

HUDSON GROVE

Approved 7/22/2021
Date
[Signature]
City Engineer
for Director of Public Works
Approved 7/16/21
Date
[Signature]
for General Counsel

A REPLAT OF A PORTION OF SECTION 32, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 32, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 WITH THE WEST LINE OF A 40' UN-NAMED ROAD AS DESCRIBED IN DEED BOOK 646, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE S89°24'53"W, ALONG SAID NORTH LINE, A DISTANCE OF 1426.93 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 652, PAGE 1975 OF SAID CURRENT PUBLIC RECORDS; THENCE S53°33'46"W, ALONG THE WEST LINE OF LAST SAID LANDS AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 501, PAGE 662 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 208.27 FEET; THENCE S56°17'40"E, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 802.16 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5979, PAGE 891 OF SAID CURRENT PUBLIC RECORDS; THENCE S53°44'48"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 158.28 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7675, PAGE 1768 OF SAID CURRENT PUBLIC RECORDS; THENCE S36°21'27"E, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 357.98 FEET TO THE MOST EASTERLY CORNER OF LAST SAID LANDS; THENCE S53°58'11"W, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 790.95 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (4.66' RIGHT OF WAY), SAID POINT LYING ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2834.93 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 301.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°04'47"E, 301.02 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5978, PAGE 389 OF SAID CURRENT PUBLIC RECORDS; THENCE S55°51'08"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY AND ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 738.38 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE S87°06'41"E, A DISTANCE OF 121.92 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5824, PAGE 332 OF SAID CURRENT PUBLIC RECORDS; THENCE N54°24'22"E, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS AND THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 2458 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 637.34 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE S52°22'52"E, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 386.15 FEET TO A POINT ON SAID WEST LINE OF A 40' UN-NAMED ROAD; THENCE N03°54'27"W, ALONG SAID WEST LINE, A DISTANCE OF 1299.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.44 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 138 PAGES 138-140 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 26 DAY OF July, 2021.

[Signature]
JODY PAPPAS
CLERK OF THE CIRCUIT COURTS

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20 DAY OF July, 2021.

[Signature]
DANNY S. WHEELER, P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 6902

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 COMPLES 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 59-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 25 DAY OF July, 2021.

[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6990
PERRET AND ASSOCIATES, INC.

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 HUDSON GROVE, 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, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, MAINTENANCE AND ACCESS EASEMENTS, AND SIDEWALKS 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 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 OWNER(S). 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 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, 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 ON, 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 HUDSON GROVE. 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.

TRACT "A" (OPEN SPACE), TRACT "B" (SWMF), TRACT "D" (OPEN SPACE), TRACT "E" (SWMF), TRACT "F" (OPEN SPACE), TRACT "G" (CONSERVATION), TRACT "H" (CONSERVATION), TRACT "I" (OPEN SPACE) AND TRACT "J" (OPEN SPACE) 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 "C" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT 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 EASEMENTS 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.

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

THE 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 EASEMENT, 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 EASEMENT. 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 EASEMENT WITH LIKE AND 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.

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.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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.

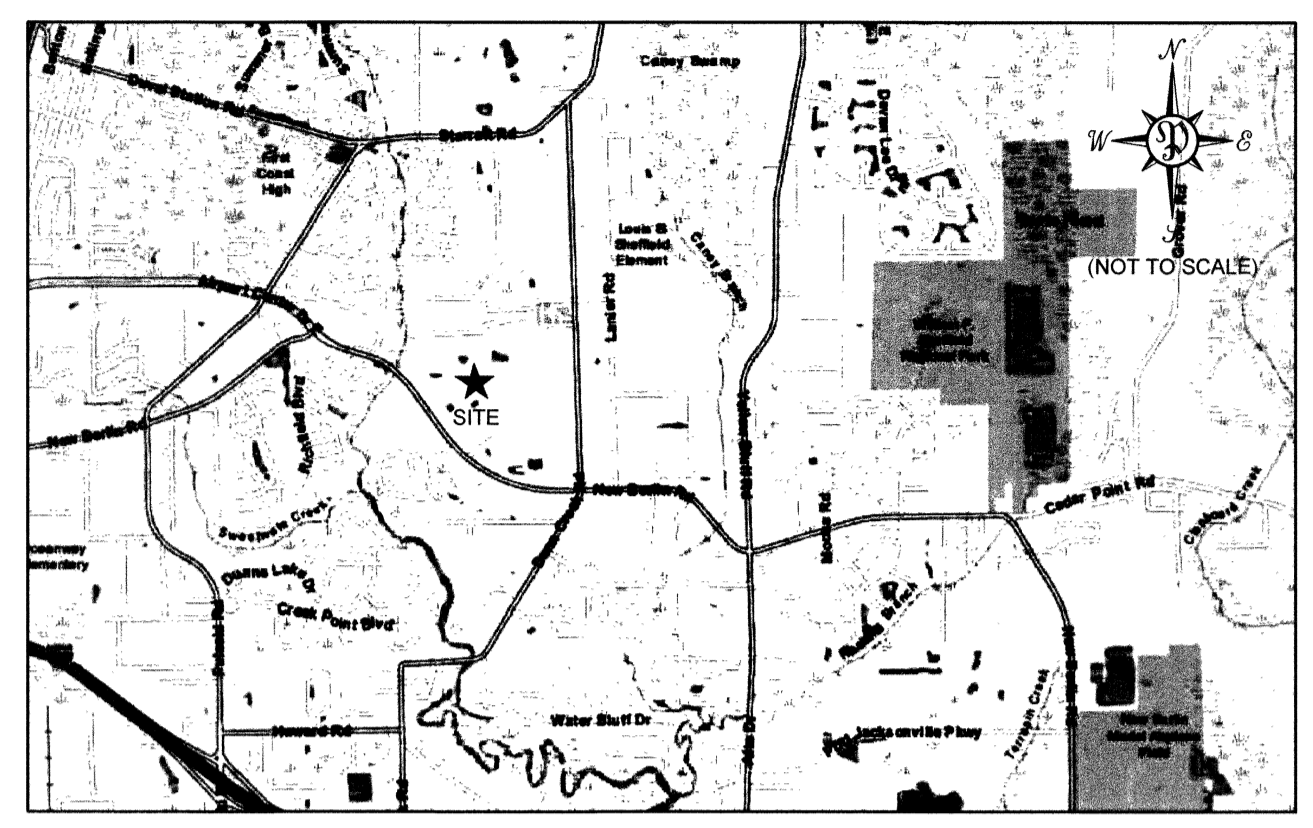
THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES 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 20 DAY OF July, 2021, ON BEHALF OF THE COMPANY.

