

HIDDEN OAKS

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 49,
TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 144
SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

Approved JUNE 15, 2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved June 10, 2020
Date
[Signature]
for General Council

CAPTION
A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DUNN AVENUE SOUTH 89° 15' 39" WEST, A DISTANCE OF 876.28 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BLOSSOM RIDGE DRIVE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLOSSOM RIDGE DRIVE TO AND ALONG THE EASTERLY LINES OF TRACTS E, B AND C AS SHOWN ON PLAT OF NORTHBRIDGE, AS RECORDED IN PLAT BOOK 45, PAGES 17 THROUGH 17H OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY NORTH 01° 02' 08" WEST, A DISTANCE OF 749.60 FEET TO THE SOUTHWEST CORNER OF LOT 14 AS SHOWN ON THE PLAT OF NORTHBROOK UNIT ONE, AS RECORDED IN PLAT BOOK 54, PAGES 46 THROUGH 46C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 20' 23" EAST ALONG THE SOUTH LINE OF SAID NORTHBROOK UNIT ONE, A DISTANCE OF 875.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD SOUTH 01° 03' 51" EAST, A DISTANCE OF 748.40 FEET TO THE POINT OF BEGINNING.

CONTAINING: 656,189 SQ. FT. - 15.1 ACRES ±

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS (HIDDEN OAKS), 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.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE 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 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.

TRACT "A" (STORM WATER MANAGEMENT FACILITY) IS HEREBY IRREVOCABLY DEDICATED TO THE HIDDEN OAKS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LANDSCAPE BUFFERS LOCATED WITHIN LOTS AS SHOWN HERON FOR PURPOSES OF ACCESS AND INSTALLATION AND MAINTENANCE OF CERTAIN LANDSCAPING, FENCING OR OTHER COMMON IMPROVEMENTS IS DEDICATED TO THE HIDDEN OAKS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION; THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HERON SAID PLAT. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.

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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HIDDEN OAKS. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA-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:
ACCESS

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 26th DAY OF MAY, 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: SCOTT KEILING
ITS: VICE PRESIDENT

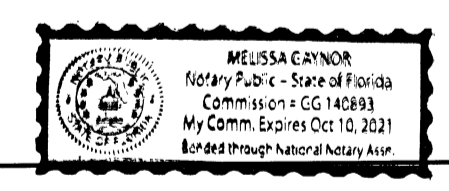
Michael Della Porta
PRINT NAME: Michael Della Porta
Jimmy Keene
PRINT NAME: Jimmy Keene

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 26th DAY OF MAY, 2020, BY SCOTT KEILING, THE VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)

(NOTARY SEAL)



APPROVED FOR THE RECORD
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE.

BY: [Signature]
JOHN PAPAS P.E.
DIRECTOR OF PUBLIC WORKS
DATE 6/16/20

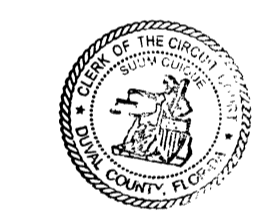
PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 15th DAY OF JUNE, 2020.

[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 75 PAGES 144-149 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 11th DAY OF JUNE, 2020.

[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT

Evelyn CHASTAS
Deputy clerk



SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA. SIGNED THIS 20th DAY OF MAY, 2020.

[Signature]
BOB L. PITTMAN
REGISTERED LAND SURVEYOR NUMBER 4827

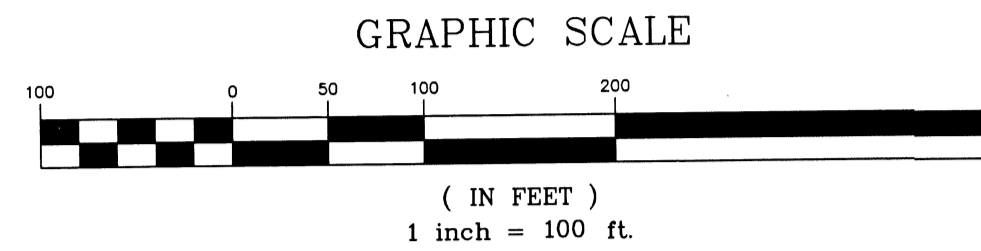
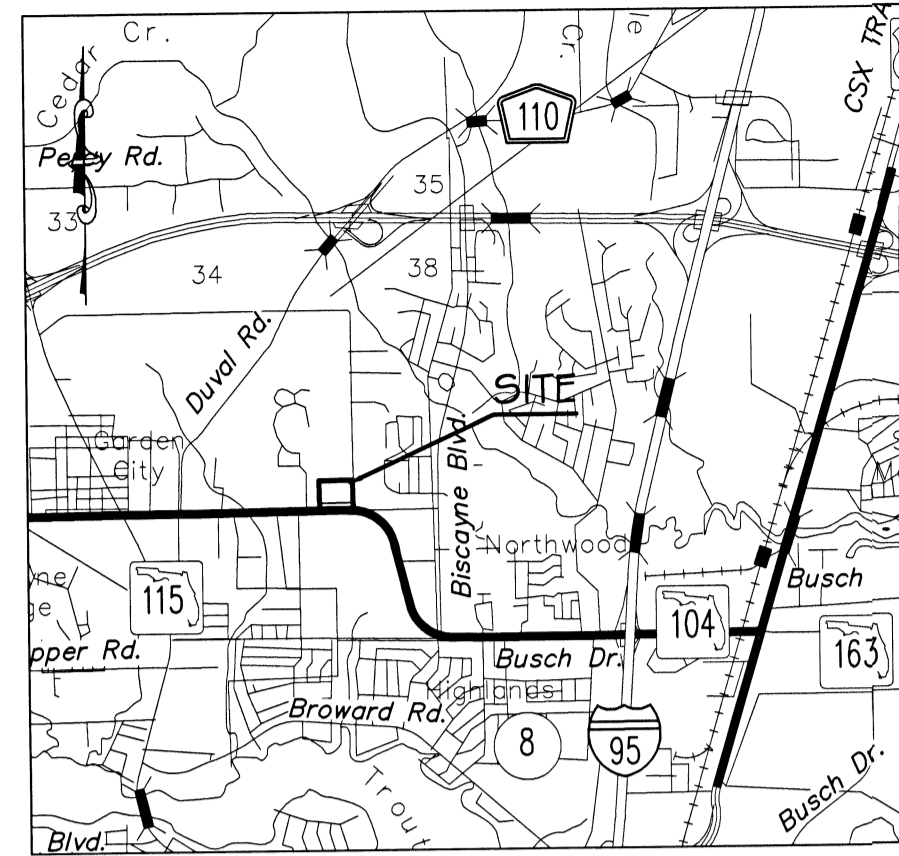
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

