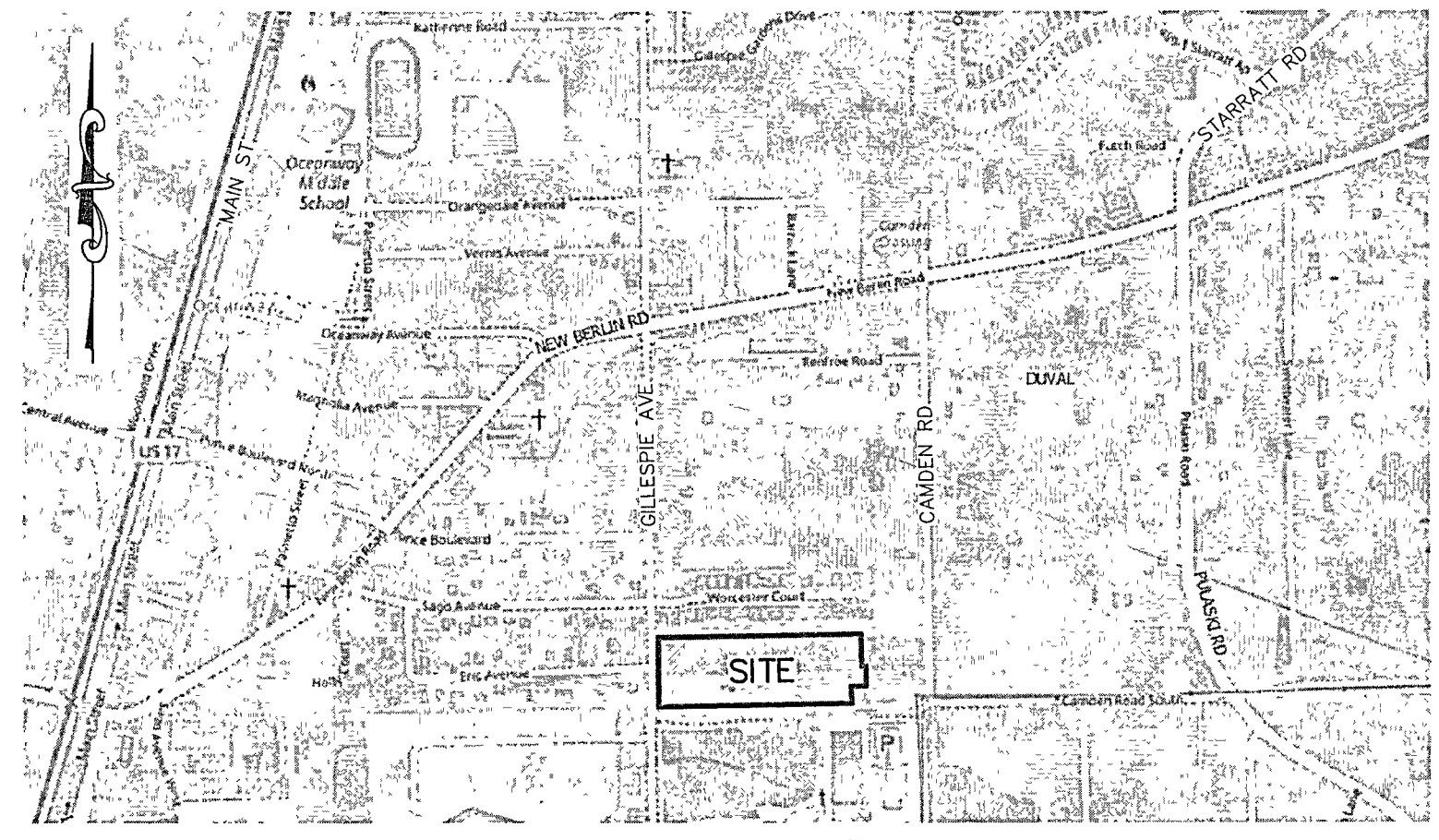


AVALON WOODS

Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida

being a REPLAT of a portion of the South Half of Lot 5, A SUBDIVISION OF THE NW 1/4 OF SECTION 10
SUBDIVISION OF THE Jno. BROWARD GRANT, SECTION 37, T 1 N - R 27 E, as shown on plat thereof recorded in
Plat Book 4, page 21 of the Current Public Records of said County

