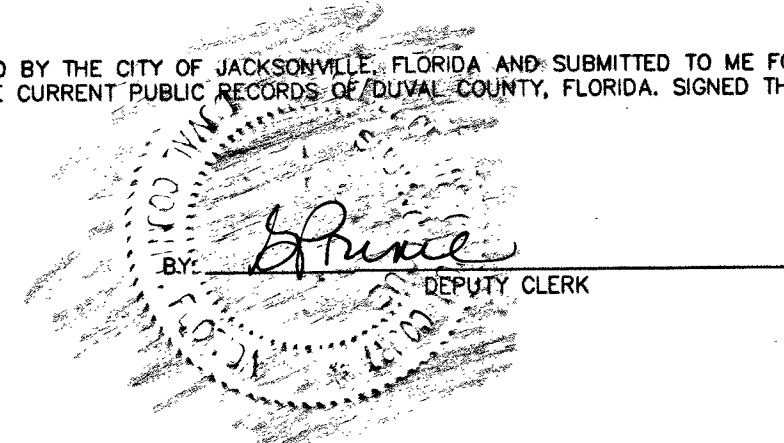
*John Pappas*  
JOHN PAPPAS, P.E. DIRECTOR OF PUBLIC WORKS

9/21/16  
DATE

## CLERK'S CERTIFICATE 2016 225 018

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 69, PAGES 65-68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 23<sup>RD</sup> DAY OF September A.D., 2016.

