

LAKESIDE AT MERRILL

A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S 01°15'23" E, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MERRILL ROAD; THENCE N 89°31'52" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 67.09 FEET; THENCE N 00°21'43" W CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE N 89°31'52" E CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 4.24 FEET TO AN ANGLE POINT THEREIN; THENCE S 89°29'23" E CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 380.34 FEET TO AN ANGLE POINT THEREIN; THENCE N 89°31'52" E CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 484.66 FEET; THENCE S 00°28'08" E, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 108.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.81 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 23°29'57" E, 84.50 FEET.

Approved 2/5/15 Date
[Signature]
City Engineer
for Director of Public Works
Approved January 3, 2015 Date
[Signature]
for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LAKESIDE AT MERRILL, LLP, A LIMITED LIABILITY PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LAKESIDE AT MERRILL, 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, ACCESS EASEMENTS, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS, EXCEPT, LANDSCAPE/REC TRACTS AND ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO 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.

TRACTS A AND B (LANDSCAPE), TRACT C (LAKE/STORMWATER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE 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 OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE 10' BUFFER SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS SHALL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF THE 10' BUFFER UNDER THE PLAT.

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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

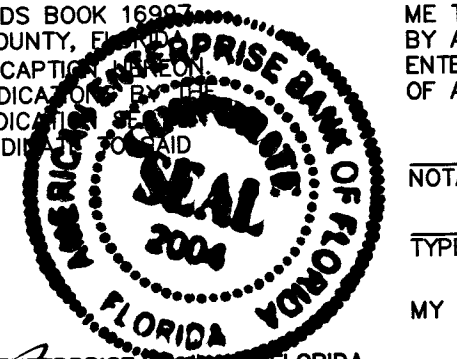
THOSE EASEMENTS DESIGNATED AS JEA EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO 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.

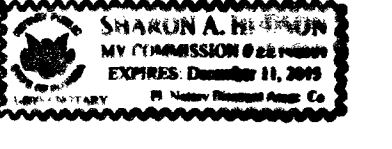
IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 28 DAY OF January 2015.

OWNER
LAKESIDE AT MERRILL, LLP
A FLORIDA LIMITED LIABILITY PARTNERSHIP
BY: [Signature]
(MANAGING PARTNER) GREGORY E. MATOVINA
WITNESS: [Signature]
Sara J. Hall
TYPE OR PRINT NAME
WITNESS: [Signature]
SHARON A. HUBSON
TYPE OR PRINT NAME

CONSENT AND JOINER
THE UNDERSIGNED HEREBY CERTIFIES IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 2100, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.
SIGNED IN THE PRESENCE OF
WITNESS: [Signature]
Sara J. Hall
TYPE OR PRINT NAME
WITNESS: [Signature]
Sharon A. Hubson
TYPE OR PRINT NAME
BY: [Signature]
AMELIA B. STERLING, VICE PRESIDENT

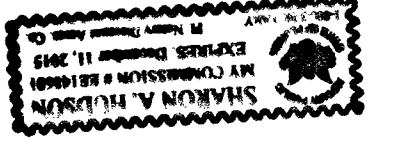


STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF January, A.D., 2015
BY AMELIA B. STERLING, VICE PRESIDENT OF AMERICAN ENTERPRISE BANK OF FLORIDA, AS AUTHORIZED AGENT OF AMERICAN ENTERPRISE BANK OF FLORIDA
BY: [Signature]
SHARON A. HUBSON
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____



STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF January, A.D., 2015, BY GREGORY E. MATOVINA AS MANAGING PARTNER OF LAKESIDE AT MERRILL, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME.