Approved 9-2-2025 Date
Scott Carter
City Engineer
for Director of Public Works
Approved 08/20/2025 Date
[Signature]
for General Counsel



VICINITY MAP
(not to scale)

CAPTION:

THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18473, PAGES 1 THROUGH 3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19610, PAGE 1833, OF SAID CURRENT PUBLIC RECORDS, ALL LYING WITHIN THE SOUTH HALF OF LOT 5, A SUBDIVISION OF THE NW 1/4 OF SECTION 10, SUBDIVISION OF THE JNO. BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 21, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 5 AND THE EASTERLY RIGHT OF WAY LINE OF GILLESPIE AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°14'36"E, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 950.89 FEET TO THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18919, PAGE 571 OF SAID CURRENT PUBLIC RECORDS; THENCE N00°14'24"W, ALONG LAST SAID LINE, A DISTANCE OF 82.09 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE N89°17'21"E, ALONG LAST SAID LINE, A DISTANCE OF 45.63 FEET TO THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12441, PAGE 292, OF SAID CURRENT PUBLIC RECORDS; THENCE N00°09'51"E, ALONG LAST SAID LINE, A DISTANCE OF 82.66 FEET TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19610, PAGE 1833 OF SAID CURRENT PUBLIC RECORDS; THENCE S89°16'22"W, ALONG LAST SAID LINE, A DISTANCE OF 7.05 FEET TO A LINE 300.00 FEET WEST OF AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF CAMDEN ROAD (A 60.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N00°27'29"W, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 164.64 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF OF SAID LOT 5; THENCE S89°17'25"W, ALONG LAST SAID LINE, A DISTANCE OF 990.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID GILLESPIE AVENUE; THENCE S00°30'42"E, ALONG LAST SAID LINE, A DISTANCE OF 330.16 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 18473, PAGE 1 THROUGH 3, ALSO BEING THE POINT OF BEGINNING.

CONTAINING 7.44 ACRES, MORE OR LESS.

APPROVED FOR 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 2nd DAY OF September, 2025.

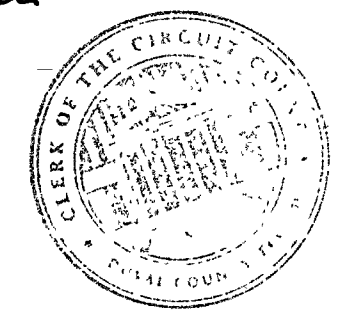
Nina Sackler
NINA SACKLER, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS

RECORDED IN PLAT BOOK 85, PAGES 43-46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 5 DAY OF September, 2025.

Jody Phillips
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT
Julian Melton
DEPUTY CLERK



LENNAR HOMES, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
SCOTT KEILING, as an Authorized Person

WITNESS [Signature]
Danille Janse van Rensburg
PRINT NAME

WITNESS [Signature]
GABRIELLE BARRA
PRINT NAME

NOTARY FOR LENNAR HOMES, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

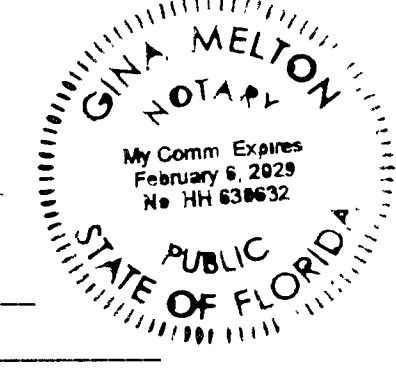
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of August, 2025, by SCOTT KEILING, as an Authorized Person for Lennar Homes, LLC, a Florida limited liability company

Gina Melton
Notary Public, State of Florida

Name: Gina Melton
My Commission Expires: 2/10/2029
My Commission Number is: HH630632

Personally Known OR Produced Identification

Type of Identification Produced _____



TPG AG EHC SD (LEN) MULTI STATE 1, LLC

A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: [Signature]
WENDY STOECKEL, AUTHORIZED REPRESENTATIVE