*Ronnie Fussell*  
RONNIE FUSSELL AS CLERK OF COURTS



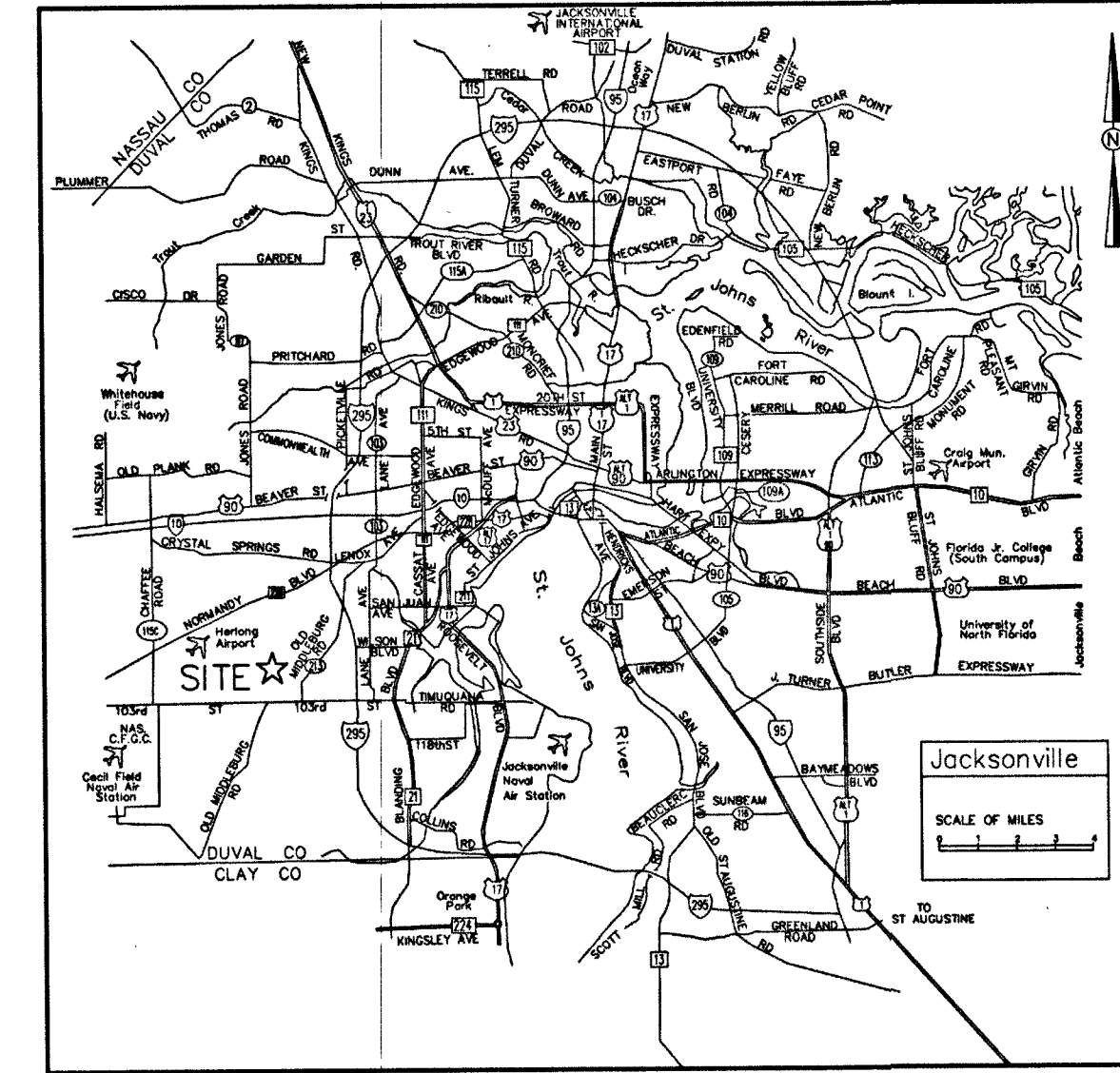
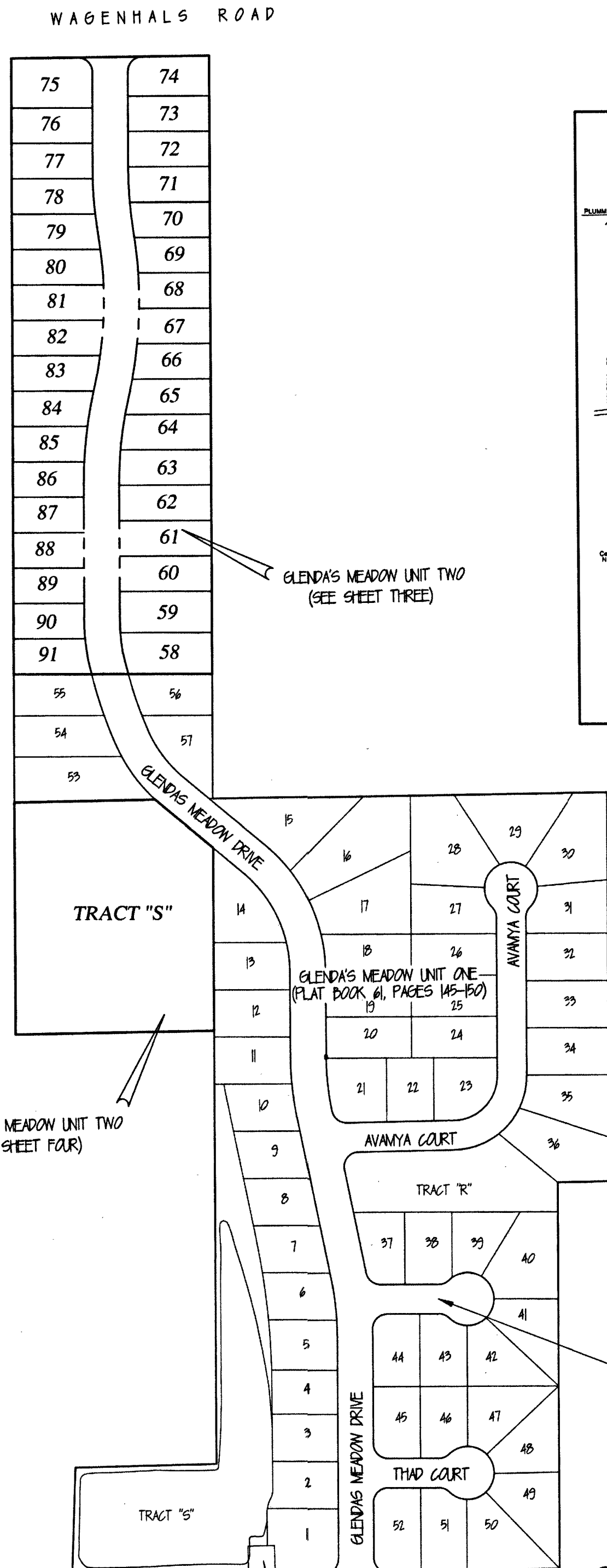
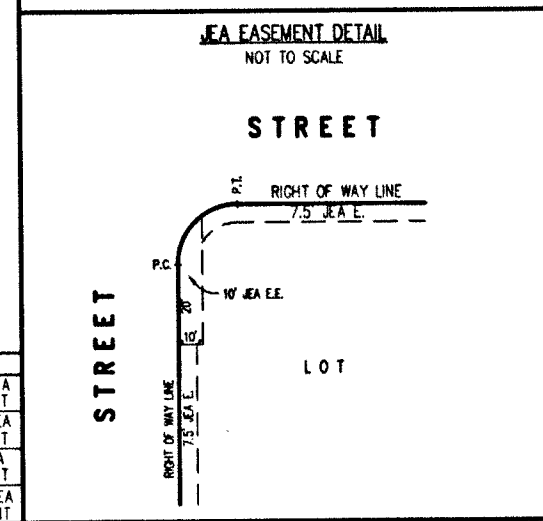
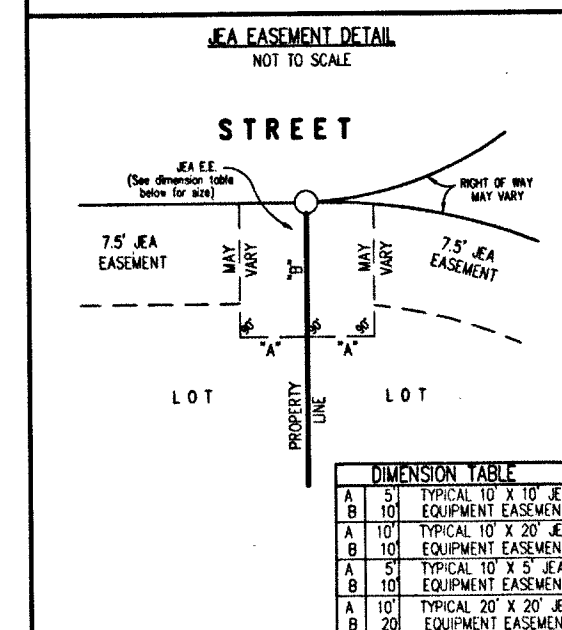
## PLAT CONFORMITY REVIEW