HIDDEN OAKS

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

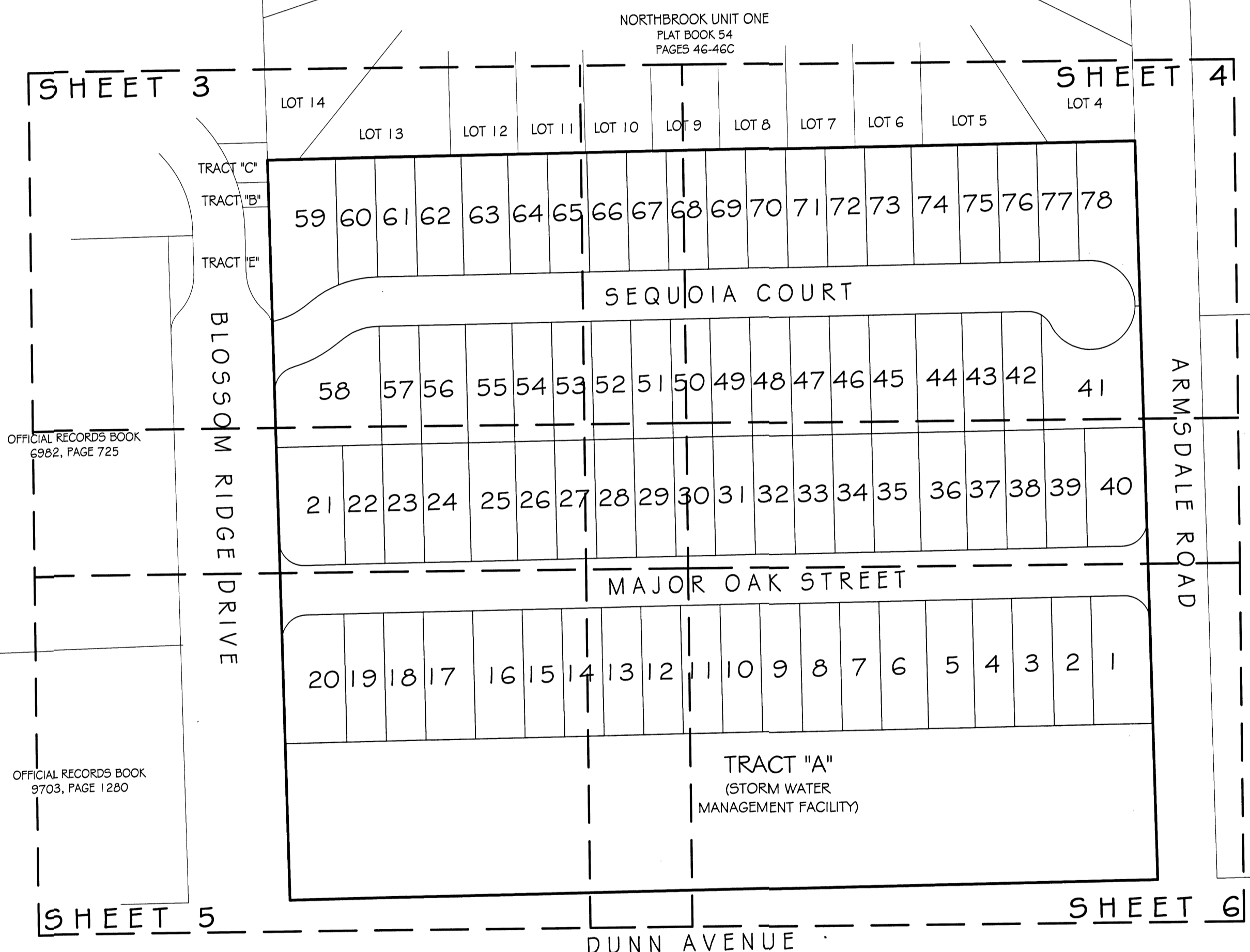
PLAT BOOK 75 PAGE 145
SHEET 2 OF 6 SHEETS

