

PREPARED BY AND RETURN TO:  
CHARLES W. BROWN, JR., ESQUIRE  
CRABTREE LAW GROUP, P.A.  
8777 San Jose Blvd., A-200  
Jacksonville, Florida 32217

**NOTICE TO PRESERVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
HATTON CHASE ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **HATTON CHASE ASSOCIATION, INC.**, whose post office address 12620-3 Beach Blvd. #301, Jacksonville, FL 32246, desires to preserve the covenants and restrictions contained in the Declaration of Covenants, Conditions and Restrictions for Hatton Chase recorded at Official Records Book 8407, Page 2436, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto, as may be amended from time to time (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

**attached hereto as Exhibit "A" and made part hereof as if fully set forth herein.**

In accordance with Florida Statutes, Section 712.05, the members of **HATTON CHASE ASSOCIATION, INC.**, were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, by unanimous consent the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **HATTON CHASE ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors.

DATED this 12 day of October, 2022.

[ SIGNATURE PAGE TO FOLLOW ]

Witnesses:

Kathy Edden

~~John Edden~~ Kathy Edden

Print Name

Kathy Edden

~~Joyce L. Mack~~

Print Name

**HATTON CHASE ASSOCIATION, INC.**  
**A Florida Not-For-Profit Corporation**

[Signature]

By:  
Its: President

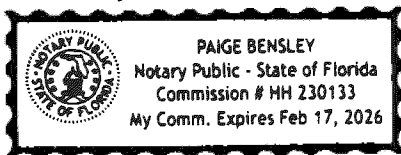
Attest By:

Joyce L. Mack

By  
Its: Secretary

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

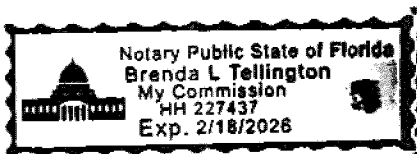
The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 5<sup>th</sup> day of April, 2022, by John Edden, as President for and on behalf of Hatton Chase Association, Inc. ( ) to me well known or (  ) who produced as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as President of Hatton Chase Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of such corporation.



[Signature]  
Notary Public, State of Florida  
My commission expires: Feb 17<sup>th</sup>, 2026

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 12 day of Oct., 2022, by Joyce L. Mack, as Secretary for and on behalf of Hatton Chase Association, Inc. (  ) to me well known or ( ) who produced as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as Secretary of Hatton Chase Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of such corporation.



[Signature]  
Notary Public, State of Florida  
My commission expires: 2/18/2026

**EXHIBIT "B"**

# HATTON CHASE

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

A PORTION OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY  
AS FOLLOWS:

WHEREAS THE INTERESTS OF THE SEVERAL PARTS OF SAID SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS: ...

CONTAINING JULY 19 1996

### APPROVED FOR RECORD

DATE IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE ...

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

6/19/96

CLERK'S CERTIFICATE 96-125830

THE CITY OF JACKSONVILLE HAS BEEN ADVISED BY THE CITY CLERK OF THE CITY OF JACKSONVILLE ...

*[Signature]*  
CLERK OF THE COUNTY COURT

*[Signature]*  
CLERK

### SURVEYOR'S CERTIFICATE

THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR OF THE SURVEY OF THE LANDS OF THE STATE OF FLORIDA ...

SIGNED AND DATED THIS 20th DAY OF May A.D. 19 96

*[Signature]*  
SURVEYOR

### ADDITION AND DEDUCTION

THE CITY OF JACKSONVILLE HAS BEEN ADVISED BY THE CITY CLERK OF THE CITY OF JACKSONVILLE ...

### COMMISSIONERS ADVISORY BOARD

A FLORIDA JURY SERVICE

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

### STATE OF FLORIDA COUNTY OF DUVAL

THE COUNTY CLERK OF THE COUNTY OF DUVAL HAS BEEN ADVISED BY THE COUNTY CLERK OF THE COUNTY OF DUVAL ...

BY COMMISSIONER JAMES H. ...

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

THE COUNTY CLERK OF THE COUNTY OF DUVAL HAS BEEN ADVISED BY THE COUNTY CLERK OF THE COUNTY OF DUVAL ...

BY COMMISSIONER JAMES H. ...

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

### STATE OF FLORIDA COUNTY OF DUVAL

THE COUNTY CLERK OF THE COUNTY OF DUVAL HAS BEEN ADVISED BY THE COUNTY CLERK OF THE COUNTY OF DUVAL ...

BY COMMISSIONER JAMES H. ...

*[Signature]*  
COMMISSIONER

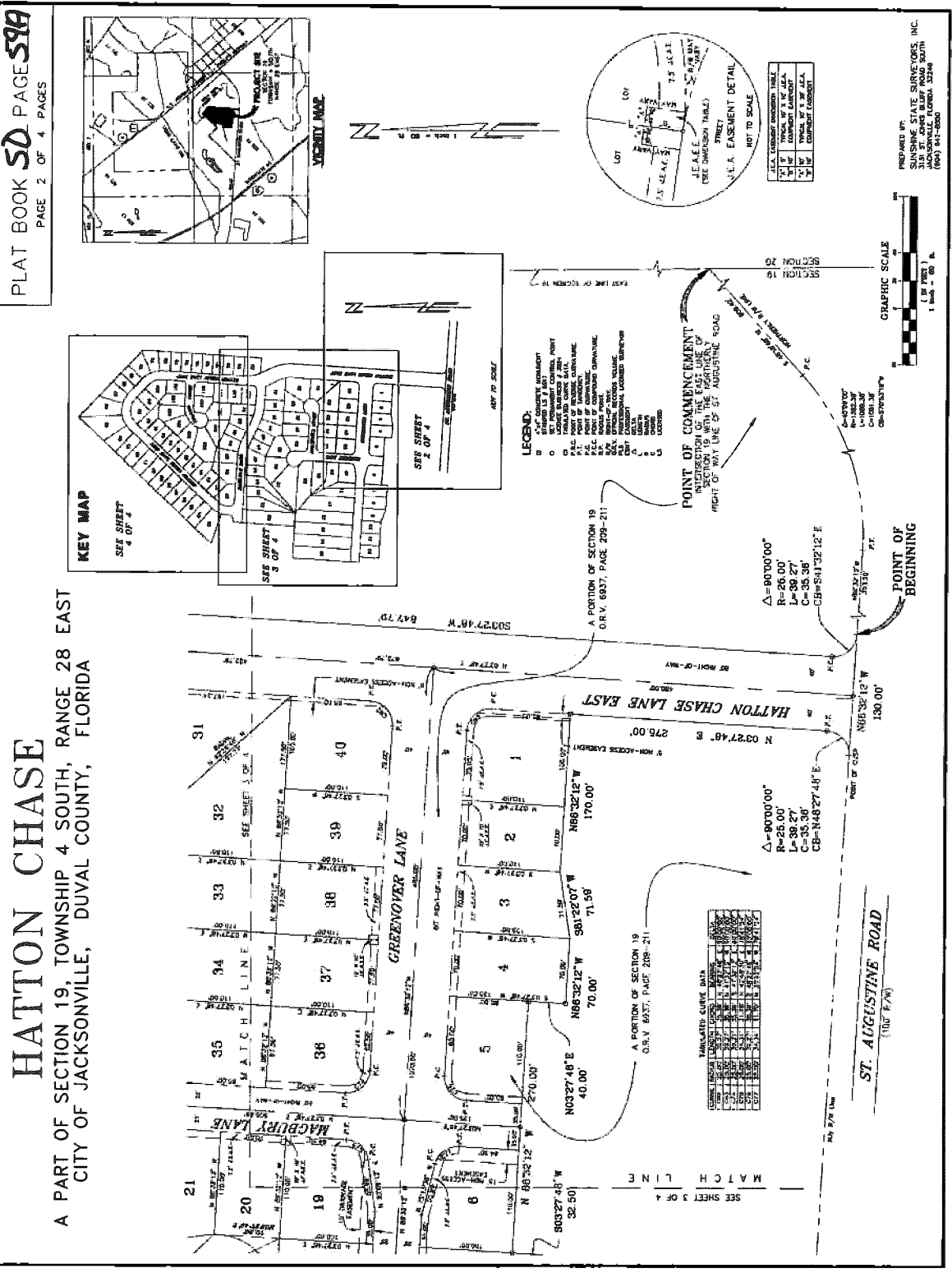
*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER



Approved: *[Signature]* Date: 6/19/96  
for Director of Public Works  
Approved: *[Signature]* Date: 6/19/96  
for General Counsel





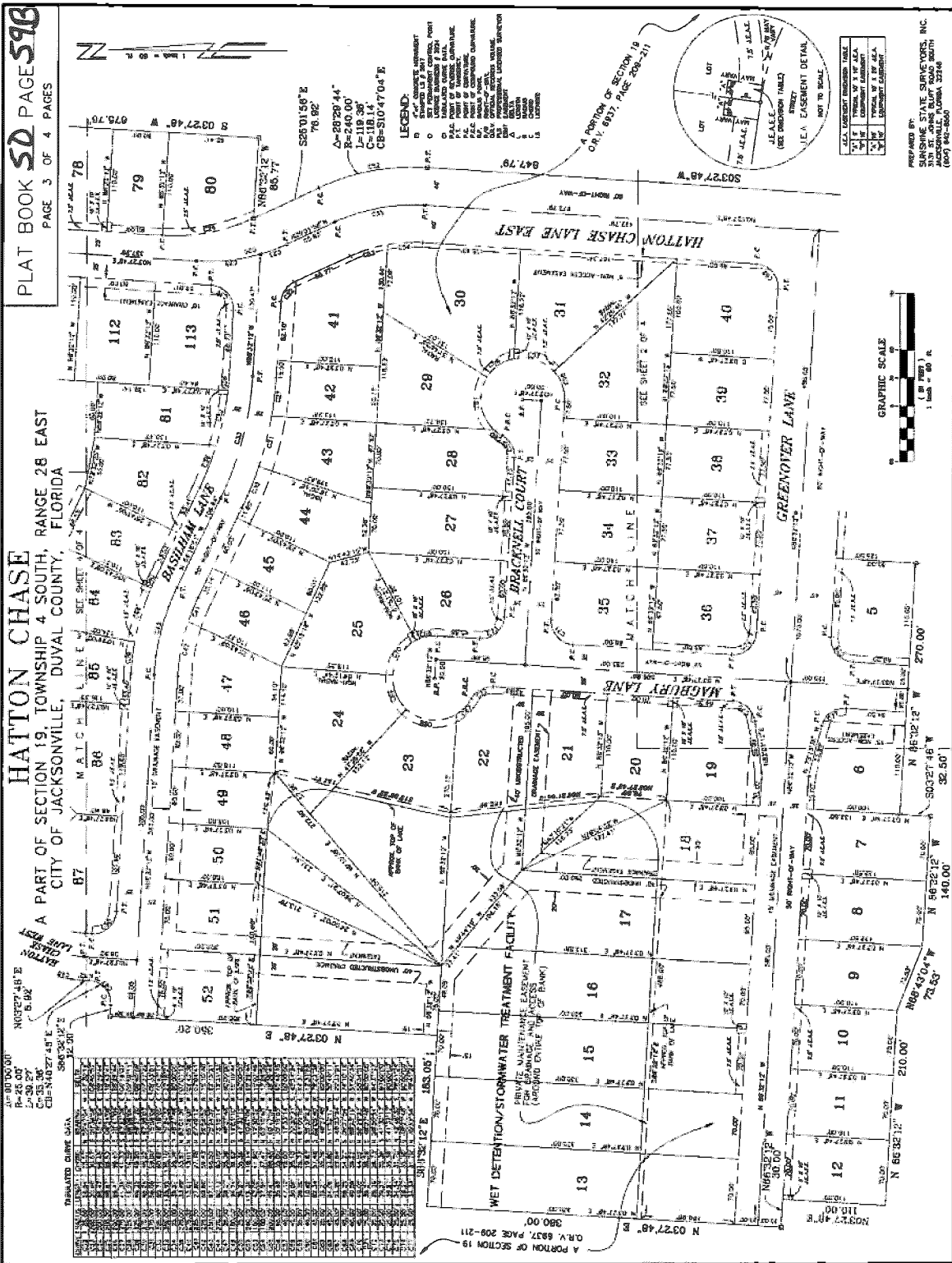
PLAT BOOK **SD** PAGE **598A**  
 PAGE 2 OF 4 PAGES

PREPARED BY:  
 SUNSHINE STATE SURVEYORS, INC.  
 JACKSONVILLE, FLORIDA 32246  
 (904) 947-8888

CITY DEVELOPMENT NO. 2724

**TRANSVERSE CURVE DATA**

STATION	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING	TANGENT DISTANCE	ARC BEARING	ARC DISTANCE
1	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
2	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
3	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
4	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
5	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
6	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
7	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
8	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
9	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
10	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
11	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
12	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
13	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
14	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
15	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
16	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
17	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
18	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
19	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
20	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
21	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
22	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
23	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
24	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
25	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
26	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
27	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
28	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
29	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
30	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
31	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
32	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
33	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
34	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
35	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
36	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
37	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
38	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
39	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'
40	N 86° 32' 12" W	170.00'	N 86° 32' 12" W	170.00'	171.56°	171.56'



