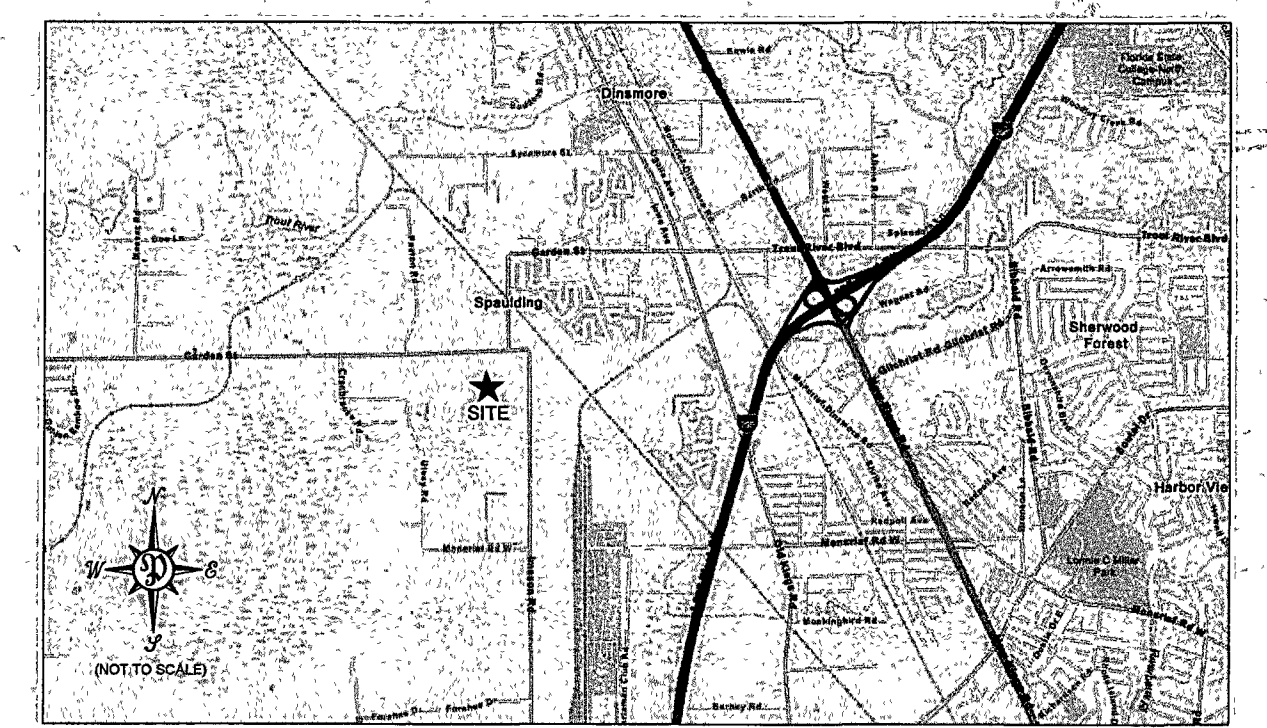


HAWKES MEADOW PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

VICINITY MAP



Approved: 6-9-24
Date
[Signature]
City Engineer
for Director of Public Works
Approved: May 13 2024
Date
[Signature]
for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS HAWKES MEADOW PHASE 1, 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 RIGHTS OF WAY SHOWN HEREON (HAWKES BEND STREET, PADDOCK RUN COURT, HAWKES CLEARING COURT, HAWKES MEADOW DRIVE, PADDOCK POINT COURT AND PADDOCK CROSSING STREET), AND SIDEWALKS ARE HEREBY DEDICATED TO AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE AND ACCESS EASEMENTS, AND 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 UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE AND ACCESS EASEMENTS, AND 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 UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE AND ACCESS EASEMENTS, AND DRAINAGE EASEMENTS BY THE CITY.
- 2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- 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, ITS SUCCESSORS AND ASSIGNS, 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 WAY DEDICATED HEREON.

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, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES 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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HAWKES MEADOW PHASE 1. 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 HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION SHALL THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT. OWNER, AND ITS SUCCESSORS AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF HAWKES MEADOW PHASE 1 ENCOMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT ASSUMES THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES EASEMENTS FOR ACCESS AND OPERATION AND MAINTENANCE OF SUCH STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES.

TRACT "A" (PERIMETER BUFFER), TRACT "B" (CONSERVATION), TRACT "C" (SWMP), TRACT "D" (PERIMETER BUFFER), TRACT "E" (SWMP), TRACT "H" (OPEN SPACE) AND TRACT "I" (PERIMETER 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, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "F" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "G" (LANDSCAPE BUFFER TRACT) 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 TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, OR OTHER SUCH ENTITY 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 LIFT 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 "G" (LANDSCAPE BUFFER TRACT), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "F" (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, AND 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 "G" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "F" (LIFT STATION) OR JEA'S EASEMENT UPON TRACT "G" (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. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON TRACT "G" (LANDSCAPE BUFFER TRACT) WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN. OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF HAWKES MEADOW PHASE 1 AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF HAWKES MEADOW PHASE 1 ENCOMBERED BY SUCH EASEMENT OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF JEA'S EASEMENT UPON TRACT "G" (LANDSCAPE BUFFER TRACT).

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS (INCLUDING UNOBSTRUCTED DRAINAGE EASEMENTS) THAT ARE NOT ACCESS EASEMENTS. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT (INCLUDING PRIVATE DRAINAGE EASEMENTS); 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. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ADOPTION AND DEDICATION (CONTINUED)

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY AND ACCESS 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 WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16th DAY OF April, 2024, ON BEHALF OF THE COMPANY.