VICINITY MAP
(NOT TO SCALE)



- NOTES:
- BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, AS DERIVED BY UTILIZING A TRIMBLE 4800 RTK BASE STATION.
 - NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 - ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
 - 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, FLORIDA.
 - 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.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, FLORIDA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 - JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
 - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031-C, SUFFIX 0163J, DATED 11/02/2018. THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND IS FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELIBERATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY/DEVELOPMENT SERVICES, DEPARTMENT OF PLANNING & DEVELOPMENT, DUVAL COUNTY.

KEY SHEET



- LEGEND
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED L.B. # 6487
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - C.I. = TABULATED CURVE DATA
 - L.I. = TABULATED LINE DATA
 - JEA-E = JEA EASEMENT
 - JEA-E-E = JEA EQUIPMENT EASEMENT
 - RP = RADIUS POINT
 - TOB = TOP OF BANK

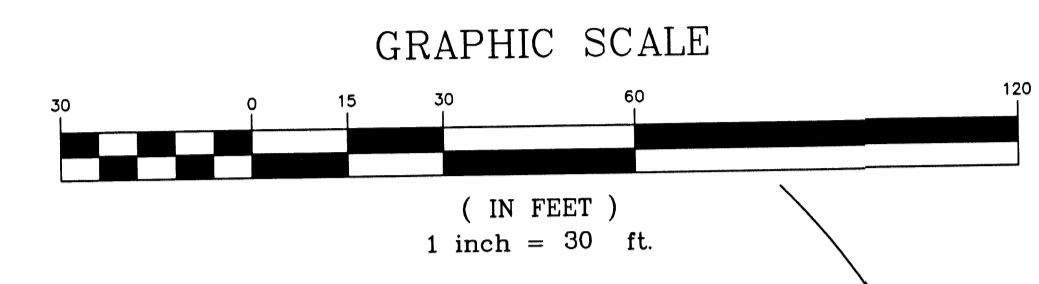
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-6377
LICENSED BUSINESS NO. 6487

HIDDEN OAKS

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 146
SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