BY: [Signature]
SHARON A. HUBSON
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____



CLERK'S CERTIFICATE 2015029655
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 67, PAGES 187-190 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 05 DAY OF February, A.D., 2015.
BY: [Signature]
RONNIE RUSSELL, CLERK OF THE CIRCUIT COURT
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.
BY: [Signature]
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS
DATE: FEBRUARY 6, 2015

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5 DAY OF FEBRUARY 2015.
BY: [Signature]
W. MONROE HAZEN,
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 27th DAY OF JANUARY, A.D. 2015.
BY: [Signature]
BOB L. PITTMAN
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 4827
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

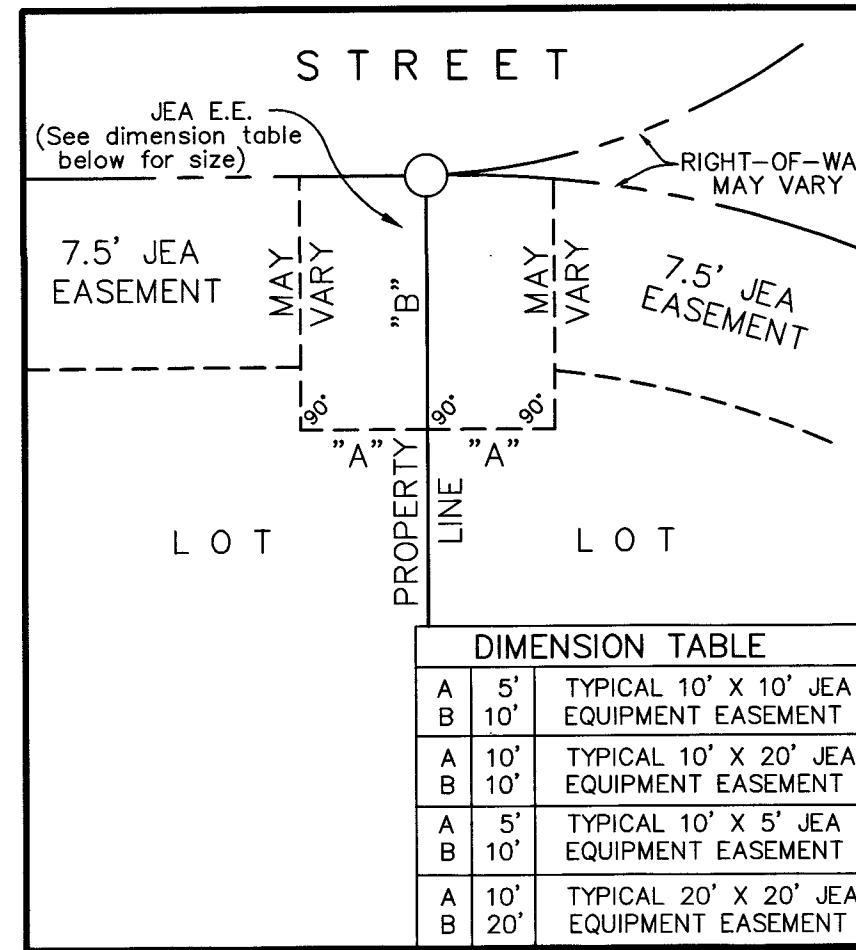


PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

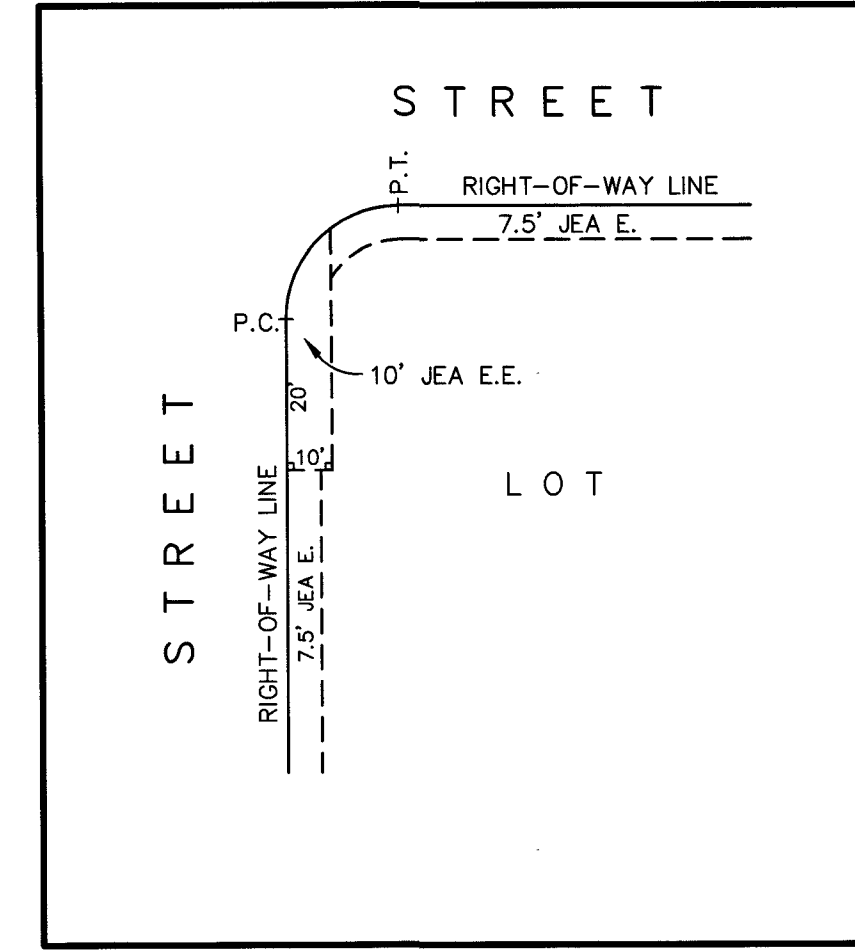
LAKESIDE AT MERRILL

A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

- NOTES:
1. BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EAST LINE OF LAKESIDE AT MERRILL AS BEING SOUTH 00°54'30" EAST.
 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 DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 3. EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 12031C, PANEL NUMBER 0381H, DATED JUNE 3, 2013, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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 FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
 4. 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. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 6. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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 FOR REPLACEMENT OF SUCH ITEMS.
 7. JEA--E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

