

# HAIDEN OAKS

A portion of Government Lot 2, Section 18, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida

**CAPTION**  
**PARCEL 1:**

A PORTION OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

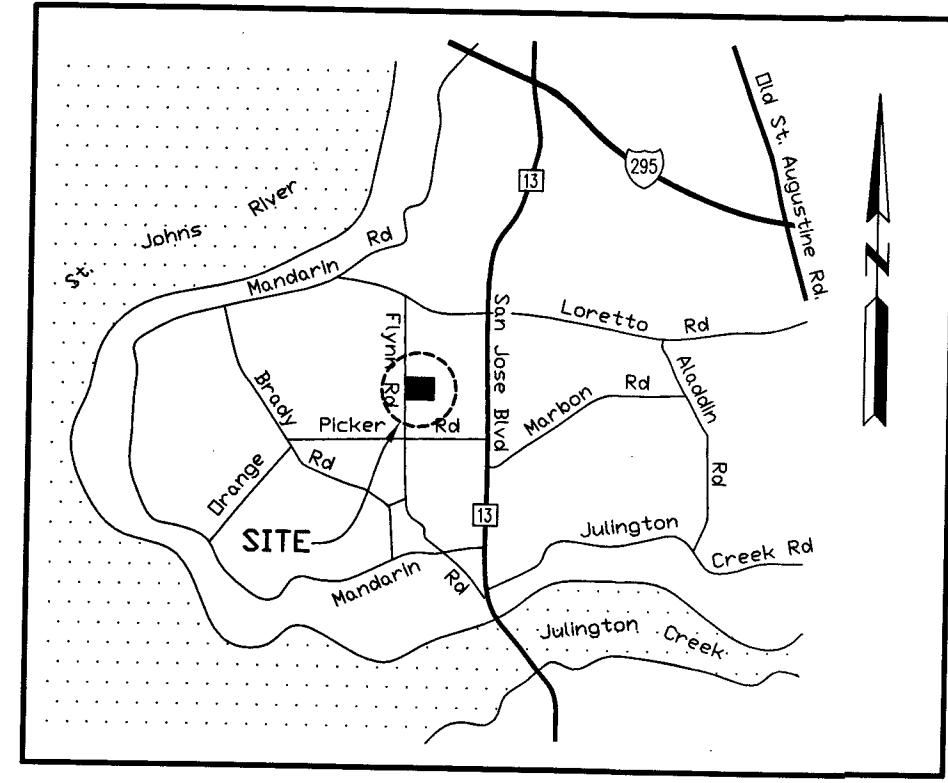
COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2, WITH THE EASTERLY RIGHT OF WAY LINE OF FLYNN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°32'29" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 604.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°32'29" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 150.84 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2249, PAGE 107 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°38'14" EAST, ALONG LAST SAID LINE, 547.29 FEET; THENCE NORTH 00°32'09" WEST, 150.84 FEET; THENCE SOUTH 88°38'14" WEST, 547.30 FEET TO THE POINT OF BEGINNING, BEING THE SAME LANDS AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS VOLUME 5551, PAGE 984, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PARCEL 2:**

A PART OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED TO WIT:

COMMENCE AT AN IRON IN THE SOUTHERLY LINE OF SAID LOT 2, AT THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF FLYNN ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND RUN THENCE NORTH 0°32'30" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD 397.20 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°32'30" WEST ALONG THE EAST LINE OF SAID ROAD 188.57 FEET TO AN IRON, THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 547.5 FEET TO AN IRON; THENCE SOUTH 0°32'30" EAST, 188.57 FEET TO AN IRON; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 547.5 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FLYNN ROAD AND THE POINT OF BEGINNING.

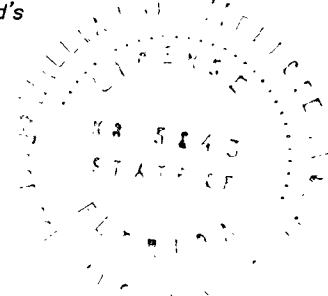
Approved 18 July 2016  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved July 13, 2016  
Date  
[Signature]  
for Council



VICINITY MAP  
SCALE OF MILES

**SURVEYOR'S CERTIFICATE**  
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 5J-17 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 8th day of JUNE 2016.  
[Signature]  
William J. Metzger  
Florida Registered Land Surveyor  
and Mapper Certificate No. 5843  
L.B. No. 5189



**ADOPTION AND DEDICATION**

This is to certify that Ansbacher & Schneider Property, L.L.C., a Florida limited liability company, under the laws of the State of Florida, "Owner", is the lawful owner of the lands described in the Caption hereon, known as Haiden Oaks, 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 rights of way and unobstructed drainage easements hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida Municipal corporation, its successors and assigns (City).

