HILLCREST BLUFF

PLAT BOOK 67 PAGE 48

SHEET 1 OF 4 SHEETS

A REPLAT OF LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11, TISONIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

CAPTION

LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11, TISONIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE(S) 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

LANDS THUS DESCRIBED CONTAINING 26.42 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS HILLCREST BLUFF, 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 PRIVATE EASEMENTS, CONSERVATION EASEMENTS, TRACTS "A" & "B" (SIGNAGE), 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, 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.

TRACT "C" IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 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 PLAT 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 HILLCREST BLUFF 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 EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, THOSE EASEMENTS DESIGNED 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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASENETS.

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 LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNERS, 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.

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 THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS 5TH DAY OF JUNE A.D. 2014

Todd Holder
OWNER

W. Hall
WITNESS

WITNESS

~~IN WITNESS WHEREOF, OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF A.D. 2014~~

~~OWNER~~

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF JUNE, A.D., 2014 BY Todd Holder, MANAGER OF KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME.

Rachelle Hoover
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Rachelle Hoover
PLEASE PRINT NAME

RACHELLE HOOVER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF103098
Expires 3/17/2018

Approved 6/30/14
Date
City Engineer
for Director of Public Works

Approved June 23, 2014
Date
for General Counsel

CLERK'S CERTIFICATE 201414580 8

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 67, PAGES 48-51 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 15TH DAY OF July, A.D., 2014.

Ronald W. Fussell
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURT

Lisa M Brown
DEPUTY CLERK

APPROVED FOR 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, ORDINANCE CODE.

6/30/14
JAMES ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 24 DAY OF JUNE, A.D., 2014.

W. Monroe Hazen
W. MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NO. 3348

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTES 177, THAT PERMANENT REFERENCE MONUMENTS (PRMS), PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 5J-17.003, FLORIDA ADMINISTRATIVE CODE AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 5TH DAY OF JUNE A.D., 2014.

Gil Howatt
CHARLES R. BASSETT JR., FLORIDA REGISTERED LAND SURVEYOR NO. 4541
GIL D. HOWATT, FLORIDA REGISTERED LAND SURVEYOR NO. 4718
CHARLES BASSETT & ASSOCIATES, INC., P.O. BOX 10046, FLEMING ISLAND, FLORIDA 32006
LICENSED BUSINESS NUMBER 6628

PREPARED BY :
CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - MAPPERS - LAND PLANNERS
P.O. BOX 10046
FLEMING ISLAND, FLORIDA 32006
LICENSED BUSINESS NUMBER 6628
(904)215-0707 OFFICE - (904)215-0711 FAX

CITY DEVELOPMENT NO. : 8883.0 PSD. NO. :

HILLCREST BLUFF

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PLAT BOOK 67 PAGE 49

SHEET 2 OF 4 SHEETS

GENERAL NOTES

1) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, 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. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (CURRENT FLORIDA STATUTES SECTION 177.091(28).

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 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 CURRENT PUBLIC RECORDS OF THIS COUNTY, (CURRENT FLORIDA STATUTES SECTION 177.091(27).

3) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 7 AS BEING SOUTH 89°34'00" EAST (PER PLAT)

4) COORDINATES BASED ON GPS OBSERVATION OF THE FOLLOWING STATIONS AND PUBLISHED COORDINATES, COORDINATE DATUM: STATE OF FLORIDA STATE PLANE COORDINATES (EAST ZONE), NORTH AMERICAN DATUM 1983/1991. STATE PLANE IS IN U.S. SURVEY FEET.

5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY JEA. 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 REPLACEMENT OF SUCH ITEMS.

6) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICT A GRAPHIC REPRESENTATION OF THE PROPOSED DESIGNED STORMWATER MANAGEMENT FACILITIES (LAKES) AND DOES NOT REPRESENT AN ACTUAL "AS BUILT" CONDITION.

7) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.

8) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THIS COUNTY, AND ALL OTHER GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL(S) PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

9) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL AND / OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AS UNOBSTRUCTED / ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDED THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

10) ALL LOT LINES THAT INTERSECT CURVES ARE NOT RADIAL, UNLESS OTHERWISE NOTED HEREON.