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 Sept. A.D., 2016.

*Monroe Hazen*  
MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR NO. 3398

## GENERAL NOTES:

- 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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE CO-ORDINATE SYSTEM, EAST ZONE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS BASED ON NORTH AMERICAN DATUM 1983/90-STATE PLANE COORDINATES- FLORIDA EAST ZONE-U.S. FEET.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINE AND CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL 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.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S): "X" (UNSHADED) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER 120077, MAP NUMBER 12031C 0343 H, DATED JUNE 03, 2013, DATUM (NAVD '88).  
THE FLOOD INSURANCE RATE MAP INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT, AND ARE SUBJECT TO CHANGE.
- EASEMENTS SHOWN HEREON AS JEA-E AND JEA-E-E ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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.
- STATE PLANE COORDINATES; THE STATE PLANE CONTROL MONUMENTATION USED FOR THE CONTROL IN THIS SURVEY ARE THREE (3) GLOBAL POSITIONING SYSTEM (GPS), BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 83/1990.
- THIS FIRM WAS PROVIDED WITH A TITLE COMMITMENT DATED NOVEMBER 20, 2015 AT 8:00 A.M., MADE BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND HAS FOUND THAT THERE ARE NO EASEMENTS LISTED IN THE COMMITMENT THAT AFFECT THIS PLAT.  
HOWEVER THE FOLLOWING ITEMS DO AFFECT THE PLAT. HOWEVER THEY CAN NO BE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY:  
A) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GLENDAS MEADOW, RECORDED IN BOOK 12016, PAGE 985.  
B) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENDAS MEADOW, RECORDED IN BOOK 13350, PAGE 301.  
C) DEVELOPER'S RIGHTS UNDER DECLARATION OF COVENANTS AND RESTRICTIONS FOR GLENDAS MEADOW, RECORDED IN BOOK 15017, PAGE 1520.  
D) NOTICE OF FAIR SHARE ASSESSMENT CONTRACT RECORDED IN BOOK 13271, PAGE 338.  
E) RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 17487, PAGE 391.  
F) PLAT OF LAMBING ROAD FARMS IN PLAT BOOK 24, PAGE 46, MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO. IN PLAT BOOK 5, PAGE 93.



