

Liberty Square South Phase 2

PLAT BOOK 76 PAGE 171

SHEET 1 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 2/9/21 Date
[Signature]
City Engineer
for Director of Public Works
Approved 2/8/21 Date
[Signature]
for General Counsel

A REPLAT OF A PORTION OF TRACTS 10, 11, 12 AND 13, BLOCK 1 AND A PORTION OF TRACTS 3, 4, 5, 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.

CAPTION

A PORTION OF TRACTS 10, 11, 12 AND 13, BLOCK 1 AND A PORTION OF TRACTS 3, 4, 5, 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, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT 2, AS SHOWN ON THE PLAT OF LIBERTY SQUARE SOUTH PHASE 1, AS RECORDED IN PLAT BOOK 76, PAGES 25 THROUGH 28, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHERLY, SOUTHEASTERLY, WESTERLY, SOUTHWESTERLY, EASTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG EASTERLY LINE OF SAID PLAT OF LIBERTY SQUARE SOUTH PHASE 1, RUN THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 05°27'01" EAST, 23.50 FEET; COURSE NO. 2: SOUTH 28°38'56" EAST, 60.69 FEET; COURSE NO. 3: SOUTH 26°07'51" EAST, 55.69 FEET; COURSE NO. 4: SOUTH 19°22'33" EAST, 126.06 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY, 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 SOUTH 80°18'43" WEST, 42.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 90°00'00" WEST, 85.60 FEET; COURSE NO. 7: SOUTH 00°01'00" EAST, 50.00 FEET; COURSE NO. 8: NORTH 90°00'00" WEST, 30.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 9: SOUTHWESTERLY, 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 SOUTH 45°00'00" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: SOUTH 00°00'00" FEET, 94.92 FEET; COURSE NO. 11: NORTH 00°00'00" EAST, 270.00 FEET; COURSE NO. 12: NORTH 64°53'37" EAST, 242.89 FEET; COURSE NO. 13: SOUTH 58°57'40" EAST, 140.05 FEET; COURSE NO. 14: SOUTH 00°00'00" WEST, 200.71 FEET; COURSE NO. 15: NORTH 90°00'00" WEST, 5.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 16: SOUTHWESTERLY, 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 SOUTH 45°00'00" WEST, 35.36 FEET; COURSE NO. 17: NORTH 90°00'00" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 18: NORTHWESTERLY, 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 NORTH 45°00'00" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 19: NORTH 90°00'00" WEST, 95.00 FEET; COURSE NO. 20: SOUTH 00°00'00" WEST, 290.00 FEET; COURSE NO. 21: NORTH 90°00'00" EAST, 36.33 FEET; COURSE NO. 22: SOUTH 00°00'00" EAST, 144.61 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13526, PAGE 386, OF SAID CURRENT PUBLIC RECORDS AND THE ARC OF A CURVE LEADING EASTERLY, THENCE EASTERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 420.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°20'09" EAST, 425.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 60°02'35" EAST, 159.94 FEET; COURSE NO. 3: SOUTH 65°45'28" EAST, 200.86 FEET; COURSE NO. 4: SOUTH 60°02'35" EAST, 112.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 242.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°36'32" EAST, 240.59 FEET; COURSE NO. 6: NORTH 88°56'38" EAST, 20.99 FEET; THENCE NORTH 01°11'39" EAST, 1078.49 FEET; THENCE NORTH 50°51'59" WEST, 1230.70 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF POW-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 OF POW-MIA MEMORIAL PARKWAY, 646.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 36.13 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LIBERTY SQUARE SOUTH PHASE 2, 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 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.

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 2. 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.

TRACT 1 (LANDSCAPE/ BUFFER), TRACTS 2 AND 5 (STORMWATER MANAGEMENT FACILITY), TRACT 3 (LINEAR PARK), TRACT 4 (RECREATION) AND TRACT 6 (PRESERVATION) 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.

THOSE EASEMENTS DESIGNATED AS "JEA-U.E." (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; 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 PURPOSES OF ACCESS, INGRESS AND EGRESS OVER ALL THE LANDS DESIGNATED AS UNOBSTRUCTED DRAINAGE & ACCESS 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 2nd DAY OF February, A.D., 2021.

PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

[Signature]
GREGORY E. MATOVINA
AS PRESIDENT OF MATOVINA & COMPANY,
A FLORIDA CORPORATION, MANAGING
PARTNER OF PATRIOT RIDGE, LLP

WITNESS: [Signature]
PRINT NAME: Sharon A. Husson
WITNESS: [Signature]
PRINT NAME: Sara Jo Hall

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 2nd DAY OF February, 2021, A.D., BY GREGORY E. MATOVINA, AS PRESIDENT OF MATOVINA & COMPANY, A FLORIDA CORPORATION, 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: Sharon A. Husson

MY COMMISSION EXPIRES: 12/11/23
SERIAL NO. 06735193

CONSENT AND JOINER TO PLAT DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 19156, PAGE 1078, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), 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.

BY: [Signature]
PRINT NAME: Zabrina J. Scott
TITLE: Vice President

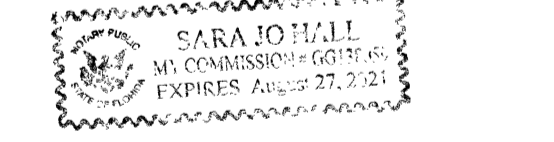
WITNESS: [Signature]
PRINT NAME: Sharon A. Husson
WITNESS: [Signature]
PRINT NAME: Sara Jo Hall

NOTARY FOR AMERIS BANK, A GEORGIA BANKING CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF February, 2021, A.D., BY Zabrina J. Scott AS Vice President OF AMERIS BANK, A GEORGIA BANKING CORPORATION ON BEHALF OF THE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
PRINT NAME: Sara Jo Hall

MY COMMISSION EXPIRES: 8/27/21
SERIAL NO. 06132029



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 76, PAGES 171-178 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 10th DAY OF February, 2021.
[Signature] BY: Evelyn Anastas
JODY PHILLIPS DEPUTY CLERK
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] 2/10/21
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 9th DAY OF February, 2021.

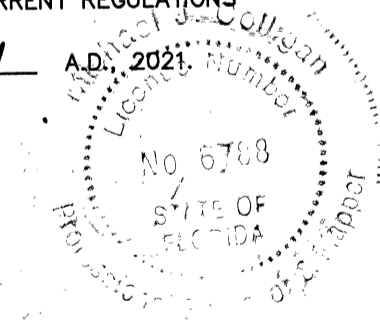
[Signature]
DANNY S. WEBER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

REVIEWS
OFFICE: SDB
FIELD: KRF
CHECKED BY
DRAFT: SDB
CLOSURES/DATE: SDB
COVER SHEET: KRF
PRMS: KRF

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.
SIGNED THE 2ND DAY OF FEBRUARY, A.D., 2021.