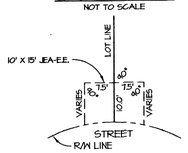
11) FLOOD ZONE NOTE: BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NO. 120316, PANEL NO. "0065", SUFFIX "H", DATED JUNE 3, 2013. THE FLOOD ZONE INFORMATION DELINEATED GRAPHICALLY 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE OR THE FEMA WEB PAGE.

12) ALL BUILDING SETBACKS ARE AS FOLLOWS UNLESS SHOWN OR NOTED OTHERWISE ON DRAWING:
20' FRONT
10' REAR
5' SIDE

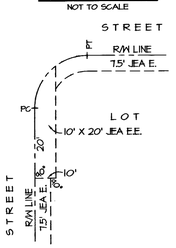
LEGEND:

⊡	DENOTES 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT SET, STAMPED "LB # 6628"
○	DENOTES PERMANENT CONTROL POINT, SET STAMPED, "LB # 6628"
CB	CHORD BEARING
CD	CHORD DISTANCE
D	DELTA
DB	DEED BOOK
DE	DRAINAGE EASEMENT
E	EASTING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
JEA-E.	JEA EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
JME.	JEA AND WATER EASEMENT
L	LENGTH (ARC)
LB #	LICENSED BUSINESS #
LSB.	LANDSCAPE BUFFER
N.	NORTHING
NVB.	NATURAL VEGETATIVE BUFFER
O.R.V.	OFFICIAL RECORDS VOLUME
PC.	POINT OF CURVATURE
PI.	POINT OF INTERSECTION
PT.	POINT OF TANGENT
POC.	POINT ON CURVE
PRC.	POINT OF REVERSE CURVATURE
PCC.	POINT OF COMPOUND CURVATURE
P.B.	PLAT BOOK
PG. OR PG(S).	PAGE(S)
PRM.	PERMANENT REFERENCE MONUMENT
R.	RADIUS
RP	RADIUS POINT
(R)	RADIAL LINE
R/W.	RIGHT OF WAY LINE
SEC.	SECTION
(SPC)	STATE PLANE COORDINATES
SSE.	SANITARY SEWER EASEMENT
SJRWMD.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
TOB.	APPROXIMATE TOP OF BANK
(TYP)	TYPICAL
UDAE.	UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

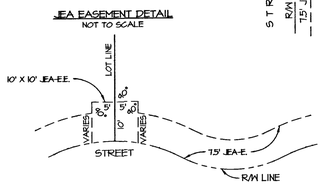
JEA EASEMENT DETAIL
NOT TO SCALE

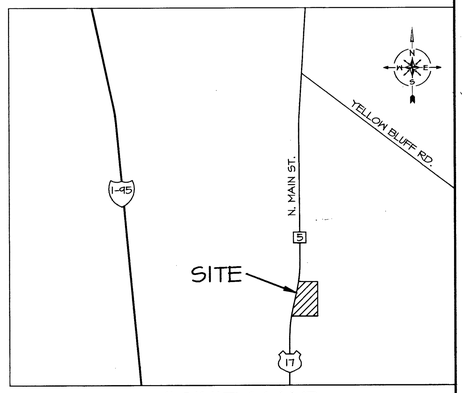


JEA EASEMENT DETAIL
NOT TO SCALE

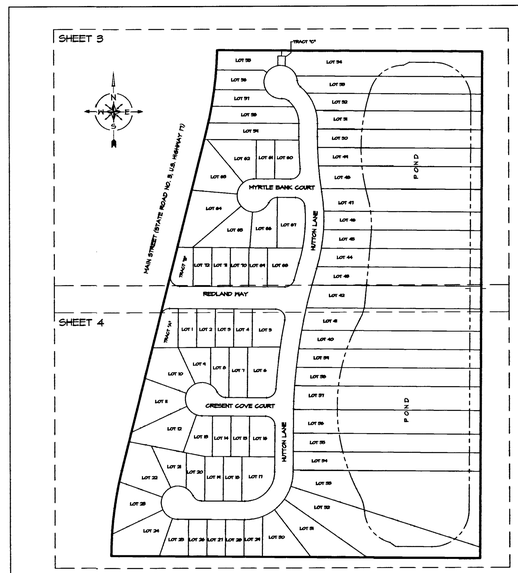


JEA EASEMENT DETAIL
NOT TO SCALE





VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

PREPARED BY :
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PLAT BOOK 67 PAGE 50

