

Approved 8/21/2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved August 19, 2020
Date
[Signature]
City Attorney

ORTEGA PLACE

REPLAT OF LOT 5, BLOCK 29, ORTEGA FARMS, PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 190
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION
LOT 5, BLOCK 29, ORTEGA FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.
ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT ORTEGA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ORTEGA PLACE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL 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.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION; THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID 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. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.

TRACTS 'A' AND 'B' (OPEN SPACE), TRACT 'C' (RECREATION) AND THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, 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 ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE 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.

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, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ORTEGA PLACE. 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.

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.

THE EASEMENT DESIGNATED AS "JEA-E" AT#4 EASEMENT IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC., A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT#4 FLORIDA IS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 14th DAY OF July, 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE
[Signature]
PRINT NAME: ANAND JOBALIA
[Signature]
PRINT NAME: THOMAS MEEGAN

ORTEGA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT NAME: ANAND JOBALIA
ITS: MANAGER

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 14th DAY OF July, 2020, BY ANAND JOBALIA, THE MANAGER OF ORTEGA PLACE, 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)
PAULA JOHNSON
State of Florida-Notary Public
Commission # GG 238067
My Commission Expires (1) July 12, 2022 (NOTARY SEAL)

SIGNED IN THE PRESENCE OF:
[Signature]
PRINT NAME: Alice M. Mansley
[Signature]
PRINT NAME: Thomas R. Meehan

INTRACOASTAL BANK, A FLORIDA BANKING CORPORATION
BY: [Signature]
PRINT NAME: RICHARD S. WELLS
ITS: SENIOR VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF VOLUSIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 14th DAY OF July, 2020, BY RICHARD S. WELLS, THE SENIOR VICE PRESIDENT OF INTRACOASTAL BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF SAID CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
ALICE M. MANSLEY
MY COMMISSION # GG 028235
EXPIRES September 24, 2020
Bonds This State Public Underwriter

D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 18866, PAGE 1343, 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.

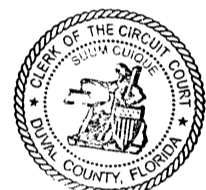
SIGNED IN THE PRESENCE OF:
D.R. HORTON, INC. - JACKSONVILLE,
A DELAWARE CORPORATION
BY: [Signature]
PRINT NAME: PHILIP A. FREMENTO
ITS: VICE PRESIDENT
[Signature]
PRINT NAME: ROBERT S. PORTER
[Signature]
PRINT NAME: Anthony Sharp
STATE OF FLORIDA
COUNTY OF DUVAL St Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 15 DAY OF July, 2020, BY PHILIP A. FREMENTO, THE VICE PRESIDENT OF D.R. HORTON INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 18, 2024
Bonds This State Heavy Services

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 190-193 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 21st DAY OF August, 2020.

[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT
[Signature]
Margaret Math
Deputy Clerk



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 PAPFAS P.E.
DIRECTOR OF PUBLIC WORKS
DATE: 8/21/20

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF August, 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 13th DAY OF July, 2020.

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
BOB L. PITTMAN
REGISTERED LAND SURVEYOR NUMBER 4827
LICENSED BUSINESS NO. 6487

