

# HARTS RIDGE WEST

A PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT; SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, LYING IN THE CITY OF JACKSONVILLE, FLORIDA.

SHEET 1 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

Approved 09/28/23  
Date

[Signature]  
City Engineer

for Director of Public Works  
Approved 9/26/2023  
Date

[Signature]  
for General Counsel

### CAPTION

A PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5188, PAGE 630 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", HIGHLANDS UNIT NO. 17 AS RECORDED IN PLAT BOOK 31, PAGES 49 AND 49A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE WESTERLY LINE OF SAID LOT 2 OF THE JOHN BROWARD GRANT; THENCE NORTH 00°09'45" WEST ALONG SAID WESTERLY LINE OF LOT 2 OF THE JOHN BROWARD GRANT AND ALONG THE EASTERLY LINE OF SAID HIGHLANDS UNIT NO. 17, A DISTANCE OF 455.03 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16416, PAGE 860 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°09'45" WEST ALONG EASTERLY LINE OF SAID HIGHLANDS UNIT NO. 17 TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5606, PAGE 191 OF CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 819.47 FEET; THENCE NORTH 89°33'09" EAST ALONG THE NORTH LINE OF LAST SAID LANDS TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (COUNTY ROAD NO. 44, A VARIABLE WIDTH RIGHT-OF-WAY), A DISTANCE OF 4.03 FEET, SAID INTERSECTION LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 457.80 FEET, A CENTRAL ANGLE OF 5°43'47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°41'00" EAST, 45.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 45.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°32'53" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1011.58 FEET, A CENTRAL ANGLE OF 4°17'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°57'16" EAST, 75.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 75.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 833.50 FEET, A CENTRAL ANGLE OF 19°45'12" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°55'23" EAST, 285.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD, AN ARC LENGTH OF 287.36 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID HARTS ROAD SOUTH 00°15'22" EAST, A DISTANCE OF 120.57 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 16416, PAGE 860; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89°32'43" WEST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 16416, PAGE 860, A DISTANCE OF 513.55 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 6.46 ACRES, MORE OR LESS.

### APPROVED FOR THE RECORD

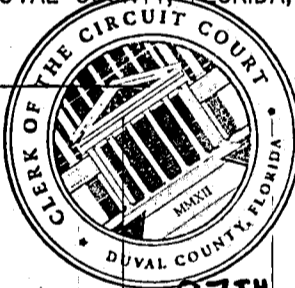
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 28<sup>th</sup> DAY OF September, 2023.

[Signature]  
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 81, PAGES 164-167 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 3<sup>rd</sup> DAY OF October, 2023.

[Signature]  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT  
[Signature]  
DEPUTY CLERK



### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 27<sup>th</sup> DAY OF September, 2023.

BY: [Signature]  
DANNY S. WHEELER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 6902 STATE OF FLORIDA

### CONSENT AND JOINDER:

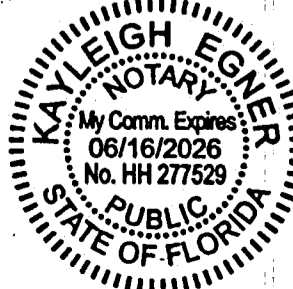
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20488, PAGE 2172, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

[Signature] DLP LENDING FUND, LLC  
(A DELAWARE LIMITED LIABILITY COMPANY)  
WITNESS  
[Signature] BY: [Signature]  
PRINT NAME: CHRISTOPHER ROEMER AS ITS: AUTHORIZED SIGNATORY  
[Signature] WITNESS  
[Signature] Nicholas Lanni  
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 28<sup>th</sup> DAY OF September, 2023, BY Christopher Roemer AS Authorized Signatory OF DLP LENDING FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
[Signature] Kayleigh Egner  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_  
[Signature] Kayleigh Egner  
PRINT NAME  
MY COMMISSION EXPIRES: 6-16-2026



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CLDG HARTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER ("OWNER") OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HARTS RIDGE WEST, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TRACT "A" (SMFUDE), TRACTS "B", "G" & "H" (PARK), TRACTS "C" & "D" (OPEN SPACE) AND TRACT "E" (BUFFER) & TRACT "F" (20' BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-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 FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE "CITY", BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE "OWNER", HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER FACILITIES, AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL OF THE LOT OWNERS AS SHOWN ON THIS PLAT.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CEDAR FOREST WEST. 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.

UPON FAILURE OF THE OWNER, OR A PROPERTY OWNERS' 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.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA EASEMENTS" OR "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.

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.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 8<sup>th</sup> DAY OF SEPTEMBER, 2023.

