

Approved 12/6/19  
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[Signature]  
City Engineer  
for Director of Public Works  
Approved 12/6/19  
[Signature]  
City Counsel

# HIGHLAND CHASE PHASE 2

A PORTION OF GOVERNMENT LOTS 3, 4, AND 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 74 PAGE 126

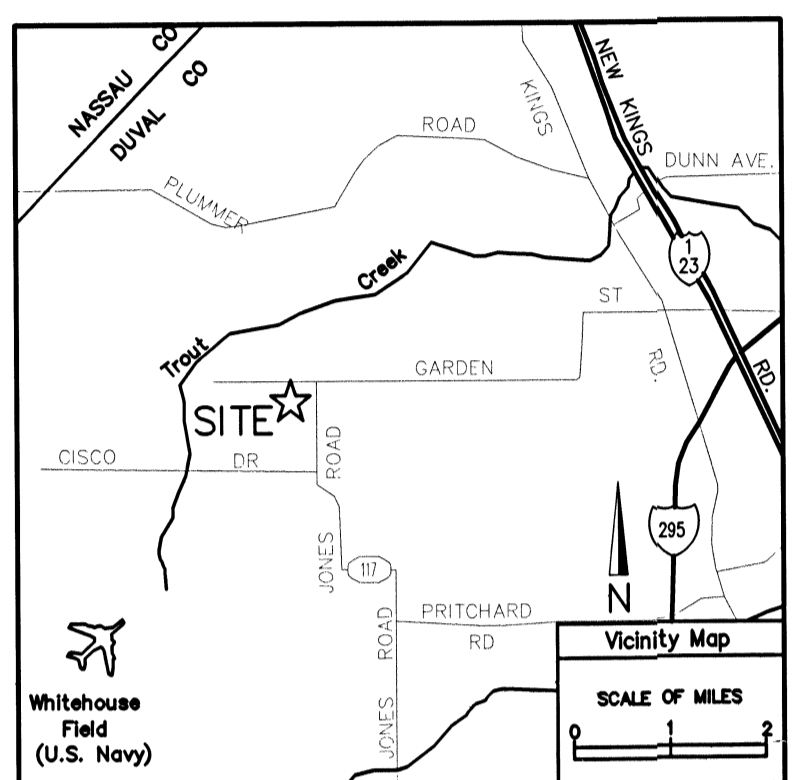
SHEET 1 OF 7  
(SEE SHEET 2 FOR NOTES & LEGEND)

### CAPTION

BEING A PORTION OF GOVERNMENT LOTS 3, 4, AND 5, 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 2216.45 FEET TO THE NORTHWEST CORNER OF HIGHLAND CHASE PHASE 1, AS RECORDED IN PLAT BOOK 74 PAGES 37-43 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE THE FOLLOWING 7 COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID HIGHLAND CHASE PHASE 1: COURSE NUMBER 1: SOUTH 58° 54' 17" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.18 FEET; COURSE NUMBER 2: SOUTH 00° 54' 18" EAST, A DISTANCE OF 152.40 TO A POINT OF CURVATURE; COURSE NUMBER 3: THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 78.52 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13° 09' 13" WEST, 77.73 FEET; COURSE NUMBER 4: THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.70 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64° 40' 57" EAST, 30.42 FEET; COURSE NUMBER 5: NORTH 77° 50' 50" WEST, A DISTANCE OF 15.92 FEET; COURSE NUMBER 6: SOUTH 12° 09' 10" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE; COURSE NUMBER 7: THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 46.97 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24° 01' 36" EAST, 40.36 FEET; THENCE SOUTH 29° 47' 38" WEST, A DISTANCE OF 160.09 FEET; THENCE NORTH 58° 04' 03" WEST, A DISTANCE OF 48.79 FEET; THENCE SOUTH 48° 26' 04" WEST, A DISTANCE OF 748.95 FEET; THENCE SOUTH 00° 20' 19" WEST, A DISTANCE OF 346.17 FEET; THENCE SOUTH 70° 10' 06" WEST, A DISTANCE OF 572.35 FEET; THENCE NORTH 71° 47' 41" WEST, A DISTANCE OF 461.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 20; THENCE NORTH 00° 35' 20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1326.89 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 1686.92 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 42.04 ACRES, MORE OR LESS.



### 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 INDEXING IN PLAT BOOK 74, PAGES 126-128 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 6th DAY OF DECEMBER, 2019.  
[Signature]  
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT

### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 6th DAY OF DECEMBER, 2019.  
[Signature]  
JOHN PAPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 4th DAY OF DECEMBER, 2019.  
BY: [Signature]  
DANNY S. WHEELER, CITY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 6902 STATE OF FLORIDA

### 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 5th DAY OF NOVEMBER, 2019.  
BY: [Signature]  
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 PHASE 2" 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.

