

# OSPREY LANDING UNIT ONE

PLAT BOOK **71** PAGE **70**

SHEET 1 OF 13 SHEETS

SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

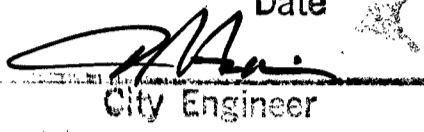
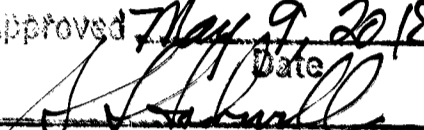
A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7.

OSPREY LANDING UNIT 1  
CAPTION

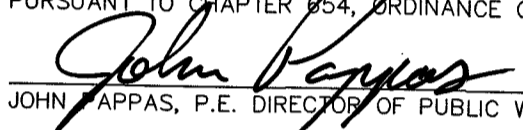
A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

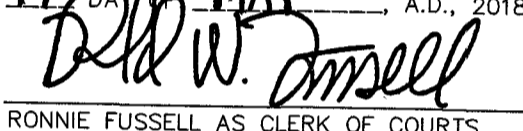

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SAID SECTION 7, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF FARM 26, OF THE UNRECORDED PLAT OF "DINSMORE FARMS", AND BEING ON THE EASTERLY LINE OF THE SAID COUNTY, AND RUN THENCE, NORTH 89°17'37" EAST, ALONG THE NORTHERLY LINE OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SAID SECTION 7, (AND ALSO BEING THE SOUTHERLY LINE OF FARM 26, FARM BUREAU ROAD, FARM 23), A DISTANCE OF 735.38 FEET, TO THE POINT OF BEGINNING, OF THE LANDS THUS DESCRIBED.

