

Approved MAY 7, 2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved April 29, 2020
Date
[Signature]
for General Counsel

MARGARETS LANDING

A PART OF LOT 8, OF THE BROWARD SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 75 PAGE 64
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION
A PART OF LOT 8, OF THE BROWARD SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF FINE VIEW AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 89° 18' 47" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 1,005.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 18' 47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 336.12 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00° 5' 10" WEST, A DISTANCE OF 1,319.30 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF VICTORIA PONTE, AS RECORDED IN PLAT BOOK 58, PAGES 102 THROUGH 107, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 22' 07" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 336.12 FEET; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00° 5' 10" EAST, A DISTANCE OF 1,319.97 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 10.17 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT BREEZE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS MARGARETS LANDING, 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 OWNERS, 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.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION; 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.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVICANTS, LICENSEES OR CONCESSIONAIRES WITHIN (MARGARETS LANDING). 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.

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 'A' AND 'B' (OPEN SPACE/CONSERVATION) ARE HEREBY IRREVOCABLY DEDICATED TO THE MARGARETS LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

ALL 20 FOOT PERIMETER BUFFERS, SHOW HERON ARE HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE MARGARETS LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) AND OVER 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 'C' (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT 'D' IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT 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 TRACT 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 TRACT 'C' (LIFT STATION). 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 TRACT 'C' (LIFT STATION) 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 THEREFOR.

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; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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

THOSE EASEMENTS DESIGNATED AS 'JEA-E.' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE 'JEA ACCESS AND ELECTRICAL EASEMENTS' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E.E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 8 DAY OF April, 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:
BREEZE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
PRINT NAME: LEE HUTCHINS
PRINT NAME: CHRISTIAN A. ALLEN
PRINT NAME: Michael Orland
ITS: PRESIDENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS, 8 DAY OF April, 2020, BY CHRISTIAN A. ALLEN, THE PRESIDENT OF BREEZE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
TIFFANY GAYTON
Commission # GG 289978
Expires December 28, 2022
Notary Public - State of Florida

CONSENT AND JOINDER
TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 16957, PAGE 1118, 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.

SIGNED IN THE PRESENCE OF:
TREZ CAPITAL FUNDING II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS ADMINISTRATIVE AGENT
BY: *[Signature]*
PRINT NAME: JOHN D. HUTCHINSON
ITS: PRESIDENT

STATE OF Texas
COUNTY OF Texas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS, 31 DAY OF March, 2020, BY JOHN D. HUTCHINSON, THE PRESIDENT OF TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE AGENT, ON BEHALF OF SAID COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)

(NOTARY)
ERIN C. NASWORTHY
Notary Public, State of Texas
Comm. Expires 11-27-2022
Notary ID 128160997

APPROVED FOR THE 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, OF THE ORDINANCE CODE.

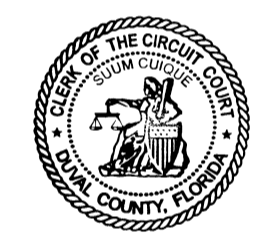
BY: *[Signature]*
JOHN PAPPAS P.E.
DIRECTOR OF PUBLIC WORKS

5/7/20
DATE

CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 75, PAGES 64-67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 11th DAY OF May, 2020.

[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT

[Signature]
Deputy Clerk



PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 4th DAY OF May, 2020.

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

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED 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 THIS 30th DAY OF March, 2020.

