

Approved 3/11/2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved March 9, 2020
Date
[Signature]
for General Counsel

Liberty Square South Phase 1

PLAT BOOK **75** PAGE **25**

A REPLAT OF A PORTION OF TRACTS 10 AND 11, BLOCK 1, A PORTION OF TRACT 16, BLOCK 2, A PORTION OF TRACTS 1 AND 2, BLOCK 3 AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF TRACTS 10 AND 11, BLOCK 1, A PORTION OF TRACT 16, BLOCK 2, A PORTION OF TRACTS 1 AND 2, BLOCK 3 AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT 1, AS SHOWN ON THE PLAT OF LIBERTY SQUARE PHASE 1, AS RECORDED IN PLAT BOOK 71, PAGES 28 THROUGH 35, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 38°45'01" EAST, 170.00 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FOW-MIA MEMORIAL PARKWAY (FORMERLY KNOWN AS NEW WORLD AVENUE, A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 51°14'59" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 812.05 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, AN ARC DISTANCE OF 300.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°01'46" WEST, 299.06 FEET; THENCE SOUTH 00°00'00" EAST, 867.78 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 386, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°20'11" EAST, ALONG LAST SAID LINE, 539.34 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 82.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°58'56" EAST, 82.15 FEET; THENCE NORTH 00°00'00" EAST, 144.61 FEET; THENCE NORTH 90°00'00" WEST, 36.33 FEET; THENCE NORTH 00°00'00" EAST, 290.00 FEET; THENCE NORTH 90°00'00" EAST, 95.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 35.36 FEET; THENCE NORTH 90°00'00" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 5.00 FEET; THENCE NORTH 00°00'00" EAST, 200.71 FEET; THENCE NORTH 58°57'40" WEST, 140.05 FEET; THENCE SOUTH 64°55'37" WEST, 242.89 FEET; THENCE NORTH 90°00'00" WEST, 270.00 FEET; THENCE NORTH 00°00'00" EAST, 94.92 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 30.01 FEET; THENCE NORTH 00°01'00" WEST, 50.00 FEET; THENCE NORTH 90°00'00" EAST, 85.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 42.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°18'43" EAST, 42.07 FEET; THENCE NORTH 19°22'33" WEST, 126.06 FEET; THENCE NORTH 20°07'51" WEST, 55.69 FEET; THENCE NORTH 28°58'58" WEST, 50.69 FEET; THENCE NORTH 05°27'01" WEST, 23.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 11.45 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HERINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LIBERTY SQUARE SOUTH PHASE 1, 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 RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS 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 ADJUTING 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.

THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL 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 AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 LIBERTY SQUARE SOUTH PHASE 1. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS, AND SHALL BE SUBJECT TO IT, 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.

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.

TRACTS 1 AND 2 (LANDSCAPE/ BUFFER) 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.

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.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGING PARTNER.

THIS 24TH DAY OF February, A.D., 2020.

PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

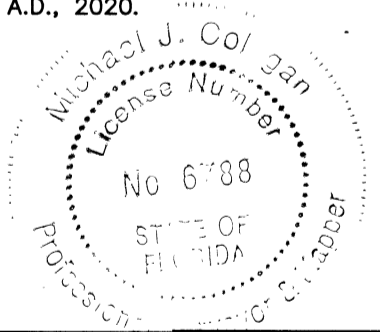
[Signature]
GREGORY E. MATOVINA
AS MANAGING PARTNER
WITNESS: [Signature]
PRINT NAME: Joel Doytche Jr
WITNESS: [Signature]
PRINT NAME: Sharon Husson

NOTARY FOR PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24TH DAY OF February, 2020, A.D., BY GREGORY E. MATOVINA, AS MANAGING PARTNER OF PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
PRINT NAME: SARA JO HALL

MY COMMISSION EXPIRES: 8/27/21
SERIAL NO. GA131069



REVIEWS
OFFICE: SRP
FIELD: VRP
CHECKED BY
DRAFT: SRP
CLOSURES/DATA: SRP
COVER SHEET: SRP
PRMS: VRP

CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 75, PAGES 25-28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 11TH DAY OF MARCH, 2020.
[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT

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, OF THE ORDINANCE CODE.