[Signature]
WITNESS
PRINT NAME: Jim Fiedler
[Signature]
WITNESS
PRINT NAME: Jim Mc Dade

KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature] TODD HOLDER, PRESIDENT, KB HOME JACKSONVILLE LLC AND AUTHORIZED SIGNATORY BY KB HOME FLORIDA INC. AS ITS SOLE MEMBER

CAPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, JACKSONVILLE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 WITH THE WEST RIGHT-OF-WAY LINE OF IMESON ROAD (AN 80-FOOT RIGHT-OF-WAY); THENCE SOUTH 89°30'17" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG LAST SAID SOUTH LINE, A DISTANCE OF 114.24 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 191.00 FEET; THENCE NORTH 56°55'43" EAST, A DISTANCE OF 221.53 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 201.88 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 310.75 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 106.88 FEET; THENCE NORTH 23°00'55" EAST, A DISTANCE OF 229.14 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 26.64 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°28'26" EAST AND A CHORD DISTANCE OF 26.61 FEET; THENCE NORTH 14°02'13" EAST, NON-TANGENT TO LAST SAID CURVE, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 69.80 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 35°58'05" WEST AND A CHORD DISTANCE OF 64.27 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 04°01'38" EAST, A DISTANCE OF 159.49 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 26.50 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°58'48" EAST AND A CHORD DISTANCE OF 24.60 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 79°55'59" EAST, A DISTANCE OF 271.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 539.76 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 47°43'05" EAST AND A CHORD DISTANCE OF 511.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.91 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°39'31" EAST AND A CHORD DISTANCE OF 36.24 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°48'50" EAST, A DISTANCE OF 75.97 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 19.31 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°45'04" EAST AND A CHORD DISTANCE OF 18.97 FEET; THENCE NORTH 36°41'02" EAST, NON-TANGENT TO LAST SAID CURVE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°11'10" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 89°48'50" EAST, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°48'50" EAST AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTH 89°48'50" EAST, NON-TANGENT TO LAST SAID CURVE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°11'10" EAST, A DISTANCE OF 36.63 FEET; THENCE NORTH 89°48'50" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°11'10" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 392.36 FEET; THENCE SOUTH 89°48'50" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 33°29'07" WEST, A DISTANCE OF 67.57 FEET; THENCE SOUTH 12°38'45" EAST, A DISTANCE OF 117.12 FEET; THENCE SOUTH 08°40'23" WEST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 29°59'32" WEST, A DISTANCE OF 72.93 FEET; THENCE SOUTH 51°18'40" WEST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 72°37'48" WEST, A DISTANCE OF 36.47 FEET; THENCE SOUTH 76°42'51" WEST, A DISTANCE OF 77.66 FEET; THENCE SOUTH 30°00'06" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 24°53'52" EAST, A DISTANCE OF 54.84 FEET; THENCE SOUTH 24°00'07" EAST, A DISTANCE OF 36.47 FEET; THENCE SOUTH 02°40'59" EAST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 18°38'10" WEST, A DISTANCE OF 106.09 FEET; THENCE NORTH 86°55'20" EAST, A DISTANCE OF 115.91 FEET; THENCE SOUTH 71°45'32" EAST, A DISTANCE OF 52.03 FEET; THENCE SOUTH 50°26'24" EAST, A DISTANCE OF 113.85 FEET; THENCE NORTH 89°48'50" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°11'10" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 599.43 FEET; TO A POINT ON SAID SOUTH LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 33.99 ACRES, MORE OR LESS.

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10th DAY OF May, 2024.

[Signature]
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. 6902

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 82 PAGES 166-172 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 13th DAY OF May, 2024.

[Signature]
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT



[Signature]
DEPUTY CLERK

STATE OF FLORIDA, COUNTY OF DUVAL

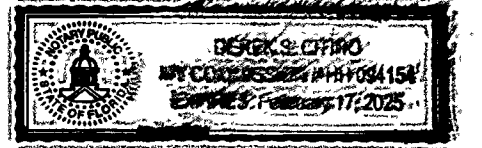
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF April, 2024, BY TODD HOLDER, PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE

PRINT NAME: Deek S. Citino

COMMISSION NO.: 0941154

MY COMMISSION EXPIRES: 2/17/2025



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 10th DAY OF May, 2024.

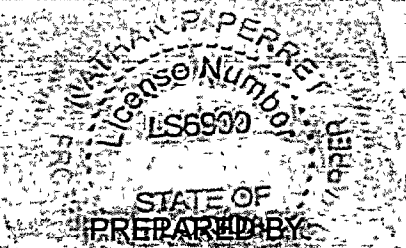
[Signature]
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES; CHAPTER 51, 17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 12th DAY OF April, 2024.

[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6900
PERRET AND ASSOCIATES, INC.



