

LeverRock PLACE

PLAT BOOK **70** PAGE **164**
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES & LEGEND

A REPLAT OF A PORTION OF TRACT 10 AND TRACT 11, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD #7-478, ALSO KNOWN AS LENOX AVENUE

CAPTION

A PORTION OF TRACT 10 AND TRACT 11, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD #7-478, ALSO KNOWN AS LENOX AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 11; THENCE SOUTH 89°18'40" WEST, ALONG THE SOUTH LINE OF SAID TRACT 11 AND TRACT 10, A DISTANCE OF 420.45 FEET; THENCE NORTH 00°14'25" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1069.33 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SAID LENOX AVENUE; THENCE SOUTH 85°03'20" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF LENOX AVENUE TO AN ANGLE POINT, A DISTANCE OF 82.60 FEET; THENCE SOUTH 88°59'04" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 88.41 FEET TO THE WESTERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 7886, PAGE 1579, PARCEL "A", AND PARCEL "C", AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°10'18" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF LENOX AVENUE, ALONG SAID WESTERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 7886, PAGE 1579, PARCEL "A" AND "C", A DISTANCE OF 314.96 FEET, TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 7886, PAGE 1579, PARCEL "C"; THENCE SOUTH 81°51'43" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID OFFICIAL RECORDS BOOK 7886, PAGE 1579, PARCEL "C", A DISTANCE OF 250.01 FEET, TO THE EASTERLY BOUNDARY LINE OF SAID TRACT 11 AND THE WEST BOUNDARY LINE OF OFFICIAL RECORDS BOOK 7901, PAGE 1769, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°28'09" EAST, ALONG SAID EASTERLY BOUNDARY LINE OF TRACT 11 AND THE WESTERLY BOUNDARY LINE OF OFFICIAL RECORDS BOOK 7901, PAGE 1769, OFFICIAL RECORDS BOOK 7901, PAGE 1767 AND OFFICIAL RECORDS BOOK 3426, PAGE 270, A DISTANCE OF 705.25 FEET, TO THE SOUTH LINE OF SAID TRACT 11 AND THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 8.29 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LNS LENOX AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LEVERROCK PLACE, 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 LANES, COURTS, AND DRAINAGE AND ACCESS EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. TRACT "A" (LANDSCAPING) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE LIFT STATION WITHIN TRACT "B" IS HEREBY DEDICATED TO JEA, 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:

- (1) THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE. ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS OF WAY AS NOTED ABOVE, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- (2) THE LAKES AND TREATMENT SYSTEMS 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 LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. 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.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE OR LOCAL PERMITS INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN LEVERROCK PLACE. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND THIS INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL ACCESS EASEMENTS, NON-ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE 10' LANDSCAPE BUFFER IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID BUFFER 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 BUFFER 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 AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

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 PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA EASEMENT." 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 UTILITY 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.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 26 DAY OF January 2018.

LNS LENOX AVE LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Thomas E. Toney
THOMAS E. TONEY, AS MANAGING MEMBER

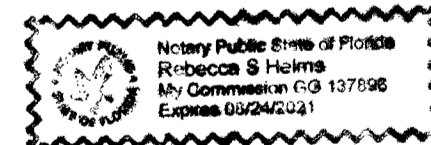
WITNESS: Mike Dailey
MIKE DAILEY
TYPE OR PRINT NAME

WITNESS: Rebecca S. Helms
REBECCA S. HELMS
TYPE OR PRINT NAME

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, 2018 BY THOMAS E. TONEY, AS MANAGING MEMBER OF LNS LENOX AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

WITNESS: Rebecca S. Helms
REBECCA S. HELMS
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 8/24/2021



MORTGAGEE DEDICATION: "THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK ~~17874~~ PAGE ~~1223~~ OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. FIRSATLANTIC BANK, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS."