WITNESS: [Signature]
OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
TODD HOLDER
ITS DIVISION PRESIDENT

WITNESS: [Signature]
PRINT NAME: Jim McSade
[Signature]
LISA BIANCHI
WITNESS
PRINT NAME: Lisa Bianchi

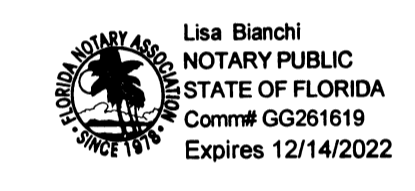
VICINITY MAP



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20 DAY OF July, 2021, BY TODD HOLDER AS DIVISION 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: Lisa Bianchi
COMMISSION NO. 66261619
MY COMMISSION EXPIRES: 12/14/22



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 20 DAY OF July, 2021.

[Signature]
JODY PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

HUDSON GROVE

A REPLAT OF A PORTION OF SECTION 32, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

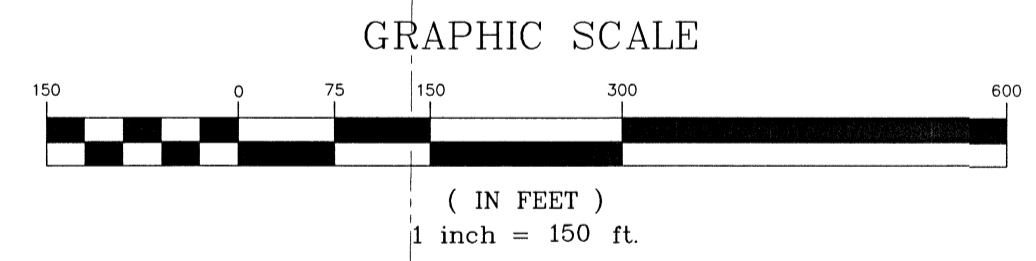


- NOTES:**
- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTH LINE OF SECTION 32 AS S89°24'53"W.
 - 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901
 - 3.) 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.
 - 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - 5.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. 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.
 - 6.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", SHADED "X" AND "AE" (EL. 8) AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0201J, 120077-0202J, 120077-0203J, AND 120077-0204J, DATED 11-2-18. THE FLOOD ZONE INFORMATION 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, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
 - 7.) ALL PLATTED UTILITY 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 ELECTRIC, TELEPHONE, GAS, OR ANY 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.

- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
 - C1 DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVE
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - RW RIGHT-OF-WAY
 - CL CENTERLINE
 - CB CHORD BEARING
 - D DELTA
 - R.P. RADIUS POINT
 - (100.1) DENOTES DISTANCE TO EASEMENT
 - JEA-E JEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - JEA-UE JEA UTILITY EASEMENT
 - ORB OFFICIAL RECORDS BOOK
 - POB POINT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - TOB TOP OF BANK
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - UPL UNPLATTED LANDS
 - SWMF STORMWATER MANAGEMENT FACILITY
 - MAE MAINTENANCE AND ACCESS EASEMENT
 - ☐ JURISDICTIONAL WETLANDS

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2231884.657	469525.198	POINT OF BEGINNING
2	2230008.256	468019.084	MOST SOUTHERLY CORNER OF TRACT "A"



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	301.16'	2834.93'	6°05'12"	S46°04'47"E	301.02'