BY [Signature] 3-11-20
JOHN PAPPAS, P.E. DATE
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 11TH DAY OF MARCH, 2020.

[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902



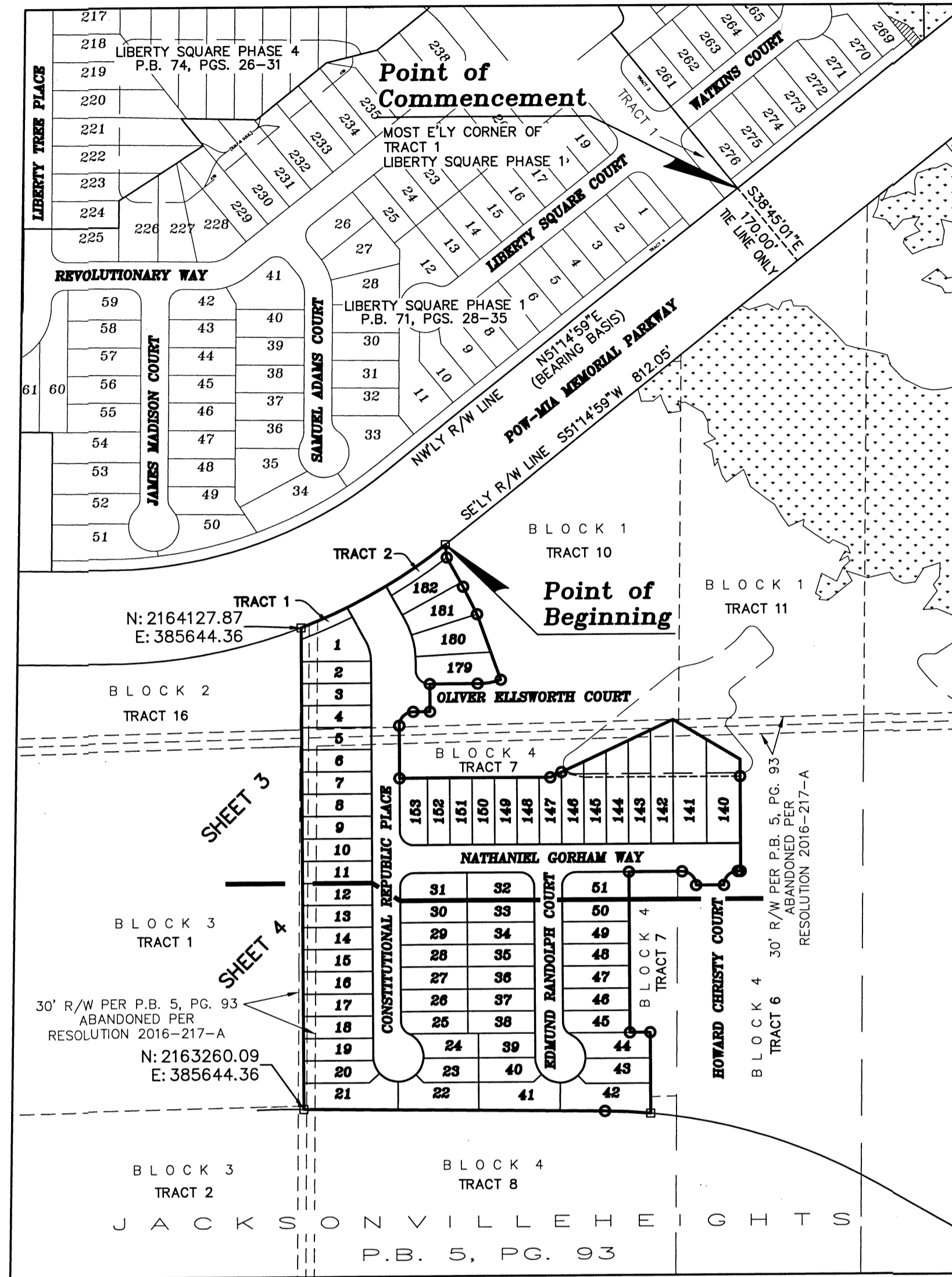
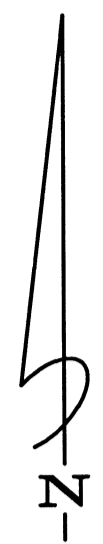
CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.011

