

HARDWICK FARMS

BEING A REPLAT OF A PORTION OF TRACT 1, AS DEPICTED ON THE PLAT OF ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 16 AND 17 AND SECTION 56 OF THE FRANCIS RICHARD GRANT, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF SAID COUNTY.

Approved 4/17/23 Date
[Signature]
City Engineer
for Director of Public Works
Approved 4/13/2023 Date
[Signature]
for General Counsel

CAPTION

A portion of Tract 1, as depicted on the plat of Acreage Replat of Part of Dixie Farms, as recorded in Plat Book 14, page 100, of the current Public Records of the City of Jacksonville, Duval County, Florida, together with a portion of Sections 16 and 17 and Section 56 of the Francis Richard Grant, all lying in Township 3 South, Range 27 East, of said county, being more particularly described as follows.

For a Point of Reference, commence at the intersection of the Southeastery right of way line of Toledo Road, a 60 foot right of way as presently established, and the Southwestery right of way line of Powers Avenue, a variable width right of way as presently established; thence North 58°31'56" East, along the Northeastery prolongation of said Southeastery right of way line, 85.00 feet to a point lying on the Northeastery right of way line of said Powers Avenue; thence South 31°28'04" East, along said Northeastery right of way line, 290.00 feet to the Point of Beginning.

From said Point of Beginning, thence North 58°31'56" East, departing said Northeastery right of way line of Powers Avenue, a distance of 595.00 feet; thence North 31°28'04" West, 305.00 feet; thence North 58°31'56" East, 371.42 feet to a point lying on the Southwestery right of way line of Florida East Coast Railroad, a 100 foot right of way as presently established; thence South 31°11'57" East, along said Southwestery right of way line, 3280.79 feet; thence South 58°31'56" West, departing said Southwestery right of way line, 75.00 feet; thence North 31°11'57" West, 125.00 feet; thence South 58°31'56" West, 125.00 feet; thence South 31°11'57" East, 125.00 feet; thence South 58°31'56" West, 114.52 feet; thence South 31°11'57" East, 495.21 feet; thence South 58°48'03" West, 634.21 feet to point lying on said Northeastery right of way line of Powers Avenue; thence North 31°28'04" West, along said Northeastery right of line, 3467.98 feet to the Point of Beginning.

Less and Except from the above described lands the following exception parcels:

EXCEPTION PARCEL 1

A portion of Section 56 of the Francis Richard Grant, Township 3 South, Range 27 East, of the City of Jacksonville, Duval County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the intersection of the Southeastery right of way line of Toledo Road, a 60 foot right of way as presently established, and the Southwestery right of way line of Powers Avenue, a variable width right of way as presently established; thence North 58°31'56" East, along the Northeastery prolongation of said Southeastery right of way line, 85.00 feet to a point lying on the Northeastery right of way line of said Powers Avenue; thence South 31°28'04" East, along said Northeastery right of way line, 290.00 feet; thence North 58°31'56" East, departing said Northeastery right of way line of Powers Avenue, a distance of 595.00 feet; thence North 31°28'04" West, 305.00 feet; thence North 58°31'56" East, 371.42 feet to a point lying on the Southwestery right of way line of Florida East Coast Railroad, a 100 foot right of way as presently established; thence South 31°11'57" East, along said Southwestery right of way line, 612.53 feet; thence South 58°31'56" West, departing said Southwestery right of way line, 60.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 31°11'57" East, 125.00 feet; thence South 58°31'56" West, 125.00 feet; thence North 31°11'57" West, 125.00 feet; thence North 58°31'56" East, 125.00 feet to the Point of Beginning.

Said lands being the same as those lands conveyed to JEA as described and recorded in Official Records Book 9166, page 469 (Exhibit A, Page 1), of the current Public Records of Duval County, Florida.

EXCEPTION PARCEL 2

A portion of Section 56 of the Francis Richard Grant, Township 3 South, Range 27 East, of the City of Jacksonville, Duval County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the intersection of the Southeastery right of way line of Toledo Road, a 60 foot right of way as presently established, and the Southwestery right of way line of Powers Avenue, a variable width right of way as presently established; thence North 58°31'56" East, along the Northeastery prolongation of said Southeastery right of way line, 85.00 feet to a point lying on the Northeastery right of way line of said Powers Avenue; thence South 31°28'04" East, along said Northeastery right of way line, 290.00 feet; thence North 58°31'56" East, departing said Northeastery right of way line of Powers Avenue, a distance of 595.00 feet; thence North 31°28'04" West, 305.00 feet; thence North 58°31'56" East, 371.42 feet to a point lying on the Southwestery right of way line of Florida East Coast Railroad, a 100 foot right of way as presently established; thence South 31°11'57" East, along said Southwestery right of way line, 1707.54 feet; thence South 58°31'56" West, departing said Southwestery right of way line, 75.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 31°11'57" East, 125.00 feet; thence South 58°31'56" West, 125.00 feet; thence North 31°11'57" West, 125.00 feet; thence North 58°31'56" East, 125.00 feet to the Point of Beginning.

Said lands being the same as those lands conveyed to JEA as described and recorded in Official Records Book 9166, page 469 (Exhibit A, Page 3), of the current Public Records of Duval County, Florida.

Containing 74.17 acres, more or less.

ADOPTION AND DEDICATION

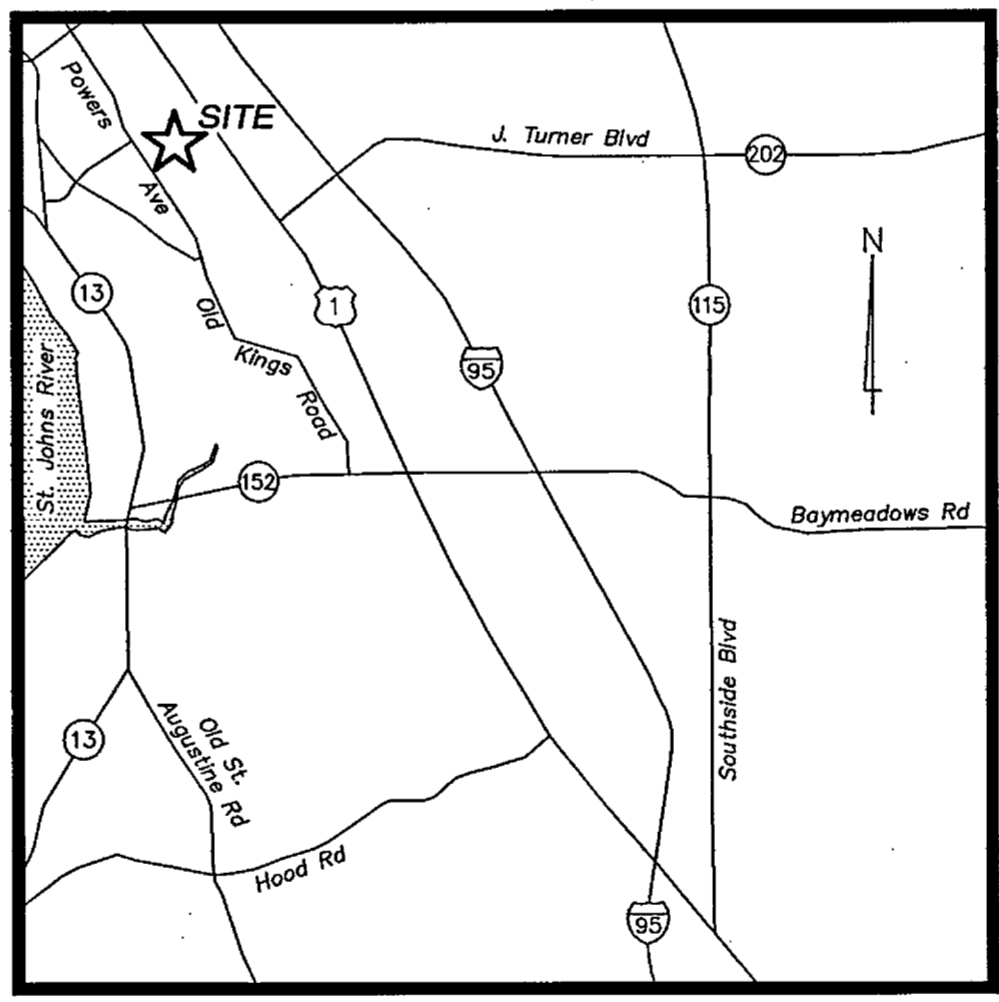
This is to certify that KL LHB3 AIV LLC, a Delaware limited liability company (Hereinafter "The Owner"), is the fee simple owner of the lands described in the caption herein known as HARDWICK FARMS, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of said lands.

All private rights of way depicted hereon as Golden Monarch Avenue, Field Daisy Place, Whippoorwill Holler Lane, Ornamental Lane, Mezzanine Lane, Silver Hay Lane, Mid Century Street, Palladian Court and Gable Grove Avenue, Private Unobstructed Drainage Easements, Tracts "H", "I" and "T" (Active Recreation), Tracts "D", "E", "G", "P", "Q" and "R" (Landscape Buffer), Tracts "K" and "O" (Stormwater Management Facility), Tract "L" (Active Recreation/Amenity Area), Tracts "C", "F", "M", "N", "S", "U", "V", "W", "X" and "Y" (Open Space) and Tract "Z" (Common Area) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

Upon failure of the Owner or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

Those rights of way depicted hereon as Hardwick Farms Boulevard, Friendship Fountain Avenue, Haydon Burns Place, Bellcast Lane, Vaulted Place, Great Blue Heron Way, Skimmers Dairy Way, walkways, sidewalks, Unobstructed Drainage Easements and Unobstructed Fire Department Access Easements 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 facility Tract "J" shown on this plat are hereby irrevocably dedicated to the City and are subject to the following covenants which shall run with the land:

- The drainage easement hereby dedicated shall permit the City to discharge into said stormwater management facility which these easements traverse, all water which may fall on or come upon all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; from adjacent land or from any other source of public waters into or through said stormwater management facility, 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.
- The stormwater management facility shown on this plat is owned in fee simple title by the Owner, its successors and assigns, and all maintenance and any other obligations pertaining to said stormwater management facility is the responsibility of the Owner, its successor and assigns. The City, by acceptance of this plat, assumes no responsibility whatsoever for said stormwater management facility.



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.

Steven D. Long Jr. Date 04/18/2023
Steven D. Long, Jr., P.E.
Director of Public Works

CLERK'S CERTIFICATE

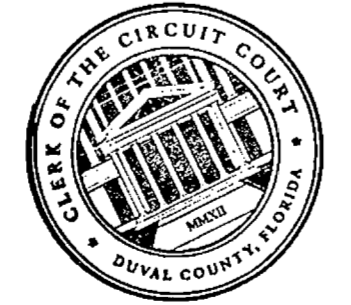
This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 81, pages 1-16 of the Public Records of Duval County, Florida, this 19th day of April, 2023.

Jody Phillips Deputy Clerk
Jody Phillips, Clerk of the Circuit Court

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 14th day of April, 2023.

Danny S. Wheeler
Danny S. Wheeler
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902

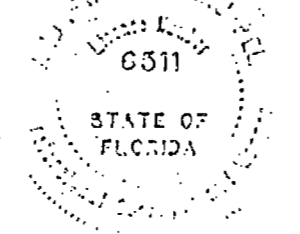


SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 6th day of April, 2023.

Andrew O. Knuppe
Andrew O. Knuppe
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511



ADOPTION AND DEDICATION (continued)

- 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 facility 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 facility and the control structures to effect adequate drainage for the rights of ways dedicated hereon.
- Upon failure of the Owner or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facility as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

The "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 and 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 facility described above, or any part thereof, occasioned wholly or in part by any act or omission of its agents, contractors, employees, servants, licensees, or concessionaires within HARDWICK FARMS. The Owner, its successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

The "Owner", its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and their successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities and telecommunication companies authorized by said owner in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private roadways shown on this plat. The "Owner", its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

The "Owner", hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private 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 private road rights of way designated hereon.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Tract "B" (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 hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "B" (Landscape Buffer Tract), for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of Tract "A" (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 Tract "B" (Landscape Buffer Tract), or any part thereof, including but not limited to those arising from or incidental to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon Tract "B" (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.