PLAT BOOK **SD** PAGE **598**  
PAGE 3 OF 4 PAGES

**HATTON CHASE**  
A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

TERMINATED CURVE DATA  
 R=240.00'  
 L=119.38'  
 C=118.14'  
 CB=S104°04'04"E

**LEGEND:**  
 O CONCRETE MONUMENT  
 S SURVEY POINT  
 L LINDEN BUSHES  
 P PALM TREES  
 F FOLIAGE  
 T TALL GRASS  
 W WET DETENTION/STORMWATER TREATMENT FACILITY  
 S SLOPE  
 E EASEMENT  
 E.A. EASEMENT DETAIL  
 (SEE PARAGRAPH 10.1)

A PORTION OF SECTION 19  
 OR. V. 8937, PAGE 208-211

1	1/4	1/4	1/4
2	1/4	1/4	1/4
3	1/4	1/4	1/4
4	1/4	1/4	1/4

PREPARED BY:  
 SUNSHINE STATE SURVEYORS, INC.  
 1000 W. UNIVERSITY BLVD.  
 JACKSONVILLE, FLORIDA 32244  
 (904) 847-8800

CITY DEVELOPMENT NO. 2794







**HATTON CHASE UNIT TWO**  
 A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**HATTON CHASE UNIT TWO**  
 A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **SL** PAGE **626B**  
 SHEET 3 OF 6 SHEETS

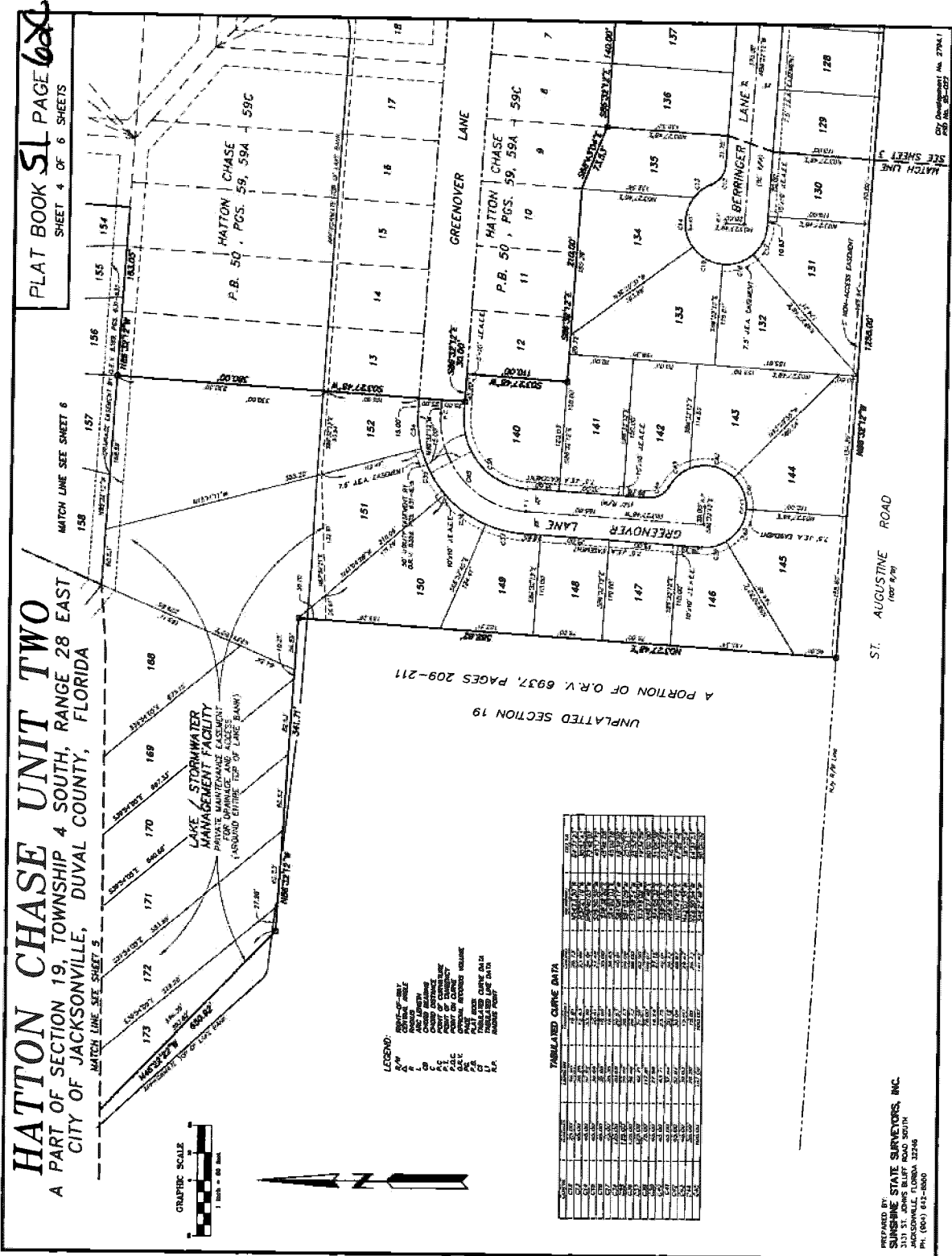
**TABULARIED CURVE DATA**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	ANGLE
10+00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+10	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+20	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+30	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+40	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+50	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+60	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+70	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+80	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
10+90	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+10	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+20	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+30	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+40	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+50	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+60	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+70	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+80	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
11+90	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+10	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+20	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+30	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+40	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+50	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+60	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+70	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+80	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
12+90	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
13+00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
13+10	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
13+20	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
13+30	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
13+40	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
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14+10	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+20	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+30	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+40	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+50	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+60	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+70	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+80	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"
14+90	S 89° 59' 54" W	100.00	179° 59' 48"	100.00	180° 00' 00"

