

Approved 8/29/2019
Date
R. Smith
City Engineer
for Director of Public Works
Approved 8/29/2019
Date
Ernest M. Lopez
for General Council

HIGHLAND CHASE PHASE 1

A PORTION OF GOVERNMENT LOTS 2, 3, 6, AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

BEING A PORTION OF GOVERNMENT LOTS 2, 3, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD (AN 80-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT-OF-WAY); THENCE SOUTH 89° 05' 42" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1294.45 FEET TO THE POINT OF BEGINNING.

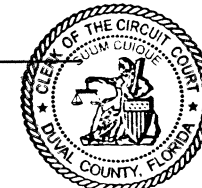
FROM THE POINT OF BEGINNING THUS DESCRIBED: THENCE SOUTH 00° 54' 18" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1106.09 FEET; THENCE NORTH 89° 05' 42" EAST, A DISTANCE OF 875.91 FEET; THENCE SOUTH 41° 22' 56" EAST, A DISTANCE OF 559.24 FEET; THENCE NORTH 85° 54' 36" WEST, A DISTANCE OF 1231.47 FEET; THENCE NORTH 14° 52' 43" WEST, A DISTANCE OF 93.82 FEET; THENCE NORTH 74° 03' 27" WEST, A DISTANCE OF 196.68 FEET; THENCE SOUTH 15° 56' 33" WEST, A DISTANCE OF 89.19 FEET; THENCE NORTH 74° 03' 27" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 15° 56' 33" EAST, A DISTANCE OF 88.33 FEET; THENCE NORTH 74° 03' 27" WEST, A DISTANCE OF 120.00 FEET TO A POINT; THENCE NORTH 66° 42' 43" WEST, 3.71 FEET; THENCE NORTH 28° 16' 47" WEST, A DISTANCE OF 69.11 FEET; THENCE NORTH 29° 58' 56" EAST, A DISTANCE OF 98.87 FEET; THENCE NORTH 80° 15' 46" WEST, A DISTANCE OF 113.75 FEET; THENCE NORTH 00° 54' 18" WEST, A DISTANCE OF 240.79 FEET; THENCE SOUTH 89° 05' 42" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 45° 54' 18" WEST, A DISTANCE OF 70.71 FEET; THENCE NORTH 00° 54' 18" WEST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 89° 05' 42" WEST, A DISTANCE OF 73.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 790.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.48 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 50' 15" WEST, 20.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 39.92 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 50' 15" WEST, 35.81 FEET; THENCE SOUTH 00° 54' 18" EAST, A DISTANCE OF 110.30 FEET; THENCE SOUTH 89° 05' 42" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 85° 06' 52" WEST, A DISTANCE OF 314.38 FEET, TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 325.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 163.17 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15° 24' 39" EAST, 161.46 FEET; THENCE NORTH 29° 47' 38" EAST, A DISTANCE OF 268.18 FEET; THENCE NORTH 60° 12' 22" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.97 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24° 01' 36" WEST, 40.36 FEET; THENCE NORTH 12° 09' 10" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 77° 50' 50" EAST, A DISTANCE OF 15.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.70 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64° 40' 57" EAST, 30.42 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.52 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13° 09' 13" EAST, 77.73 FEET; THENCE NORTH 00° 54' 18" WEST, A DISTANCE OF 152.40 FEET; THENCE NORTH 58° 54' 17" WEST, A DISTANCE OF 47.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN STREET; THENCE NORTH 89° 05' 42" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 921.99 TO THE POINT OF BEGINNING.

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 74 PAGES 37-43 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29th DAY OF AUGUST, 2019.

Robert A. Smith
CLERK CIRCUIT COURT

Robert Smykowski
DEPUTY CLERK



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 27th DAY OF August, 2019.

BY: Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

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 THE 29th DAY OF August, 2019.

John Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

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 SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 23rd DAY OF AUGUST, 2019.

BY: William D. Pinkston
WILLIAM D. PINKSTON
PROFESSIONAL SURVEYOR AND MAPPER
NO. 6793, STATE OF FLORIDA

RICHARD P. CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfi.com

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "HIGHLAND CHASE" 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.