[Signature]  
CLDG HARTS, LLC  
(A FLORIDA LIMITED LIABILITY COMPANY)  
WITNESS [Signature]  
BY: [Signature] WITNESS [Signature]  
PRINT NAME: GEORGE LEONE  
AS ITS: MANAGER PRINT NAME: LaTron Miller

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 8<sup>th</sup> DAY OF September, 2023, BY GEORGE LEONE AS MANAGER OF CLDG HARTS, LLC. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

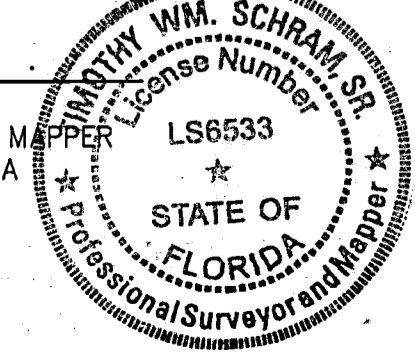
[Signature] NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. HH305513  
[Signature] PRINT NAME: TIFFANY GAYTON  
MY COMMISSION EXPIRES: 12-26-26



### 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, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052 F.A.C. AND SECTION 654.109, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2023.

BY: [Signature]  
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



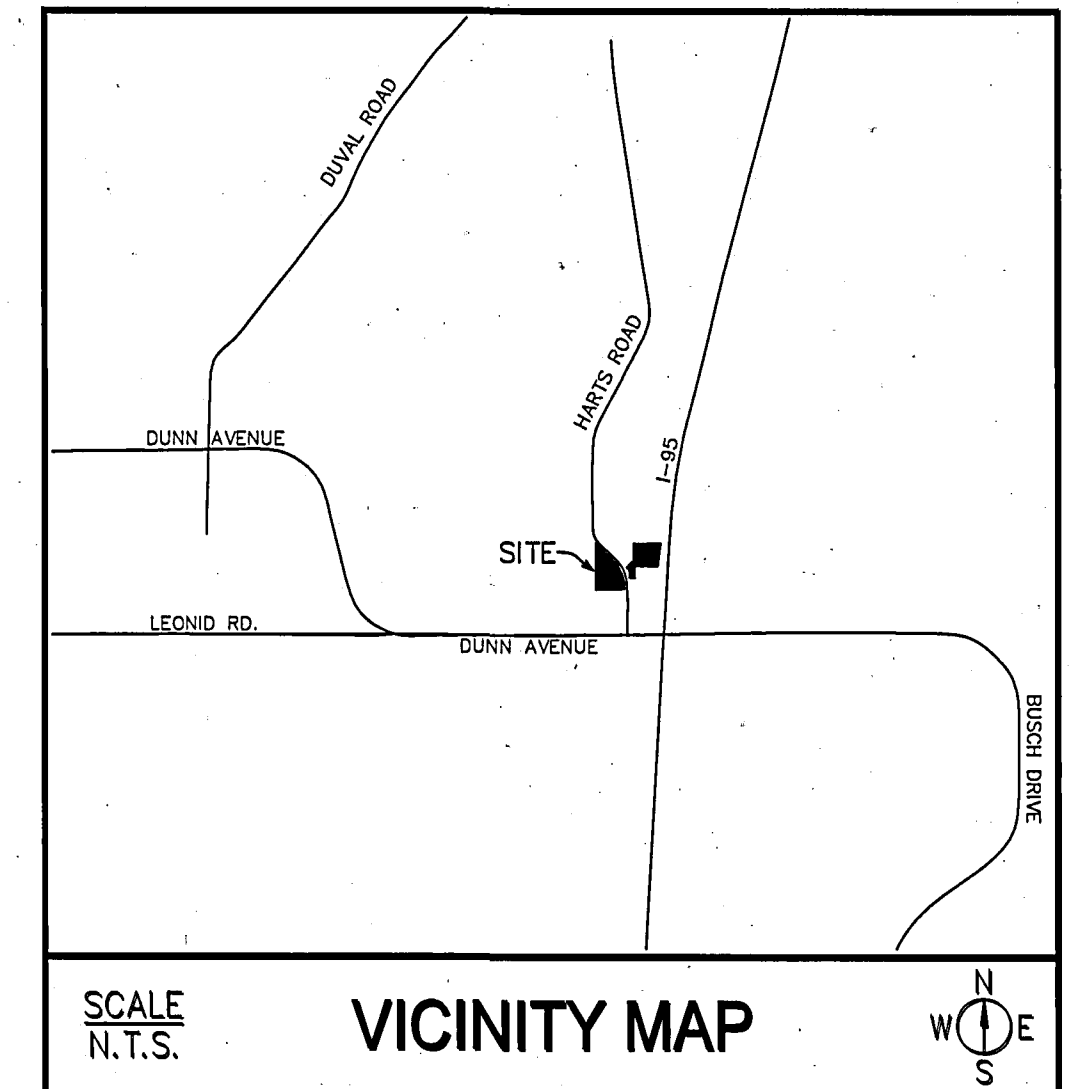
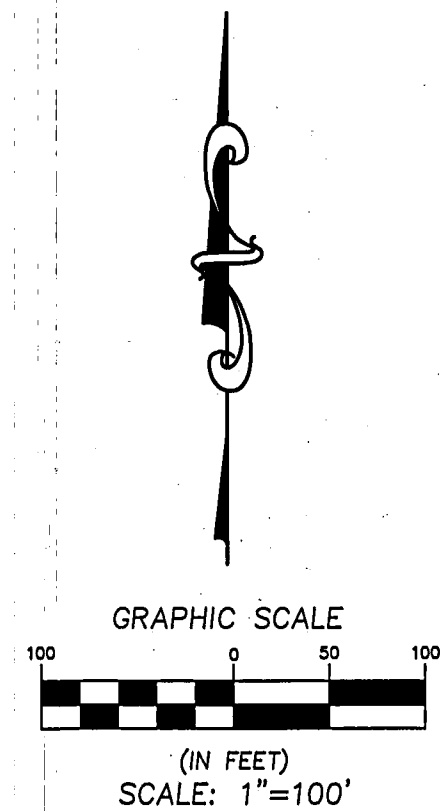
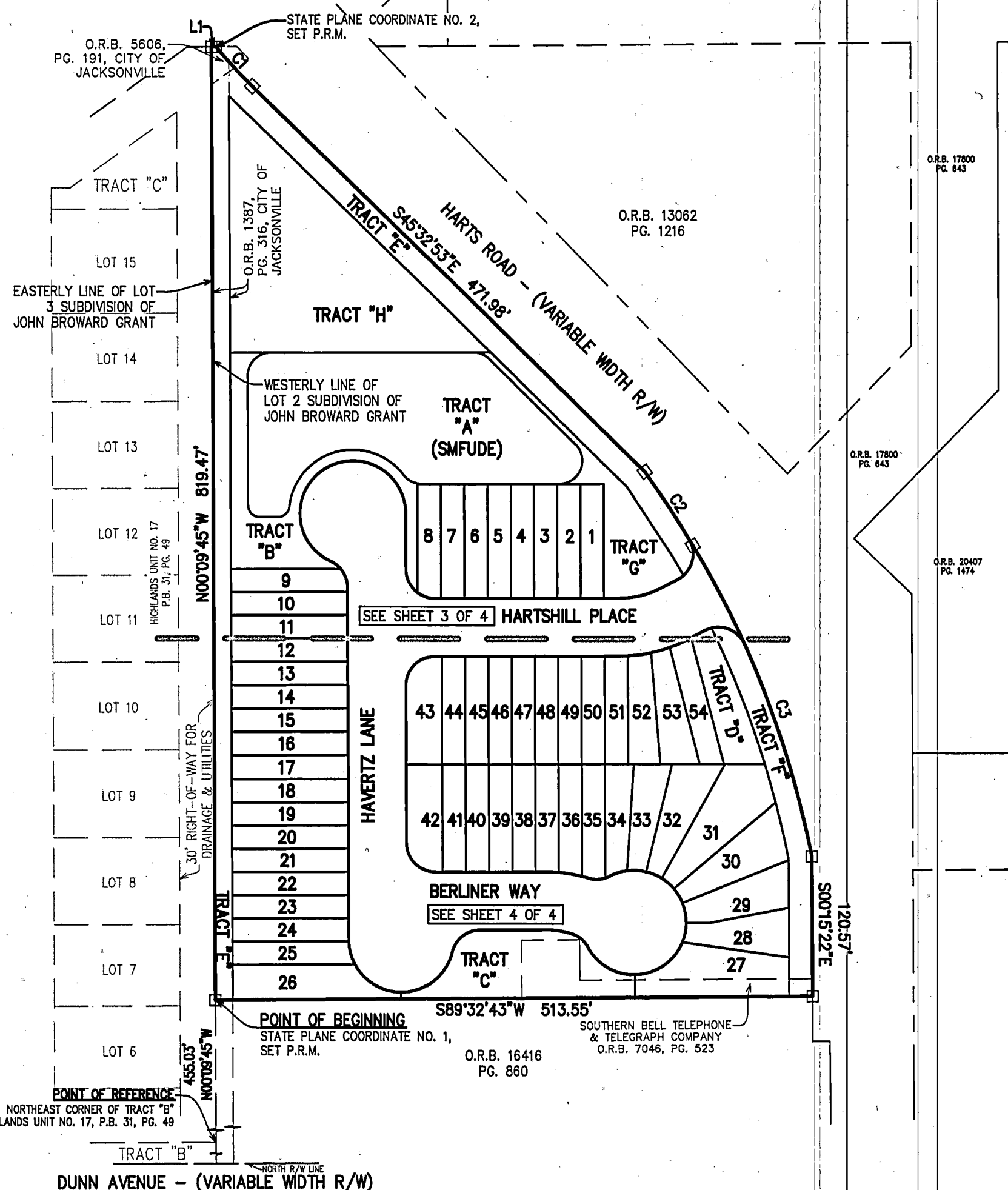
Prepared By:  
RICHARD P. CLARSON AND ASSOCIATES, INC.  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfl.com