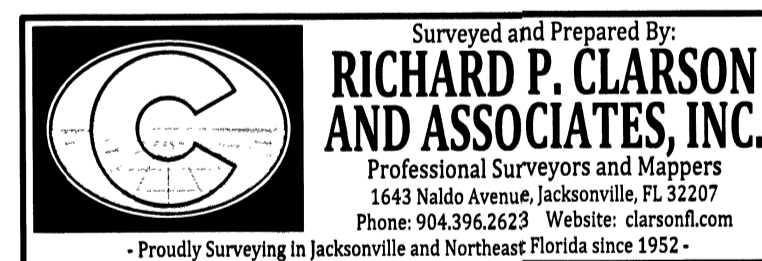
THE ROAD RIGHTS OF WAY DESIGNATED ON THE PLAT AS "HYME TRAIL," "LEMON GRASS TRAIL," AND "CHAMOMILE COURT," WALKWAYS AND SIDEWALKS, ARE IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY.  
TITLE TO TRACT "A," "E," AND "J" (20' LANDSCAPE BUFFER), TRACTS "B" AND "K" (RECREATION AREA), TRACT "F" (STORMWATER MANAGEMENT FACILITY), TRACT "C" AND "I" (WETLAND), TRACT "D" (OPEN SPACE), AND TRACTS "G" AND "H" (LANDSCAPE & DRAINAGE AREA) 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 UNSTRUCTURED EASEMENTS FOR DRAINAGE, ARE WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA, 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 ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.  
(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE 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, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HIGHLAND CHASE. 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 GRANTEE, 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. 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, WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THOSE EASEMENTS DESIGNATED AS "COU SIDEWALK EASEMENTS" SHALL BE GRANTED TO THE CITY OF JACKSONVILLE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE.  
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 POLITIC 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 5 DAY OF NOVEMBER, 2019.

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF November, 2019, BY Scott Keiling AS Vice President OF LENNAR HOMES, LLC. ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION:  
[Signature] DANIELLE F. MAYOROS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 66 187909  
PRINT NAME  
MY COMMISSION EXPIRES: 3/31/2022

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: [Signature]  
PRINT NAME: Scott Keiling  
AS ITS: Vice President

[Signature]  
WITNESS  
[Signature]  
JESSICA D. HANLEY  
PRINT NAME



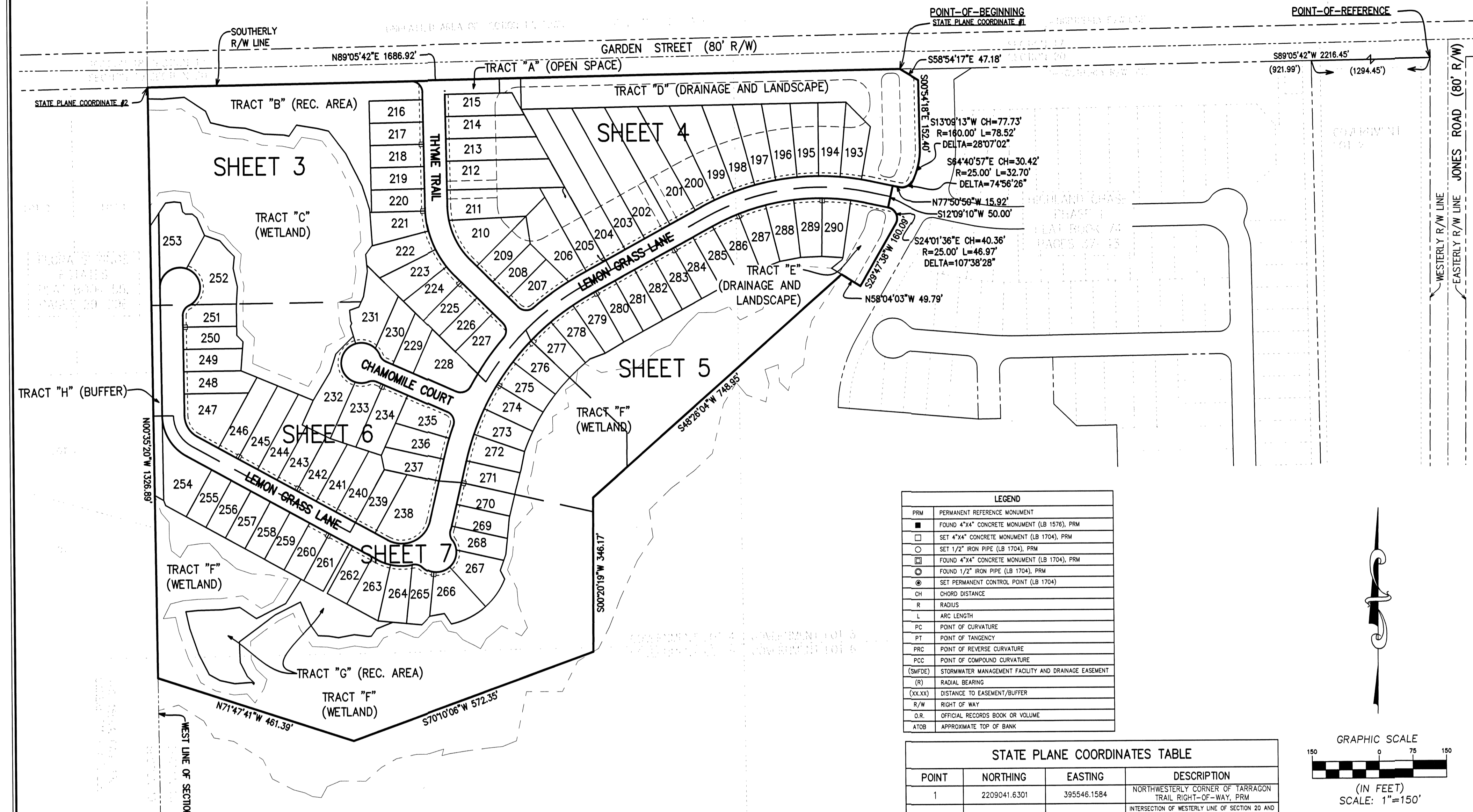
PSD NUMBER: NOT APPLICABLE (PLAT) CITY DEVELOPMENT NO. 7195.005  
JEA AVAILABILITY NO. 2018-0004 (PLANS) CITY DEVELOPMENT NO. 7195.004