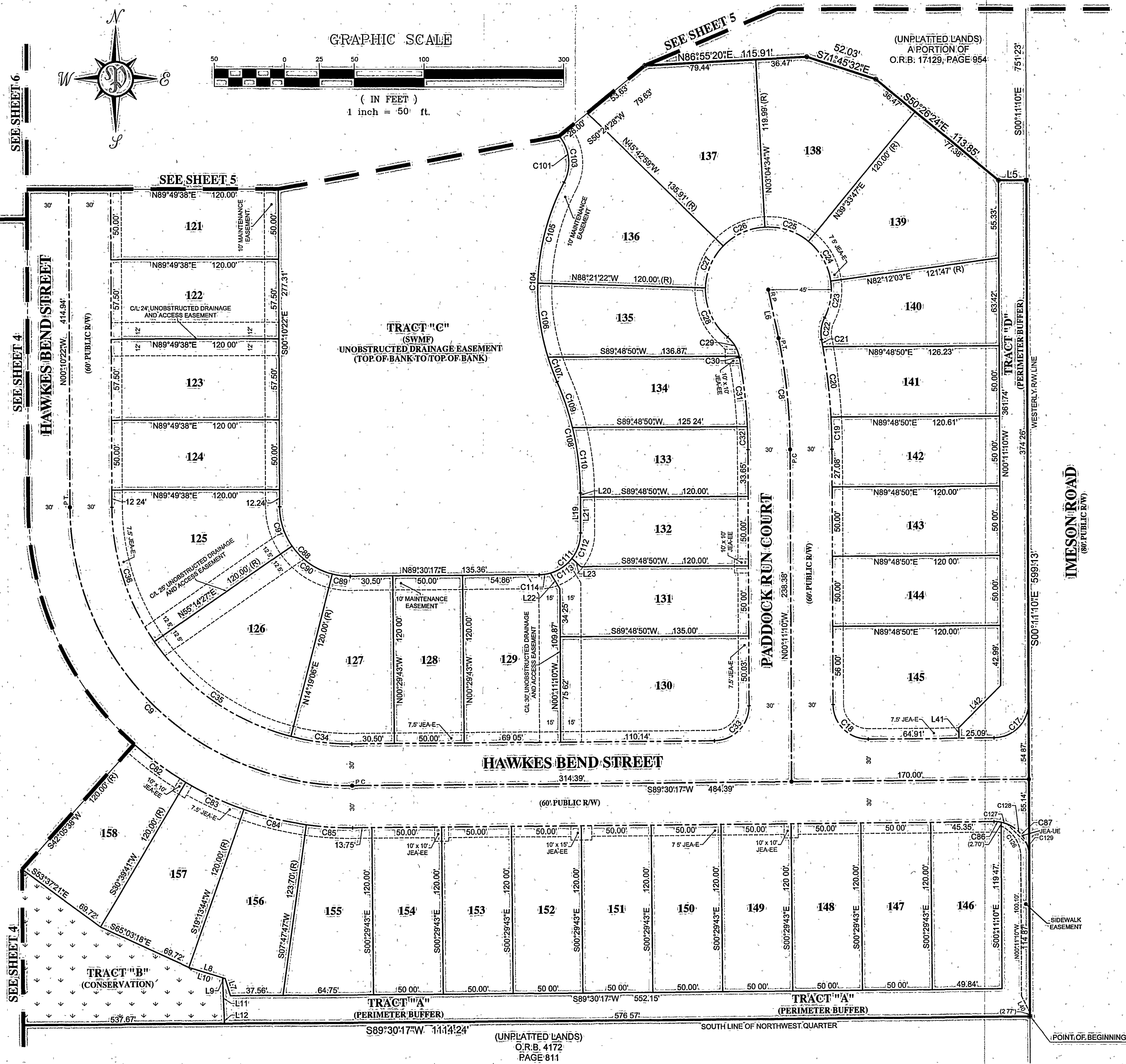
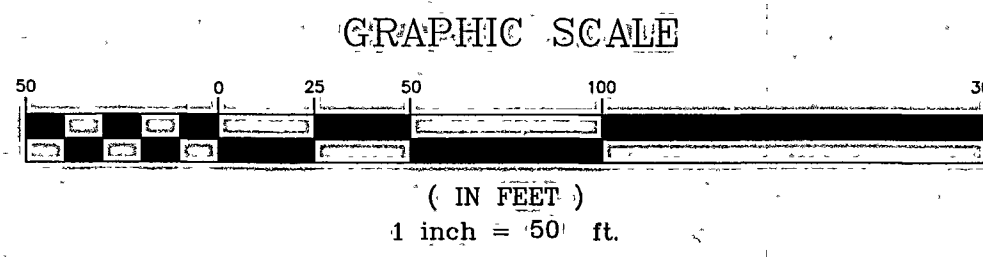
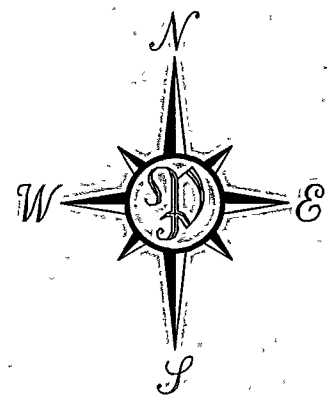
PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ FAX (904) 805-0030

HAWKES MEADOW PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	79.87'	400.00'	111°24'40"	N05°53'30"W	79.53'
C9	315.29'	200.00'	90°19'21"	N45°20'02"W	283.64'
C17	39.14'	25.00'	89°41'27"	N44°39'34"E	35.25'
C18	39.40'	25.00'	90°18'33"	S45°20'26"E	35.45'
C19	22.83'	430.00'	3°03'20"	S01°42'50"E	22.93'
C20	50.34'	430.00'	6°42'29"	S06°35'44"E	50.31'
C21	5.25'	430.00'	0°41'58"	S10°17'58"E	5.25'
C22	16.30'	25.00'	37°20'51"	S08°01'29"W	16.01'
C23	27.05'	45.00'	34°29'52"	S09°28'58"W	26.69'
C24	33.49'	45.00'	42°38'16"	S29°07'05"E	32.72'
C25	33.49'	45.00'	42°38'21"	S71°45'24"E	32.72'
C26	33.49'	45.00'	42°38'24"	N65°38'13"E	32.72'
C27	33.49'	45.00'	42°38'24"	N22°57'49"E	32.72'
C28	40.33'	45.00'	51°21'02"	N24°01'53"W	38.99'
C29	16.25'	25.00'	37°15'05"	N31°04'52"W	15.97'
C30	0.91'	25.00'	2°04'45"	N11°24'57"W	0.91'
C31	49.45'	370.00'	7°39'28"	N06°32'51"W	49.41'
C32	16.35'	370.00'	2°31'57"	N01°27'08"W	16.35'
C33	39.14'	25.00'	89°41'27"	N44°39'34"E	35.25'
C34	43.95'	170.00'	14°48'49"	S83°05'18"E	43.83'
C35	121.42'	170.00'	40°55'21"	S55°13'13"E	118.85'
C36	102.62'	170.00'	34°35'11"	S17°27'57"E	101.07'
C37	45.89'	230.00'	11°25'57"	N53°37'21"W	45.82'
C38	45.89'	230.00'	11°25'57"	N65°03'18"W	45.82'
C39	45.89'	230.00'	11°25'57"	N76°29'15"W	45.82'
C40	33.28'	230.00'	8°17'29"	N86°20'58"W	33.26'
C41	5.17'	25.00'	11°50'46"	N84°34'20"W	5.16'
C42	34.24'	25.00'	78°27'47"	N39°25'03"W	31.62'
C43	78.82'	50.00'	90°19'21"	S45°20'02"E	70.91'
C44	12.83'	50.00'	14°48'49"	N83°05'18"W	12.89'
C45	35.71'	50.00'	40°55'21"	N55°13'13"W	34.96'
C46	30.18'	50.00'	34°35'11"	N17°27'57"E	29.73'
C47	69.34'	30.00'	132°25'54"	N38°31'28"W	54.90'
C48	35.23'	30.00'	67°17'00"	N05°57'02"W	33.24'
C49	147.65'	165.00'	51°16'10"	N02°03'23"E	142.77'
C50	75.01'	165.00'	28°02'50"	S14°40'03"W	74.37'
C51	53.90'	165.00'	18°43'03"	S07°42'54"E	53.66'
C52	18.73'	165.00'	6°30'16"	S20°19'34"E	18.72'
C53	81.65'	200.00'	23°23'32"	N11°52'56"W	81.09'
C54	34.23'	200.00'	9°48'22"	N18°40'31"W	34.19'
C55	47.42'	200.00'	13°35'10"	N08°58'45"W	47.31'
C56	46.96'	30.00'	89°41'27"	N44°39'34"E	42.31'
C57	19.93'	30.00'	38°03'25"	S18°50'33"W	19.56'
C58	18.89'	30.00'	36°04'09"	S55°54'20"W	18.58'
C59	8.15'	30.00'	15°33'53"	S81°43'21"W	8.12'
C60	27.38'	24.00'	65°22'32"	N32°52'26"W	25.92'
C61	4.47'	25.00'	10°14'04"	N73°31'55"W	4.46'
C62	20.14'	25.00'	46°08'52"	N45°20'26"W	19.60'
C63	9.63'	25.00'	22°04'50"	N11°13'35"W	9.57'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	20.00'	N89°48'50"E
L6	35.85'	N11°35'50"W
L7	12.89'	S16°55'35"E
L8	27.17'	S72°59'44"E
L9	2.00'	N72°59'44"W
L10	25.17'	N72°59'44"W
L11	29.28'	S02°29'46"E
L12	3.70'	S00°29'43"E
L13	28.72'	N00°11'10"W
L14	3.02'	S00°11'10"E
L15	25.70'	S00°11'10"E
L16	13.09'	S31°26'53"E
L17	8.63'	S47°52'06"E
L18	7.50'	S00°29'43"E
L19	42.54'	N44°39'34"E