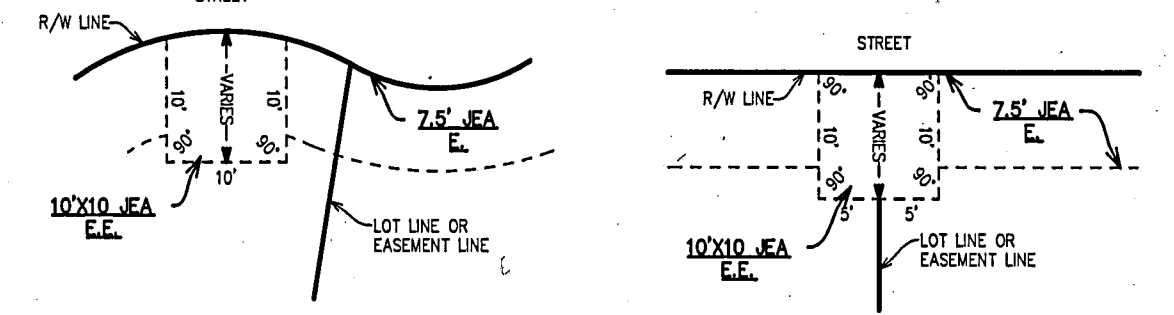
# HARTS RIDGE WEST

A PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, LYING IN THE CITY OF JACKSONVILLE, FLORIDA.

SHEET 2 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



### TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



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 JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
- JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA 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.
- 54 TOWNHOME UNITS AND 4 TRACTS IN THIS PHASE

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 4.03'  | N89°33'09"E |

| CURVE TABLE |         |          |           |               |            |
|-------------|---------|----------|-----------|---------------|------------|
| CURVE #     | LENGTH  | RADIUS   | DELTA     | CHORD BEARING | CHORD DIST |
| C1          | 45.78'  | 457.80'  | 5°43'47"  | S42°41'00"E   | 45.78'     |
| C2          | 75.81'  | 1011.58' | 4°17'39"  | S32°57'16"E   | 75.80'     |
| C3          | 287.36' | 833.50'  | 19°45'12" | S20°55'23"E   | 285.94'    |

| STATE PLANE COORDINATES TABLE |              |             |   |
|-------------------------------|--------------|-------------|---|
| POINT                         | NORTHING     | EASTING     | DESCRIPTION                               |
| 1                             | 2217719.5131 | 448143.7390 | POINT-OF-BEGINNING, SET PRM               |
| 2                             | 2218539.0103 | 448145.4498 | NORTHEAST CORNER SUBJECT PROPERTY SET PRM |

| LEGEND   |   |
|----------|---|
| PRM      | PERMANENT REFERENCE MONUMENT                                      |
| ■        | FOUND 4"x4" CONCRETE MONUMENT (LB 1576), PRM                      |
| □        | SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM                        |
| ○        | SET 1/2" IRON PIPE (LB 1704), PRM                                 |
| ◻        | FOUND 4"x4" CONCRETE MONUMENT (LB 1704), PRM                      |
| ○        | FOUND 1/2" IRON PIPE (LB 1704), PRM                               |
| ⊙        | SET PERMANENT CONTROL POINT (LB 1704)                             |
| CH       | CHORD DISTANCE  |
| R        | RADIUS  |
| L        | ARC LENGTH  |
| PC       | POINT OF CURVATURE  |
| PT       | POINT OF TANGENCY   |
| PRC      | POINT OF REVERSE CURVATURE  |
| PCC      | POINT OF COMPOUND CURVATURE                                       |
| (SMFUDE) | STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT |
| (R)      | RADIAL BEARING  |
| (XX.XX)  | DISTANCE TO EASEMENT/BUFFER                                       |
| R/W      | RIGHT OF WAY  |
| O.R.     | OFFICIAL RECORDS BOOK OR VOLUME                                   |
| ATOB     | APPROXIMATE TOP OF BANK   |
| RP       | RADIUS POINT  |
| PI       | POINT OF INTERSECTION   |
| U.D.A.E. | UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT                         |