FIRSATLANTIC BANK
A FEDERAL SAVINGS BANK

BY: Mike Dailey
MIKE DAILEY
AS VICE PRESIDENT

WITNESS: Thomas Toney
THOMAS TONEY
TYPE OR PRINT NAME

WITNESS: Rebecca S. Helms
REBECCA S. HELMS
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, A.D., 2018, BY MIKE DAILEY AS VICE PRESIDENT OF FIRSATLANTIC BANK, A FEDERAL SAVINGS BANK, ON BEHALF OF THE FEDERAL SAVINGS BANK, WHO IS PERSONALLY KNOWN TO ME.

WITNESS: Rebecca S. Helms
REBECCA S. HELMS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: 137896
EXPIRES: 8/24/2021

CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND PLATTED 164 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31 DAY OF JAN, A.D. 2018.

WITNESSES: Ronnie Fussell
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT
JURY 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.

WITNESS: John Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS
DATE: 1-26-18

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 25 DAY OF Jan, 2018.

WITNESS: W. Monroe Hazen
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 THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER 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 26 DAY OF Jan, A.D. 2018.

WITNESS: James D. Harrison
JAMES D. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

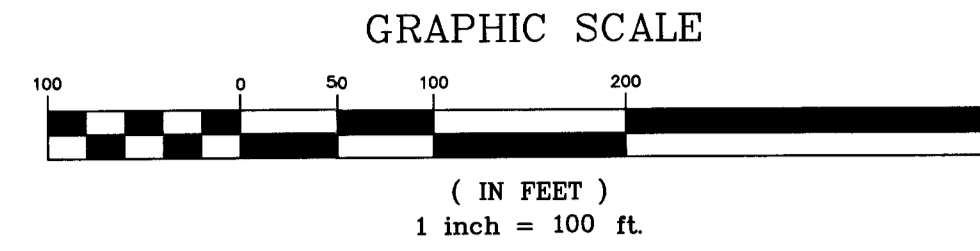
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

Approved 25 Jan 2018
Date
[Signature]
City Engineer
for Director of Public Works
Approved January 19, 2018
Date
[Signature]
for General Counsel