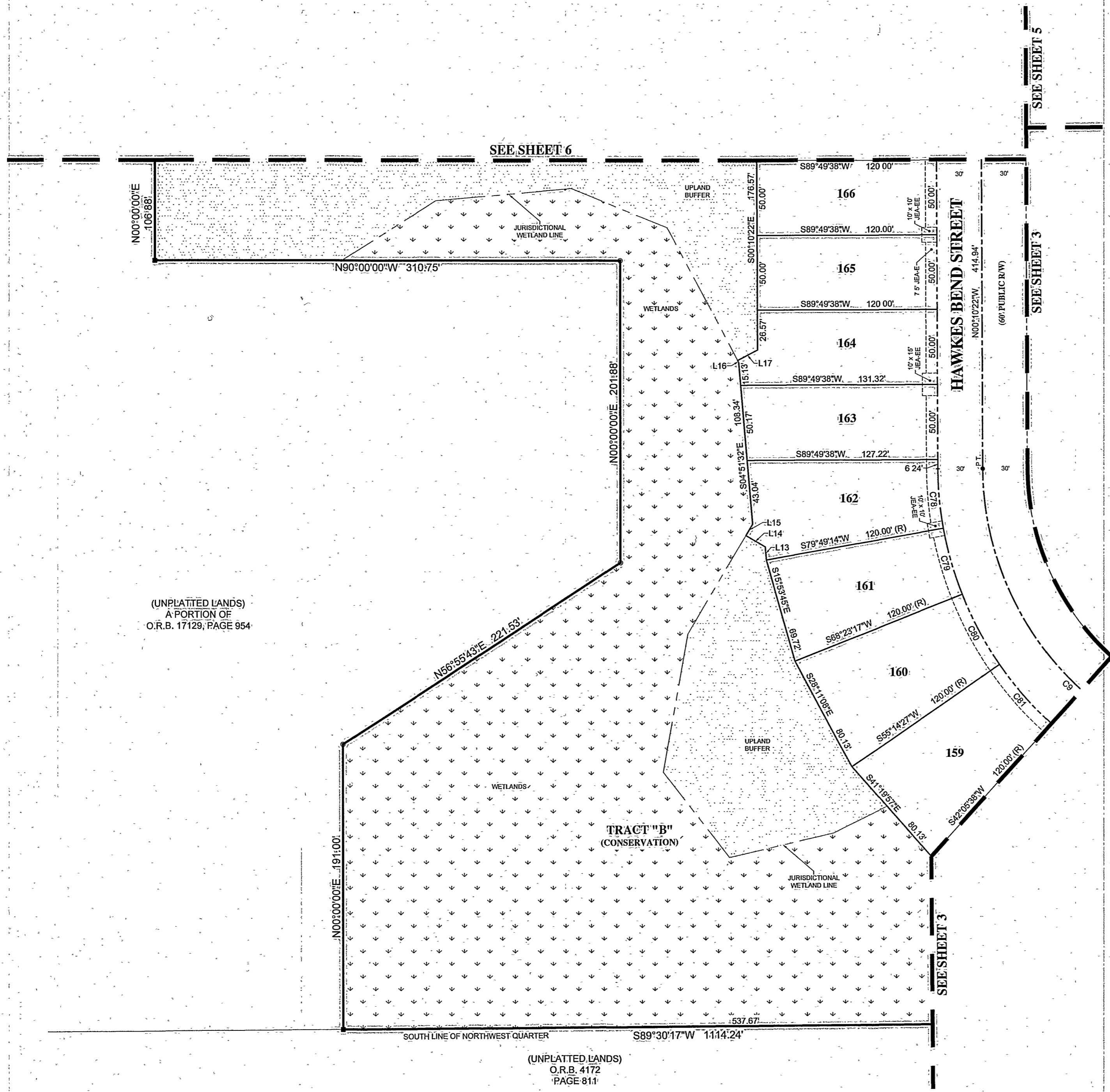
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HAWKES MEADOW PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

