

HANSEN CREEK - PHASE 1

A REPLAT OF A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6 PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

CAPTION

BLOCKS 2 THROUGH 7, BLOCK 12, BLOCK 13 & BLOCK 20, DAHL'S ADDITION TO GARDEN CITY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 16, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SOUTHERN AVENUE (AN 80 FOOT RIGHT-OF-WAY), A PORTION OF PINE STREET (ALSO KNOWN AS TRAVIS STREET) (A 64 FOOT RIGHT-OF-WAY), AND A PORTION OF WESTERN AVENUE (A 40 FOOT RIGHT-OF-WAY), ALL BEING CLOSED AND ABANDONED BY ORDINANCE 72-238-96 OF THE CITY OF JACKSONVILLE, FLORIDA, (RESERVING UNTO THE CITY OF JACKSONVILLE FOR A PERPETUAL UNOBSTRUCTED EASEMENT, OVER, ACROSS, UNDER AND THROUGH THE ENTIRE WIDTH OF THAT PORTION OF WESTERN AVENUE (CLOSED AND ABANDONED) FOR DRAINAGE FACILITIES, TOGETHER WITH PORTIONS OF OAK STREET (A 64' RIGHT-OF-WAY), MAPLE STREET (A 64' RIGHT-OF-WAY) AND CEDAR STREET (A 64' RIGHT-OF-WAY) ALL CLOSED AND ABANDONED BY ORDINANCE NO. 2023-675-E OF THE CITY OF JACKSONVILLE, FLORIDA, ALSO TOGETHER WITH ALL OF THAT PORTION OF CYPRESS STREET (A 32 FOOT RIGHT-OF-WAY), A PORTION OF PINE STREET (ALSO KNOWN AS TRAVIS STREET) (A 64 FOOT RIGHT-OF-WAY) AND MIDDLE AVENUE (AN 80 FOOT RIGHT-OF-WAY), ALL BEING CLOSED AND ABANDONED BY ORDINANCE NO. 98-939-E OF THE CITY OF JACKSONVILLE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 9156, PAGE 2159, OF SAID CURRENT PUBLIC RECORDS, THE WESTERLY 40 FEET OF CYPRESS STREET RESERVED UNTO THE CITY OF JACKSONVILLE FOR A PERPETUAL UNOBSTRUCTED EASEMENT, OVER, ACROSS, UNDER AND THROUGH THE ENTIRE WIDTH OF THAT PORTION OF CYPRESS STREET, (CLOSED AND ABANDONED) FOR DRAINAGE FACILITIES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK 20, DAHL'S ADDITION TO GARDEN CITY, THENCE NORTH 00° 49' 22" WEST WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE, SAME LINE BEING THE WESTERLY LINE OF SAID BLOCK 20, THE WESTERLY LINE OF THAT PORTION OF SAID CEDAR STREET CLOSED BY ORDINANCE NO. 2023-675-E, THE WESTERLY LINE OF SAID BLOCK 13, THE WESTERLY LINE OF THAT PORTION OF SAID MAPLE STREET CLOSED BY ORDINANCE NO. 2023-675-E, THE WESTERLY LINE OF SAID BLOCK 12, THE WESTERLY LINE OF THAT PORTION OF OAK STREET CLOSED BY ORDINANCE NO. 2023-675-E, A DISTANCE OF 792.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH 89° 10' 38" WEST WITH THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHERLY LINE OF THAT PORTION OF SAID WESTERN AVENUE CLOSED BY ORDINANCE NO. 72-238-96, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE; THENCE NORTH 00° 49' 22" WEST WITH SAID WESTERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE, A DISTANCE OF 496.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CYPRESS AVENUE; THENCE DEPART SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89° 10' 38" EAST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CYPRESS AVENUE, A DISTANCE OF 1,025.00 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 00° 49' 22" EAST WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID LEM TURNER ROAD, THE EASTERLY LINE OF SAID BLOCK 2, THE EASTERLY LINE OF THAT PORTION OF PINE STREET CLOSED BY ORDINANCE NO. 98-939-E, THE EASTERLY LINE OF SAID BLOCK 7, A DISTANCE OF 496.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 7 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET, THENCE DEPART WESTERLY RIGHT-OF-WAY LINE SOUTH 89° 10' 38" WEST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF OAK STREET CLOSED BY ORDINANCE NO. 2023-675-E; THENCE SOUTH 00° 49' 22" EAST ALONG THE EAST LINE OF THAT PORTION OF OAK STREET CLOSED BY ORDINANCE NO. 2023-675-E, A DISTANCE OF 32.00 FEET TO THE CENTERLINE OF SAID OAK STREET; THENCE SOUTH 89° 10' 38" WEST WITH THE CENTERLINE OF SAID OAK STREET, A DISTANCE OF 215.00 FEET TO A POINT ON THE WESTERLY LINE OF THAT PORTION OF OAK STREET CLOSED BY ORDINANCE NO. 2023-675-E; THENCE NORTH 00° 49' 22" WEST WITH THE WESTERLY LINE OF THAT PORTION OF OAK STREET CLOSED BY ORDINANCE NO. 2023-675-E, A DISTANCE OF 32.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OAK STREET AND THE SOUTHWEST CORNER OF SAID BLOCK 7; THENCE SOUTH 89° 10' 38" WEST WITH THE SOUTH LINE OF THAT PORTION OF MIDDLE AVENUE CLOSED BY ORDINANCE NO. 98-939-E, THE SOUTH LINE OF SAID BLOCK 6, THE SOUTH LINE OF THAT PORTION OF SOUTHERN AVENUE CLOSED BY ORDINANCE NO. 72-238-96, A DISTANCE OF 410.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 5; THENCE SOUTH 00° 49' 22" EAST WITH WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN AVENUE, SAME LINE BEING THE EAST LINE OF THAT PORTION OF OAK STREET CLOSED BY ORDINANCE NO. 2023-675-E, THE EAST LINE OF SAID BLOCK 12, THE EAST LINE OF THAT PORTION OF MAPLE STREET CLOSED BY ORDINANCE NO. 2023-675-E, THE EAST LINE OF SAID BLOCK 13, THE EAST LINE OF THAT PORTION OF CEDAR STREET CLOSED BY ORDINANCE NO. 2023-675-E, AND THE EAST LINE OF SAID BLOCK 20, A DISTANCE OF 792.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HEMLOCK STREET (A 62' RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF SAID BLOCK 20; THENCE SOUTH 89° 10' 38" WEST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HEMLOCK STREET AND THE SOUTH LINE OF SAID BLOCK 20, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERPETUAL UNOBSTRUCTED EASEMENT FOR DRAINAGE, WATER, SEWER AND ANY OTHER PUBLIC UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: WESTERLY 40' OF CYPRESS STREET (A 32 FOOT RIGHT-OF-WAY), BEING CLOSED AND ABANDONED BY ORDINANCE 98-939-E OF THE CITY OF JACKSONVILLE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 9156, PAGE 2159 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALSO SUBJECT TO AN EASEMENT FOR DRAINAGE FACILITIES OVER WESTERN AVENUE PER ORDINANCE 72-238-96.