# HIGHLAND CHASE PHASE 2

A PORTION OF GOVERNMENT LOTS 3, 4, AND 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 2 OF 7



**LEGEND**

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

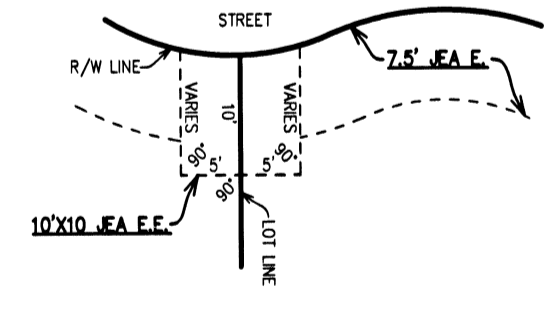
**STATE PLANE COORDINATES TABLE**

POINT	NORTHING	EASTING	DESCRIPTION
1	2209041.6301	395546.1584	NORTHWESTERLY CORNER OF TARRAGON TRAIL RIGHT-OF-WAY, PRM
2	2209014.9859	395546.1584	INTERSECTION OF WESTERLY LINE OF SECTION 20 AND SOUTHERLY LINE OF GARDEN STREET RIGHT-OF-WAY, PRM



- NOTES:**
1. BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
  2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  3. THE LANDS PLATTED HEREON APPEAR TO LIE WITHIN FLOOD ZONE "X", AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 121090-0552H, DATED JUNE 3, 2013. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
  4. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  5. JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED E THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
  6. JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED E THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
  7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  8. THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  9. 98 TOTAL LOTS IN THIS PHASE.

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



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: clarson.com  
 Proudly Surveying in Jacksonville and Northeast Florida since 1952.

PSD NUMBER: NOT APPLICABLE (PLAT) CITY DEVELOPMENT NO. 7195.005  
 JEA AVAILABILITY NO. 2018-0004 (PLANS) CITY DEVELOPMENT NO. 7195.004

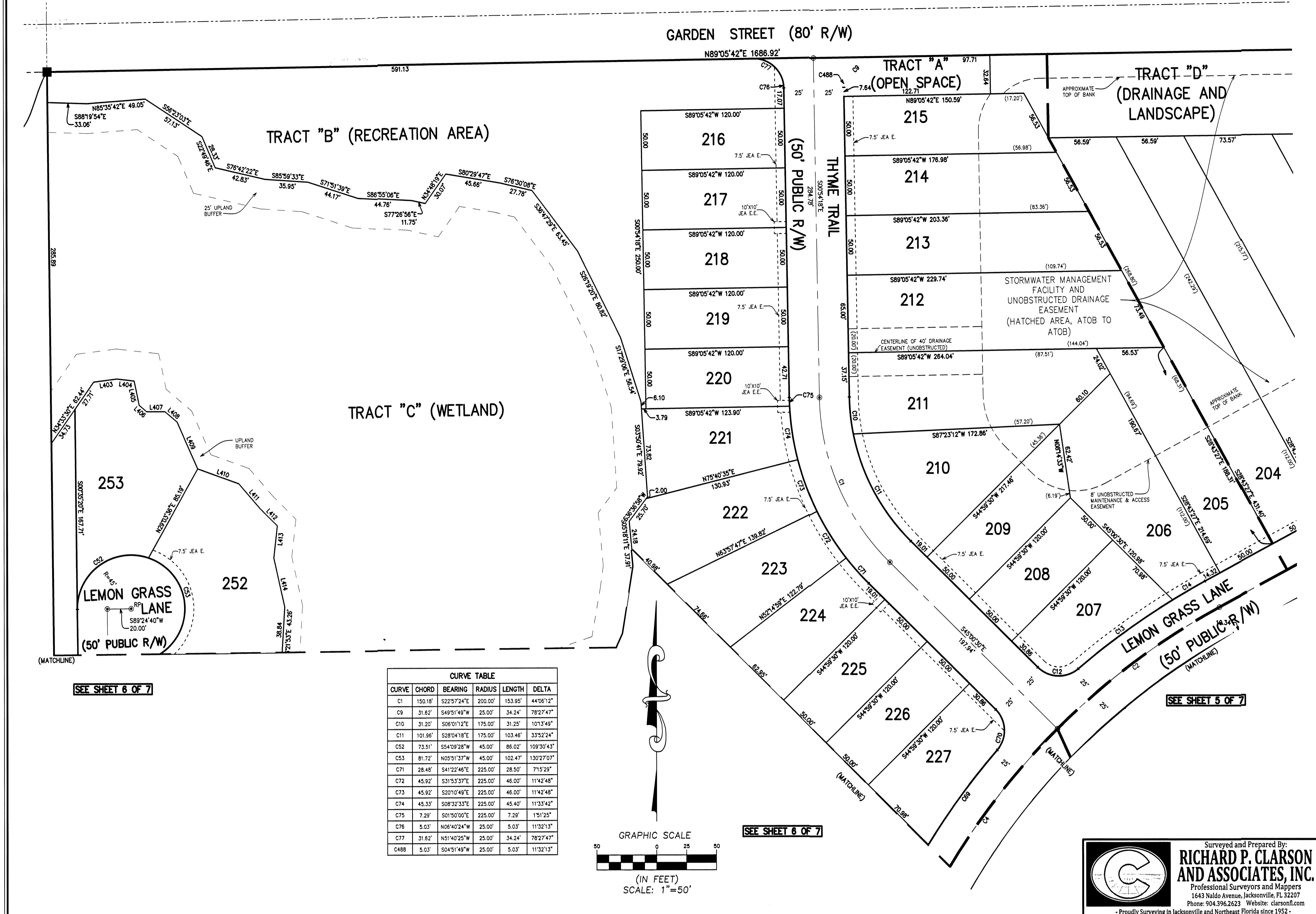
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# HIGHLAND CHASE PHASE 2