(PLAT AND PLANS) CITY DEVELOPMENT No. 9667.000 JEA AVAILABILITY # 2018-1992

ORTEGA PLACE

REPLAT OF LOT 5, BLOCK 29, ORTEGA FARMS, PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 191
SHEET 2 OF 4 SHEETS

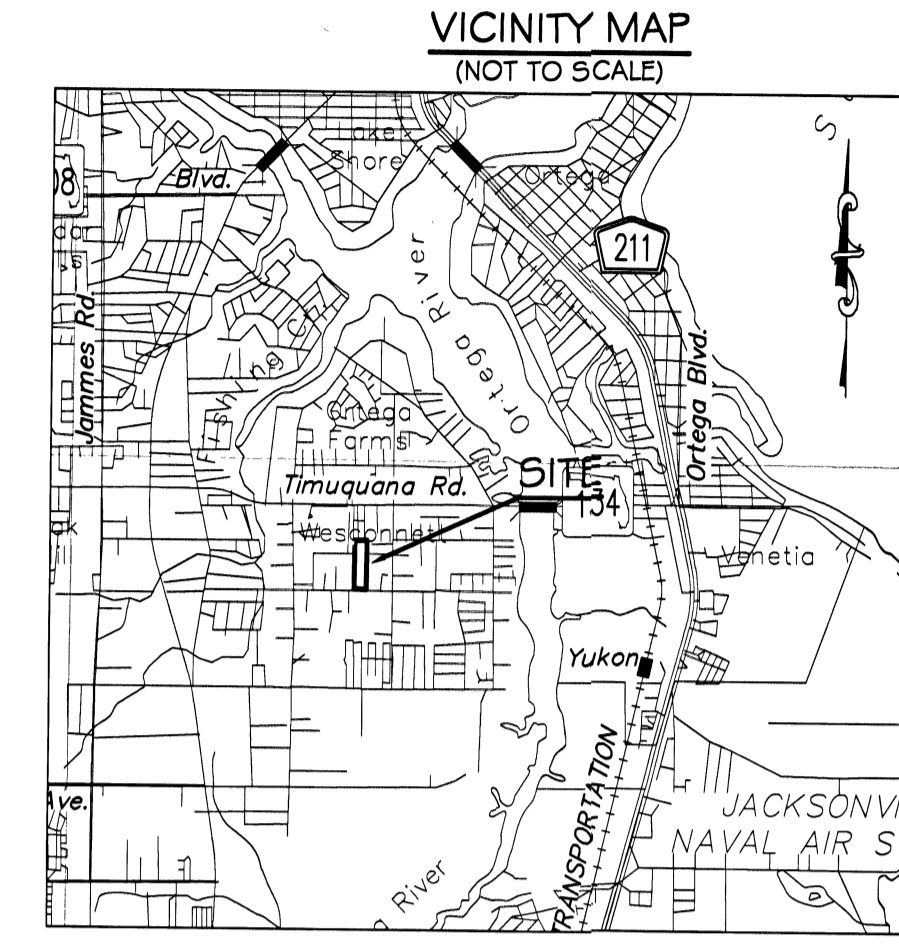
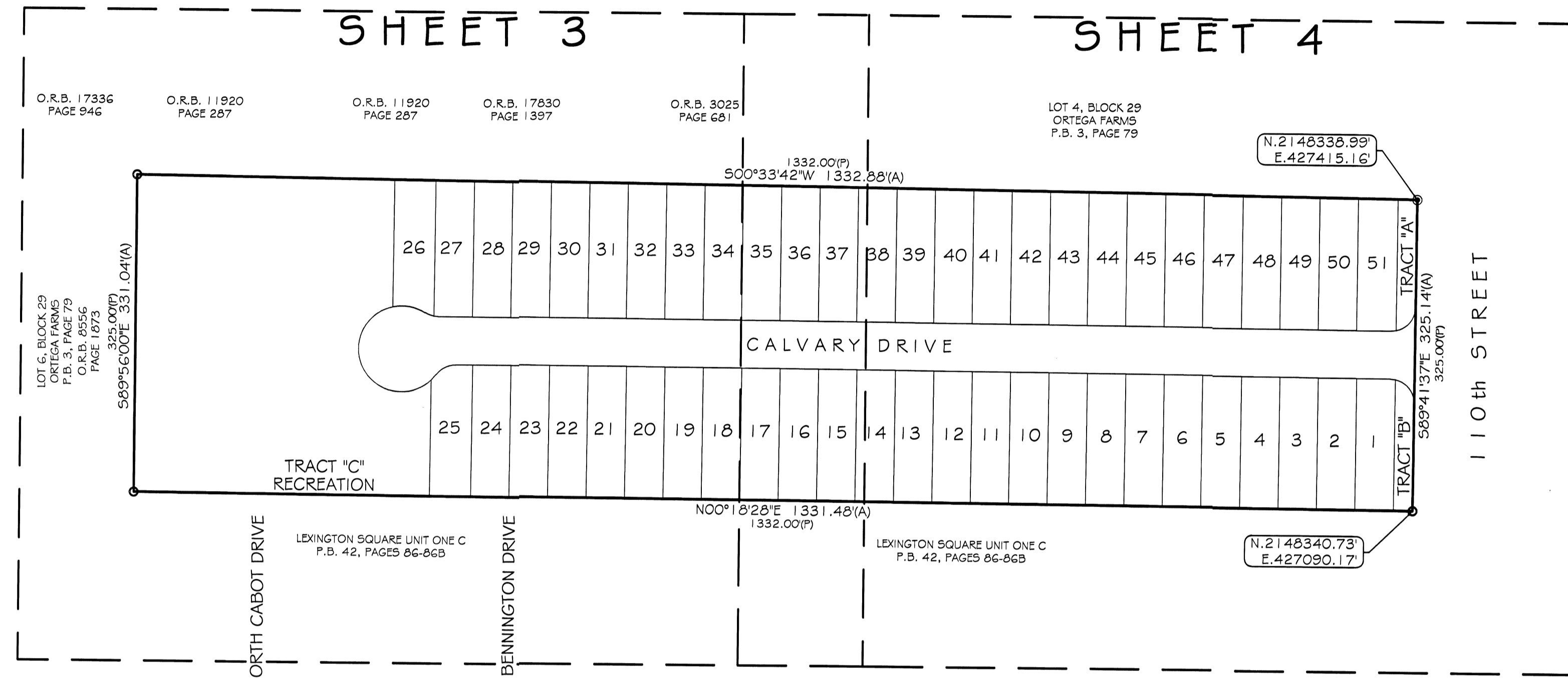
TEAKWOOD LANE

