

# GREENE MEADOWS PHASE ONE-A

PLAT BOOK 72 PAGE 99  
SHEET ONE (1) of FIVE (5) SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF LOT 74, AND A PORTION OF TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA,

CAPTION  
GREENE MEADOWS PHASE ONE-A

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF LOT 74, AND A PORTION OF TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Approved 12/10/2018  
Date  
[Signature]  
City Engineer  
Director of Public Works  
Approved December 6, 2018  
Date  
[Signature]  
for General Counsel

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEAST CORNER OF SAID TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, SOUTH 88°55'57" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "B", A DISTANCE OF 49.45 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHERLY, LAST SAID ARC ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF "ANGEL LAKE DRIVE", A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON THE AFORESAID PLAT OF "ANGEL LAKES PHASE II"; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, AND BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 176°28'27" TO THE LEFT, AN ARC DISTANCE OF 154.00 FEET, TO A POINT, ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10883, PAGE 2415 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°39'27" EAST, 99.95 FEET; RUN THENCE, ALONG THE AFORESAID EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10883, PAGE 2415 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 43°35'00" EAST, A DISTANCE OF 139.93 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, NORTH 00°01'26" WEST, A DISTANCE OF 224.40 FEET, TO A POINT ON THE BOUNDARY OF AFORESAID "ANGEL LAKES PHASE II"; RUN THENCE, ALONG THE BOUNDARY OF THE PLAT OF "ANGEL LAKES PHASE II", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°56'17" WEST, A DISTANCE OF 133.95 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 17°01'14" WEST, A DISTANCE OF 826.46 FEET, TO A POINT; RUN THENCE, NORTH 57°33'05" EAST, DEPARTING FROM AFORESAID EASTERLY BOUNDARY OF "ANGEL LAKES PHASE II", A DISTANCE OF 341.32 FEET, TO A POINT; RUN THENCE NORTH 00°05'41" EAST, A DISTANCE OF 175.99 FEET, TO A POINT; RUN THENCE, SOUTH 89°54'19" EAST, A DISTANCE OF 280.24 FEET, TO A POINT; RUN THENCE, NORTH 37°58'11" EAST, A DISTANCE OF 68.41 FEET, TO A POINT; RUN THENCE, SOUTH 36°34'47" EAST, A DISTANCE OF 80.37 FEET, TO A POINT; RUN THENCE, SOUTH 89°54'19" EAST, A DISTANCE OF 160.00 FEET, TO A POINT; RUN THENCE, SOUTH 00°05'41" WEST, A DISTANCE OF 4.54 FEET, TO A POINT; RUN THENCE, SOUTH 89°54'19" EAST, A DISTANCE OF 110.00 FEET, TO A POINT; RUN THENCE, NORTH 34°55'09" EAST, A DISTANCE OF 84.05 FEET, TO A POINT; RUN THENCE, SOUTH 34°43'47" EAST, A DISTANCE OF 84.05 FEET, TO A POINT; RUN THENCE, SOUTH 00°05'41" WEST, A DISTANCE OF 105.00 FEET, TO A POINT; RUN THENCE, NORTH 89°54'19" WEST, A DISTANCE OF 3.00 FEET, TO A POINT; RUN THENCE, SOUTH 00°05'41" WEST, A DISTANCE OF 155.00 FEET, TO A POINT; RUN THENCE, SOUTH 32°13'11" WEST, A DISTANCE OF 84.62 FEET, TO A POINT; RUN THENCE, SOUTH 00°05'41" WEST, A DISTANCE OF 864.63 FEET, TO A POINT; RUN THENCE, SOUTH 35°08'29" EAST, A DISTANCE OF 78.00 FEET, TO A POINT; RUN THENCE, SOUTH 00°05'41" WEST, A DISTANCE OF 111.92 FEET, TO A POINT; RUN THENCE, SOUTH 04°06'14" EAST, A DISTANCE OF 50.06 FEET, TO A POINT; RUN THENCE, SOUTH 01°20'01" EAST, A DISTANCE OF 120.00 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 32; RUN THENCE, SOUTH 88°39'59" WEST, ALONG LAST SAID LINE, A DISTANCE OF 697.76 FEET, TO THE AFORESAID SOUTHEAST CORNER OF TRACT "B", "ANGEL LAKES PHASE II", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,238,304 SQUARE FEET, OR 28.42 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 10 day of November, 2018.

[Signature]  
Jonathan B. Bowen  
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

### ADOPTION AND DEDICATION

This is to certify that ANGEL LAKES GATED, INC., a Florida corporation ("Owner"), is the fee simple owner of the lands described in the caption hereon known as GREENE MEADOWS PHASE ONE-A, 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.

Tracts "C-1" and "C-2" (Conservation Areas), Tract "R" (Recreation Area), Tract "LB" (Landscape Buffer Tract), and Tracts "A-1" and "A-2" (Access), and that Easement for "Subdivision Sign and Landscape Feature" 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 owners(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 GREENE MEADOWS PHASE ONE-A. 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 Owners of the Lots as shown hereon.

Those Easements designated hereon as "Easement for Ingress and Egress", and "10' wide Recreational Trail Easement", and 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.

Tract "PS" (Pump Station), is hereby irrevocably and without reservation dedicated to the JEA, its successors and assigns, for its exclusive use as a Lift Station/Pump Station.

Title to the 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 Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in conjunction with the JEA's use of the Pump Station Tract.

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA 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 the Landscape Buffer Tract, or any part thereof, except to the extent arising from or out of incidental to JEA's use of the Pump Station Tract or JEA's easement upon the 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. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

(Continued, on next column)

### ADOPTION AND DEDICATION (Continued)

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 (a) in conjunction with its underground electrical systems, and (b) for meters associated with water and sewer utilities; provided however, that no parallel utilities may be installed within said easements.