[Signature]
MICHAEL J. COLLIER
REGISTERED LAND SURVEYOR NO. 6788



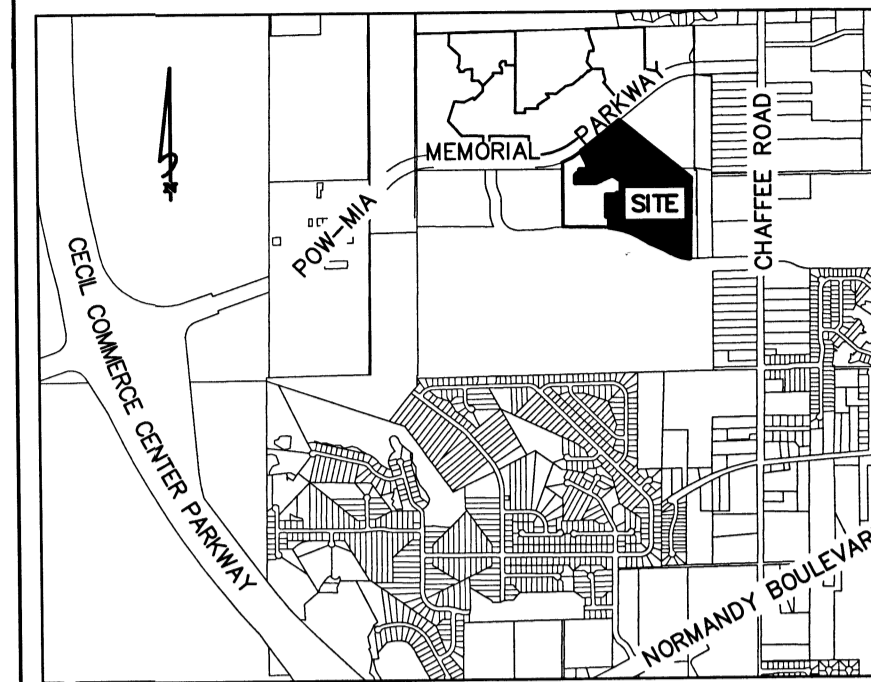
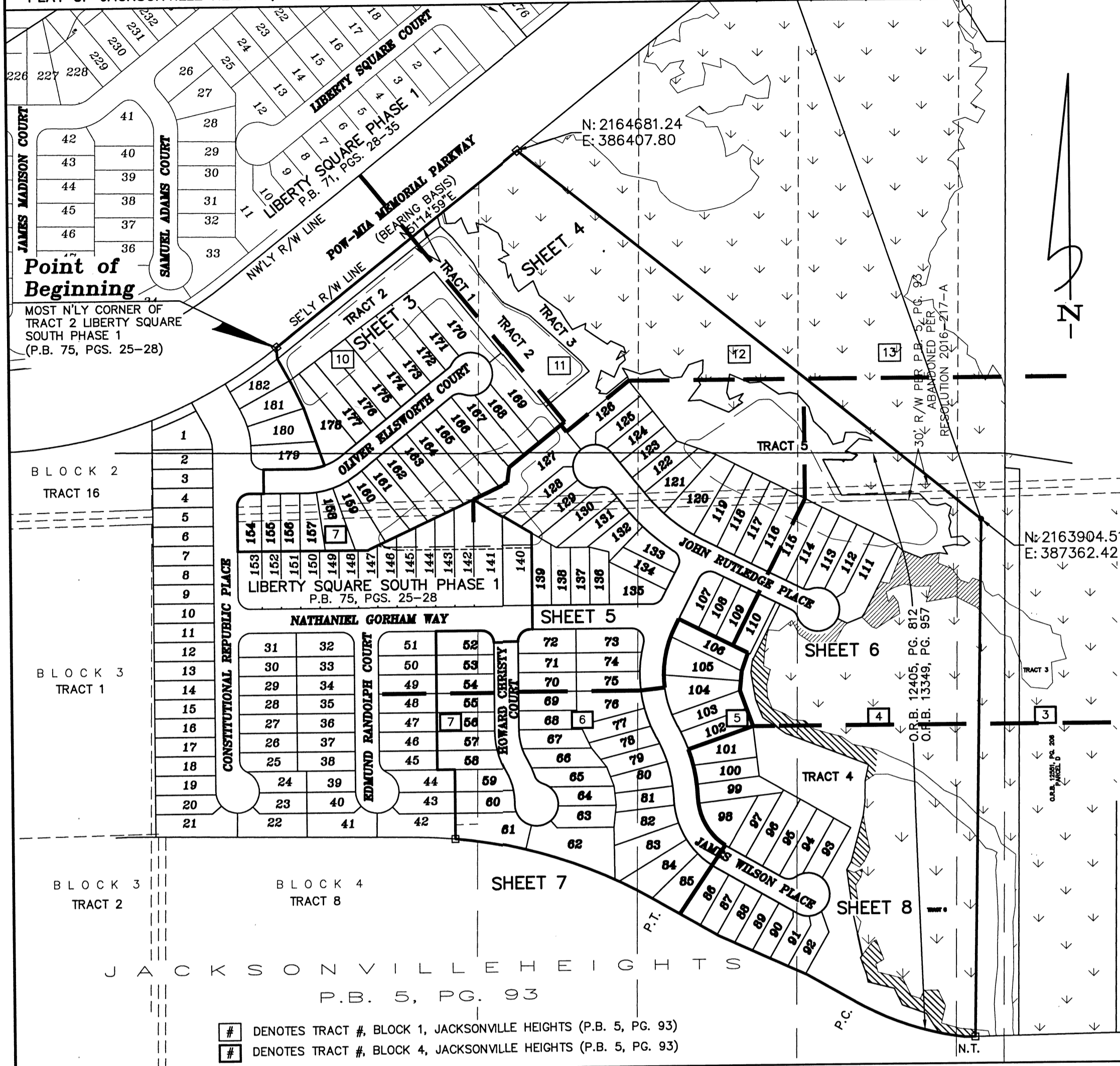
CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017

Liberty Square South Phase 2

PLAT BOOK 76 PAGE 172

A REPLAT OF A PORTION OF TRACTS 10, 11, 12 AND 13, BLOCK 1 AND A PORTION OF TRACTS 3, 4, 5, 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 8 SHEETS
113 LOTS AND 6 TRACTS THIS PHASE



LEGEND

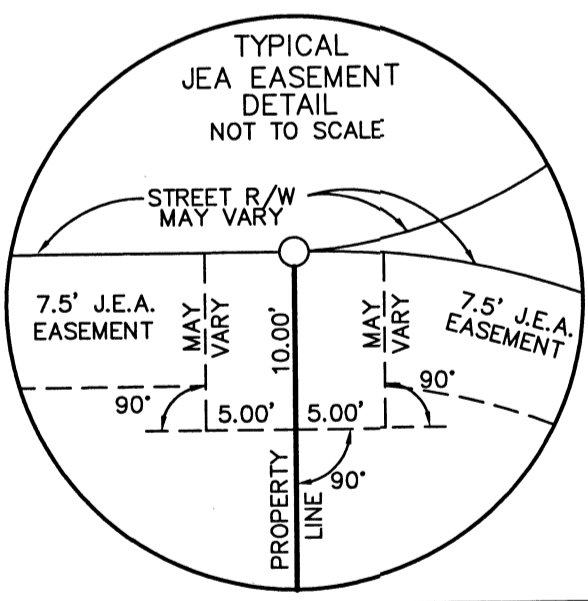
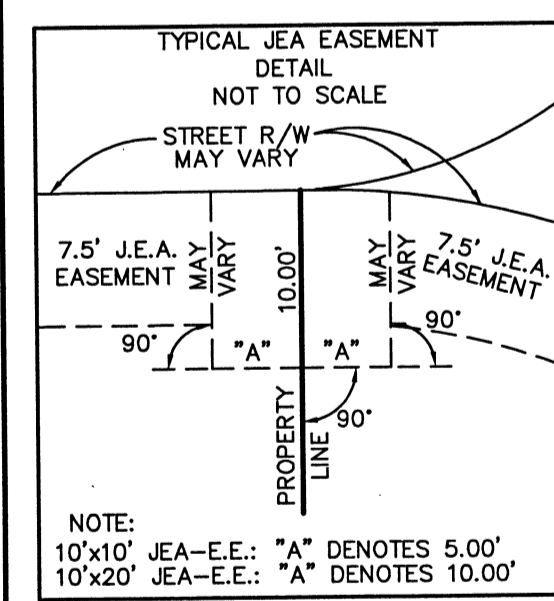
- R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA
 - R/W = RIGHT OF WAY
 - FKA = FORMERLY KNOWN AS
 - L1 = TABULATED LINE DATA
 - C1 = TABULATED CURVE DATA
 - (R) = PROPERTY LINE RADIAL TO R/W
 - CH = CHORD DISTANCE
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - R.P. = RADIUS POINT
 - U.E. = UTILITY EASEMENT
 - S.F. = AREA SQUARE FEET
 - D.E. = DRAINAGE EASEMENT
 - T.L. = TRAVERSE LINE
 - A.T.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
- ☐ = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
= 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
4± 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 51°14'59" 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. THE NUMBERING OF LOTS ON THIS PLAT DOES NOT INCLUDE ANY LOTS NUMBERED 1 THROUGH AND INCLUDING 51 OR LOTS NUMBERED 140 THROUGH AND INCLUDING 153.

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 PLATTED LANDS
 O.R.B. 13349, PG. 957 CORRECTIVE SPECIAL WARRANTY DEED AFFECTS PLATTED LANDS
 O.R.B. 13526, PG. 397 AGREEMENT BENEFITS PLATTED LANDS
 O.R.B. 19017, PG. 610 NON-EXCLUSIVE GRANT OF EASEMENT SHOWN HEREON

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

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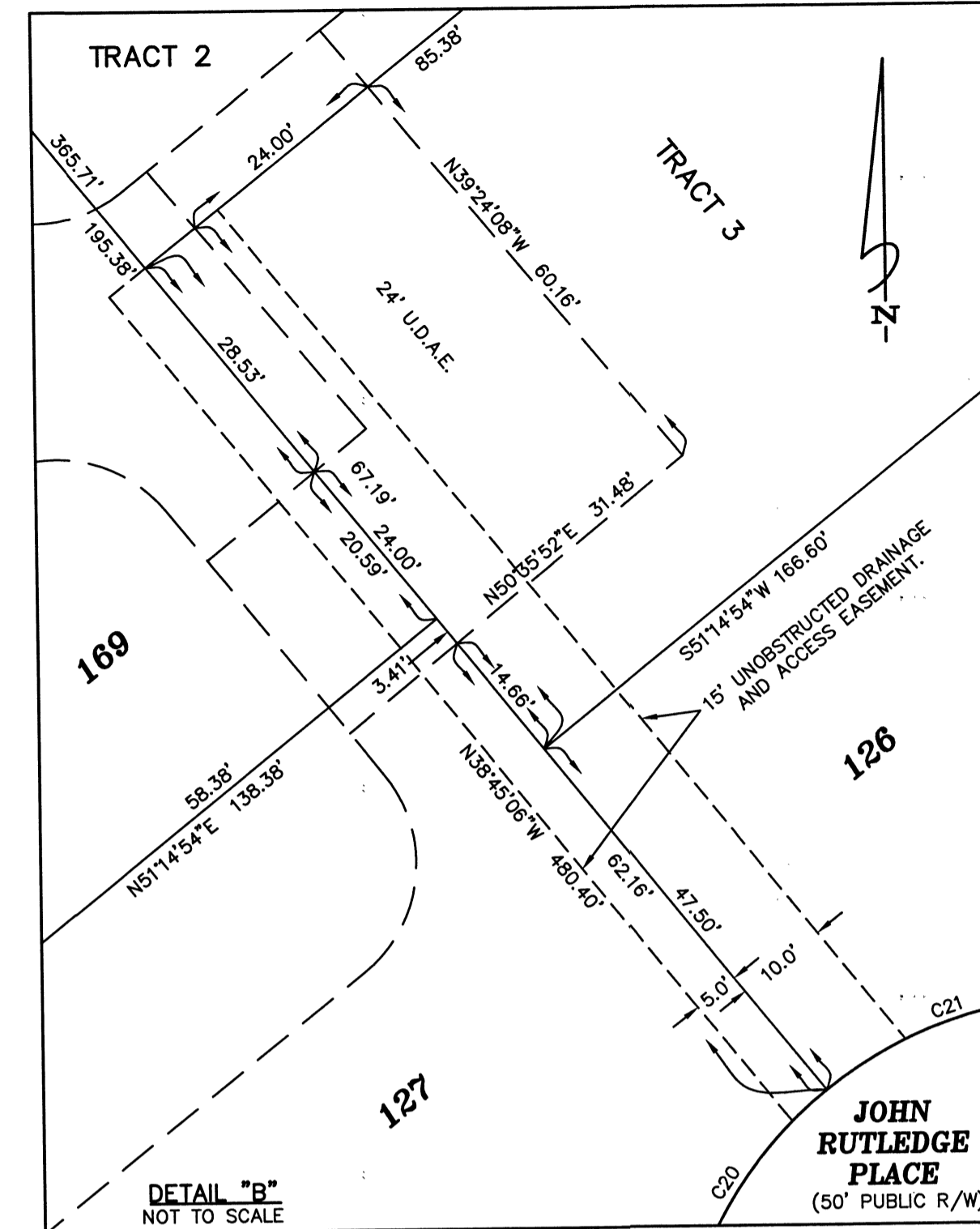
CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017