Liberty Square South Phase 1

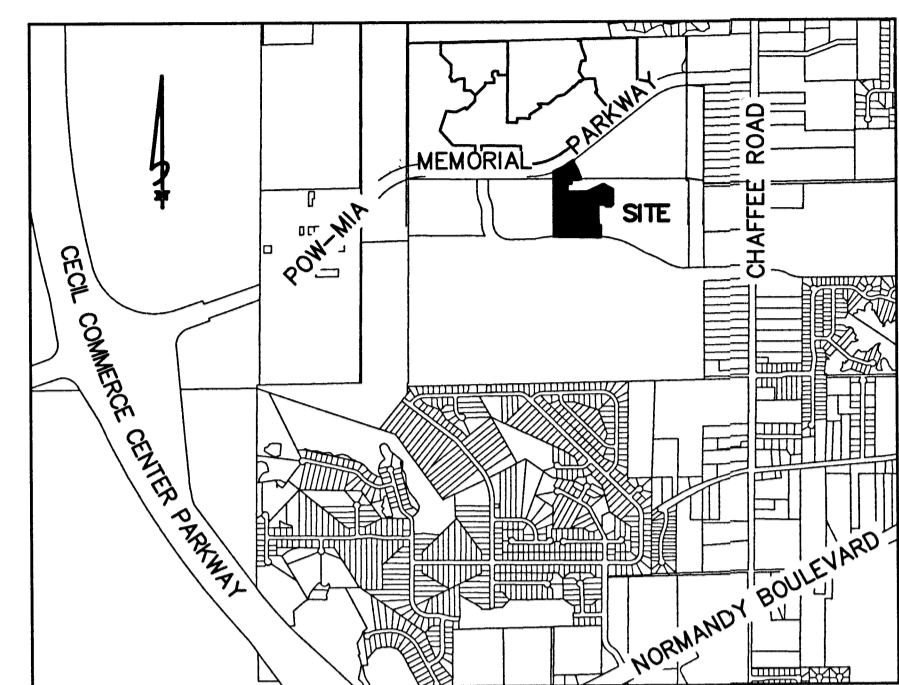
PLAT BOOK 15 PAGE 26

A REPLAT OF A PORTION OF TRACTS 10 AND 11, BLOCK 1, A PORTION OF TRACT 16, BLOCK 2, A PORTION OF TRACTS 1 AND 2, BLOCK 3 AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS
69 LOTS AND 2 TRACTS THIS PHASE



- LEGEND**
- R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA
 - R/W = RIGHT OF WAY
 - FKA = FORMERLY KNOWN AS
 - L1 = TABULATED LINE DATA
 - C1 = TABULATED CURVE DATA
 - (R) = PROPERTY LINE RADIAL TO R/W
 - CH = CHORD DISTANCE
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - R.P. = RADIUS POINT
 - U.E. = UTILITY EASEMENT
 - S.F. = AREA SQUARE FEET
 - D.E. = DRAINAGE EASEMENT
 - T.L. = TRAVERSE LINE
 - A.T.O.B. = APPROXIMATE TOP OF BANK
 - T.L.O. = TRAVERSE LINE ONLY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - S.M.F. = STORMWATER MANAGEMENT FACILITY
 - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - JEA-E. = JEA EASEMENT
 - JEA-E.E. = JEA EQUIPMENT EASEMENT
 - U.D.&A.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
 - AICUZ = AIR INSTALLATION COMPATIBLE USE ZONE
- = 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 3731"
 - = 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
 - ± = DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK
- DENOTES UPLAND BUFFER
 - DENOTES WETLANDS