SHEET 3 OF 4 SHEETS

HILLCREST BLUFF

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GRAPHIC SCALE

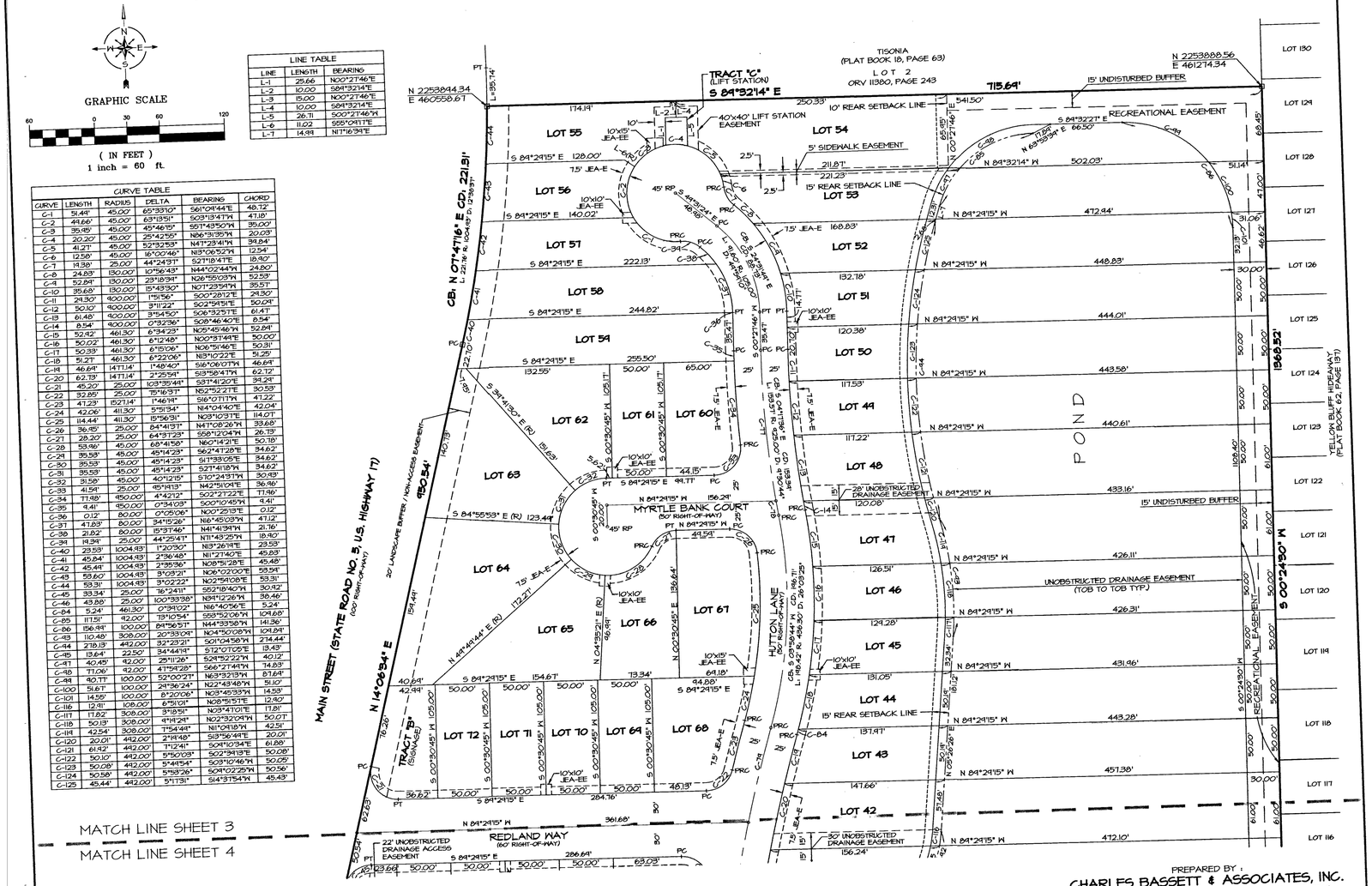
60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L-1	25.66	N00°27'46"E
L-2	10.00	S84°32'14"E
L-3	15.00	N00°27'46"E
L-4	10.00	S84°32'14"E
L-5	26.71	S00°27'46"W
L-6	11.02	S65°09'11"E
L-7	14.98	N11°16'34"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-1	51.49'	45.00'	65°33'10"	S61°08'44"E	48.72'
C-2	49.66'	45.00'	63°13'51"	S03°13'41"W	47.18'
C-3	39.48'	45.00'	45°46'59"	S67°48'50"W	38.00'
C-4	20.20'	45.00'	25°42'55"	N66°13'35"W	20.03'
C-5	41.27'	45.00'	52°32'53"	N41°23'41"W	39.84'
C-6	12.58'	45.00'	16°00'46"	N13°06'52"W	12.54'
C-7	19.39'	25.00'	44°24'31"	S27°18'47"E	18.90'
C-8	24.83'	130.00'	10°56'43"	N44°02'44"W	24.80'
C-9	52.84'	130.00'	23°18'34"	N26°55'03"W	52.49'
C-10	35.68'	130.00'	15°43'30"	N07°23'54"W	35.57'
C-11	24.30'	900.00'	1°32'56"	S00°28'12"E	24.30'
C-12	50.10'	900.00'	3°11'22"	S02°54'51"E	50.09'
C-13	61.48'	900.00'	3°54'50"	S06°33'25"E	61.47'
C-14	8.54'	900.00'	0°32'36"	S08°46'40"E	8.54'
C-15	52.42'	461.30'	6°30'23"	N25°45'46"W	52.39'
C-16	50.02'	461.30'	6°12'48"	N00°57'48"E	50.00'
C-17	50.39'	461.30'	6°15'06"	N06°15'46"E	50.31'