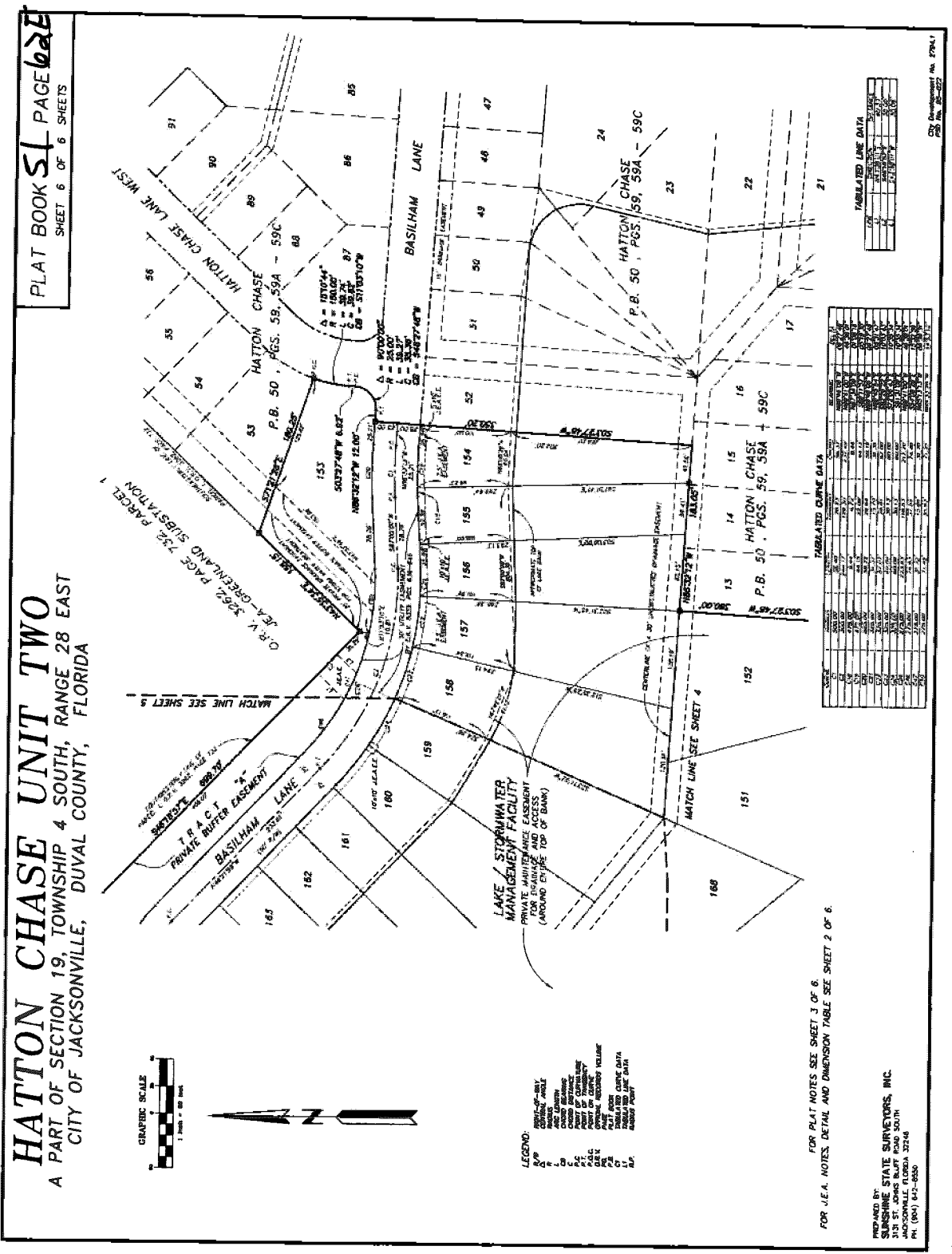
- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  2. ALL CORNERS ARE TO BE BENCHMARKED TO THE NEAREST FEASIBLE POINT OF THE STATE PLANNED HIGHWAY SYSTEM.
  3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  6. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  8. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  11. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  12. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  13. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  14. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  15. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  16. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  17. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  18. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  19. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  20. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.



- LEGEND:**
- 1. 1" = 50' SCALE
  - 2. 1" = 100' SCALE
  - 3. 1" = 200' SCALE
  - 4. 1" = 400' SCALE
  - 5. 1" = 800' SCALE
  - 6. 1" = 1600' SCALE
  - 7. 1" = 3200' SCALE
  - 8. 1" = 6400' SCALE
  - 9. 1" = 12800' SCALE
  - 10. 1" = 25600' SCALE
  - 11. 1" = 51200' SCALE
  - 12. 1" = 102400' SCALE
  - 13. 1" = 204800' SCALE
  - 14. 1" = 409600' SCALE
  - 15. 1" = 819200' SCALE
  - 16. 1" = 1638400' SCALE
  - 17. 1" = 3276800' SCALE
  - 18. 1" = 6553600' SCALE
  - 19. 1" = 13107200' SCALE
  - 20. 1" = 26214400' SCALE
  - 21. 1" = 52428800' SCALE
  - 22. 1" = 104857600' SCALE
  - 23. 1" = 209715200' SCALE
  - 24. 1" = 419430400' SCALE
  - 25. 1" = 838860800' SCALE
  - 26. 1" = 1677721600' SCALE
  - 27. 1" = 3355443200' SCALE
  - 28. 1" = 6710886400' SCALE
  - 29. 1" = 13421772800' SCALE
  - 30. 1" = 26843545600' SCALE
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  - 32. 1" = 107374182400' SCALE
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  - 44. 1" = 439804651110400' SCALE
  - 45. 1" = 879609302220800' SCALE
  - 46. 1" = 1759218604441600' SCALE
  - 47. 1" = 3518437208883200' SCALE
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  - 49. 1" = 14073748835532800' SCALE
  - 50. 1" = 28147497671065600' SCALE
  - 51. 1" = 56294995342131200' SCALE
  - 52. 1" = 112589990684262400' SCALE
  - 53. 1" = 225179981368524800' SCALE
  - 54. 1" = 450359962737049600' SCALE
  - 55. 1" = 900719925474099200' SCALE
  - 56. 1" = 1801439850948198400' SCALE
  - 57. 1" = 3602879701896396800' SCALE
  - 58. 1" = 7205759403792793600' SCALE
  - 59. 1" = 14411518807585587200' SCALE
  - 60. 1" = 28823037615171174400' SCALE
  - 61. 1" = 57646075230342348800' SCALE
  - 62. 1" = 115292150460684697600' SCALE
  - 63. 1" = 230584300921369395200' SCALE
  - 64. 1" = 461168601842738790400' SCALE
  - 65. 1" = 922337203685477580800' SCALE
  - 66. 1" = 1844674407370955161600' SCALE
  - 67. 1" = 3689348814741910323200' SCALE
  - 68. 1" = 7378697629483820646400' SCALE
  - 69. 1" = 14757395258967641292800' SCALE
  - 70. 1" = 29514790517935282585600' SCALE
  - 71. 1" = 59029581035870565171200' SCALE
  - 72. 1" = 118059162071741130342400' SCALE
  - 73. 1" = 236118324143482260684800' SCALE
  - 74. 1" = 472236648286964521369600' SCALE
  - 75. 1" = 944473296573929042739200' SCALE
  - 76. 1" = 1888946593147858085478400' SCALE
  - 77. 1" = 3777893186295716170956800' SCALE
  - 78. 1" = 7555786372591432341913600' SCALE
  - 79. 1" = 15111572745182864683827200' SCALE
  - 80. 1" = 30223145490365729367654400' SCALE
  - 81. 1" = 60446290980731458735308800' SCALE
  - 82. 1" = 120892581961462917470617600' SCALE
  - 83. 1" = 241785163922925834941235200' SCALE
  - 84. 1" = 483570327845851669882470400' SCALE
  - 85. 1" = 967140655691703339764940800' SCALE
  - 86. 1" = 1934281311383406679529881600' SCALE
  - 87. 1" = 3868562622766813359059763200' SCALE
  - 88. 1" = 7737125245533626718119526400' SCALE
  - 89. 1" = 15474250491067253436239052800' SCALE
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  - 93. 1" = 247588007857076054979824844800' SCALE
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  - 95. 1" = 990352031428304219919299379200' SCALE
  - 96. 1" = 1980704062856608439838598758400' SCALE
  - 97. 1" = 3961408125713216879677197516800' SCALE
  - 98. 1" = 7922816251426433759354395033600' SCALE
  - 99. 1" = 15845632502852867518708790067200' SCALE
  - 100. 1" = 31691265005705735037417580134400' SCALE
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  - 102. 1" = 126765060022822940149670320537600' SCALE
  - 103. 1" = 253530120045645880299340641075200' SCALE
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  - 107. 1" = 4056481920730334084789450257203200' SCALE
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  - 114. 1" = 519229685853482762853049632922009600' SCALE
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  - 117. 1" = 4153837486827862102824397063376076800' SCALE
  - 118. 1" = 8307674973655724205648794126752153600' SCALE
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  - 120. 1" = 33230699894622896822595176507008614400' SCALE
  - 121. 1" = 66461399789245793645190353014017228800' SCALE
  - 122. 1" = 1329227995784915872903807060280345600' SCALE
  - 123. 1" = 2658455991569831745807614120560691200' SCALE
  - 124. 1" = 5316911983139663491615228241121382400' SCALE
  - 125. 1" = 10633823966279326983230456482242764800' SCALE
  - 126. 1" = 21267647932558653966460912964485529600' SCALE
  - 127. 1" = 42535295865117307932921825928971059200' SCALE
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  - 129. 1" = 170141183460469231731687303715884236800' SCALE
  - 130. 1" = 340282366920938463463374607431768473600' SCALE
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  - 139. 1" = 174224571863520493293247799005065458483200' SCALE
  - 140. 1" = 348449143727040986586495598010130916966400' SCALE
  - 141. 1" = 696898287454081973172991196020261833932800' SCALE
  - 142. 1" = 1393796574908163946345982392040523667865600' SCALE
  - 143. 1" = 2787593149816327892691964784081047335731200' SCALE
  - 144. 1" = 5575186299632655785383929568162094671462400' SCALE
  - 145. 1" = 11150372599265311570767859136324189342924800' SCALE
  - 146. 1" = 22300745198530623141535718272648378685849600' SCALE
  - 147. 1" = 44601490397061246283071436545296757371699200' SCALE
  - 148. 1" = 89202980794122492566142873090593514743398400' SCALE
  - 149. 1" = 178405961588244985132285746181187029486796800' SCALE
  - 150. 1" = 356811923176489970264571492362374058973593600' SCALE
  - 151. 1" = 713623846352979940529142984724748117947187200' SCALE
  - 152. 1" = 1427247692705959881058285969449496235894374400' SCALE
  - 153. 1" = 2854495385411919762116571938898992471788748800' SCALE
  - 154. 1" = 570899077082383952423314387779798494357749600' SCALE
  - 155. 1" = 1141798154164767904846628775559596988715491200' SCALE
  - 156. 1" = 22835963083295358096932575511191