In witness thereof, Owner has executed this plat on the \_\_\_ day of \_\_\_\_\_, 2018.

ANGEL LAKES GATED, INC.  
A Florida Corporation

Witness: [Signature]  
Print name: ANNE LUARD  
Witness: [Signature]  
Print name: GEORGE T. WARD

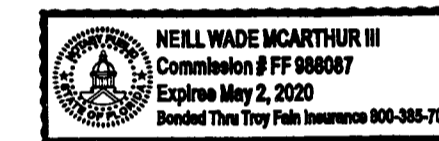
By: [Signature]  
Kenneth L. Greene, as  
President of ANGEL LAKES  
GATED, INC., a Florida Corporation

Notary for ANGEL LAKES GATED, INC.  
A Florida Corporation

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2018 by Kenneth L. Greene, President of ANGEL LAKES GATED, INC. a Florida Corporation, on behalf of the Florida Corporation, who is personally known to me. Produced a valid Florida Driver's License as Identification.

Notary Public, State of Florida  
Print Name: NEILL WADE MCARTHUR III  
My Commission expires: March 2022  
My Commission No.: FF 988087



### CLERK'S CERTIFICATE:

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 72 pages 99-103 of the current public records of Duval County, Florida this 10<sup>th</sup> day of December, 2018.

By: [Signature]  
Renee Fussell, Clerk of the Circuit Court

### PLAT CONFORMITY REVIEW:

This plat has been reviewed and found in compliance with Part I, Chapter 177, Florida Statutes, this 7<sup>th</sup> day of December, 2018.

By: [Signature]  
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 11<sup>th</sup> day of December, 2018.

Signature: [Signature]  
Print Name: \_\_\_\_\_  
John Pappas, P.E.  
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

# GREENE MEADOWS PHASE ONE-A

PLAT BOOK 12 PAGE 100  
SHEET TWO (2) of FIVE (5) SHEETS

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF LOT 74, AND A PORTION OF TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### GENERAL NOTES:

1) 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)).

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 based on the Southerly line of the Southwest 1/4, of the Northwest 1/4, of Section 32, Township 1 North, Range 26 East, as S 88°39'59" W.

4) Coordinates based on GPS Observation of the following stations and published coordinates. Coordinate Datum: State of Florida State Plane Co-ordinates (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. "JA-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. "JA-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) 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.

9) 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.

10) All lot lines that intersect curves are non radial, unless otherwise noted hereon.

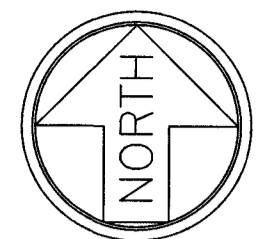
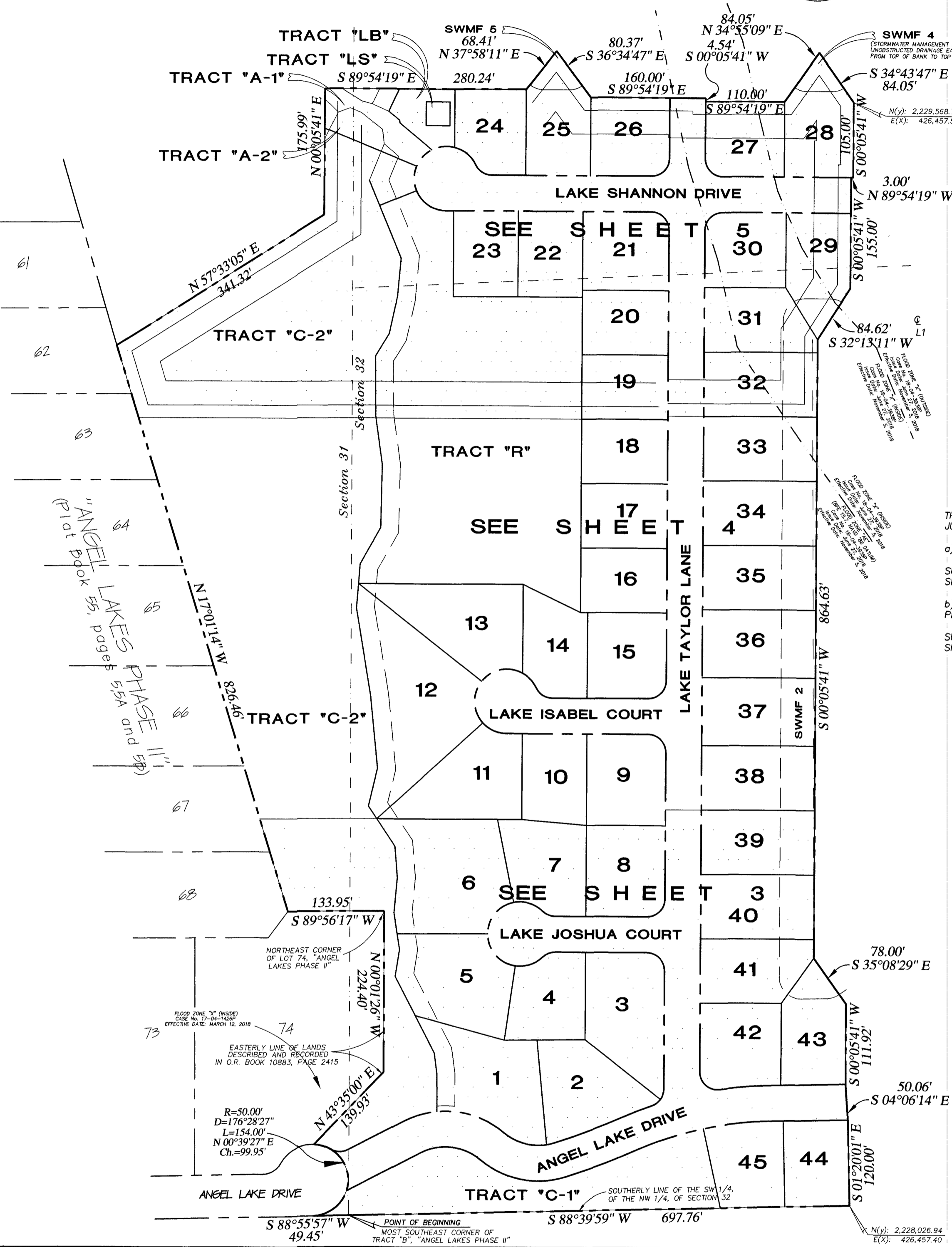
11) FLOOD ZONE NOTE: By graphic plating the lands shown hereon lie within Flood Zone "X", (inside and Outside 500 year) and "AE" (Base Flood Elevation of 15.7), North American Vertical Datum of 1988, (NAVD '88) as depicted on the City of Jacksonville MSMP Update and the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Letter of Map Revision Determination Document, Community No. 120077, Case No. 18-04-3938P, with an Issue Date of June 27, 2018, and an Effective Date of: November 5, 2018. Datum shown on Letter of Map Determination Document is also in 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.