LAND THIS DESCRIBED CONTAINS 17.28 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 8th DAY OF November, 2024.

Nina Sickler
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

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 83 PAGES 115-120 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 12th DAY OF Nov, 2024.

Jody Phillips
JODY PHILLIPS, CLERK OF THE COURT
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 5th DAY OF NOVEMBER, 2024.

Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN MONUMENTED, AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J, F.S., AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 18th DAY OF October, 2024.

Timothy W. Schram
BY: TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR AND MAPPER
NO. 6533, STATE OF FLORIDA



CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.com

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HANSEN CREEK, 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 SAID LANDS.

TITLE TO TRACT "X" (FUTURE DEVELOPMENT); TO BE RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR FUTURE USE IN DEVELOPMENT UPON THE VACATION OF THE EXISTING DRAINAGE EASEMENT; TRACTS "A" & "B" (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT) TRACTS "C" & "D" (OPEN SPACE); TRACT "G" (ACTIVE RECREATION); TRACTS "H" & "I" (CONSERVATION); TRACT "E" (LANDSCAPE BUFFER/OPEN SPACE); TRACT "R" (FUTURE RIGHT-OF-WAY), ARE HEREBY RETAINED BY OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, AN OWNERS ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS OVER ALL 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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON; HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY, OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

UPON FAILURE OF THE "OWNER", OR OWNER'S ASSOCIATION, 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 SAID PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

TRACT "L" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

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 ORDINANCE CODE.

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 EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "L" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. 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.

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 CONNECTION WITH JEA'S USE OF TRACT "L" (LIFT STATION).

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 SYSTEM; AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA=E.E. AND JEA=E. EASEMENTS; (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA=E.E. AND JEA=E. EASEMENTS; AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA=E.E. AND JEA=E. EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 18th DAY OF October, 2024.

Philip A. Fremonto
WITNESS
Robert Porter
PRINT NAME
AS ITS: VICE PRESIDENT

D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION
BY: *Philip A. Fremonto*
PRINT NAME: PHILIP A. FREMONTO
AS ITS: VICE PRESIDENT

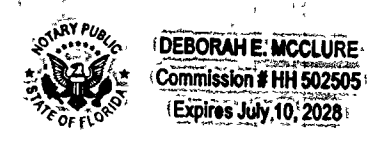
Robert Porter
WITNESS
Robert Porter
PRINT NAME

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF October, 2024, BY PHILIP A. FREMONTO, AS VICE PRESIDENT OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, HE IS PERSONALLY KNOWN BY ME, OR I HAS PRODUCED _____ AS IDENTIFICATION.

Deborah E. McClure
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

Deborah E. McClure
PRINT NAME
MY COMMISSION EXPIRES:

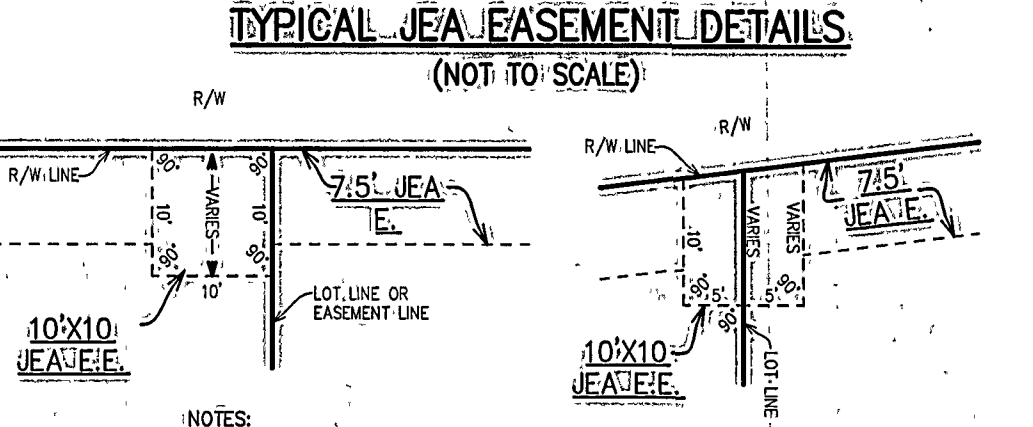
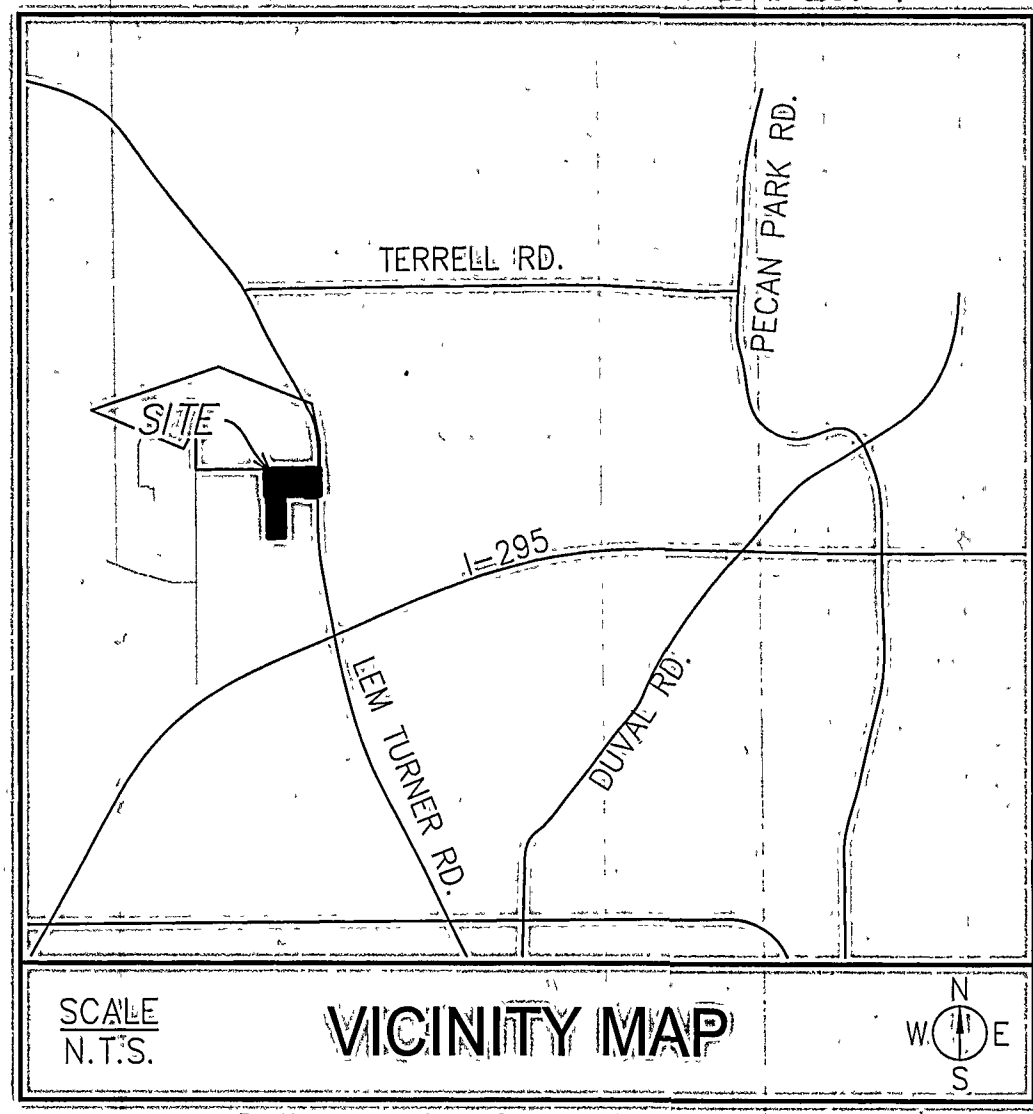
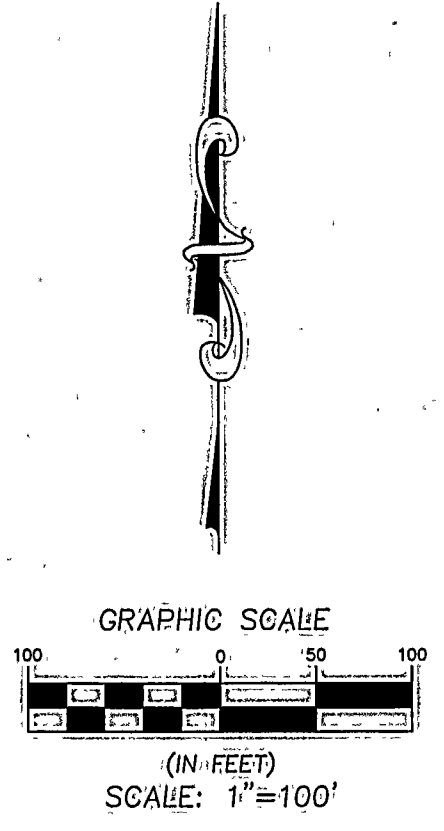
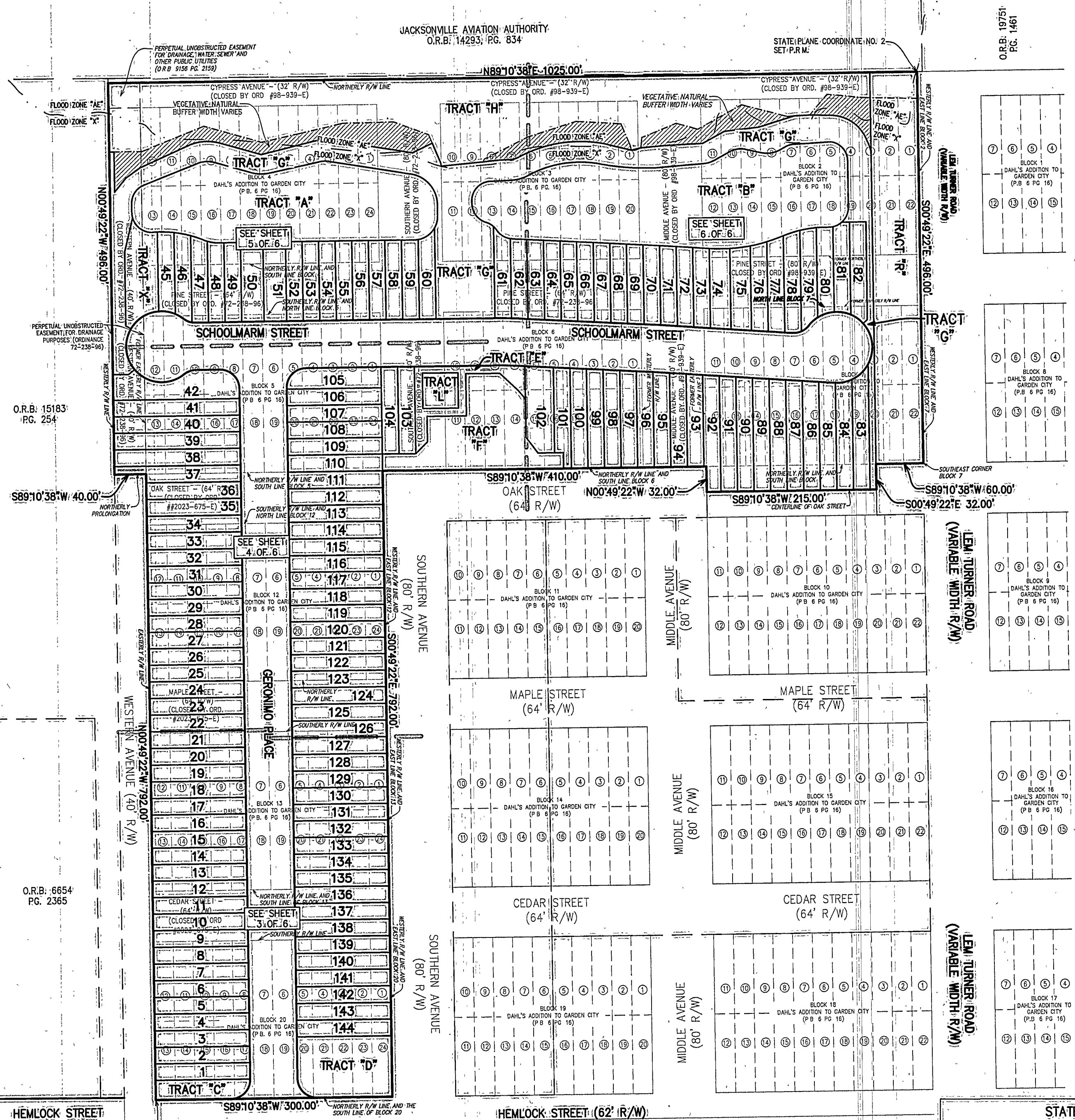