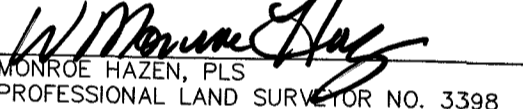
- FROM THE POINT OF BEGINNING, THUS DESCRIBED, RUN THENCE, THE FOLLOWING FIFTY-NINE (59) COURSES AND DISTANCES TO REFERENCE POINT "A"
- COURSE No. 1: RUN THENCE, SOUTH 00°42'23" EAST, A DISTANCE OF 47.59 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE, NORTH 89°18'03" EAST, A DISTANCE OF 272.14 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE, SOUTH 01°52'53" WEST, A DISTANCE OF 50.24 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE, SOUTH 61°12'11" WEST, A DISTANCE OF 62.51 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE, SOUTH 48°40'50" WEST, A DISTANCE OF 33.83 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE, SOUTH 00°43'07" EAST, A DISTANCE OF 79.90 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE, SOUTH 12°01'35" EAST, A DISTANCE OF 62.95 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE, SOUTH 77°49'28" EAST, A DISTANCE OF 75.72 FEET, TO A POINT;
- COURSE No. 9: RUN THENCE, SOUTH 55°52'46" EAST, A DISTANCE OF 77.62 FEET, TO A POINT;
- COURSE No. 10: RUN THENCE, SOUTH 49°46'41" EAST, A DISTANCE OF 31.63 FEET, TO A POINT;
- COURSE No. 11: RUN THENCE, NORTH 65°43'16" EAST, A DISTANCE OF 99.70 FEET, TO A POINT;
- COURSE No. 12: RUN THENCE, NORTH 04°02'23" EAST, A DISTANCE OF 51.18 FEET, TO A POINT;
- COURSE No. 13: RUN THENCE, NORTH 59°35'06" EAST, A DISTANCE OF 69.87 FEET, TO A POINT;
- COURSE No. 14: RUN THENCE, NORTH 50°36'35" EAST, A DISTANCE OF 63.89 FEET, TO A POINT;
- COURSE No. 15: RUN THENCE, NORTH 83°41'47" EAST, A DISTANCE OF 90.34 FEET, TO A POINT;
- COURSE No. 16: RUN THENCE, NORTH 17°32'49" EAST, A DISTANCE OF 85.20 FEET, TO A POINT;
- COURSE No. 17: RUN THENCE, NORTH 47°21'16" EAST, A DISTANCE OF 43.08 FEET, TO A POINT;
- COURSE No. 18: RUN THENCE, NORTH 56°30'12" EAST, A DISTANCE OF 169.78 FEET, TO A POINT;
- COURSE No. 19: RUN THENCE, SOUTH 83°20'29" WEST, A DISTANCE OF 43.68 FEET, TO A POINT;
- COURSE No. 20: RUN THENCE, NORTH 06°26'52" WEST, A DISTANCE OF 130.76 FEET, TO A POINT;
- COURSE No. 21: RUN THENCE, NORTH 88°41'28" EAST, A DISTANCE OF 69.86 FEET, TO A POINT;
- COURSE No. 22: RUN THENCE, SOUTH 31°54'55" EAST, A DISTANCE OF 54.77 FEET, TO A POINT;
- COURSE No. 23: RUN THENCE, SOUTH 14°29'43" EAST, A DISTANCE OF 27.06 FEET, TO A POINT;
- COURSE No. 24: RUN THENCE, NORTH 48°42'42" EAST, A DISTANCE OF 25.78 FEET, TO A POINT;
- COURSE No. 25: RUN THENCE, SOUTH 69°58'29" EAST, A DISTANCE OF 59.90 FEET, TO A POINT;
- COURSE No. 26: RUN THENCE, NORTH 08°37'15" EAST, A DISTANCE OF 29.60 FEET, TO A POINT;
- COURSE No. 27: RUN THENCE, SOUTH 83°35'43" EAST, A DISTANCE OF 40.32 FEET, TO A POINT;
- COURSE No. 28: RUN THENCE, SOUTH 38°41'12" EAST, A DISTANCE OF 44.50 FEET, TO A POINT;
- COURSE No. 29: RUN THENCE, SOUTH 41°57'49" EAST, A DISTANCE OF 35.43 FEET, TO A POINT;
- COURSE No. 30: RUN THENCE, NORTH 48°14'32" EAST, A DISTANCE OF 38.07 FEET, TO A POINT;
- COURSE No. 31: RUN THENCE, SOUTH 17°34'20" WEST, A DISTANCE OF 71.61 FEET, TO A POINT;
- COURSE No. 32: RUN THENCE, SOUTH 16°47'22" WEST, A DISTANCE OF 40.02 FEET, TO A POINT;
- COURSE No. 33: RUN THENCE, SOUTH 15°12'49" WEST, A DISTANCE OF 28.37 FEET, TO A POINT;
- COURSE No. 34: RUN THENCE, SOUTH 02°06'32" EAST, A DISTANCE OF 37.96 FEET, TO A POINT;
- COURSE No. 35: RUN THENCE, SOUTH 40°19'44" WEST, A DISTANCE OF 54.37 FEET, TO A POINT;
- COURSE No. 36: RUN THENCE, NORTH 61°42'13" WEST, A DISTANCE OF 48.34 FEET, TO A POINT;
- COURSE No. 37: RUN THENCE, NORTH 59°57'56" WEST, A DISTANCE OF 64.75 FEET, TO A POINT;
- COURSE No. 38: RUN THENCE, SOUTH 76°10'38" WEST, A DISTANCE OF 101.25 FEET, TO A POINT;
- COURSE No. 39: RUN THENCE, SOUTH 73°26'50" WEST, A DISTANCE OF 87.19 FEET, TO A POINT;
- COURSE No. 40: RUN THENCE, SOUTH 48°31'26" WEST, A DISTANCE OF 81.34 FEET, TO A POINT;
- COURSE No. 41: RUN THENCE, SOUTH 14°44'03" WEST, A DISTANCE OF 34.49 FEET, TO A POINT;
- COURSE No. 42: RUN THENCE, SOUTH 20°48'35" EAST, A DISTANCE OF 55.75 FEET, TO A POINT;
- COURSE No. 43: RUN THENCE, SOUTH 43°09'53" EAST, A DISTANCE OF 51.36 FEET, TO A POINT;
- COURSE No. 44: RUN THENCE, SOUTH 13°18'21" WEST, A DISTANCE OF 39.91 FEET, TO A POINT;
- COURSE No. 45: RUN THENCE, SOUTH 13°26'57" WEST, A DISTANCE OF 40.77 FEET, TO A POINT;
- COURSE No. 46: RUN THENCE, SOUTH 84°34'02" EAST, A DISTANCE OF 57.42 FEET, TO A POINT;
- COURSE No. 47: RUN THENCE, SOUTH 03°56'52" WEST, A DISTANCE OF 60.92 FEET, TO A POINT;
- COURSE No. 48: RUN THENCE, SOUTH 27°04'57" EAST, A DISTANCE OF 78.30 FEET, TO A POINT;
- COURSE No. 49: RUN THENCE, SOUTH 48°18'11" EAST, A DISTANCE OF 89.50 FEET, TO A POINT;
- COURSE No. 50: RUN THENCE, SOUTH 56°48'10" EAST, A DISTANCE OF 116.86 FEET, TO A POINT;
- COURSE No. 51: RUN THENCE, SOUTH 70°20'55" EAST, A DISTANCE OF 120.26 FEET, TO A POINT;
- COURSE No. 52: RUN THENCE, SOUTH 32°39'43" EAST, A DISTANCE OF 120.98 FEET, TO A POINT;
- COURSE No. 53: RUN THENCE, SOUTH 16°36'45" EAST, A DISTANCE OF 192.90 FEET, TO A POINT;
- COURSE No. 54: RUN THENCE, SOUTH 14°28'11" EAST, A DISTANCE OF 102.73 FEET, TO A POINT;
- COURSE No. 55: RUN THENCE, SOUTH 33°32'02" EAST, A DISTANCE OF 62.22 FEET, TO A POINT;
- COURSE No. 56: RUN THENCE, SOUTH 30°25'23" WEST, A DISTANCE OF 60.91 FEET, TO A POINT;
- COURSE No. 57: RUN THENCE, SOUTH 22°07'48" WEST, A DISTANCE OF 46 FEET, MORE OR LESS, TO A POINT, ON THE "MEAN HIGH WATER" LINE OF HALLS BRANCH, (ALSO KNOWN AS HALF CREEK), SAID "MEAN HIGH WATER" LINE, BEING DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, (NTDE '83-01), NATIONAL TIDE DATA EPOCH FOR THE YEARS 1983-2001, AS ELEVATION 1.27, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) DATUM, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A".
- COURSE No. 58: RUN THENCE, SOUTH 06°54'34" WEST, A DISTANCE OF 46 FEET, MORE OR LESS, TO A POINT, ON THE "MEAN HIGH WATER" LINE OF HALLS BRANCH, (ALSO KNOWN AS HALF CREEK), SAID "MEAN HIGH WATER" LINE, BEING DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, (NTDE '83-01), NATIONAL TIDE DATA EPOCH FOR THE YEARS 1983-2001, AS ELEVATION 1.27, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) DATUM, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A".
- COURSE No. 59: RETURN THENCE, TO THE AFORESAID POINT OF BEGINNING, AND RUN THENCE, RUN THENCE, NORTH 89°17'37" EAST, ALONG THE NORTHERLY LINE OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SAID SECTION 7, (AND ALSO BEING THE SOUTHERLY LINE OF FARM 23), A DISTANCE OF 517.12 FEET, TO A POINT; RUN THENCE, NORTH 00°38'51" WEST, A DISTANCE OF 153.20 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 187.50 FEET, THROUGH A CENTRAL ANGLE OF 22°03'07" TO THE RIGHT, AN ARC DISTANCE OF 72.17 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°22'40" EAST, 71.72 FEET; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 22°03'03" TO THE RIGHT, AN ARC DISTANCE OF 43.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°22'40" EAST, 43.03 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 34.50 FEET, THROUGH A CENTRAL ANGLE OF 32°47'12" TO THE RIGHT, AN ARC DISTANCE OF 44.92 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°02'24" WEST, 44.31 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 78.50 FEET, THROUGH A CENTRAL ANGLE OF 32°47'12" TO THE RIGHT, AN ARC DISTANCE OF 44.92 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°02'24" WEST, 44.31 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 137.50 FEET, THROUGH A CENTRAL ANGLE OF 35°42'40" TO THE RIGHT, AN ARC DISTANCE OF 85.70 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°12'29" WEST, 84.32 FEET; RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 35°42'40" TO THE RIGHT, AN ARC DISTANCE OF 39.16 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°06'51" EAST, 38.52 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 17.50 FEET, THROUGH A CENTRAL ANGLE OF 89°52'01" TO THE LEFT, AN ARC DISTANCE OF 27.45 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°46'41" WEST, 24.72 FEET; RUN THENCE, NORTH 00°43'17" WEST, A DISTANCE OF 7.50 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF DUNN AVENUE, (STATE ROAD No. 104); RUN THENCE, NORTH 89°18'43" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN AVENUE, A DISTANCE OF 120.00 FEET, TO A POINT;