LeverRock PLACE

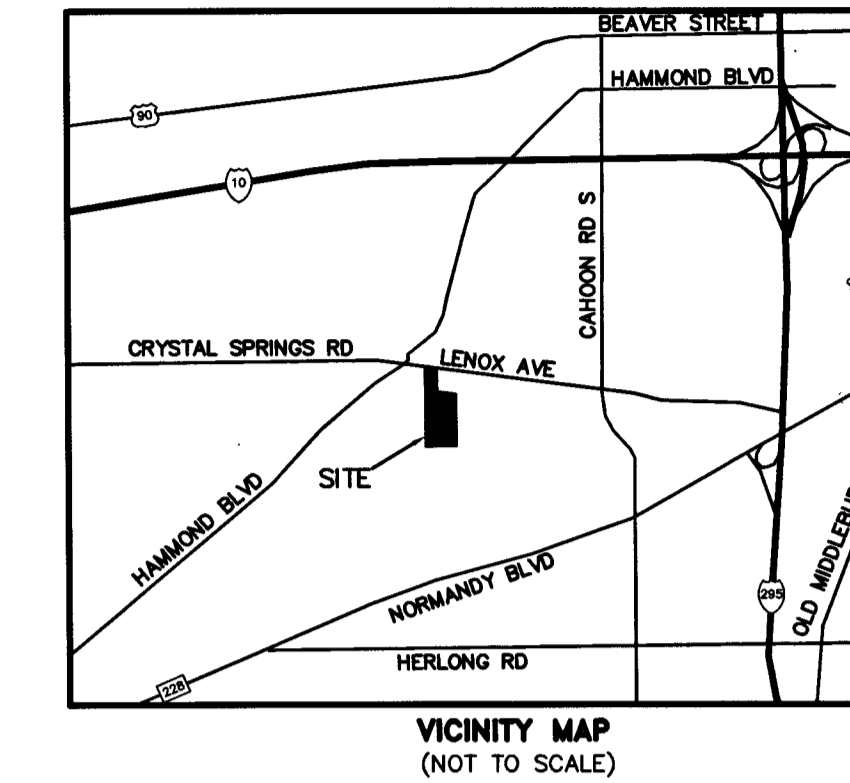
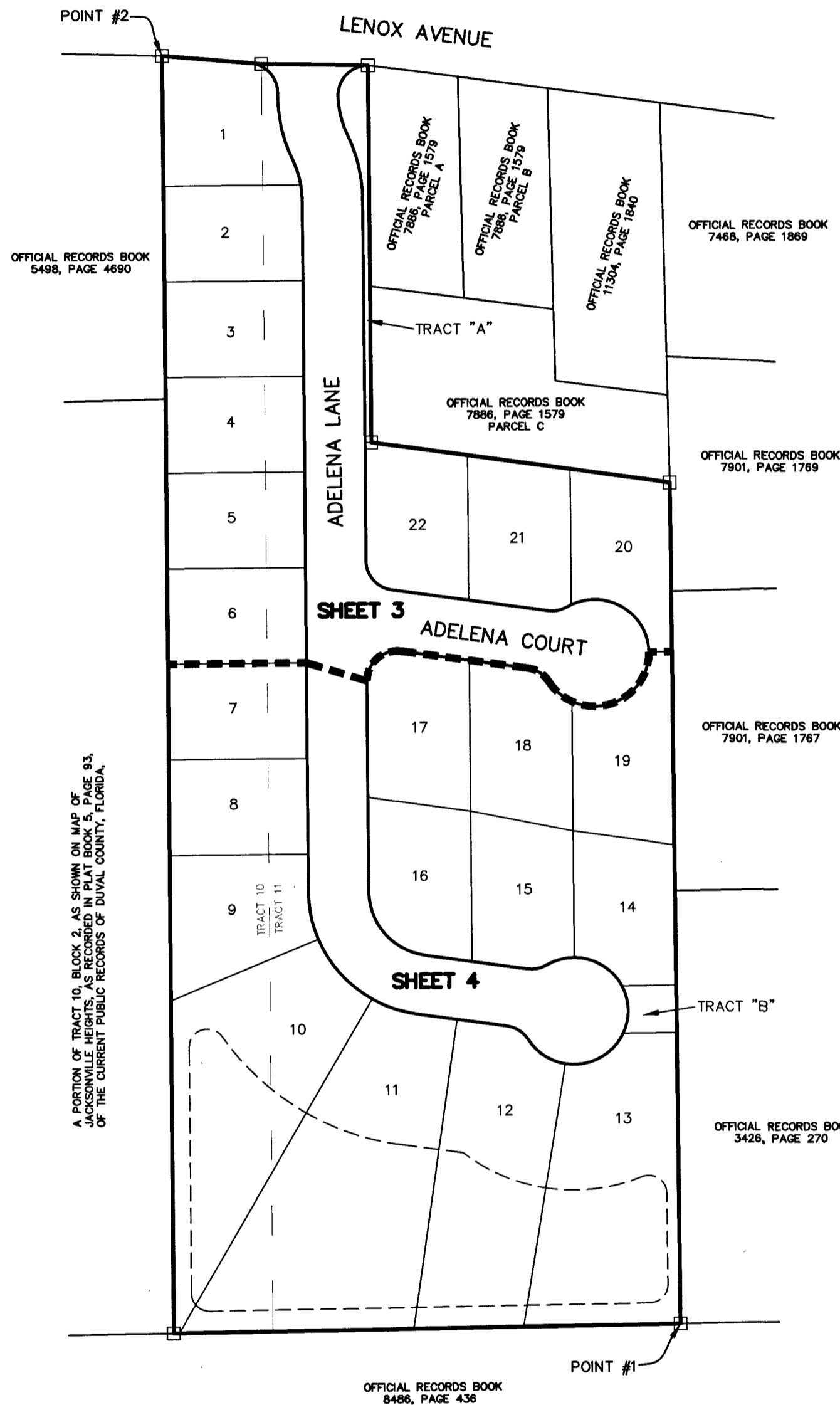
PLAT BOOK **10** PAGE **105**
SHEET 2 OF 4 SHEETS

A REPLAT OF A PORTION OF TRACT 10 AND TRACT 11, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD #7-478, ALSO KNOWN AS LENOX AVENUE