WITNESS [Signature]
PRINT NAME Jeff Benton

WITNESS [Signature]
PRINT NAME Jeanne He Lakavase

NOTARY FOR TPG AG EHC SD (LEN) MULTI STATE 1, LLC

STATE OF ARIZONA, COUNTY OF MARICOPA

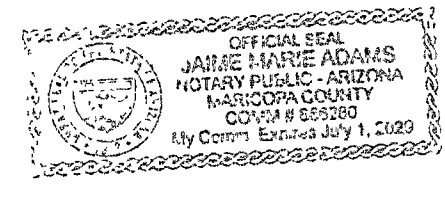
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of August, 2025, by WENDY STOECKEL, as AUTHORIZED REPRESENTATIVE of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC SD (LEN) MULTI STATE 1, LLC

[Signature]
Notary Public, State of Arizona

Name: Jaime Marie Adams
My Commission Expires: 07/01/2029
My Commission Number is: 686280

Personally Known OR Produced Identification

Type of Identification Produced _____



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS

26th DAY OF August, 2025.
Danny S. Wheeler
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER No. 6902

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 LEGAL DESCRIPTION, 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 CHAPTER 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN SET AND LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 54-17, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.109, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 13th DAY OF August, 2025.

J. S. Adams
J. S. ADAMS
PROFESSIONAL LAND SURVEYOR CERT. No. 4469
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.

CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

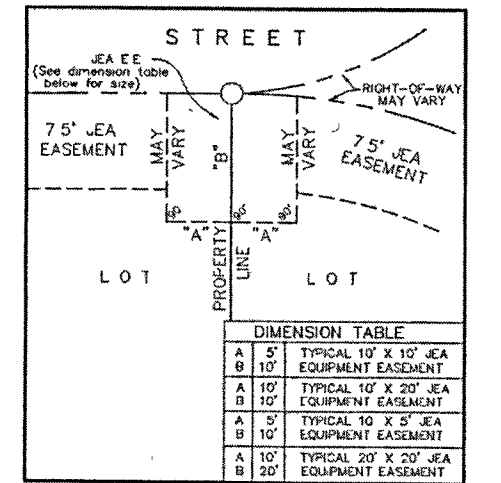
AVALON WOODS

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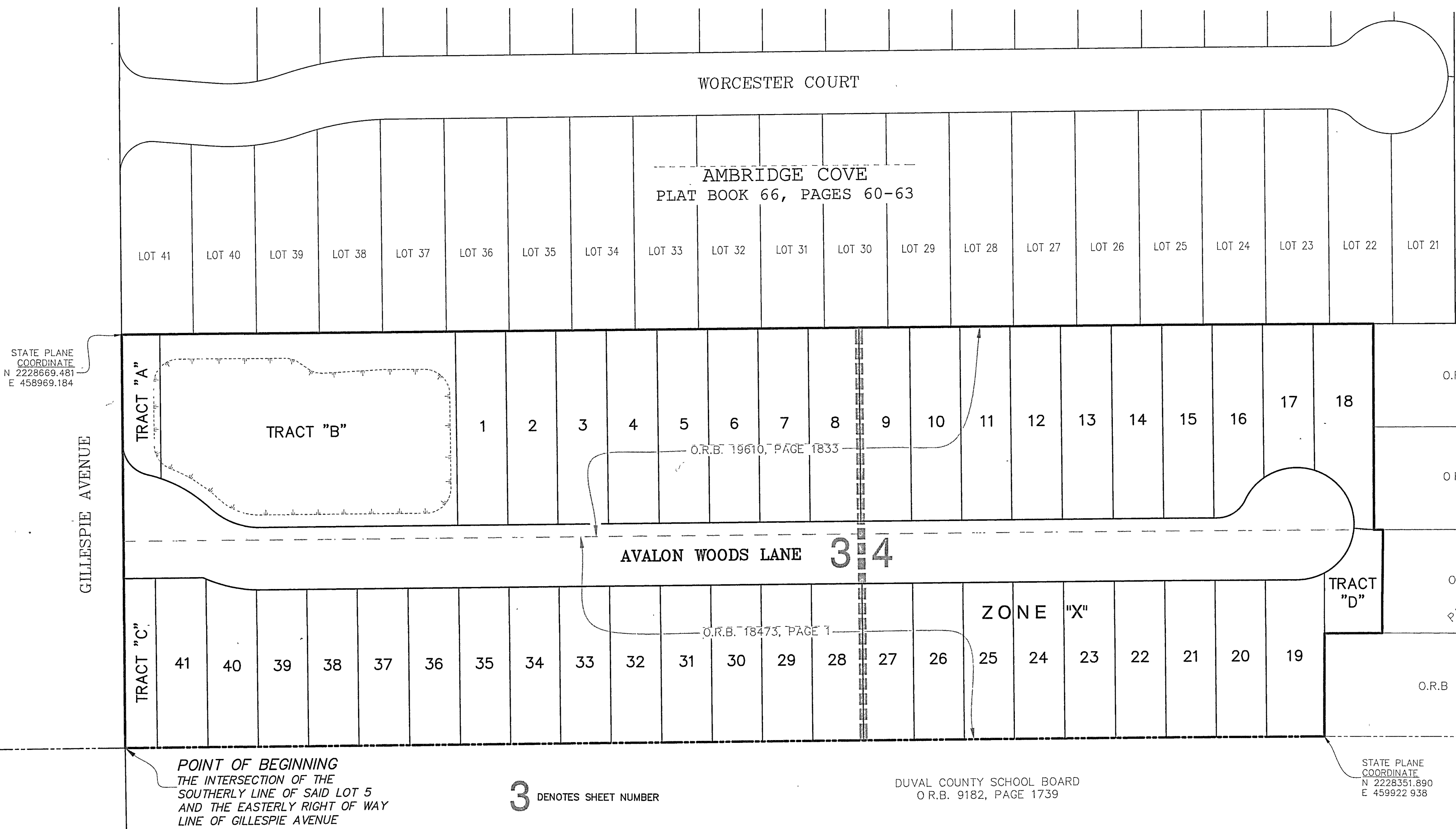
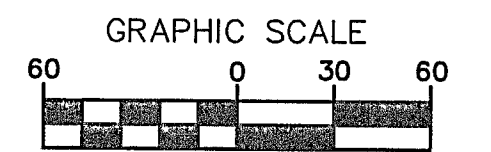
PLAT BOOK 85 PAGE 44

SHEET 2 OF 4 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



JEA EASEMENT DETAIL (NOT TO SCALE)



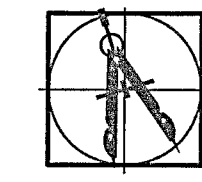
STATE PLANE
 COORDINATE
 N 2228669.481
 E 458969.184

GILLESPIE AVENUE

3 DENOTES SHEET NUMBER

DUVAL COUNTY SCHOOL BOARD
 O.R.B. 9182, PAGE 1739

STATE PLANE
 COORDINATE
 N 2228351.890
 E 459922.938



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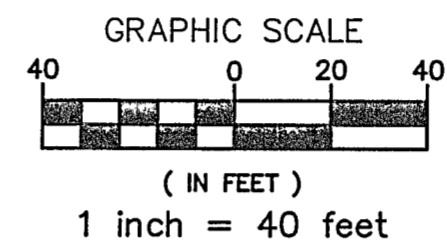
PLAT BOOK 85 PAGE 45
SHEET 3 OF 4 SHEETS