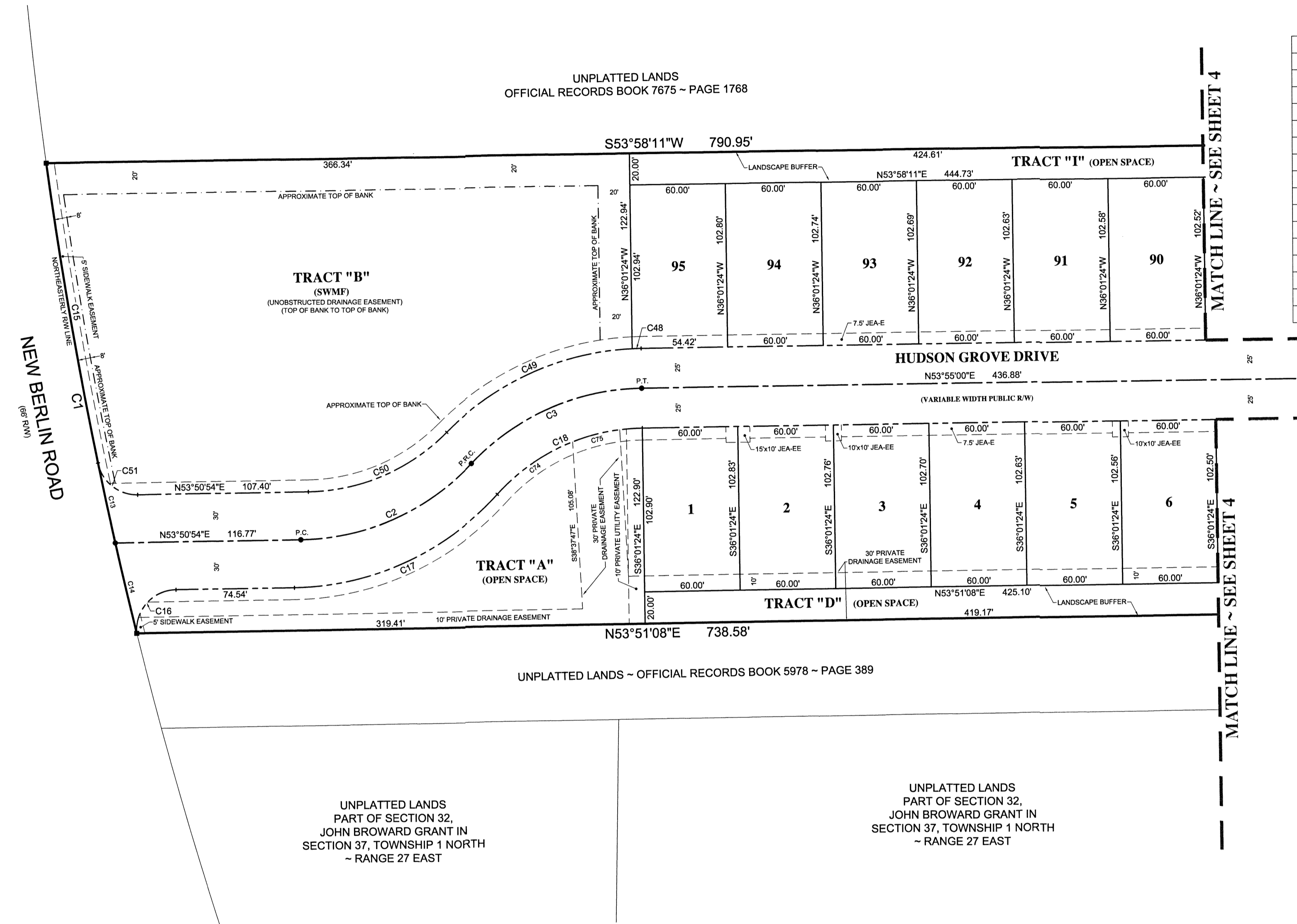
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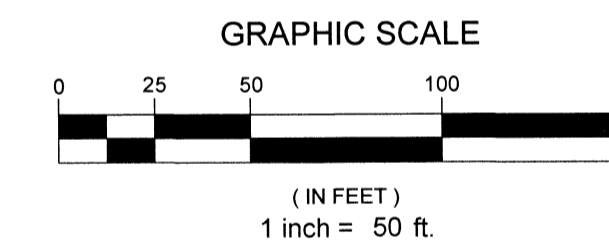
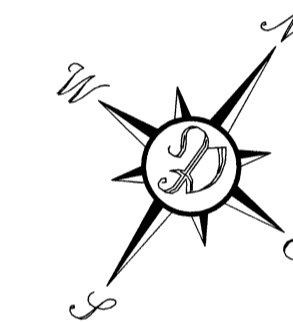
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PLAT BOOK 77 PAGE 140

SHEET 3 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	301.16'	2834.93'	6°05'12"	S46°04'47"E	301.02'
C2	120.17'	150.43'	45°46'15"	N30°57'45"E	117.00'
C3	120.01'	150.00'	45°50'21"	N30°59'49"E	116.83'
C13	51.35'	2834.93'	1°02'16"	S47°25'28"E	51.35'
C14	58.36'	2834.93'	1°10'46"	S48°32'00"E	58.36'
C15	191.45'	2834.93'	3°52'09"	S44°58'16"E	191.41'
C16	41.40'	25.22'	84°03'36"	S06°49'06"W	36.91'
C17	143.93'	175.00'	47°07'22"	S30°17'13"W	139.91'
C18	102.96'	125.00'	47°11'28"	S30°19'16"W	100.07'
C48	5.55'	175.00'	1°49'38"	N53°00'11"E	5.58'
C49	130.42'	175.00'	42°41'57"	N30°44'23"E	127.42'
C50	96.99'	125.00'	44°27'29"	N31°37'09"E	94.58'
C51	34.60'	25.00'	79°18'25"	S86°29'54"E	31.91'
C74	58.09'	125.00'	26°37'40"	S20°02'22"W	57.57'
C75	30.64'	125.00'	14°02'36"	S40°22'29"W	30.56'



PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

PLANS AND PLAT CITY DEV.# : 9898.000

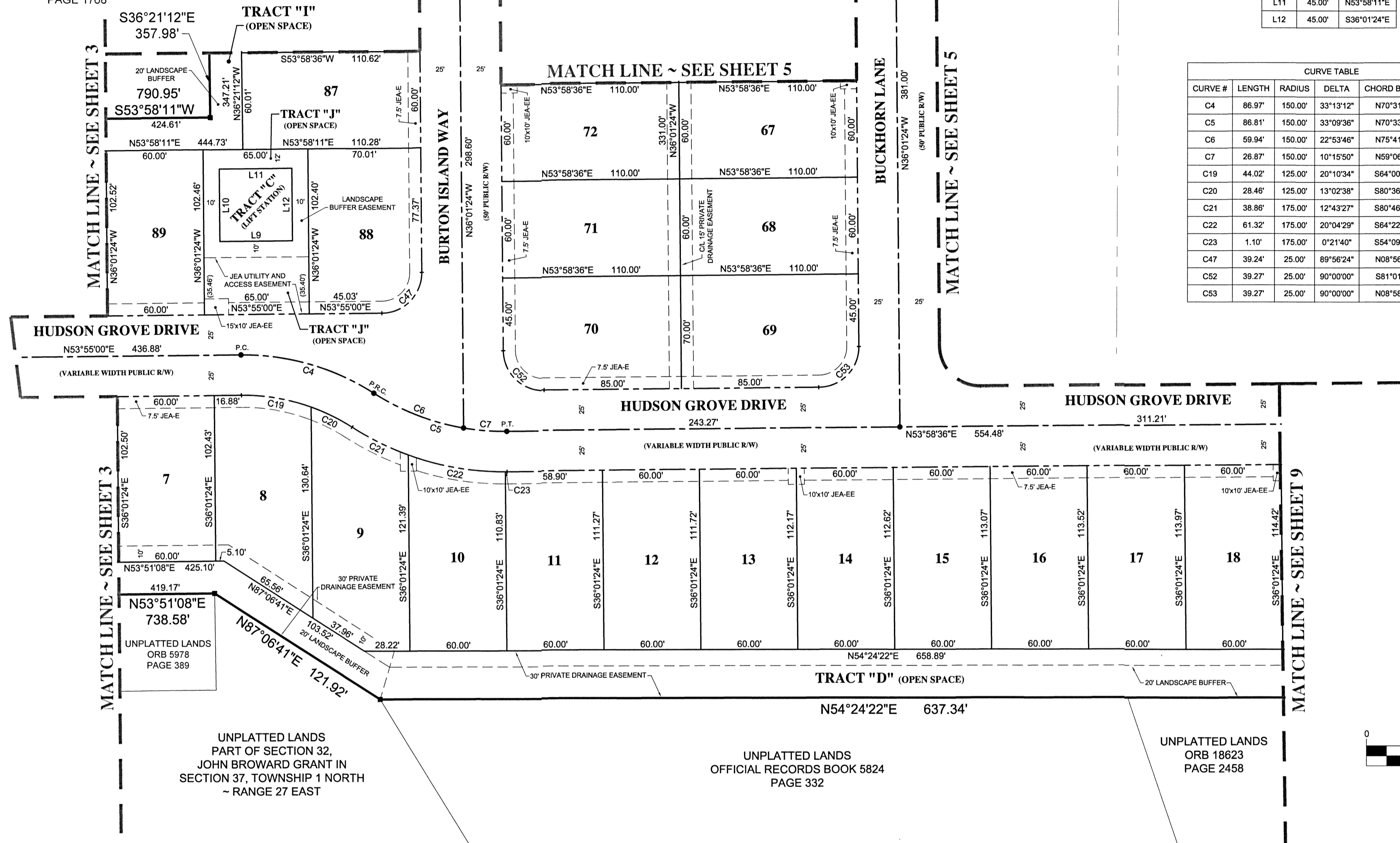
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PLAT BOOK **77** PAGE **141**

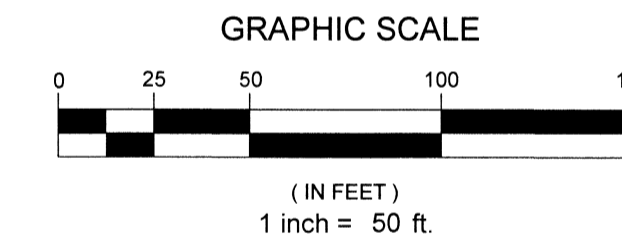
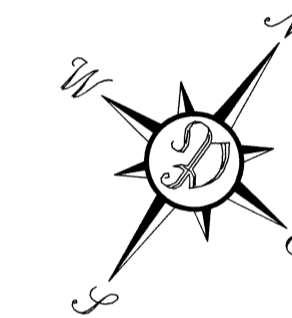
SHEET 4 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS
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PAGE 1768



LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	45.00'	S53°58'11"W
L10	45.00'	N36°01'24"W
L11	45.00'	N53°58'11"E
L12	45.00'	S36°01'24"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	86.97'	150.00'	33°13'12"	N70°31'38"E	85.76'
C5	86.81'	150.00'	33°09'38"	N70°33'24"E	85.61'
C6	59.94'	150.00'	22°53'46"	N75°41'19"E	59.54'
C7	26.87'	150.00'	10°19'50"	N59°06'31"E	26.83'
C19	44.02'	125.00'	20°10'34"	S64°00'17"W	43.79'
C20	28.46'	125.00'	13°02'38"	S80°36'53"W	28.40'
C21	38.86'	175.00'	12°43'27"	S80°46'29"W	38.76'
C22	61.32'	175.00'	20°04'29"	S64°22'31"W	61.00'
C23	1.10'	175.00'	0°21'40"	S54°09'28"W	1.10'
C47	39.24'	25.00'	89°56'24"	N08°56'48"E	35.34'
C52	39.27'	25.00'	90°00'00"	S81°01'24"E	35.36'
C53	39.27'	25.00'	90°00'00"	N08°58'36"E	35.36'