# HATTON CHASE UNIT THREE

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 5A PAGE 24C  
SHEET 4 OF 5 SHEETS

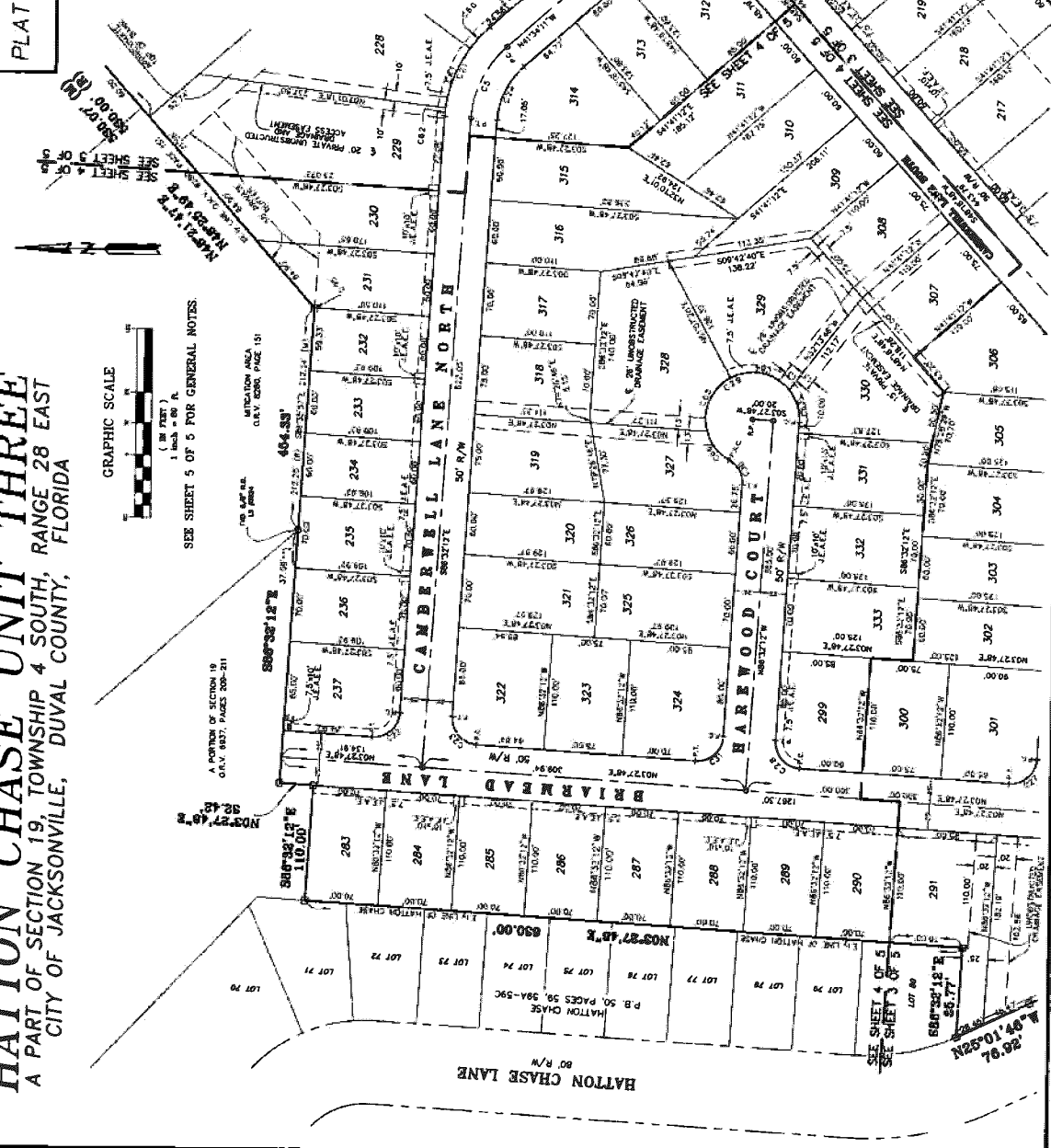
SYMBOL	DESCRIPTION
1	CONCRETE MONUMENT
2	IRON PIPE MONUMENT
3	WOODEN MONUMENT
4	PAINTED MONUMENT
5	STAINLESS STEEL MONUMENT
6	ALUMINUM MONUMENT
7	BRASS MONUMENT
8	IRON MONUMENT
9	WOOD MONUMENT
10	PAINT MONUMENT
11	STAINLESS STEEL MONUMENT
12	ALUMINUM MONUMENT
13	BRASS MONUMENT
14	IRON MONUMENT
15	WOOD MONUMENT
16	PAINT MONUMENT
17	STAINLESS STEEL MONUMENT
18	ALUMINUM MONUMENT
19	BRASS MONUMENT
20	IRON MONUMENT
21	WOOD MONUMENT
22	PAINT MONUMENT
23	STAINLESS STEEL MONUMENT
24	ALUMINUM MONUMENT
25	BRASS MONUMENT
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29	STAINLESS STEEL MONUMENT
30	ALUMINUM MONUMENT
31	BRASS MONUMENT
32	IRON MONUMENT
33	WOOD MONUMENT
34	PAINT MONUMENT
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36	ALUMINUM MONUMENT
37	BRASS MONUMENT
38	IRON MONUMENT
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41	STAINLESS STEEL MONUMENT
42	ALUMINUM MONUMENT
43	BRASS MONUMENT
44	IRON MONUMENT
45	WOOD MONUMENT
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91	BRASS MONUMENT
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93	WOOD MONUMENT
94	PAINT MONUMENT
95	STAINLESS STEEL MONUMENT
96	ALUMINUM MONUMENT
97	BRASS MONUMENT
98	IRON MONUMENT
99	WOOD MONUMENT
100	PAINT MONUMENT