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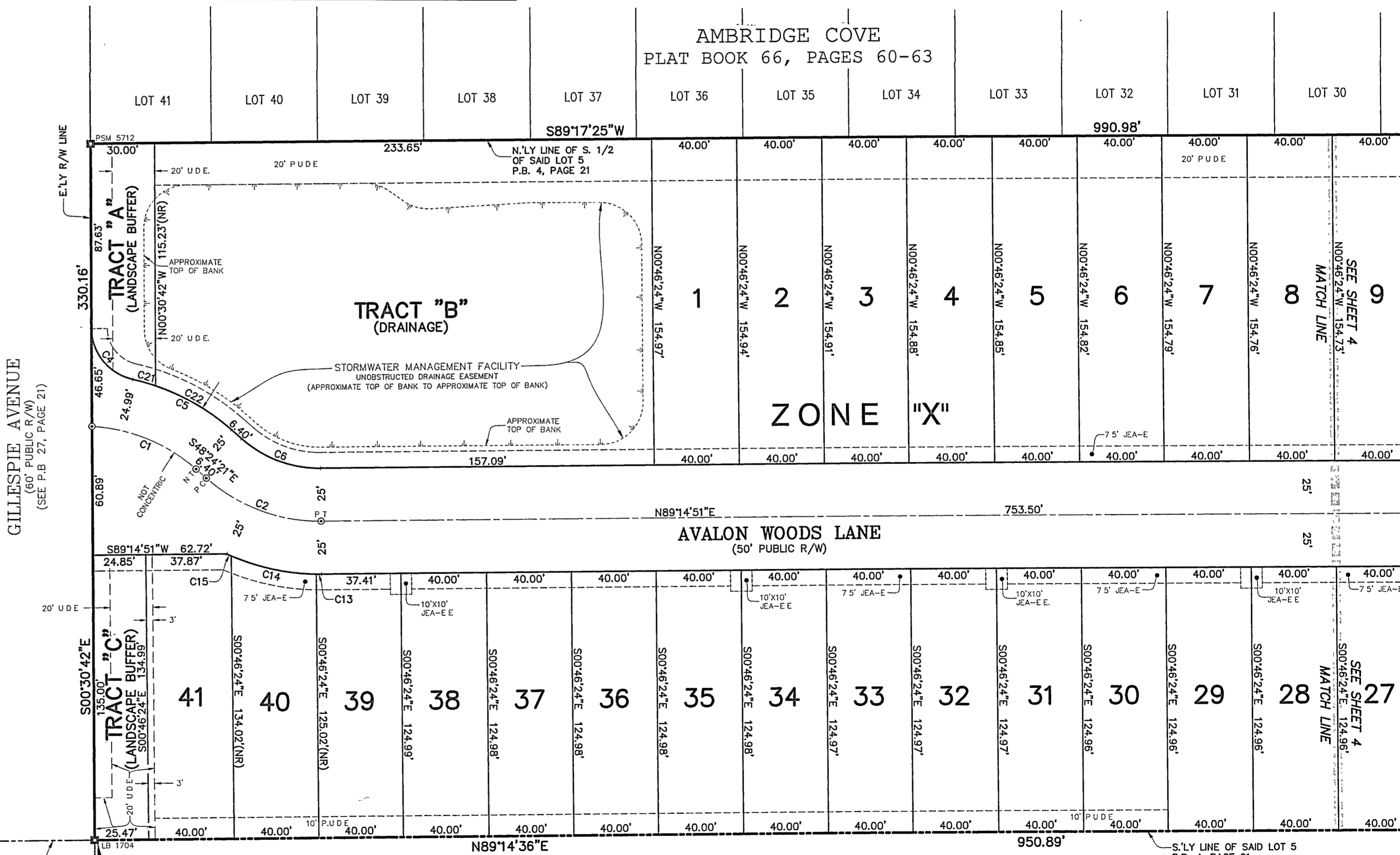
GENERAL NOTES:

- 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, 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.
- BEARINGS ARE BASED ON THE E.LY R/W LINE OF GILLESPIE AVENUE AS BEING N00°30'42"W AS DETERMINED BY THE GLOBAL NAVIGATION SATELLITE SYSTEM METHODS, NAD 83/90, FLORIDA STATE PLANE SYSTEM, EAST ZONE (0901).
- 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
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
- 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 OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "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 REPLACEMENT OF SUCH ITEMS.
- "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.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) IN U.S. SURVEY FEET, AND ARE FOR GIS MAPPING PURPOSES ONLY.
- THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEVELOPMENT SERVICES DIVISION.