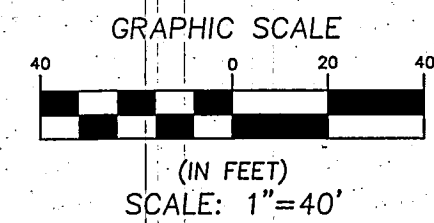
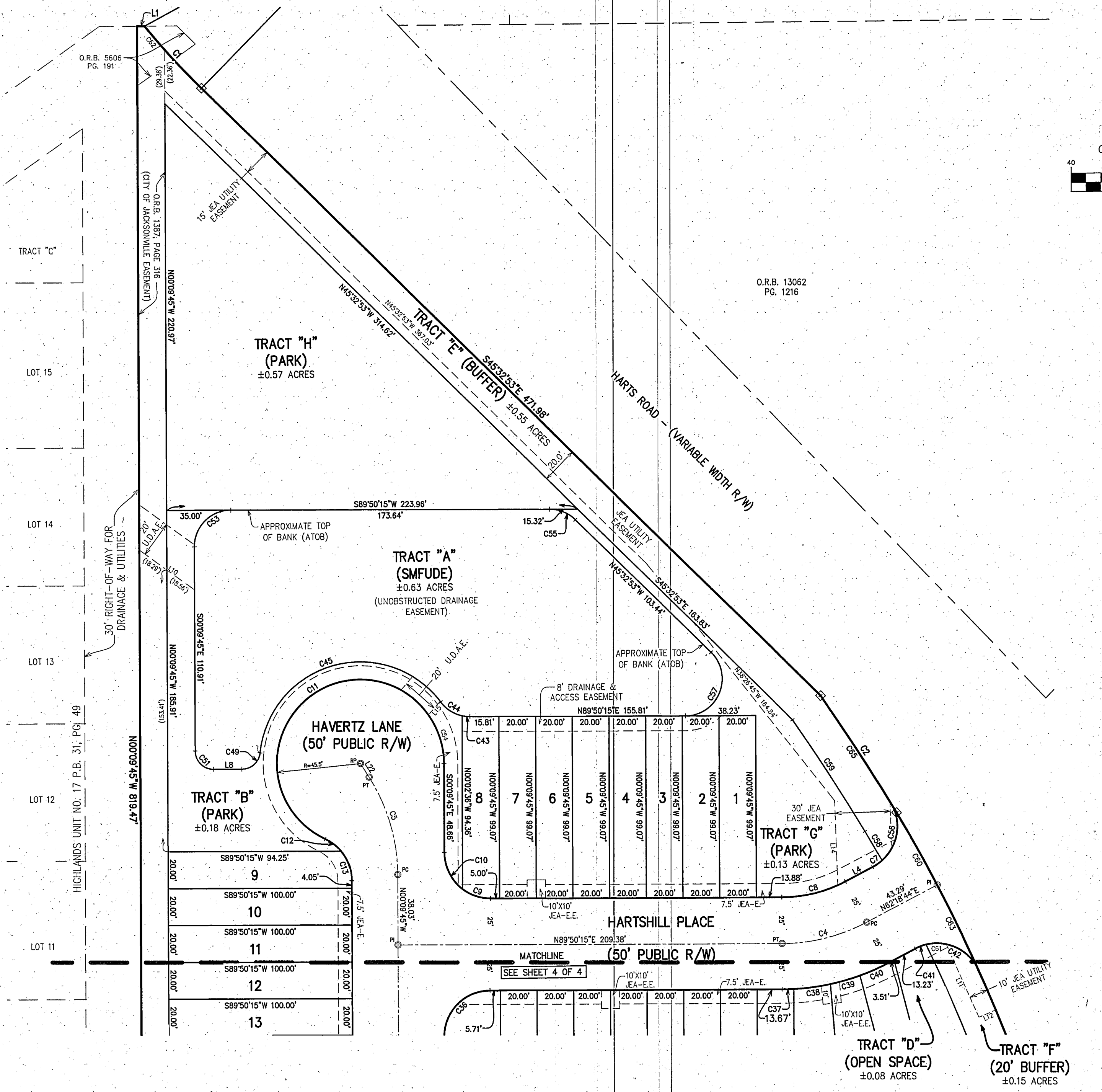
Prepared By:  

**RICHARD P. CLARKSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarksonfl.com

# HARTS RIDGE WEST

A PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, LYING IN THE CITY OF JACKSONVILLE, FLORIDA.