Those easements designated as JEA Utility Easements and Unobstructed JEA Utility Easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns.

Those easements designated as "JEA-EE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "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.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat.

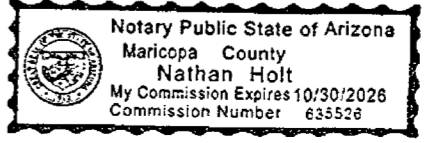
In witness whereof, the undersigned Owner has executed this plat on the 3rd day of April, 2023.

Nathan Holt OWNER
KL LHB3 AIV LLC
a Delaware limited liability company
Witness Nathan Holt
Printed Name
BY: [Signature]
Name Ryan Mott
Title Authorized Signatory
Witness Jennifer Zinner
Printed Name

STATE OF Arizona, COUNTY OF Maricopa

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of April, 2023, by Ryan Mott, Authorized Signatory of KL LHB3 AIV LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced [Signature] as identification.

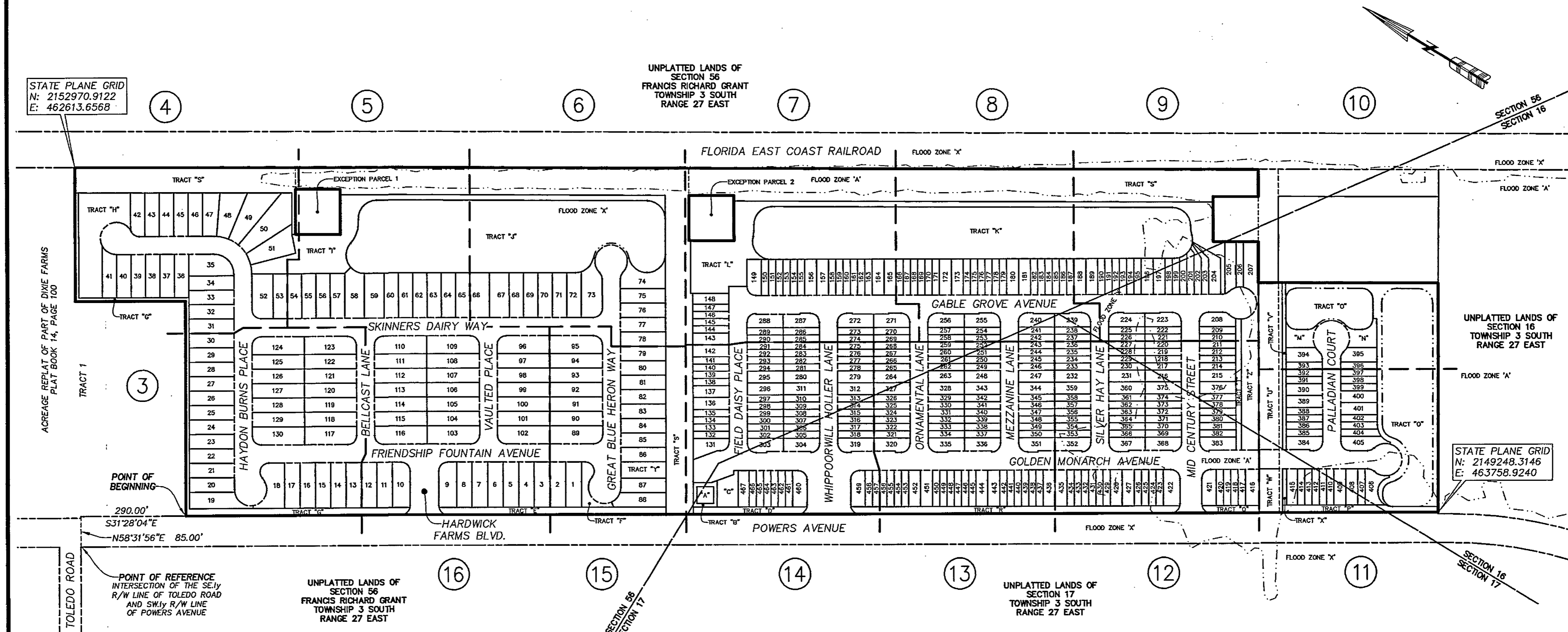
Nathan Holt Notary Public, State of Florida at Large
My Commission expires 10/30/26
Nathan Holt Commission Number 635926
Printed Name



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

HARDWICK FARMS

BEING A REPLAT OF A PORTION OF TRACT 1, AS DEPICTED ON THE PLAT OF ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 16 AND 17 AND SECTION 56 OF THE FRANCIS RICHARD GRANT, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF SAID COUNTY.



STATE PLANE GRID
N: 2152970.9122
E: 462613.6568

STATE PLANE GRID
N: 2149248.3146
E: 463758.9240

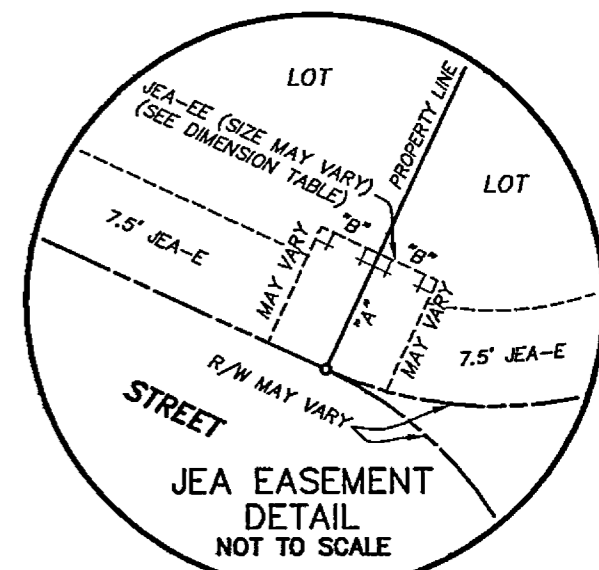
- NOTES:**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southwesterly right of way line of Florida East Coast Railroad as being South 31°1'57" East.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - Pursuant to the provisions of Section 177.091(28), Florida Statutes, 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 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.
 - The easements shown hereon and designated 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.
 - The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - The lands shown hereon lie within Flood Zone "X" and Flood "A" (No Base Flood Elevation established) as depicted on the Flood Insurance Rate Map (FIRM) Community Number 120077, Map Number 12031C0388H, Panel Number 0388, Suffix H, dated June 3, 2013 and Community Number 120077, Map Number 12031C0551J, Panel Number 0551, Suffix J, dated November 2, 2018. (NAVD 1988)
The FIRM information and delineations on this plat are 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 Management Repository, City of Jacksonville's Planning and Development Department, Development Services Division.

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 Public Records of this county.

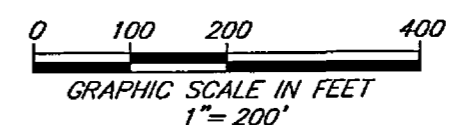
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.V. OFFICIAL RECORDS VOLUME
 - O.R.B. OFFICIAL RECORDS BOOK
 - ESMT EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - UFDAE UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

TRACT	AREA
TRACT "H"	0.59 Acres
TRACT "J"	0.94 Acres
TRACT "L"	1.34 Acres
TRACT "T"	0.13 Acres
TOTAL	3.00 Acres

TRACT	AREA
TRACT "B"	0.05 Acres
TRACT "C"	0.12 Acres
TRACT "D"	0.14 Acres
TRACT "E"	0.29 Acres
TRACT "F"	0.09 Acres
TRACT "G"	0.56 Acres
TRACT "M"	0.10 Acres
TRACT "N"	0.10 Acres
TRACT "P"	0.18 Acres
TRACT "Q"	0.07 Acres
TRACT "R"	0.41 Acres
TRACT "S"	7.49 Acres
TRACT "U"	0.69 Acres
TRACT "V"	0.11 Acres
TRACT "W"	0.18 Acres
TRACT "X"	0.02 Acres
TRACT "Y"	0.13 Acres
TRACT "Z"	0.42 Acres
TOTAL	11.15 Acres



JEA DIMENSION TABLE		
7.5'	10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7.5'	5'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT



PREPARED BY:
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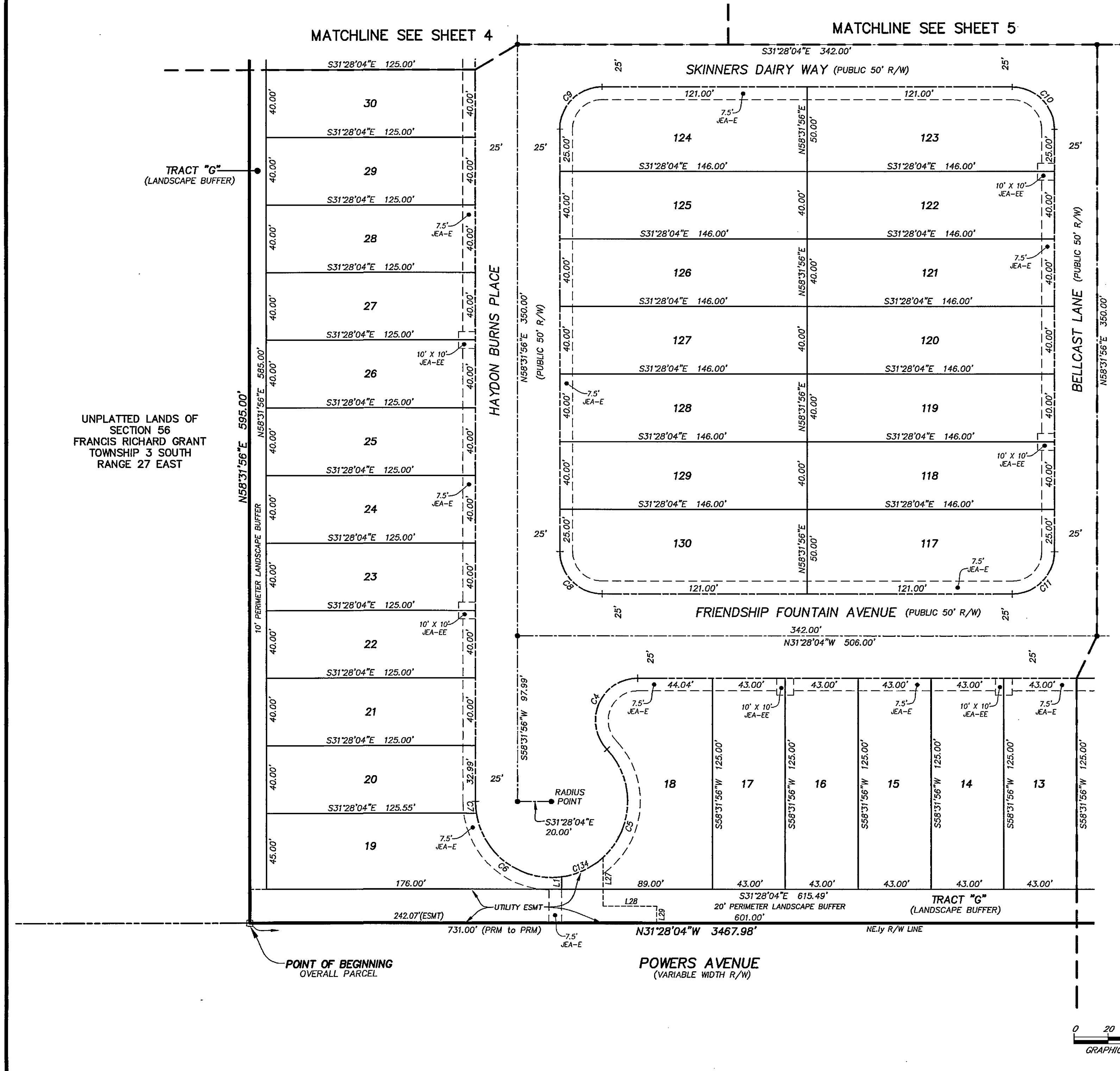
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PLAT BOOK 81 PAGE 3