C-18	51.27'	461.30'	6°22'06"	N13°10'22"E	51.25'
C-19	46.64'	1471.14'	1°48'40"	S16°06'07"W	46.64'
C-20	62.73'	1471.14'	2°25'56"	S13°58'47"W	62.72'
C-21	45.20'	25.00'	103°35'44"	S51°41'20"E	39.24'
C-22	32.85'	25.00'	75°16'31"	N52°52'21"E	30.53'
C-23	41.23'	1521.14'	1°46'19"	S16°07'17"W	41.22'
C-24	42.06'	411.30'	5°51'34"	N14°04'40"E	42.04'
C-25	114.44'	411.30'	15°56'31"	N03°10'31"E	114.07'
C-26	36.45'	25.00'	84°14'57"	N41°08'26"W	33.68'
C-27	28.20'	25.00'	64°37'23"	S58°12'04"W	26.73'
C-28	53.96'	45.00'	68°41'58"	N60°14'27"E	50.78'
C-29	35.58'	45.00'	45°18'23"	S62°47'28"E	34.67'
C-30	35.58'	45.00'	45°18'23"	S11°33'05"E	34.67'
C-31	35.58'	45.00'	45°18'23"	S33°14'18"W	34.67'
C-32	31.58'	45.00'	40°12'15"	S10°24'37"W	30.93'
C-33	41.54'	25.00'	85°18'13"	N42°51'04"E	36.96'
C-34	77.98'	850.00'	4°42'21"	S02°21'22"E	77.95'
C-35	9.41'	850.00'	0°38'03"	S00°10'45"W	9.41'
C-36	0.12'	850.00'	0°00'06"	N00°25'18"E	0.12'
C-37	41.83'	80.00'	34°15'26"	N16°45'03"W	41.22'
C-38	21.82'	80.00'	15°37'46"	N41°41'39"W	21.76'
C-39	19.34'	25.00'	44°25'41"	N11°43'25"W	18.90'
C-40	29.53'	1004.83'	1°40'30"	N13°26'19"E	29.53'
C-41	45.84'	1004.83'	2°36'48"	N08°51'28"E	45.48'
C-42	45.49'	1004.83'	2°35'36"	N06°15'08"E	45.48'