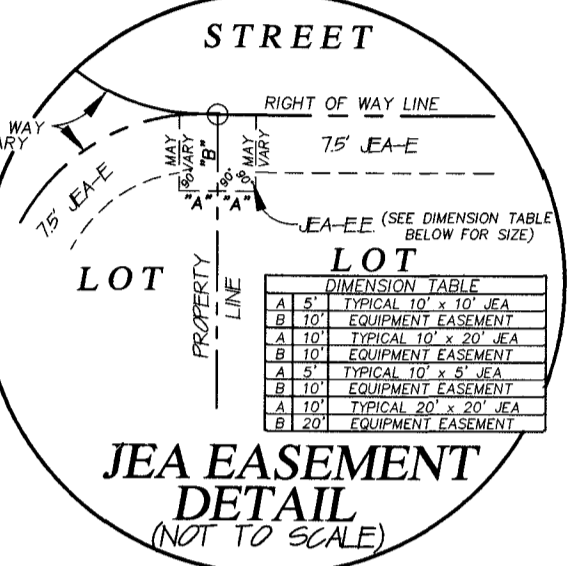
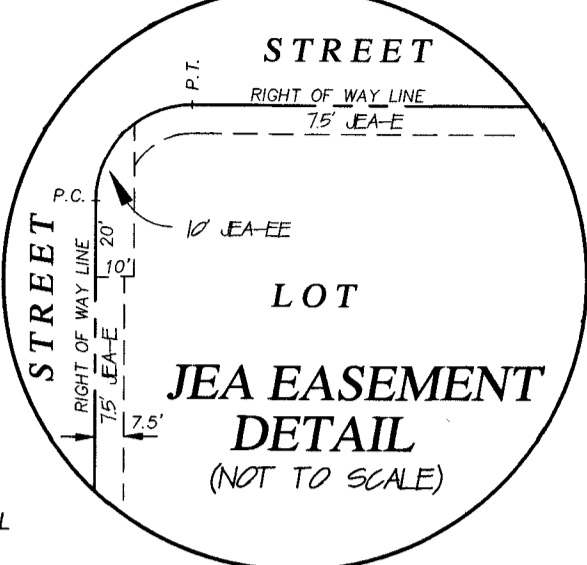
12) Note as required by Letter from Planning and Development Department, dated December 15, 2005:

Individual lots may be located in an Airfield Environ Accident Potential and/or Noise Zone and may be subject to increased noise or accident potential levels associated with air traffic operations.

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
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- LEGEND:
- 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 NATURAL VEGETATIVE UPLAND BUFFER
  - ▲ DENOTES WETLAND JURISDICTIONAL AREA