SHEET 3 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	25.00'	133°16'54"	58.16'	S81°53'30"W	45.90'
C5	45.00'	125°37'10"	98.66'	N78°03'37"E	80.05'
C6	45.00'	88°42'05"	69.67'	S05°13'15"W	62.91'
C7	45.00'	8°57'39"	7.04'	S54°03'07"W	7.03'
C8	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C9	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C10	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C11	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'
C134	45.00'	35°02'55"	27.53'	S56°39'15"E	27.10'

LINE TABLE

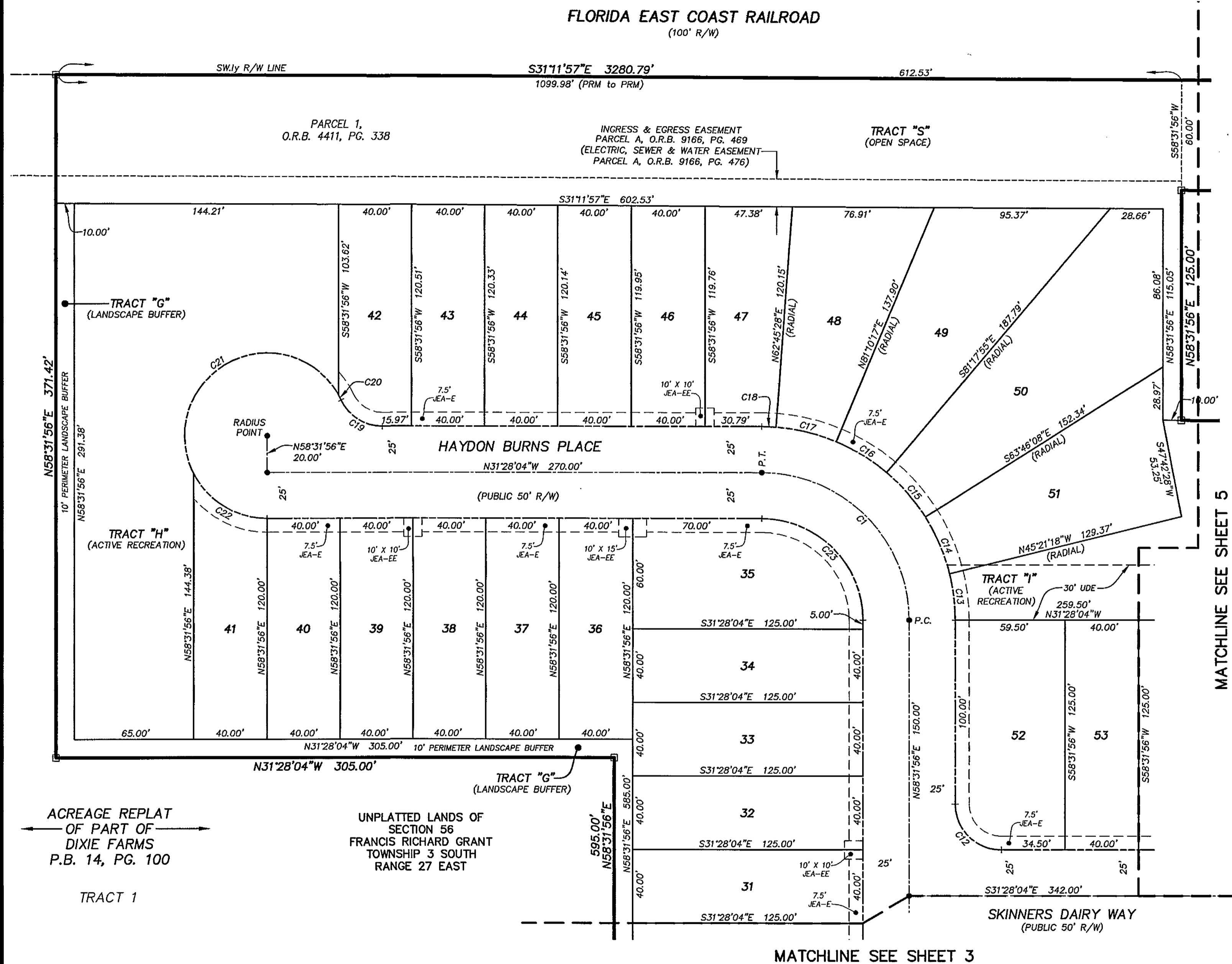
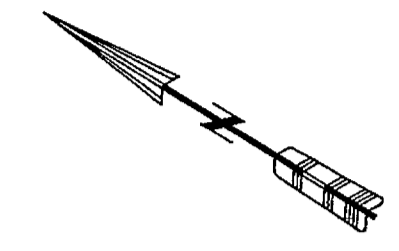
LINE	BEARING	LENGTH
L1	S58°31'56"W	7.41'
L27	S58°31'58"W	28.94'
L28	S31°28'04"E	31.55'
L29	S58°31'56"W	10.00'

- LEGEND
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 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

HARDWICK FARMS

BEING A REPLAT OF A PORTION OF TRACT 1, AS DEPICTED ON THE PLAT OF ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 16 AND 17 AND SECTION 56 OF THE FRANCIS RICHARD GRANT, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF SAID COUNTY.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	80.00'	90°00'00"	125.66'	N13°31'56"E	113.14'
C12	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C13	105.00'	13°53'15"	25.45'	N51°35'19"E	25.39'
C14	105.00'	18°24'50"	33.75'	N35°26'17"E	33.60'
C15	105.00'	17°31'48"	32.13'	N17°27'58"E	32.00'
C16	105.00'	17°31'48"	32.13'	N00°03'49"W	32.00'
C17	105.00'	18°24'50"	33.75'	N18°02'08"W	33.60'
C18	105.00'	4°13'31"	7.74'	N29°21'18"W	7.74'
C19	25.00'	64°37'23"	28.20'	S00°50'38"W	28.73'
C20	45.00'	4°00'21"	3.15'	N31°09'09"E	3.15'
C21	45.00'	177°53'00"	139.71'	N59°47'31"W	89.98'
C22	45.00'	62°44'02"	49.27'	S00°06'02"E	46.85'
C23	55.00'	90°00'00"	86.39'	N13°31'56"E	77.78'

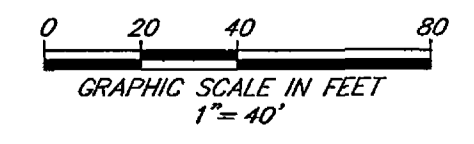
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - TABULATED CURVE DATA
 - TABULATED LINE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - PLAT BOOK
 - PAGE
 - OFFICIAL RECORDS VOLUME
 - OFFICIAL RECORDS BOOK
 - EASEMENT
 - JEA-E ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - UNOBSTRUCTED DRAINAGE EASEMENT
 - PRIVATE DRAINAGE EASEMENT
 - PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SHEET REFERENCE NUMBER

← ACREAGE REPLAT OF PART OF DIXIE FARMS P.B. 14, PG. 100 →
TRACT 1

UNPLATTED LANDS OF SECTION 56 FRANCIS RICHARD GRANT TOWNSHIP 3 SOUTH RANGE 27 EAST



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

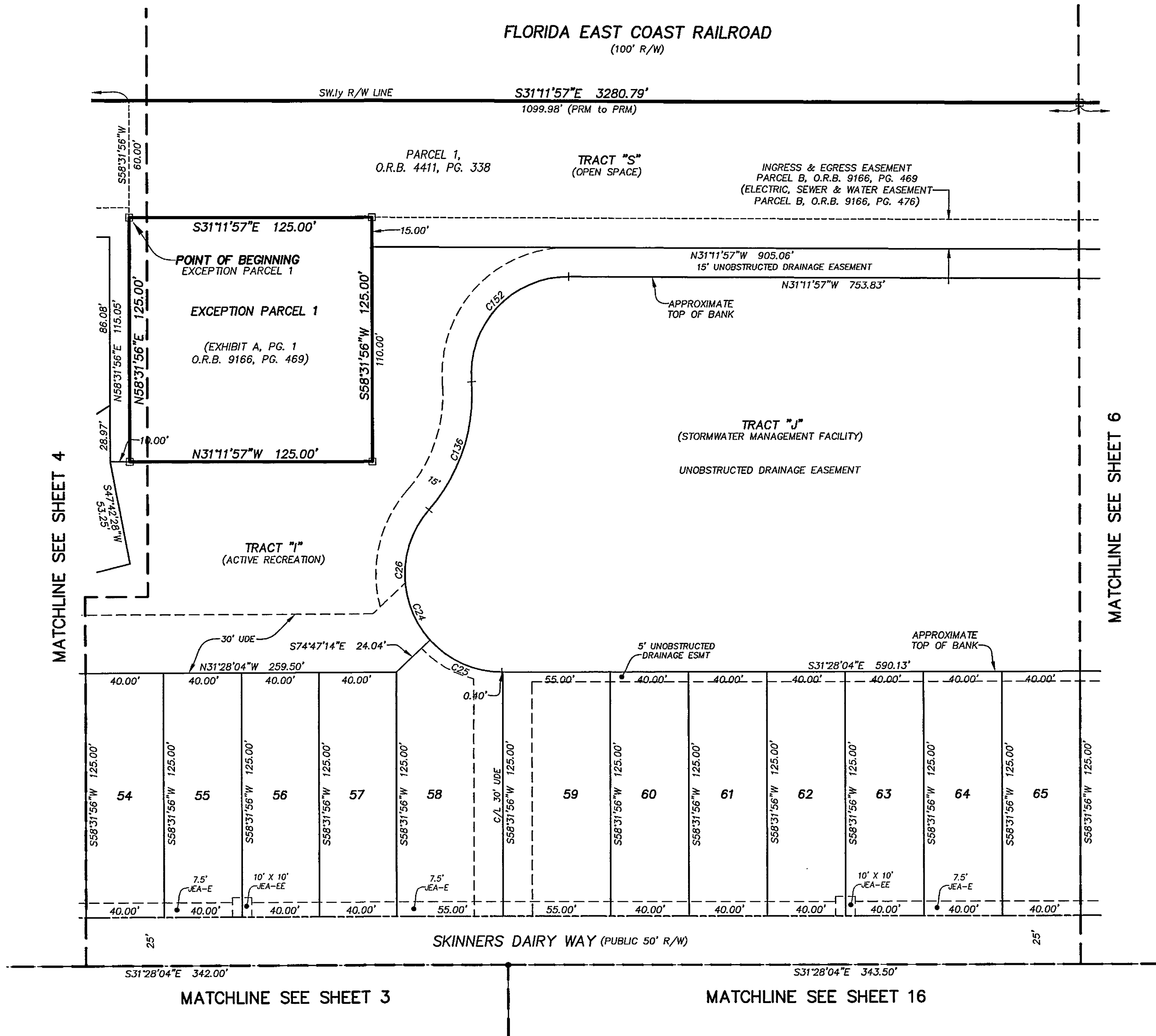
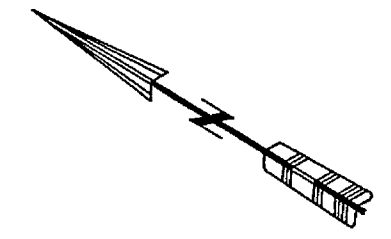
HARDWICK FARMS