C-43	59.60'	1004.83'	3°23'21"	N02°25'08"E	59.31'
C-44	59.31'	1004.83'	3°22'22"	S02°18'40"W	30.92'
C-45	39.34'	25.00'	90°12'11"	S52°18'40"W	35.40'
C-46	43.86'	25.00'	100°33'38"	N34°12'26"W	38.46'
C-47	9.24'	461.30'	0°34'02"	N66°40'56"E	9.24'
C-48	111.51'	92.00'	69°28'54"	S68°52'06"W	104.68'
C-49	156.98'	100.00'	89°56'51"	N44°33'58"W	141.36'
C-50	110.48'	308.00'	20°33'09"	N04°50'08"W	109.88'
C-51	218.13'	442.00'	32°23'21"	S01°04'58"W	214.44'
C-52	13.64'	22.50'	34°44'19"	S12°07'05"E	13.43'
C-53	40.45'	42.00'	25°11'26"	S24°52'22"W	40.12'
C-54	71.06'	42.00'	41°49'28"	S66°27'46"W	74.83'
C-55	40.77'	100.00'	52°00'27"	N63°32'13"W	87.64'
C-100	51.67'	100.00'	24°36'24"	N22°43'48"W	51.10'
C-101	14.55'	100.00'	8°20'06"	N03°45'33"W	14.59'
C-116	12.91'	108.00'	6°51'01"	N08°15'15"E	12.90'
C-117	17.82'	308.00'	3°18'51"	N03°47'01"E	17.81'
C-118	50.13'	308.00'	9°19'24"	N02°32'04"W	50.07'
C-119	42.54'	308.00'	7°54'46"	N11°08'18"W	42.51'
C-120	20.01'	442.00'	2°35'48"	S13°56'48"E	20.01'
C-121	61.42'	442.00'	7°57'41"	S04°10'34"E	61.88'
C-122	50.10'	442.00'	5°50'03"	S02°34'13"E	50.08'
C-123	50.08'	442.00'	5°49'54"	S03°10'46"W	50.05'
C-124	50.58'	442.00'	5°52'26"	S09°02'25"W	50.56'
C-125	45.44'	442.00'	5°53'31"	S14°31'54"W	45.43'