A PORTION OF GOVERNMENT LOTS 3, 4, AND 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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



**CURVE TABLE**

CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C1	150.18'	S22°37'24"E	200.00'	153.95'	44°06'12"
C9	31.82'	S49°51'49"W	25.00'	34.24'	78°27'47"
C10	31.20'	S08°01'12"E	175.00'	31.25'	10°13'45"
C11	101.98'	S28°04'18"E	175.00'	103.46'	33°52'24"
C52	73.51'	S54°09'28"W	45.00'	86.02'	109°30'43"
C53	81.72'	N05°51'37"W	45.00'	102.47'	130°27'07"
C71	28.48'	S41°22'46"E	225.00'	28.50'	7°15'23"
C72	45.92'	S31°53'37"E	225.00'	46.00'	11°42'48"
C73	45.92'	S20°10'49"E	225.00'	46.00'	11°42'48"
C74	45.35'	S08°32'33"E	225.00'	45.40'	11°33'42"
C75	7.29'	S01°50'00"E	225.00'	7.29'	1°51'25"
C76	5.03'	N06°40'24"W	25.00'	5.03'	11°32'13"
C77	31.82'	N51°40'25"W	25.00'	34.24'	78°27'47"
C488	5.03'	S04°51'49"W	25.00'	5.03'	11°32'13"

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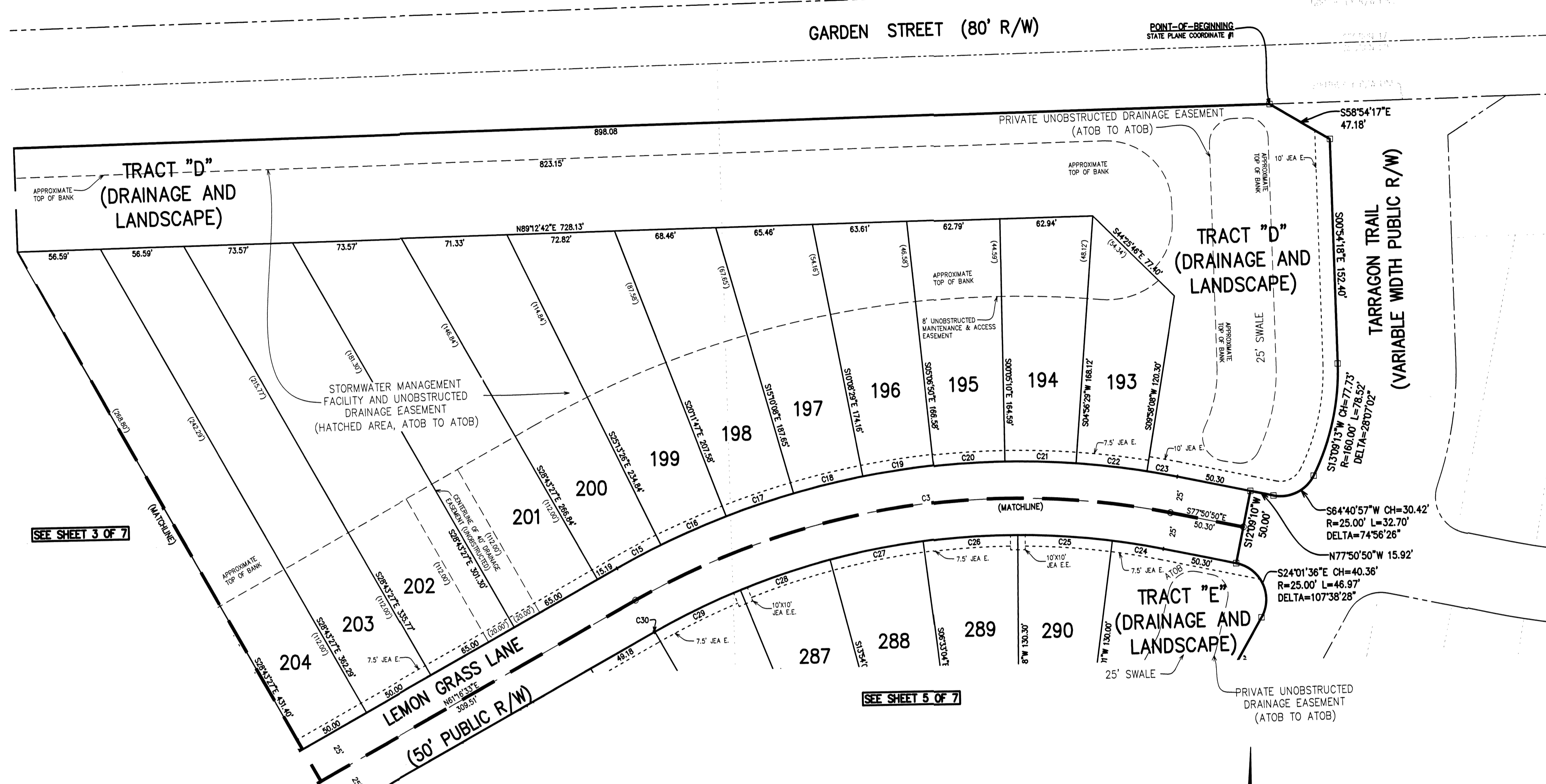
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PLAT BOOK 74 PAGE 129