[Signature]
BOB L. PITTMAN
REGISTERED LAND SURVEYOR NUMBER 4827

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-354-0377
LICENSED BUSINESS NO. 6467

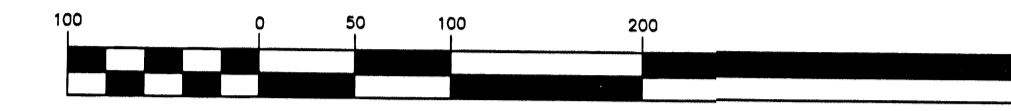
MARGARETS LANDING

A PART OF LOT 8, OF THE BROWARD SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 75 PAGE 65

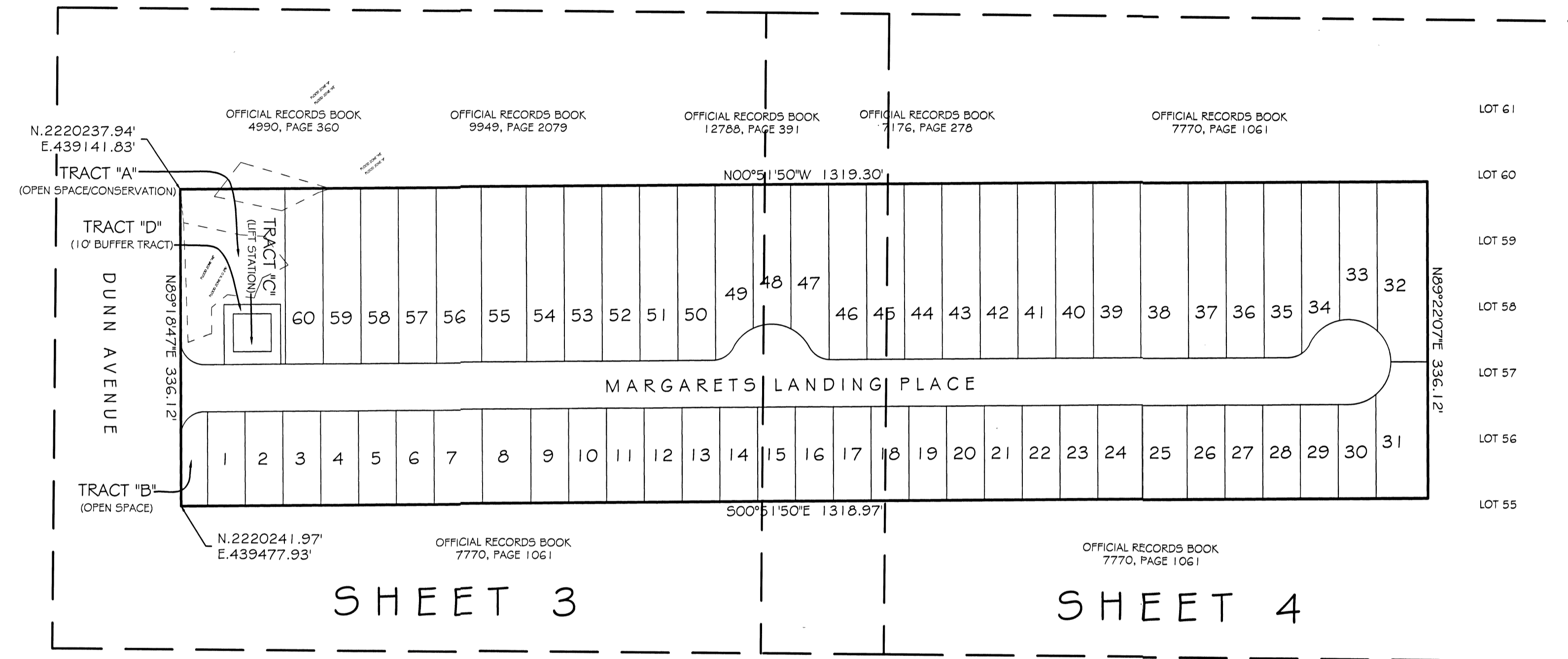
SHEET 2 OF 4 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