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PLAT BOOK 81 PAGE 5

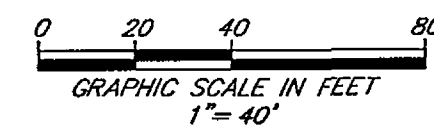
SHEET 5 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C24	50.00'	131°32'29"	114.79'	S34°18'11"W	91.19'
C25	50.00'	47°55'17"	41.82'	S07°30'25"E	40.61'
C26	50.00'	83°37'12"	72.97'	S58°15'49"W	66.67'
C136	89.00'	45°47'41"	71.14'	N77°10'34"E	69.26'
C152	50.00'	94°31'20"	82.49'	N78°27'37"W	73.45'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - P.T. POINT OF TANGENCY
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
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 - C/L CENTERLINE
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 - PG. PAGE
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 - O.R.B. OFFICIAL RECORDS BOOK
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 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
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 - NAVD NORTH AMERICAN VERTICAL DATUM
 - ③ MATCHLINE SHEET REFERENCE NUMBER



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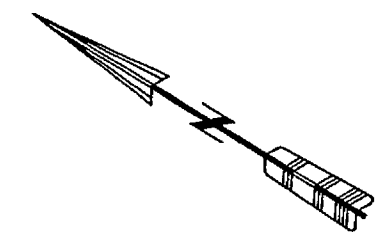
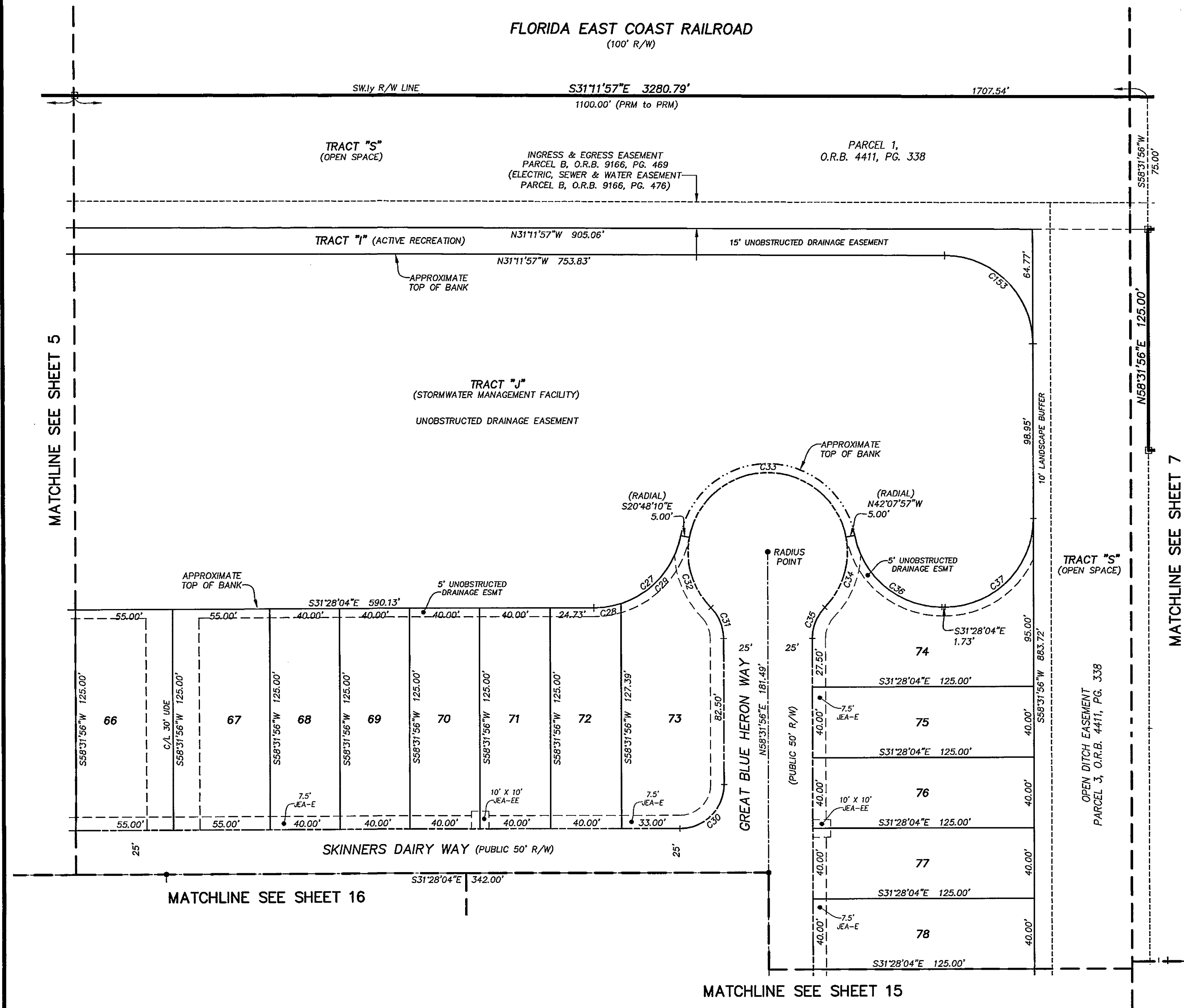
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PLAT BOOK 81 PAGE 6

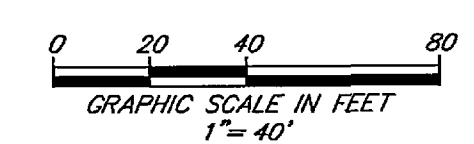
SHEET 6 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C27	50.00'	79°20'06"	69.23'	S71°08'07"E	63.83'
C28	50.00'	17°47'07"	15.52'	S40°21'37"E	15.46'
C29	50.00'	61°32'59"	53.71'	S80°01'40"E	51.17'
C30	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'
C31	25.00'	44°24'55"	19.38'	N36°19'29"E	18.90'
C32	45.00'	55°04'49"	43.26'	S41°39'26"W	41.61'
C33	45.00'	158°40'12"	124.62'	N31°28'04"W	88.45'
C34	45.00'	55°04'49"	43.26'	N75°24'27"E	41.61'
C35	25.00'	44°24'55"	19.38'	S80°44'24"W	18.90'
C36	50.00'	79°20'06"	69.23'	S08°11'59"W	63.83'
C37	50.00'	90°00'00"	78.54'	S76°28'04"E	70.71'
C153	50.00'	89°43'53"	78.31'	N13°40'00"E	70.54'

- LEGEND**
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HARDWICK FARMS

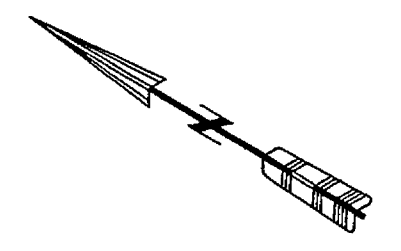
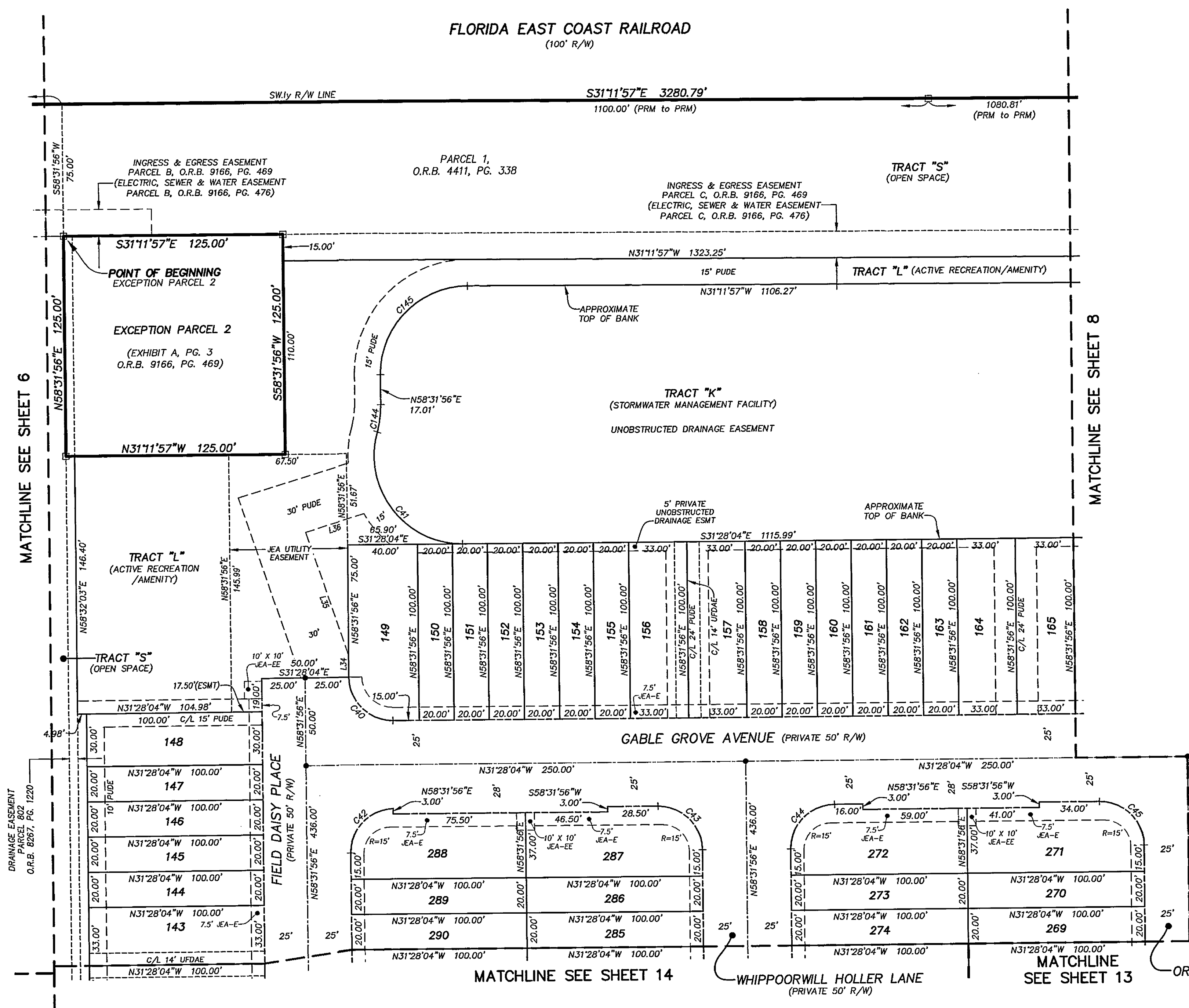
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PLAT BOOK 81 PAGE 1

SHEET 7 OF 16 SHEETS

SEE SHEET 2 FOR NOTES

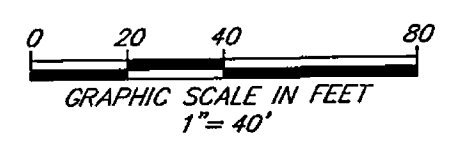
FLORIDA EAST COAST RAILROAD
(100' R/W)



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C40	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C41	50.00'	105°59'17"	92.49'	S21°31'35"W	79.86'
C42	25.00'	88°51'14"	38.77'	N77°02'26"W	35.00'
C43	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C44	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C45	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C144	56.50'	15°59'17"	15.77'	N66°31'35"E	15.71'
C145	50.00'	90°16'07"	78.77'	N76°20'00"W	70.88'

LINE TABLE		
LINE	BEARING	LENGTH
L34	N58°31'56"E	12.31'
L35	N39°49'09"E	74.19'
L36	S48°05'06"E	34.84'