THE ROAD RIGHTS OF WAY DESIGNATED ON THE PLAT AS "TARRAGON TRAIL", "LEMON GRASS TRAIL", "CILANTRO DRIVE", AND "GARLIC CLOVE LANE", WALKWAYS AND SIDEWALKS, ARE IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, WALKWAYS AND SIDEWALKS, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON, TITLE TO TRACTS "A" AND "G" (STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT), TRACTS "B", "C", AND "F" (OPEN SPACE), TRACT "E" (20' LANDSCAPE BUFFER), AND TRACT "H" (WETLAND) ARE HEREBY RETAINED BY 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, AN OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL UNOBTAINED EASEMENTS FOR DRAINAGE, ARE WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. 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 TO 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 ABUTTING 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.

(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, ACTIONS, 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 (NAME OF DEVELOPMENT). 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.

ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO NON-EXCLUSIVE EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

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 GRANTEES, IF ANY, OF SAID EASEMENTS. THE "OWNER" RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE ACCESS PURPOSES; PROVIDED HOWEVER, THE "OWNER" RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A COMMUNITY DEVELOPMENT DISTRICT, AN OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF. THOSE EASEMENTS DESIGNATED AS "ODD SIDEWALK EASEMENTS" SHALL BE GRANTED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE, TITLE TO TRACT "D" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. UPON FAILURE OF THE HOME 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.

TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER TRACT "C" AND THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT ("TRACT "D").

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE 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 THE 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.

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.

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 BY SECTION 177.091 (28), FLORIDA STATUTES.

THE OWNERS HEREBY RESERVE AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THEM.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 23 DAY OF August, 2019.

Bridgett Snyder
WITNESS

LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

Robert A. Penabaz
WITNESS

Bridgett Snyder
PRINT NAME

BY: Scott Keiling
PRINT NAME
AS ITS: Vice President

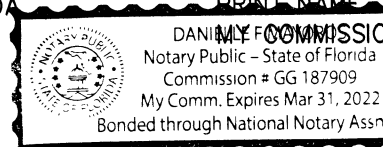
Robert A. Penabaz
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

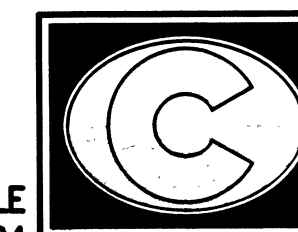
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF August, 2019, BY Scott Keiling AS Vice President OF LENNAR HOMES, LLC. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION.