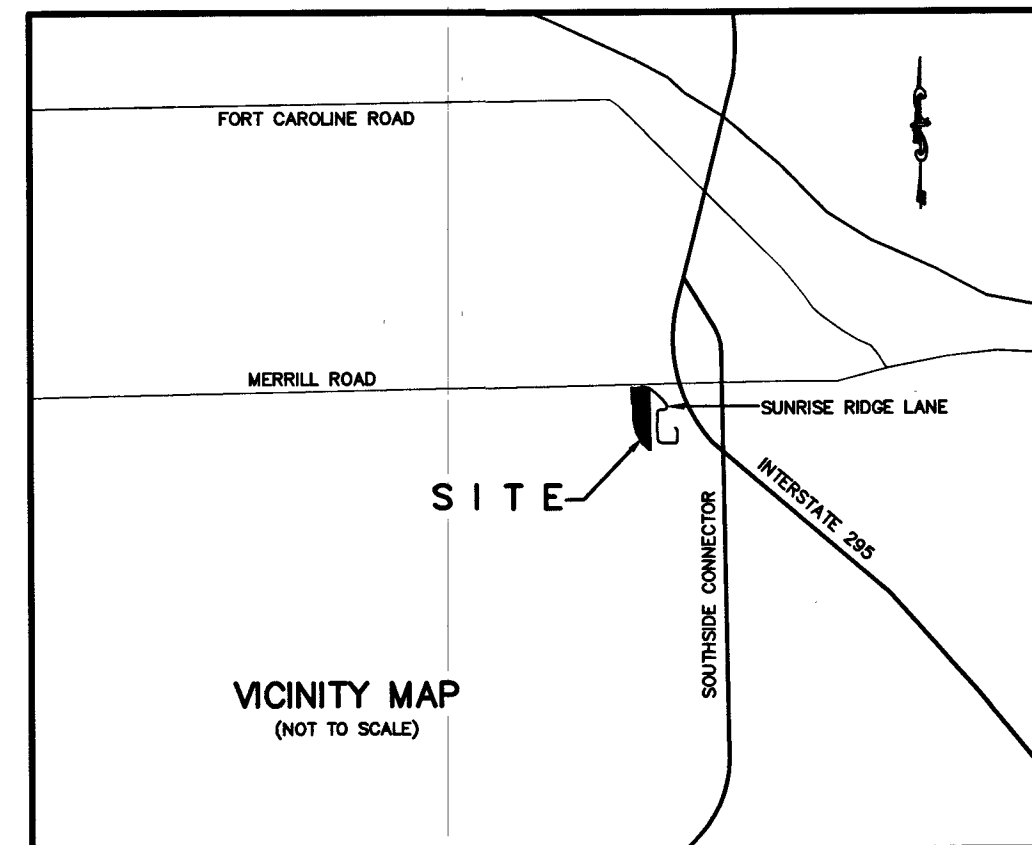


JEA EASEMENT DETAIL
(NOT TO SCALE)