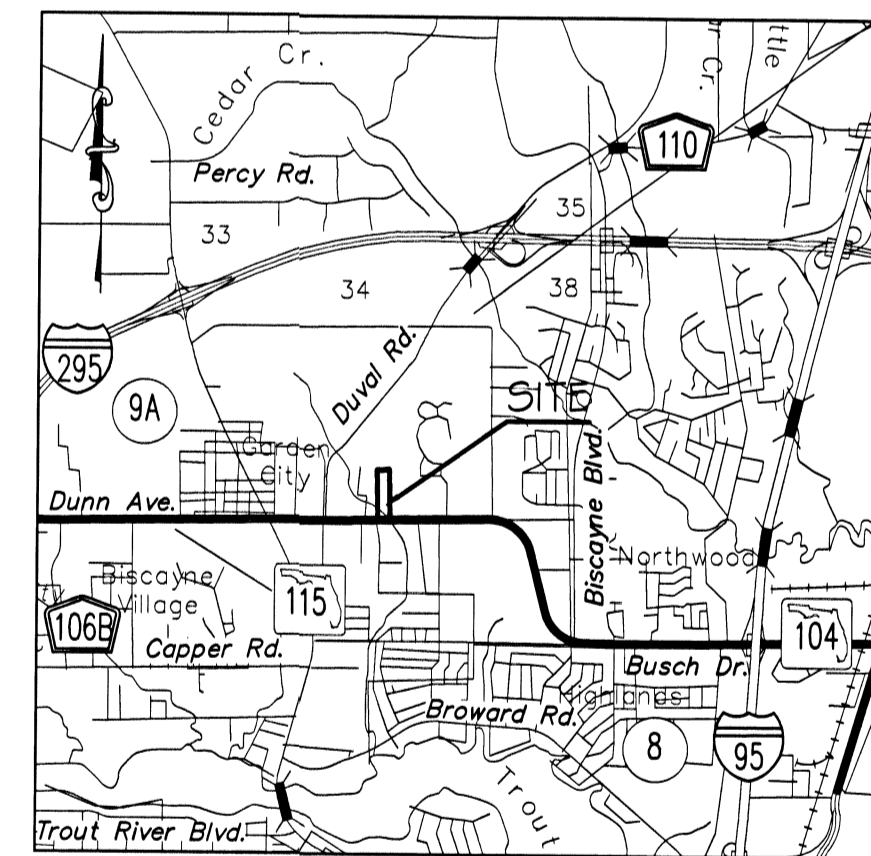
KEY SHEET



NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, AS DERIVED BY UTILIZING A TRIMBLE R8 RTK BASE STATION.
- 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.
- 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.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
- 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 FLORIDA.
- 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 DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE FLORIDA. 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.
- 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.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "AE" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031C, BUFFER 0179H, DATED 06/03/2013. THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND IS FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING & DEVELOPMENT, CITY OF JACKSONVILLE.

VICINITY MAP (NOT TO SCALE)



WETLANDS

LEGEND

- = SET NAIL & DISK STAMPED LB 6467
- (A) = ACTUAL
- CJ = TABULATED CURVE DATA
- JEA-E = JEA EASEMENT
- JEA-E.E. = JEA EQUIPMENT EASEMENT
- LI = TABULATED LINE DATA
- PL = PLAT
- (P) = POINT OF CURVATURE
- PC = POINT OF COMPOUND CURVATURE
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- RP = RADIUS POINT
- TOB = TOP OF BANK

PREPARED BY:
ARC SURVEYING & MAPPING, INC.

5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-984-6377

LICENSED BUSINESS NO. 6467

(PLAT AND PLANS) CITY DEVELOPMENT No. 9763.000 JEA AVAILABILITY # 2019-0934

MARGARETS LANDING

A PART OF LOT 8, OF THE BROWARD SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 15 PAGE 146
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