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HANSEN CREEK - PHASE 1

A REPLAT OF A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6 PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

SHEET 2 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



ACTIVE RECREATION TABLE

TRACT	SQUARE FEET	ACRES
G	48,632.84	±1.12


LEGEND

[]	SET PERMANENT REFERENCE MONUMENT (LB 1704)
o	SET PERMANENT CONTROL POINT (LB 1704)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
ELEC.	ELECTRIC
JE A	JACKSONVILLE ELECTRIC AUTHORITY
JE A-E	JACKSONVILLE ELECTRIC AUTHORITY ELECTRIC EASEMENT
JE A-U.A.E.	JE A UTILITY AND ACCESS EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PG	PAGE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PRC	POINT REVERSE CURVATURE
RP	RADIUS POINT
SEC.	SECTION
(R)	INDICATES RADIAL LINE
U.D.A.E.	UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.M.E.	UNOBSTRUCTED DRAINAGE, MAINTENANCE & ACCESS EASEMENT
SMF/DE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE

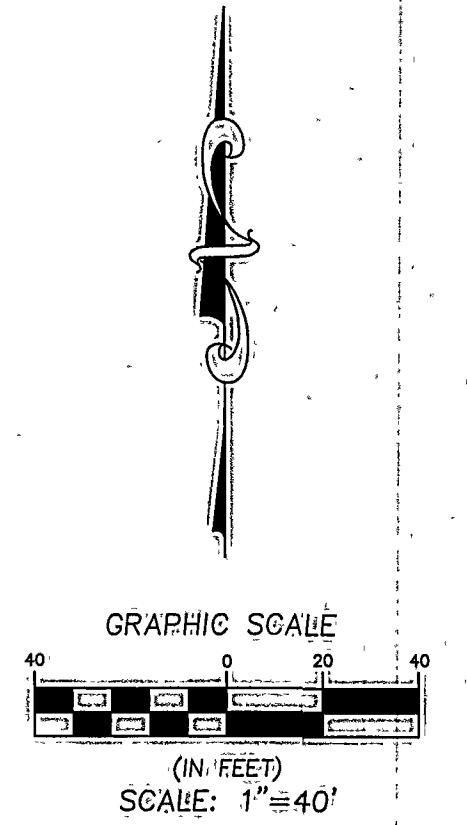
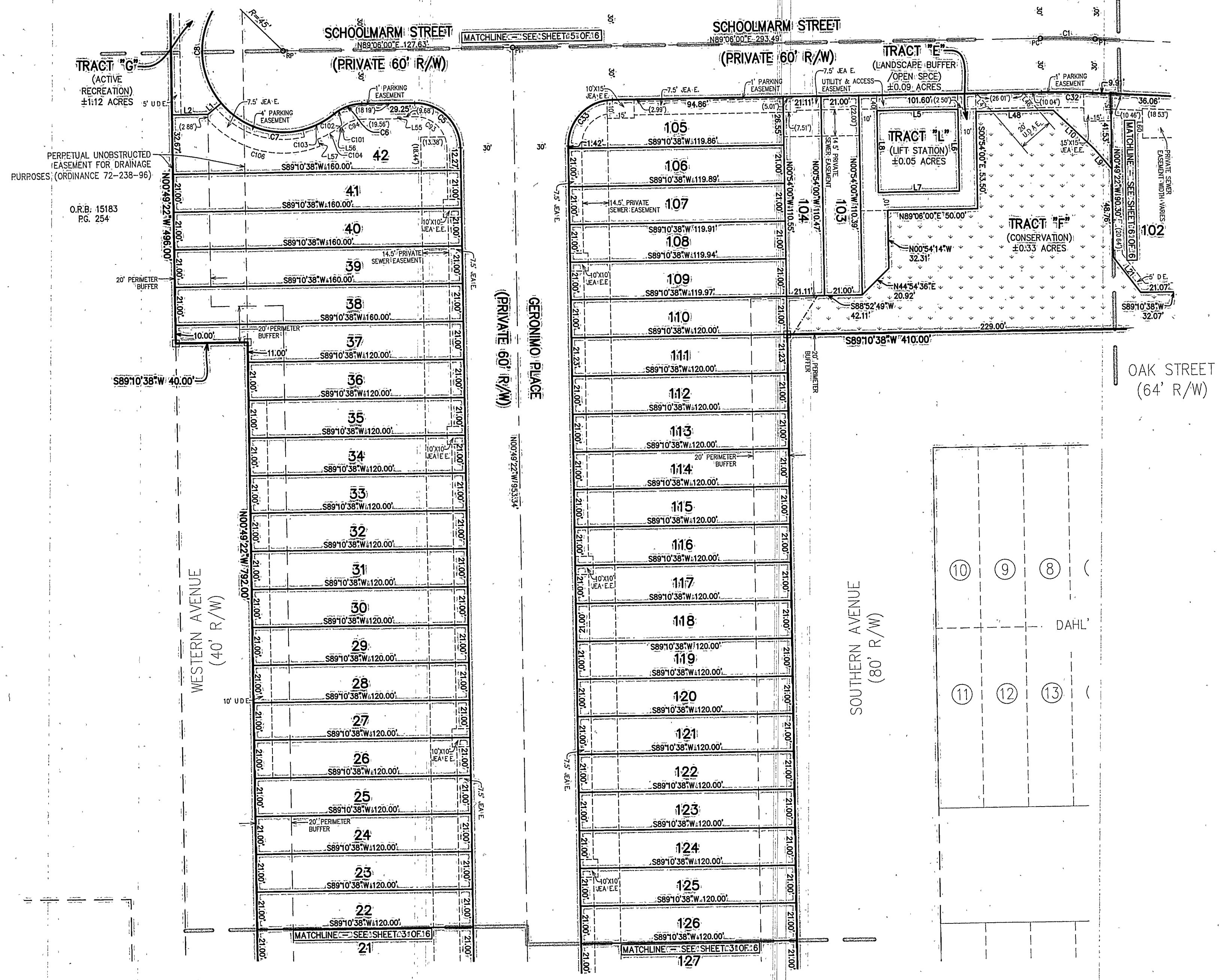
POINT	NORTHING	EASTING	DESCRIPTION
1	432457.7505	2228167.4452	POINT-OF-BEGINNING, SET_P.R.M.
2	433424.1552	2229469.4555	NORTHEAST CORNER SUBJECT PROPERTY, SET_P.R.M.