ROSEDALE LANE

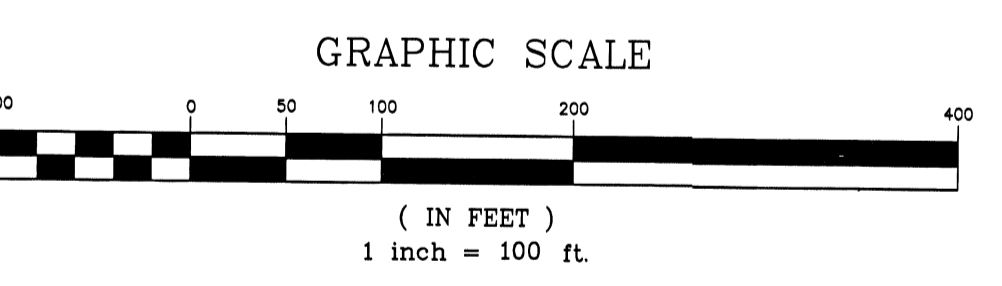
KEY SHEET

SHEET 3

SHEET 4



- NOTES:
1. 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 68 RTK BASE STATION.
 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION 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.
 3. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 4. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
 6. 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.
 7. 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.
 8. 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.
 9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 10. 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.
 11. 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.
 12. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031 G, SUFFIX 0526, DATED 11/02/2018. 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 AND DEVELOPMENT, CITY OF JACKSONVILLE.



- 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
 - PT = POINT OF TANGENCY
 - PKC = POINT OF REVERSE CURVATURE
 - RP = RADIUS POINT
 - TOB = TOP OF BANK

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-6377
LICENSED BUSINESS NO. 6487

ORTEGA PLACE

REPLAT OF LOT 5, BLOCK 29, ORTEGA FARMS, PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 15 PAGE 192

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

O.R.B. 17336
PAGE 94C

O.R.B. 11920
PAGE 287

O.R.B. 11920
PAGE 287

O.R.B. 17830
PAGE 1397

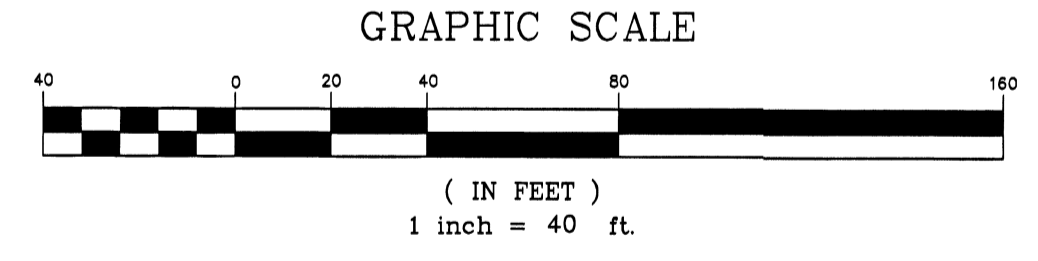
O.R.B. 3025
PAGE 601

LOT 5, BLOCK 29
ORTEGA FARMS
P.B. 3, PAGE 79
O.R.B. 4855G
PAGE 1073

LINE #	BEARING	DISTANCE
L1	S89°41'32"E	9.16
L2	N00°01'29"E	6.42
L3	N00°01'29"E	3.86
L4	N00°01'29"E	10.00
L5	N00°01'29"E	10.00
L6	N00°01'29"E	0.49
L7	S62°21'34"E	6.81
L8	S62°21'34"E	9.00
L9	N89°45'16"W	27.71
L10	S55°48'32"E	7.14
L11	S55°48'32"E	14.61
L12	S55°48'32"E	7.14
L13	S62°21'34"E	4.69
L14	S62°21'34"E	11.61