- LEGEND**
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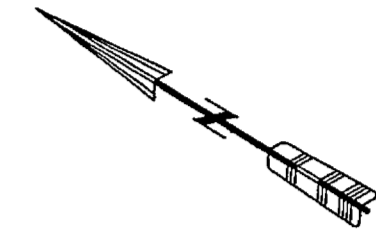
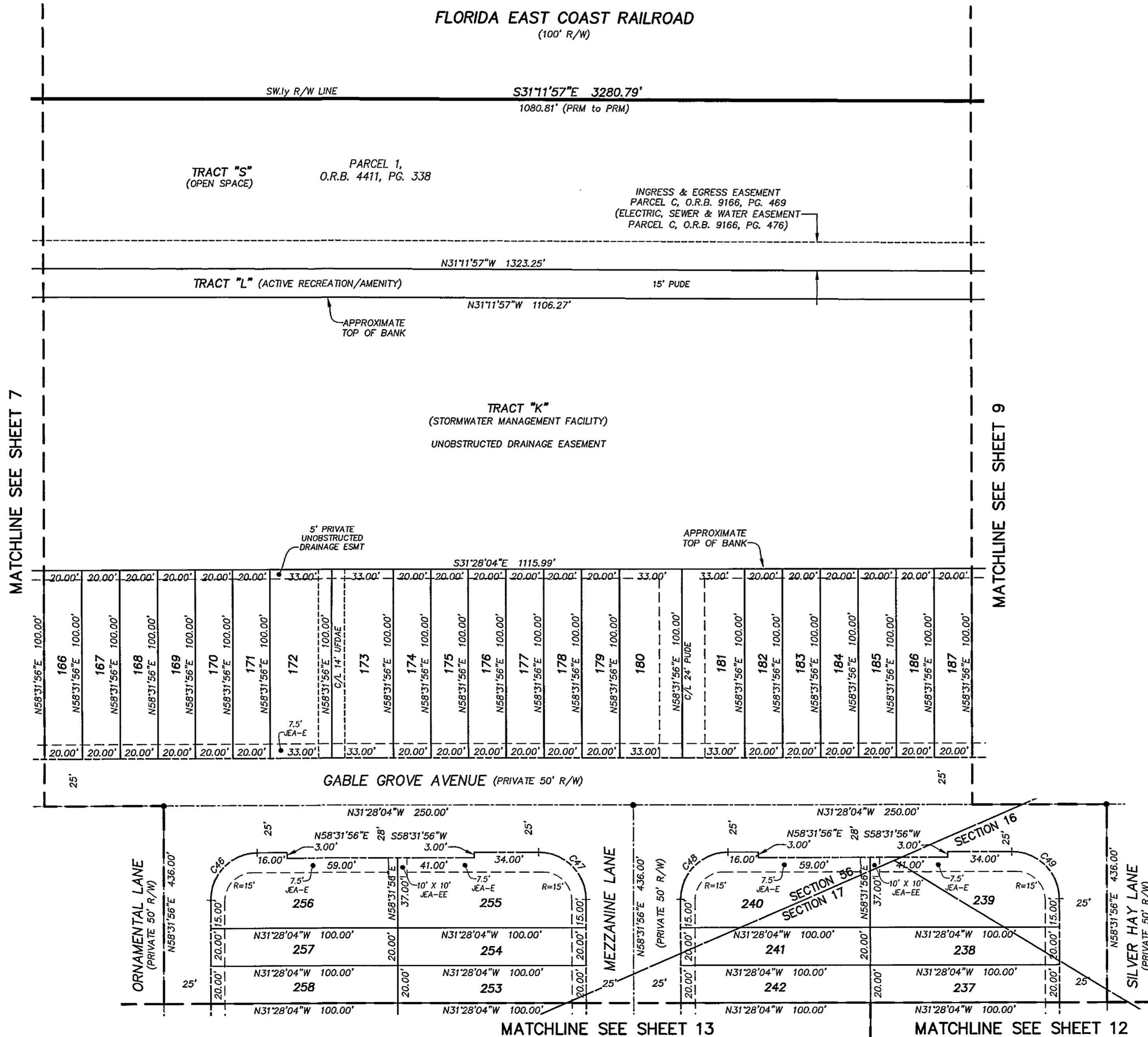
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PLAT BOOK 81 PAGE 8

SHEET 8 OF 16 SHEETS

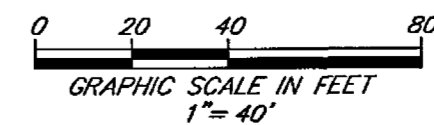
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C46	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C47	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C48	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C49	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'

LEGEND

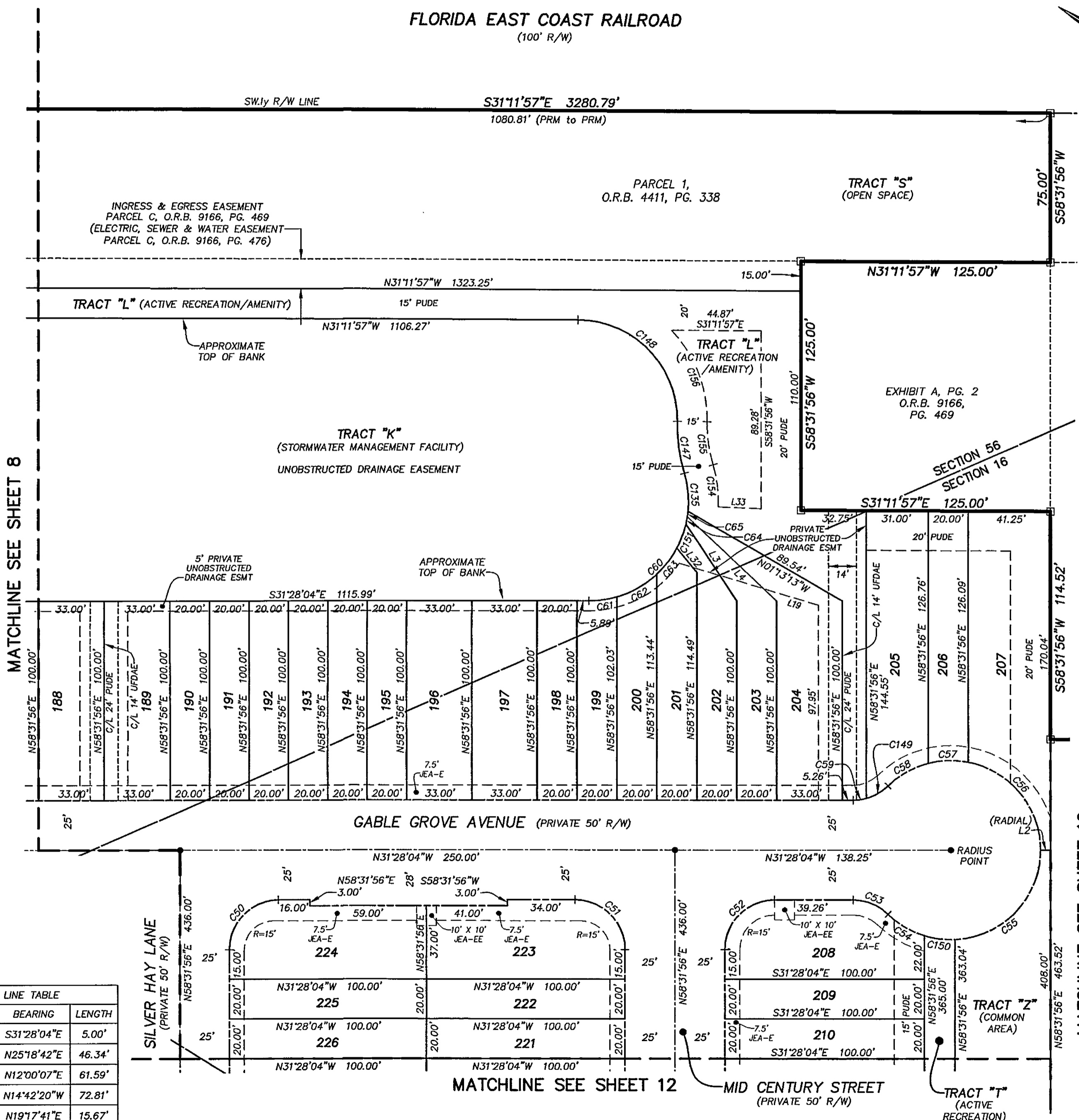
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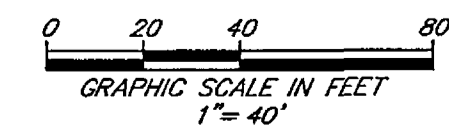
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LINE	BEARING	LENGTH
L2	S31°28'04"E	5.00'
L3	N25°18'42"E	46.34'
L4	N12°00'07"E	61.59'
L19	N14°42'20"W	72.81'
L32	N19°17'41"E	15.67'
L33	N29°06'46"W	21.44'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C50	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C51	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C52	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C53	25.00'	44°24'55"	19.38'	N09°15'36"W	18.90'
C54	45.00'	27°17'10"	21.43'	S00°41'44"E	21.23'
C55	45.00'	87°27'10"	68.69'	S77°44'29"E	62.21'
C56	45.00'	78°47'33"	61.88'	N19°08'10"E	57.12'
C57	45.00'	25°41'23"	20.18'	N33°06'19"W	20.01'
C58	45.00'	29°55'58"	23.51'	N60°54'59"W	23.24'
C59	25.00'	15°37'52"	6.82'	S39°17'00"E	6.80'
C60	50.00'	106°29'19"	92.93'	S84°42'43"E	80.12'
C61	50.00'	16°23'26"	14.30'	S39°39'46"E	14.25'
C62	50.00'	26°37'26"	23.23'	S61°10'12"E	23.03'
C63	50.00'	19°06'54"	16.68'	S84°02'22"E	16.60'
C64	50.00'	4°12'20"	3.67'	N69°24'51"E	3.67'
C65	50.00'	3°09'36"	2.76'	N65°43'53"E	2.76'
C135	50.00'	22°06'27"	19.29'	N53°05'51"E	19.17'
C147	87.00'	17°26'18"	26.48'	S50°45'47"W	26.38'
C148	50.00'	90°40'52"	79.13'	N14°08'29"E	71.13'
C149	25.00'	28°47'03"	12.56'	S61°29'27"E	12.43'
C150	45.00'	19°40'35"	15.45'	S24°10'36"E	15.38'
C151	50.00'	14°53'10"	12.99'	N78°57'36"E	12.95'
C154	65.00'	18°50'36"	21.38'	N51°27'56"E	21.28'
C155	72.00'	17°26'18"	21.91'	S50°45'47"W	21.83'
C156	65.00'	44°29'39"	50.48'	N37°14'06"E	49.22'

- LEGEND**
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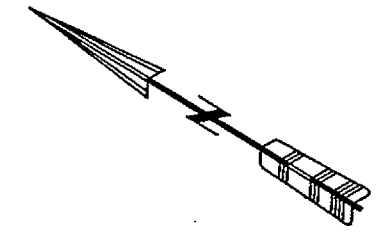
HARDWICK FARMS