VICINITY MAP

### LEGEND

ESMT	EASEMENT
V.N.B.	VEGETATED NATURAL BUFFER
PG	PAGE
(OA)	OVERALL
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
R.P.	RADIUS POINT
P.I.	POINT OF INTERSECTION
P.C.C.	POINT OF COMPOUND CURVE
R.	RADIUS
L	ARC LENGTH
CH	CHORD DISTANCE
C4	TABULATED CURVE DATA
REF. MON.	REFERENCE MONUMENT
R/W	RIGHT OF WAY
T.O.B.	TOP OF BANK
■	DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661)
●	DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
—	STREET NAME CHANGE



PREPARED BY:  
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PROFESSIONAL LAND SURVEYORS  
8841 LUELLA STREET  
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PHONE (904) 244-1726  
FAX (904) 244-1725  
L.B. NO. 6661

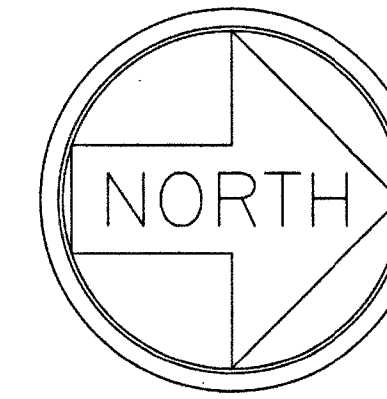
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PLAT BOOK 69 PAGE 67

SHEET 3 OF 4 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES

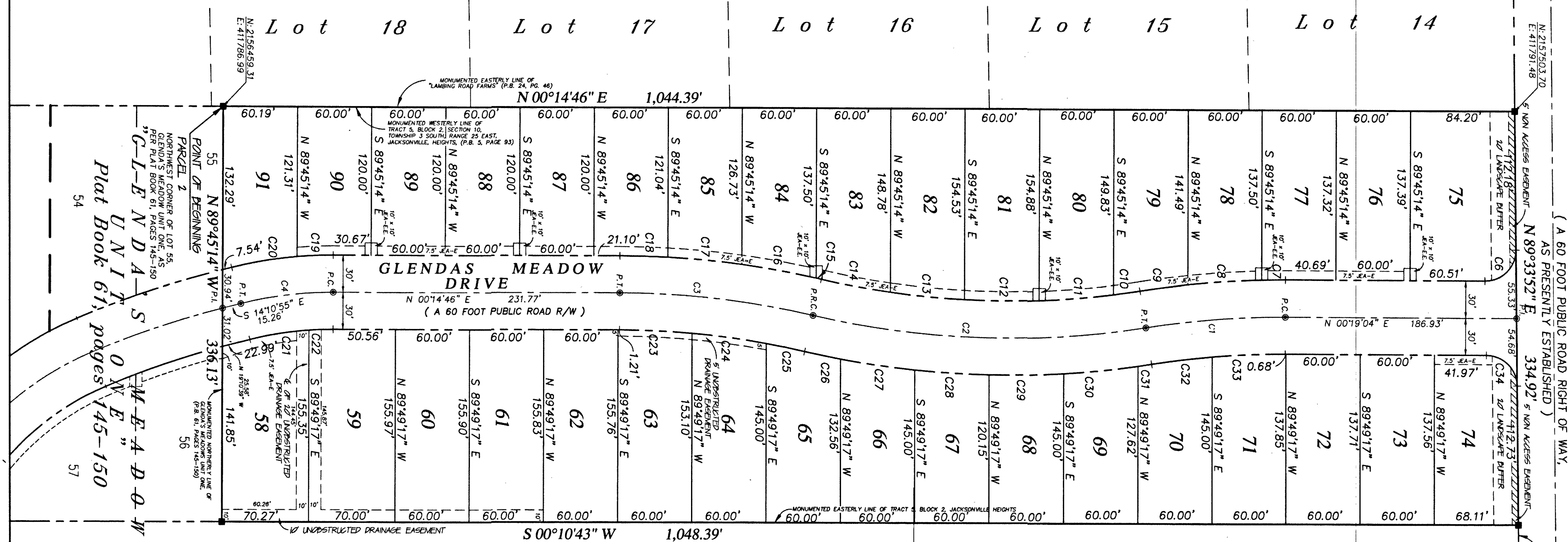


0 60 120

GRAPHIC SCALE  
SCALE: 1" = 60'