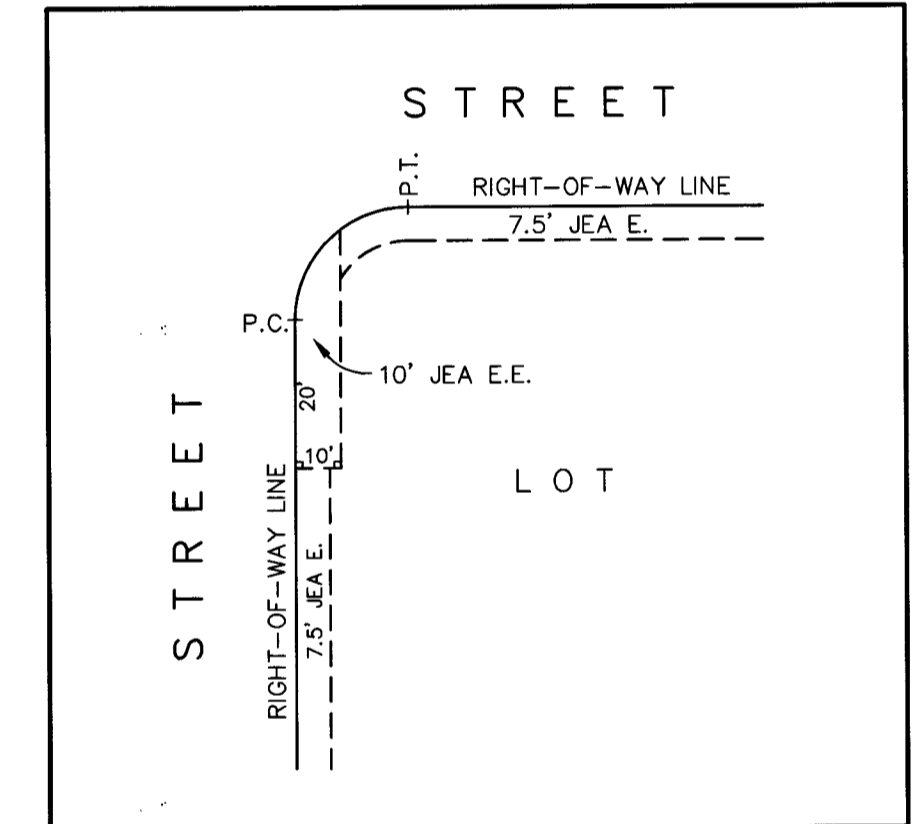


NOTES:

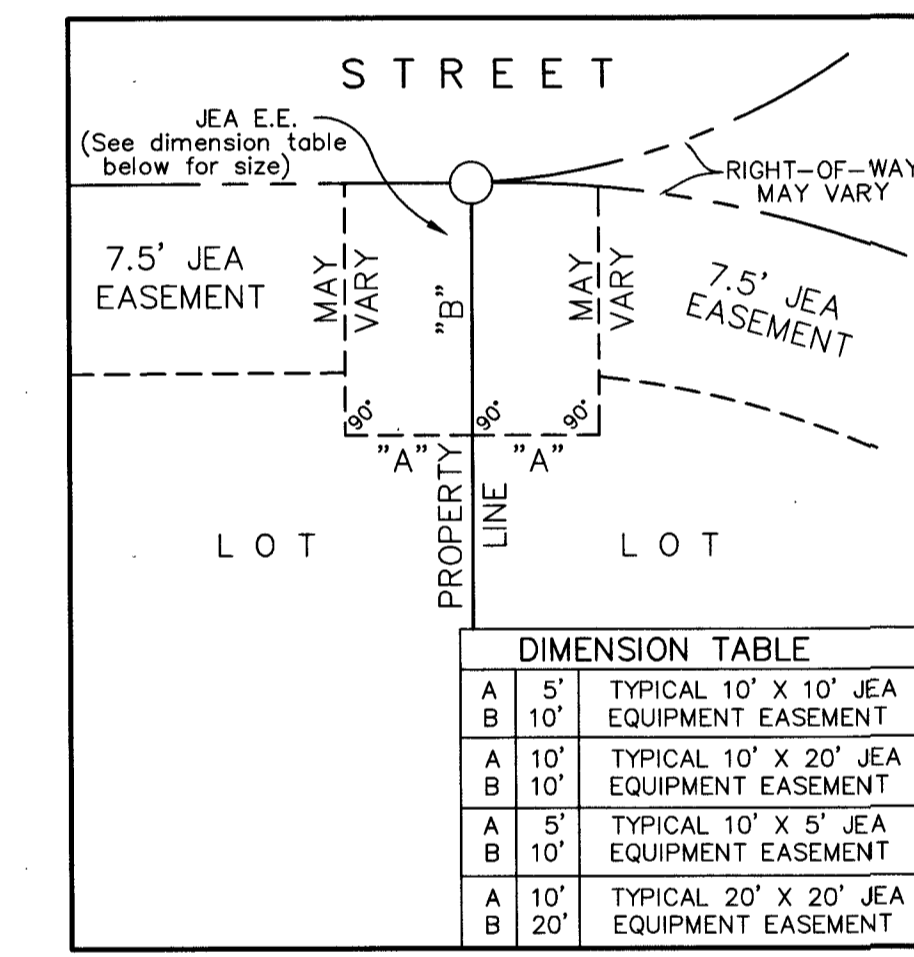
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTH LINE OF CEDAR BROOK NORTH PLAT BOOK 67, PAGES 118-121 AS BEING N89°16'00"E.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED 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 PUBLIC RECORDS OF THIS COUNTY.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0341H, NAVD-88 DATUM, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E. DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND 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.
- 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.
- 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 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.