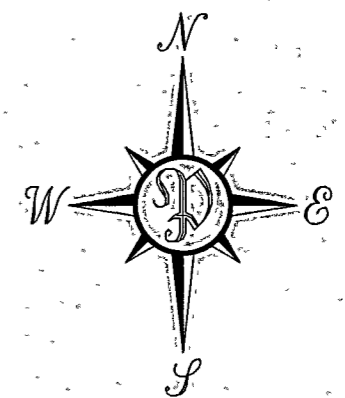
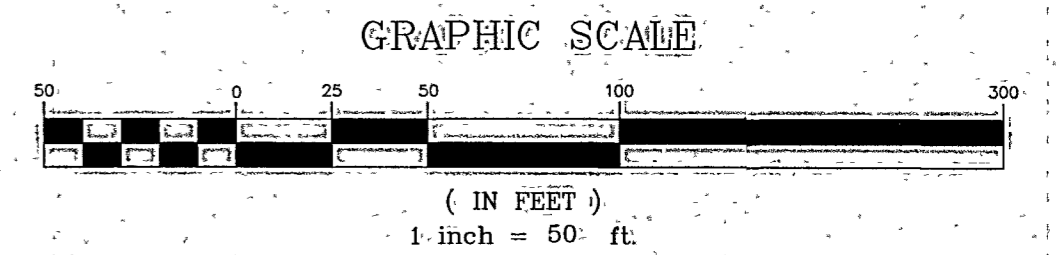
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SHEET 4 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



(UNPLATTED LANDS)
A PORTION OF
O.R.B. 17129, PAGE 954

(UNPLATTED LANDS)
O.R.B. 4172
PAGE 811



LINE #	LENGTH	DIRECTION
L13	8.87'	S04°42'45"E
L14	15.00'	S59°20'09"E
L15	8.88'	S30°39'51"W
L16	1.55'	S27°54'50"E
L17	15.00'	S62°05'10"W

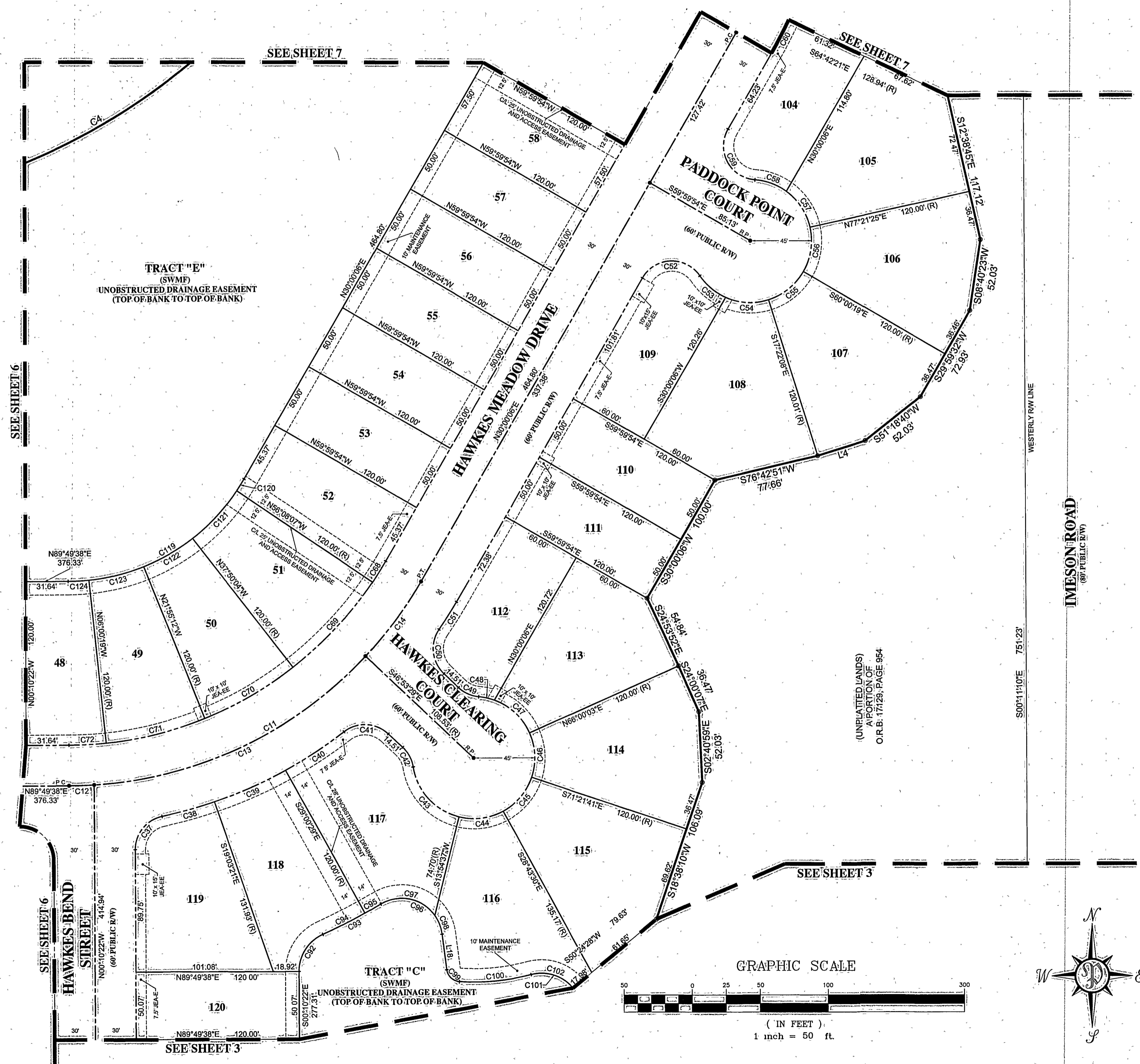
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	315.29'	200.00'	90°19'21"	N45°20'02"W	283.64'
C78	40.17'	230.00'	10°00'25"	N05°10'34"W	40.12'
C79	45.89'	230.00'	11°25'57"	N15°53'45"W	45.82'
C80	52.78'	230.00'	13°08'49"	N28°11'08"W	52.66'
C81	52.78'	230.00'	13°08'49"	N41°19'57"W	52.66'