## "LAMBING ROAD FARMS"

Plat Book 24, page 46



### Tract 4, Block 2, Section 10, Township 3 South, Range 25 East "JACKSONVILLE HEIGHTS" Plat Book 5, page 93

CURVE TABLE FOR CENTERLINE OF GLENDAS MEADOW DRIVE

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C1	700.00'	09°17'59"	113.62'	S 04°19'56" E	113.49'
C2	700.00'	22°08'16"	270.46'	S 02°05'13" W	268.78'
C3	700.00'	12°54'35"	157.72'	S 06°42'03" W	157.39'
C4	300.00'	14°25'41"	75.55'	S 06°58'05" E	75.35'

CURVE TABLE FOR LOTS ON THE WEST SIDE OF GLENDAS MEADOW DRIVE

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C6	25.00'	90°45'12"	39.60'	S 45°03'32" E	35.59'
C7	730.00'	01°30'56"	19.31'	S 00°26'24" E	19.31'
C8	730.00'	04°43'16"	60.15'	S 03°33'30" E	60.13'
C9	730.00'	03°03'48"	39.03'	S 07°27'01" E	39.02'
C10	670.00'	01°50'36"	21.55'	S 08°03'37" E	21.55'
C11	670.00'	05°09'03"	60.23'	S 04°33'48" E	60.21'
C12	670.00'	05°07'58"	60.02'	S 00°34'42" W	60.00'
C13	670.00'	05°09'22"	60.30'	S 05°43'22" W	60.28'
C14	670.00'	04°51'17"	56.77'	S 10°43'42" W	56.75'
C15	730.00'	00°20'15"	4.30'	S 12°59'13" W	4.30'
C16	730.00'	04°47'09"	60.98'	S 10°25'31" W	60.96'
C17	730.00'	04°43'54"	60.29'	S 05°39'59" W	60.27'
C18	730.00'	03°03'16"	38.92'	S 01°46'24" W	38.91'
C19	330.00'	05°05'59"	29.37'	S 02°18'14" E	29.36'
C20	330.00'	09°19'42"	53.73'	S 09°31'04" E	53.67'

CURVE TABLE FOR LOTS ON THE EAST SIDE OF GLENDAS MEADOWS DRIVE

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C21	270.00'	10°17'57"	48.53'	N 09°01'57" W	48.47'
C22	270.00'	04°07'44"	19.46'	N 01°49'06" W	19.45'
C23	670.00'	05°02'04"	58.87'	N 02°45'48" E	58.85'
C24	670.00'	05°10'46"	60.57'	N 07°52'12" E	60.54'
C25	670.00'	02°41'46"	31.53'	N 11°48'28" E	31.52'
C26	730.00'	02°20'08"	29.76'	N 11°59'17" E	29.75'
C27	730.00'	04°45'36"	60.65'	N 08°26'25" E	60.63'
C28	730.00'	04°43'10"	60.13'	N 03°42'02" E	60.11'
C29	730.00'	04°42'42"	60.03'	N 01°00'54" W	60.01'
C30	730.00'	04°44'09"	60.34'	N 05°44'19" W	60.32'
C31	730.00'	00°52'31"	11.15'	N 08°32'40" W	11.15'
C32	670.00'	04°13'16"	49.36'	N 06°52'17" W	49.35'
C33	670.00'	05°04'43"	59.39'	N 02°13'18" W	59.37'
C34	25.00'	89°14'48"	38.94'	N 44°56'28" E	35.12'