**LEGEND:**

- 1. CONCRETE MONUMENT
- 2. IRON PIPE MONUMENT
- 3. WOODEN MONUMENT
- 4. PAINTED MONUMENT
- 5. STAINLESS STEEL MONUMENT
- 6. ALUMINUM MONUMENT
- 7. BRASS MONUMENT
- 8. IRON MONUMENT
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- 10. PAINT MONUMENT
- 11. STAINLESS STEEL MONUMENT
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- 15. WOOD MONUMENT
- 16. PAINT MONUMENT
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- 31. BRASS MONUMENT
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- 85. BRASS MONUMENT
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- 87. WOOD MONUMENT
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- 91. BRASS MONUMENT
- 92. IRON MONUMENT
- 93. WOOD MONUMENT
- 94. PAINT MONUMENT
- 95. STAINLESS STEEL MONUMENT
- 96. ALUMINUM MONUMENT
- 97. BRASS MONUMENT
- 98. IRON MONUMENT
- 99. WOOD MONUMENT
- 100. PAINT MONUMENT



SEE SHEET 5 OF 5 FOR GENERAL NOTES



PREPARED BY:  
KANGAS ASSOCIATES, INC.  
215 ST. JAMES BLVD.  
JACKSONVILLE, FLORIDA 32202  
(904) 844-2222

PLAT NO. 87-344 E.  
DATE: FEBRUARY 14, 1991

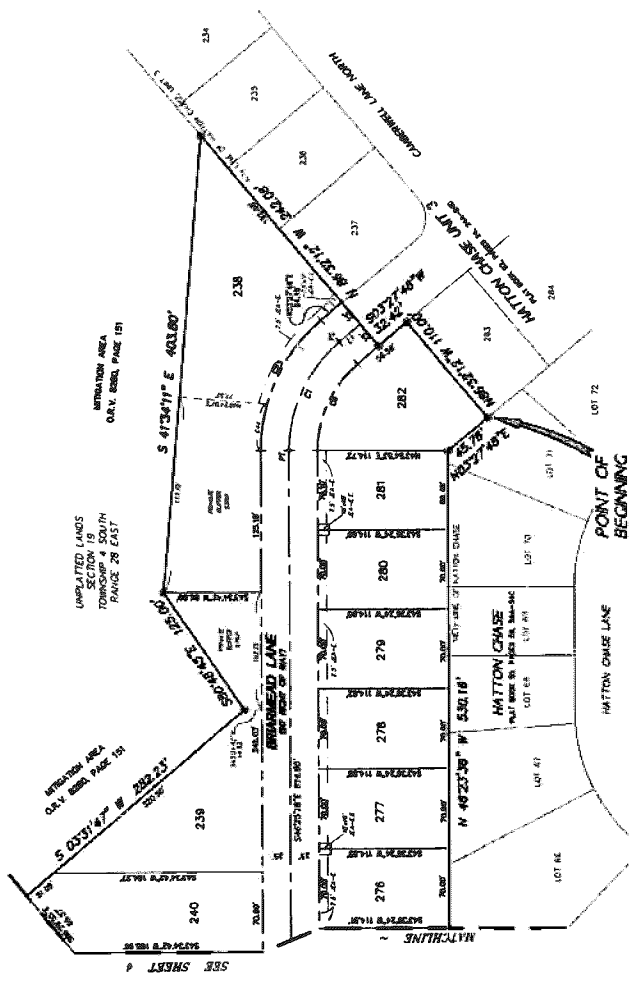
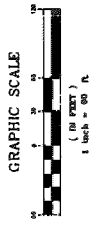
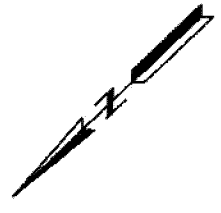






PLAT BOOK 53 PAGE 95B  
SHEET 3 OF 5 SHEETS

**HATTON CHASE UNIT FOUR**  
A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS  
GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28  
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CLONE TABLE

CLONE NO.	CLONE DATE	CLONE TIME	CLONE LOCATION	CLONE TYPE
1	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
2	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
3	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
4	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
5	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
6	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
7	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
8	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
9	1/15/00	10:00 AM	1000 W. 10th St.	CLONE
10	1/15/00	10:00 AM	1000 W. 10th St.	CLONE

LINE TABLE

LINE NO.	LINE DATE	LINE TIME	LINE LOCATION	LINE TYPE
1	1/15/00	10:00 AM	1000 W. 10th St.	LINE
2	1/15/00	10:00 AM	1000 W. 10th St.	LINE
3	1/15/00	10:00 AM	1000 W. 10th St.	LINE
4	1/15/00	10:00 AM	1000 W. 10th St.	LINE
5	1/15/00	10:00 AM	1000 W. 10th St.	LINE
6	1/15/00	10:00 AM	1000 W. 10th St.	LINE
7	1/15/00	10:00 AM	1000 W. 10th St.	LINE
8	1/15/00	10:00 AM	1000 W. 10th St.	LINE
9	1/15/00	10:00 AM	1000 W. 10th St.	LINE
10	1/15/00	10:00 AM	1000 W. 10th St.	LINE

NOTES:  
1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES AND ALSO FOR SET NOTES AND DETAILS.