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HAWKES MEADOW PHASE 1

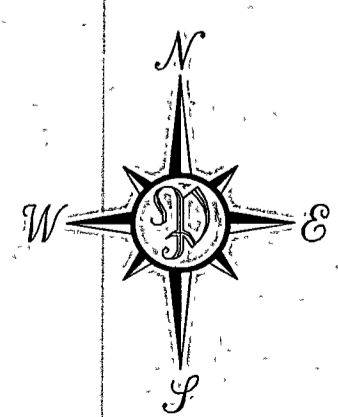
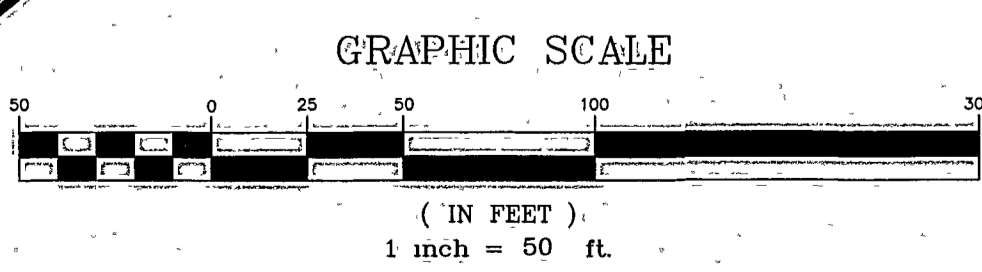
A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 5 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	539.76'	480.00'	64°25'47"	N47°43'05"E	511.77'
C11	313.25'	300.00'	59°49'32"	N59°54'52"E	299.21'
C12	18.43'	300.00'	3°31'09"	N88°04'04"E	18.42'
C13	228.19'	300.00'	43°11'58"	N64°42'30"E	220.87'
C14	88.63'	300.00'	13°08'25"	N38°33'18"E	88.48'
C37	34.06'	25.00'	78°03'54"	S38°51'35"W	31.49'
C38	40.02'	330.00'	6°56'53"	S74°25'05"W	39.99'
C39	67.32'	330.00'	9°57'08"	S65°58'05"W	67.25'
C40	51.67'	330.00'	8°58'15"	S58°30'24"W	51.61'
C41	35.38'	25.00'	81°05'14"	N87°28'06"W	32.50'
C42	16.67'	25.00'	38°12'48"	N27°47'06"W	16.37'
C43	52.94'	45.00'	67°24'41"	N42°23'02"W	49.94'
C44	33.49'	45.00'	42°38'08"	S82°35'34"W	32.72'
C45	33.49'	45.00'	42°38'11"	S39°57'24"W	32.72'
C46	33.49'	45.00'	42°38'16"	S02°40'49"E	32.72'
C47	36.20'	45.00'	46°06'25"	S47°02'39"E	35.23'
C48	11.79'	45.00'	15°00'55"	S77°35'49"E	11.76'
C49	16.67'	25.00'	38°12'48"	S65°59'53"E	16.37'
C50	35.38'	25.00'	81°05'14"	S06°20'52"E	32.50'
C51	24.16'	330.00'	4°11'39"	S32°05'55"W	24.15'
C52	50.39'	25.00'	115°29'26"	S87°44'49"E	42.28'
C53	24.90'	45.00'	31°42'34"	N50°21'45"W	24.59'
C54	32.32'	45.00'	41°09'06"	N88°47'35"W	31.63'
C55	33.49'	45.00'	42°38'11"	S51°18'46"W	32.72'
C56	33.49'	45.00'	42°38'16"	S08°40'33"W	32.72'
C57	32.31'	45.00'	41°08'12"	S33°12'41"E	31.62'
C58	24.90'	45.00'	31°42'34"	S69°38'03"E	24.59'
C59	50.39'	25.00'	115°29'26"	S27°44'37"E	42.28'
C60	27.11'	330.00'	4°42'27"	S27°38'53"W	27.10'
C68	18.20'	270.00'	3°51'47"	N31°55'55"E	18.20'
C69	88.24'	270.00'	18°18'03"	N43°00'54"E	85.87'
C70	75.00'	270.00'	15°54'53"	N60°07'22"E	74.76'
C71	75.00'	270.00'	15°54'53"	N78°02'15"E	74.76'
C72	27.49'	270.00'	5°49'57"	N86°54'40"E	27.47'
C82	34.34'	30.00'	65°35'01"	S32°37'09"W	32.50'
C83	47.96'	450.00'	8°08'21"	S62°21'28"W	47.93'
C94	34.71'	450.00'	4°25'08"	S63°12'05"W	34.70'
C95	13.25'	450.00'	1°41'13"	S60°08'54"W	13.25'
C96	59.32'	30.00'	113°17'17"	N64°03'04"W	50.12'
C97	44.65'	30.00'	85°16'47"	N78°03'19"W	40.64'
C98	14.67'	30.00'	28°00'30"	N21°24'40"W	14.52'
C99	13.76'	10.00'	78°50'25"	S48°49'37"E	12.70'
C100	53.26'	165.00'	18°29'36"	N84°30'22"E	53.03'
C101	69.34'	30.00'	132°25'54"	N38°31'29"W	54.90'
C102	34.11'	30.00'	65°08'54"	N72°09'59"W	32.30'
C119	156.62'	150.00'	59°49'32"	N59°54'52"E	149.60'
C120	10.11'	150.00'	3°51'47"	S31°55'58"W	10.11'
C121	47.91'	150.00'	18°18'03"	S43°00'54"W	47.71'
C122	41.66'	150.00'	15°54'53"	S60°07'22"W	41.53'
C123	41.66'	150.00'	15°54'53"	S78°02'15"W	41.53'
C124	15.27'	150.00'	5°49'57"	S86°54'40"W	15.26'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	36.47'	S72°37'48"W
L18	29.48'	S07°24'25"E