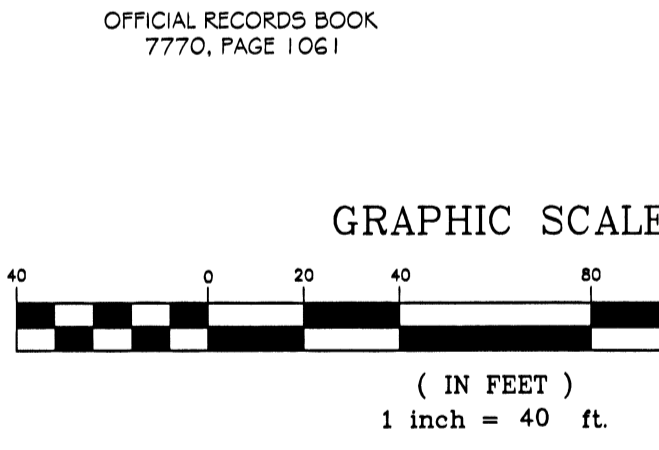
LINE #	BEARING	DISTANCE
L9	N21°24'30"W	24.30'
L10	N16°18'45"W	2.30'
L11	S69°02'10"W	27.64'
L12	N39°23'12"W	21.30'
L13	N56°11'32"E	28.83'
L14	N73°52'41"W	4.34'
L15	N67°03'55"W	18.53'
L16	N85°56'48"W	33.49'
L17	S52°06'13"W	39.14'
L18	S23°52'29"W	26.39'
L19	S11°28'45"W	60.97'
L20	N87°40'02"E	156.95'
L21	S52°33'52"E	9.69'
L22	N11°29'52"E	73.35'
L23	N27°01'44"W	43.21'
L24	N19°28'27"W	13.37'
L25	S15°49'06"W	0.39'

LINE #	BEARING	DISTANCE
L11	S69°02'10"W	18.00'
L15	N15°53'37"E	14.37'
L16	N85°53'17"E	20.01'
L17	S77°21'12"E	21.14'

- LEGEND**
- = SET NAIL & DISK STAMPED LB 6467
 - (A) = ACTUAL
 - (C) = TABULATED CURVE DATA
 - JEA-E = JEA EASEMENT
 - JEA-E-E = JEA EQUIPMENT EASEMENT
 - LI = TABULATED LINE DATA
 - (P) = PLAT
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - RP = RADIUS POINT
 - TOB = TOP OF BANK

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N44°13'20"E	35.41'	25.00'	39.33'	09°10'37"
C2	N04°39'04"W	3.30'	25.00'	3.31'	00°7'34.29"
C3	N36°02'59"W	23.17'	25.00'	24.10'	05°13'21.1"
C4	N44°39'01"W	29.32'	43.00'	29.66'	03°01'17.7"
C5	N07°45'22"E	40.01'	43.00'	41.46'	02°47'37.7"
C6	N44°32'37"E	26.90'	43.00'	27.32'	03°44'44.1"
C7	N31°55'53"E	25.00'	25.00'	26.16'	06°00'14.4"
C8	N07°31'58"E	1.22'	25.00'	1.22'	00°47'33.1"
C9	S45°46'32"E	35.30'	25.00'	39.19'	08°49'23.3"
C10	S59°03'32"E	22.84'	30.00'	23.54'	04°43'09.0"
C11	S01°44'22"E	0.92'	30.00'	0.92'	00°14'51.3"
C12	S09°19'52"W	10.62'	30.00'	10.68'	02°23'22.4"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C20	S46°13'21"W	26.96'	30.00'	27.92'	03°23'33.3"
C21	S39°32'27"E	19.42'	30.00'	19.77'	03°45'44.0"
C22	S10°18'42"E	9.85'	30.00'	9.89'	01°05'34.4"
C23	N20°34'08"E	21.91'	30.00'	22.43'	04°25'01.0"
C24	N63°33'44"E	24.00'	30.00'	24.69'	04°08'53.3"
C25	N67°12'32"W	28.52'	39.00'	29.20'	04°23'34.5"
C26	N24°03'34"W	27.57'	39.00'	28.18'	04°12'41.1"
C27	N02°06'39"W	1.70'	39.00'	1.70'	00°24'29.9"
C28	N07°14'09"E	1.11'	29.00'	1.11'	00°21'15.7"
C29	N59°19'52"E	46.92'	29.00'	34.62'	07°59'30.0"
C30	S59°07'16"E	11.61'	29.00'	11.49'	02°30'16.3"