MATCH LINE SHEET 3

MATCH LINE SHEET 4

PREPARED BY :

CHARLES BASSETT & ASSOCIATES, INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046

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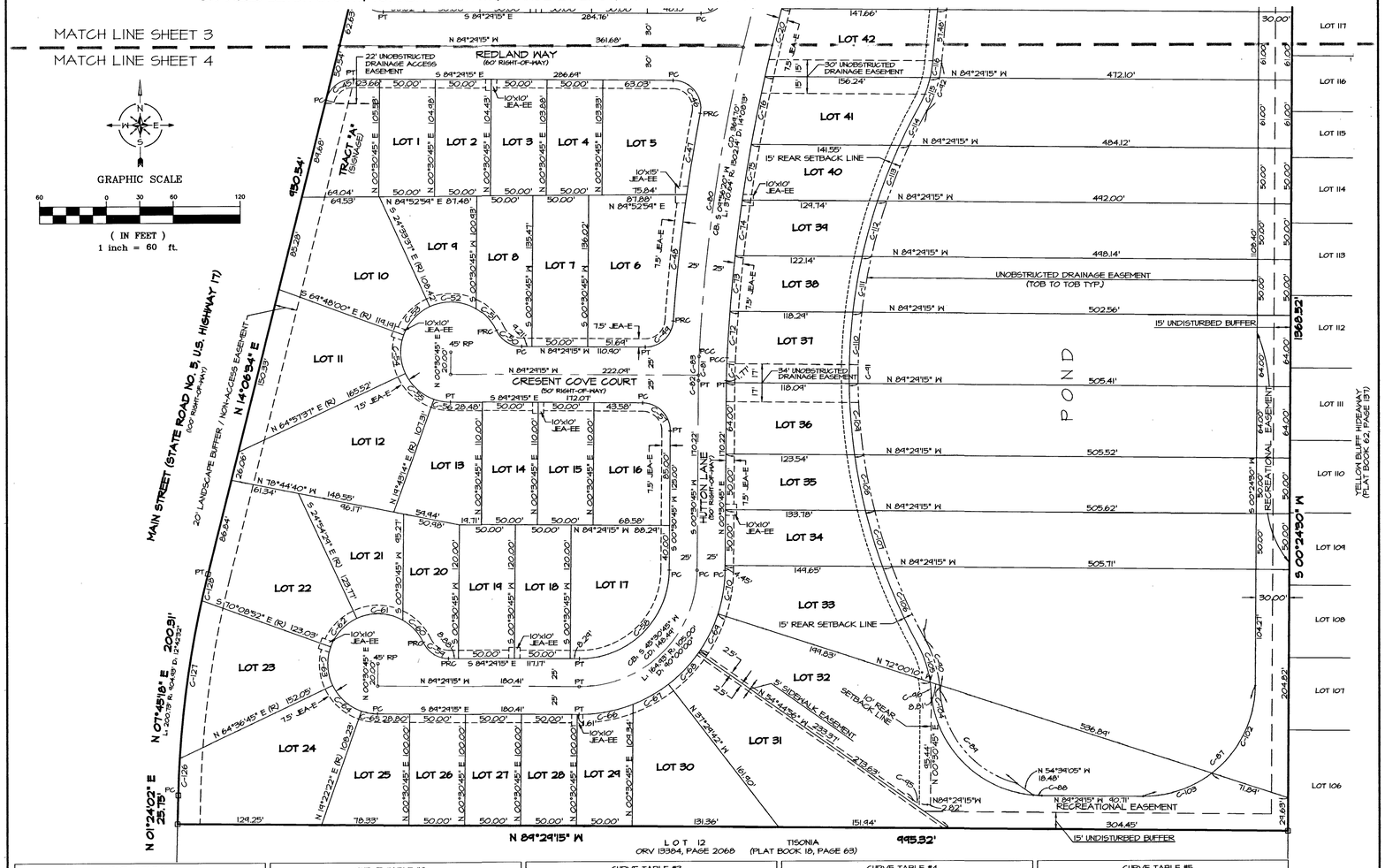
CITY DEVELOPMENT NO. : 8883.0 PSD. NO. :

HILLCREST BLUFF

PLAT BOOK 67 PAGE 61

SHEET 4 OF 4 SHEETS

A REPLAT OF LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11, TISONIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF SECTION 40, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.



CURVE TABLE #1					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-45	33.34'	25.00'	76°24'11"	S52°18'40"W	30.92'
C-46	43.88'	25.00'	100°33'38"	N39°12'26"W	38.46'
C-47	13.51'	152.14'	2°32'11"	S09°41'15"W	13.26'
C-48	114.10'	152.14'	43°16'51"	S06°09'41"W	114.07'
C-49	37.74'	25.00'	86°29'30"	N41°16'00"E	34.26'
C-50	28.20'	25.00'	64°37'23"	S57°10'33"E	26.73'
C-51	27.24'	45.00'	34°41'21"	N42°12'32"W	26.83'
C-52	43.20'	45.00'	55°00'24"	N81°03'25"W	41.56'
C-53	35.53'	45.00'	45°14'23"	S42°44'12"W	34.62'
C-54	35.53'	45.00'	45°14'23"	S02°29'11"E	34.62'
C-55	35.53'	45.00'	45°14'23"	S47°38'34"E	34.62'
C-56	15.08'	45.00'	19°12'24"	S74°53'00"E	15.02'
C-57	39.27'	25.00'	90°00'00"	N44°24'15"W	35.36'
C-58	125.66'	80.00'	90°00'00"	N45°35'45"E	113.14'
C-59	28.20'	25.00'	64°37'23"	S57°10'33"E	26.73'