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	79.83	53.81	S67°40'05"E	52.79	38°37'09"
C2	80.00	59.13	S69°34'45"E	57.79	42°20'49"
C4	25.00	33.45	S38°50'36"E	31.01	76°39'47"
C5	105.00	52.72	N62°47'25"W	52.17	28°46'09"
C6	55.00	40.65	S69°34'45"E	39.73	42°20'48"
C13	105.00	2.59	N89°57'12"E	2.59	1°24'43"
C14	105.00	41.27	S78°04'53"E	41.00	22°31'07"
C15	105.00	2.34	S66°10'58"E	2.34	1°16'41"



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C21	105.00	11.23	N74°06'40"W	11.22	6°07'38"
C22	105.00	41.49	N59°43'36"W	41.22	22°38'30"



- LEGEND**
- ⊙ - DENOTES CENTERLINE
 - JEA-E - DENOTES JEA EASEMENT
 - JEA-E.E - DENOTES JEA EQUIPMENT EASEMENT
 - (NR) - DENOTES NON-RADIAL LINE
 - O.R.B - DENOTES OFFICIAL RECORDS BOOK OR VOLUME
 - NAD - DENOTES NORTH AMERICAN DATUM
 - N.T. - DENOTES NON-TANGENT
 - N.T.S. - DENOTES NOT TO SCALE
 - P.B. - DENOTES PLAT BOOK
 - P.C. - DENOTES POINT OF CURVATURE
 - P.T. - DENOTES POINT OF TANGENCY
 - P.U.D.E. - DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - R - DENOTES RADIUS
 - R.P. - DENOTES RADIUS POINT
 - R/W - DENOTES RIGHT-OF-WAY
 - (TYP) - DENOTES TYPICAL
 - U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - DENOTES 4" X 4" CONCRETE MONUMENT SET. ("P.R.M. - LB 6991")
 - DENOTES 4" X 4" CONCRETE MONUMENT FOUND. (I.D. AS LABELED)
 - ⊙ DENOTES PERMANENT CONTROL POINT SET. ("P.C.P. - BTS LB 6991")

S.LY LINE OF N.W. 1/4 OF SECTION 10, SUBDIVISION OF THE Jno. BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST

POINT OF BEGINNING
THE INTERSECTION OF THE SOUTHERLY
LINE OF SAID LOT 5 AND THE EASTERLY
RIGHT OF WAY LINE OF GILLESPIE
AVENUE

DUVAL COUNTY SCHOOL BOARD
O.R.B. 9182 PAGE 1739
(unplatted lands)