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HAWKES MEADOW PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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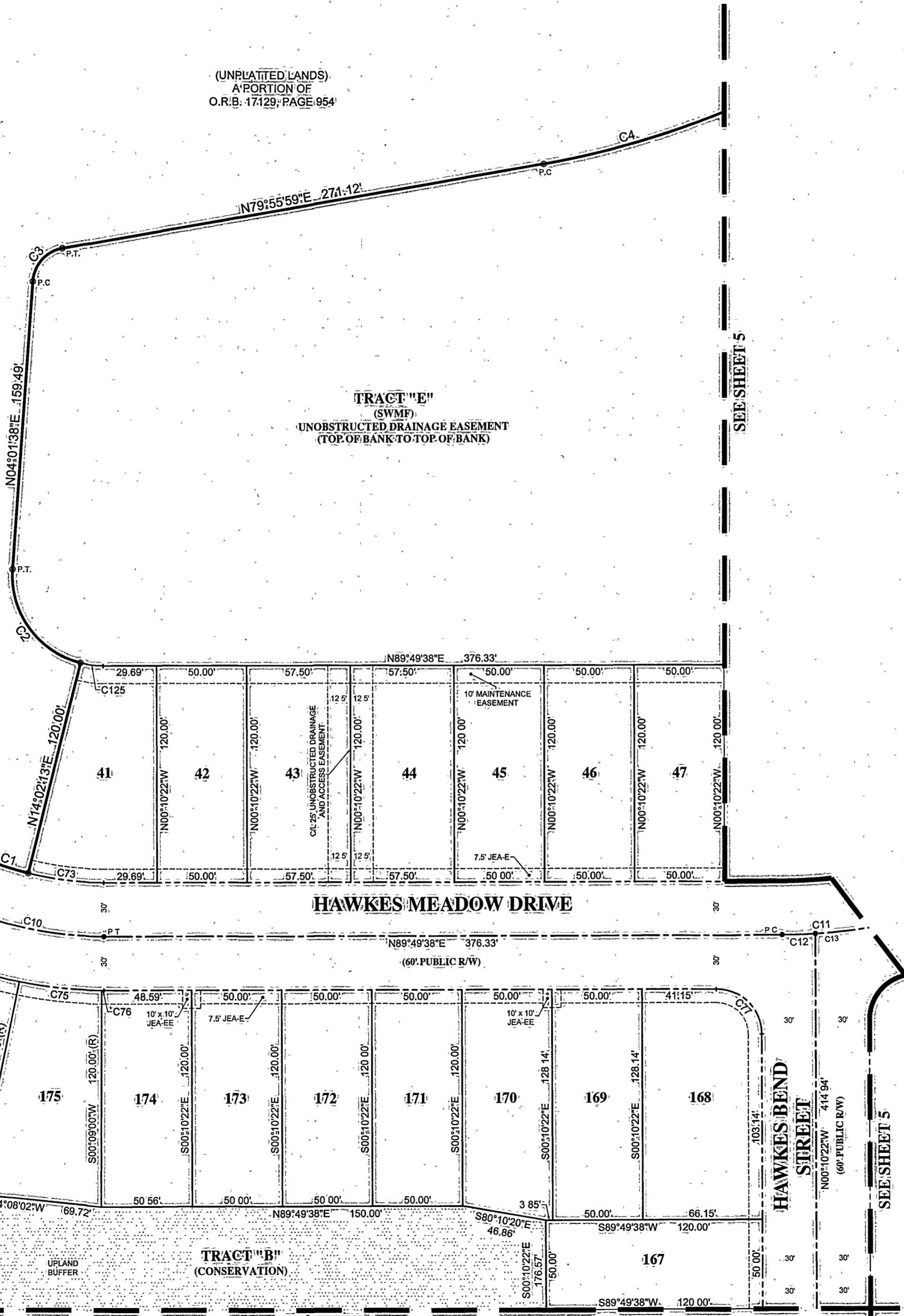
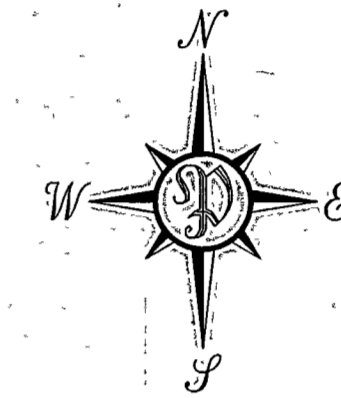
SHEET 6 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

(UNPLATTED LANDS)
A PORTION OF
O.R.B. 17129, PAGE 954

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	26.64'	170.00'	8°58'42"	S71°28'28"E	26.61'
C2	69.80'	50.00'	79°59'25"	N35°58'05"W	64.27'
C3	26.50'	20.00'	75°54'21"	N41°58'48"E	24.60'
C4	539.76'	480.00'	164°25'47"	N47°43'05"E	511.77'
C10	80.94'	200.00'	23°11'16"	S78°34'44"E	80.39'
C11	313.25'	300.00'	69°49'32"	N59°54'52"E	299.21'
C12	18.43'	300.00'	3°31'09"	N88°04'04"E	18.42'
C13	226.19'	300.00'	43°11'58"	N64°42'30"E	220.87'
C73	42.16'	170.00'	14°12'34"	S83°04'05"E	42.05'
C74	45.89'	230.00'	11°25'57"	N72°42'04"W	45.82'
C75	45.89'	230.00'	11°25'58"	N84°08'02"W	45.82'
C76	1.29'	230.00'	0°19'21"	S89°59'19"W	1.29'
C77	39.27'	25.00'	190°00'00"	N45°10'22"W	35.36'
C125	12.40'	50.00'	14°12'34"	S83°04'05"E	12.37'