- 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 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 AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 - 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 DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JE A FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JE A EQUIPMENT EASEMENTS "JE A E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JE A.
 - JE A EASEMENTS "JE A E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JE A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JE A AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 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.
 - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 - 144 LOTS AND 9 TRACTS IN THIS SUBDIVISION.

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HANSEN CREEK - PHASE 1

A REPLAT OF A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6 PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.



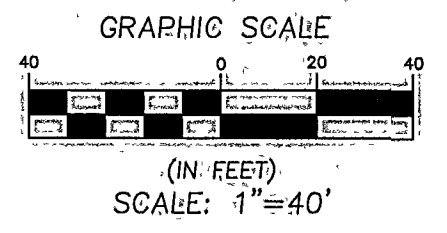
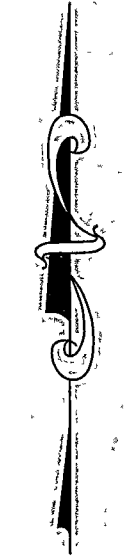
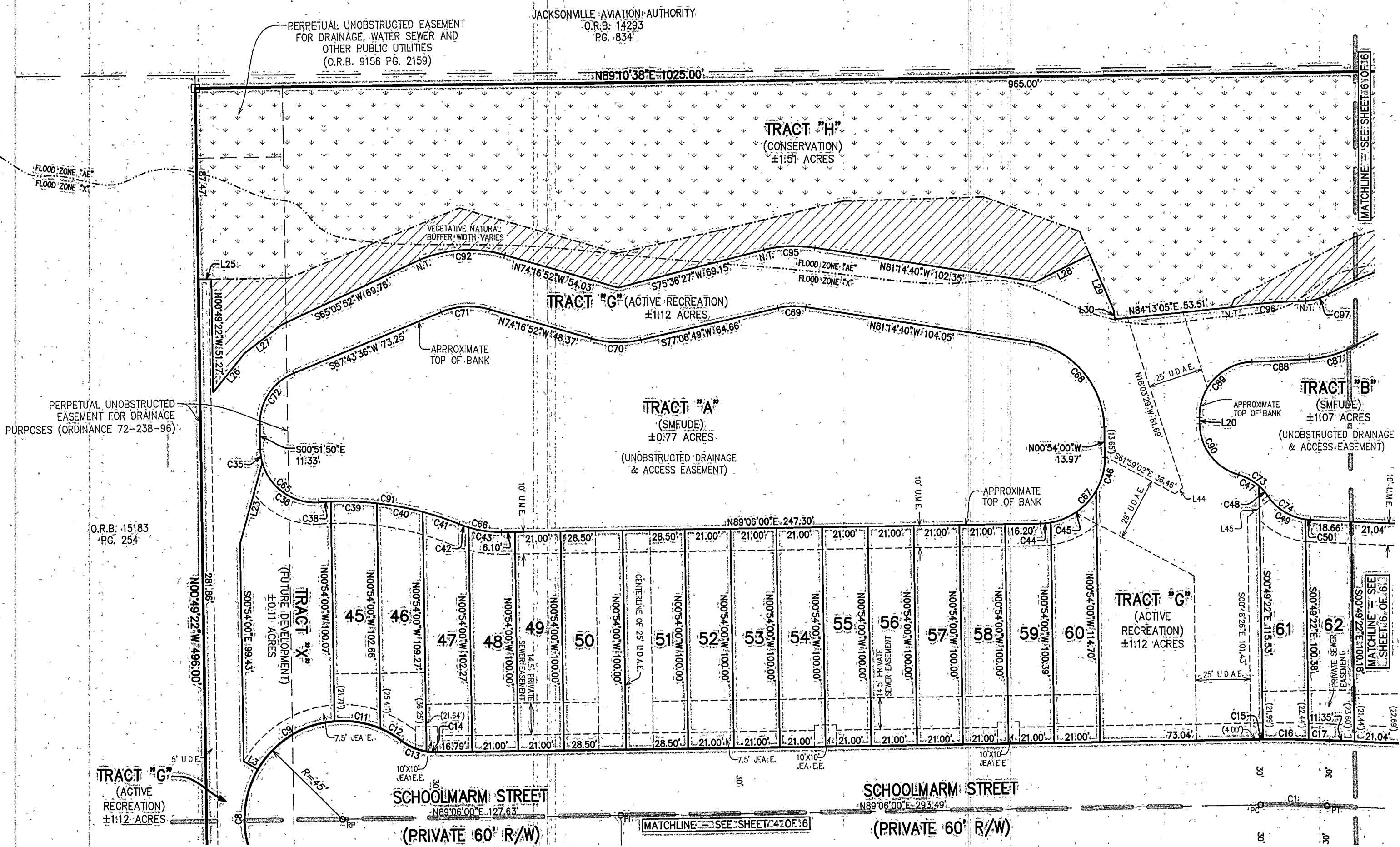
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.64'	N50°01'21"E
L2	20.00'	S89°10'38"W
L5	45.00'	S89°06'00"W
L6	45.00'	N00°54'00"W
L7	45.00'	N89°06'00"E
L8	45.00'	N00°54'00"W
L9	14.87'	N41°04'12"W
L10	31.19'	N46°56'31"W
L21	24.98'	N37°31'48"W
L40	8.49'	N00°54'00"W
L46	13.00'	N40°38'41"W
L47	13.00'	N40°38'41"W
L48	42.97'	S89°06'38"W
L55	1.00'	S00°55'24"E
L56	1.00'	S36°46'04"E
L57	4.00'	N19°07'39"W
L60	15.28'	N00°49'22"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	30.42'	500.00'	3°29'08"	S89°09'26"E	30.41'
C5	39.30'	25.00'	90°04'38"	S45°51'41"E	35.38'
C6	16.68'	25.00'	38°13'25"	N69°59'17"E	16.37'
C7	70.02'	45.00'	89°08'47"	S84°33'02"E	63.16'
C8	55.16'	45.00'	70°14'08"	S04°51'02"E	51.77'
C32	28.59'	470.00'	3°29'08"	S89°09'26"E	28.59'
C33	39.24'	25.00'	89°55'22"	N44°08'19"E	35.33'
C93	21.21'	17.50'	69°28'54"	N56°10'33"W	19.94'
C94	11.01'	16.50'	38°13'25"	N69°59'17"E	10.80'
C101	2.20'	53.50'	2°21'21"	N52°03'15"E	2.20'
C102	5.92'	25.00'	13°33'26"	S87°39'17"W	5.90'
C103	19.65'	45.00'	25°01'11"	N63°23'10"E	19.49'
C104	14.16'	52.50'	11°52'26"	N60°57'39"E	14.12'
C106	67.96'	56.50'	68°54'44"	S76°41'59"E	63.93'

