

OLD SAN JOSE ON THE RIVER

A PART OF THE F. BETHUNE GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PART OF THE F. BETHUNE GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 1 AS SHOWN ON THE PLAT OF GROSVENOR SQUARE, AS RECORDED IN PLAT BOOK 45, PAGES 10 AND 10A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY (SAID CORNER LYING ON A CURVE IN THE WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD/ STATE ROAD NO. 13 (A 100- FOOT RIGHT OF WAY), AND RUN SOUTH 62° 46' 57" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO AND ALONG THE SOUTHERLY LINE OF LOTS 2 AND 3, SAID GROSVENOR SQUARE, A DISTANCE OF 220.25 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 27° 13' 03" EAST, A DISTANCE OF 105.00 FEET; THENCE NORTH 62° 46' 57" EAST, A DISTANCE OF 18.42 FEET; THENCE SOUTH 27° 13' 03" EAST, A DISTANCE OF 100.84 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 17.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31° 07' 01" EAST, 17.68 FEET; THENCE SOUTH 35° 00' 59" EAST, A DISTANCE OF 115.63 FEET; THENCE SOUTH 27° 51' 55" EAST, A DISTANCE OF 58.48 FEET; THENCE NORTH 69° 30' 13" EAST, A DISTANCE OF 87.38 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.74 FEET TO A POINT OF CUSP ON THE PREVIOUSLY MENTIONED WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25° 06' 26" EAST, 34.98 FEET; THENCE SOUTH 19° 17' 22" EAST, ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO A POINT OF CUSP; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64° 17' 22" WEST, 35.36 FEET; THENCE SOUTH 70° 42' 38" WEST, A DISTANCE OF 14.83 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 112.05 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81° 24' 38" WEST, 111.40 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 280.00 FEET AN ARC DISTANCE OF 184.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81° 24' 38" WEST, 181.13 FEET; THENCE SOUTH 54° 22' 06" WEST, A DISTANCE OF 221.87 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 105.00 FEET, AN ARC DISTANCE OF 34.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 02' 09" WEST, 34.05 FEET; THENCE SOUTH 35° 42' 11" WEST, A DISTANCE OF 42.62 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 19.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31° 26' 28" WEST, 19.32 FEET; THENCE SOUTH 27° 10' 45" WEST, A DISTANCE OF 63.08 FEET; THENCE NORTH 62° 25' 45" WEST, A DISTANCE OF 82.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 35.83 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52° 09' 55" WEST, 35.64 FEET; THENCE SOUTH 65° 34' 08" WEST, A DISTANCE OF 190 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; RUN THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 435 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PREVIOUSLY MENTIONED GROSVENOR SQUARE SAID POINT BEARS SOUTH 62° 46' 57" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 62° 46' 57" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 745 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

James M. Robinson, P.E.
DIRECTOR OF PUBLIC WORKS

10/29/12
DATE

CLERK'S CERTIFICATE 2012240768

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 66, PAGES 12/13 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30 DAY OF October, 2012.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT

Juan Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 29 DAY OF October, 2012.