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PLAT BOOK 81 PAGE 10

SHEET 10 OF 16 SHEETS

SEE SHEET 2 FOR NOTES

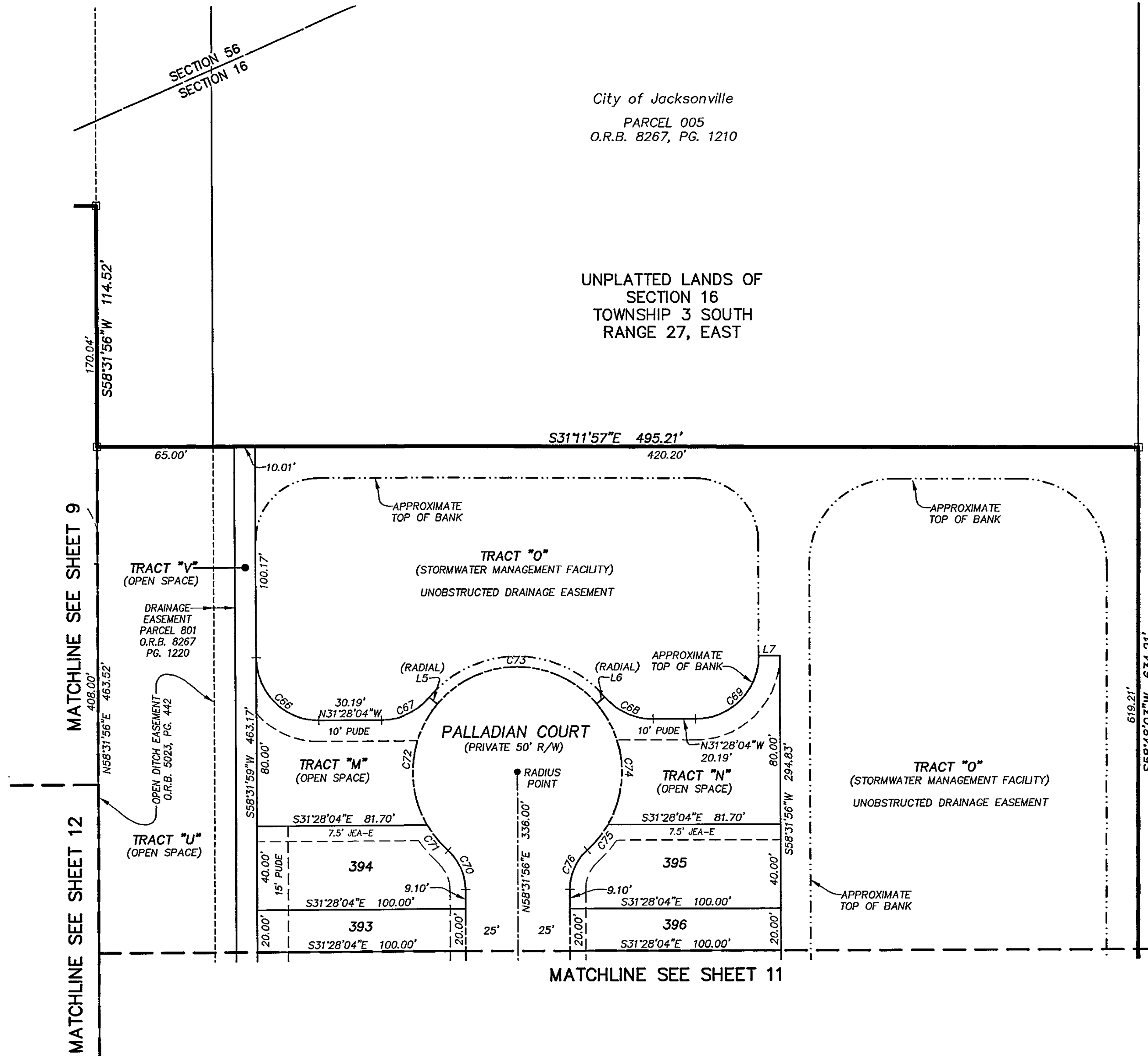


City of Jacksonville
 PARCEL 005
 O.R.B. 8267, PG. 1210

UNPLATTED LANDS OF
 SECTION 16
 TOWNSHIP 3 SOUTH
 RANGE 27, EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C66	30.00'	89°59'49"	47.12'	S13°31'51"W	42.43'
C67	30.00'	49°40'47"	26.01'	S56°18'27"E	25.21'
C68	30.00'	49°40'47"	26.01'	S06°37'40"E	25.21'
C69	30.00'	90°00'00"	47.12'	S76°28'04"E	42.43'
C70	25.00'	48°11'23"	21.03'	N34°26'15"E	20.41'
C71	50.00'	18°11'23"	15.87'	S19°26'15"W	15.81'
C72	50.00'	70°19'13"	61.37'	S63°41'33"W	57.59'
C73	50.00'	99°21'34"	86.71'	N31°28'04"W	76.24'
C74	50.00'	70°19'13"	61.37'	N53°22'20"E	57.59'
C75	50.00'	18°11'23"	15.87'	S82°22'22"E	15.81'
C76	25.00'	48°11'23"	21.03'	S82°37'38"W	20.41'

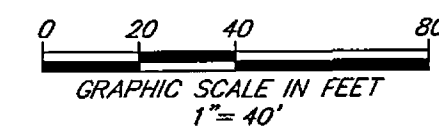
LINE TABLE		
LINE	BEARING	LENGTH
L5	S08°51'09"W	5.00'
L6	N71°47'16"W	5.00'
L7	S31°28'04"E	10.00'



UNPLATTED LANDS OF
 SECTION 16
 TOWNSHIP 3 SOUTH
 RANGE 27, EAST

LEGEND

- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
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- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.V. OFFICIAL RECORDS VOLUME
- O.R.B. OFFICIAL RECORDS BOOK
- ESMT EASEMENT
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- UFDAE UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- - - MATCHLINE
- ③ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

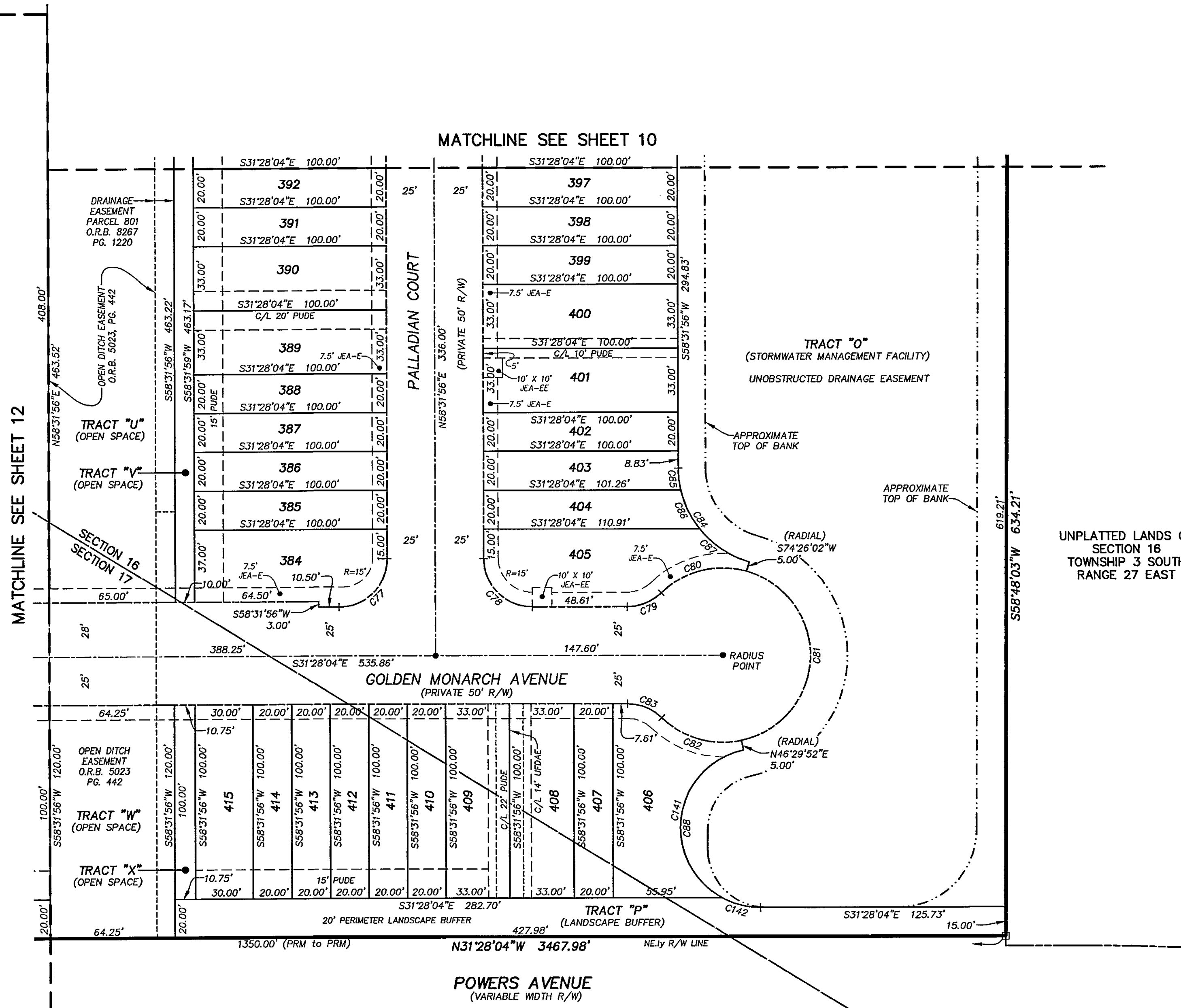
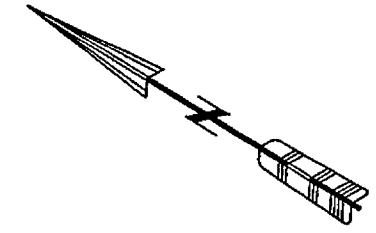
HARDWICK FARMS

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PLAT BOOK 81 PAGE 11

SHEET 11 OF 16 SHEETS

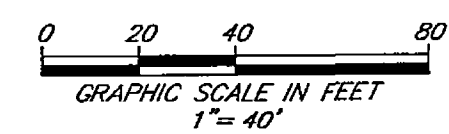
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C77	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'
C78	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C79	25.00'	44°24'55"	19.38'	S53°40'31"E	18.90'
C80	45.00'	60°19'00"	47.37'	N45°43'29"W	45.22'
C81	45.00'	152°03'50"	119.43'	N60°27'57"E	87.34'
C82	45.00'	56°26'59"	44.34'	S15°16'38"E	42.56'
C83	25.00'	44°24'55"	19.38'	N09°15'36"W	18.90'
C84	50.00'	74°05'55"	64.66'	S21°28'59"W	60.25'
C85	50.00'	12°54'46"	11.27'	S52°04'33"W	11.24'
C86	50.00'	25°39'25"	22.39'	S32°47'27"W	22.20'
C87	50.00'	35°31'43"	31.00'	S02°11'53"W	30.51'
C88	41.00'	167°57'56"	120.19'	S52°30'54"W	81.55'
C141	41.00'	139°22'24"	99.73'	S66°48'40"W	76.90'
C142	41.00'	28°35'32"	20.46'	S17°10'18"E	20.25'