Prepared By:
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HANSEN CREEK - PHASE 1

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	30.42	500.00'	3°29'08"	S89°09'26"E	30.41'
C8	55.16'	45.00'	70°14'08"	S04°51'02"E	51.77'
C9	43.28'	45.00'	55°06'11"	S57°50'06"W	41.63'
C11	21.53'	45.00'	27°24'36"	N80°54'29"W	21.32'
C12	11.39'	45.00'	14°30'20"	N59°57'00"W	11.36'
C13	12.44'	25.00'	28°31'05"	S66°57'23"E	12.32'
C14	4.23'	25.00'	9°41'05"	S86°03'28"E	4.22'
C15	1.55'	530.00'	0°10'03"	S89°11'01"W	1.55'
C16	21.01'	530.00'	2°16'15"	N89°35'49"W	21.00'
C17	9.69'	530.00'	1°02'49"	N87°56'17"W	9.69'
C35	6.46'	25.00'	14°48'09"	S08°15'54"E	6.44'
C36	34.28'	25.00'	78°33'59"	S54°56'58"E	31.66'
C38	5.52'	145.00'	2°10'52"	S86°51'28"W	5.52'
C39	21.05'	145.00'	8°19'00"	N87°53'36"W	21.03'
C40	21.44'	145.00'	8°28'22"	N79°29'55"W	21.42'
C41	17.65'	145.00'	6°58'34"	N71°46'27"W	17.64'
C42	4.61'	50.00'	5°16'55"	S70°55'38"E	4.61'
C43	15.13'	50.00'	17°19'55"	S82°14'03"E	15.07'
C44	4.82'	30.00'	9°12'45"	N84°29'38"E	4.82'
C45	26.24'	30.00'	50°06'53"	N54°49'49"E	25.41'
C46	16.06'	30.00'	30°40'22"	N14°26'11"E	15.87'
C47	10.92'	25.00'	25°01'36"	N60°55'41"W	10.83'
C48	6.17'	25.00'	14°08'25"	N41°20'40"W	6.15'
C49	20.80'	25.00'	47°40'20"	S58°06'38"E	20.21'
C50	2.39'	25.00'	5°28'04"	S84°40'50"E	2.38'
C65	40.74'	25.00'	93°22'08"	S47°32'54"E	36.38'
C66	19.73'	50.00'	22°36'50"	S79°35'35"E	19.61'
C67	47.12'	30.00'	90°00'00"	N44°06'00"E	42.43'
C68	56.09'	40.00'	80°20'40"	N41°04'20"W	51.61'
C69	12.84'	34.00'	21°38'31"	S87°56'05"W	12.77'
C70	22.97'	46.00'	28°36'19"	N88°35'01"W	22.73'
C71	22.55'	34.00'	37°59'32"	S86°43'22"W	22.13'
C72	29.93'	25.00'	68°35'26"	S33°25'53"W	28.17'
C73	17.09'	25.00'	39°10'01"	N53°51'28"W	16.76'
C74	23.19'	25.00'	53°08'25"	N60°50'40"W	22.36'
C87	22.33'	50.00'	25°35'24"	N73°46'26"E	22.15'
C88	26.33'	1000.00'	1°30'30"	N87°19'23"E	26.33'
C89	38.82'	25.00'	88°58'34"	N43°35'21"E	35.04'
C90	31.65'	25.00'	72°32'33"	N37°10'12"W	29.58'
C91	65.66'	145.00'	25°56'46"	S81°15'34"E	65.10'
C92	39.52'	59.60'	37°59'32"	S86°43'22"W	38.80'
C95	23.45'	61.20'	21°57'29"	S87°46'36"W	23.31'
C96	34.51'	277.42'	7°07'40"	S85°14'55"W	34.49'
C97	10.54'	23.60'	25°35'24"	S73°46'26"W	10.45'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	7.50'	S59°42'59"E
L20	2.91'	N00°53'56"W
L23	38.30'	S15°34'09"W
L25	6.00'	N89°10'38"E
L26	23.04'	S39°02'08"W
L27	21.56'	S53°13'42"W
L28	27.83'	S63°42'20"W
L29	27.40'	S23°11'29"E
L30	4.11'	S07°58'56"E
L44	4.57'	N51°55'05"E
L45	13.26'	S51°55'05"W

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HANSEN CREEK - PHASE 1

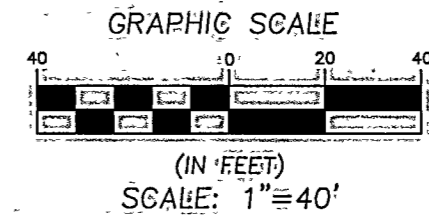
A REPLAT OF A PORTION OF DAHLS ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6 PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

SHEET 6 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

JACKSONVILLE AVIATION AUTHORITY
O.R.B. 14293
PG. 834

STATE PLANE COORDINATE NO. 2
SET P.R.M.