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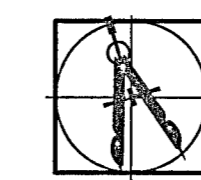
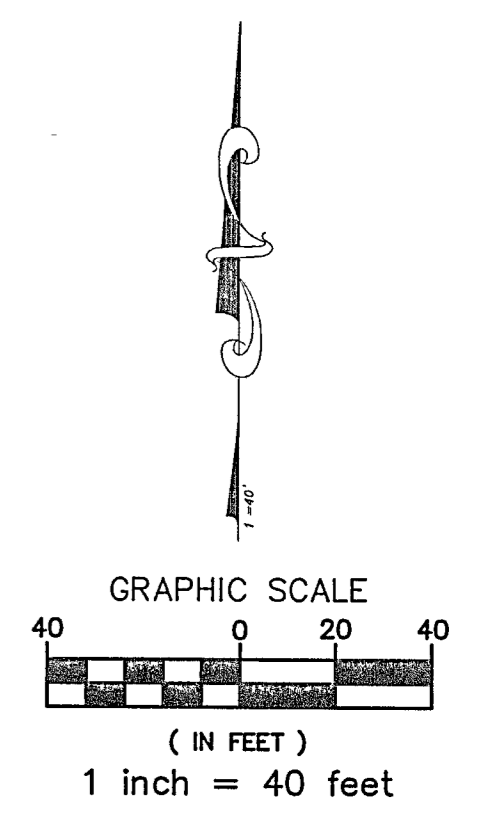
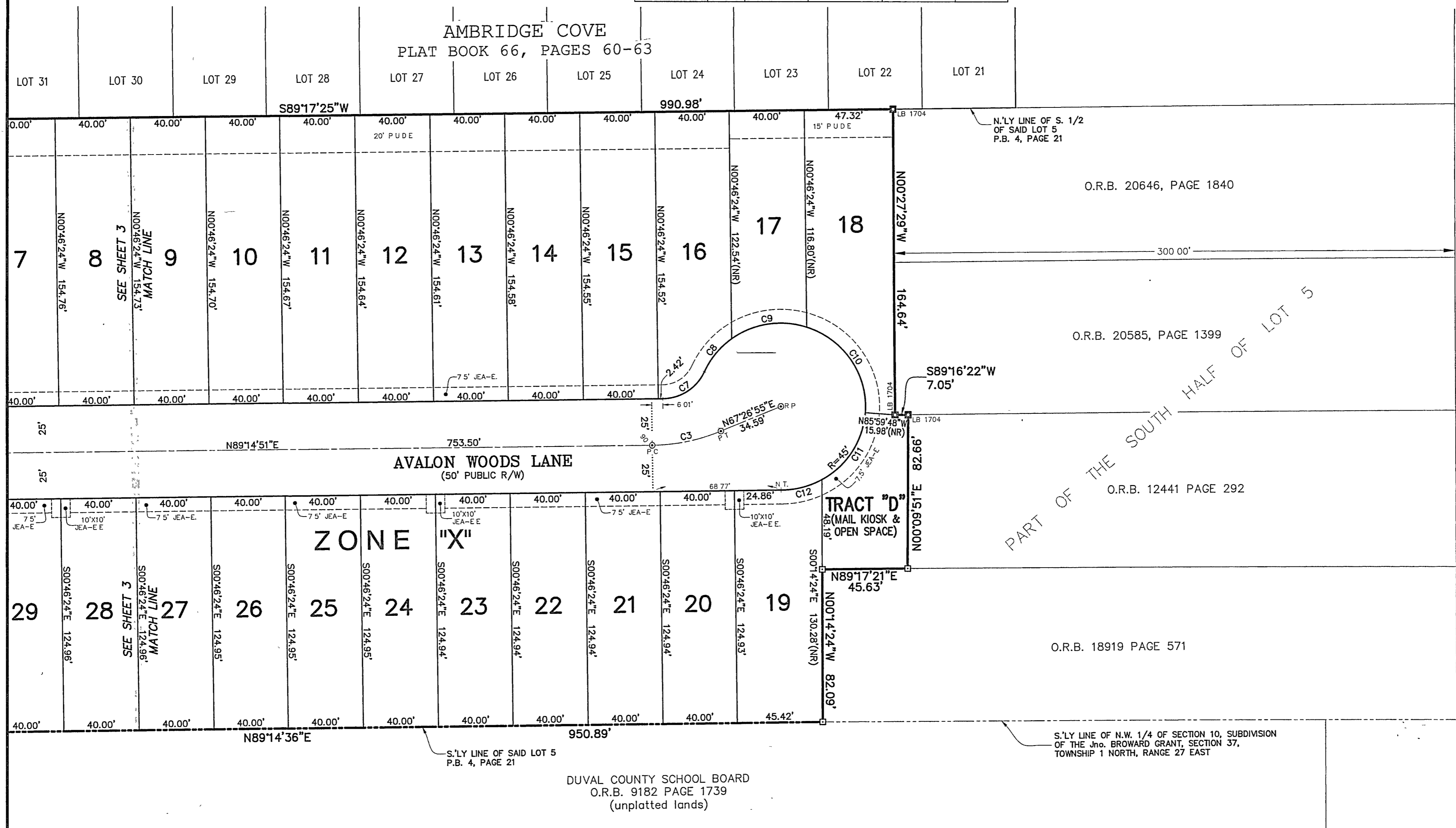
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PLAT BOOK **85** PAGE **46**

SHEET 4 OF 4 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C3	100.00	38.05	N78°20'53"E	37.82	21°47'56"
C7	25.00	28.20	N56°56'13"E	26.73	64°37'15"
C8	45.00	23.43	S39°32'25"W	23.16	29°49'37"
C9	45.00	41.90	S81°07'42"W	40.40	53°20'56"
C10	45.00	60.01	N33°59'42"W	55.66	76°24'17"
C11	45.00	44.62	N32°36'39"E	42.81	56°48'24"
C12	45.00	22.66	N75°26'18"E	22.42	28°50'54"



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