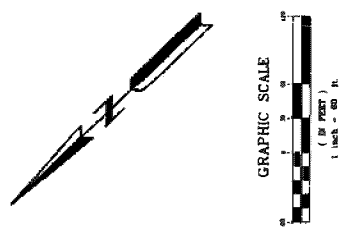
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14276 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32239 (904) 842-8590  
CERTIFICATE OF AUTHORIZATION NO. 18 2884

CITY, DIST. NO. 100-1  
PLAT NO. 100-1

PLAT BOOK 52 PAGE 90C  
SHEET 4 OF 5 SHEETS

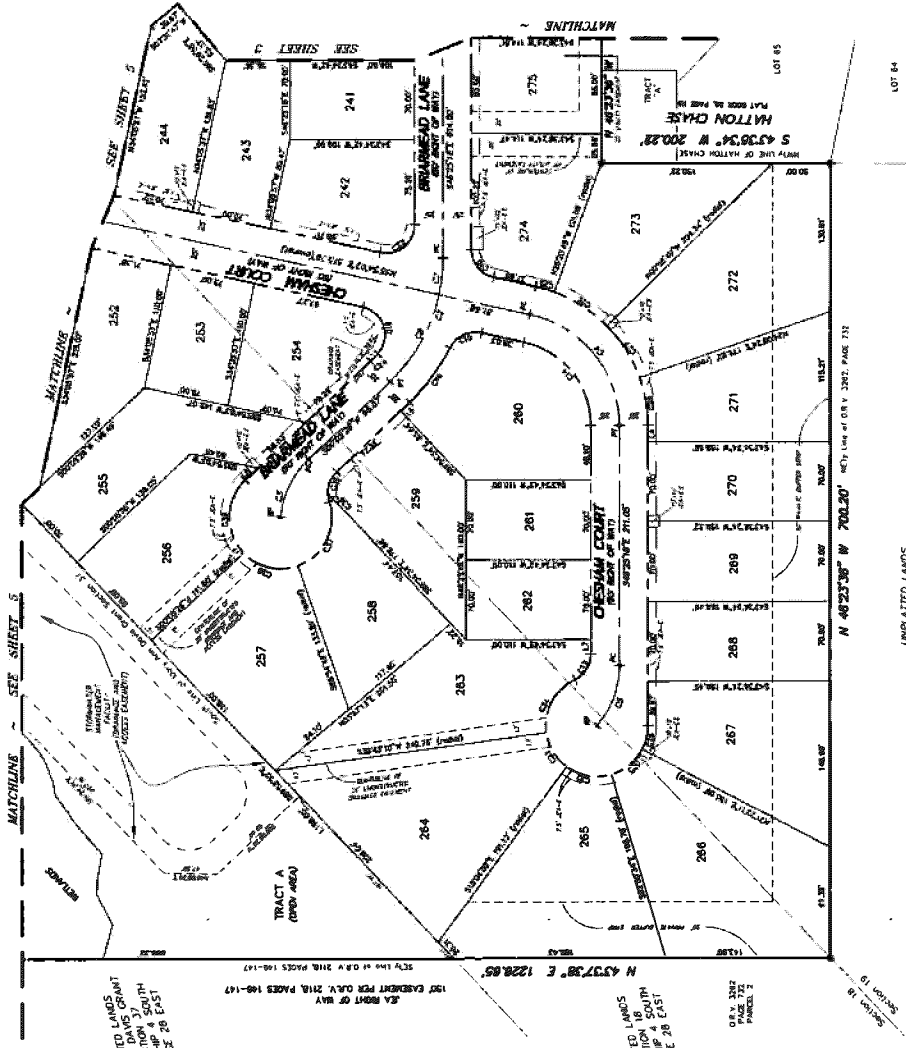
# HATTON CHASE UNIT FOUR

A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE	LENGTH	AREA	PERCENT
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00

LINE	LENGTH	AREA	PERCENT
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00
12	100.00	100.00	100.00
13	100.00	100.00	100.00
14	100.00	100.00	100.00
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74	100.00	100.00	100.00
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77	100.00	100.00	100.00
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79	100.00	100.00	100.00
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95	100.00	100.00	100.00
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97	100.00	100.00	100.00
98	100.00	100.00	100.00
99	100.00	100.00	100.00
100	100.00	100.00	100.00



**NOTES:**  
1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES AND ALSO FOR SET NOTES AND DETAILS.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
1000 UNIVERSITY BLVD. SUITE 100  
JACKSONVILLE, FL 32208 (904) 642-8840  
CORPORATE OFFICE  
COMMERCIAL OFFICE: 1000 UNIVERSITY BLVD. SUITE 100