Liberty Square South Phase 2

A REPLAT OF A PORTION OF TRACTS 10, 11, 12 AND 13, BLOCK 1 AND A PORTION OF TRACTS 3, 4, 5, 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 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L1	N05°27'01"W	23.50'
L2	N90°00'00"W	30.01'
L5	N38°45'06"W	14.00'
L10	N67°07'10"E	41.59'
L11	N71°52'35"E	42.74'
L12	N02°52'05"E	33.73'
L49	S89°39'40"E	75.22'
L50	N51°59'45"E	40.00'

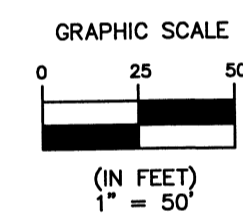
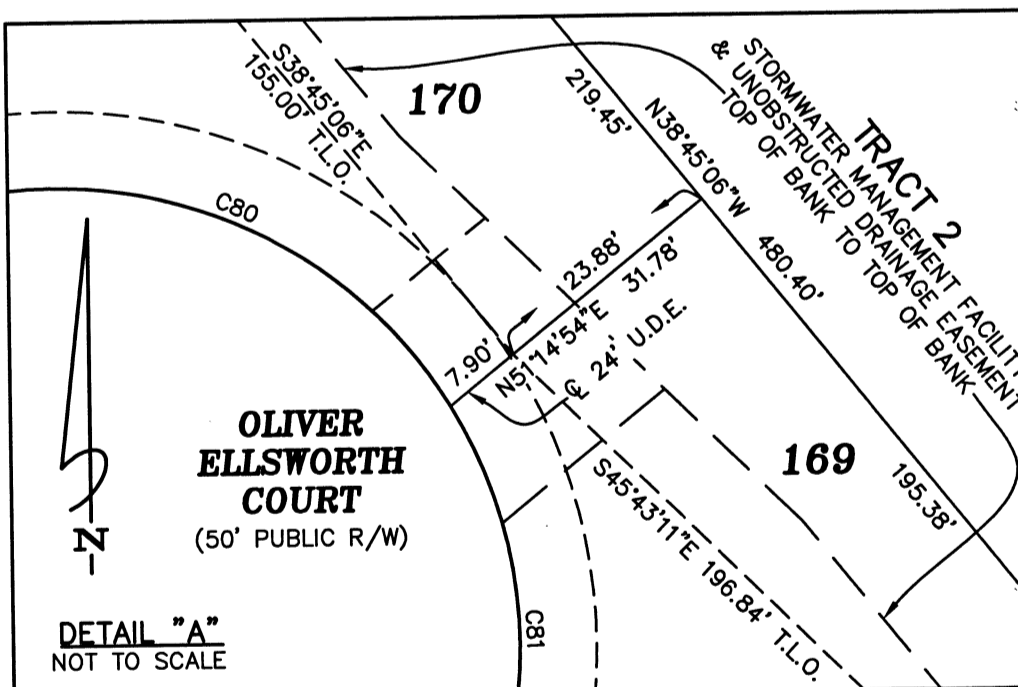
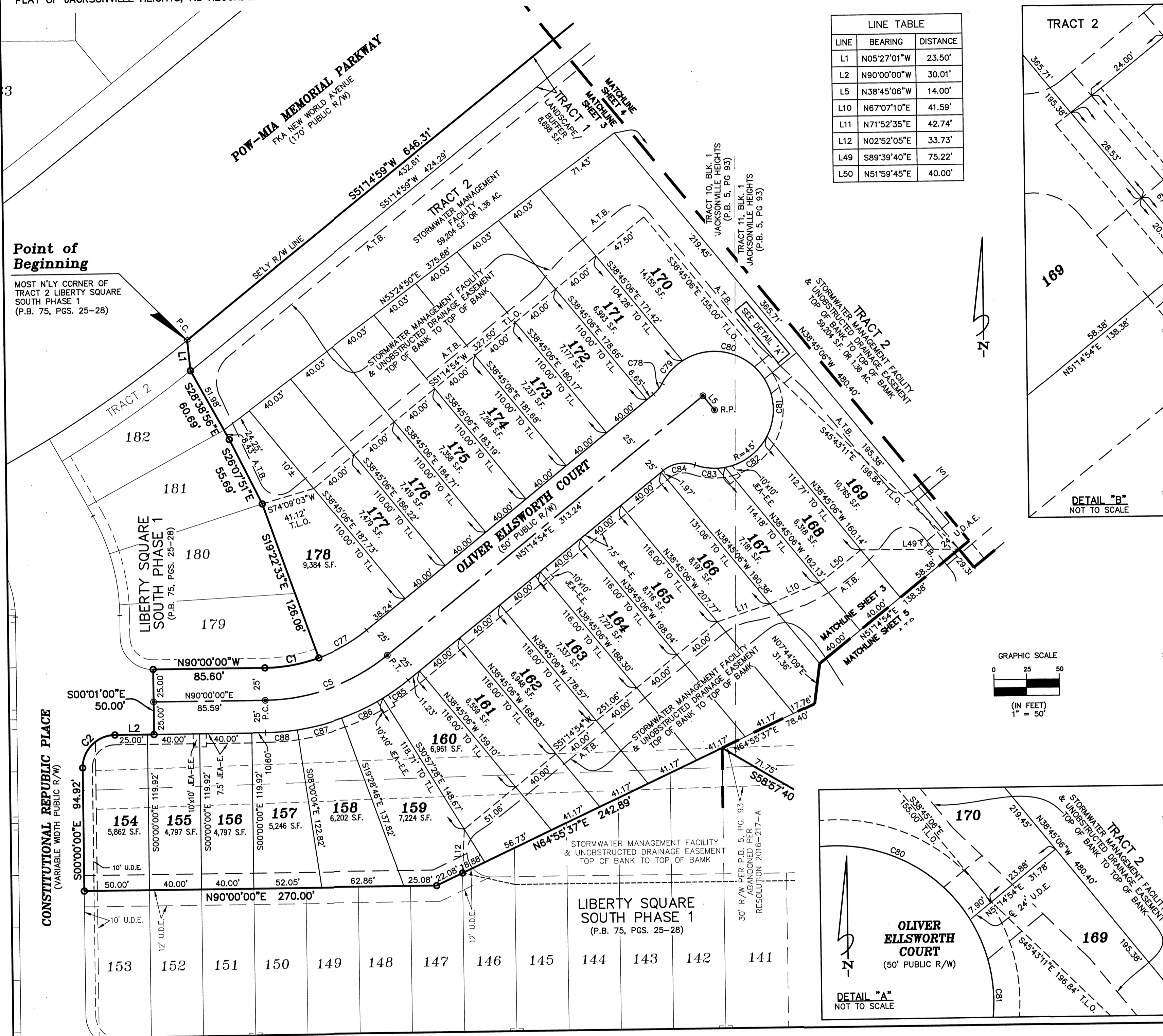


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	125.00'	42.27'	19°22'33"	S80°18'43"W	42.07'
C2	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'
C5	150.00'	101.45'	38°45'08"	N70°37'27"E	99.53'
C77	125.00'	42.27'	19°22'33"	N60°56'10"E	42.07'
C78	25.00'	10.43'	23°53'44"	N39°18'02"E	10.35'
C79	45.00'	23.78'	30°16'30"	S42°29'25"W	23.50'
C80	45.00'	71.69'	91°16'58"	N76°43'51"W	64.35'
C81	45.00'	46.16'	58°46'02"	N01°42'21"W	44.16'
C82	45.00'	41.51'	52°50'46"	N54°08'03"E	40.05'
C83	45.00'	23.38'	29°46'29"	S84°35'19"E	23.12'
C84	25.00'	25.77'	59°03'01"	S80°46'24"W	24.64'
C85	175.00'	23.81'	7°47'38"	N55°08'43"E	23.79'
C86	175.00'	35.06'	11°28'42"	N64°46'53"E	35.00'
C87	175.00'	35.06'	11°28'42"	N76°15'35"E	35.00'
C88	175.00'	24.44'	8°00'04"	N85°59'58"E	24.42'

FEMA NOTE:
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. SEE GENERAL NOTE NO. 3.



CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017



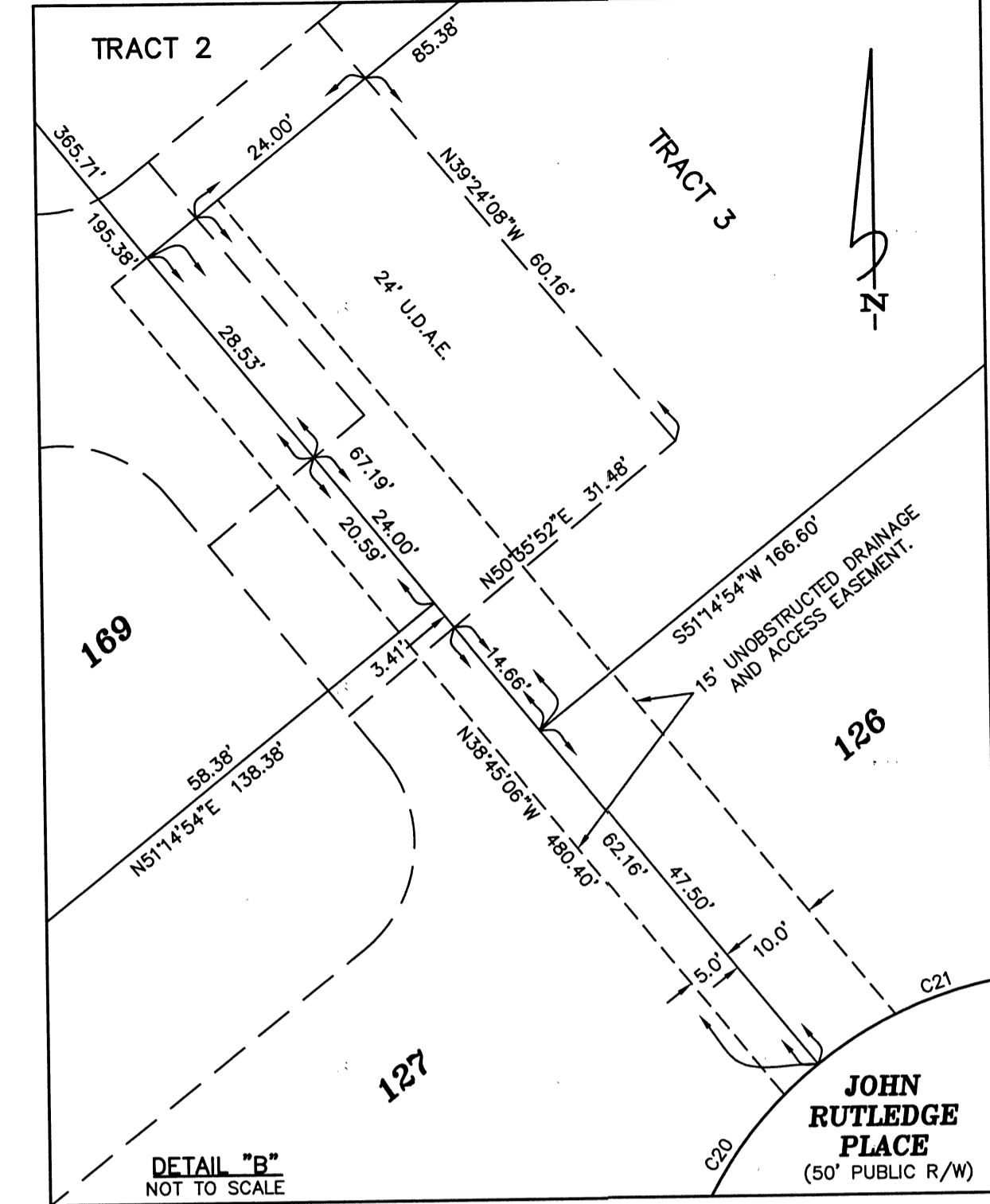
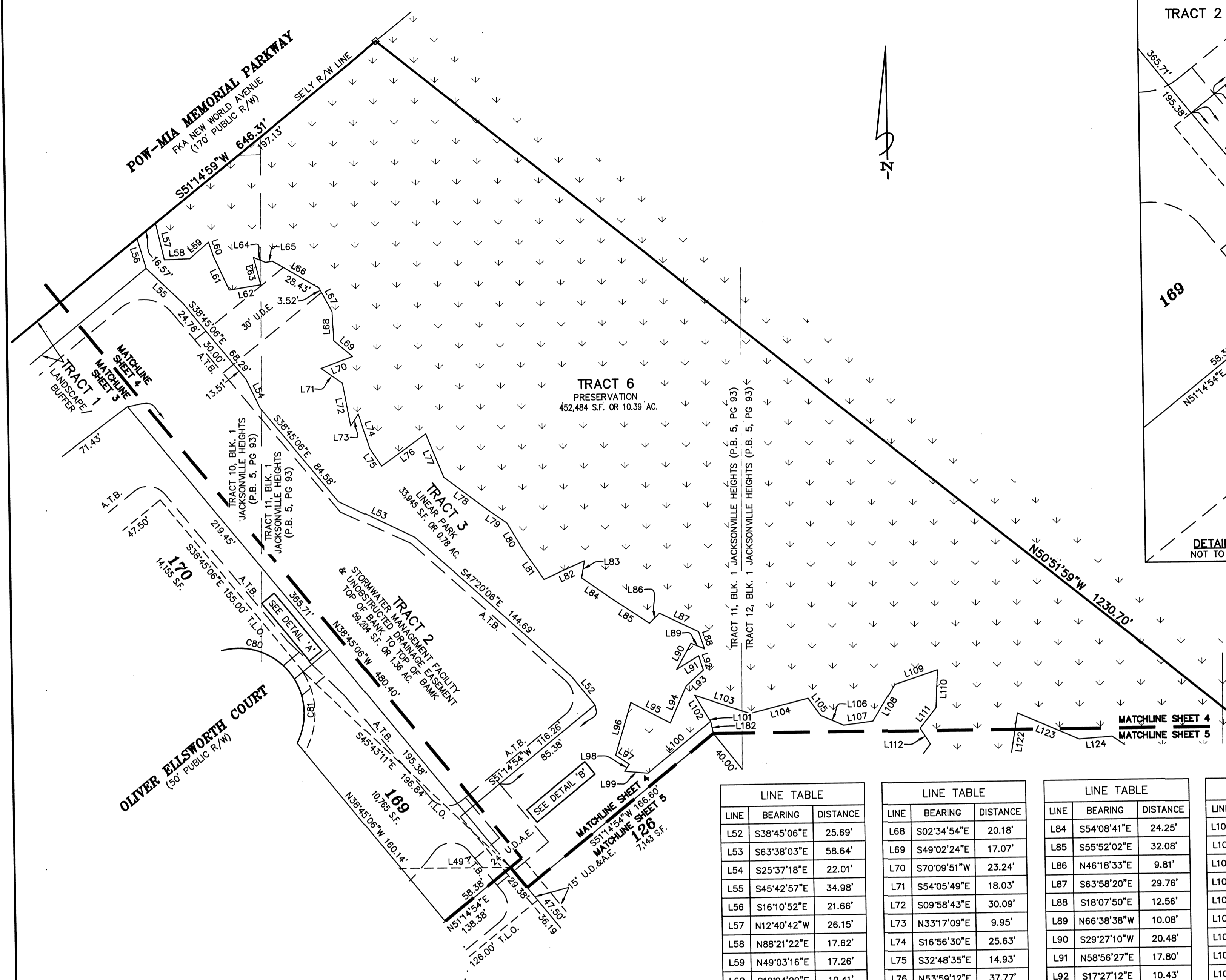
Point of Beginning
MOST NLY CORNER OF TRACT 2 LIBERTY SQUARE SOUTH PHASE 1 (P.B. 75, PGS. 25-28)

Liberty Square South Phase 2

PLAT BOOK 76 PAGE 174

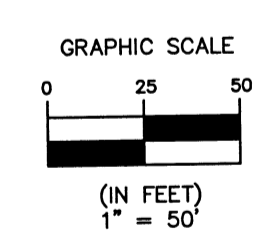
A REPLAT OF A PORTION OF TRACTS 10, 11, 12 AND 13, BLOCK 1 AND A PORTION OF TRACTS 3, 4, 5, 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



FEMA NOTE:
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	45.00'	40.69'	51°48'38"	S25°20'35"W	39.32'
C21	45.00'	32.68'	41°36'49"	S72°03'18"W	31.97'
C80	45.00'	71.69'	91°16'58"	N76°43'51"W	64.35'
C81	45.00'	46.16'	58°46'02"	N01°42'21"W	44.16'



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L52	S38°45'06"E	25.69'	L68	S02°34'54"E	20.18'	L84	S54°08'41"E	24.25'	L100	S51°14'54"W	56.28'
L53	S63°38'03"E	58.64'	L69	S49°02'24"E	17.07'	L85	S55°52'02"E	32.08'	L101	S34°56'19"E	2.40'
L54	S25°37'18"E	22.01'	L70	S70°09'51"W	23.24'	L86	N46°18'33"E	9.81'	L102	S29°58'20"E	18.66'
L55	S45°42'57"E	34.98'	L71	S54°05'49"E	18.03'	L87	S63°58'20"E	29.76'	L103	N70°57'02"E	40.10'
L56	S16°10'52"E	21.66'	L72	S09°58'43"E	30.09'	L88	S18°07'50"E	12.56'	L104	S76°18'51"W	41.34'
L57	N12°40'42"W	26.15'	L73	N33°17'09"E	9.95'	L89	N66°38'38"W	10.08'	L105	N35°26'27"W	14.59'
L58	N88°21'22"E	17.62'	L74	S16°56'30"E	25.63'	L90	S29°27'10"W	20.48'	L106	N65°58'51"W	17.29'
L59	N49°03'16"E	17.26'	L75	S32°48'35"E	14.93'	L91	N58°56'27"E	17.80'	L107	S83°02'50"W	20.29'
L60	S18°04'29"E	10.41'	L76	N53°59'12"E	37.77'	L92	S17°27'12"E	10.43'	L108	S31°23'28"W	29.66'
L61	S24°20'41"E	25.69'	L77	S21°42'13"E	32.86'	L93	S48°09'27"W	16.09'	L109	S71°43'44"W	30.95'
L62	N81°21'36"E	22.11'	L78	S52°21'04"E	36.79'	L94	S24°04'25"W	27.77'	L110	N02°52'39"E	26.04'
L63	N14°20'37"W	19.53'	L79	S54°23'47"E	17.14'	L95	N61°50'25"W	30.71'	L111	N38°35'16"E	17.99'
L64	S66°45'46"E	9.14'	L80	S30°06'49"E	21.95'	L96	S16°39'09"W	37.85'	L112	S09°04'55"W	38.87'
L65	N79°14'16"E	4.62'	L81	S34°03'18"E	25.13'	L97	S55°26'33"E	11.20'	L123	N66°11'40"W	46.27'
L66	S59°23'57"E	37.29'	L82	N65°45'52"E	30.63'	L98	S34°29'13"W	5.80'	L124	S85°54'04"W	22.82'
L67	S27°50'15"E	18.45'	L83	S09°42'19"W	12.05'	L99	S84°21'52"E	16.04'	L182	N11°40'29"W	8.63'