Approved 6 May 2018  
Date  
  
City Engineer  
for Director of Public Works  
Approved May 9, 2018  
Date  
  
for General Counsel

RUN THENCE, SOUTH 00°43'17" EAST, A DISTANCE OF 7.50 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 17.50 FEET, THROUGH A CENTRAL ANGLE OF 90°05'55" TO THE LEFT, AN ARC DISTANCE OF 27.52 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°13'19" WEST, 24.77 FEET; RUN THENCE, SOUTH 00°50'06" EAST, A DISTANCE OF 92.77 FEET, TO THE POINT OF CURVATURE, OF A CURVE, CONTINUING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 137.50 FEET, THROUGH A CENTRAL ANGLE OF 42°41'25" TO THE RIGHT, AN ARC DISTANCE OF 102.45 FEET, TO THE POINT OF CURVATURE, OF A CURVE, CONTINUING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 101.00 FEET, THROUGH A CENTRAL ANGLE OF 58°26'26" TO THE RIGHT, AN ARC DISTANCE OF 103.12 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°14'55" EAST, 98.61 FEET; RUN THENCE, NORTH 89°27'58" EAST, A DISTANCE OF 117.98 FEET, TO A POINT; RUN THENCE, NORTH 38°33'16" EAST, A DISTANCE OF 41.80 FEET, TO A POINT; RUN THENCE, NORTH 89°27'58" EAST, A DISTANCE OF 207.62 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4107, PAGE 984 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°42'59" EAST, ALONG THE AFORESAID WESTERLY LINE OF LAST SAID LANDS, AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5940, PAGE 424, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; A DISTANCE OF 38.85 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF FARM 10, "DINSMORE FARMS", AN UNRECORDED SUBDIVISION; RUN THENCE, NORTH 89°17'37" EAST, ALONG THE SOUTHERLY LINE OF FARM 10, "DINSMORE FARMS", AND THEN ALONG THE SOUTHERLY LINE OF KER-DEL ROAD (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND THEN ALONG THE SOUTHERLY LINE OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SAID SECTION 7, A DISTANCE OF 447.50 FEET, TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11844, AND RECORDED IN OFFICIAL RECORDS BOOK 11844, PAGE 1856, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID LANDS DESCRIBED AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 00°50'04" EAST, A DISTANCE OF 399.87 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, NORTH 89°07'58" EAST, A DISTANCE OF 198.7 FEET, MORE OR LESS, TO A POINT, ON THE "MEAN HIGH WATER" LINE OF HALLS BRANCH, (ALSO KNOWN AS HALF CREEK), SAID "MEAN HIGH WATER" LINE, BEING DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AS ELEVATION 1.27, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) DATUM; RUN THENCE, IN A GENERAL SOUTHERLY, AND SOUTHWESTERLY DIRECTION, ALONG THE "MEAN HIGH WATER" LINE OF HALLS BRANCH (ALSO KNOWN AS HALF CREEK), A DISTANCE OF 2,682 LINEAR FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.  
THE LANDS THUS DESCRIBED CONTAINS 1,845,292 SQUARE FEET, OR 42.3 ACRES, MORE OR LESS, IN AREA.