Dan Mayors
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 66197909

Danielle F. Mayors
PRINT NAME
EXPIRES 3/31/2022



PSD NUMBER: NOT APPLICABLE
JEA AVAILABILITY NO. 2018-0004



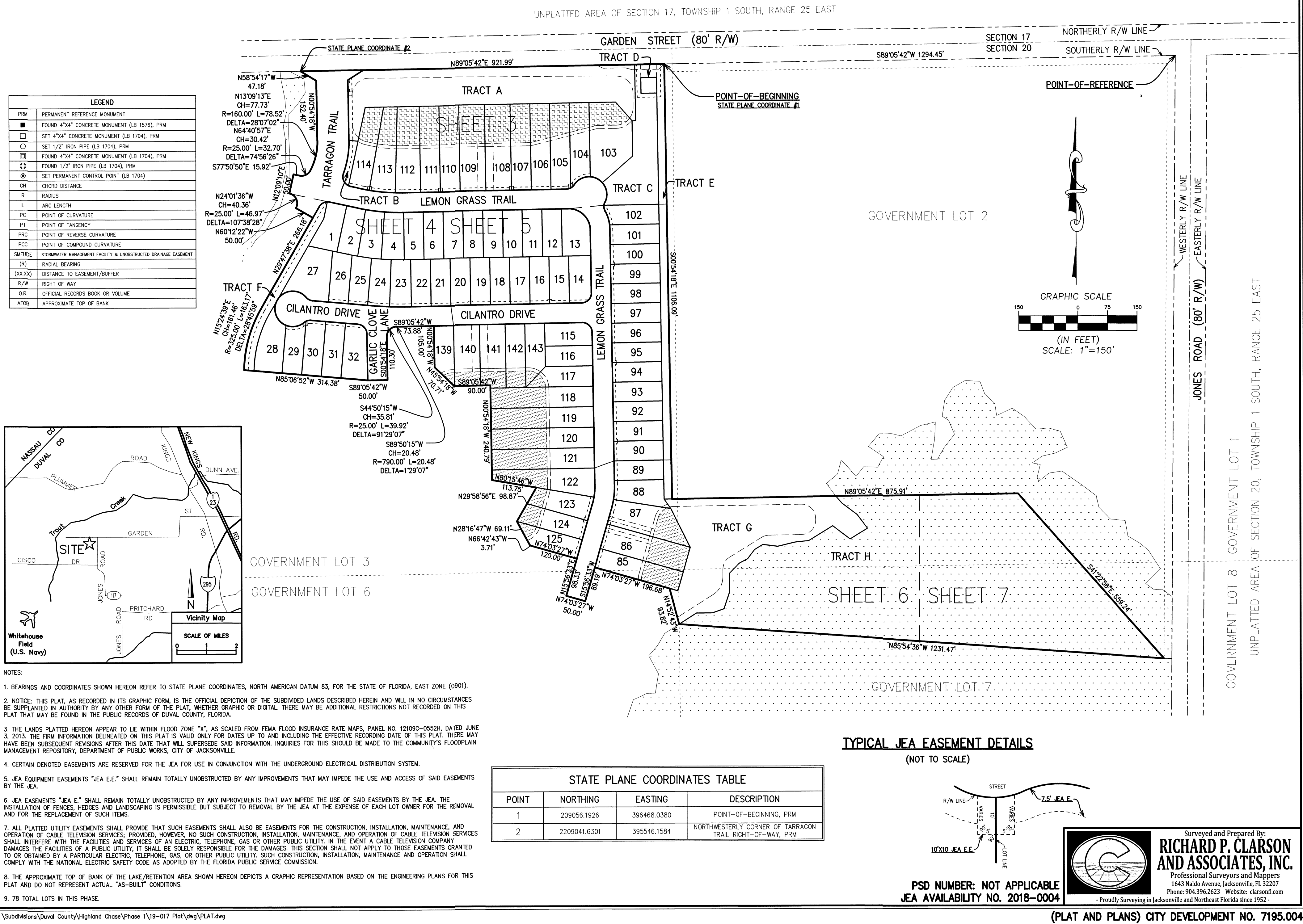
Surveyed and Prepared By:
**RICHARD P. CLARSON
AND ASSOCIATES, INC.**
Professional Surveyors and Mappers
1643 NALDO AVENUE, JACKSONVILLE, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com
Proudly Surveying in Jacksonville and Northeast Florida since 1952.

HIGHLAND CHASE PHASE 1

A PORTION OF GOVERNMENT LOTS 2, 3, 6, AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 2 OF 7