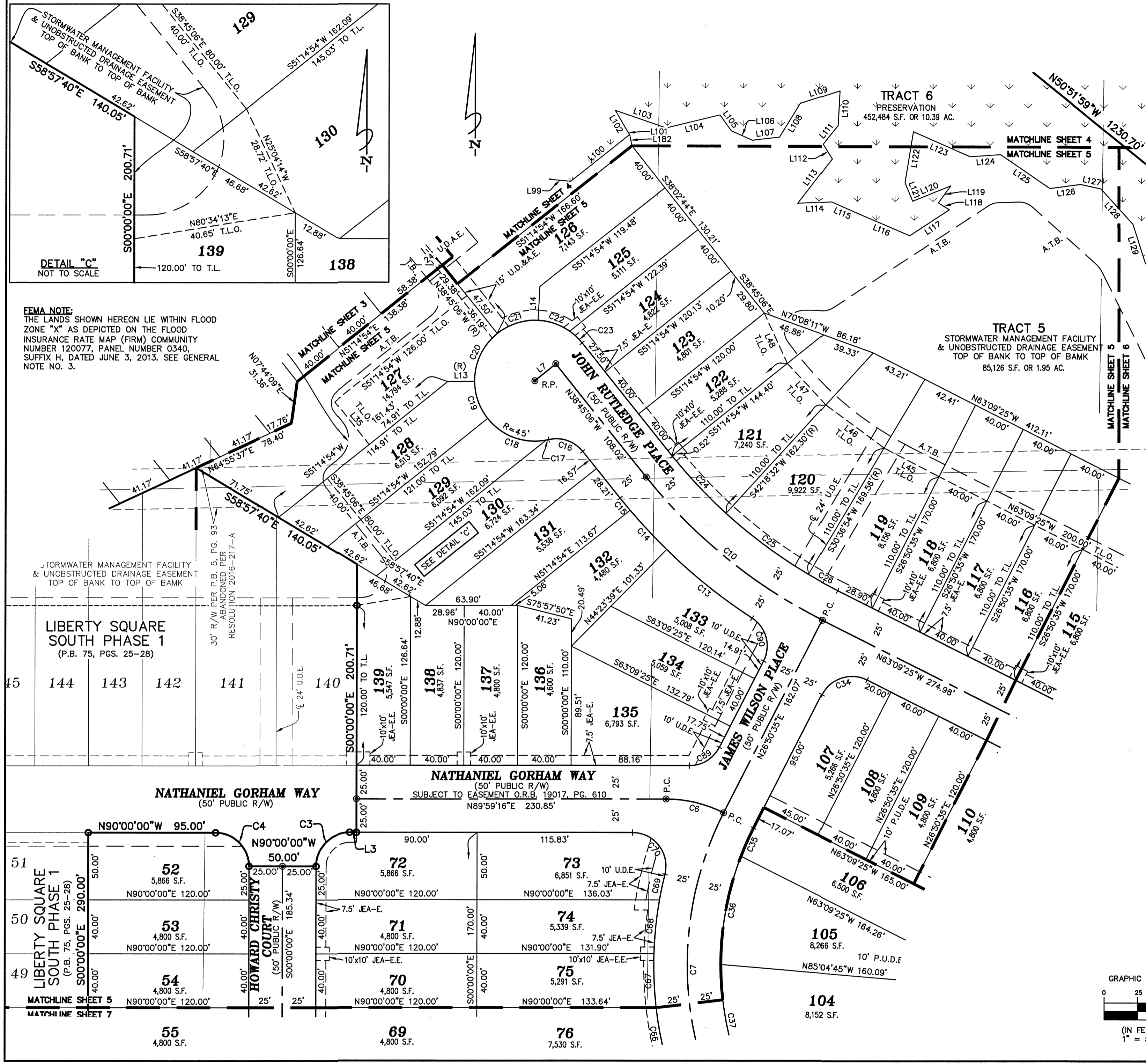
CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017

Liberty Square South Phase 2

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PLAT BOOK **76** PAGE **175**

SHEET 5 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

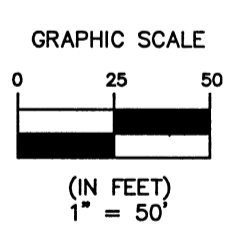


FEMA NOTE:
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0340, SUFFIX H, DATED JUNE 3, 2013. SEE GENERAL NOTE NO. 3.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	25.00'	39.27'	90°00'00"	S45°00'00"W	35.36'
C4	25.00'	39.27'	90°00'00"	N45°00'00"W	35.36'
C6	94.92'	44.49'	26°51'19"	N76°35'04"W	44.08'
C7	250.00'	241.80'	55°25'01"	S00°51'55"E	232.49'
C10	400.00'	170.38'	24°24'18"	S05°57'15"E	169.09'
C13	425.00'	81.90'	11°02'27"	S51°15'25"E	81.77'
C14	425.00'	40.01'	5°23'40"	S43°02'21"E	40.00'
C15	425.00'	11.80'	1°35'25"	S39°32'49"E	11.80'
C16	25.00'	28.20'	64°37'23"	N71°03'48"W	26.73'
C17	45.00'	1.89'	2°24'16"	N77°49'39"E	1.89'
C18	45.00'	49.05'	62°27'24"	S69°44'31"E	46.66'
C19	45.00'	29.81'	37°57'04"	S19°32'17"E	29.28'
C20	45.00'	40.69'	51°48'38"	S25°20'35"W	39.32'
C21	45.00'	32.68'	41°36'49"	S72°03'18"E	31.97'
C22	45.00'	25.33'	32°15'19"	N71°00'38"W	25.00'
C23	45.00'	12.67'	16°07'52"	N46°49'03"W	12.63'
C24	375.00'	58.51'	8°56'21"	S43°13'17"E	58.45'
C25	375.00'	76.54'	11°41'39"	S53°32'17"E	76.40'
C26	375.00'	24.69'	3°46'18"	S61°16'15"E	24.68'
C34	25.00'	39.27'	90°00'00"	S71°50'35"W	35.36'
C35	225.00'	22.97'	5°51'01"	S23°55'05"W	22.96'
C36	225.00'	82.30'	20°57'25"	S10°30'52"W	81.84'
C37	225.00'	85.61'	21°48'03"	S10°51'52"E	85.10'
C66	275.00'	38.03'	7°55'25"	S10°37'13"E	38.00'
C67	275.00'	40.07'	8°20'57"	S02°29'02"E	40.04'
C68	275.00'	40.25'	8°23'08"	S05°53'00"W	40.21'
C69	275.00'	19.34'	4°01'46"	S12°05'27"W	19.34'
C70	25.00'	45.42'	104°06'20"	N37°56'50"W	39.43'
C89	25.00'	27.56'	63°09'25"	N58°25'16"E	26.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N51°14'54"E	20.00'
L45	S62°26'49"E	46.33'
L46	S53°32'17"E	53.99'
L47	S43°09'57"E	41.82'
L48	S24°42'56"E	41.23'
L99	S84°21'52"E	16.04'
L100	S51°14'54"W	56.28'
L101	S34°56'19"E	2.40'
L102	S29°58'20"E	18.66'
L103	N70°57'02"W	40.10'
L104	S76°18'51"W	41.34'
L105	N35°26'27"W	14.59'
L106	N65°58'51"W	17.29'
L107	S83°02'50"W	20.29'
L108	S31°23'28"W	29.66'
L109	S71°43'44"W	30.95'
L110	N02°52'39"E	26.04'
L112	N32°18'33"W	13.04'
L113	N37°20'03"E	42.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L114	S87°14'37"W	25.27'
L115	N65°57'39"W	21.62'
L116	N66°38'17"W	41.84'
L117	S66°17'52"W	35.43'
L118	S57°46'19"E	9.66'
L119	S35°37'01"W	15.89'
L120	N67°43'25"E	30.73'
L121	S22°11'15"E	15.07'
L122	S09°04'55"W	38.87'
L123	N66°11'40"W	46.27'
L124	S85°54'04"W	22.82'
L125	N55°22'29"W	44.87'
L126	S82°14'01"W	23.10'
L127	N77°44'07"W	15.53'
L128	N41°40'23"W	35.82'
L129	N17°37'18"W	31.10'
L167	N06°44'02"E	24.19'
L168	N09°21'39"W	57.39'
L182	N11°40'29"W	8.63'