LINE #	BEARING	DISTANCE
L11	S69°02'10"W	18.00'
L15	N15°53'37"E	14.37'
L16	N85°53'17"E	20.01'
L17	S77°21'12"E	21.14'

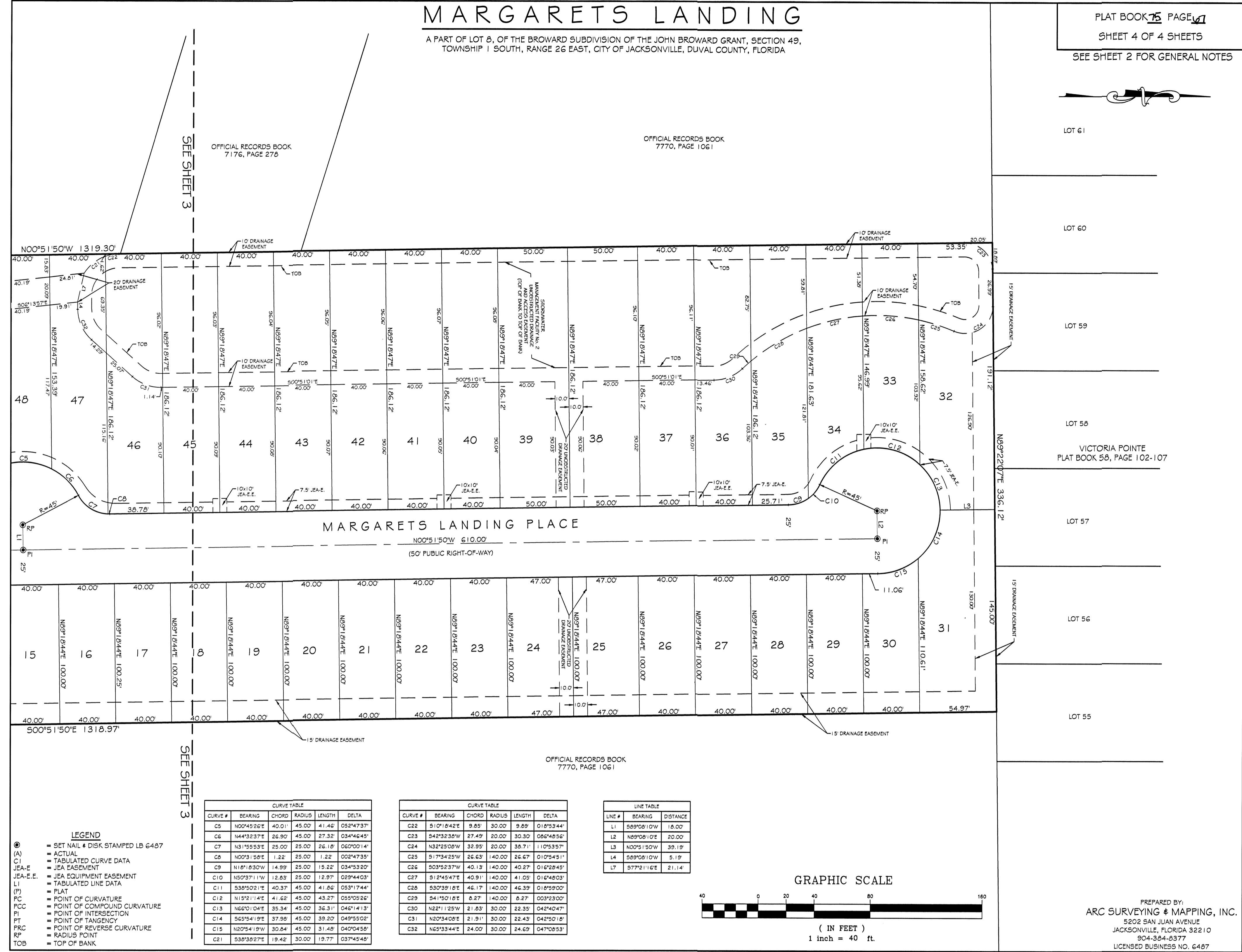
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8372
LICENSED BUSINESS NO. 6467