LEGEND

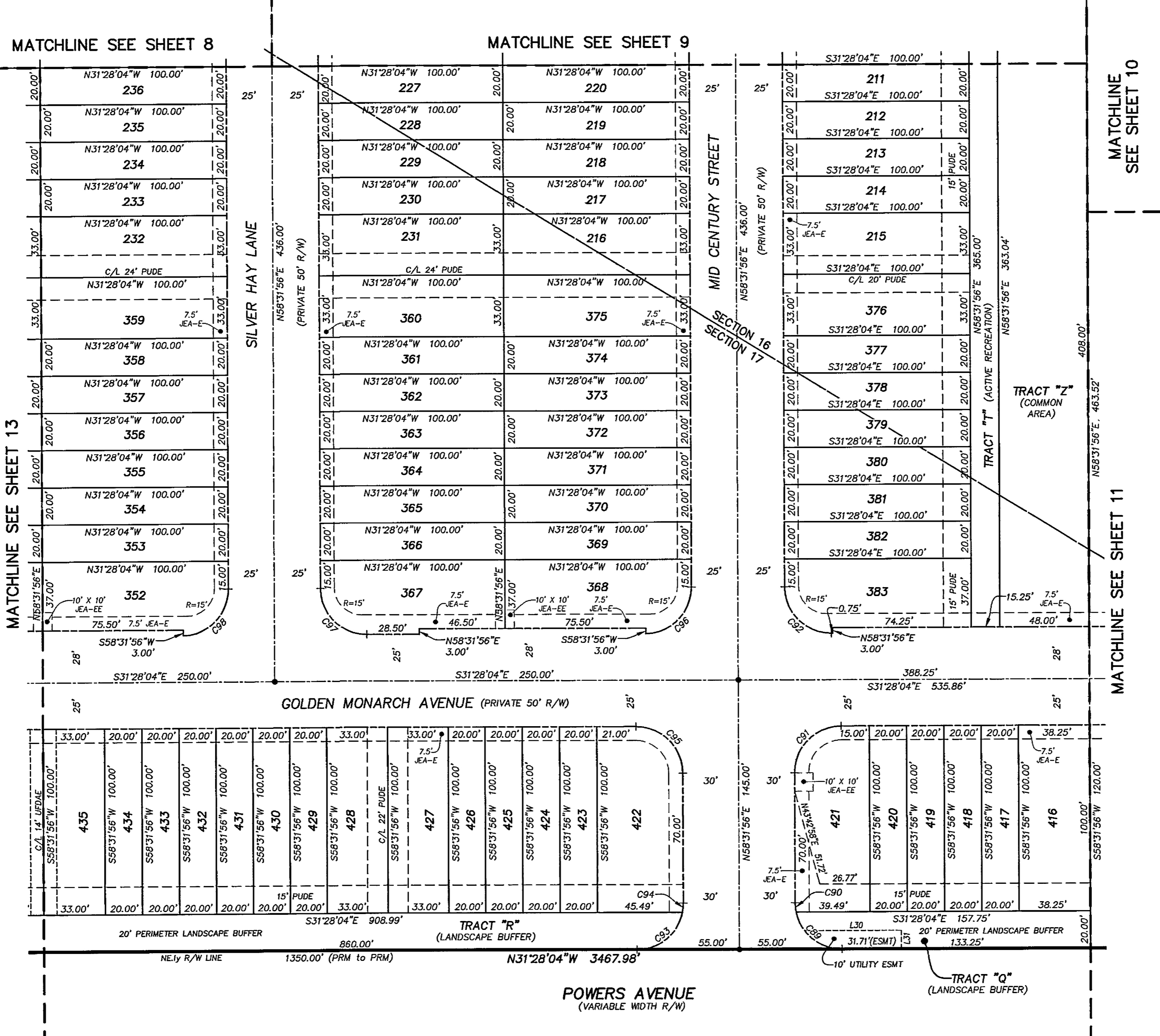
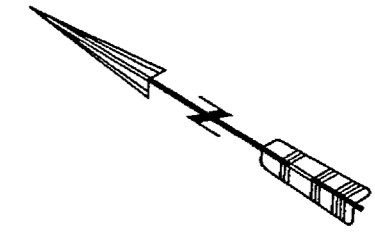
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- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.V. OFFICIAL RECORDS VOLUME
- O.R.B. OFFICIAL RECORDS BOOK
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- JEA-E JEA ELECTRIC EASEMENT
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HARDWICK FARMS

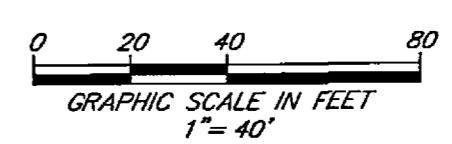
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C89	25.00'	78°27'47"	34.24'	S07°45'50"W	31.62'
C90	25.00'	11°32'13"	5.03'	S52°45'50"W	5.03'
C91	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C92	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C93	25.00'	78°27'47"	34.24'	S70°41'57"E	31.62'
C94	25.00'	11°32'13"	5.03'	N64°18'03"E	5.03'
C95	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C96	25.00'	88°51'14"	38.77'	S77°02'26"E	35.00'
C97	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C98	25.00'	88°51'14"	38.77'	S77°02'26"E	35.00'

LINE TABLE		
LINE	BEARING	LENGTH
L30	S31°28'04"E	51.71'
L31	S58°31'56"W	10.00'

- LEGEND**
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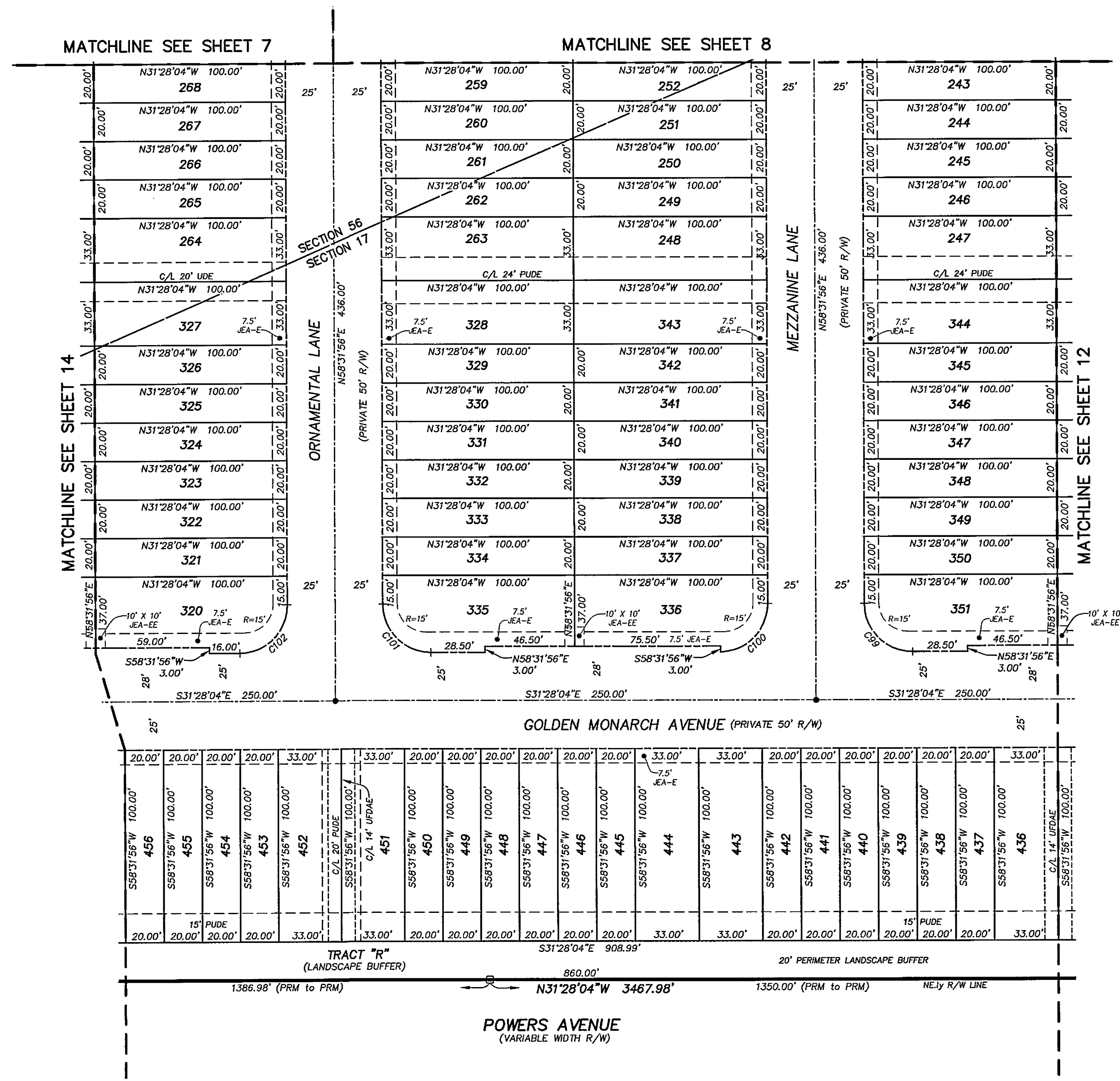
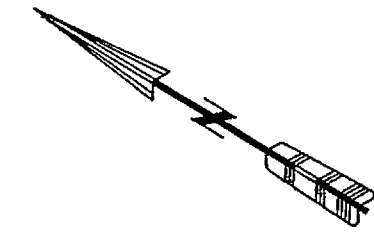
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PLAT BOOK 81 PAGE 13

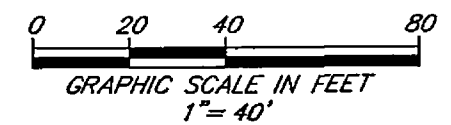
SHEET 13 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C99	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C100	25.00'	88°51'14"	38.77'	S77°02'26"E	35.00'
C101	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C102	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'

- LEGEND**
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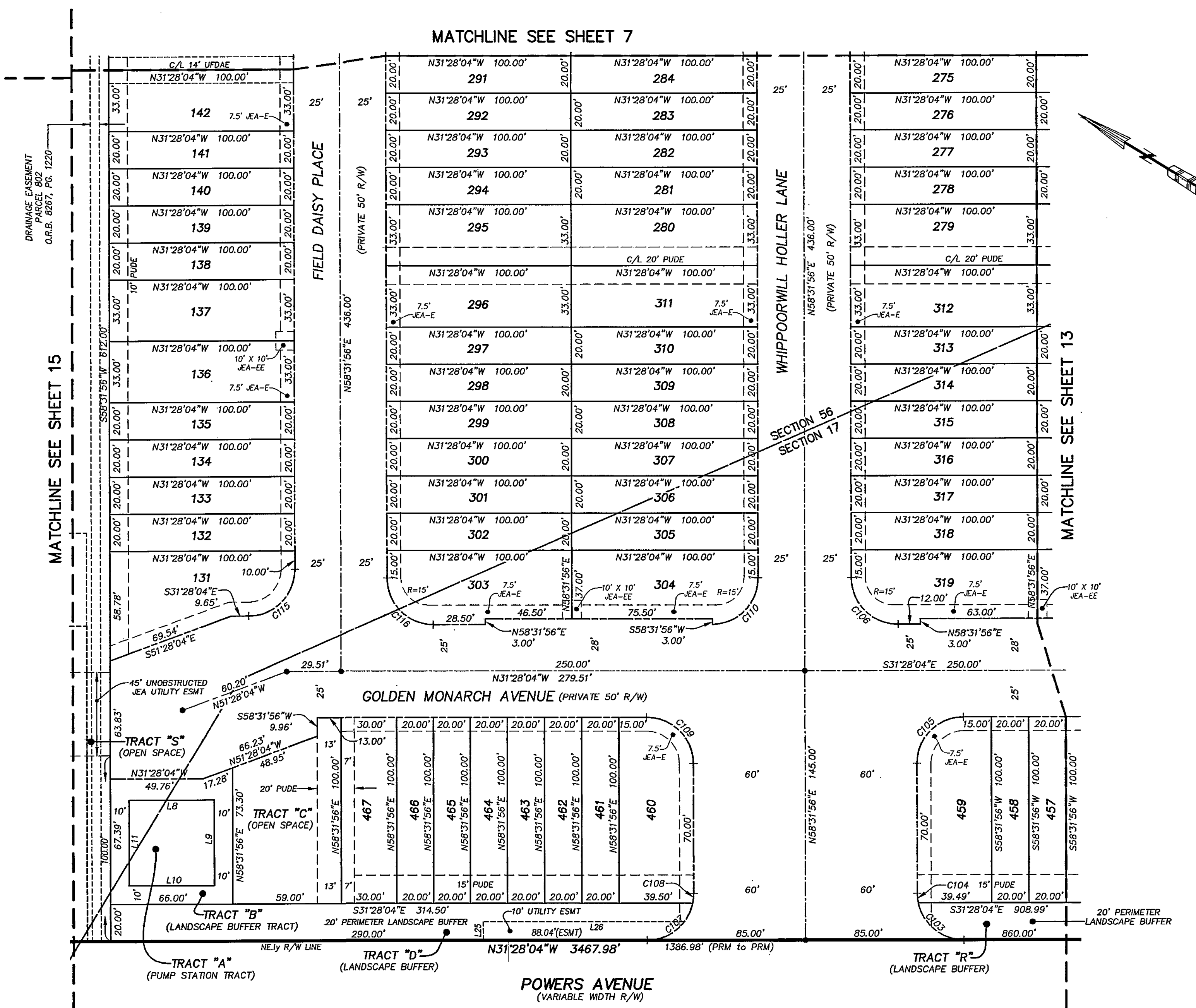
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PLAT BOOK 81 PAGE 14