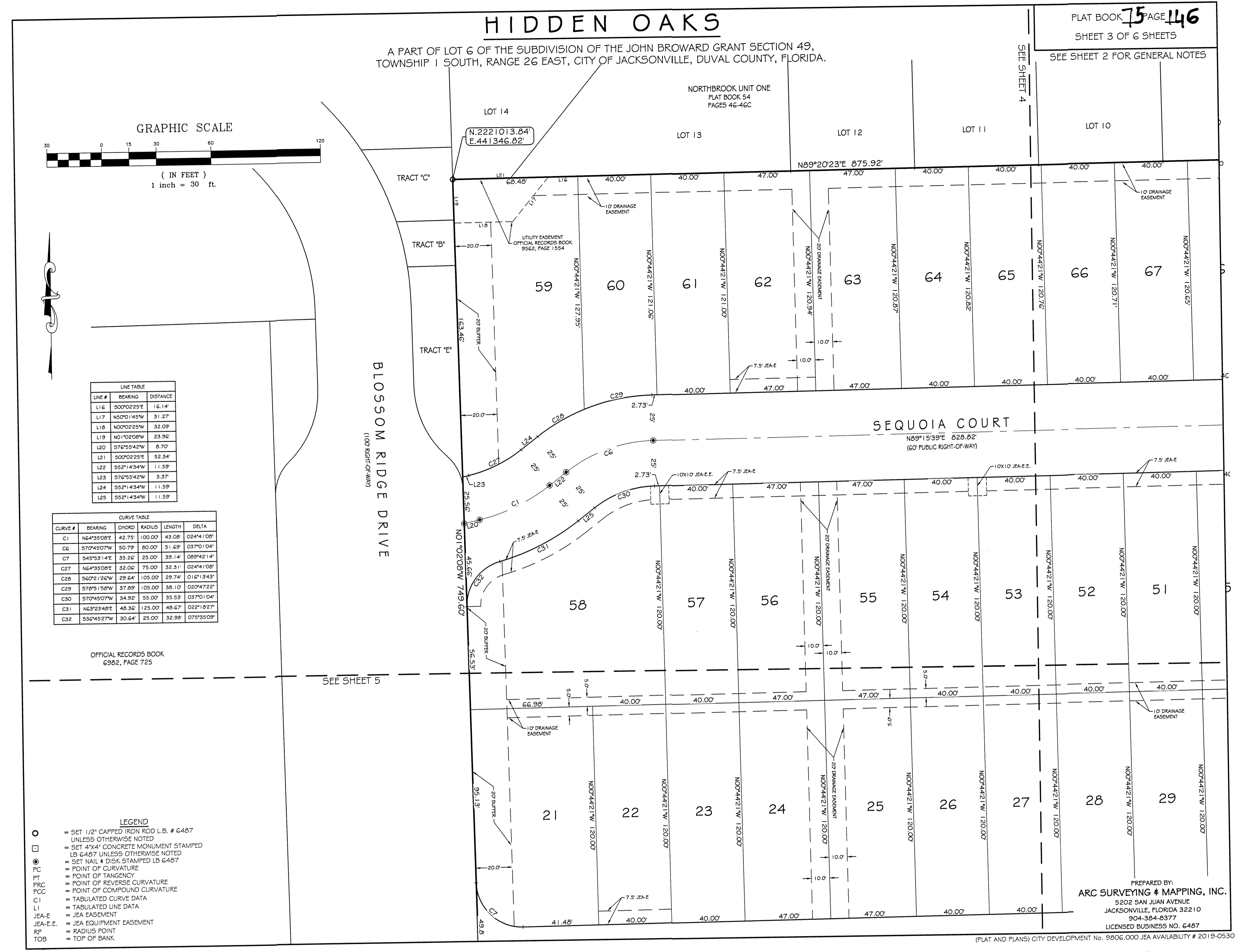


LINE #	BEARING	DISTANCE
L16	S00°02'25"E	16.14
L17	N50°01'45"W	31.27
L18	N00°02'25"W	32.09
L19	N01°02'00"W	23.96
L20	S76°55'42"W	8.70
L21	S00°02'25"E	52.34
L22	S52°14'34"W	11.59
L23	S76°55'42"W	3.37
L24	S52°14'34"W	11.29
L25	S52°14'34"W	11.59

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N64°55'09"E	42.73	100.00	43.08	024°41'00"
C6	S70°45'07"W	50.79	80.00	51.69	037°01'04"
C7	S45°53'14"E	35.22	25.00	39.14	089°42'14"
C27	N64°55'09"E	32.06	75.00	32.31	024°41'00"
C28	S62°21'26"W	29.64	05.00	29.74	016°13'45"
C29	S76°51'56"W	37.69	05.00	38.10	020°47'32"
C30	S70°45'07"W	34.82	55.00	35.53	037°01'04"
C31	N63°23'48"E	48.36	125.00	48.67	022°10'27"
C32	S52°45'27"W	30.64	25.00	32.90	075°55'09"

OFFICIAL RECORDS BOOK 6982, PAGE 725

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED LB 6487
 - ⊙ = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - C1 = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - JEA-E = JEA EASEMENT
 - JEA-E.E. = JEA EQUIPMENT EASEMENT
 - RP = RADIUS POINT
 - TOB = TOP OF BANK



PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-304-0377
LICENSED BUSINESS NO. 6487

(PLAT AND PLANS) CITY DEVELOPMENT No. 2806.000 JEA AVAILABILITY # 2019-0530

HIDDEN OAKS

PLAT BOOK 75 PAGE 147
SHEET 4 OF 6 SHEETS

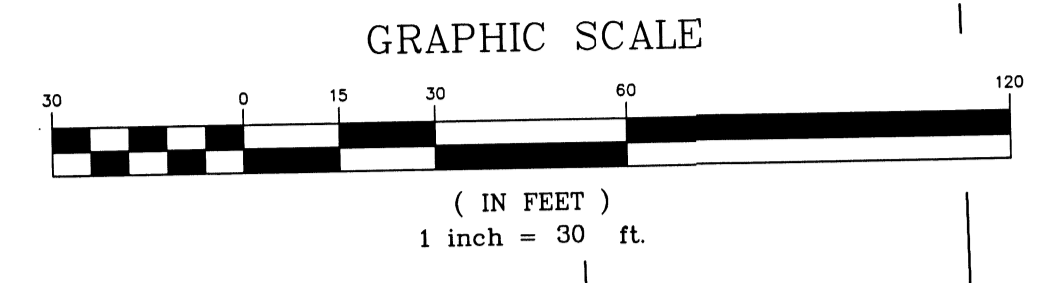
A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 49,
TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

- LEGEND**
- = SET 1/2" CAPPED IRON ROD LB. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
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 - LI = JEA EASEMENT
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NORTHBROOK UNIT ONE
PLAT BOOK 54
PAGES 46-46C

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°56'00"E	5.00'



CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N44°42'37"W	65.56'	45.0'	73.44'	093°30'44"
C3	N77°57'40"E	67.30'	45.0'	119.25'	151°50'05"
C4	N42°56'03"W	14.47'	25.0'	14.69'	033°37'56"
C5	N75°14'45"W	13.36'	25.0'	13.52'	039°39'13"
C6	N44°05'54"E	35.46'	25.0'	39.41'	090°17'30"

ARMSDALE ROAD
(60' RIGHT-OF-WAY)

SEQUOIA COURT
N89°15'33"E 828.82'
(60' PUBLIC RIGHT-OF-WAY)