PLAT BOOK 81 PAGE 166

SHEET 3 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 4.03'  | N89°33'09"E |
| L4         | 16.75' | N62°18'44"E |
| LB         | 15.39' | N89°50'15"E |
| L10        | 37.12' | N54°05'26"W |
| L14        | 46.07' | N02°03'38"W |
| L15        | 9.72'  | N40°51'50"E |
| L22        | 8.74'  | N32°19'35"W |

| CURVE TABLE |         |          |            |               |            |
|-------------|---------|----------|------------|---------------|------------|
| CURVE #     | LENGTH  | RADIUS   | DELTA      | CHORD BEARING | CHORD DIST |
| C1          | 45.78'  | 457.80'  | 5°43'47"   | S42°41'00"E   | 45.76'     |
| C2          | 75.81'  | 1011.58' | 4°17'39"   | S32°57'16"E   | 75.80'     |
| C4          | 48.04'  | 100.00'  | 27°31'32"  | N76°04'29"E   | 47.58'     |
| C5          | 56.14'  | 100.00'  | 32°09'50"  | N16°14'40"W   | 55.40'     |
| C7          | 6.20'   | 25.00'   | 14°12'29"  | N55°12'29"E   | 6.18'      |
| C8          | 35.03'  | 75.00'   | 27°31'32"  | N76°04'29"E   | 35.69'     |
| C9          | 16.33'  | 25.00'   | 37°25'59"  | S71°26'45"E   | 16.04'     |
| C10         | 22.94'  | 25.00'   | 52°34'01"  | S26°26'45"E   | 22.14'     |
| C11         | 194.41' | 45.50'   | 244°48'56" | S57°25'48"W   | 76.83'     |
| C12         | 10.99'  | 25.00'   | 25°10'58"  | N52°23'11"W   | 10.90'     |
| C13         | 17.29'  | 25.00'   | 39°37'57"  | N19°58'43"W   | 16.95'     |
| C41         | 6.20'   | 25.00'   | 14°12'58"  | S69°25'13"W   | 6.19'      |
| C42         | 34.61'  | 25.00'   | 79°19'46"  | N63°48'25"W   | 31.91'     |
| C43         | 4.22'   | 20.00'   | 12°06'02"  | S84°06'43"E   | 4.22'      |
| C44         | 14.19'  | 20.00'   | 40°38'23"  | S57°44'31"E   | 13.89'     |
| C45         | 130.96' | 55.00'   | 136°25'36" | N74°21'53"E   | 102.14'    |
| C49         | 14.61'  | 10.00'   | 83°41'11"  | N47°59'40"E   | 13.34'     |
| C51         | 15.71'  | 10.00'   | 90°00'00"  | S45°09'45"E   | 14.14'     |
| C53         | 31.42'  | 20.00'   | 90°00'00"  | S44°50'15"W   | 28.28'     |
| C54         | 28.11'  | 45.50'   | 35°23'35"  | N17°51'32"W   | 27.66'     |
| C55         | 15.57'  | 20.00'   | 44°36'51"  | N67°51'19"W   | 15.18'     |
| C56         | 34.59'  | 25.00'   | 79°16'01"  | N08°26'14"E   | 31.89'     |
| C57         | 47.26'  | 20.00'   | 135°23'09" | N22°08'41"E   | 37.01'     |
| C60         | 51.55'  | 837.22'  | 3°31'40"   | N29°27'21"W   | 51.54'     |
| C61         | 11.12'  | 25.00'   | 25°29'38"  | S89°16'31"W   | 11.03'     |
| C62         | 16.82'  | 457.80'  | 2°06'16"   | S40°52'14"E   | 16.81'     |
| C63         | 51.58'  | 833.50'  | 3°32'44"   | N25°54'54"W   | 51.57'     |
| C65         | 69.53'  | 1011.58' | 3°56'18"   | N33°07'56"W   | 69.52'     |