- (1) The drainage easements hereby dedicated shall permit the City to discharge into said stormwater management facilities with all substances or water which may flow or pass from said rights of way, from the 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 Facility and private drainage easements as shown on this plat are owned in fee simple title by the abutting owners, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities and private drainage easements are the responsibility of Haiden Oaks Homeowners Association, Inc., its successors and assigns. 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 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 control structures to effect adequate drainage for the rights of ways dedicated hereon.
- (4) Ansbacher & Schneider Property, L.L.C., its successors and assigns, owner of the lands described and captioned hereon, shall forever release, discharge, indemnify the City and save it harmless from suits, action, damages, liability and expense in connection with the 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 or omission of Ansbacher & Schneider Property, L.L.C., its successors and assigns or their agents, contractors, employees, servants, licensees or concessionaries within Haiden Oaks. Ansbacher & Schneider Property, L.L.C., its successors and assigns, shall be subject to this release and indemnification and the covenants hereon shall run with the land described and captioned hereon.

Upon failure of the Homeowners Association to the obligation of maintenance or any other matters pertaining to said 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 said plat.

All buffers shown hereon are hereby dedicated and shall remain privately owned and the sole and exclusive property of Haiden Oaks Homeowners Association, Inc., its successors and assigns. Haiden Oaks Homeowners Association, Inc. does hereby reserve unto itself, successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements, and also non-exclusive easements over all lands designated as landscape buffers shown on this plat, the maintenance responsibilities of which shall be those of Haiden Oaks Homeowners Association, Inc., its successors and assigns.

All platted utility easements shall provide that such easements shall also be easement 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.

Those easements designated as "JEA-E" and "JEA-EE" 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.

In witness thereof, Owner has executed this plat on the 8th day of June 2016.

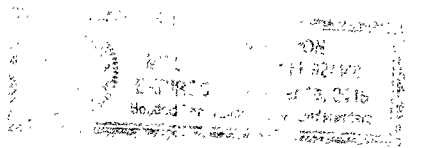
Ansbacher & Schneider Property, L.L.C.  
A Florida Corporation

By: [Signature] Witness: [Signature]  
Lawrence V. Ansbacher  
Michael N. Schneider  
Michael N. Schneider  
Megan H. Perkins  
Curtis L. Hart

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of June 2016 by Lawrence V. Ansbacher and Michael N. Schneider of Ansbacher & Schneider Property L.L.C., on behalf of the company. They are personally known to me or have produced a driver's license as identification.

Notary Public State of Florida  
Name: Patricia Ann Yon  
My Commission Expires: 11-18-2019  
My Commission Number is: FF 927448



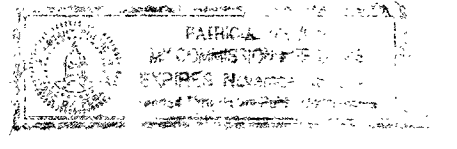
HAIDEN OAKS HOMEOWNERS ASSOCIATION, INC.  
A Florida Corporation

By: [Signature] Witness: [Signature]  
Curtis Hart, as President  
Megan H. Perkins  
Megan H. Perkins

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of June 2016 by Curtis Hart as President of Haiden Oaks Homeowners Association, Inc., on behalf of the company. He is personally known to me or has produced a driver's license as identification.

Notary Public State of Florida  
Name: Patricia Ann Yon  
My Commission Expires: 11-18-2019  
My Commission Number is: FF 927448



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.

By: [Signature]  
John Pappas, P.E.  
Director of Public Works  
Date: 7/18/16

CLERK'S CERTIFICATE 2016 165 084

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 69, Pages 16-17 of the current Public Records of Duval County, Florida, this 19th day of July 2016.

[Signature]  
Ronnie Fussell  
Clerk of the Circuit Court

By: [Signature]  
Deputy Clerk

PLAT CONFORMITY REVIEW  
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 16 day of July 2016.