GENERAL NOTES

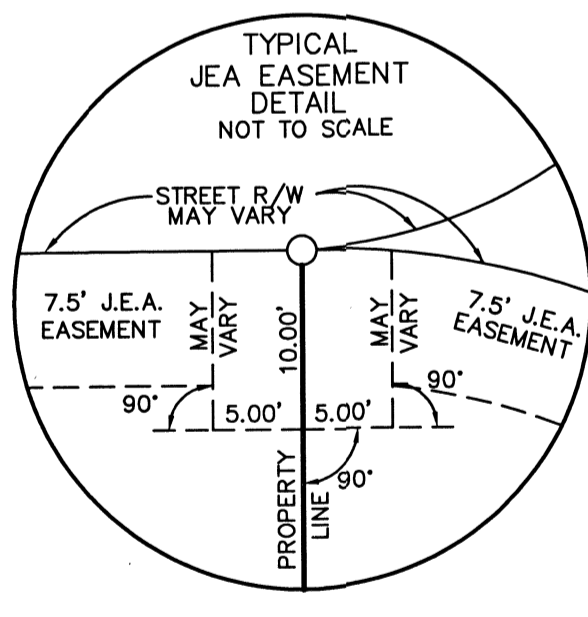
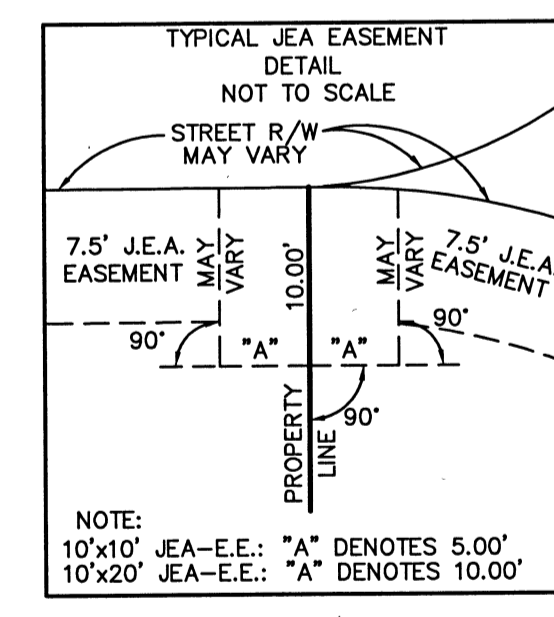
1. BEARINGS SHOWN HEREON ARE BASED ON THE NWLY R/W LINE OF NEW WORLD AVENUE, AS N 5114'59" E PER PLAT OF LIBERTY SQUARE PHASE 1 (P.B. 71, PGS. 28-35).
N 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397923.43 ZONE NAD 1983/1990 NGS ADJUSTMENT.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0340, SUFFIX H, DATED JUNE 3, 2013. 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. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. 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 SUBJECT TO REMOVAL BUT BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
9. 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
10. "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.
11. "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
12. THE TRACT LINES AND RIGHT-OF-WAY FROM THE PLAT OF JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ARE BEING SHOWN ON THIS PLAT SOLELY FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF F.S. 177.091(15).
13. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
14. "NOTICE: INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRON ZONE AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS."
15. LOTS 8-22, INCLUSIVE, ARE SUBJECT TO THE AIRPORT NOTICE ZONE.
16. AICUZ AIRPORT NOTICE ZONE SHOWN HEREON WAS PROVIDED BY THE CITY OF JACKSONVILLE.

INDEX MAP

NOT TO SCALE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

O.R.B. 12405, PG. 812 SPECIAL WARRANTY DEED COVENANTS	AFFECTS SITE
O.R.B. 13349, PG. 957 CORRECTIVE SPECIAL WARRANTY DEED	AFFECTS SITE
O.R.B. 13526, PG. 406 AGREEMENT	AFFECTS SITE
O.R.B. 17734, PG. 1413 MEMORANDUM OF MOBILITY FEE	DOES NOT AFFECT SITE
O.R.B. 18051, PG. 1115 FIRST AMENDMENT	DOES NOT AFFECT SITE
O.R.B. 18883, PG. 2003 MEMORANDUM OF MOBILITY FEE	AFFECTS SITE



COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

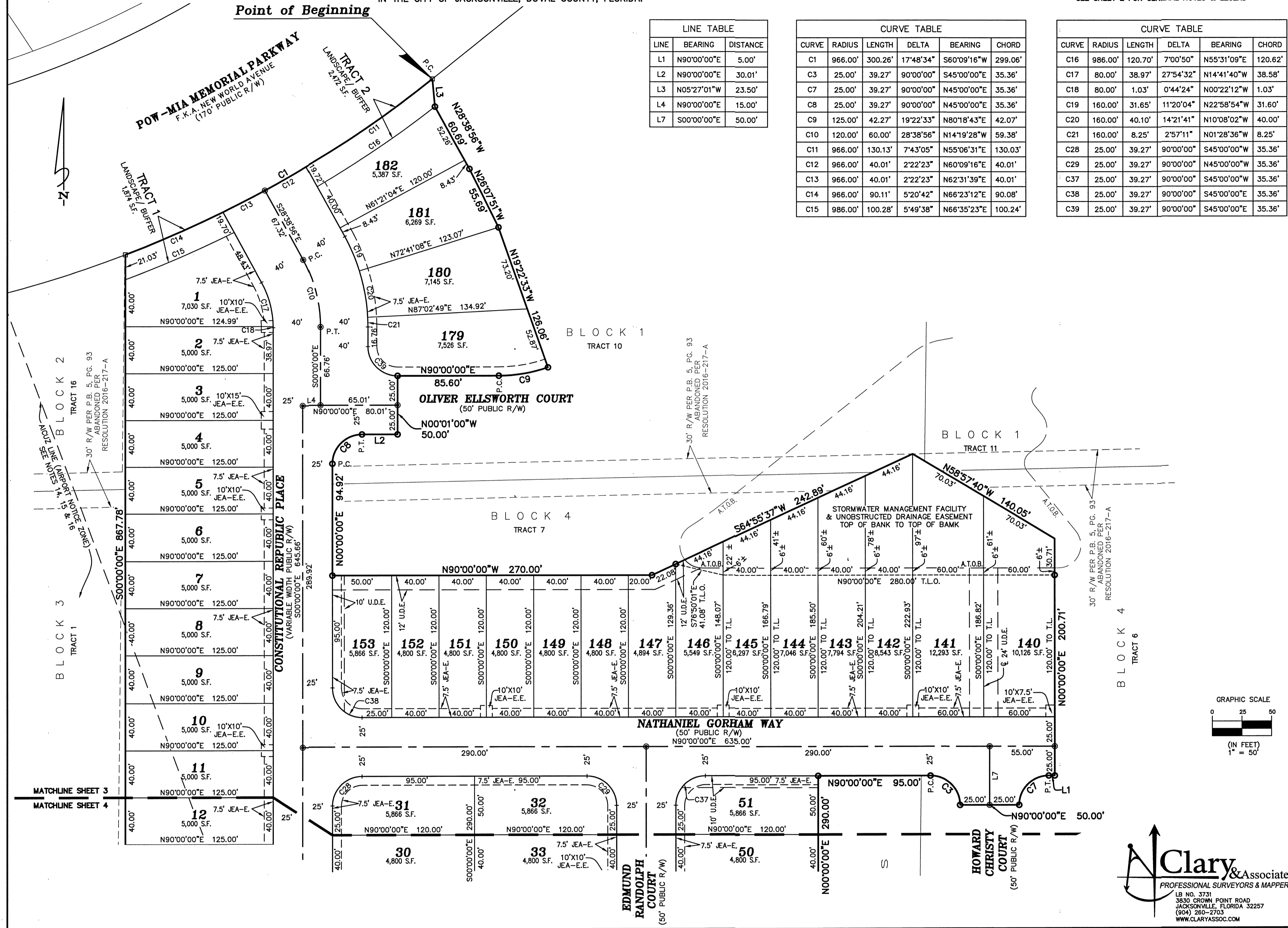


CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.011

Liberty Square South Phase 1

A REPLAT OF A PORTION OF TRACTS 10 AND 11, BLOCK 1, A PORTION OF TRACT 16, BLOCK 2, A PORTION OF TRACTS 1 AND 2, BLOCK 3 AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