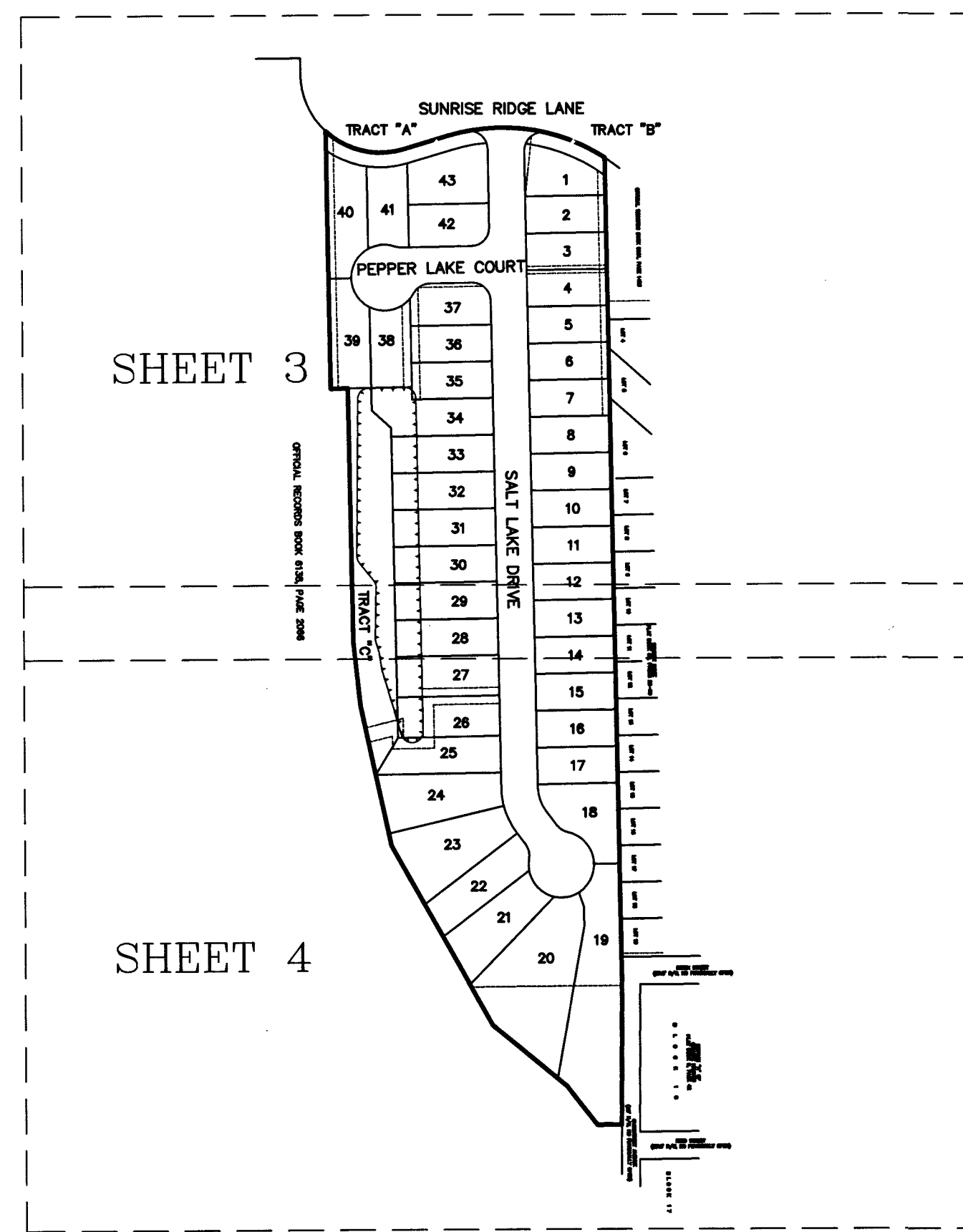


JEA EASEMENT DETAIL
(NOT TO SCALE)

POINT	NORTHING	EASTING	DESCRIPTION
1	2188372.4327	480244.6361	PRM - N.W. CORNER OF PLAT
2	2188335.1382	480625.2791	PRM - N.E. CORNER OF PLAT



SHEET LAYOUT (NOT TO SCALE)



LEGEND

- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
- = SET NAIL & DISK STAMPED LB 3857
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R/W = RIGHT OF WAY
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA

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LICENSED BUSINESS NO. 3857

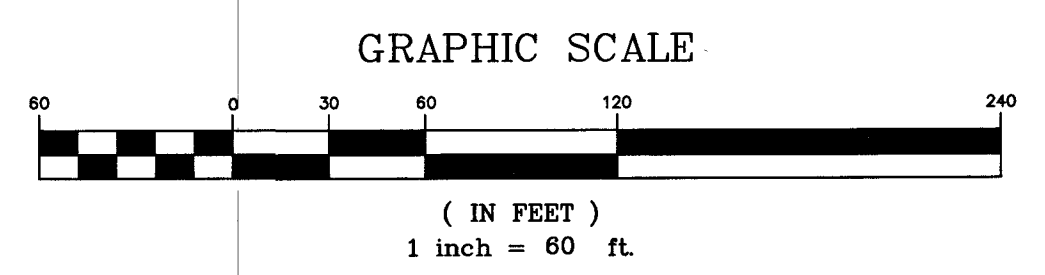
CITY DEVELOPMENT NUMBER 8927

LAKESIDE AT MERRILL

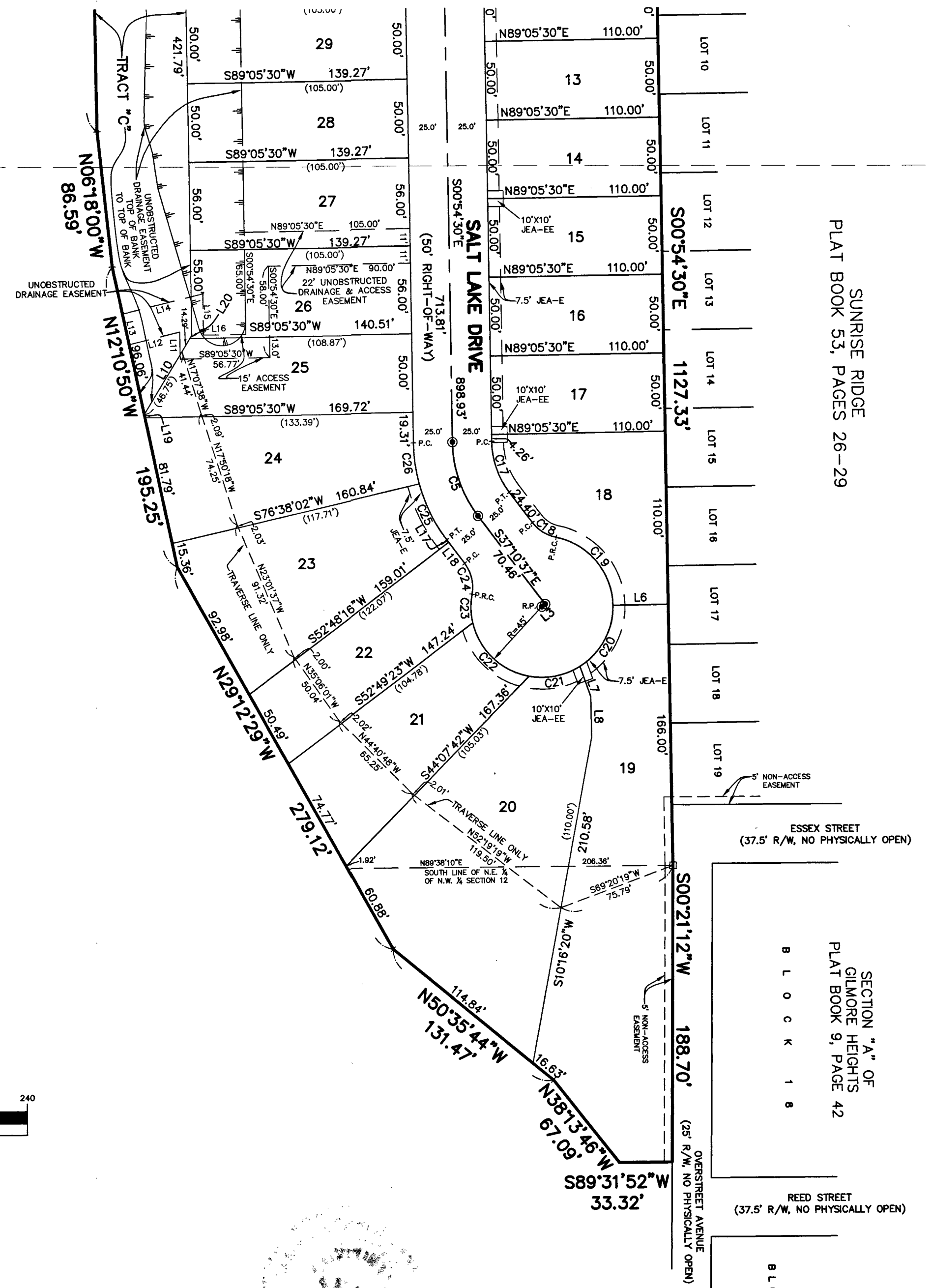
A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

MATCH SHEET 3

OFFICIAL RECORDS BOOK 6138, PAGE 2066



- LEGEND**
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK STAMPED LB 3857
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - R/W = RIGHT OF WAY
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA



LINE TABLE

LINE	DIRECTION	LENGTH
L3	N52°49'23"E	2.71'
L6	N89°05'30"E	35.00'
L7	N19°39'16"W	26.34'
L8	S00°54'30"E	28.04'
L10	S30°45'30"W	58.75'
L11	N00°54'30"W	17.20'
L12	S75°54'29"W	33.11'
L13	N12°10'50"W	20.01'
L14	S75°54'29"W	52.54'
L15	N00°54'30"W	26.26'
L16	S89°05'30"W	26.77'
L17	S37°10'37"E	2.00'
L18	S37°10'37"E	16.85'
L19	N12°10'50"W	2.04'
L20	N30°45'30"E	2.35'

CURVE TABLE

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C5	S19°02'33"E	49.80'	80.00'	50.64'	36°16'07"
C17	S19°02'33"E	34.24'	55.00'	34.82'	36°16'07"
C18	S57°45'08"E	17.57'	25.00'	17.96'	41°09'03"
C19	N39°37'05"W	56.28'	45.00'	60.81'	77°25'10"
C20	N28°22'45"E	44.03'	45.00'	48.00'	58°34'29"
C21	N79°02'49"E	32.81'	45.00'	33.58'	42°45'40"
C22	S46°17'58"E	49.38'	45.00'	52.27'	68°32'46"
C23	S01°21'06"E	18.21'	45.00'	18.34'	23°20'58"
C24	N13°25'37"W	20.14'	25.00'	20.73'	47°30'00"
C25	S26°16'13"E	39.73'	105.00'	39.98'	21°48'48"
C26	S08°08'09"E	26.42'	105.00'	26.49'	14°27'19"

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