APPROVED FOR 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, ORDINANCE CODE.  
  
JOHN APPAS, P.E. DIRECTOR OF PUBLIC WORKS  
5/16/18  
DATE

CLERK'S CERTIFICATE 2018118499  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDED IN PLAT BOOK 71, PAGES 70-70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 17th DAY OF MAY, A.D., 2018.  
  
RONNIE FUSSELL AS CLERK OF COURTS  
BY:   
K.D. Jeffery  
DEPUTY CLERK

PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 15th DAY OF MAY, A.D., 2018.  
  
W. Monroe Hays  
MONROE HAYS, PLS  
PROFESSIONAL LAND SURVEYOR No. 3398

PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLE STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

# OSPREY LANDING UNIT ONE

PLAT BOOK 71 PAGE 71

SHEET 2 OF 13 SHEETS

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7.

SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

### PUBLIC DEDICATION

This is to certify that CLAY INVESTMENT FUND XIV, LLC, a Florida Limited Liability Company, under the laws of the State of Florida, and LENNAR HOMES, LLC, a Florida limited liability company (as to Lot 12) are the lawful owner of the lands described in the caption hereon known as "OSPREY LANDING UNIT ONE", 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. Only that portion of OSPREY HAMMOCK BOULEVARD denoted on the face of the plat as Public Road Right of Way (Sheet 13) is irrevocably dedicated to the City of Jacksonville, its successors and assigns.

### PRIVATELY OWNED DEDICATION

Osprey Hammock Boulevard, other than as dedicated to the City of Jacksonville, and all other roads, parkways, lanes, courts, walkways, private easements for drainage, access easements and conservation easements shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon

The undersigned owner(s), 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 carriers, representatives of the utilities authorized by said owner(s), its successors and assigns, to serve the land shown hereon, holders of mortgage liens of 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 roadways. The owner(s), its successors and assigns reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Tracts R-2, R-3, R-4 and R-5, (Parks), Tract C (Conservation/Wetlands), Tract O-1, O-2, Tract O-3 and O-4, (Open Space/Landscaping), and Tract U, (Utility), are hereby reserved to the Developer, CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company, its successors and assigns.

The undersigned owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all 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.

### JEA DEDICATION

The Owner, hereby irrevocably and without reservation dedicates to the JEA, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of the JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Title to the Landscape Buffer Tract(s) is hereby retained by the 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 assumed 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 the Pump Station Tract.

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save 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 the Pump Station Tract 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 lands 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 easements 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 therefore.

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 exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed with said easements.

Tract LS (Lift Station) is hereby irrevocably and without reservation dedicated to the JEA, its successors and assigns, in conjunction with its water and sewer utilities.

In witness thereof, CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company, and LENNAR HOMES, LLC, a Florida limited liability company have caused these presents to be signed this 18<sup>th</sup> Day of April, 2018.

### CONSENT AND JOINDER TO PLAT DEDICATION

RKS OF FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY JOINS IN AND CONSENTS TO THE DEDICATIONS BY OWNER OF THE LANDS ON THIS PLAT AND AGREES THAT ITS RIGHTS SHALL BE SUBORDINATED TO THE DEDICATIONS.

RKS OF FLORIDA LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Samuel B. Crozier, as managing member of RKS of Florida, LLC, a Florida limited liability company

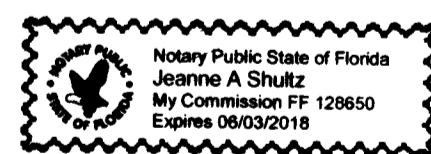
NOTARY FOR RKS OF FLORIDA LLC  
a Florida limited liability company  
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2018 by Samuel B. Crozier, as managing member of RKS of Florida LLC, a Florida limited liability company, on behalf of the Florida limited liability company, and who is personally known to me.

Jeanne A. Shultz  
Notary Public, State of Florida

JEANNE A. SHULTZ  
Type or Print name

My Commission expires: 6/3/2018



SIGNED IN THE PRESENCE OF:

WITNESS: Christine Towers  
Christine Towers  
TYPE OR PRINT NAME

WITNESS: Nancy Buchanan  
Nancy Buchanan  
TYPE OR PRINT NAME

CLAY INVESTMENT FUND XIV, LLC  
a Florida limited liability company

By: Samuel B. Crozier, managing member of CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company

Witness: Christine Towers  
Type or Print name

Witness: Nancy Buchanan  
Type or Print name

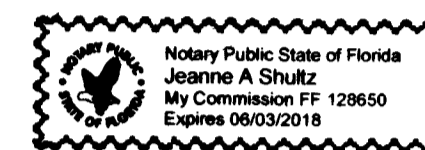
NOTARY FOR CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company  
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2018 by Samuel B. Crozier, managing member of CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company, on behalf of the Florida limited liability company, and who is personally known to me.