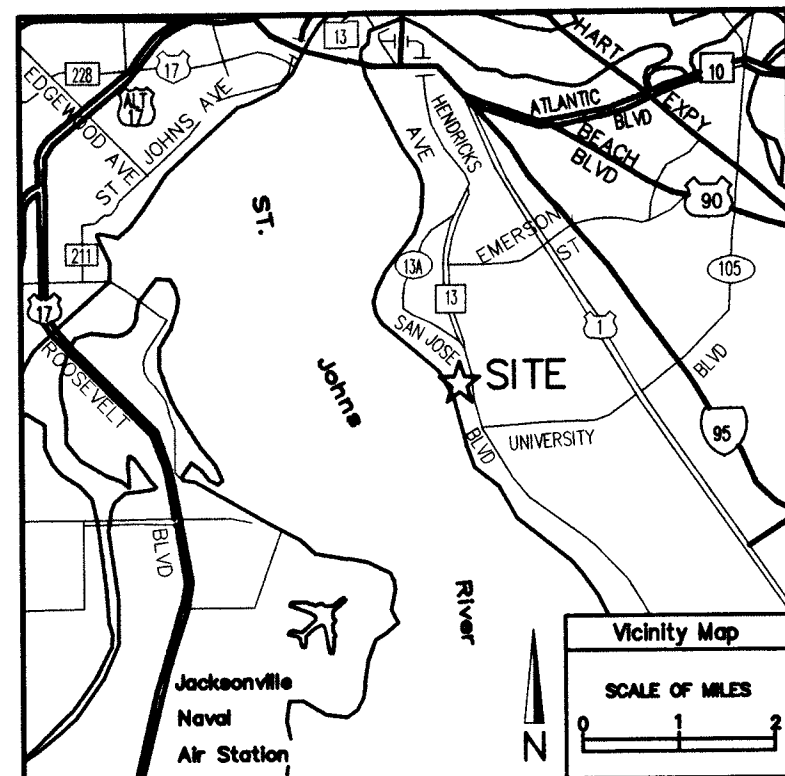
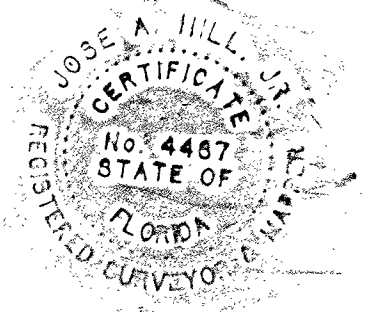
BY: W. Monroe Hazen
W. MONROE HAZEN
PROFESSIONAL LAND SURVEYOR
NO. 3398 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 16th DAY OF OCTOBER, 2012.

BY: Jose A. Hill, Jr.
JOSE A. HILL, JR.
REGISTERED SURVEYOR AND MAPPER
NO. 4487, STATE OF FLORIDA

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CCS-OLD SAN JOSE, LLC, A COLORADO LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS OLD SAN JOSE ON THE RIVER, 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 SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, BUFFERS, TRACT "A" (LANDSCAPE, SIGNAGE & UTILITIES), AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER TRACT "A" AND NON-EXCLUSIVE EASEMENTS 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.

NOTWITHSTANDING THE FOREGOING, TRACT "A" AND THE PRIVATE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED FOR MAINTENANCE AS "COMMON AREAS" TO THE OLD SAN JOSE ON THE RIVER MASTER ASSOCIATION ("MASTER ASSOCIATION") AND THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SUCH AREAS IN FEE TO THE MASTER ASSOCIATION IN THE FUTURE, ALL PURSUANT TO THAT CERTAIN MASTER DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR OLD SAN JOSE ON THE RIVER RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ON MAY 16, 2011, IN OFFICIAL RECORDS BOOK 15602, PAGE 978 AS DOCUMENT #2011108523. THE MASTER ASSOCIATION HAS EXECUTED THIS PLAT TO CONFIRM ITS CONSENT TO THE FOREGOING.

THE OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY THE OWNER, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS-OF-WAY. THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED DRAINAGE EASEMENTS.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR SERVICE AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHTS OF WAY SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 5th DAY OF OCTOBER, 2012.

Teri A. Soucie
WITNESS
Teri A. Soucie
PRINT NAME

BY: Sharon K. Eshima
PRINT NAME: Sharon K Eshima
ITS: MANAGER

[Signature]
WITNESS
Andrea Marquell
PRINT NAME

CCS-OLD SAN JOSE, LLC
A COLORADO LIMITED LIABILITY COMPANY

STATE OF Colorado, COUNTY OF Boulder
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 2012, BY Sharon K Eshima, MANAGER OF CCS-OLD SAN JOSE, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED me AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 20124038034

Carla DiGregorio
PRINT NAME
MY COMMISSION EXPIRES: 5-29-14

CONSENT AND JOINDER FOR MORTGAGEE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 15704, PAGE 1649, AS MODIFIED BY OFFICIAL RECORDS BOOK 16020, PAGE 271, 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:

Charlene M. Garcia
WITNESS
Charlene M. Garcia
PRINT NAME

BY: James S. Payne
PRINT NAME: James S. Payne
ITS: Vice President

WKE Price
WITNESS
WKE Price
PRINT NAME

U.S. BANK, N.A., A NATIONAL BANKING ASSOCIATION

STATE OF Colorado, COUNTY OF Denver
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF October, 2012, BY James J Payne, Vice President OF U.S. BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID ASSOCIATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED me AS IDENTIFICATION.

Helen K Roberts
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 20024038608

Helen K Roberts
PRINT NAME
MY COMMISSION EXPIRES: 10-24-14

IN WITNESS WHEREOF, OLD SAN JOSE ON THE RIVER MASTER ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5th DAY OF OCTOBER, 2012.

Teri A. Soucie
WITNESS
Teri A. Soucie
PRINT NAME

BY: Brian Wilson
PRINT NAME: Brian Wilson
ITS: PRESIDENT

Andrea Marquell
WITNESS
Andrea Marquell
PRINT NAME

OLD SAN JOSE ON THE RIVER MASTER ASSOCIATION
A FLORIDA NON-PROFIT CORPORATION

STATE OF Colorado, COUNTY OF Boulder
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 2012, BY Brian Wilson, PRESIDENT OF OLD SAN JOSE ON THE RIVER MASTER ASSOCIATION, A FLORIDA NON-PROFIT CORPORATION, ON BEHALF OF SAID CORPORATION. HE/SHE IS PERSONALLY KNOWN BY ME OR HAS PRODUCED me AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 20124038034

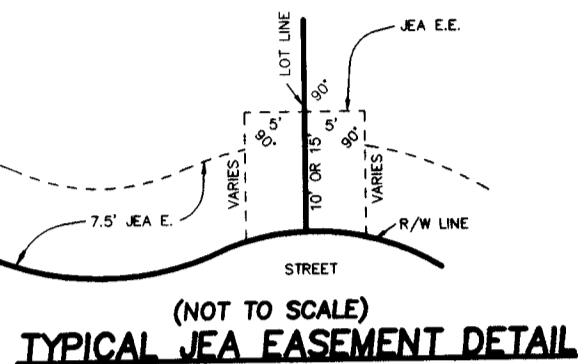
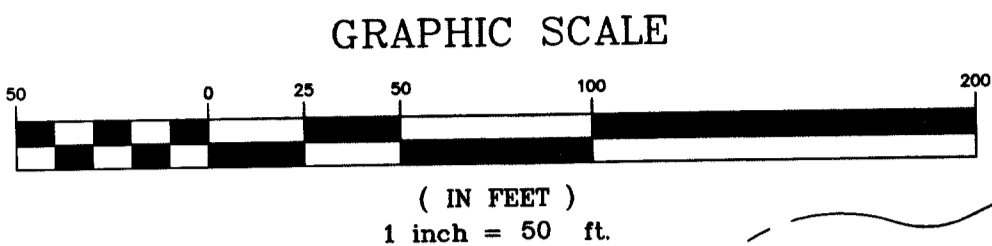
Carla DiGregorio
PRINT NAME
MY COMMISSION EXPIRES: 5-29-14