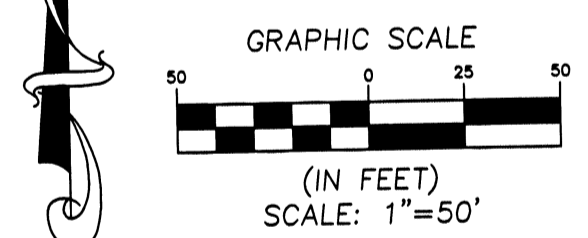
SHEET 4 OF 7  
(SEE SHEET 2 FOR NOTES & LEGEND)



SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C3	366.66'	S81°42'51"W	525.00'	374.56'	40°52'31"
C15	33.56'	S83°01'33"W	550.00'	33.60'	3°30'01"
C16	48.25'	N67°17'23"E	550.00'	48.26'	5°01'39"
C17	48.25'	N72°10'02"E	550.00'	48.26'	5°01'39"
C18	48.25'	N77°20'42"E	550.00'	48.26'	5°01'39"
C19	48.25'	N82°22'21"E	550.00'	48.26'	5°01'39"
C20	48.25'	N87°24'00"E	550.00'	48.26'	5°01'39"
C21	48.25'	S87°34'21"E	550.00'	48.26'	5°01'39"
C22	48.25'	S82°32'42"E	550.00'	48.26'	5°01'39"
C23	20.96'	N78°56'21"W	550.00'	20.96'	2°11'02"



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
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PSD NUMBER: NOT APPLICABLE (PLAT) CITY DEVELOPMENT NO. 7195.005  
JEA AVAILABILITY NO. 2016-0004 (PLANS) CITY DEVELOPMENT NO. 7195.004