CITY DIV. NO. 0791.4  
PLAT NO. 87-361.1

UNPLATTED LANDS  
SECTION 19  
TOWNSHIP 4 SOUTH  
RANGE 28 EAST

UNPLATTED LANDS  
GRANT  
MARY ANN DAVIS  
SECTION 37 SOUTH  
TOWNSHIP 4 SOUTH  
RANGE 28 EAST

SEA RIGHT OF WAY  
1987 EASEMENT PER O.A.V. 2118, PAGES 148-147  
CITY LINE OF O.A.V. 2118, PAGES 148-147

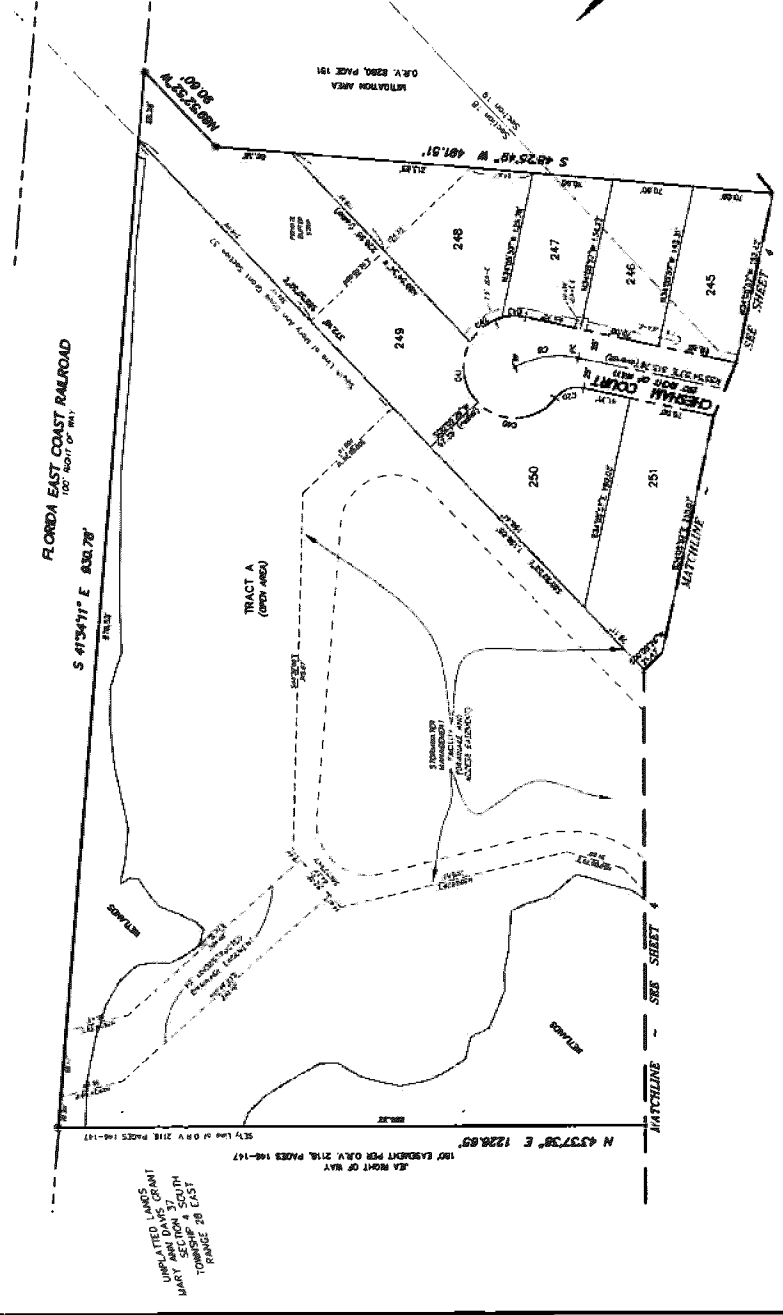
UNPLATTED LANDS  
SECTION 18 SOUTH  
TOWNSHIP 4 SOUTH  
RANGE 28 EAST

O.A.V. 2118  
PAGE 152  
PARCEL 2

PLAT BOOK 53 PAGE 95D  
SHEET 5 OF 5 SHEETS

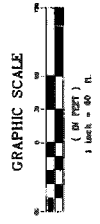
# HATTON CHASE UNIT FOUR

A PART OF SECTIONS 18, 19, AND THE MARY ANN DAVIS GRANT, SECTION 37, ALL IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



**CURVE DATA**

NO.	BEARING	CHORD	ARC LENGTH	ANGLE	PIVOT
1	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
2	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
3	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
4	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
5	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
6	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
7	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
8	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
9	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
10	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
11	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
12	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
13	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
14	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
15	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
16	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
17	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
18	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
19	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
20	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
21	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
22	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
23	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
24	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
25	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
26	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
27	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
28	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
29	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
30	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
31	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
32	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
33	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
34	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
35	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
36	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
37	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
38	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
39	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
40	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
41	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
42	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
43	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
44	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
45	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
46	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
47	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
48	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
49	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
50	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
51	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
52	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
53	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
54	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
55	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
56	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
57	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
58	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
59	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
60	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
61	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
62	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
63	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
64	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
65	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
66	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
67	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
68	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
69	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
70	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
71	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
72	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
73	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
74	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
75	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
76	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
77	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
78	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
79	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
80	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
81	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
82	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
83	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
84	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
85	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
86	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
87	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
88	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
89	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
90	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
91	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
92	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
93	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
94	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
95	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
96	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
97	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
98	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
99	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'
100	S 47°34'11" E 830.78'	830.78'	830.78'	90°	830.78'



PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
10775 ST. ALBERTINE ROAD  
JACKSONVILLE, FL 32238 (904) 642-8540  
CONTRACT OF ADMINISTRATION NO. 18 2664

CITY DIV. NO. 305  
FILE NO. 305-11

**NOTES:**  
1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES AND ALSO FOR 264 NOTES AND DETAILS.

UNPLATTED LANDS  
MARY ANN DAVIS GRANT  
SECTION 37, TOWNSHIP 4 SOUTH  
RANGE 28 EAST

EA. RIGHT OF WAY  
100' EASEMENT PER D.A.V. 218, PAGES 146-147

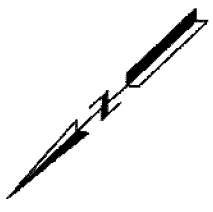
TRACT A  
(OPEN AREA)

FLORIDA EAST COAST RAILROAD  
100' RIGHT OF WAY

S 47°34'11" E 830.78'

S 48°25'48" W 461.91'

REFLECTION AREA  
D.A.V. 220A, PAGE 191



**AFFIDAVIT**

STATE OF FLORIDA )  
COUNTY OF DUVAL)

BEFORE ME this day personally appeared John E. Edler, who being first duly sworn, according to law, deposes and says:

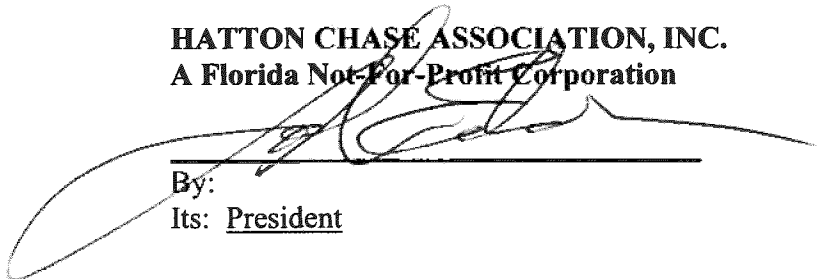
1. I am the President of **HATTON CHASE ASSOCIATION, INC.**
2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **HATTON CHASE ASSOCIATION, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

**STATEMENT OF MARKETABLE TITLE ACTION**

**HATTON CHASE ASSOCIATION, INC.** (hereinafter the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Hatton Chase recorded at Official Records Book 8407 Page 2435, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto and as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Duval County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

3. FURTHER AFFIANT SAYETH NAUGHT.

**HATTON CHASE ASSOCIATION, INC.**  
**A Florida Not-For-Profit Corporation**



By: \_\_\_\_\_  
Its: President

**STATE OF FLORIDA**

**COUNTY OF DUVAL**

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [ ] by online notarization, this 15<sup>th</sup> day of October, 2022, by John Edler, as President for and on behalf of Hatton Chase Association, Inc., ( ) to me well known or (  ) who produced as identification, who stated that they are the President of Hatton Chase Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.

Paige Bensley  
Notary Public, State of Florida  
My commission expires: Feb 17<sup>th</sup>, 2026