OFFICIAL RECORDS
BOOK 50, PAGE 60

OFFICIAL RECORDS
BOOK 16224, PAGE 544

PREPARED BY:
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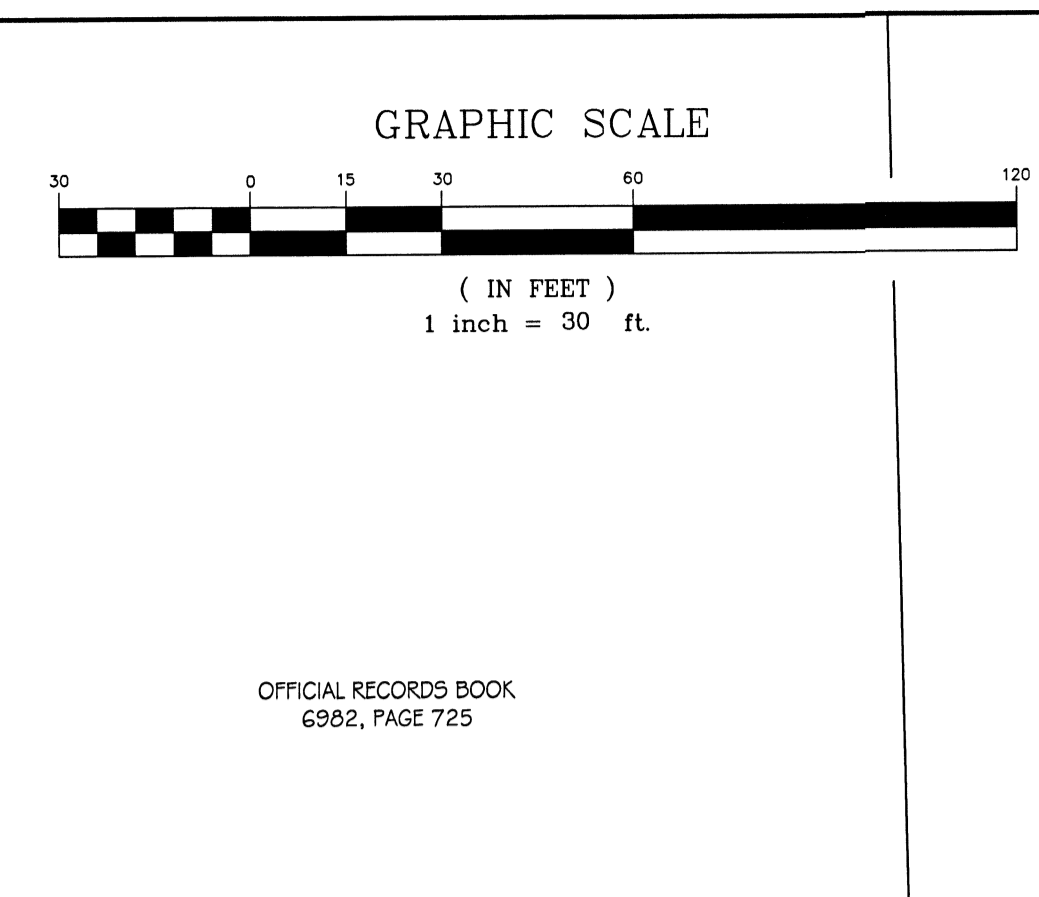
(PLAT AND PLANS) CITY DEVELOPMENT No. 9806.000 JEA AVAILABILITY # 2019-0530

HIDDEN OAKS

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 148
SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



SEE SHEET 3



CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C7	S45°55'14"E	35.22	25.00	39.14	089°42'14"
C10	S44°02'42"W	35.45	25.00	39.40	090°17'42"
C20	S75°57'44"W	2.80	14.20	2.80	011°58'11"
C21	N79°13'24"E	8.14	25.60	8.19	010°09'30"
C22	S64°23'24"E	23.67	25.60	24.59	054°36'54"
C23	N63°25'38"W	12.63	14.20	13.08	092°47'22"
C24	S45°01'10"E	36.39	25.60	40.39	089°42'03"
C25	S82°10'07"W	22.65	29.60	23.24	044°40'40"
C26	S66°50'37"W	22.65	29.60	23.23	044°40'10"