POINT	NORTHING	EASTING	DESCRIPTION
1	2169499.47	405308.03	PRM - S.E. CORNER OF PLAT
2	2170563.74	404883.13	PRM - N.W. CORNER OF PLAT



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)

- LEGEND**
- 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.P. RADIUS POINT
 - P.B. PLAT BOOK
 - PG(S) PAGE(S)
 - ORB OFFICIAL RECORDS BOOK
 - JEA-E JEA-EASEMENT
 - JEA-E.E. JEA-EQUIPMENT EASEMENT
 - CI CURVE DATA
 - LI LINE DATE
 - R/W RIGHT OF WAY
 - R RADIUS
 - SET 4"x4" CONCRETE MONUMENT
 - ⊙ STAMPED "3857" (UNLESS OTHERWISE NOTED)
 - ⊙ SET NAIL & DISK STAMPED LB "3857"

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

LeverRock PLACE

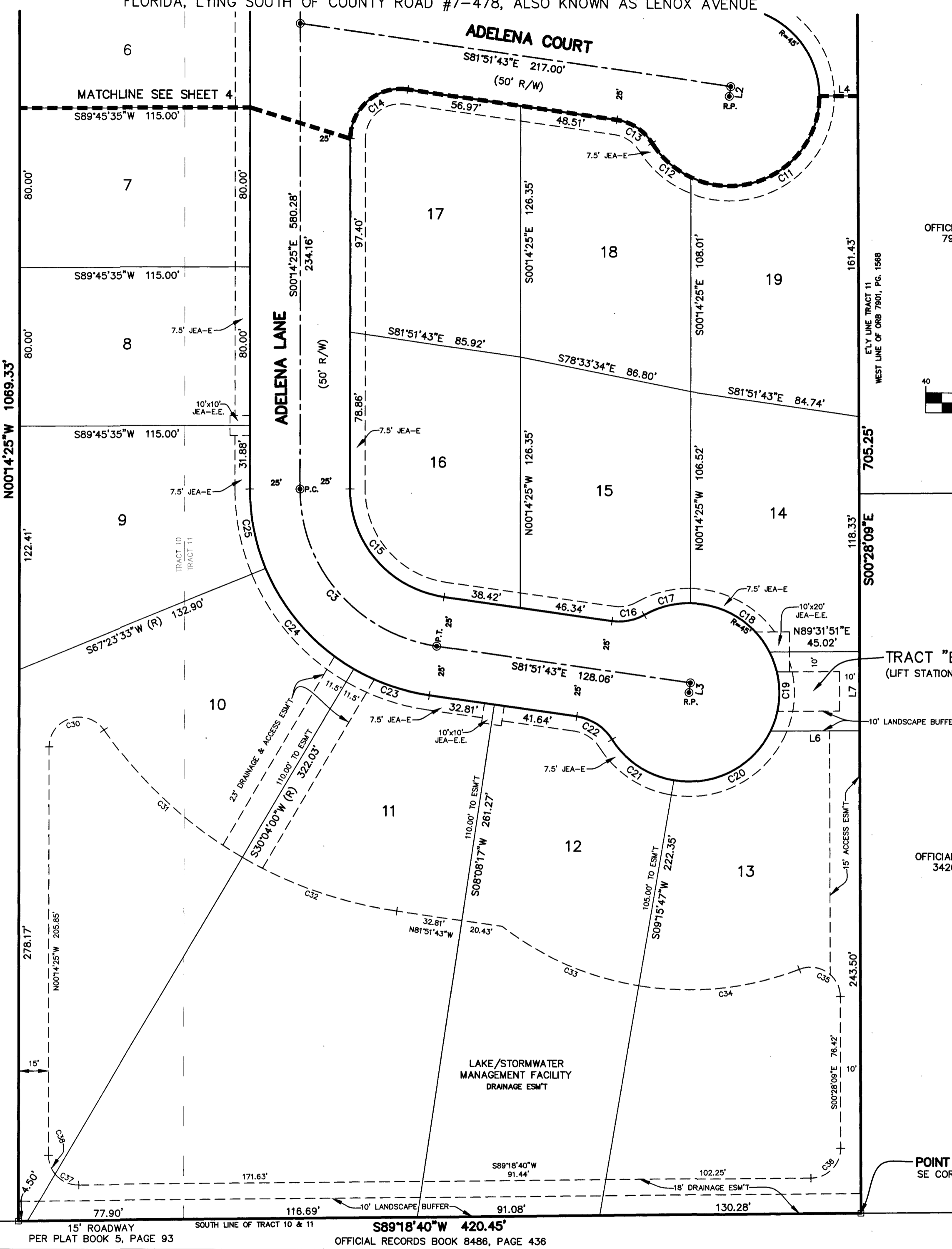
PLAT BOOK **70** PAGE **166**
 SHEET 3 OF 4 SHEETS
 SEE SHEET 2 FOR NOTES & LEGEND

A REPLAT OF A PORTION OF TRACT 10 AND TRACT 11, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD #7-478, ALSO KNOWN AS LENOX AVENUE

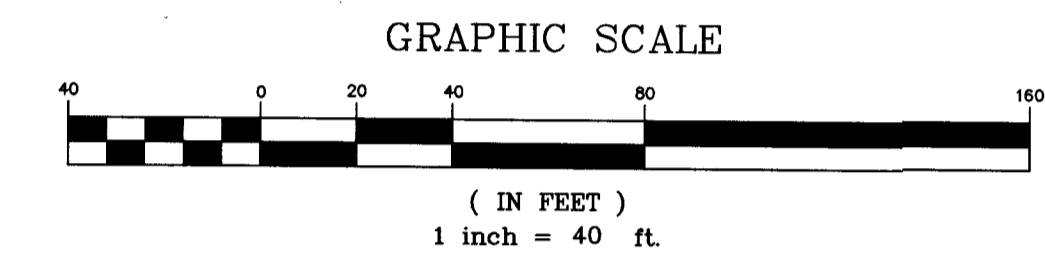
LINE TABLE		
LINE #	BEARING	DISTANCE
L2	S08°08'17"W	5.00'
L3	S08°08'17"W	5.00'
L4	N89°31'51"E	19.23'
L6	N89°31'51"E	44.52'
L7	N00°28'09"W	40.00'