(PLAT AND PLANS) CITY DEVELOPMENT No. 9783.000 JEA AVAILABILITY # 2019-0934

MARGARETS LANDING

A PART OF LOT 8, OF THE BROWARD SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 75 PAGE 17
SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



MARGARETS LANDING PLACE

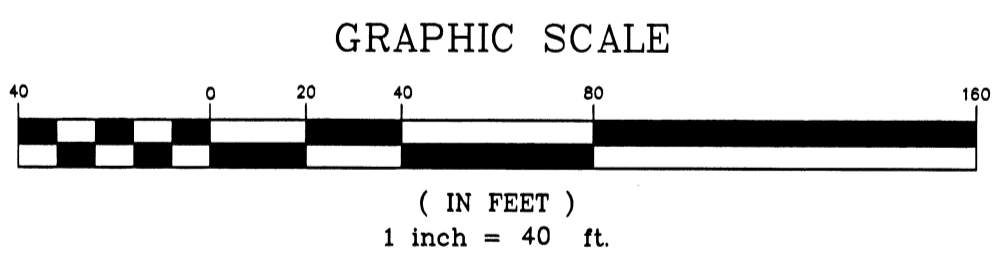
50' PUBLIC RIGHT-OF-WAY

- LEGEND**
- SET NAIL & DISK STAMPED LB 6487
 - (A) ACTUAL
 - (C) TABULATED CURVE DATA
 - JEA-E JEA EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - LI TABULATED LINE DATA
 - (P) PLAT
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - RP RADIUS POINT
 - TOB TOP OF BANK

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C5	N00°45'26"E	40.01	45.00	41.46	03°47'37"
C6	N44°32'37"E	26.90	45.00	27.32	03°46'45"
C7	N31°55'53"E	25.00	25.00	26.16	06°00'14"
C8	N00°31'58"E	1.22	25.00	1.22	00°24'35"
C9	N10°10'30"W	14.89	25.00	15.22	03°43'32"
C10	N80°37'11"W	12.83	25.00	12.97	02°44'03"
C11	S38°50'21"E	40.37	45.00	41.66	03°17'44"
C12	N15°21'14"E	41.62	45.00	43.27	03°55'26"
C13	N64°01'04"E	35.34	45.00	36.31	04°14'13"
C14	S65°54'18"E	37.98	45.00	39.20	04°55'02"
C15	N20°54'19"W	30.84	45.00	31.48	04°04'56"
C21	S30°38'27"E	19.42	30.00	19.77	03°45'46"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C22	S10°18'42"E	9.85	30.00	9.89	01°15'34"
C23	S42°23'28"W	27.49	20.00	30.30	06°46'55"
C24	N32°25'08"W	27.49	20.00	30.30	11°05'35"
C25	S17°34'25"W	26.63	140.00	26.67	01°05'45"
C26	S03°52'37"W	40.13	140.00	40.27	01°42'24"
C27	S12°45'47"E	40.91	140.00	41.05	01°42'45"
C28	S30°39'10"E	46.17	140.00	46.39	01°15'30"
C29	S41°50'10"E	6.27	140.00	6.27	00°32'30"
C30	N22°11'25"W	21.83	30.00	22.35	04°24'07"
C31	N20°24'00"E	21.91	30.00	22.43	04°25'01"
C32	N25°33'44"E	24.00	30.00	24.63	04°47'05"

LINE #	BEARING	DISTANCE
L1	S89°08'10"W	16.00
L2	N89°08'10"E	20.00
L3	N00°51'50"W	39.19
L4	S89°08'10"W	5.19
L7	S77°21'16"E	21.14



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(PLAT AND PLANS) CITY DEVELOPMENT NO. 9763.000 JEA AVAILABILITY # 2019-0934