Jeanne A. Shultz  
Notary Public, State of Florida

JEANNE A. SHULTZ  
Type or Print name

My Commission expires: 6/3/2018



### CONSENT AND JOINDER TO PLAT DEDICATION

THE UNDERSIGNED, FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF:  
a) MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT DATED DECEMBER 18, 2015 IN FAVOR OF FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RECORDED DECEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4127, PAGE 1167; AS AFFECTED BY THE 4267, PAGE 1521; MORTGAGE AND LOAN DOCUMENT MODIFICATION AND SPREADING AGREEMENT EVIDENCING FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 4305, PAGE 144; AND CROSS COLLATERALIZATION AND CROSS DEFAULT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4305, PAGE 409.  
b) MORTGAGE EXECUTED BY CLAY INVESTMENT FUND XIV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, IN FAVOR OF FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGEE, DATED DECEMBER 31, 2015, AS RECORDED JANUARY 4, 2016, IN OFFICIAL RECORDS BOOK 17416, PAGE 881, AS SUBORDINATED BY SUBORDINATION AGREEMENT RECORDED MAY 9, 2017 IN OFFICIAL RECORDS BOOK 17976, PAGE 409.  
c) MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT FROM CLAY INVESTMENT FUND XIV, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY DATED MAY 5, 2017 RECORDED MAY 9, 2017 IN OFFICIAL RECORDS BOOK 17976, PAGE 369 IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
d) CROSS COLLATERALIZATION AND CROSS DEFAULT AGREEMENT BY AND BETWEEN RKS OF FLORIDA LLC, CLAY INVESTMENT FUND XIV, LLC AND FORUM CAPITAL PARTNERS, LLC RECORDED MAY 9, 2017 IN OFFICIAL RECORDS BOOK 17976, PAGE 393, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AGREES THAT ITS RIGHTS SHALL BE SUBORDINATED TO THE DEDICATION BY OWNER OF THE LANDS IN THIS PLAT.

FORUM CAPITAL PARTNERS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Timothy Ritch, as managing member of FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNED IN THE PRESENCE OF:  
WITNESS: S. Morgan Brown  
TYPE OR PRINT NAME  
WITNESS: Debra Kuller  
TYPE OR PRINT NAME

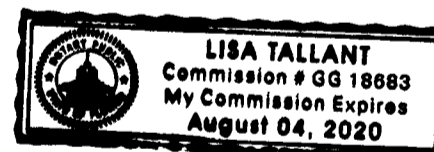
NOTARY FOR FORUM CAPITAL PARTNERS, LLC,  
a Florida limited liability company  
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2018 by Timothy Ritch, as managing member of FORUM CAPITAL PARTNERS, LLC, a Florida limited liability company, on behalf of the Florida limited liability company, and who is personally known to me.

Lisa Tallant  
Notary Public, State of Florida

Lisa Tallant  
Type or Print name

My Commission expires: 08/04/2020



PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

# OSPREY LANDING UNIT ONE

PLAT BOOK 71 PAGE 72  
SHEET 3 OF 13 SHEETS

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7.

### GENERAL NOTES:

- 1) 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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE CO-ORDINATE SYSTEM, EAST ZONE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS BASED ON NORTH AMERICAN DATUM 1983/90-STATE PLANE COORDINATES- FLORIDA EAST ZONE-U.S. FEET.
- 3) THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINE AND CURVES THAT APPEAR ON THAT SHEET.
- 4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S): "X" (SHADED, & UNSHADED), AND AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE", WITH A BASE FLOOD ELEVATIONS (BFE) OF 5 AND 6, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD '88) DATUM, AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER 120077, MAP NUMBER 12031C 0186 H, DATED JUNE 03, 2013. DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

A CONDITIONAL LETTER OF MAP REVISION (LOMAR), CASE NUMBER 16-04-27836C, DATED MAY 24, 2016 HAS BEEN ISSUED FOR THIS PROJECT AND IS ON FILE AT THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.

- 6) EASEMENTS SHOWN HEREON AS JEA-E, AND JEA-E-E ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 7) 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.
- 8) JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY 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 THE REPLACEMENT OF SUCH ITEMS.
- 9) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS PRIVATE DRAINAGE 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 BUT SUBJECT TO REMOVAL BY THE DEVELOPER/HOME OWNER'S ASSOCIATION AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, PART 1, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 16 DAY OF APRIL A.D., 2018.

*Nathan B. Bowan*  
NATHAN B. BOWAN, STATE OF FLORIDA  
REG. LAND SURVEYOR, CERTIFICATE No. 4600  
A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661  
(904)346-1733 OFFICE - (904)346-1736 FAX

10) STATE PLANE COORDINATES; THE STATE PLANE CONTROL MONUMENTATION USED FOR THE CONTROL IN THIS SURVEY ARE THREE (3) GLOBAL POSITIONING SYSTEM (GPS), BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 83/1990).

11) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS WATER MANAGEMENT DISTRICT, AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THE WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

12) THE STORMWATER MANAGEMENT FACILITIES, GRAPHICALLY SHOWN HEREIN AS LAKES AND/OR TOP OF BANKS ARE A GRAPHIC DEPICTION OF THE LAKE AND/OR TOP OF BANK, AND WAS OBTAINED FROM A DIGITAL OR ELECTRONIC AUTOCAD FILE, PROVIDED TO THIS FIRM, BY THE ENGINEERING FIRM OF RECORD.

THIS GRAPHIC REPRESENTATION OR DEPICTION DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.