UNPLATTED LANDS
PART OF SECTION 32,
JOHN BROWARD GRANT IN
SECTION 37, TOWNSHIP 1 NORTH
- RANGE 27 EAST

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PAGE 332

UNPLATTED LANDS
ORB 18623
PAGE 2458

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L.B. NO. 6715

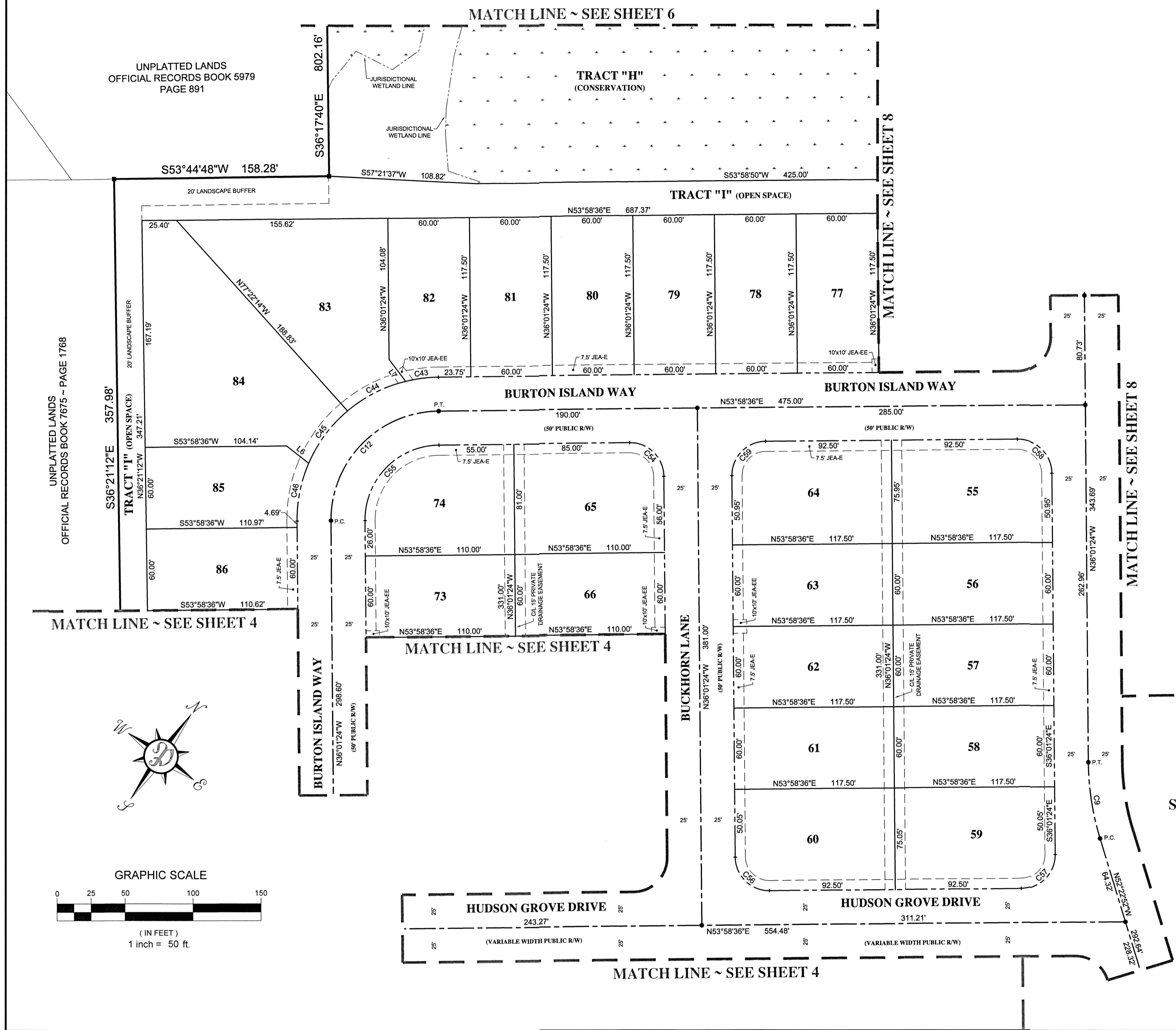
PLANS AND PLAT CITY DEV.# : 9898.000

HUDSON GROVE

A REPLAT OF A PORTION OF SECTION 32, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 5 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	20.64'	S87°23'39"E
L7	20.24'	N72°38'54"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	57.10'	200.00'	16°21'28"	N44°12'08"W	56.91'
C12	125.66'	80.00'	90°00'00"	N08°58'36"E	113.14'
C43	24.40'	105.00'	13°18'46"	N47°19'13"E	24.34'
C44	48.43'	105.00'	26°25'39"	N27°27'01"E	48.00'
C45	48.43'	105.00'	26°25'41"	N01°01'21"E	48.00'
C48	43.67'	105.00'	23°49'55"	N24°06'27"W	43.36'
C54	39.27'	25.00'	90°00'00"	N81°01'24"W	35.36'
C55	88.39'	55.00'	90°00'00"	S06°58'36"W	77.78'
C56	39.27'	25.00'	90°00'00"	S81°01'24"E	35.36'
C57	39.27'	25.00'	90°00'00"	N08°58'36"E	35.36'
C58	39.27'	25.00'	90°00'00"	N81°01'24"W	35.36'
C59	39.27'	25.00'	90°00'00"	S06°58'36"W	35.36'

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HUDSON GROVE

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PLAT BOOK 77 PAGE 143

SHEET 6 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

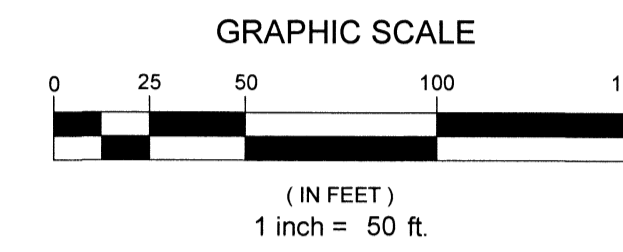
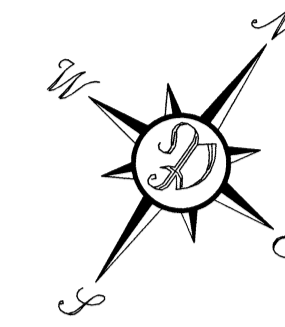
UNPLATTED LANDS
OFFICIAL RECORDS BOOK 88
PAGE 352

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 9885
PAGE 1138

S53°33'46"W 268.27'

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 8951 - PAGE 882

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 17645
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UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 6532
PAGE 1975
(PARCEL B)

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O.R.B. 18951
PAGE 829

NORTH LINE OF SECTION 4

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 18765
PAGE 197

TRACT "H"
(CONSERVATION)

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3960 - PAGE 979

S36°17'40"E 802.16'

1123.80'
S89°24'53"W 1426.93'

JURISDICTIONAL WETLAND LINE

JURISDICTIONAL WETLAND LINE

JURISDICTIONAL WETLAND LINE

MATCH LINE ~ SEE SHEET 8

MATCH LINE ~ SEE SHEET 7

UNPLATTED LANDS
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MATCH LINE ~ SEE SHEET 5