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

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	N26°50'45"W	22.82	25.00	23.70	054°18'08"
C4	S48°56'37"E	7.93	45.00	7.94	01°06'46"
C5	S62°00'32"W	86.50	45.00	166.34	211°14'73"
C6	N1°01'54"E	34.24	45.00	35.12	044°42'58"
C7	S21°09'51"W	9.83	25.00	10.00	022°54'49"
C8	S09°00'27"W	4.10	25.00	4.10	009°23'58"
C11	S22°39'42"E	32.58	45.00	33.34	042°27'03"
C12	S29°00'27"W	45.60	45.00	47.82	062°53'19"
C13	57°02'61'3"W	17.15	45.00	17.26	02°158'19"
C14	N30°00'00"W	13.42	45.00	13.47	01°7'09'14"
C15	N79°47'27"W	2.56	45.00	2.56	003°15'53"
C16	N63°49'30"W	22.28	45.00	22.51	029°40'00"
C17	N37°28'01"W	18.75	45.00	18.89	024°02'59"
C18	N18°46'07"W	10.46	45.00	10.48	01°3'02'49"
C19	S21°49'03"E	33.89	45.00	34.73	044°14'48"
C20	N33°01'36"W	10.89	10.00	11.64	062°39'55"
C21	S33°01'33"E	32.87	30.00	34.91	062°40'02"
C22	S49°09'14"W	42.31	30.00	46.96	089°41'32"
C23	N49°00'00"W	49.50	35.00	54.88	090°00'00"
C24	N49°00'00"E	42.43	30.00	47.12	090°00'00"



CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C25	S79°27'41"E	22.99	45.00	22.84	029°04'39"
C26	S48°52'32"E	4.01	45.00	4.02	009°06'46"
C27	S48°52'32"E	9.31	45.00	9.32	011°52'09"
C28	S53°05'03"E	3.33	35.00	3.33	009°12'05"
C29	S25°10'45"E	29.78	35.00	30.76	050°21'31"
C30	N33°10'47"W	21.89	20.00	23.16	064°21'34"
C31	S33°01'33"E	21.98	20.00	23.27	064°40'02"
C32	S45°09'14"W	28.21	20.00	31.31	089°41'32"
C33	N45°00'00"W	35.36	25.00	39.27	090°00'00"
C34	N45°00'00"E	28.28	20.00	31.42	090°00'00"
C35	S74°50'05"E	18.31	35.00	18.53	030°18'49"
C36	S57°44'23"E	12.36	35.00	12.36	030°18'49"
C37	S27°45'00"E	28.22	30.00	29.38	056°06'57"
C38	N33°01'36"W	27.47	25.00	29.09	062°39'55"
C39	S33°01'33"E	16.49	15.00	17.45	062°40'02"
C40	S45°09'14"W	21.16	15.00	23.48	089°41'32"
C41	N45°00'00"W	28.28	20.00	31.42	090°00'00"
C42	N45°00'00"E	21.21	15.00	23.56	090°00'00"
C43	S72°54'18"E	17.64	30.00	17.90	034°11'24"

MATCH SHEET 4
SEE SHEET 4

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ORTEGA PLACE

REPLAT OF LOT 5, BLOCK 29, ORTEGA FARMS, PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 15 PAGE 193