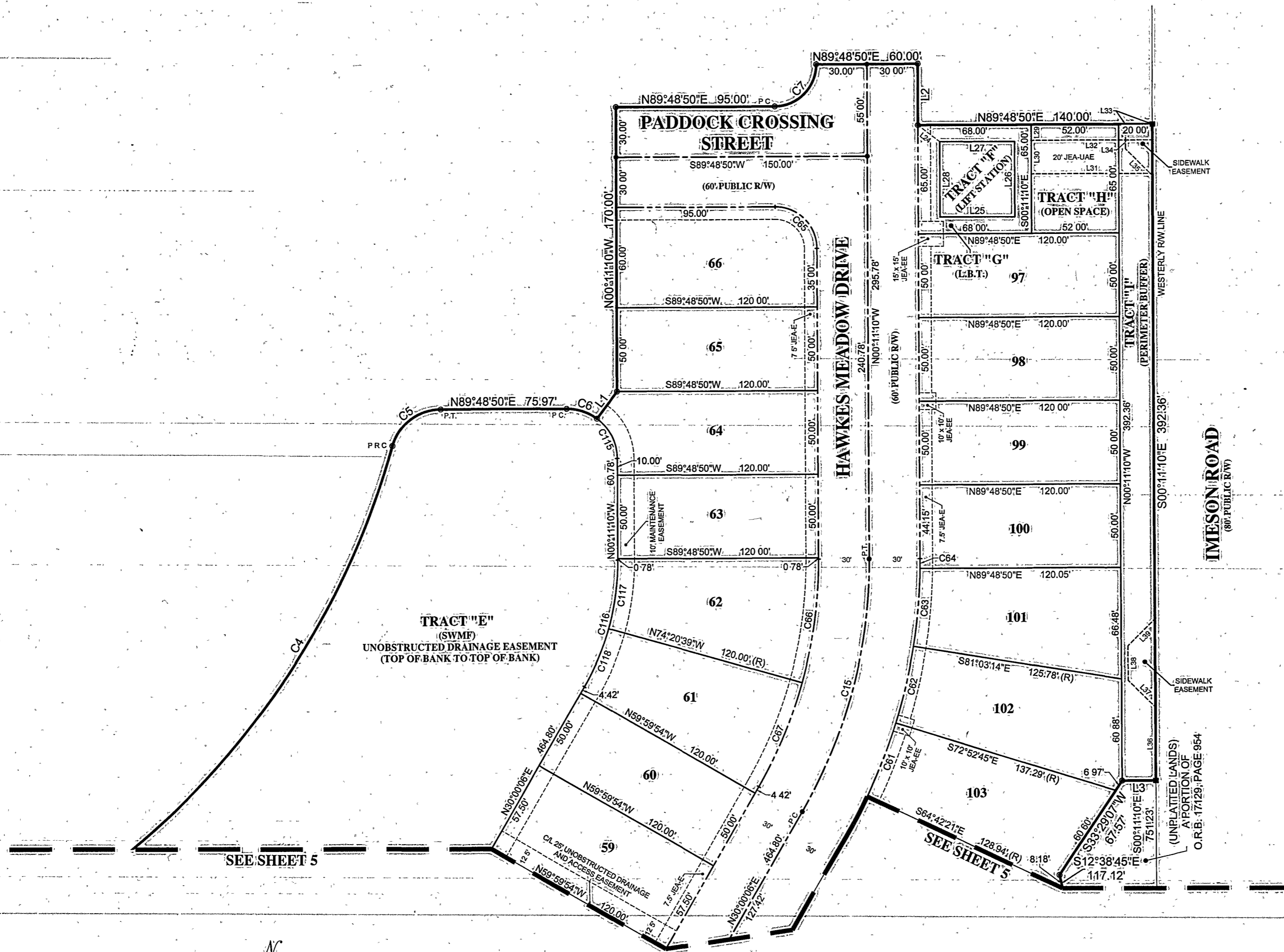
(UNPLATTED LANDS)
A PORTION OF
O.R.B. 17129, PAGE 954

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HAWKES MEADOW PHASE 1

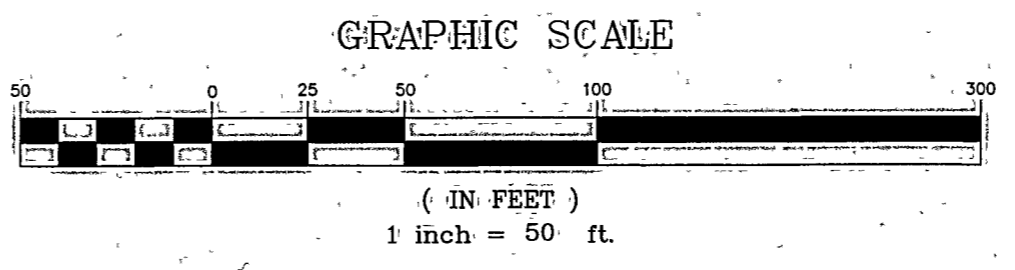
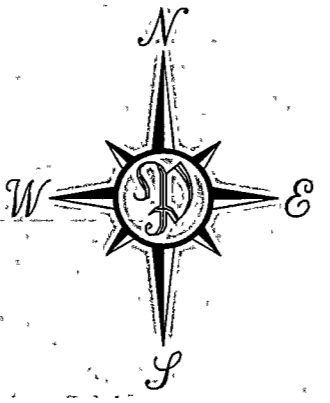
A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	538.76'	480.00'	164°25'47"	N47°43'03"E	511.77'
C5	38.91'	30.00'	74°18'38"	N52°39'31"E	36.24'
C6	19.31'	30.00'	36°52'12"	S71°45'04"E	18.97'
C7	39.27'	25.00'	160°00'00"	N44°48'50"E	35.36'
C15	158.08'	300.00'	301°11'16"	N14°54'28"E	156.24'
C61	47.08'	330.00'	8°10'25"	S21°12'27"W	47.04'
C62	47.08'	330.00'	8°10'29"	S13°02'00"W	47.04'
C63	46.74'	330.00'	8°08'58"	S04°53'17"W	46.70'
C64	5.85'	330.00'	1°00'59"	S00°19'20"W	5.85'
C65	39.27'	25.00'	190°00'00"	N45°11'10"W	35.36'
C66	74.65'	270.00'	15°50'31"	N07°44'06"E	74.42'
C67	67.60'	270.00'	14°20'45"	N22°49'44"E	67.43'
C115	27.82'	30.00'	53°07'48"	N26°45'04"W	26.83'
C116	79.03'	150.00'	301°11'16"	N14°54'28"E	76.12'
C117	41.47'	150.00'	15°50'31"	S07°44'06"W	41.34'
C118	37.56'	150.00'	14°20'45"	S22°49'44"W	37.46'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N36°41'02"E
L2	36.63'	S00°11'10"E
L3	20.00'	S89°48'50"W
L24	16.40'	S52°37'03"E
L25	45.00'	N89°48'50"E
L28	45.00'	N00°11'10"W
L27	45.00'	S89°48'50"W
L28	45.00'	S00°11'10"E
L29	9.49'	S00°11'10"E
L30	20.00'	S00°11'10"E
L31	72.00'	N89°47'22"E
L32	72.00'	S89°47'22"W
L34	14.74'	N00°11'10"W
L35	22.63'	N45°11'10"W
L36	43.92'	N00°11'10"W
L37	22.63'	S45°11'10"E
L38	20.54'	S00°11'10"E
L39	22.63'	S44°48'50"W



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