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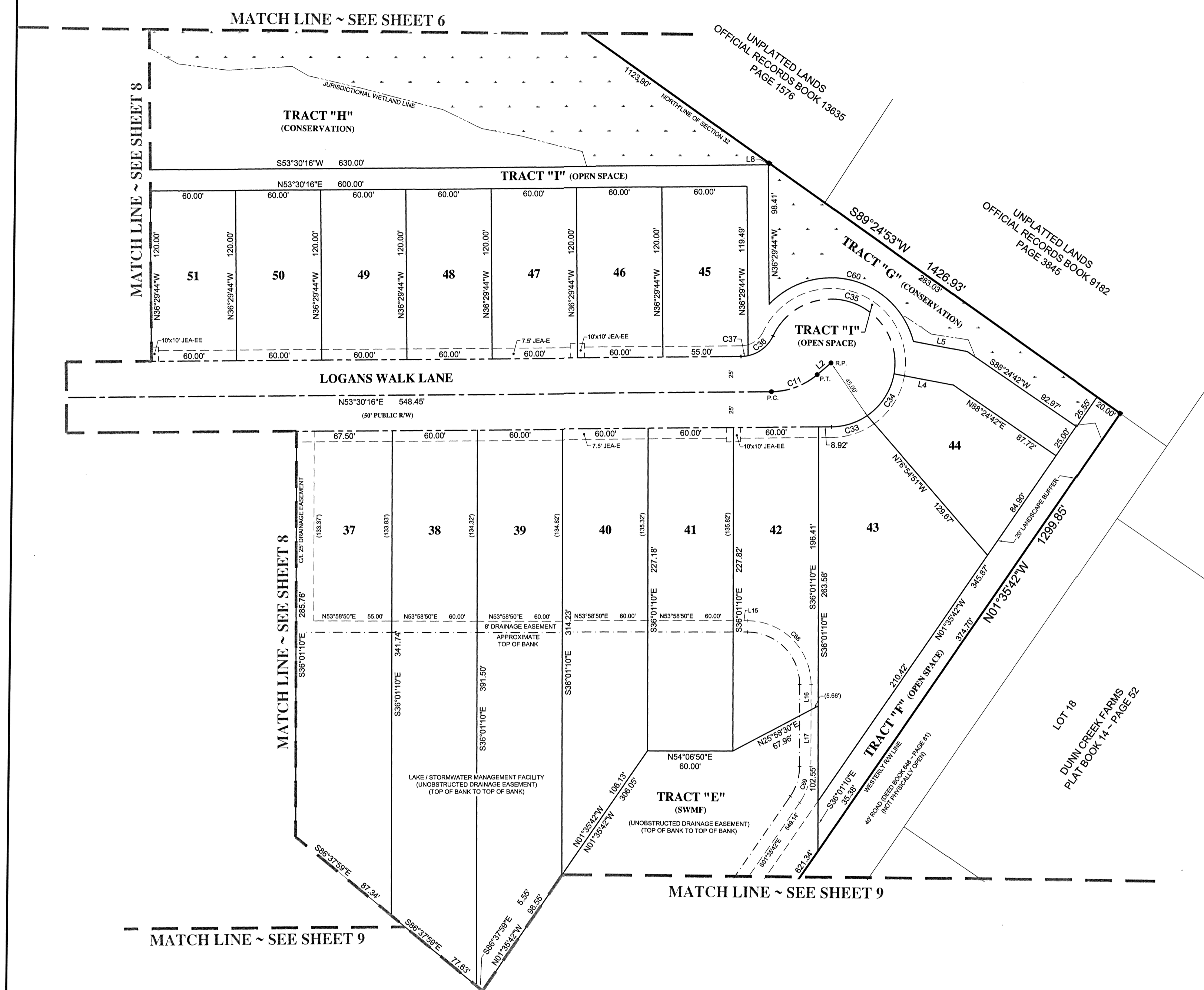
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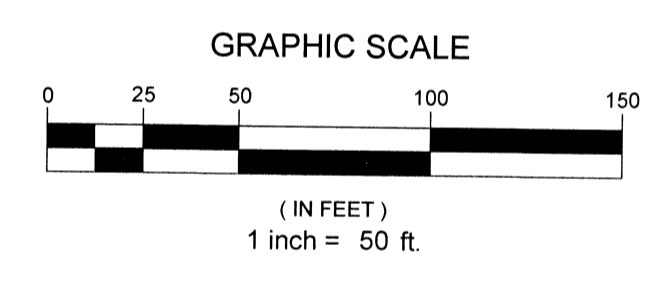
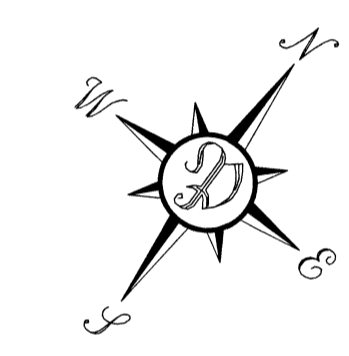
PLAT BOOK **77** PAGE **144**

SHEET 7 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	12.76'	N13°22'07"E
L4	42.43'	S64°41'12"W
L5	38.51'	S64°41'12"W
L8	1.35'	N00°35'07"W
L15	10.75'	N53°58'50"E
L16	17.75'	S36°01'10"E
L17	40.18'	S36°01'10"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	35.03'	50.00'	40°08'09"	N33°26'11"E	34.31'
C33	26.76'	45.00'	34°04'17"	S36°28'08"W	26.37'
C34	35.95'	45.00'	45°46'15"	S03°27'07"E	35.00'
C35	129.42'	45.00'	164°48'52"	N71°16'19"E	89.21'
C36	23.16'	25.00'	53°05'08"	N15°25'27"E	22.34'
C37	5.03'	25.00'	11°32'15"	N47°44'09"E	5.03'
C60	127.58'	60.00'	121°49'38"	S68°18'04"W	104.87'
C68	70.65'	45.00'	90°00'00"	S81°01'10"E	63.64'
C69	27.04'	45.00'	34°25'28"	S18°48'29"E	26.63'