[Signature]  
W. Monroe Hazen, P. L. S.  
Professional Land Surveyor Number 3398

PREPARED BY  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-3759  
TELEPHONE (904) 721-1226  
PUD NO. 2015-439  
CITY DEVELOPMENT NO. 9126,000

# HAIDEN OAKS

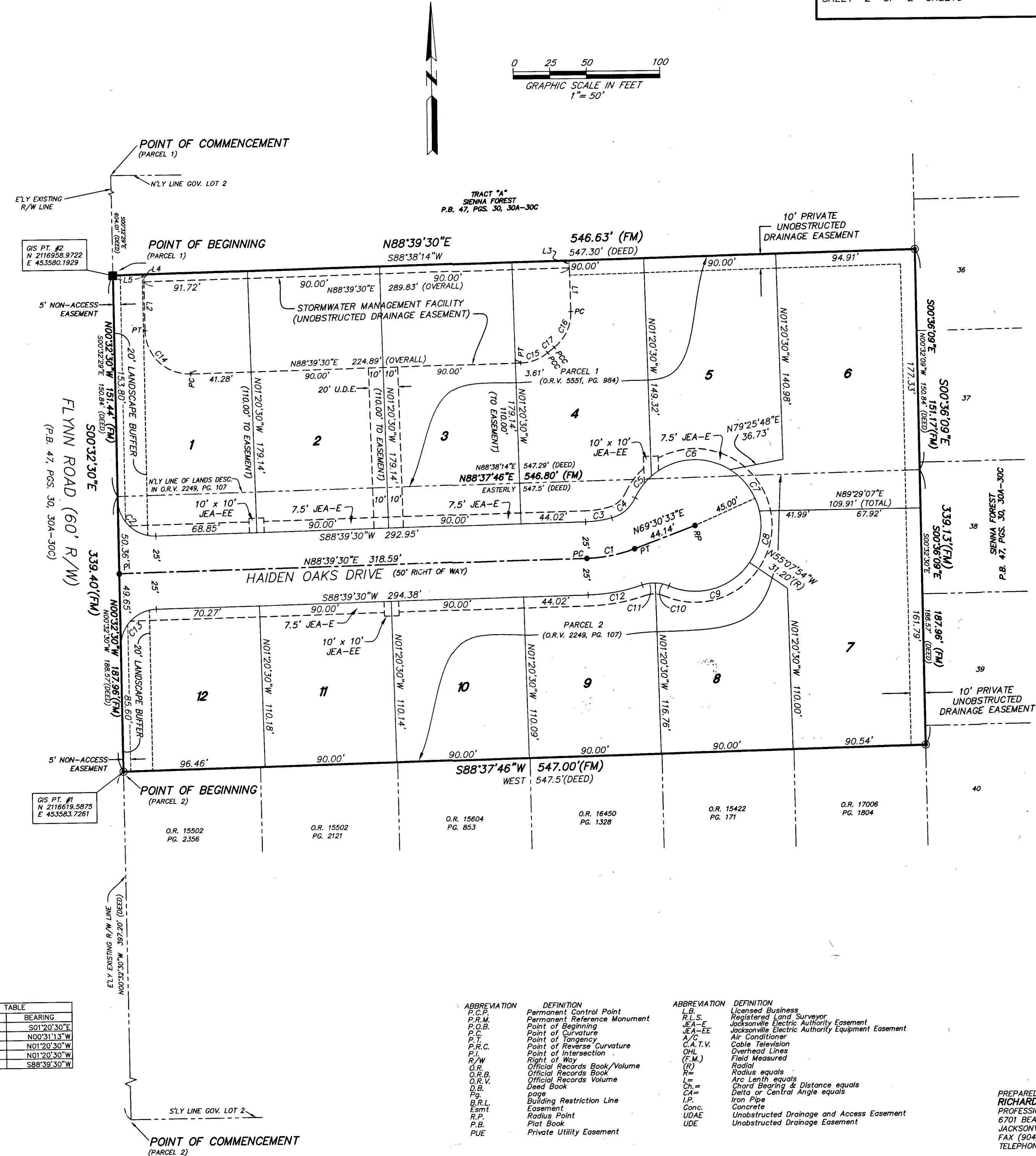
A portion of Government Lot 2, Section 18, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida

**NOTES:**

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ■ Denotes Permanent Reference Monument Found P.L.S. No. 3848.
- 3) ⊙ Denotes Set Permanent Control Point
- 4) Bearing reference: N00°32'30"W for the Easterly R/W line of Flynn Road.
- 5) Certain denoted easements are reserved for the JEA for use in conjunction with the underground electric distribution system.
- 6) JEA equipment easements (JEA-EE) shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the JEA.
- 7) JEA easements (JEA-E) shall remain totally unobstructed by any improvements that may 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.
- 8) Owner (and its successors and assigns) shall have the right to use the land within the JEA easements described above, provided however, in no event shall such use interfere with the easement rights granted JEA hereunder.
- 9) 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 form of the plat, whether graphic or digital. There may be additional restrictions not recorded on this plat that may be found in the Public Records of Duval County, Florida.
- 10) The lands platted hereon appear to lie within Flood Zone "X", as depicted on Flood Insurance Rate Maps, Community Panel No. 120077-1203100544a, dated June 3, 2013, North American Vertical Datum of 1988. The FIRM information notated 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 should be made to the Community's Floodplain Information Repository, Department of Public Works, City of Jacksonville.
- 11) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and dedication 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.
- 12) Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place waterward of the Jurisdictional Wetland Lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owners, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals 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.
- 13) Upland buffer adjacent to wetlands are to remain natural vegetative and undisturbed.
- 14) Coordinates shown refer to North American Datum NAD 83/90 State Plane Coordinates for the State of Florida, East Zone in U.S. survey feet and decimals thereof.
- 15) The easements shown hereon and dedicated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.
- 16) Lot lines shown on curves are non-radial, unless otherwise noted with (R).

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	33.42	100.00	N79°05'01"E	33.27	18°08'57"	16.87
C2	39.63	25.00	S45°55'17"E	35.81	9°04'17"	25.36
C3	18.12	75.00	N81°44'18"E	18.07	13°50'23"	9.10
C4	21.59	25.00	S50°04'55"E	20.92	49°28'24"	11.52
C5	18.84	45.00	S37°20'17"W	18.70	23°39'08"	9.56
C6	47.87	45.00	S86°02'45"W	43.81	7°32'48"	33.86
C7	35.46	45.00	N34°40'04"W	34.55	45°08'35"	18.71
C8	36.89	45.00	N11°23'10"E	35.88	46°57'52"	19.55
C9	62.18	45.00	N74°26'37"E	57.24	7°39'03"	37.19
C10	9.60	25.00	N76°59'01"W	9.54	22°00'20"	4.88
C11	9.00	25.00	S81°42'10"W	8.95	20°37'17"	4.55
C12	37.67	125.00	N80°01'31"E	37.63	17°15'38"	18.88
C13	38.91	25.00	S44°40'09"W	35.10	8°10'43"	24.84
C14	42.59	30.00	S45°55'51"E	42.23	9°04'17"	30.43
C15	20.11	30.00	N69°27'33"E	19.73	38°23'54"	10.45
C16	28.13	30.00	N25°30'58"E	27.11	53°44'56"	15.19
C17	5.72	155.00	S31°19'01"W	5.72	2°08'50"	2.89

LINE	LENGTH	BEARING
L1	36.00	S01°20'30"E
L2	33.71	N00°31'13"W
L3	5.00	N01°20'30"W
L4	5.00	N01°20'30"W
L5	29.93	S88°39'30"W



ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	JEA-E	Jacksonville Electric Authority Easement
P.T.	Point of Tangency	JEA-EE	Jacksonville Electric Authority Equipment Easement
P.R.C.	Point of Reverse Curvature	A.C.	Air Conditioner
P.I.	Point of Intersection	C.A.T.V.	Cable Television
R/W	Right of Way	O.H.L.	Overhead Lines
O.R.B.	Official Records Book/Volume	(F.M.)	Field Measured
O.R.V.	Official Records Volume	(R)	Radius
D.B.	Deed Book	R=	Radius equals
Pg.	Page	L=	Arc Length equals
B.R.L.	Building Restriction Line	Ch=	Chord Bearing & Distance equals
Emt	Easement	Del=	Delta or Central Angle equals
R.P.	Radius Point	I.P.	Iron Pipe
P.B.	Plat Book	Conc.	Concrete
P.U.E.	Private Utility Easement	U.D.A.E.	Unobstructed Drainage and Access Easement
		U.D.E.	Unobstructed Drainage Easement

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1226  
PUD NO. 2015-487  
CITY DEVELOPMENT NO. 9126.000