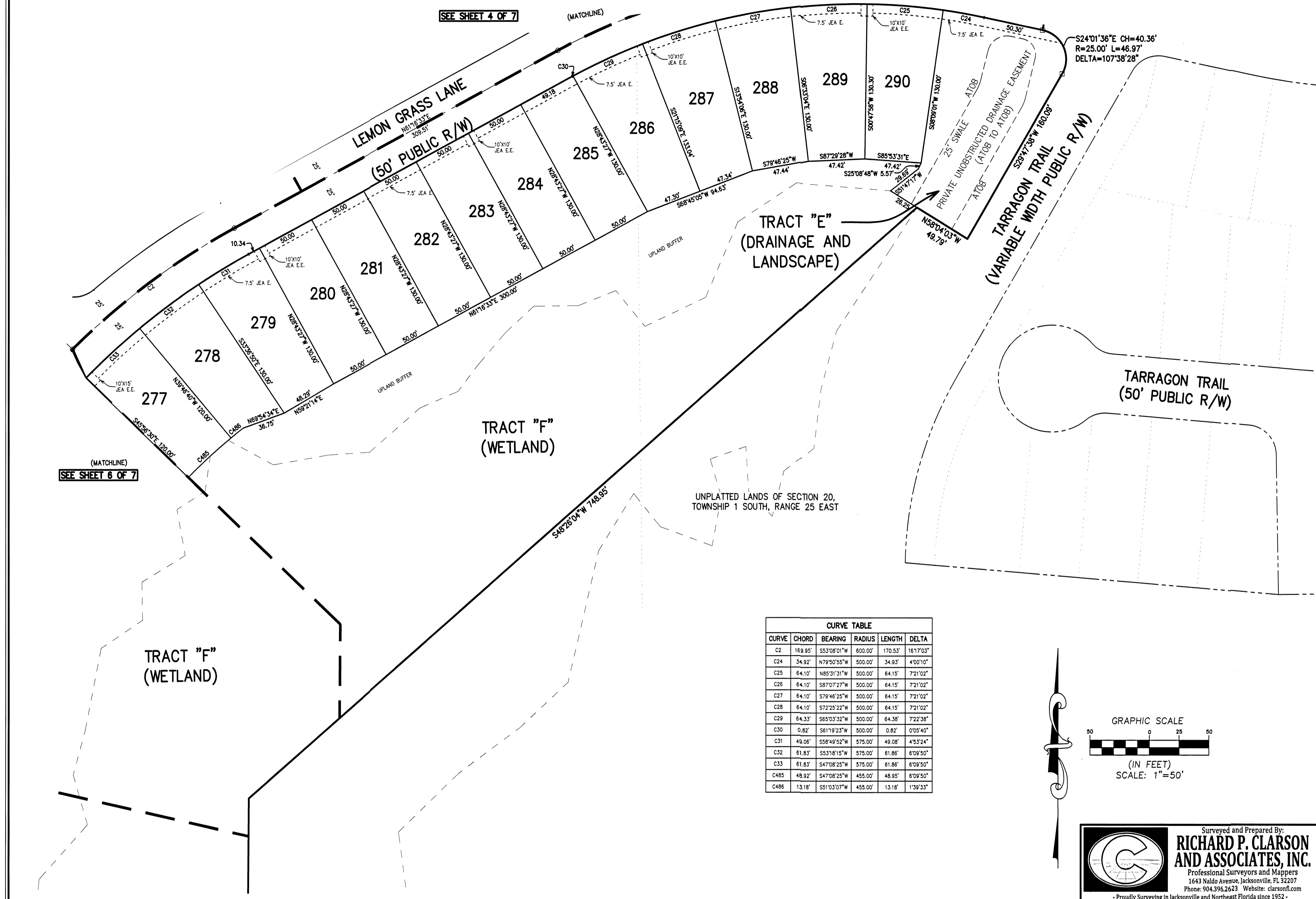
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# HIGHLAND CHASE PHASE 2

A PORTION OF GOVERNMENT LOTS 3, 4, AND 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 5 OF 7  
(SEE SHEET 2 FOR NOTES & LEGEND)



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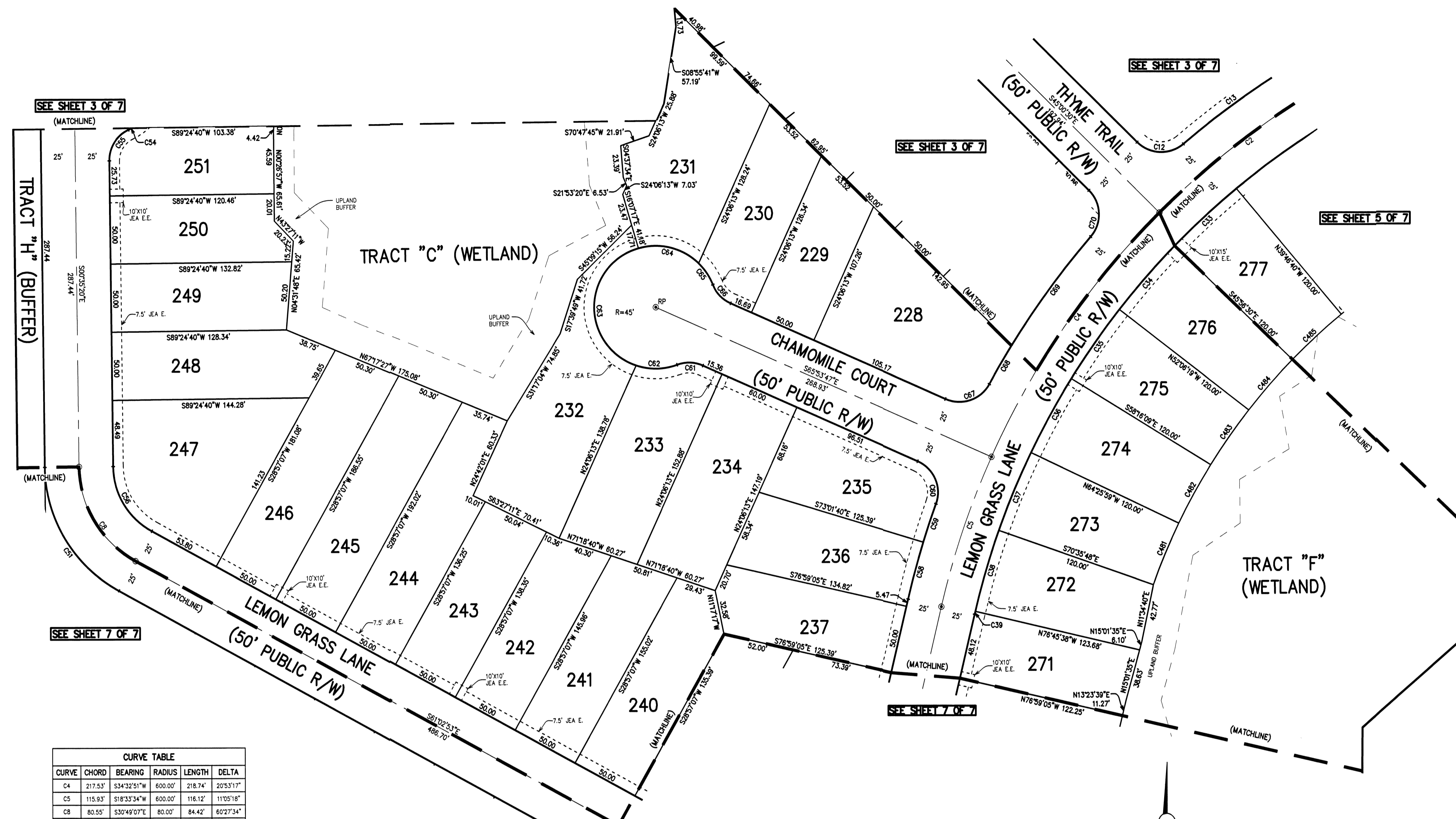
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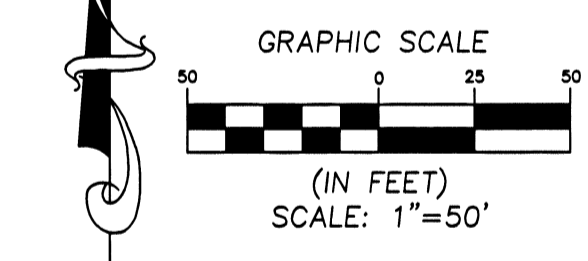
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SHEET 6 OF 7  
(SEE SHEET 2 FOR NOTES & LEGEND)



CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C4	217.53	S54°32'31"W	600.00	218.74	203°31'17"
C5	115.93	S18°33'34"W	600.00	116.12	110°01'18"
C8	80.55	S30°49'07"E	80.00	84.42	60°27'34"
C34	61.83	S40°58'38"W	575.00	61.86	6°09'50"
C35	61.83	S34°48'48"W	575.00	61.86	6°09'50"
C36	61.83	S28°38'58"W	575.00	61.86	6°09'50"
C37	61.83	S22°29'08"W	575.00	61.86	6°09'50"
C38	61.83	S16°19'17"W	575.00	61.86	6°09'50"
C39	2.25	S13°07'38"W	575.00	2.25	0°13'28"
C54	3.67	N61°41'43"E	45.00	3.67	4°40'40"
C55	26.73	S31°43'22"W	25.00	28.20	64°37'23"
C56	55.38	S30°49'07"E	55.00	58.04	60°27'34"
C58	43.15	S14°59'38"W	625.00	43.16	35°72'5"
C59	29.66	S18°19'55"W	625.00	29.67	2°43'11"
C60	33.97	N23°06'08"W	25.00	37.34	85°35'18"
C61	18.90	N88°06'15"W	25.00	19.39	44°24'55"
C62	29.95	N89°07'23"E	45.00	30.53	38°52'10"
C63	85.91	S01°13'06"W	45.00	114.13	145°19'15"
C64	45.42	N75°48'42"W	45.00	47.61	60°37'11"
C65	18.73	N33°29'29"W	45.00	18.87	24°01'14"

CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C66	18.90	S43°41'20"E	25.00	19.38	44°24'55"
C67	33.97	N71°18'34"E	25.00	37.34	85°35'18"
C68	33.39	S30°02'46"W	625.00	33.40	3°03'41"
C69	98.11	S38°04'42"W	625.00	98.21	9°00'11"
C70	33.97	N02°12'51"W	25.00	37.34	85°35'18"
C481	48.92	S22°29'06"W	455.00	48.95	6°09'50"
C482	48.92	S28°38'56"W	455.00	48.95	6°09'50"
C483	48.92	S34°48'46"W	455.00	48.95	6°09'50"
C484	48.92	S40°58'36"W	455.00	48.95	6°09'50"