O.R.B. 19751
PG. 1461



LEW TURNER ROAD
(VARIABLE WIDTH R/W)

394.55'
S00°49'22"E 486.00'

TRACT "R"
(POTENTIAL FUTURE
RIGHT-OF-WAY)
±0.64 ACRES

TRACT "G"
(ACTIVE
RECREATION)
±1.12 ACRES

TRACT "B"
(SMFUDE)
±1.07 ACRES
(UNOBSTRUCTED DRAINAGE
& ACCESS EASEMENT)

TRACT "G" (ACTIVE RECREATION)
±1.12 ACRES

TRACT "H"
(CONSERVATION)
±1.15 ACRES

TRACT "E"
(OPEN SPACE)
±0.09 ACRES

TRACT "F"
(CONSERVATION)
±0.33 ACRES

SCHOOLMARM STREET
(PRIVATE 60' R/W)

OAK STREET
(64' R/W)

OAK STREET (32' R/W)
CLOSED BY ORD. 2023-675

LINE #	LENGTH	DIRECTION
L4	7.50'	S47°42'41"W
L9	14.87'	N41°04'12"W
L11	30.66'	N89°10'38"E
L21	24.98'	N37°31'48"W
L22	20.00'	S00°49'22"E
L31	35.55'	N76°40'17"W
L32	12.66'	N76°27'46"E
L33	29.02'	N84°35'12"E
L34	49.47'	N86°30'20"E
L35	31.26'	N60°56'31"E
L36	44.13'	N83°12'18"E
L37	46.85'	N72°25'44"E
L38	20.00'	N86°20'47"E
L39	26.29'	S89°08'12"E
L42	7.50'	S49°21'24"E
L60	15.28'	N00°49'22"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	15.27'	1000.00'	0°52'30"	S86°58'37"E	15.27'
C3	20.69'	50.00'	23°42'19"	N81°36'28"E	20.54'
C18	9.33'	1030.00'	0°31'08"	N87°09'18"W	9.33'
C19	6.40'	1030.00'	0°21'22"	N86°43'03"W	6.40'
C20	11.76'	25.00'	26°57'38"	N79°58'49"E	11.66'
C21	12.30'	25.00'	28°11'22"	N52°24'19"E	12.16'
C22	15.04'	45.00'	19°08'51"	S47°53'03"W	14.97'
C23	22.25'	45.00'	28°19'54"	S71°37'26"W	22.03'
C24	21.55'	45.00'	27°26'25"	N80°29'25"W	21.35'
C25	19.23'	45.00'	24°28'53"	N54°31'46"W	19.08'
C26	65.13'	45.00'	82°55'55"	N00°49'22"W	59.60'
C27	19.23'	45.00'	24°28'53"	N52°53'02"E	19.08'
C28	21.55'	45.00'	27°26'25"	N78°50'42"E	21.35'
C29	0.70'	45.00'	0°53'44"	S86°59'14"E	0.70'
C30	12.94'	970.00'	0°45'51"	N86°55'17"W	12.93'
C31	1.88'	970.00'	0°06'40"	N87°21'32"W	1.88'
C51	3.37'	1130.00'	0°10'15"	N87°19'45"W	3.37'
C52	13.89'	1130.00'	0°42'15"	N86°53'30"W	13.89'
C53	24.05'	200.00'	6°53'21"	S89°59'03"E	24.03'
C54	26.18'	200.00'	7°30'00"	N82°49'17"E	26.16'
C55	21.58'	200.00'	6°10'56"	N75°58'49"E	21.57'
C56	20.40'	200.00'	5°50'38"	N69°58'02"E	20.39'
C57	1.88'	145.00'	0°44'34"	S87°25'00"W	1.88'
C58	21.99'	145.00'	8°41'15"	S72°07'55"W	21.96'
C59	21.25'	145.00'	8°23'52"	S80°40'28"W	21.23'
C60	15.26'	145.00'	6°01'47"	S87°53'18"W	15.25'
C61	5.79'	25.00'	13°15'33"	N84°16'25"E	5.77'
C62	12.77'	25.00'	29°16'37"	N63°00'20"E	12.64'
C63	21.46'	25.00'	49°11'23"	N23°46'20"E	20.81'
C75	17.26'	1130.00'	0°52'30"	N86°58'37"W	17.26'
C76	92.21'	200.00'	26°24'54"	S80°15'11"W	91.39'
C77	60.38'	145.00'	23°51'28"	S78°58'27"W	59.94'
C78	40.02'	25.00'	91°43'33"	S45°02'25"W	35.88'
C79	31.07'	25.00'	71°13'01"	S36°25'52"E	29.11'
C80	5.66'	15.00'	21°36'51"	S82°50'48"E	5.63'
C81	11.03'	25.00'	25°16'06"	N73°42'44"E	10.94'
C82	21.26'	30.00'	40°36'16"	N81°22'49"E	20.82'
C83	21.33'	30.00'	40°44'26"	N81°18'44"E	20.89'
C84	12.53'	30.00'	23°55'26"	N72°54'14"E	12.44'
C85	82.42'	300.00'	15°44'28"	S87°15'49"E	82.16'
C86	94.06'	136.00'	39°37'40"	N80°47'35"E	92.20'
C87	22.33'	50.00'	25°35'24"	N73°46'26"E	22.15'
C97	10.54'	23.60'	25°35'24"	S73°46'26"W	10.45'
C98	112.32'	162.40'	39°37'40"	S80°47'35"W	110.10'
C99	61.10'	50.23'	69°41'29"	S54°17'28"E	57.40'
C100	14.34'	56.00'	14°40'15"	S19°00'38"E	14.30'