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623

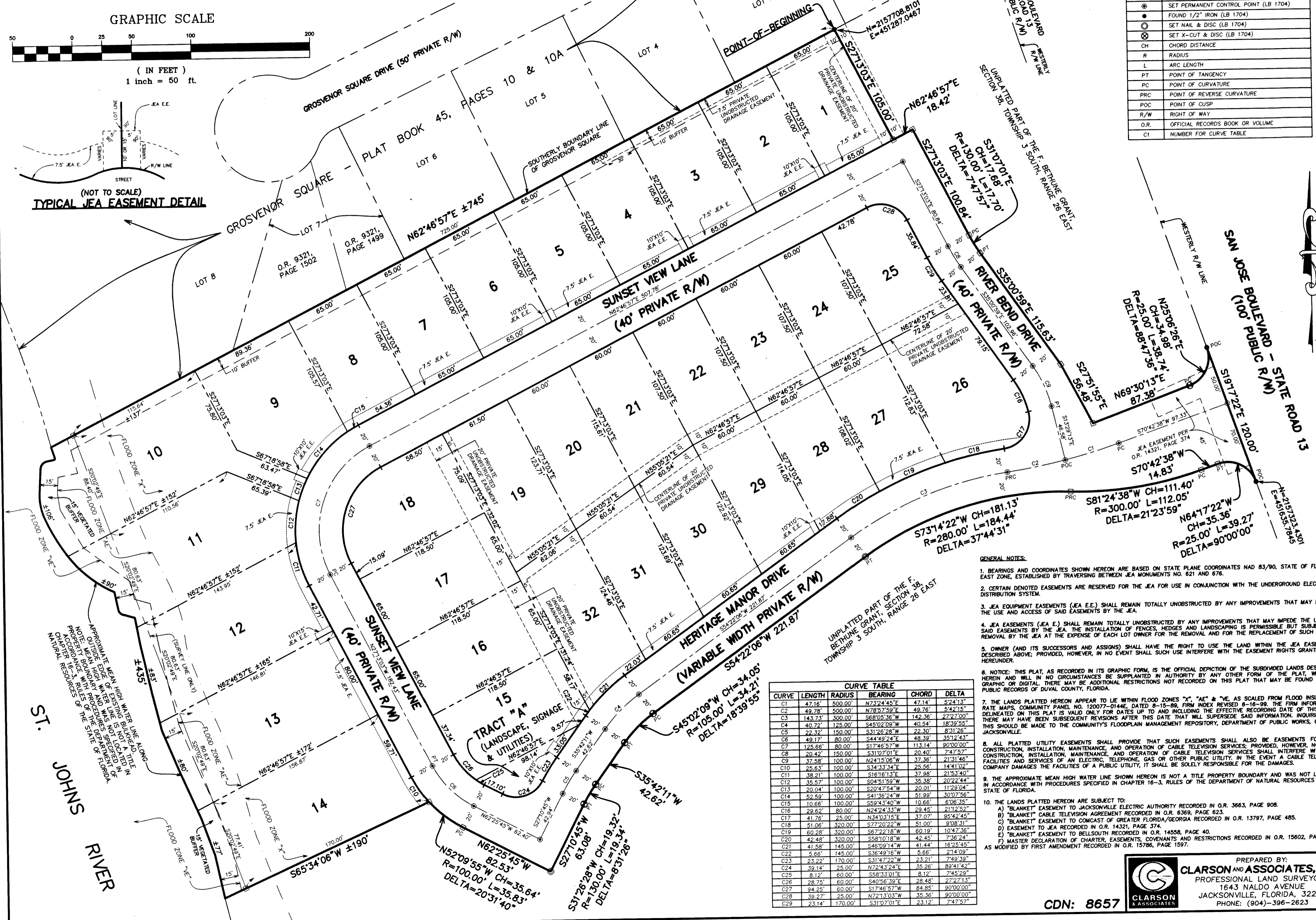
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OLD SAN JOSE ON THE RIVER

A PART OF THE F. BETHUNE GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LEGEND	
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
●	SET PERMANENT CONTROL POINT (LB 1704)
○	FOUND 1/2" IRON (LB 1704)
⊙	SET NAIL & DISC (LB 1704)
⊗	SET X-CUT & DISC (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
POC	POINT OF CUSP
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
C1	NUMBER FOR CURVE TABLE



CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	47.16	500.00	N73°24'45"E	47.14	524°13'
C2	49.78	500.00	N78°57'59"E	49.76	542°15'
C3	143.73	300.00	S68°05'36"W	142.36	272°27'00"
C4	40.72	125.00	S45°02'09"W	40.54	183°39'55"
C5	22.32	150.00	S31°26'28"W	22.30	83°12'28"
C6	49.17	80.00	S44°49'24"E	48.39	351°24'3"
C7	125.66	80.00	S17°46'57"W	113.14	90°00'00"
C8	20.42	150.00	S31°07'01"E	20.40	74°57'57"
C9	37.58	100.00	N24°15'06"W	37.36	213°41'46"
C10	25.63	100.00	S34°33'34"E	25.58	144°10'2"
C11	38.21	100.00	S16°16'13"E	37.98	215°34'0"
C12	35.57	100.00	S04°51'59"W	35.38	202°24'4"
C13	20.04	100.00	S20°47'54"W	20.01	112°30'4"
C14	52.59	100.00	S41°36'24"W	51.99	320°7'56"
C15	29.82	80.00	S59°43'40"W	10.66	6°06'35"
C16	41.78	25.00	N24°24'33"W	29.45	212°52'2"
C17	41.78	25.00	N34°03'15"E	37.07	95°42'45"
C18	51.06	320.00	S77°20'22"W	51.00	9°08'31"
C19	60.28	320.00	S67°22'18"W	60.19	10°47'36"
C20	42.48	320.00	S58°10'18"W	42.45	7°36'24"
C21	41.58	145.00	S46°09'14"W	41.44	16°25'45"
C22	5.66	145.00	S36°49'16"W	5.66	214°39'
C23	23.22	170.00	S17°47'22"W	23.21	74°33'
C24	39.14	25.00	N72°43'24"E	35.26	89°41'42"
C25	8.12	60.00	S56°33'01"E	8.12	74°5'29"
C26	28.75	60.00	S40°56'39"E	28.48	27°27'13"
C27	94.25	60.00	S17°46'57"W	84.85	90°00'00"
C28	39.27	25.00	N72°13'03"W	35.36	90°00'00"
C29	23.14	170.00	S31°07'01"E	23.12	74°57'

- GENERAL NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES NAD 83/90, STATE OF FLORIDA, EAST ZONE, ESTABLISHED BY TRAVERSING BETWEEN JEA MONUMENTS NO. 621 AND 676.
 - CERTAIN DEVOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS (JEA E.E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS (JEA E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - OWNER (AND ITS SUCCESSORS AND ASSIGNS) SHALL HAVE THE RIGHT TO USE THE LAND WITHIN THE JEA EASEMENTS DESCRIBED ABOVE; PROVIDED, HOWEVER, IN NO EVENT SHALL SUCH USE INTERFERE WITH THE EASEMENT RIGHTS GRANTED JEA HEREUNDER.
 - 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - THE LANDS PLATTED HEREON APPEAR TO BE WITHIN FLOOD ZONES "X", "AE" & "VE" AS SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120077-0144E, DATED 8-15-89, FIRM INDEX REVISED 6-16-99. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
 - ALL INSTALLED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON IS NOT A TITLE PROPERTY BOUNDARY AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN CHAPTER 16-3, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA.
 - THE LANDS PLATTED HEREON ARE SUBJECT TO:
 - "BLANKET" EASEMENT TO JACKSONVILLE ELECTRIC AUTHORITY RECORDED IN O.R. 3663, PAGE 908.
 - "BLANKET" CABLE TELEVISION AGREEMENT RECORDED IN O.R. 6369, PAGE 623.
 - "BLANKET" EASEMENT TO COMCAST OF GREATER FLORIDA/GEORGIA RECORDED IN O.R. 13797, PAGE 485.
 - EASEMENT TO JEA RECORDED IN O.R. 14321, PAGE 374.
 - "BLANKET" EASEMENT TO BELLSOUTH RECORDED IN O.R. 14558, PAGE 40.
 - MASTER DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN O.R. 15602, PAGE 978, AS MODIFIED BY FIRST AMENDMENT RECORDED IN O.R. 15786, PAGE 1597.

PREPARED BY:
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