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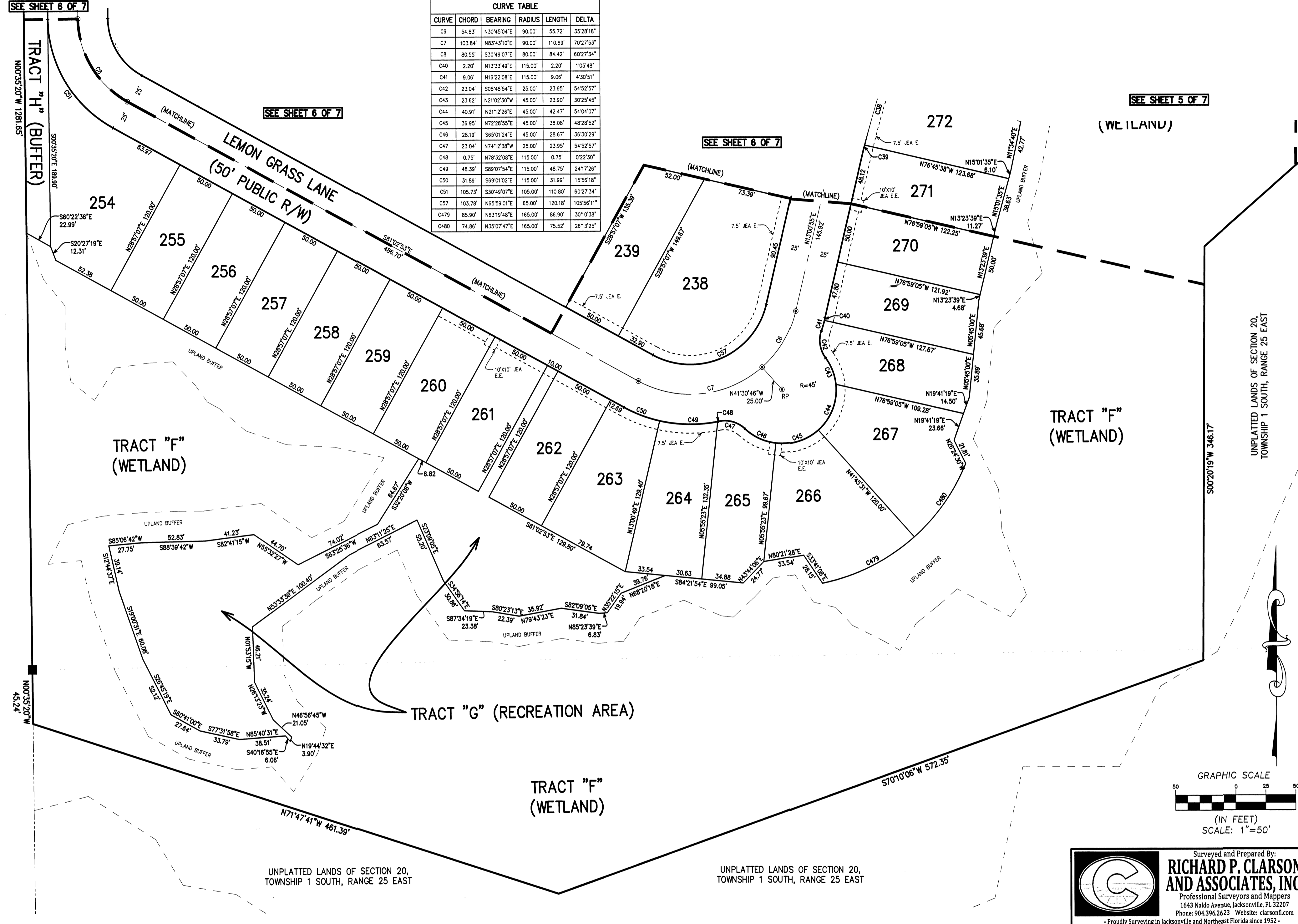
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# HIGHLAND CHASE PHASE 2

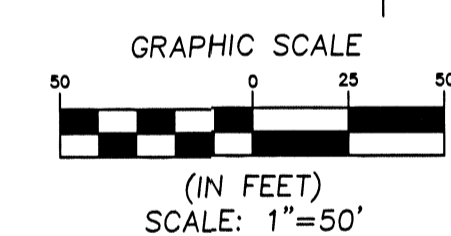
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SHEET 7 OF 7  
(SEE SHEET 2 FOR NOTES & LEGEND)



CURVE TABLE					
CURVE	CHORD	BEARING	RADIUS	LENGTH	DELTA
C6	54.83	N30°45'04"E	90.00'	55.72	35°28'18"
C7	103.84	N83°43'10"E	90.00'	110.69	70°27'53"
C8	80.55	S30°49'07"E	90.00'	84.42	60°27'34"
C40	2.20	N13°33'48"E	115.00'	2.20	1°05'48"
C41	9.06	N18°22'08"E	115.00'	9.06	4°30'51"
C42	23.04	S08°46'54"E	25.00'	23.95	54°52'57"
C43	23.62	N21°02'50"W	45.00'	23.90	30°25'45"
C44	40.91	N21°12'50"E	45.00'	42.47	54°54'07"
C45	36.90	N72°28'55"E	45.00'	38.08	48°28'52"
C46	28.19	S65°01'24"E	45.00'	28.67	36°30'29"
C47	23.04	N74°12'58"W	25.00'	23.95	54°52'57"
C48	0.75	N78°32'08"E	115.00'	0.75	0°22'30"
C49	48.39	S89°07'54"E	115.00'	48.75	24°7'26"
C50	31.89	S69°01'02"E	115.00'	31.99	15°56'18"
C51	105.73	S30°49'07"E	105.00'	110.80	60°27'34"
C52	103.78	N65°59'01"E	65.00'	102.18	105°56'11"
C479	85.90	N63°19'48"E	165.00'	86.90	30°10'38"
C480	74.86	N35°07'47"E	165.00'	75.52	26°17'25"



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