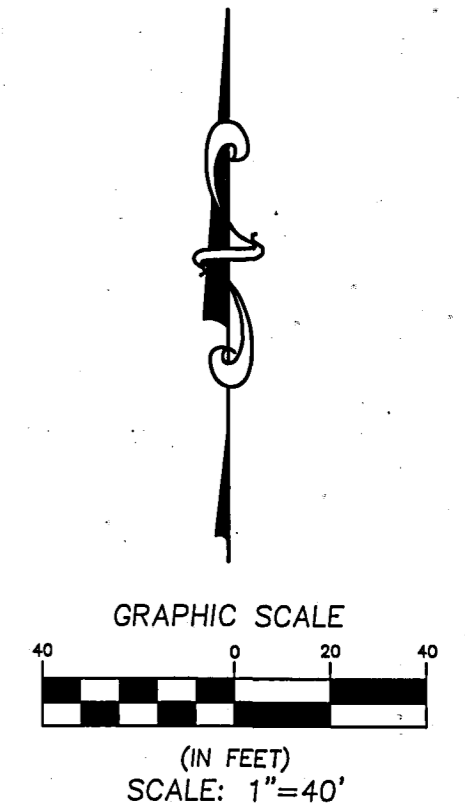
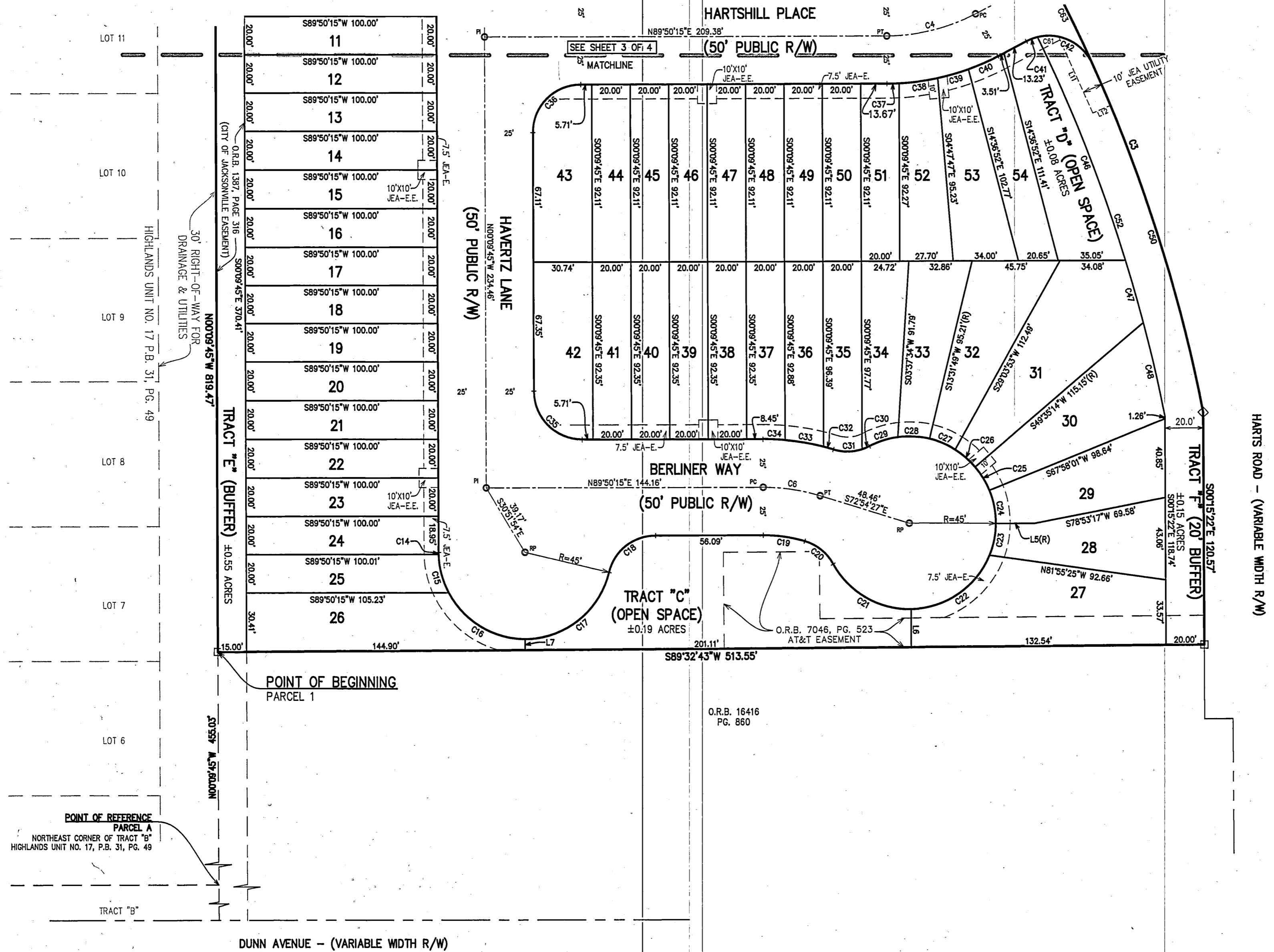
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(PLANS) CITY DEVELOPMENT NO. 10321.000  
(PLAT) CITY DEVELOPMENT NO. 10321.000

# HARTS RIDGE WEST


A PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, LYING IN THE CITY OF JACKSONVILLE, FLORIDA.