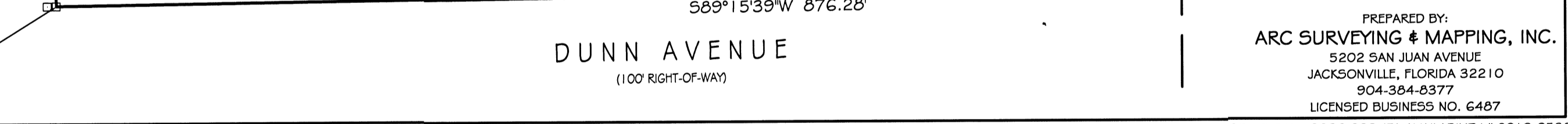
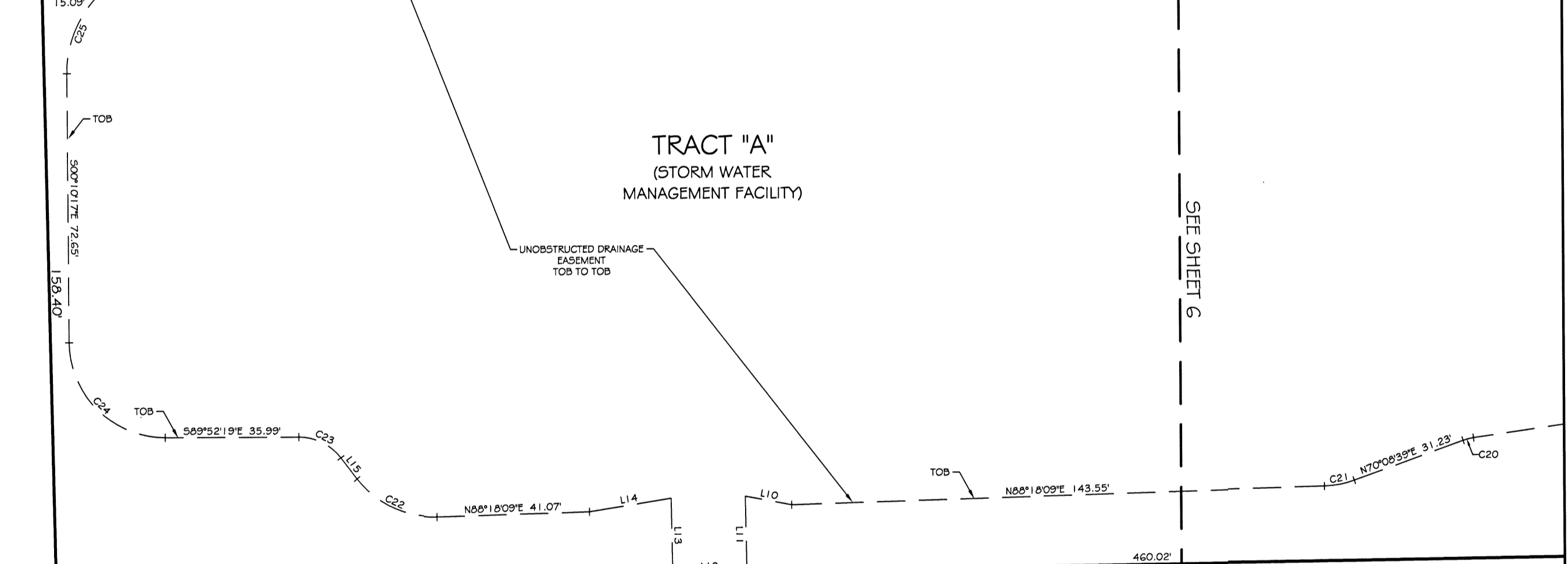
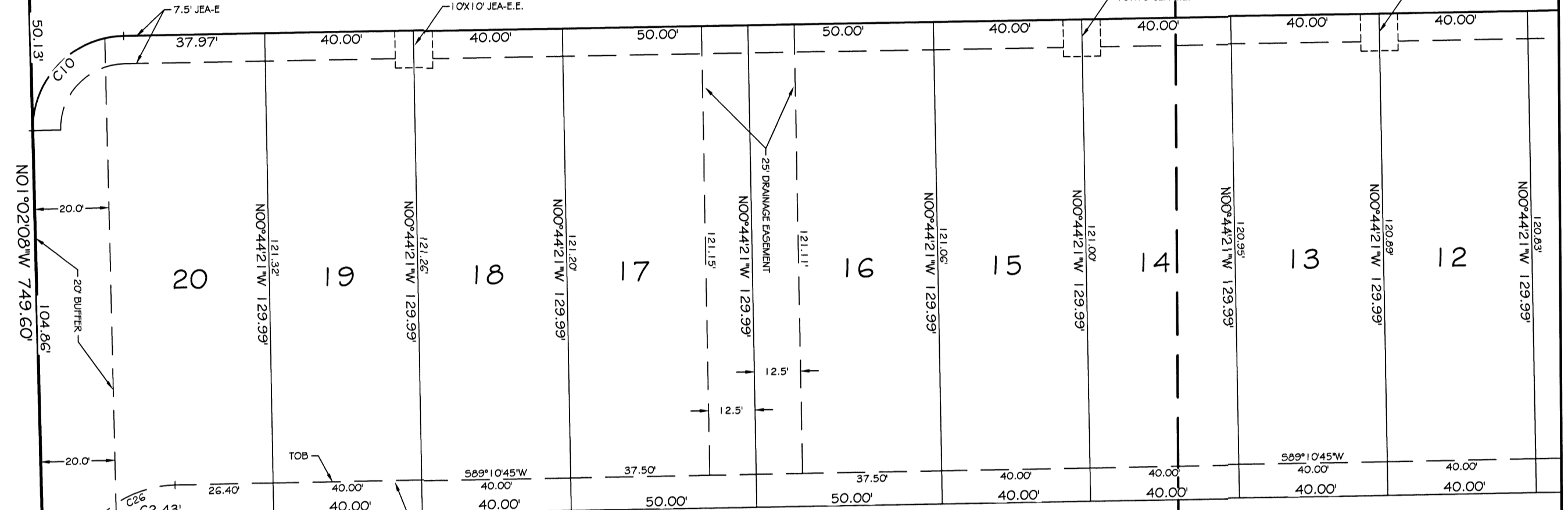