CURVE TABLE #2					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-60	21.72'	45.00'	35°11'56"	N42°30'51"W	21.24'
C-61	43.00'	45.00'	54°44'34"	N87°52'04"W	41.38'
C-62	35.53'	45.00'	45°14'23"	S42°28'20"W	34.62'
C-63	35.53'	45.00'	45°14'23"	S02°46'03"E	34.62'
C-64	35.53'	45.00'	45°14'23"	S48°00'26"E	34.62'
C-65	14.81'	45.00'	18°51'31"	S80°09'26"E	14.75'
C-66	49.58'	130.00'	21°51'04"	N78°18'11"E	49.28'
C-67	36.66'	130.00'	16°09'19"	N60°34'51"E	36.53'
C-68	38.15'	130.00'	17°18'14"	N43°52'41"E	38.00'
C-69	34.15'	130.00'	17°18'14"	N26°34'27"E	34.00'
C-70	34.67'	130.00'	17°24'05"	N04°15'18"E	34.52'
C-71	20.58'	500.00'	2°21'28"	S01°41'29"W	20.57'
C-72	41.73'	1471.14'	1°37'07"	S03°40'47"W	41.73'
C-73	50.18'	1471.14'	1°56'48"	S05°27'44"W	50.18'
C-74	50.37'	1471.14'	1°57'33"	S07°24'45"W	50.36'

CURVE TABLE #3					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-75	50.61'	1471.14'	1°57'47"	S04°22'25"W	50.60'
C-76	62.16'	1471.14'	2°24'39"	S11°33'28"W	62.15'
C-77	140.15'	425.00'	18°40'52"	S03°52'39"E	140.01'
C-78	13.42'	425.00'	0°44'53"	S08°36'02"E	13.42'
C-79	90.03'	1502.14'	3°26'01"	S85°17'26"W	90.01'
C-80	280.61'	1502.14'	10°42'12"	S08°13'49"W	280.21'
C-81	16.82'	525.00'	1°50'08"	S01°57'09"W	16.82'
C-82	4.18'	525.00'	0°31'20"	S00°46'25"W	4.18'
C-83	21.60'	525.00'	2°21'28"	S01°41'29"W	21.60'
C-87	157.28'	100.00'	90°06'19"	N45°27'35"E	141.58'
C-88	7.52'	100.00'	4°18'28"	S87°20'01"E	7.52'
C-89	115.35'	42.00'	71°35'22"	S39°11'43"E	107.44'
C-90	47.48'	108.00'	25°11'38"	N85°56'21"W	47.11'
C-91	485.51'	442.00'	51°42'16"	S00°16'38"W	474.83'
C-92	44.66'	108.00'	23°41'34"	N17°17'16"E	44.35'

CURVE TABLE #4					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-96	14.51'	100.00'	8°18'54"	N03°38'44"W	14.50'
C-102	90.88'	100.00'	52°04'20"	N26°26'40"E	87.76'
C-103	66.38'	100.00'	38°01'55"	N11°26'48"E	65.17'
C-104	4.51'	108.00'	2°23'36"	N04°34'20"W	4.51'
C-105	42.48'	108.00'	22°48'01"	N17°10'04"W	42.64'
C-106	72.28'	442.00'	9°22'03"	S24°21'34"E	72.22'
C-107	52.48'	442.00'	6°48'43"	S17°05'46"E	52.46'
C-108	51.06'	442.00'	5°56'41"	S11°04'01"E	51.04'
C-109	64.28'	442.00'	8°19'51"	S04°21'04"E	64.23'
C-110	64.11'	442.00'	8°18'25"	S03°57'28"W	64.07'
C-111	50.64'	442.00'	6°33'10"	S01°48'33"W	50.61'
C-112	51.85'	442.00'	6°43'28"	S05°46'48"W	51.83'
C-113	53.73'	442.00'	6°15'28"	S02°55'41"W	53.71'
C-114	35.02'	442.00'	4°32'41"	S02°05'45"W	35.01'
C-115	31.75'	108.00'	16°50'34"	N20°42'46"E	31.64'

CURVE TABLE #5					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-126	33.21'	404.45'	2°06'04"	S02°27'06"W	33.20'
C-127	143.10'	404.45'	4°03'31"	S08°01'54"W	142.35'
C-128	24.42'	404.44'	1°23'41"	S13°20'11"W	24.42'

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