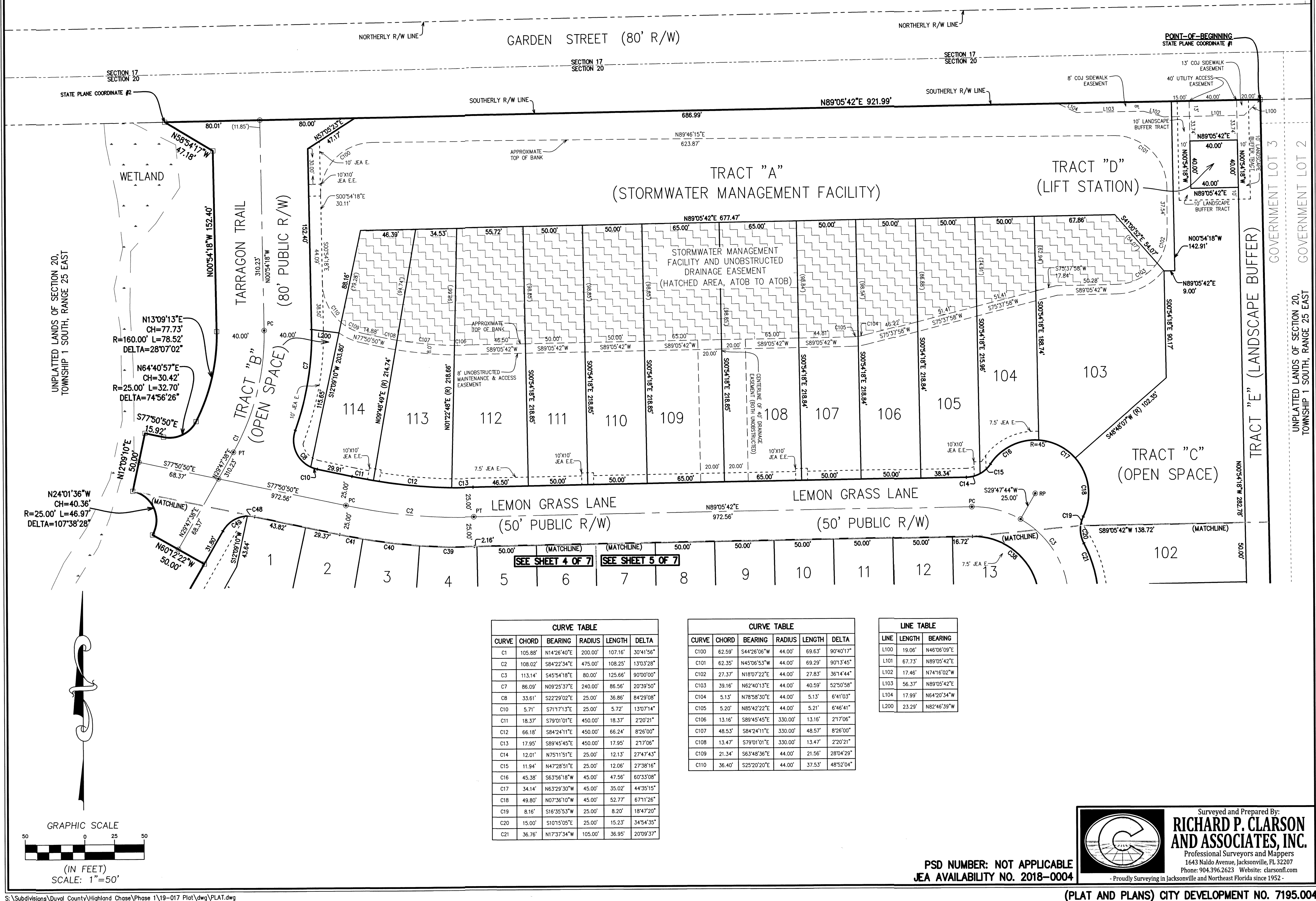


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SHEET 3 OF 7
(SEE SHEET 2 FOR NOTES & LEGEND)