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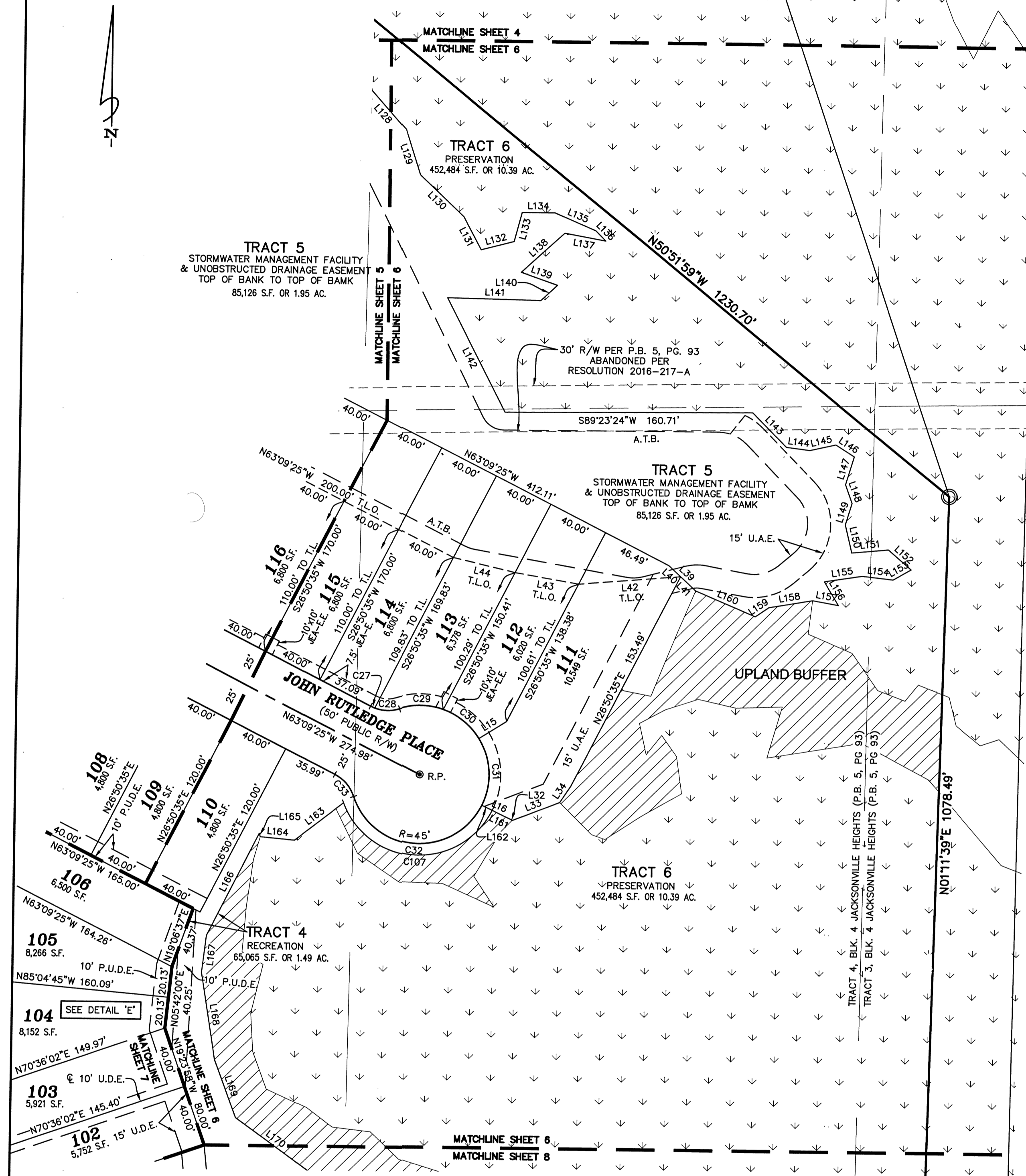
CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017

Liberty Square South Phase 2

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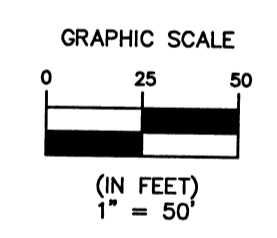
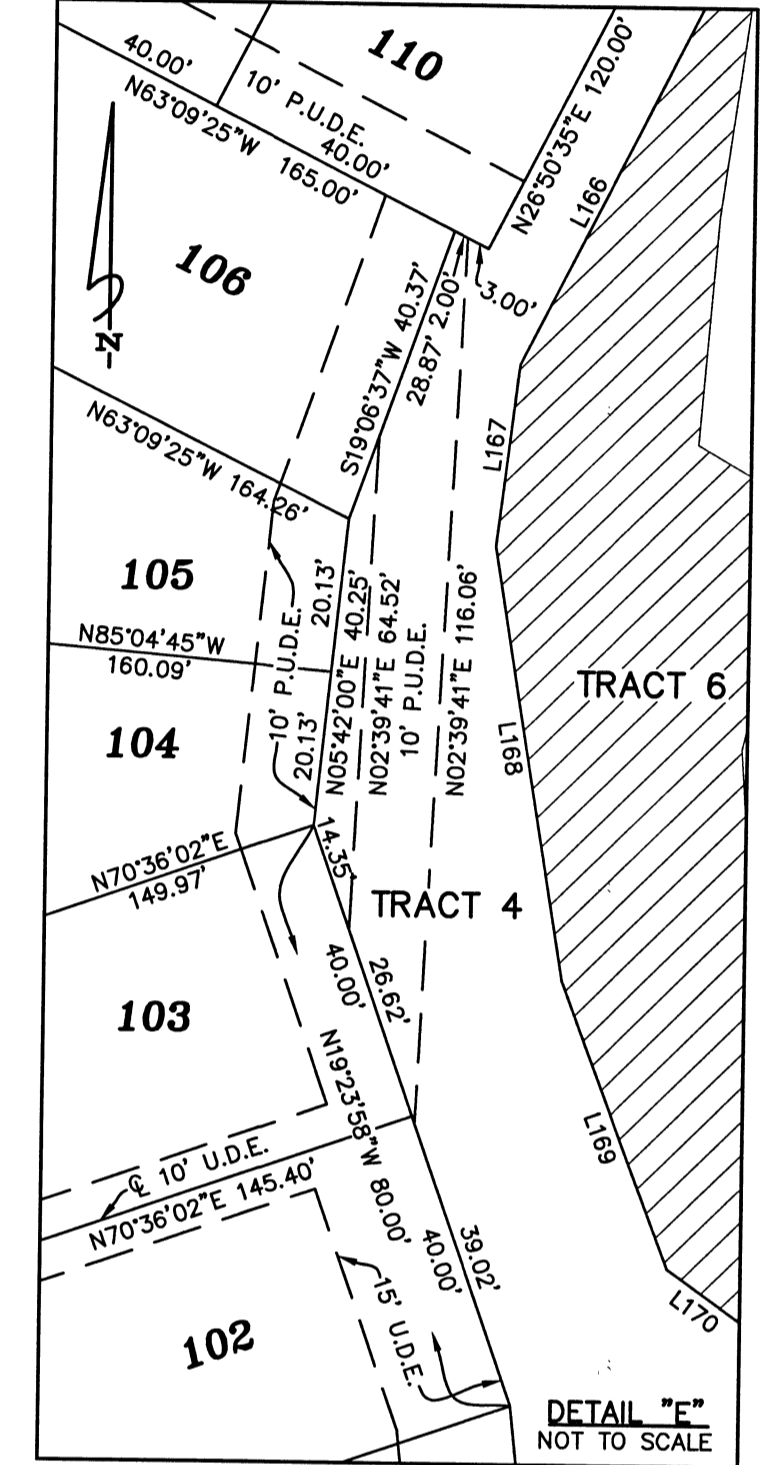
PLAT BOOK 76 PAGE 176

SHEET 6 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	25.00'	16.47'	6°40'45"	S66°29'47"E	2.91'
C28	25.00'	2.91'	37°44'10"	S88°42'15"E	16.17'
C29	45.00'	28.78'	36°38'51"	N89°14'54"W	28.29'
C30	45.00'	30.39'	38°41'21"	N51°34'48"W	29.81'
C31	45.00'	45.51'	57°56'32"	N03°15'51"W	43.59'
C32	45.00'	106.46'	135°33'06"	S86°31'03"E	83.31'
C33	25.00'	19.38'	44°24'55"	N40°56'57"W	18.90'
C107	52.50'	122.36'	133°32'01"	S87°31'35"E	96.49'



FEMA NOTE:
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. SEE GENERAL NOTE NO. 3.

LINE TABLE

LINE	BEARING	DISTANCE
L16	S64°17'36"E	21.30'
L32	S40°05'28"E	0.65'
L33	N68°28'35"E	33.17'
L34	N33°29'13"E	12.90'
L39	S47°14'06"E	23.71'
L40	S47°14'06"E	10.40'
L41	S47°14'06"E	13.32'
L42	N85°07'28"E	66.41'
L43	S80°18'59"E	41.86'
L44	S77°01'55"E	41.20'
L128	N41°40'23"W	35.82'
L129	N17°37'18"W	31.10'
L130	N46°11'59"W	39.51'
L131	N28°05'15"W	24.37'
L132	S75°08'26"W	22.01'
L133	S14°25'35"W	19.83'
L134	S89°58'33"W	21.38'
L135	N66°41'38"W	29.01'
L136	N44°52'28"W	9.30'
L137	S79°51'45"E	27.09'
L138	N47°18'05"E	38.02'
L139	N70°56'49"W	25.01'
L140	N46°39'17"E	14.64'
L141	S88°59'03"E	60.55'
L142	N27°22'56"W	83.23'
L143	N44°41'29"W	31.52'
L144	N82°38'46"W	15.28'
L145	S76°54'31"W	17.43'
L146	N57°23'29"W	14.17'
L147	N16°09'59"E	19.23'
L148	N19°50'34"W	12.99'
L149	N16°32'57"E	14.64'
L150	N13°31'13"W	18.77'
L151	S84°26'49"W	23.91'
L152	N49°19'02"W	19.56'
L153	N59°38'16"E	13.43'
L154	S83°50'15"E	20.14'
L155	N80°58'41"E	24.83'
L156	N31°12'30"W	17.95'
L157	S80°07'42"E	17.00'
L158	N80°05'50"E	28.69'
L159	N55°30'28"E	10.61'
L160	S67°18'26"E	42.25'
L161	N64°17'36"W	13.80'
L162	N64°17'36"W	7.50'
L163	N51°58'56"E	40.06'
L164	N85°01'20"W	22.31'
L165	N16°43'18"W	2.32'
L166	N26°27'50"E	74.92'
L167	N06°44'02"E	24.19'
L168	N09°21'39"W	57.39'
L169	N20°40'28"W	40.02'
L170	N54°16'36"W	58.86'