SHEET 14 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



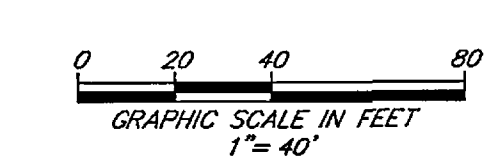
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C103	25.00'	78°27'47"	34.24'	S07°45'50"W	31.62'
C104	25.00'	11°32'13"	5.03'	S52°45'50"W	5.03'
C105	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C106	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C107	25.00'	78°27'48"	34.24'	S70°41'58"E	31.62'
C108	25.00'	11°32'12"	5.03'	N64°18'02"E	5.03'
C109	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C110	25.00'	88°51'14"	38.77'	S77°02'26"E	35.00'
C115	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'
C116	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'

LINE TABLE

LINE	BEARING	LENGTH
L8	S31°28'04"E	46.00'
L9	S58°31'56"W	46.00'
L10	N31°28'04"W	46.00'
L11	N58°31'56"E	46.00'
L25	N58°31'56"E	10.00'
L26	S31°28'04"E	108.04'

- LEGEND
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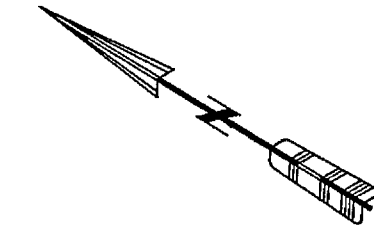
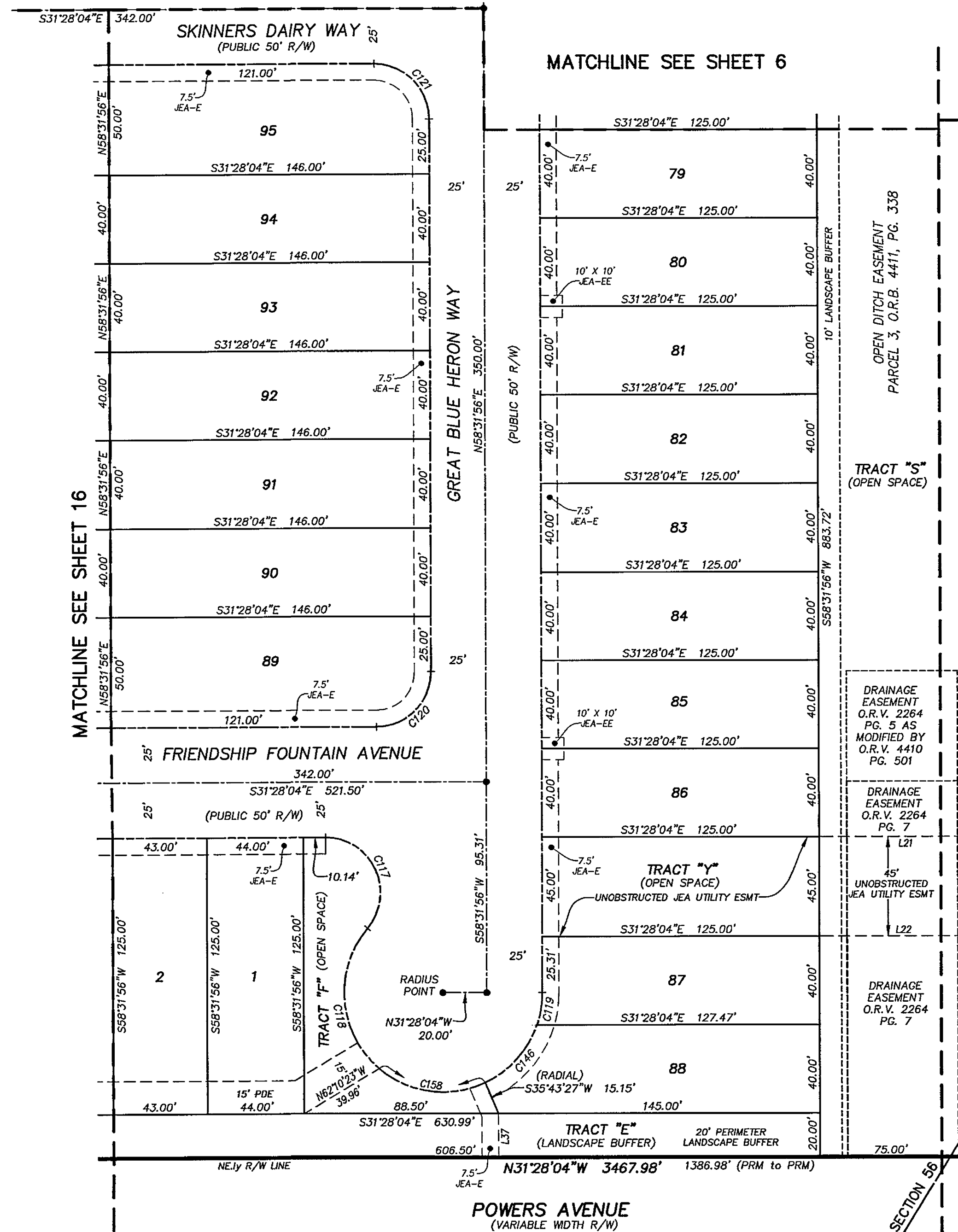
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PLAT BOOK 81 PAGE 15

SHEET 15 OF 16 SHEETS

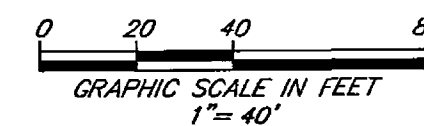
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C117	25.00'	130°20'02"	56.87'	N33°41'57"E	45.38'
C118	45.00'	155°29'24"	122.12'	S21°07'16"W	87.95'
C119	45.00'	19°03'27"	14.97'	N68°03'40"E	14.90'
C120	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'
C121	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C146	45.00'	45°47'11"	35.96'	S79°31'01"E	35.01'
C158	45.00'	65°30'56"	51.46'	S23°51'58"E	48.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S31°28'04"E	75.00'
L22	S31°28'04"E	75.00'
L37	S58°31'56"W	20.00'

- LEGEND**
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 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
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 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

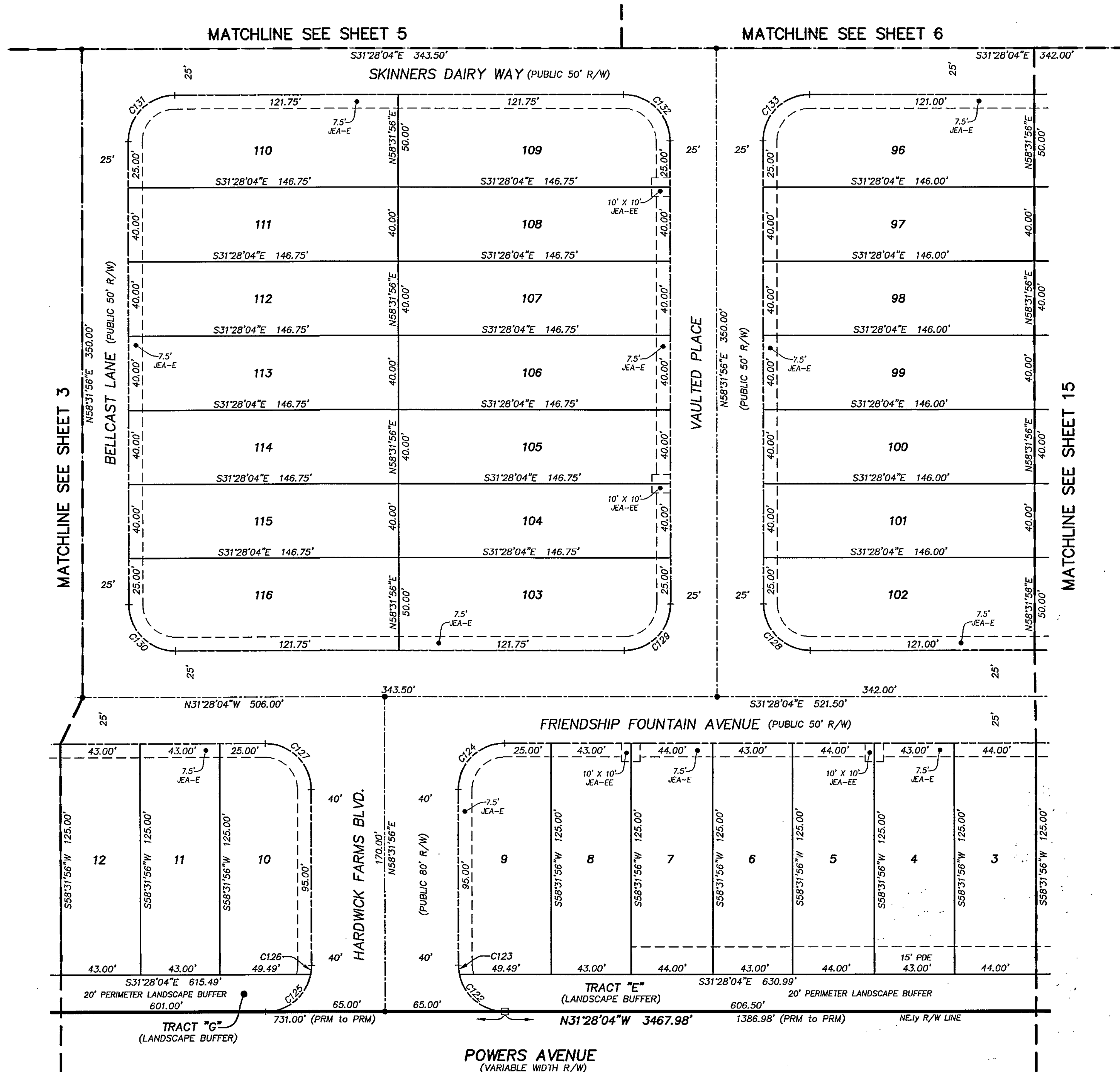
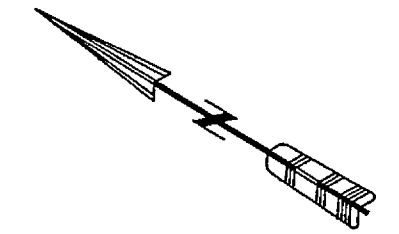
HARDWICK FARMS

BEING A REPLAT OF A PORTION OF TRACT 1, AS DEPICTED ON THE PLAT OF ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 16 AND 17 AND SECTION 56 OF THE FRANCIS RICHARD GRANT, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF SAID COUNTY.

PLAT BOOK 81 PAGE 16

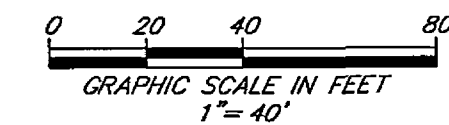
SHEET 16 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C122	25.00'	78°27'43"	34.24'	S07°45'48"W	31.62'
C123	25.00'	11°32'17"	5.03'	S52°45'48"W	5.03'
C124	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C125	25.00'	78°27'46"	34.24'	S70°41'57"E	31.62'
C126	25.00'	11°32'14"	5.03'	N64°18'03"E	5.03'
C127	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C128	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C129	25.00'	90°00'00"	39.27'	S76°28'04"E	35.36'
C130	25.00'	90°00'00"	39.27'	S13°31'56"W	35.36'
C131	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'
C132	25.00'	90°00'00"	39.27'	N13°31'56"E	35.36'
C133	25.00'	90°00'00"	39.27'	N76°28'04"W	35.36'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.V. OFFICIAL RECORDS VOLUME
 - O.R.B. OFFICIAL RECORDS BOOK
 - ESMT EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - UFDAE UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



PREPARED BY:
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