A PORTION OF TRACT 10, BLOCK 2, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S41°03'04"E	104.57'	80.00'	113.97'	81°37'18"
C11	N57°06'00"E	75.97'	45.00'	90.43'	115°08'40"
C12	S48°35'51"E	25.91'	45.00'	26.28'	033°27'39"
C13	N56°51'52"W	21.13'	25.00'	21.81'	049°59'41"
C14	S48°56'56"W	37.84'	25.00'	42.93'	098°22'42"
C15	S41°03'04"E	71.89'	55.00'	78.35'	081°37'18"
C16	N79°01'53"E	16.37'	25.00'	16.67'	038°12'48"
C17	S75°16'47"W	23.83'	45.00'	24.12'	030°42'35"
C18	N58°28'06"W	46.21'	45.00'	48.53'	061°47'38"
C19	N01°10'53"W	40.00'	45.00'	41.45'	052°46'48"
C20	N62°14'32"E	54.21'	45.00'	58.17'	074°04'02"
C21	S56°17'44"E	37.22'	45.00'	38.37'	048°51'26"
C22	N56°51'52"W	21.13'	25.00'	21.81'	049°59'41"
C23	S70°53'51"E	39.94'	105.00'	40.19'	021°55'43"
C24	S41°16'13"E	67.20'	105.00'	68.40'	037°19'33"
C25	S11°25'26"E	40.73'	105.00'	40.99'	022°22'02"
C30	S72°36'33"W	28.67'	15.00'	38.14'	145°41'56"
C31	S47°14'15"E	94.50'	215.00'	95.28'	025°23'31"
C32	S70°53'51"E	81.78'	215.00'	82.29'	021°55'43"
C33	S66°20'03"E	74.60'	150.00'	75.39'	028°47'51"
C34	N83°43'23"E	80.39'	150.00'	81.39'	031°05'15"
C35	N56°08'42"W	24.78'	15.00'	29.15'	111°21'06"
C36	N44°25'16"E	21.17'	15.00'	23.50'	089°46'49"
C37	S65°03'24"E	12.98'	15.00'	13.42'	051°15'53"
C38	S19°49'56"E	10.06'	15.00'	10.26'	039°11'02"



OFFICIAL RECORDS BOOK 7901, PAGE 1767



TRACT "B" (LIFT STATION)

OFFICIAL RECORDS BOOK 3426, PAGE 270

POINT OF BEGINNING SE CORNER OF TRACT 11

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

LeverRock PLACE

A REPLAT OF A PORTION OF TRACT 10 AND TRACT 11, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD #7-478, ALSO KNOWN AS LENOX AVENUE

PLAT BOOK **7D** PAGE **167**
 SHEET 4 OF 4 SHEETS
 SEE SHEET 2 FOR NOTES & LEGEND



OFFICIAL RECORDS BOOK 5489, PAGE 4690

A PORTION OF TRACT 10, BLOCK 2, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 7465, PAGE 1669

OFFICIAL RECORDS BOOK 7901, PAGE 1768

OFFICIAL RECORDS BOOK 7901, PAGE 1767

LENOX AVENUE
 (VARIABLE WIDTH RIGHT OF WAY)

ADELENA LANE

ADELENA COURT

TRACT "A"
 (LANDSCAPING)

GRAPHIC SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°10'18"E	26.04'
L2	S08°08'17"W	5.00'
L4	N89°31'51"E	19.23'
L5	S89°45'35"W	5.27'

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S12°55'16"E	44.14'	100.00'	44.50'	025°29'55"
C2	N12°57'19"W	44.02'	100.00'	44.38'	025°25'49"
C4	S44°49'31"W	35.36'	25.00'	39.27'	090°00'22"
C5	S12°55'27"E	33.09'	75.00'	33.37'	025°29'33"
C6	N12°57'19"W	55.03'	125.00'	55.48'	025°25'49"
C7	S41°03'04"E	32.68'	25.00'	35.61'	081°37'18"
C8	N79°01'53"E	16.37'	25.00'	16.67'	038°12'48"
C9	S62°23'10"W	3.86'	45.00'	3.87'	004°55'21"
C10	N57°48'45"W	75.77'	45.00'	90.07'	114°40'50"
C26	N04°43'34"W	11.73'	75.00'	11.74'	008°58'19"
C27	N17°26'28"W	21.47'	75.00'	21.54'	016°27'30"
C28	S12°55'16"E	55.17'	125.00'	55.63'	025°29'55"
C29	N42°36'49"W	33.74'	25.00'	37.04'	084°53'02"

PREPARED BY
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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