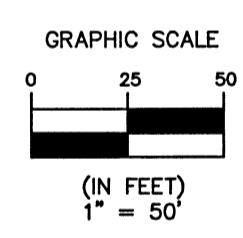
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L1	N90°00'00"E	5.00'
L2	N90°00'00"E	30.01'
L3	N05°27'01"W	23.50'
L4	N90°00'00"E	15.00'
L7	S00°00'00"E	50.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	966.00'	300.26'	17°48'34"	S60°09'16"W	299.06'
C3	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C7	25.00'	39.27'	90°00'00"	N45°00'00"E	35.36'
C8	25.00'	39.27'	90°00'00"	N45°00'00"E	35.36'
C9	125.00'	42.27'	19°22'33"	N80°18'43"E	42.07'
C10	120.00'	60.00'	28°38'56"	N14°19'28"W	59.38'
C11	966.00'	130.13'	7°43'05"	N55°06'31"E	130.03'
C12	966.00'	40.01'	2°22'23"	N60°09'16"E	40.01'
C13	966.00'	40.01'	2°22'23"	N62°31'39"E	40.01'
C14	966.00'	90.11'	5°20'42"	N66°23'12"E	90.08'
C15	966.00'	100.28'	5°49'38"	N66°35'23"E	100.24'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	986.00'	120.70'	7°00'50"	N55°31'09"E	120.62'
C17	80.00'	38.97'	27°54'32"	N14°41'40"W	38.58'
C18	80.00'	1.03'	0°44'24"	N00°22'12"W	1.03'
C19	160.00'	31.65'	11°20'04"	N22°58'54"W	31.60'
C20	160.00'	40.10'	14°21'41"	N10°08'02"W	40.00'
C21	160.00'	8.25'	2°57'11"	N01°28'36"W	8.25'
C28	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'
C29	25.00'	39.27'	90°00'00"	N45°00'00"W	35.36'
C37	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'
C38	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C39	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'



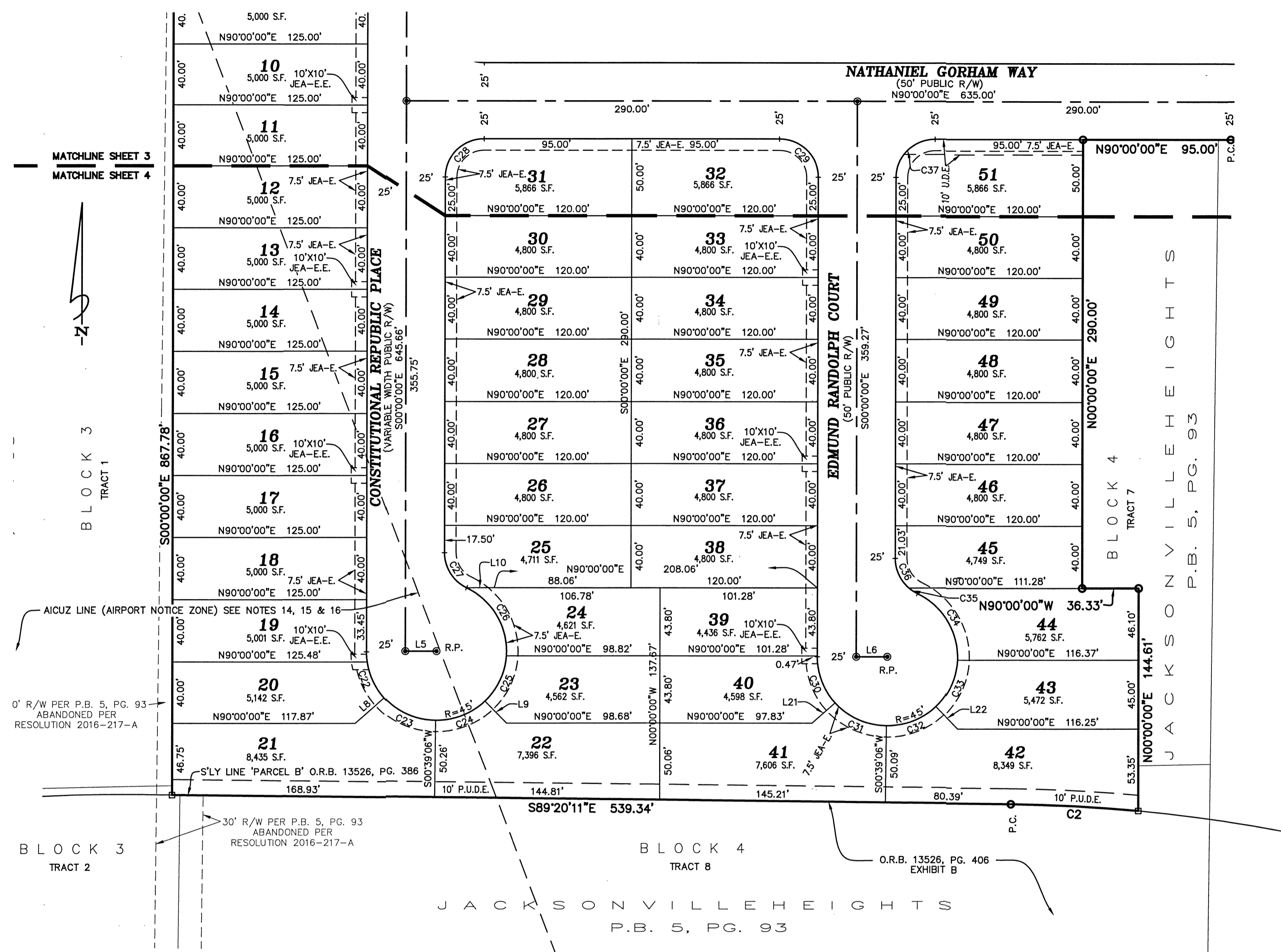
Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 (FL NO. 3721)
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.011