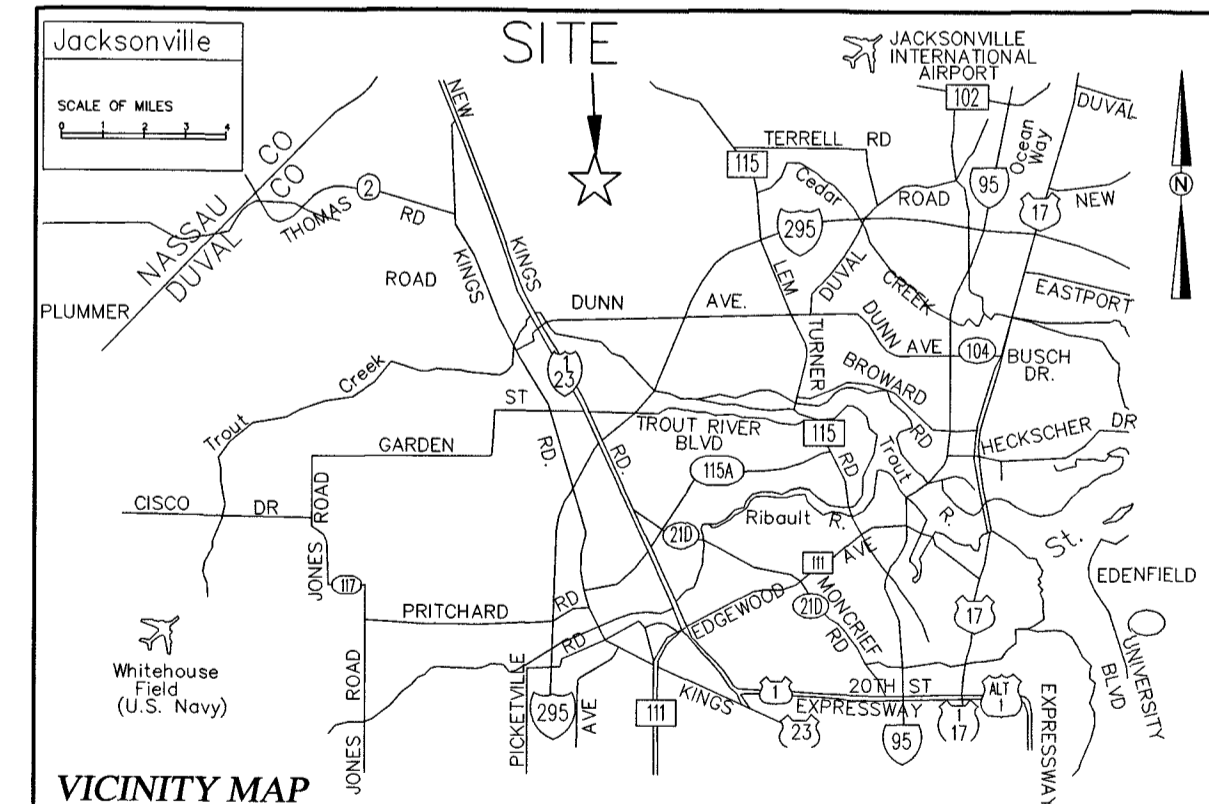


THIS FIRM WAS PROVIDED WITH A OPINION OF TITLE LETTER FROM BERNARD & SCHEMER, P.A., DATED JUNE 20, 2018, WHICH HAS THE FOLLOWING EASEMENTS LISTED:

- a) DECLARATION OF COVENANTS AND RESTRICTIONS IN OR 10429, PAGE 1115.
- SURVEYOR'S COMMENT: THESE DECLARATION OF COVENANTS AND RESTRICTIONS ONLY AFFECT TWO (2) SMALL AREAS SHOWN ON THIS PLAT, THAT ARE BEING RE-PLATTED.
- b) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF ANGEL LAKES PHASE II, IN PLAT BOOK 55, PAGE 5.
- SURVEYOR'S COMMENT: THE PLAT OF ANGEL LAKES PHASE II ONLY AFFECT TWO (2) SMALL AREAS SHOWN ON THIS PLAT, THAT ARE BEING RE-PLATTED.

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
	CENTERLINE
CT	DENOTES TABULATED LINE DATA
R/W	DENOTES TABULATED CURVE DATA
O.R. BOOK	RIGHT OF WAY
P.G.	OFFICIAL RECORDS BOOK
SURWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER



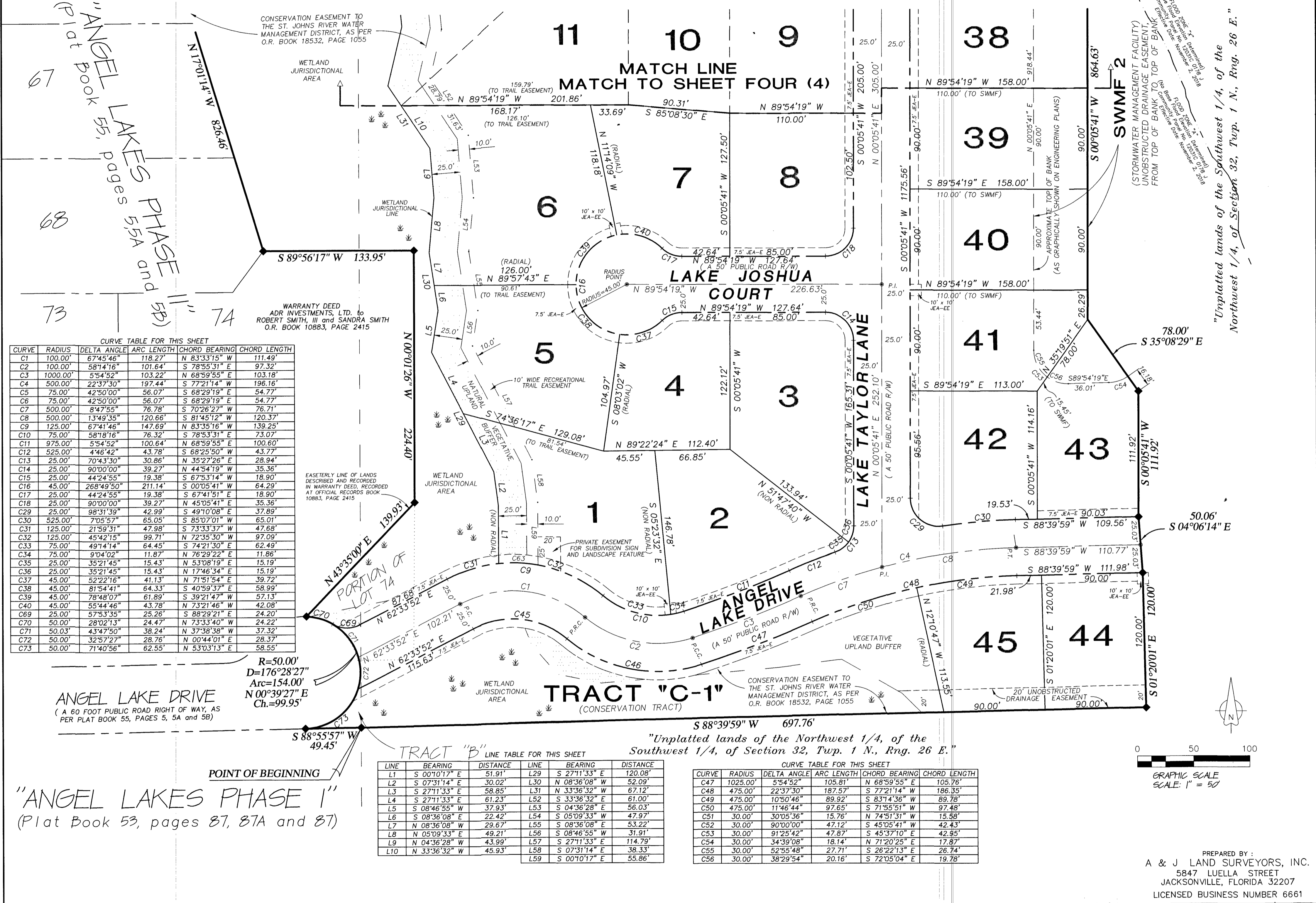
(Plat) City Development No. 9066.003 JEA Availability No. 2016-0666