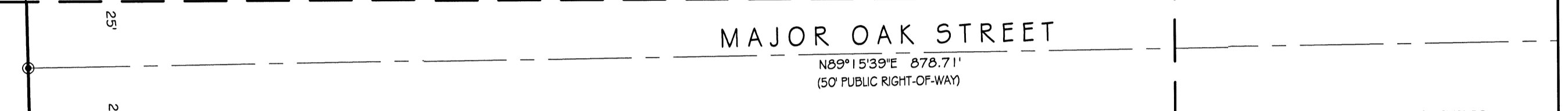
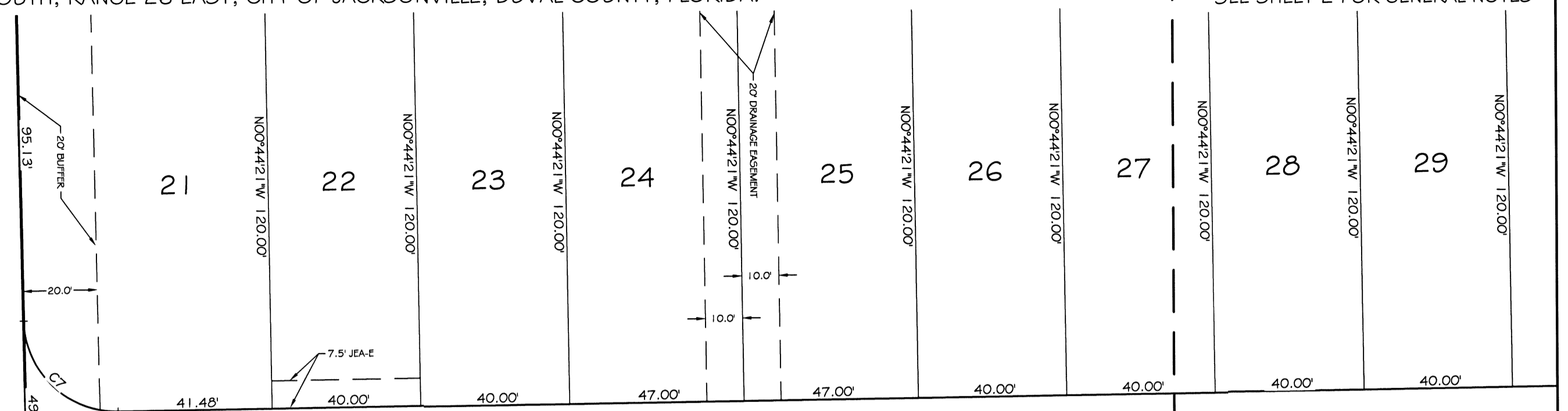
OFFICIAL RECORDS BOOK 9703, PAGE 1280