SHEET 4 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



| LINE # | LENGTH | DIRECTION   |
|--------|--------|-------------|
| L5     | 20.00' | N89°47'56"W |
| L6     | 19.51' | S00°27'17"E |
| L7     | 5.72'  | S00°27'17"E |
| L11    | 43.56' | S24°01'53"E |
| L12    | 10.00' | N66°47'18"E |

| CURVE # | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD DIST |
|---------|---------|---------|-----------|---------------|------------|
| C3      | 287.36' | 833.50' | 19°45'12" | S20°55'23"E   | 285.94'    |
| C6      | 30.12'  | 100.00' | 17°15'18" | S81°32'06"E   | 30.00'     |
| C14     | 1.05'   | 45.00'  | 1°20'21"  | N00°49'55"W   | 1.05'      |
| C15     | 20.86'  | 45.00'  | 26°33'13" | N14°46'42"W   | 20.67'     |
| C16     | 48.65'  | 45.00'  | 61°56'40" | S59°01'39"E   | 46.32'     |
| C17     | 60.22'  | 45.00'  | 76°40'51" | N51°39'35"E   | 55.83'     |
| C18     | 33.39'  | 25.00'  | 76°31'06" | S51°34'43"W   | 30.96'     |
| C19     | 21.80'  | 75.00'  | 16°39'08" | N81°50'10"W   | 21.72'     |
| C20     | 19.64'  | 25.00'  | 45°00'53" | N51°00'10"W   | 19.14'     |
| C21     | 49.23'  | 45.00'  | 62°41'05" | N59°50'16"W   | 46.81'     |
| C22     | 52.48'  | 45.00'  | 66°49'10" | S55°24'36"W   | 49.56'     |
| C23     | 17.12'  | 45.00'  | 21°47'57" | S11°06'02"W   | 17.02'     |
| C24     | 17.62'  | 45.00'  | 22°25'55" | S11°00'54"E   | 17.51'     |
| C25     | 14.28'  | 45.00'  | 18°10'55" | S31°19'19"E   | 14.22'     |
| C26     | 13.74'  | 45.00'  | 17°29'50" | S49°09'41"E   | 13.69'     |
| C27     | 14.58'  | 45.00'  | 18°33'36" | S67°11'24"E   | 14.51'     |
| C28     | 16.51'  | 45.00'  | 21°00'59" | S66°58'41"E   | 16.41'     |
| C29     | 15.58'  | 45.00'  | 19°50'16" | N72°35'42"E   | 15.50'     |
| C30     | 4.17'   | 25.00'  | 9°33'47"  | N67°27'28"E   | 4.17'      |
| C31     | 15.12'  | 25.00'  | 34°39'04" | N69°33'53"E   | 14.89'     |
| C32     | 5.31'   | 125.00' | 2°26'06"  | S74°19'38"E   | 5.31'      |
| C33     | 20.33'  | 125.00' | 9°19'04"  | S80°12'13"E   | 20.31'     |
| C34     | 11.56'  | 125.00' | 5°18'00"  | S87°30'45"E   | 11.56'     |
| C35     | 39.27'  | 25.00'  | 90°00'00" | S45°09'45"E   | 35.36'     |
| C36     | 39.27'  | 25.00'  | 90°00'00" | S44°50'15"W   | 35.36'     |
| C37     | 6.33'   | 125.00' | 2°54'03"  | S88°23'14"W   | 6.33'      |
| C38     | 20.20'  | 125.00' | 9°15'39"  | S82°18'23"W   | 20.18'     |
| C39     | 16.71'  | 125.00' | 7°39'29"  | S73°50'49"W   | 16.69'     |
| C40     | 16.81'  | 125.00' | 7°42'21"  | S66°09'54"W   | 16.80'     |
| C41     | 6.20'   | 25.00'  | 14°12'58" | S69°25'13"W   | 6.19'      |
| C42     | 34.61'  | 25.00'  | 79°19'46" | N63°48'25"W   | 31.91'     |
| C46     | 124.81' | 813.49' | 8°47'26"  | S21°28'39"E   | 124.69'    |
| C47     | 34.02'  | 813.49' | 2°23'46"  | S15°53'03"E   | 34.02'     |
| C48     | 49.81'  | 813.49' | 3°30'28"  | S12°55'56"E   | 49.80'     |
| C50     | 190.51' | 833.50' | 13°05'46" | N17°35'39"W   | 190.10'    |
| C52     | 208.63' | 813.49' | 14°41'40" | N18°31'32"E   | 208.06'    |
| C61     | 11.12'  | 25.00'  | 25°29'38" | S89°16'31"W   | 11.03'     |

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