13) ANY PERSON, FIRM, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS SURVEY TO MAKE A FLOOD DETERMINATION SHOULD BE AWARE THAT THE DETERMINATION PROVIDED BY THIS FIRM IS PROVIDED AS A COURTESY, AND THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF SJ-17, FLORIDA ADMINISTRATIVE CODE. FURTHERMORE, SINCE THE TIME OF THIS SURVEY, THIS FLOOD DETERMINATION MAY HAVE BEEN SUPERSEDED BY EITHER: (a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, (b) A LETTER OF MAP REVISION (LOMAR), OR (c) A LETTER OF MAP REVISION BASED ON FILL (LOMAR-F), ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

A LOCAL GOVERNMENTAL AGENCY (CITY AND/OR COUNTY) MAY HAVE A DIFFERENT INTERPRETATION OF THE LOCATION OF THE FLOOD ZONE, AND THE GOVERNMENTAL AGENCY LOCATION MAY BE USED BY THE BODY OF POLITIC, IN ORDER FOR PERMITS, CERTIFICATES OF OCCUPANCY, AND/OR FLOOD INSURANCE POLICIES.

14) THIS FIRM WAS PROVIDED WITH A TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 19, 2017, AND THE SEARCH REVEALED THE FOLLOWING:

A) DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17415, PAGE 2399.  
SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT THE SUBJECT PROPERTY. HOWEVER, THERE IS A AUTOMATIC TERMINATION AGREEMENT (TERMINATION) UPON THE DEDICATION OF ANY PORTION OF THIS EASEMENT TO THE CITY. IT AFFECTS THAT PORTION OF OSPREY HAMMOCK BOULEVARD, FROM DUNN AVENUE TO THE SOUTHERLY LINE OF LOT 12.

B) DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 18269, PAGE 585, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SURVEYOR'S COMMENT: THIS INSTRUMENT DOES AFFECT THE SUBJECT PROPERTY, HOWEVER THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

C) NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 18303, PAGE 1415.  
SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT THE SUBJECT PROPERTY. HOWEVER, THERE IS A AUTOMATIC TERMINATION AGREEMENT (TERMINATION) UPON THE DEDICATION OF ANY PORTION OF THIS EASEMENT TO THE CITY. IT AFFECTS THAT PORTION OF OSPREY HAMMOCK BOULEVARD, FROM DUNN AVENUE TO THE SOUTHERLY LINE OF LOT 12.

D) NOTICE OF ENVIRONMENTAL RESOURCE PERMIT WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 17686, PAGE 2161.  
SURVEYOR'S COMMENT: THE SUBJECT PROPERTY IS THE SAME LANDS AS CONTAINED IN THIS PERMIT.

### ABBREVIATIONS USED IN THIS PLAT:

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
CL	CENTERLINE
L1	DENOTES TABULATED LINE DATA
C1	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
P.G.	PAGE
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER

### LEGEND:

SYMBOL	DEFINITION
□	DENOTES PERMANENT REFERENCE MONUMENT SET STAMPED "LB 6661"
■	DENOTES PERMANENT REFERENCE MONUMENT FOUND STAMPED "LB 6661"
●	DENOTES PERMANENT CONTROL POINT SET, STAMPED "LB 6661"

By: *Scott Keeling*  
Scott Keeling, as Vice President of  
LENNAR HOMES, LLC, a  
Florida limited liability company