LINE #	BEARING	DISTANCE
L10	S79°18'01"E	12.79
L11	N00°55'16"W	20.34
L12	S89°15'39"W	20.00
L13	S00°55'16"E	20.17
L14	N80°48'37"E	22.28
L15	S37°04'57"E	7.19

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
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 - TOB = TOP OF BANK

N.2220264.34'
E.441360.37'

BLOSSOM RIDGE DRIVE
(100' RIGHT-OF-WAY)

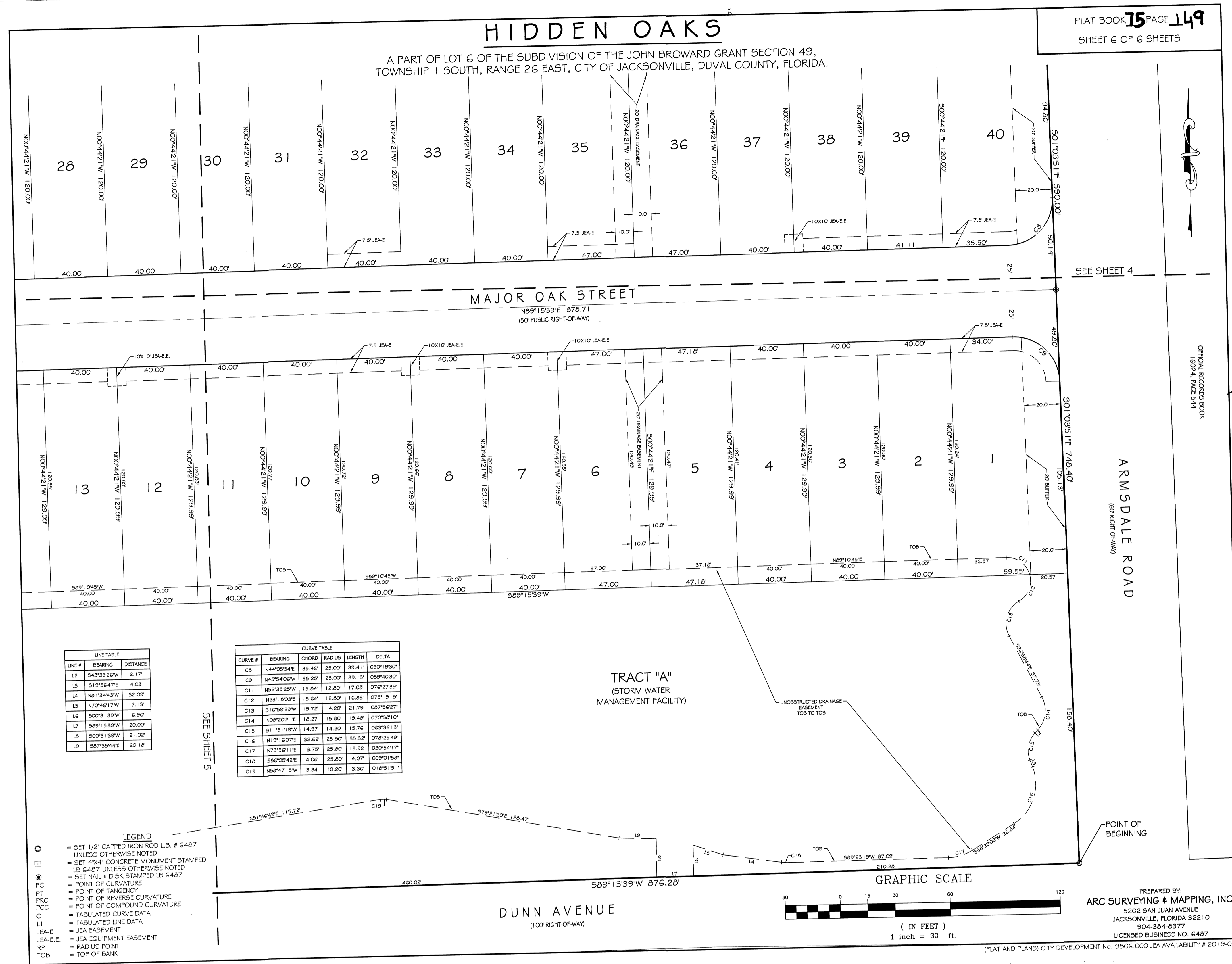


PREPARED BY:
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5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

HIDDEN OAKS

PLAT BOOK 75 PAGE 149
SHEET 6 OF 6 SHEETS

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT SECTION 49,
TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



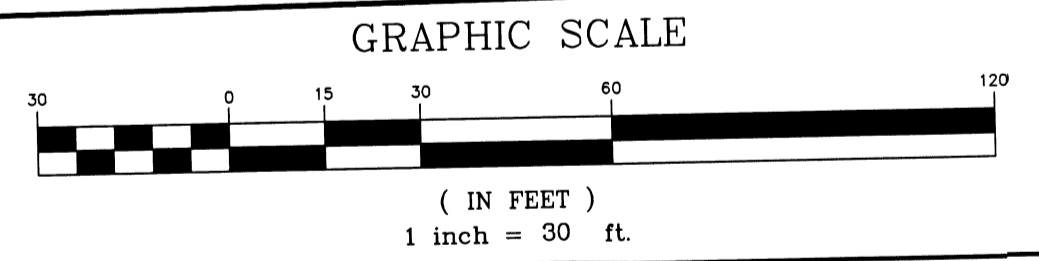
LINE TABLE

LINE #	BEARING	DISTANCE
L2	S43°59'26"W	2.17'
L3	S15°36'47"E	4.03'
L4	N81°54'43"W	32.09'
L5	N70°46'17"W	17.13'
L6	S00°31'39"W	16.82'
L7	S89°15'39"W	20.00'
L8	S00°31'39"W	21.02'
L9	S67°38'44"E	20.18'

CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C8	N44°05'54"E	35.46'	25.00'	39.41'	090°19'30"
C9	N45°54'06"W	35.25'	25.00'	39.13'	089°40'30"
C11	N52°35'25"W	15.04'	12.80'	17.06'	076°27'39"
C12	N23°18'03"E	15.64'	12.80'	16.63'	075°19'18"
C13	S16°59'29"W	19.72'	14.20'	21.79'	067°56'27"
C14	N09°20'21"E	16.27'	15.80'	19.40'	070°36'10"
C15	S11°51'19"W	14.97'	14.20'	15.76'	063°36'13"
C16	N16°16'07"E	32.62'	29.60'	35.32'	078°29'49"
C17	N73°56'11"E	13.75'	25.60'	13.92'	030°54'17"
C18	S65°05'42"E	4.06'	25.60'	4.07'	009°01'58"
C19	N89°47'15"W	3.34'	10.20'	3.36'	018°51'51"

- LEGEND
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED L.B. # 6487
 - PT = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - C1 = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - JEA-E = JEA EASEMENT
 - JEA-E.E. = JEA EQUIPMENT EASEMENT
 - RP = RADIUS POINT
 - TOB = TOP OF BANK



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(PLAT AND PLANS) CITY DEVELOPMENT No. 8906.000 JEA AVAILABILITY # 2019-0530