SHEET 4 OF 4 SHEETS

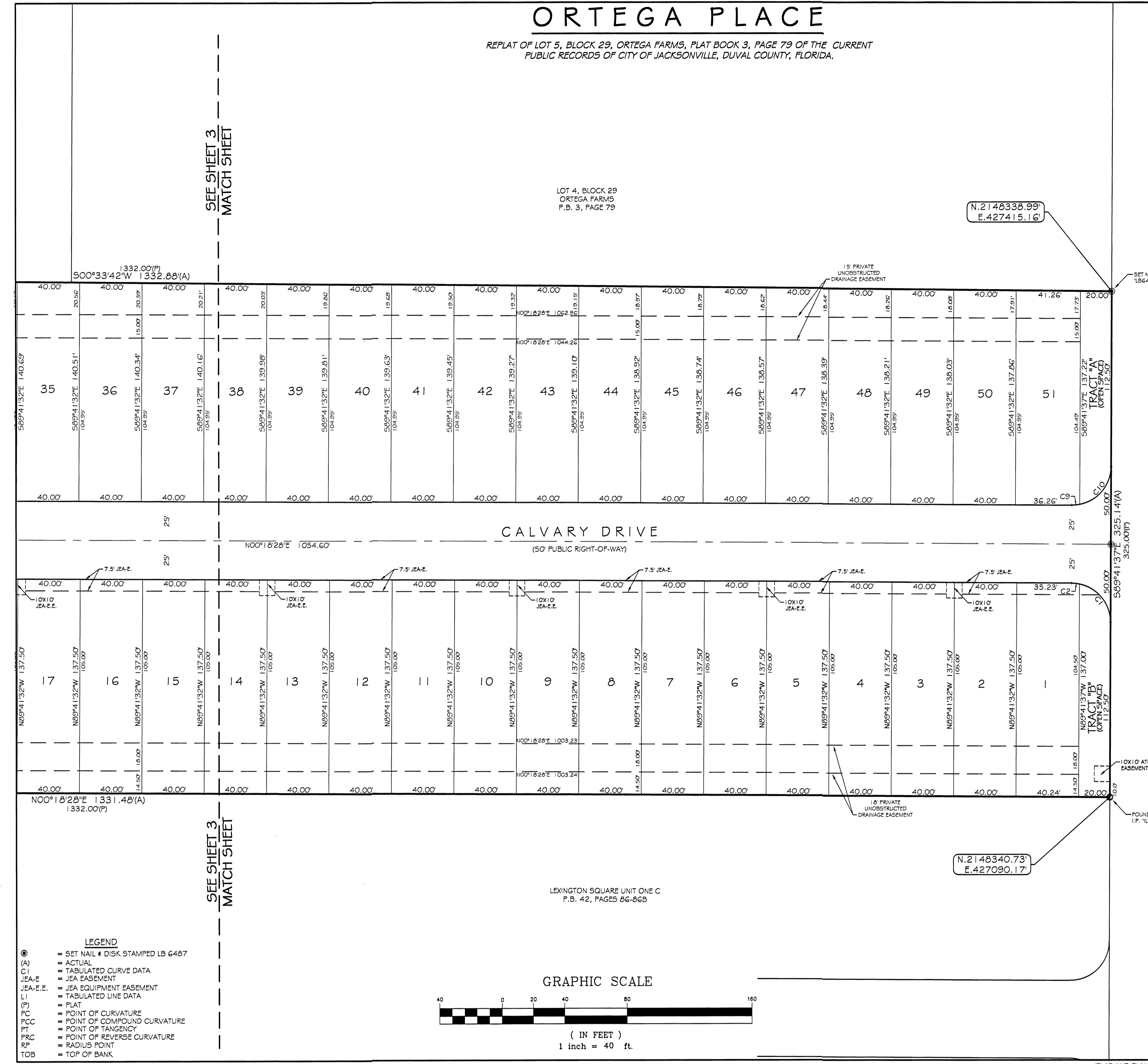
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N5°04'29"E	31.62'	25.00'	34.24'	076°27'47"
C2	N00°04'32"E	5.03'	25.00'	5.03'	011°32'19"
C9	S05°27'41"E	5.03'	25.00'	5.03'	011°32'19"
C10	S05°27'44"E	31.62'	25.00'	34.24'	076°27'47"

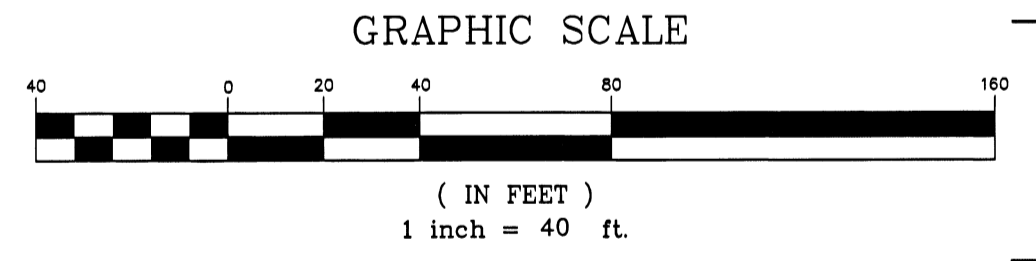
LOT 4, BLOCK 29
ORTEGA FARMS
P.B. 3, PAGE 79

N.2148338.99'
E.427415.16'

SET NO
186487



- LEGEND**
- ⊙ = SET NAIL & DISK STAMPED LB 6487
 - (A) = ACTUAL
 - C1 = 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
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - RP = RADIUS POINT
 - TOB = TOP OF BANK



N.2148340.73'
E.427090.17'

FOUND 1/2" I.P. ILLIGIBLE

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
LICENSED BUSINESS NO. 6487

(PLAT AND PLANS) CITY DEVELOPMENT No. 9667.000 JEA AVAILABILITY # 2018-1992