Witness: *Gabrielle Barra*  
Type or Print name

Witness: *Pamela Spivey*  
Pamela Spivey  
Type or Print name

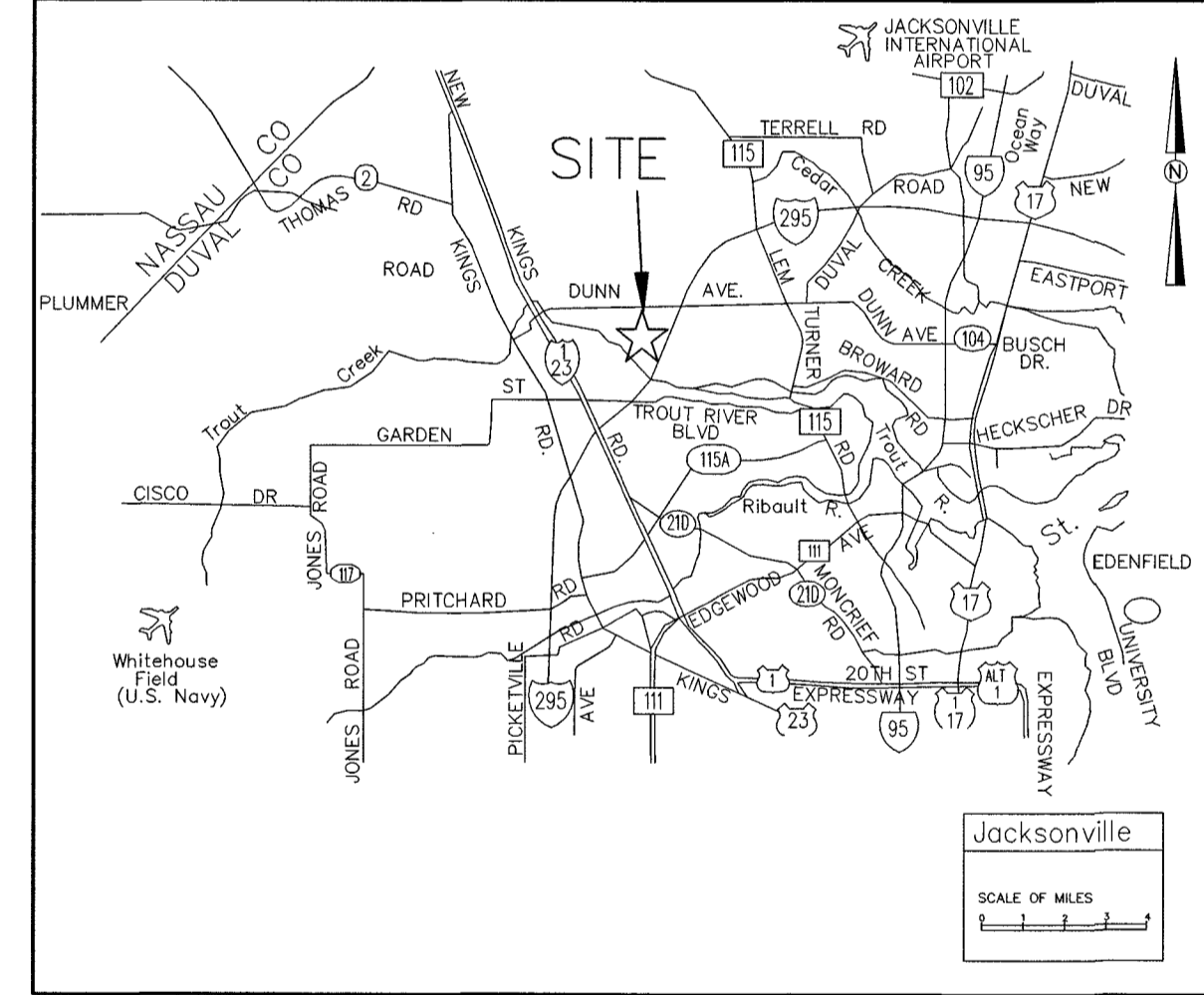
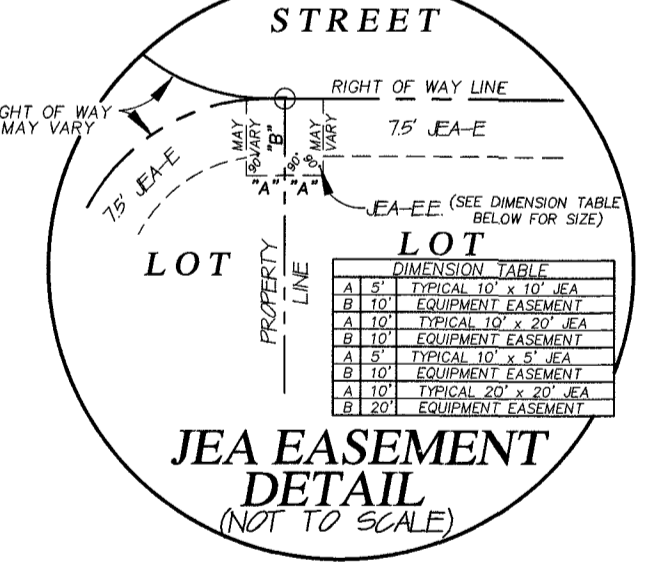
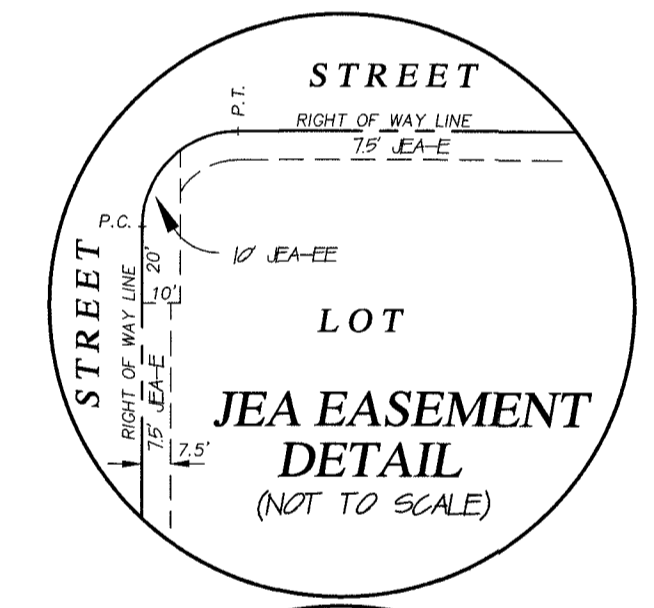
NOTARY FOR LENNAR HOMES, LLC, a Florida limited liability company  
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of APRIL, 2018 by Scott Keeling as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the Florida limited liability company, and who is personally known to me.

*Gabrielle Barra*  
Notary Public, State of Florida  
Type or Print name

GABRIELLE BARRA  
MY COMMISSION # FF 125982  
EXPIRES: May 22, 2018  
Bonded Through Notary Services