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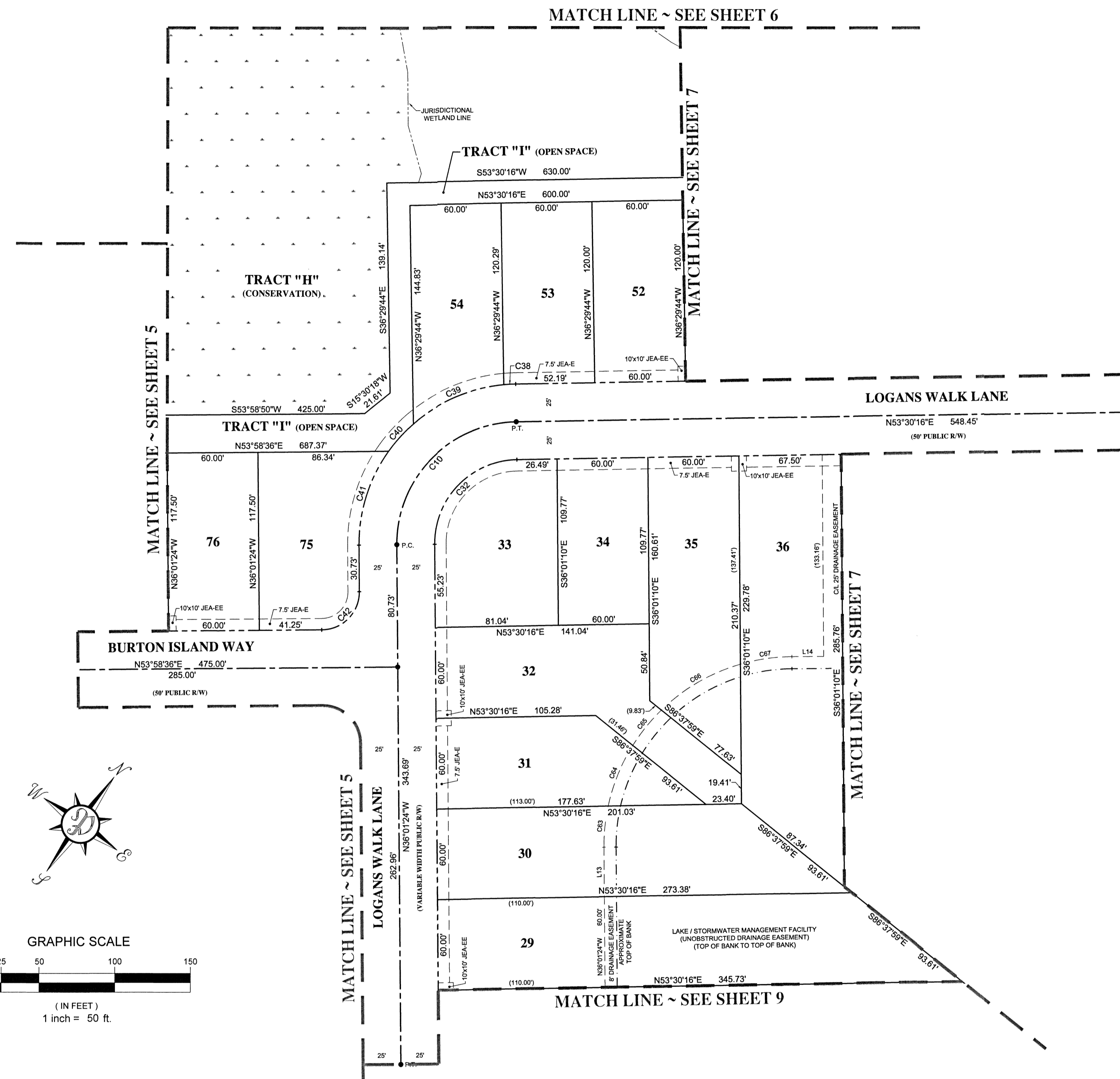
PLANS AND PLAT CITY DEV.# : 9898.000

HUDSON GROVE

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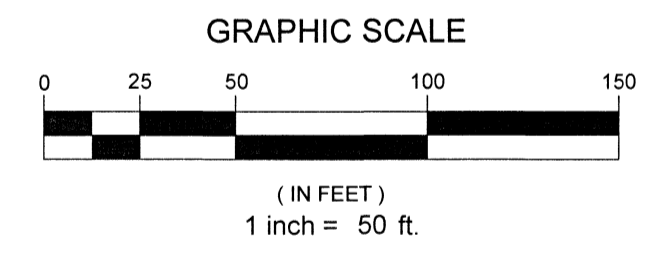
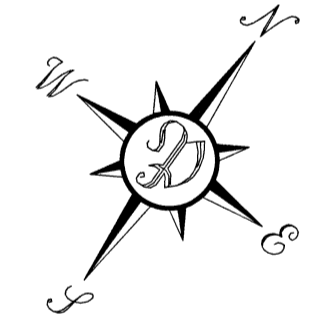
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SHEET 8 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	32.82'	N38°0'124"W
L14	21.02'	N53°58'50"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	125.00'	80.00'	89°31'40"	N08°44'28"E	112.67'
C32	85.94'	55.00'	89°31'40"	S08°44'28"W	77.46'
C38	7.82'	105.00'	4°15'56"	N51°22'18"E	7.82'
C39	65.90'	105.00'	35°57'39"	N31°15'30"E	64.83'
C40	24.31'	105.00'	13°15'55"	N06°38'43"E	24.28'
C41	66.04'	105.00'	36°02'10"	N18°00'19"W	64.96'
C42	39.27'	25.00'	90°00'00"	N08°58'38"E	35.36'
C63	27.42'	125.00'	12°34'10"	N29°44'19"W	27.37'
C64	43.50'	125.00'	19°56'23"	N13°29'03"W	43.28'
C65	30.07'	125.00'	13°47'03"	N03°22'40"E	30.00'
C66	60.95'	125.00'	27°56'18"	N24°14'21"E	60.35'
C67	34.41'	125.00'	15°46'20"	N46°05'40"E	34.30'