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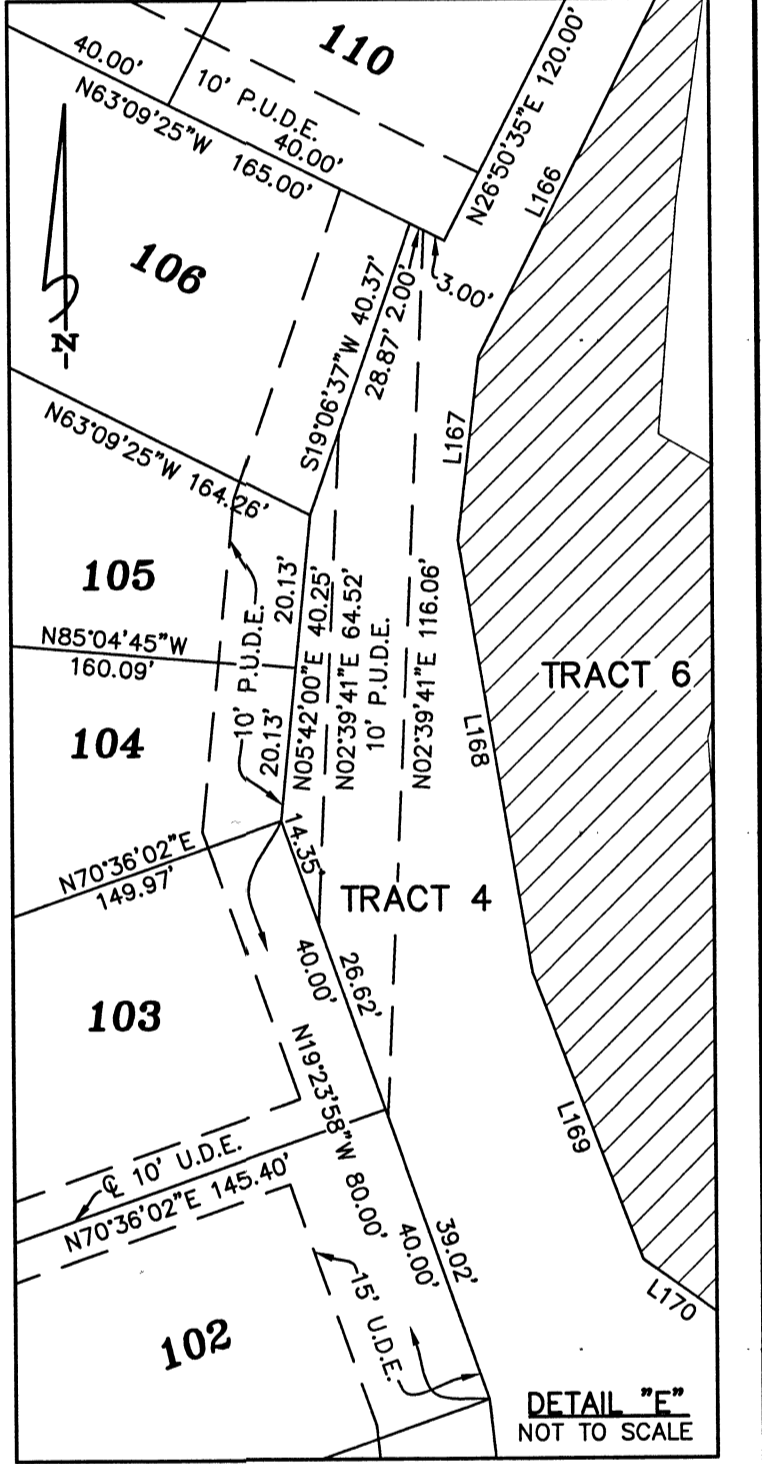
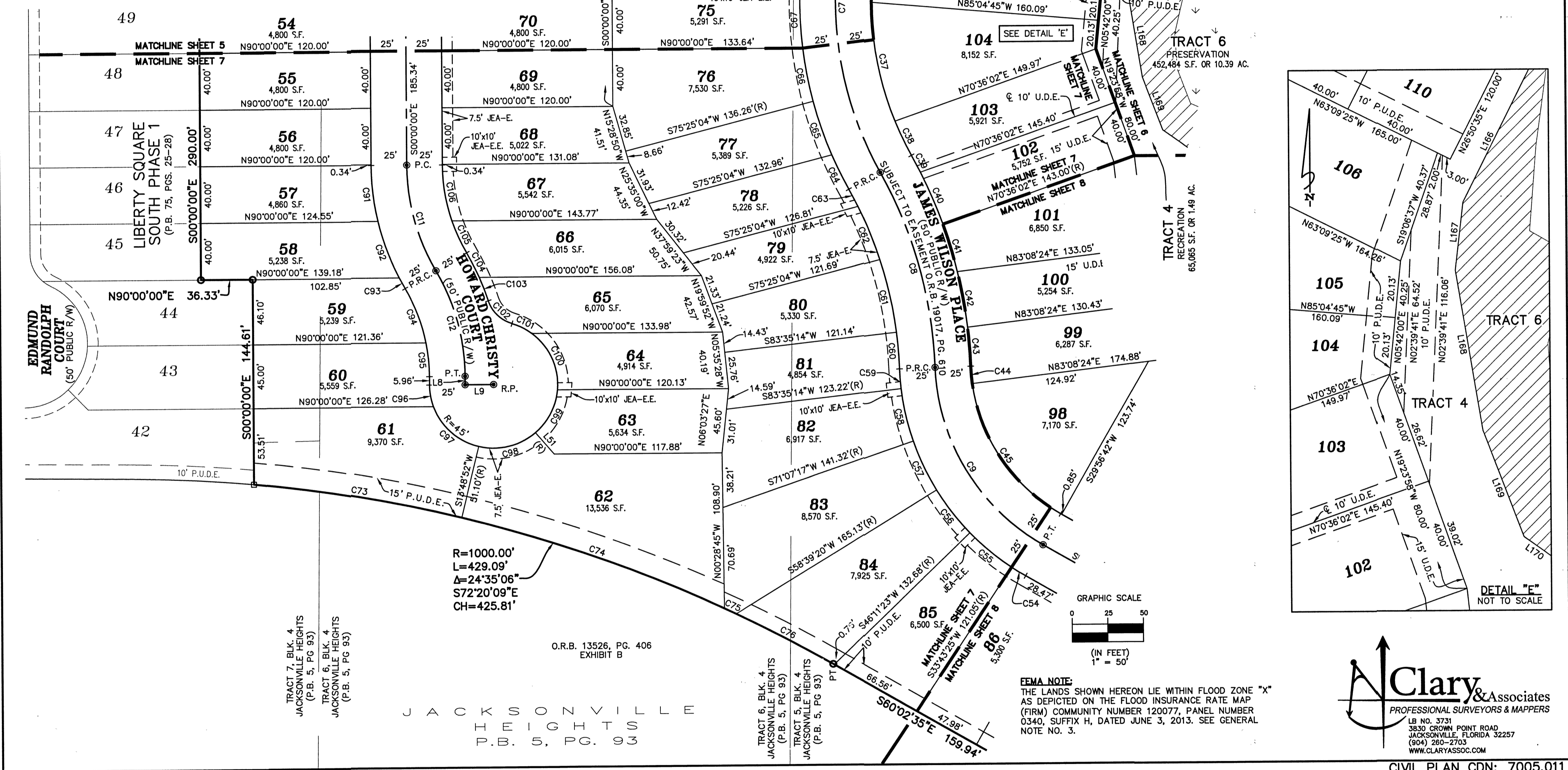
Liberty Square South Phase 2