# GREENE MEADOWS PHASE ONE-A

PLAT BOOK 72 PAGE 101  
SHEET THREE (3) of FIVE (5) SHEETS

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF LOT 74, AND A PORTION OF TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET TWO (2) FOR GENERAL NOTES & LEGEND



CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	67°45'46"	118.27'	N 83°33'15" W	111.49'
C2	100.00'	58°14'16"	101.64'	S 78°55'31" E	97.32'
C3	1000.00'	5°54'52"	103.22'	N 68°59'55" E	103.18'
C4	500.00'	22°37'30"	197.44'	S 77°21'14" W	196.16'
C5	75.00'	42°50'00"	56.07'	S 68°29'19" E	54.77'
C6	75.00'	42°50'00"	56.07'	S 68°29'19" E	54.77'
C7	500.00'	8°47'55"	76.78'	S 70°28'27" W	76.71'
C8	500.00'	13°49'35"	120.66'	S 81°45'12" W	120.37'
C9	125.00'	67°41'46"	147.69'	N 83°35'16" W	139.25'
C10	75.00'	58°18'16"	76.32'	S 78°53'31" E	73.07'
C11	975.00'	5°54'52"	100.64'	N 68°59'55" E	100.60'
C12	525.00'	4°46'42"	43.78'	S 68°25'50" W	43.77'
C13	25.00'	70°43'30"	30.86'	N 35°27'26" E	28.94'
C14	25.00'	90°00'00"	39.27'	N 44°54'19" W	35.36'
C15	25.00'	44°24'55"	19.38'	S 67°53'14" W	18.90'
C16	45.00'	268°49'50"	211.14'	S 00°05'41" W	64.29'
C17	25.00'	44°24'55"	19.38'	S 67°41'51" E	18.90'
C18	25.00'	90°00'00"	39.27'	N 45°05'41" E	35.36'
C19	25.00'	98°31'39"	42.99'	S 49°10'08" E	37.89'
C20	525.00'	7°05'57"	65.05'	S 85°07'01" W	65.01'
C21	125.00'	21°59'31"	47.98'	S 73°33'37" W	47.68'
C22	125.00'	45°42'15"	99.71'	N 72°35'30" W	97.09'
C23	75.00'	49°14'14"	64.45'	S 74°21'30" E	62.49'
C24	75.00'	9°04'02"	11.87'	N 76°29'22" E	11.86'
C25	25.00'	35°21'45"	15.43'	N 53°08'19" E	15.19'
C26	25.00'	35°21'45"	15.43'	N 74°46'34" E	15.19'
C27	45.00'	52°22'16"	41.13'	S 71°51'54" E	39.72'
C28	45.00'	81°54'41"	64.33'	S 40°59'37" E	58.99'
C29	45.00'	78°48'07"	61.89'	S 39°21'47" W	57.13'
C30	45.00'	55°44'46"	43.78'	N 73°21'46" W	42.08'
C31	25.00'	57°53'35"	25.26'	S 88°29'21" E	24.20'
C32	50.00'	28°02'13"	24.47'	N 73°33'40" W	24.22'
C33	50.00'	43°47'50"	38.24'	N 37°38'38" W	37.32'
C34	50.00'	32°57'27"	28.76'	N 00°44'01" E	28.37'
C35	50.00'	71°40'56"	62.55'	N 53°03'13" E	58.55'

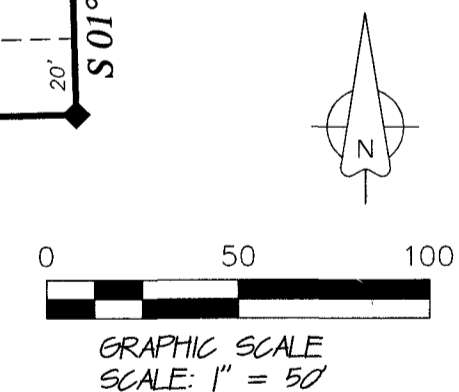
LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°10'17" E	51.91'	L29	S 27°11'33" E	120.08'
L2	S 07°31'14" E	30.02'	L30	N 08°36'08" W	52.09'
L3	S 27°11'33" E	58.85'	L31	N 33°36'32" W	67.12'
L4	S 27°11'33" E	61.23'	L32	S 33°36'32" E	61.00'
L5	S 08°46'55" W	37.93'	L33	S 04°36'28" E	56.03'
L6	S 08°36'08" W	22.42'	L34	S 05°09'33" W	47.97'
L7	N 08°36'08" W	29.67'	L35	S 08°36'08" E	53.22'
L8	N 05°09'33" E	49.21'	L36	S 08°46'55" W	31.91'
L9	N 04°36'28" W	43.99'	L37	S 27°11'33" E	114.79'
L10	N 33°36'32" W	45.93'	L38	S 07°31'14" E	38.33'
			L39	S 00°10'17" E	55.86'