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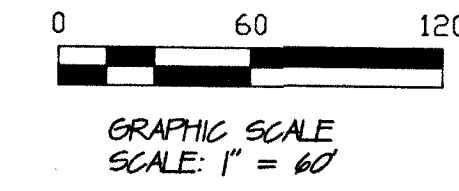
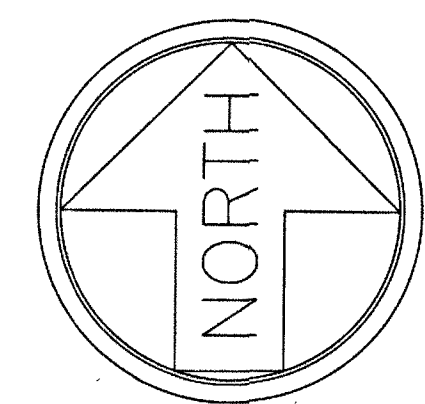
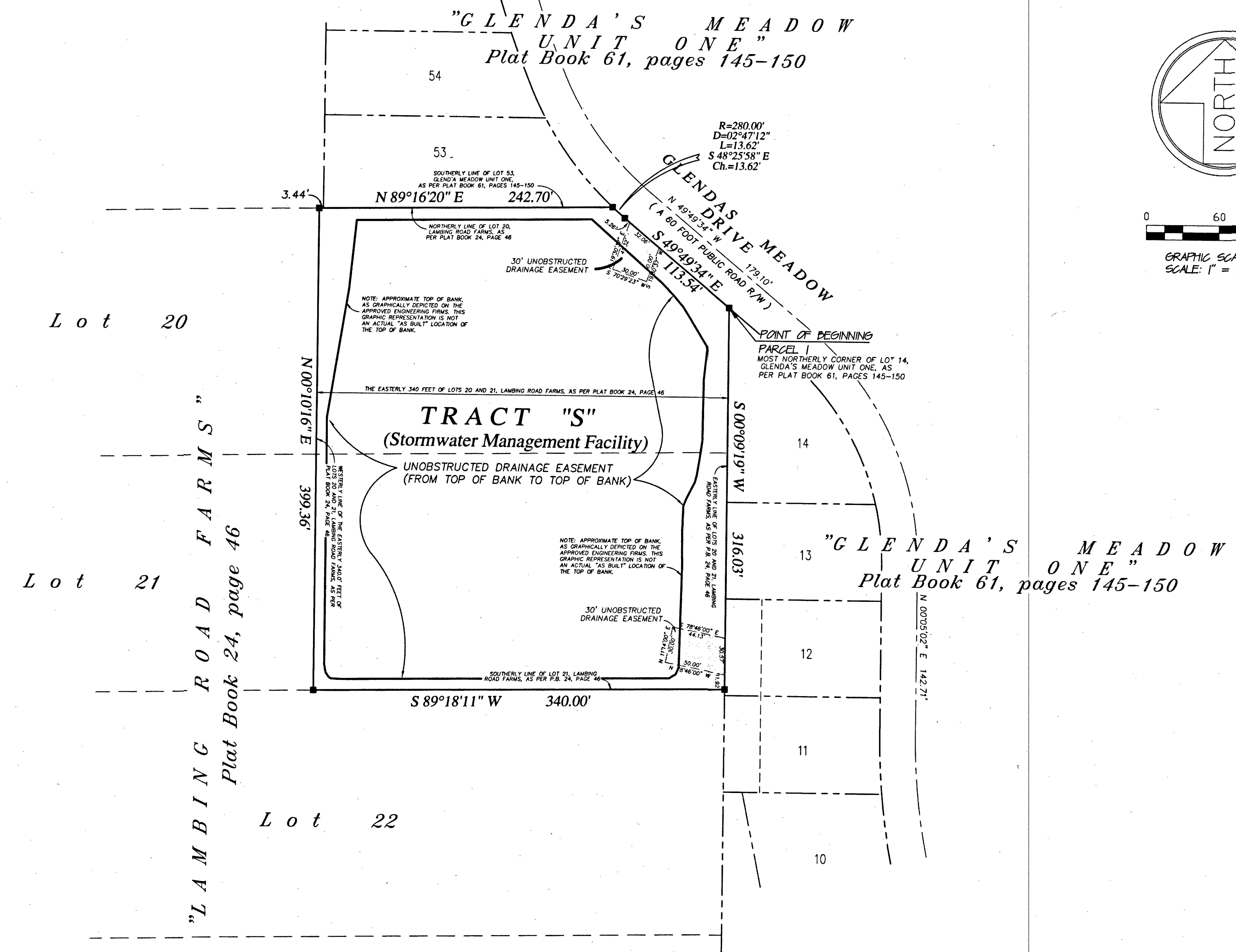
# GLENDA'S MEADOW UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 20 AND 21, "LAMBING ROAD FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 46, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 5, BLOCK 2, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 68

SHEET 4 OF 4 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES



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