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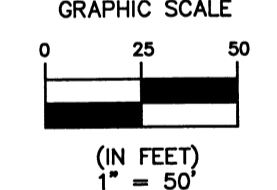
SHEET 7 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	250.00'	241.80'	55°25'01"	S00°51'55"E	232.49'	C55	175.00'	38.08'	12°27'57"	S50°02'36"E	38.00'	C91	175.00'	40.01'	13°05'52"	S06°32'56"E	39.92'
C8	310.00'	144.65'	26°44'07"	N15°12'22"W	143.34'	C56	175.00'	38.07'	12°27'57"	S37°34'39"E	38.00'	C92	175.00'	42.70'	13°58'45"	S20°05'15"E	42.59'
C9	150.00'	152.41'	58°13'00"	S30°56'48"E	145.94'	C57	175.00'	38.07'	12°27'57"	S25°06'42"E	38.00'	C93	175.00'	8.69'	2°50'46"	S28°30'00"E	8.69'
C11	150.00'	78.34'	29°55'23"	N14°57'41"E	77.45'	C58	175.00'	38.07'	12°27'57"	S12°38'45"E	38.00'	C94	125.00'	41.24'	18°54'13"	N20°28'16"W	41.05'
C12	150.00'	78.34'	29°55'23"	N14°57'41"E	77.45'	C59	175.00'	13.97'	4°34'28"	S04°07'32"E	13.97'	C95	125.00'	24.04'	11°01'10"	N05°30'35"W	24.00'
C35	225.00'	22.97'	5°51'01"	S23°55'05"W	22.96'	C60	285.00'	26.07'	5°14'26"	N04°27'31"W	26.06'	C96	45.00'	15.45'	19°39'58"	S09°49'59"E	15.37'
C36	225.00'	82.30'	20°57'25"	S10°30'52"W	81.84'	C61	285.00'	52.73'	10°36'01"	N12°22'45"W	52.65'	C97	45.00'	44.39'	56°31'10"	S47°55'33"E	42.61'
C37	225.00'	85.61'	21°48'03"	S10°51'52"E	85.10'	C62	285.00'	40.35'	8°06'41"	N21°44'06"W	40.31'	C98	45.00'	42.70'	54°22'15"	N76°37'44"E	41.12'
C38	225.00'	26.74'	6°48'32"	S25°10'10"E	26.72'	C63	285.00'	13.84'	2°47'00"	N27°10'56"W	13.84'	C99	45.00'	34.78'	44°17'16"	N27°17'59"E	33.92'
C39	335.00'	13.55'	2°19'00"	N27°24'56"W	13.54'	C64	275.00'	27.01'	5°37'41"	S25°45'35"E	27.00'	C100	45.00'	45.70'	58°11'34"	N23°56'26"W	43.77'
C40	335.00'	40.10'	6°51'28"	N22°49'42"W	40.07'	C65	275.00'	40.14'	8°21'49"	S18°45'50"E	40.11'	C101	45.00'	15.67'	19°57'08"	N63°00'47"W	15.59'
C41	335.00'	35.02'	5°59'20"	N16°24'18"W	35.00'	C66	275.00'	38.03'	7°55'25"	S10°37'13"E	38.00'	C102	25.00'	24.10'	55°14'19"	S45°22'11"E	23.18'
C42	335.00'	40.08'	6°51'20"	N09°58'58"W	40.06'	C67	275.00'	40.07'	8°20'57"	S02°29'02"E	40.04'	C103	175.00'	17.79'	5°49'31"	N20°39'47"W	17.78'
C43	335.00'	27.58'	4°43'00"	N04°11'48"W	27.57'	C73	1000.00'	147.92'	8°28'31"	N80°23'26"W	147.79'	C104	175.00'	19.39'	8°20'51"	N26°44'57"W	19.38'
C44	125.00'	12.47'	5°43'04"	S04°41'50"E	12.47'	C74	1000.00'	195.44'	11°11'52"	N70°33'15"W	195.13'	C105	125.00'	24.93'	11°25'32"	S24°12'37"E	24.89'
C45	125.00'	114.53'	52°29'56"	S33°48'20"E	110.57'	C75	1000.00'	9.10'	0°31'16"	N64°41'41"W	9.10'	C106	125.00'	40.36'	18°29'51"	S09°14'55"E	40.18'
C54	175.00'	11.54'	3°46'43"	S58°09'56"E	11.54'	C76	1000.00'	76.64'	4°23'27"	N62°14'19"W	76.62'						

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S00°00'00"E	5.96'
L9	N90°00'00"W	20.00'
L51	N40°33'23"W	20.00'
L168	N09°21'39"W	57.39'
L169	N20°40'28"W	40.02'



R=1000.00'
L=429.09'
Δ=24°35'06"
CH=425.81'



FEMA NOTE:
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. SEE GENERAL
NOTE NO. 3.

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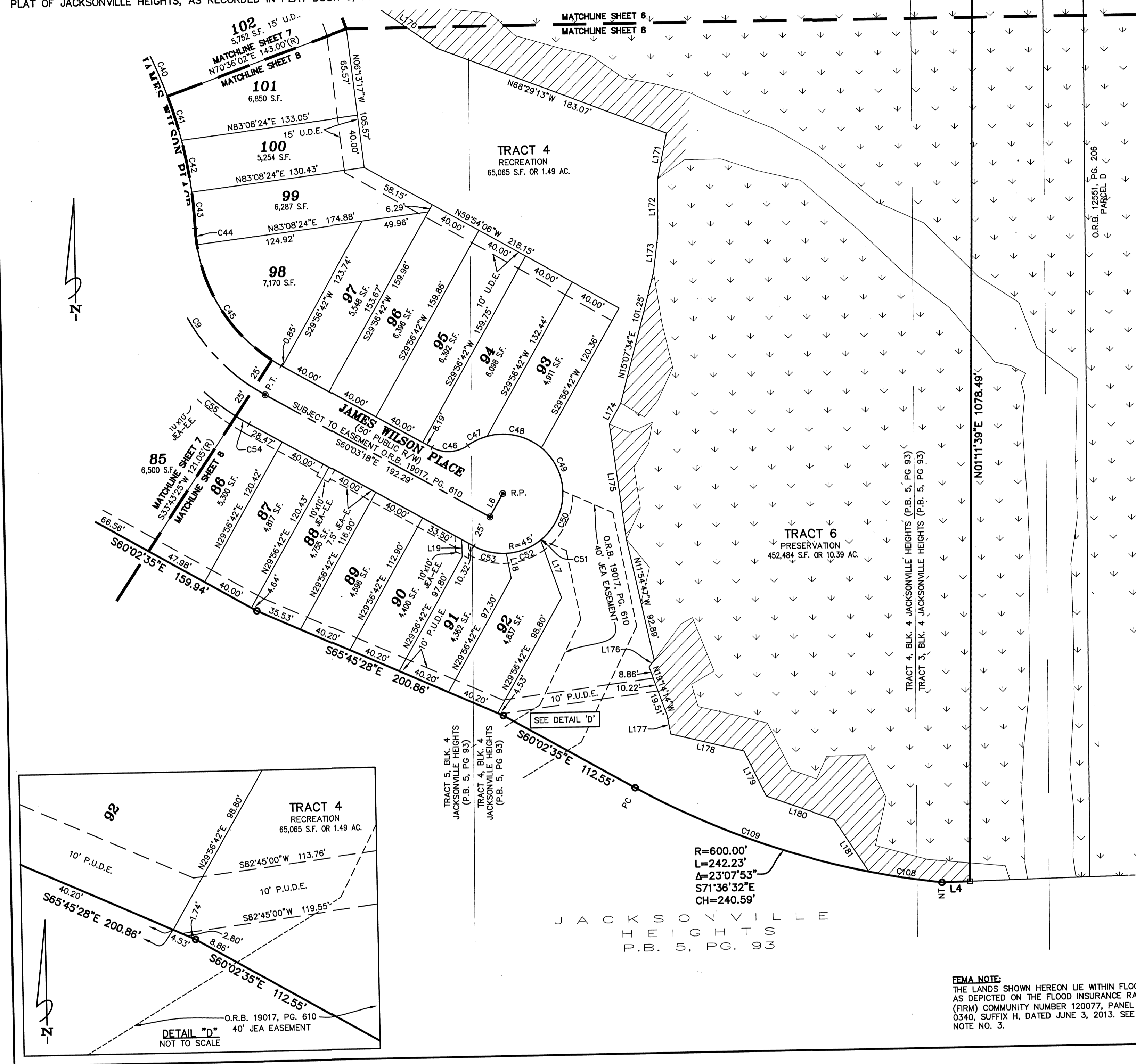
CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017

Liberty Square South Phase 2

PLAT BOOK 76 PAGE 178

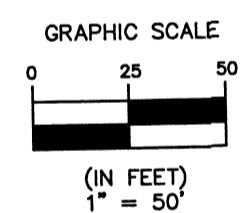
A REPLAT OF A PORTION OF TRACTS 10, 11, 12 AND 13, BLOCK 1 AND A PORTION OF TRACTS 3, 4, 5, 6, 7 AND 8, BLOCK 4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 8 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	150.00'	152.41'	58°13'00"	S30°56'48"E	145.94'
C40	335.00'	40.10'	6°51'28"	N22°49'42"W	40.07'
C41	335.00'	35.02'	5°59'20"	N16°24'18"W	35.00'
C42	335.00'	40.08'	6°51'20"	N09°58'58"W	40.06'
C43	335.00'	27.58'	4°43'00"	N04°11'48"W	27.57'
C44	125.00'	12.47'	5°43'04"	S04°41'50"E	12.47'
C45	125.00'	114.53'	52°29'56"	S33°48'20"E	110.57'
C46	25.00'	28.20'	64°37'23"	N87°38'00"E	26.73'
C47	45.00'	15.96'	20°18'56"	S65°28'47"W	15.87'
C48	45.00'	43.42'	55°16'57"	N76°43'17"W	41.75'
C49	45.00'	37.44'	47°40'01"	N25°14'48"W	36.37'
C50	45.00'	41.45'	52°46'35"	N24°58'30"E	40.00'
C51	45.00'	0.60'	0°45'34"	N51°44'35"E	0.60'
C52	45.00'	27.96'	35°36'03"	N69°55'23"E	27.51'
C53	45.00'	25.31'	32°13'18"	S76°09'56"E	24.97'
C54	175.00'	11.54'	3°46'43"	S58°09'56"E	11.54'
C55	175.00'	38.08'	12°27'57"	S50°02'36"E	38.00'
C108	600.00'	55.30'	5°16'51"	S80°32'03"E	55.28'
C109	600.00'	186.93'	17°51'01"	S68°58'07"E	186.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N88°56'38"E	20.99'
L4	S29°56'42"W	20.00'
L17	N18°55'55"W	45.81'
L18	N10°00'35"W	18.97'
L170	N54°16'36"W	58.86'
L171	N11°50'08"E	35.19'
L172	N00°58'01"E	42.07'
L173	N07°31'52"E	28.54'
L174	N29°20'35"E	17.94'
L175	N07°16'28"W	87.85'
L176	N37°31'37"E	6.45'
L177	N10°25'55"W	14.40'
L178	N75°46'27"W	56.08'
L179	N25°23'36"W	38.09'
L180	N69°47'55"W	53.22'
L181	N32°31'16"W	47.55'



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FEMA NOTE:
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. SEE GENERAL NOTE NO. 3.

CIVIL PLAN CDN: 7005.011
PLAT CDN: 7005.017