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C47	1025.00'	5°54'52"	105.81'	N 68°59'55" E	105.76'
C48	475.00'	22°37'30"	187.57'	S 77°21'14" W	186.35'
C49	475.00'	10°50'46"	89.92'	S 83°14'36" W	89.78'
C50	475.00'	11°46'44"	97.65'	S 71°55'51" W	97.48'
C51	30.00'	30°05'36"	15.76'	N 74°51'31" W	15.58'
C52	30.00'	90°00'00"	47.12'	S 45°05'41" W	42.43'
C53	30.00'	91°25'42"	47.87'	S 45°37'10" E	42.55'
C54	30.00'	34°39'08"	18.14'	N 71°20'25" E	17.87'
C55	30.00'	52°55'48"	27.71'	S 26°22'13" E	26.74'
C56	30.00'	38°29'54"	20.16'	S 72°05'04" E	19.78'

"ANGEL LAKES PHASE I"  
(Plat Book 53, pages 87, 87A and 87)



PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

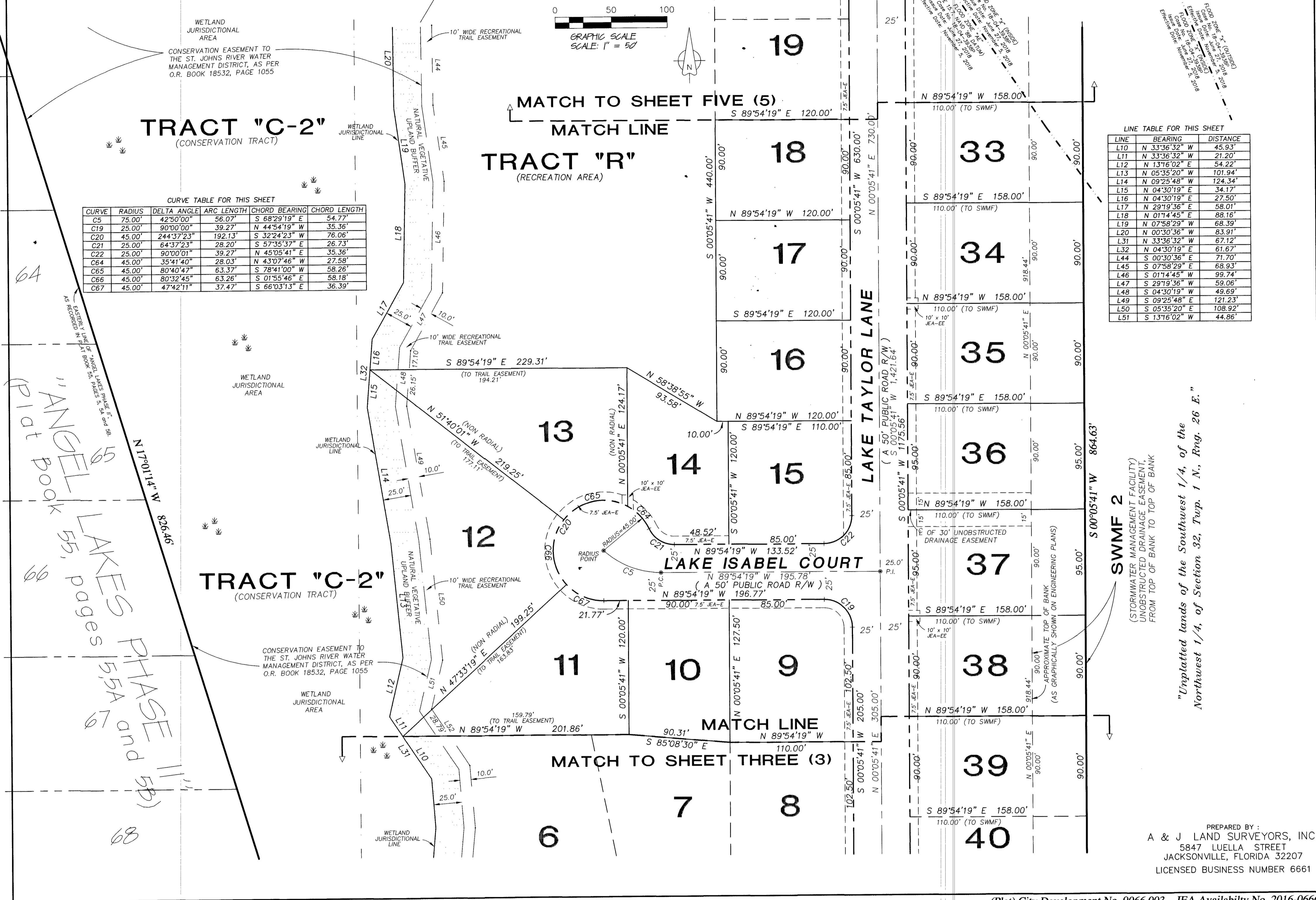
(Plat) City Development No. 9066.003 JEA Availability No. 2016-0666  
(Plans) City Development No. 9066.002, PUD Ordinance No. 2005-1105

# GREENE MEADOWS PHASE ONE - A

PLAT BOOK 72 PAGE 102  
SHEET FOUR (4) OF FIVE (5) SHEETS

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF LOT 74, AND A PORTION OF TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET TWO (2) FOR GENERAL NOTES & LEGEND



CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	75.00'	42°50'00"	56.07'	S 68°29'19" E	54.77'
C19	25.00'	90°00'00"	39.27'	N 44°54'19" W	35.36'
C20	45.00'	244°37'23"	192.13'	S 32°24'23" W	76.06'
C21	25.00'	64°37'23"	28.20'	S 57°35'37" E	26.73'
C22	25.00'	90°00'00"	39.27'	N 45°05'41" E	35.36'
C64	45.00'	35°41'40"	28.03'	N 43°07'46" W	27.58'
C65	45.00'	80°40'47"	63.37'	S 78°41'00" W	58.26'
C66	45.00'	80°32'45"	63.26'	S 01°55'46" E	58.18'
C67	45.00'	47°42'11"	37.47'	S 66°03'13" E	36.39'

LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE
L10	N 33°36'32" W	45.93'
L11	N 33°36'32" W	31.20'
L12	N 13°16'02" E	54.22'
L13	N 05°35'20" W	101.94'
L14	N 09°25'48" W	124.34'
L15	N 04°30'19" E	34.17'
L16	N 04°30'19" E	27.50'
L17	N 29°19'36" E	58.01'
L18	N 01°14'45" E	88.16'
L19	N 07°58'29" W	68.39'
L20	N 00°30'36" W	83.91'
L31	N 33°36'32" W	67.12'
L32	N 04°30'19" E	61.67'
L44	S 00°30'36" E	71.70'
L45	S 07°58'29" E	68.93'
L46	S 01°14'45" E	99.74'
L47	S 29°19'36" W	68.06'
L48	S 04°30'19" W	49.69'
L49	S 09°25'48" E	121.23'
L50	S 05°35'20" E	108.92'
L51	S 13°16'02" W	44.86'

64  
65  
66  
68

AS RECORDED IN PLAT BOOK 55, PAGES 55, 55A AND 55B

"ANGEL LAKES PHASE II"  
(Plat Book 55, pages 55A and 55B)

N 17°10'11.4" W 826.46'

"Unplatted lands of the Southwest 1/4, of the Northwest 1/4, of Section 32, Twp. 1 N., Rng. 26 E."

SWMF 2  
(STORMWATER MANAGEMENT FACILITY)  
UNOBSTRUCTED DRAINAGE EASEMENT,  
FROM TOP OF BANK TO TOP OF BANK

APPROXIMATE TOP OF BANK  
(AS GRAPHICALLY SHOWN ON ENGINEERING PLANS)

PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

(Plat) City Development No. 9066.003 JEA Availability No. 2016-0666  
(Plans) City Development No. 9066.002, PUD Ordinance No. 2005-1105

# GREENE MEADOWS PHASE ONE-A

PLAT BOOK 72 PAGE 103  
SHEET FIVE (5) OF FIVE (5) SHEETS

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF LOT 74, AND A PORTION OF TRACT "B", "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

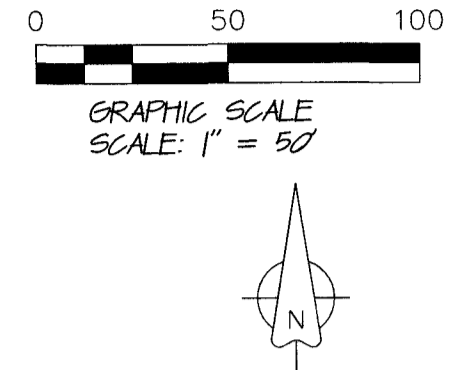
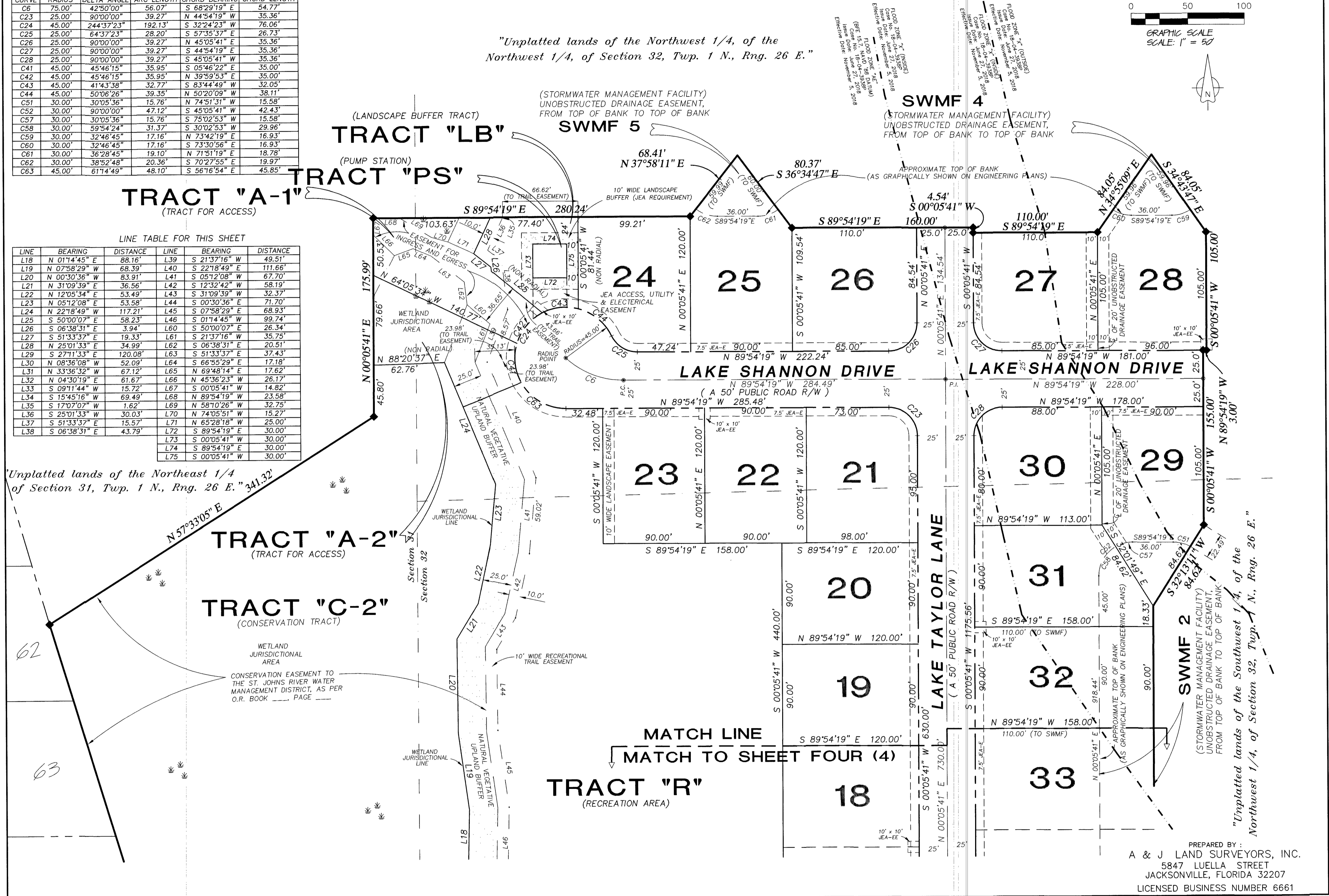
SEE SHEET TWO (2) FOR GENERAL NOTES & LEGEND