Liberty Square South Phase 1

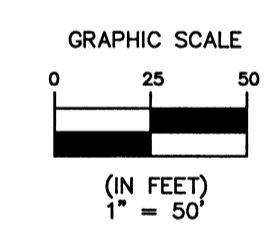
A REPLAT OF A PORTION OF TRACTS 10 AND 11, BLOCK 1, A PORTION OF TRACT 16, BLOCK 2, A PORTION OF TRACTS 1 AND 2, BLOCK 3 AND A PORTION OF TRACTS 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	5.00'
L5	N90°00'00"E	20.00'
L7	S00°00'00"E	50.00'
L8	N48°14'11"E	24.88'
L9	N43°51'59"W	20.00'
L10	S89°42'57"W	17.66'
L21	S48°11'11"W	20.00'
L22	N43°54'32"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	1000.00'	82.17'	4°42'28"	S86°58'56"E	82.15'
C3	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C7	25.00'	39.27'	90°00'00"	N45°00'00"E	35.36'
C22	45.00'	32.80'	41°45'49"	S20°52'55"E	32.08'
C23	45.00'	37.37'	47°35'05"	S65°33'22"E	36.31'
C24	45.00'	34.96'	44°31'05"	N68°23'33"E	34.09'
C25	45.00'	33.17'	42°14'11"	N25°00'55"E	32.43'
C26	45.00'	53.82'	68°31'13"	N30°21'47"W	50.67'
C27	25.00'	28.20'	64°37'23"	S32°18'42"E	26.73'
C28	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'
C29	25.00'	39.27'	90°00'00"	N45°00'00"W	35.36'
C30	45.00'	32.84'	41°48'49"	S20°54'25"E	32.12'
C31	45.00'	37.33'	47°32'05"	S65°34'52"E	36.27'
C32	45.00'	35.00'	44°33'38"	N68°22'17"E	34.12'
C33	45.00'	34.37'	43°45'43"	N24°12'37"E	33.54'
C34	45.00'	52.58'	66°57'08"	N31°08'49"W	49.64'
C35	25.00'	6.65'	15°15'00"	S56°59'53"E	6.63'
C36	25.00'	21.54'	49°22'23"	S24°41'12"E	20.88'
C37	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'



CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.011