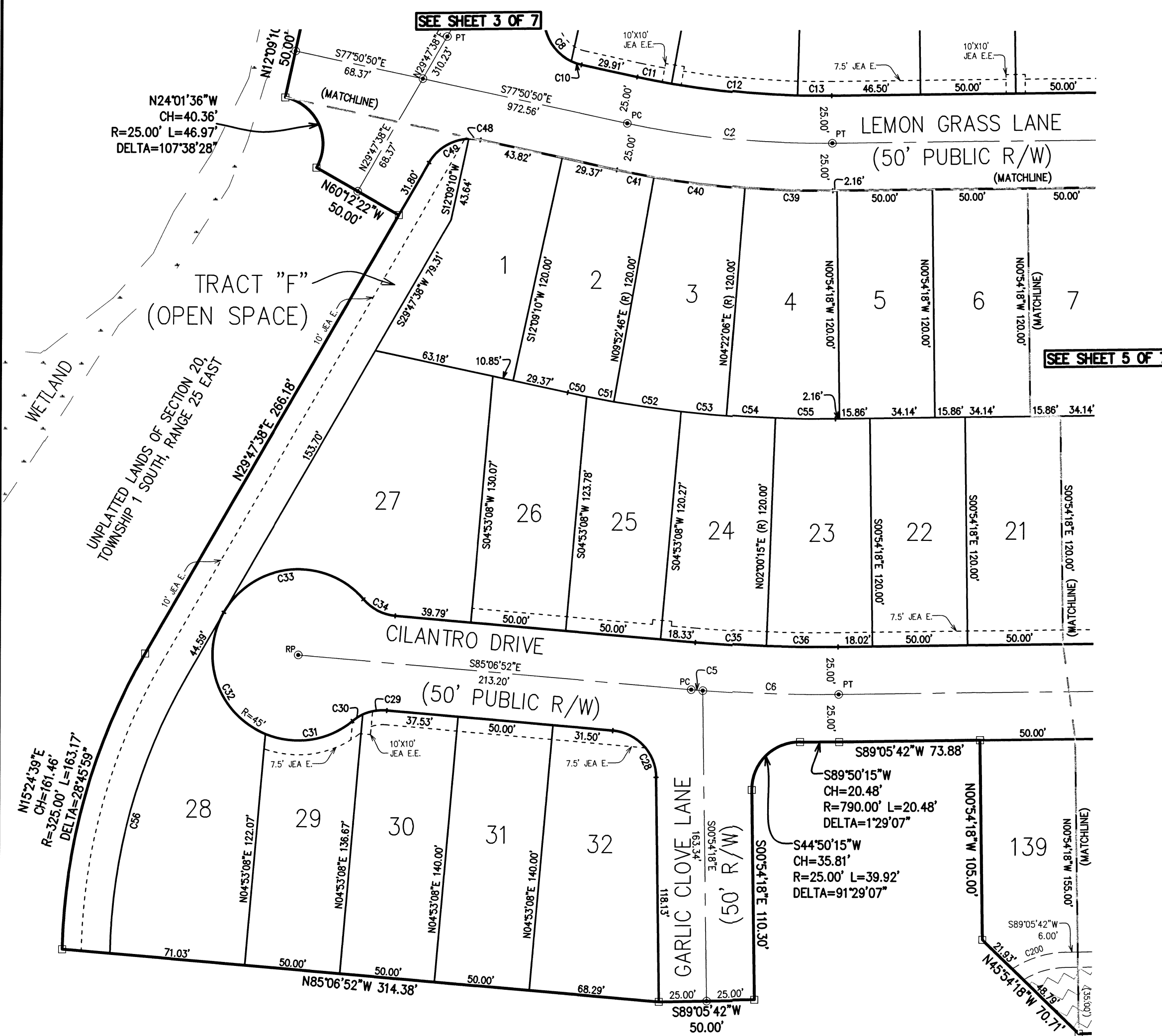


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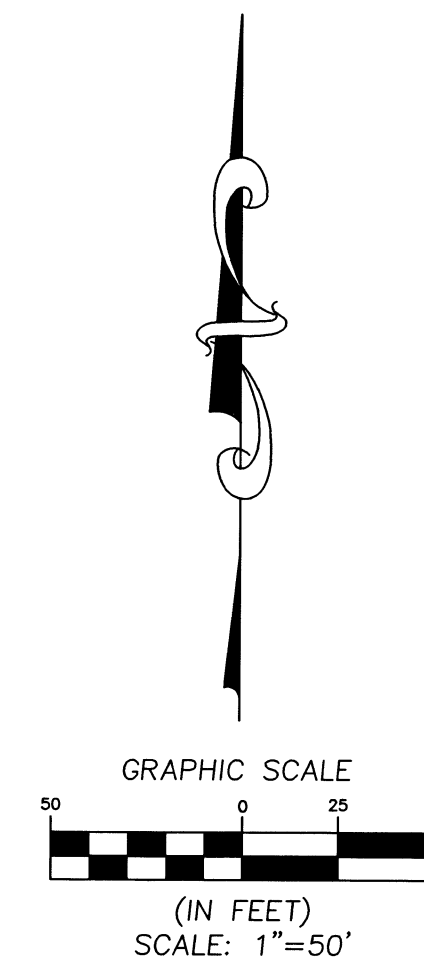
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SHEET 4 OF 7
(SEE SHEET 2 FOR NOTES & LEGEND)



CURVE TABLE				
CURVE	CHORD	BEARING	RADIUS	LENGTH
C2	108.02'	S84°22'34\"E	475.00'	108.25'
C5	6.09'	S85°20'33\"E	765.00'	6.09'
C8	71.20'	S88°14'16\"E	765.00'	71.23'
C10	5.71'	S71°17'33\"E	25.00'	5.72'
C11	18.37'	S79°01'01\"E	450.00'	18.37'
C12	66.16'	S84°24'11\"E	450.00'	66.24'
C13	17.85'	S89°45'45\"E	450.00'	17.85'
C28	33.52'	N43°00'35\"W	25.00'	36.74'
C29	12.91'	S79°55'09\"W	25.00'	13.06'
C30	6.30'	S57°42'42\"W	25.00'	6.37'
C31	46.25'	N81°23'47\"E	45.00'	48.58'
C32	67.65'	S18°56'30\"E	45.00'	76.55'
C33	73.50'	S84°32'51\"W	45.00'	86.01'
C34	18.90'	S82°54'25\"E	25.00'	19.38'