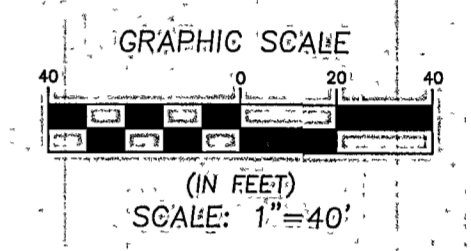
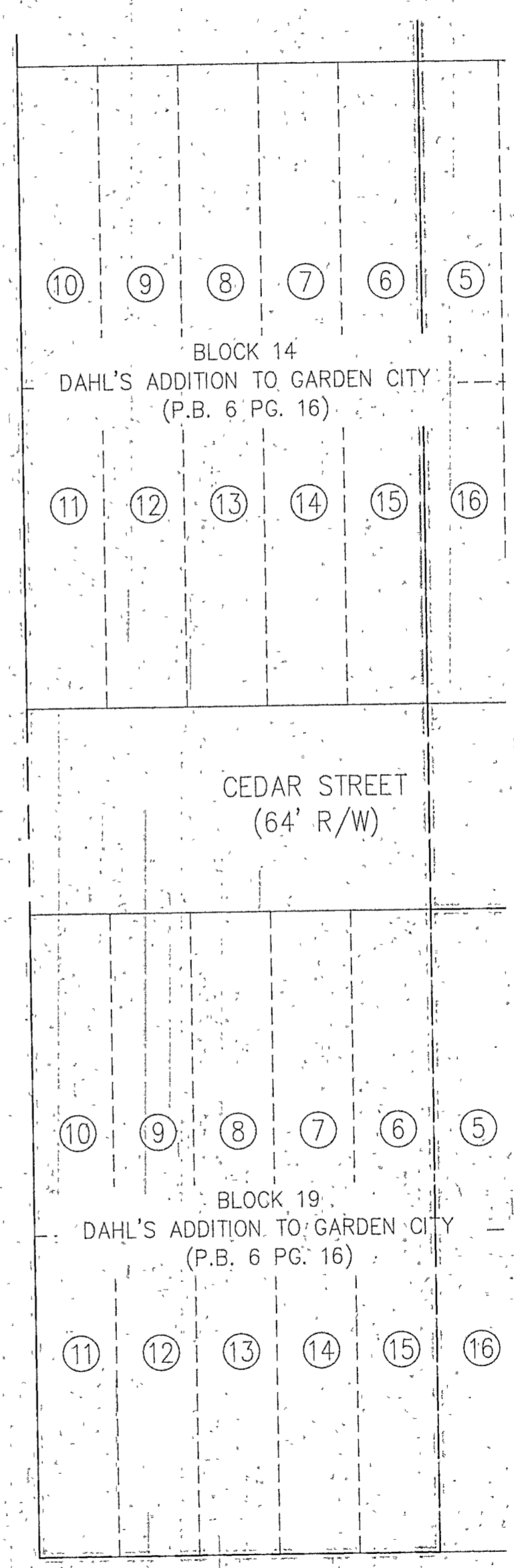
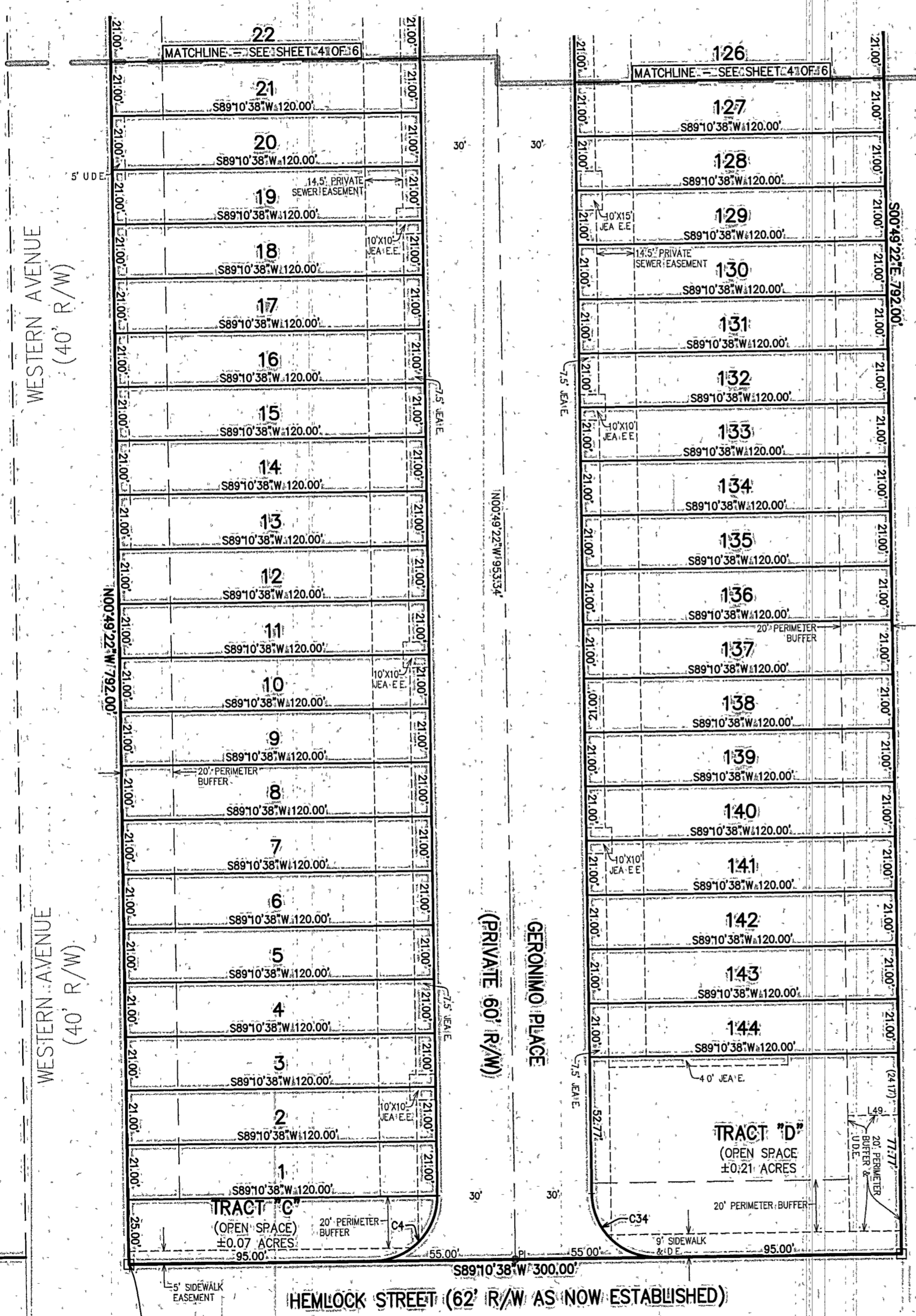


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SHEET 3 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



O.R.B.: 6654
PG. 2365

LINE TABLE		
LINE #	LENGTH	DIRECTION
L49	20.00'	N89°10'38"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD-BEARING	CHORD DIST.
C4	39.27'	25.00'	90°00'00"	S44°10'38"W	35.36'
C34	39.27'	25.00'	90°00'00"	N45°49'22"W	35.36'

POINT OF BEGINNING:
SOUTHWEST CORNER OF BLOCK 20 DAHL'S
ADDITION TO GARDEN CITY
PLAT BOOK 6, PAGE 16
STATE PLANE COORDINATE NO. 1
SET I.P.R.M.

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