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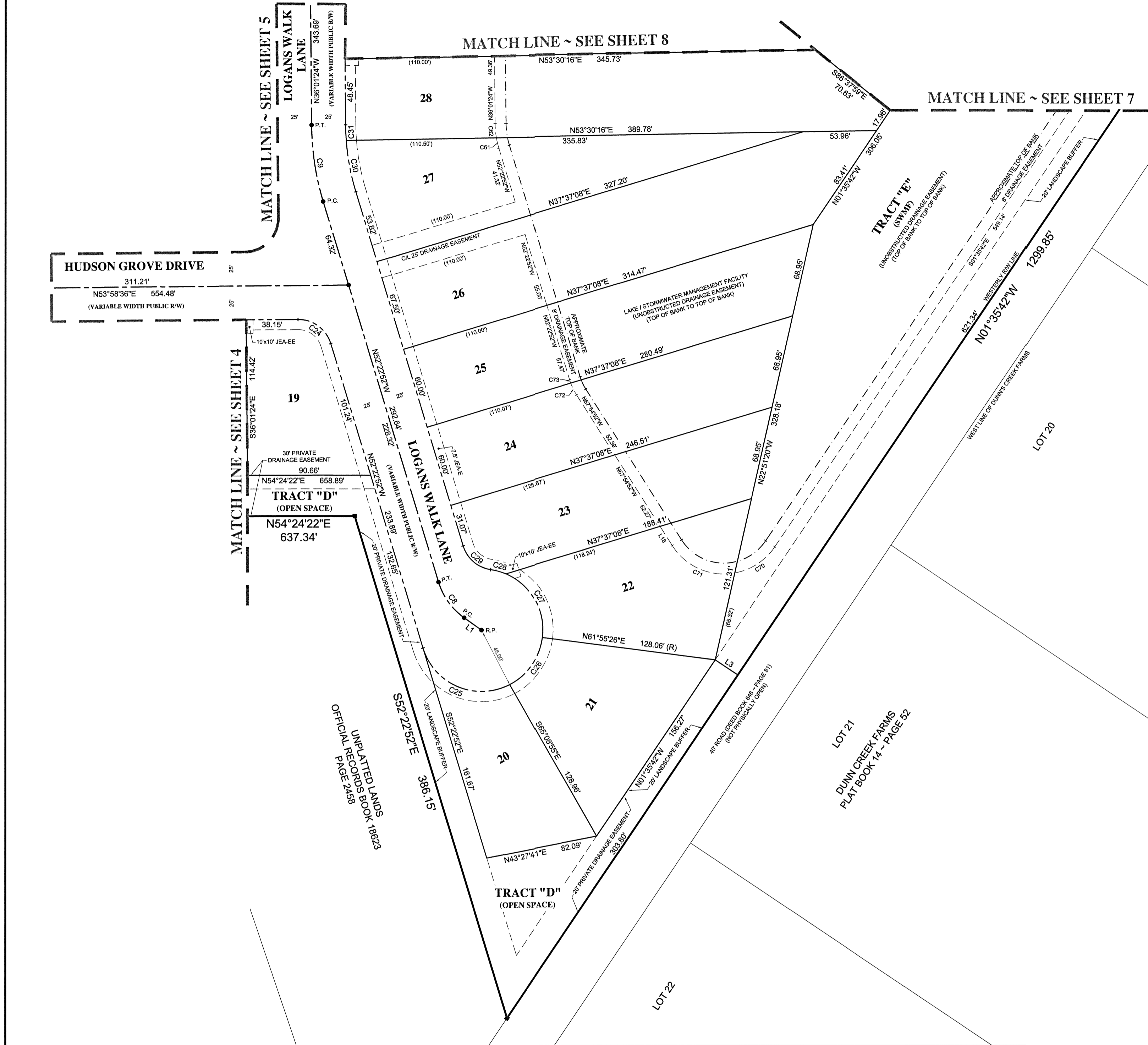
PLANS AND PLAT CITY DEV.# : 9898.000

HUDSON GROVE

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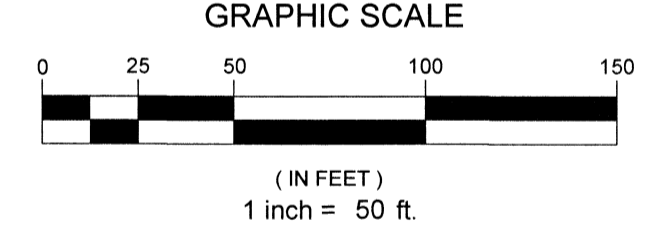
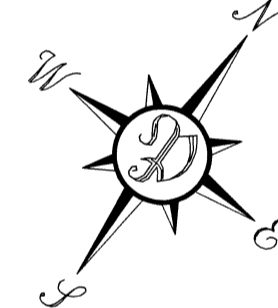
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SHEET 9 OF 9 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L1	15.78'	N90°00'00"W
L3	20.00'	N88°24'18"E
L18	16.68'	N67°54'52"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	32.83'	50.00'	37°37'08"	N71°11'26"W	32.24'
C9	57.10'	200.00'	16°21'28"	N44°12'08"W	56.91'
C24	32.13'	25.00'	73°38'32"	N89°12'08"W	29.97'
C25	78.88'	45.00'	100°25'51"	S77°24'12"W	69.16'
C26	43.40'	45.00'	55°15'50"	S00°26'39"E	41.74'
C27	58.13'	45.00'	74°00'57"	S65°05'02"E	54.17'
C28	11.72'	45.00'	14°55'35"	N70°26'41"E	11.69'
C29	28.20'	25.00'	64°38'14"	S84°41'59"E	26.73'
C30	38.41'	175.00'	12°34'31"	S48°05'37"E	38.33'
C31	11.55'	175.00'	3°46'57"	S37°54'53"E	11.55'
C61	7.88'	65.00'	6°56'30"	N48°54'37"W	7.87'
C62	10.68'	65.00'	9°24'58"	N40°45'53"W	10.67'
C70	36.05'	45.00'	45°54'18"	S21°21'27"W	35.10'
C71	53.23'	45.00'	67°46'32"	S78°11'52"W	50.16'
C72	9.67'	45.00'	12°18'46"	N61°45'29"W	9.65'
C73	2.53'	45.00'	3°13'13"	N53°59'29"W	2.53'



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