CURVE TABLE				
CURVE	CHORD	BEARING	RADIUS	LENGTH
C35	37.21'	S86°33'19\"E	740.00'	37.21'
C36	37.57'	S89°27'01\"E	740.00'	37.57'
C39	46.00'	S88°16'06\"E	500.00'	46.02'
C40	48.08'	S82°52'34\"E	500.00'	48.10'
C41	19.84'	S78°59'02\"E	500.00'	19.84'
C48	6.22'	N84°59'50\"W	35.00'	6.24'
C49	24.26'	S58°49'22\"W	35.00'	25.33'
C50	10.17'	S78°19'02\"E	620.00'	10.17'
C51	14.43'	S79°27'14\"E	620.00'	14.43'
C52	35.70'	S81°46'14\"E	620.00'	35.71'
C53	49.50'	S85°42'29\"E	620.00'	49.51'
C54	49.50'	S85°42'29\"E	620.00'	49.51'
C55	31.48'	S89°27'01\"E	620.00'	31.48'
C56	158.68'	S15°14'39\"W	300.00'	162.31'
C200	29.74'	S72°26'47\"W	52.00'	30.16'

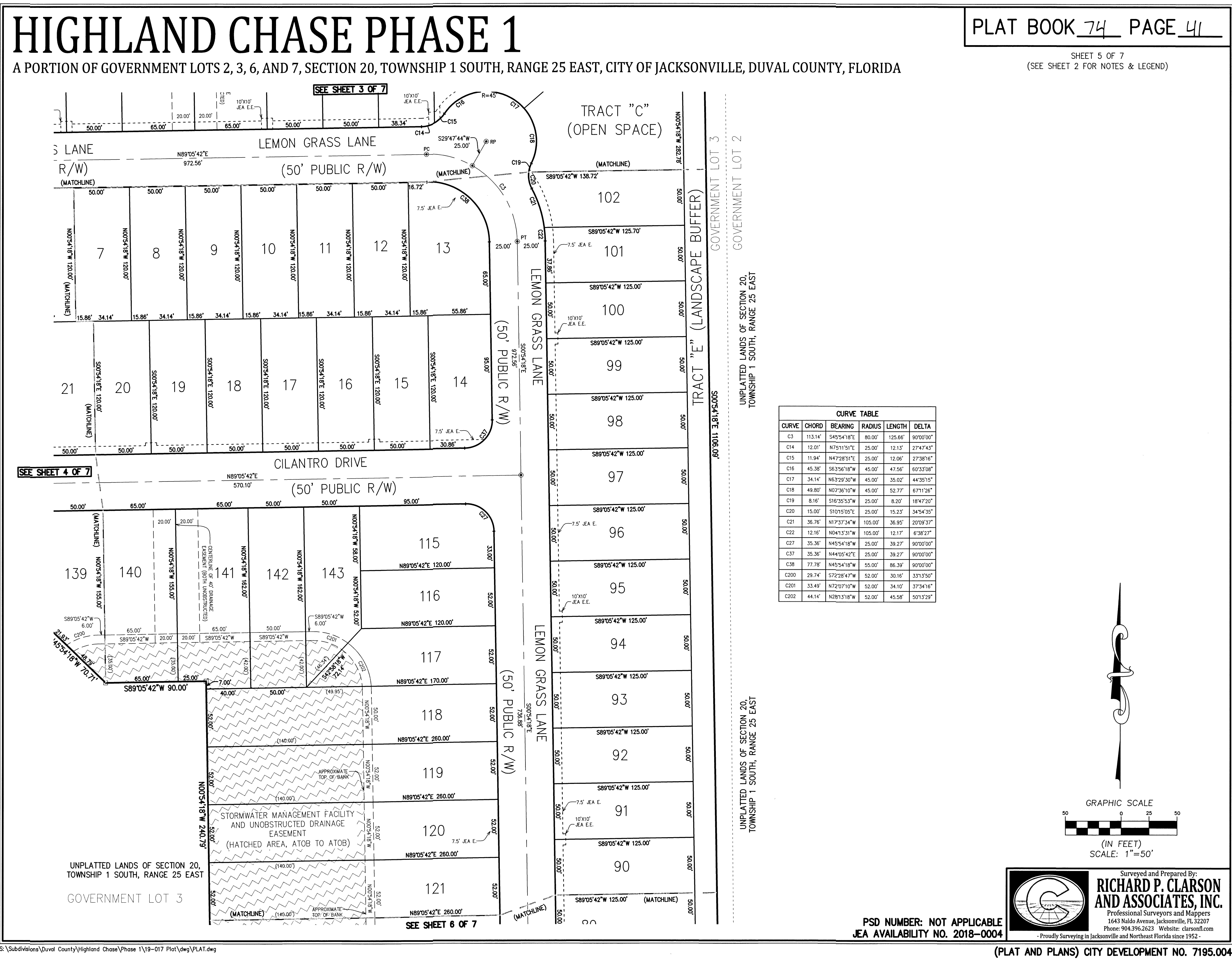


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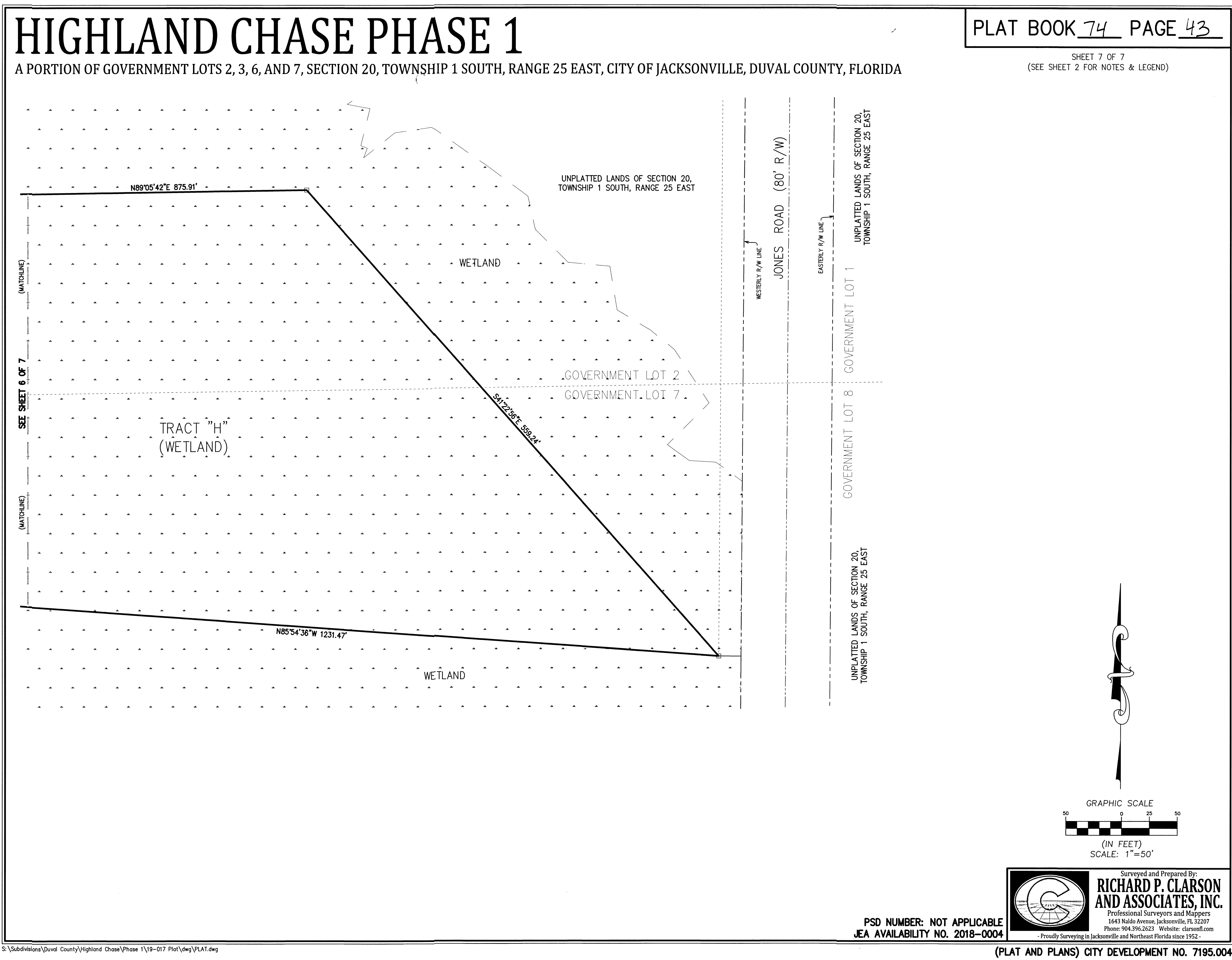
PSD NUMBER: NOT APPLICABLE
JEA AVAILABILITY NO. 2018-0004

(PLAT AND PLANS) CITY DEVELOPMENT NO. 7195.004

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(PLAT AND PLANS) CITY DEVELOPMENT NO. 7195.004



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