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	75.00'	42°50'00"	56.07'	S 68°29'19" E	54.77'
C23	25.00'	90°00'00"	39.27'	N 44°54'19" W	35.36'
C24	45.00'	244°37'23"	192.13'	S 32°24'23" W	76.06'
C25	25.00'	64°37'23"	28.20'	S 57°35'37" E	26.73'
C26	25.00'	90°00'00"	39.27'	N 45°05'41" E	35.36'
C27	25.00'	90°00'00"	39.27'	S 44°54'19" E	35.36'
C28	25.00'	90°00'00"	39.27'	S 45°05'41" W	35.36'
C41	45.00'	45°46'15"	35.95'	S 05°46'22" E	35.00'
C42	45.00'	45°46'15"	35.95'	N 39°59'53" E	35.00'
C43	45.00'	41°43'38"	32.77'	S 83°44'49" W	32.05'
C44	45.00'	50°06'26"	39.35'	N 50°20'09" W	38.11'
C51	30.00'	30°05'36"	15.76'	N 74°51'31" W	15.58'
C52	30.00'	90°00'00"	47.12'	S 45°05'41" W	42.83'
C57	30.00'	30°05'36"	15.76'	S 75°02'53" W	15.58'
C58	30.00'	59°54'24"	31.37'	S 30°02'53" W	29.96'
C59	30.00'	32°46'45"	17.16'	N 73°42'19" E	16.93'
C60	30.00'	32°46'45"	17.16'	S 73°30'56" E	16.93'
C61	30.00'	36°28'45"	19.10'	N 71°51'19" E	18.78'
C62	30.00'	38°52'48"	20.36'	S 70°27'55" E	19.97'
C63	45.00'	81°14'49"	48.10'	S 56°16'54" E	45.85'

LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L18	N 01°14'45" E	88.16'	L39	S 21°37'16" W	49.51'
L19	N 07°58'29" W	68.39'	L40	S 22°18'49" E	111.66'
L20	N 00°30'36" W	83.91'	L41	S 05°12'08" W	67.70'
L21	N 31°09'39" E	36.56'	L42	S 12°32'42" W	58.19'
L22	N 12°05'34" E	53.49'	L43	S 31°09'39" W	32.37'
L23	N 05°12'08" E	53.58'	L44	S 00°30'36" E	71.70'
L24	N 22°18'49" W	117.21'	L45	S 07°58'29" E	68.93'
L25	S 50°00'07" E	58.23'	L46	S 01°14'45" W	99.74'
L26	S 06°38'31" E	3.94'	L60	S 50°00'07" E	26.34'
L27	S 51°33'37" E	19.33'	L61	S 21°37'16" W	35.75'
L28	N 25°01'33" E	34.99'	L62	S 06°38'31" E	20.51'
L29	S 27°11'33" E	120.08'	L63	S 51°33'37" E	37.43'
L30	N 08°36'08" W	52.09'	L64	S 66°55'29" E	17.18'
L31	N 33°36'32" W	67.12'	L65	N 69°48'14" E	17.82'
L32	N 04°30'19" E	61.67'	L66	N 45°36'23" W	25.17'
L33	S 09°11'44" W	15.72'	L67	S 00°05'41" W	14.82'
L34	S 15°45'16" W	69.49'	L68	N 89°54'19" W	23.58'
L35	S 17°07'07" W	1.62'	L69	N 58°10'26" W	32.75'
L36	S 25°01'33" W	30.03'	L70	N 74°05'51" W	15.27'
L37	S 51°33'37" E	15.57'	L71	N 65°28'18" W	25.00'
L38	S 06°38'31" E	43.79'	L72	S 89°54'19" E	30.00'
			L73	S 00°05'41" W	30.00'
			L74	S 89°54'19" E	30.00'
			L75	S 00°05'41" W	30.00'



"Unplatted lands of the Northwest 1/4, of the Northwest 1/4, of Section 32, Twp. 1 N., Rng. 26 E."

"Unplatted lands of the Northeast 1/4 of Section 31, Twp. 1 N., Rng. 26 E." 341.32'

"Unplatted lands of the Southwest 1/4, of the Northwest 1/4, of Section 32, Twp. 1 N., Rng. 26 E."

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