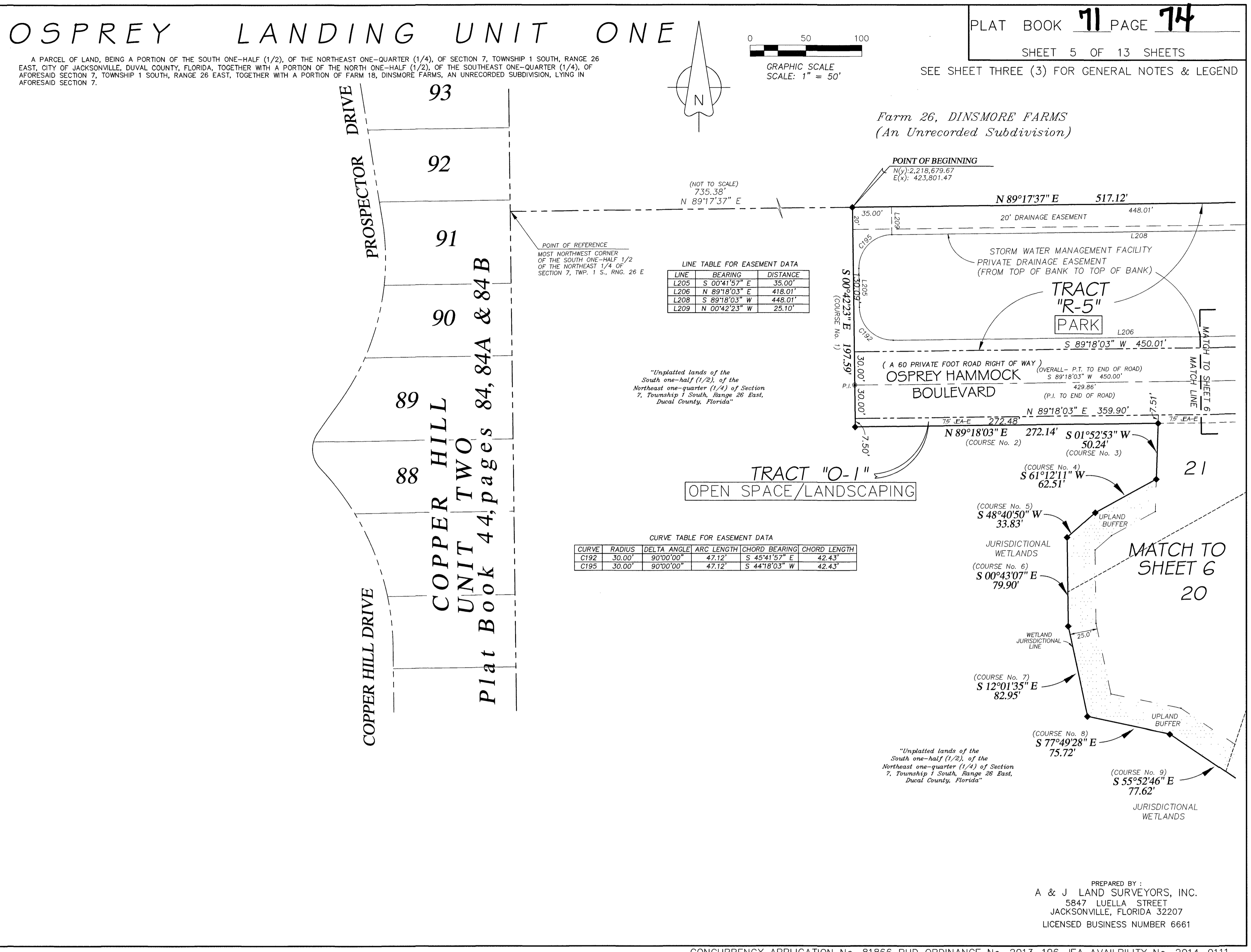
My Commission expires: 5-22-18



VICINITY MAP

PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

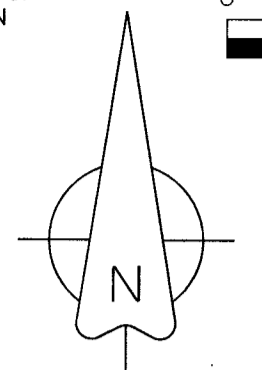
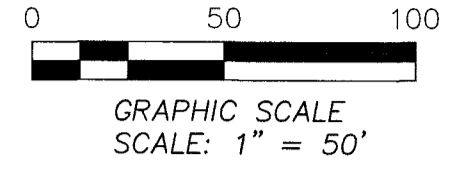




# OSPREY LANDING UNIT ONE

PLAT BOOK **71** PAGE **75**  
SHEET 6 OF 13 SHEETS  
SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7,



**CURVE TABLE FOR CENTERLINE ROADWAY DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C164	125.00'	90°06'49"	196.60'	N 44°14'39" E	176.95'

**CURVE TABLE FOR R/W AND LOTS DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	155.00'	12°25'43"	33.62'	N 05°24'06" E	33.56'
C12	155.00'	17°55'28"	48.49'	N 20°34'41" E	48.29'
C13	155.00'	17°12'30"	46.55'	N 36°08'40" E	46.38'
C14	155.00'	15°47'40"	42.73'	N 54°38'45" E	42.59'
C15	155.00'	10°52'43"	29.43'	N 67°58'56" E	29.38'
C16	25.00'	51°12'41"	22.35'	S 47°48'57" W	21.61'
C17	25.00'	30°27'58"	13.29'	S 06°58'37" W	13.14'
C18	45.00'	70°38'06"	55.48'	N 27°03'42" E	52.03'
C19	45.00'	45°52'38"	36.03'	N 85°19'04" E	35.08'
C20	45.00'	46°01'54"	36.15'	S 48°43'50" E	35.18'
C21	45.00'	26°55'54"	21.15'	S 12°15'06" E	20.96'
C22	25.00'	91°54'48"	40.10'	N 44°44'33" W	35.94'
C39	155.00'	74°14'04"	200.82'	N 36°18'16" E	187.07'
C40	25.00'	81°40'39"	35.64'	S 32°34'58" W	32.70'
C41	45.00'	189°28'12"	148.81'	N 86°28'44" E	89.69'
C42	95.00'	90°06'49"	149.41'	N 44°14'39" E	134.48'

**CURVE TABLE FOR EASEMENT DATA**

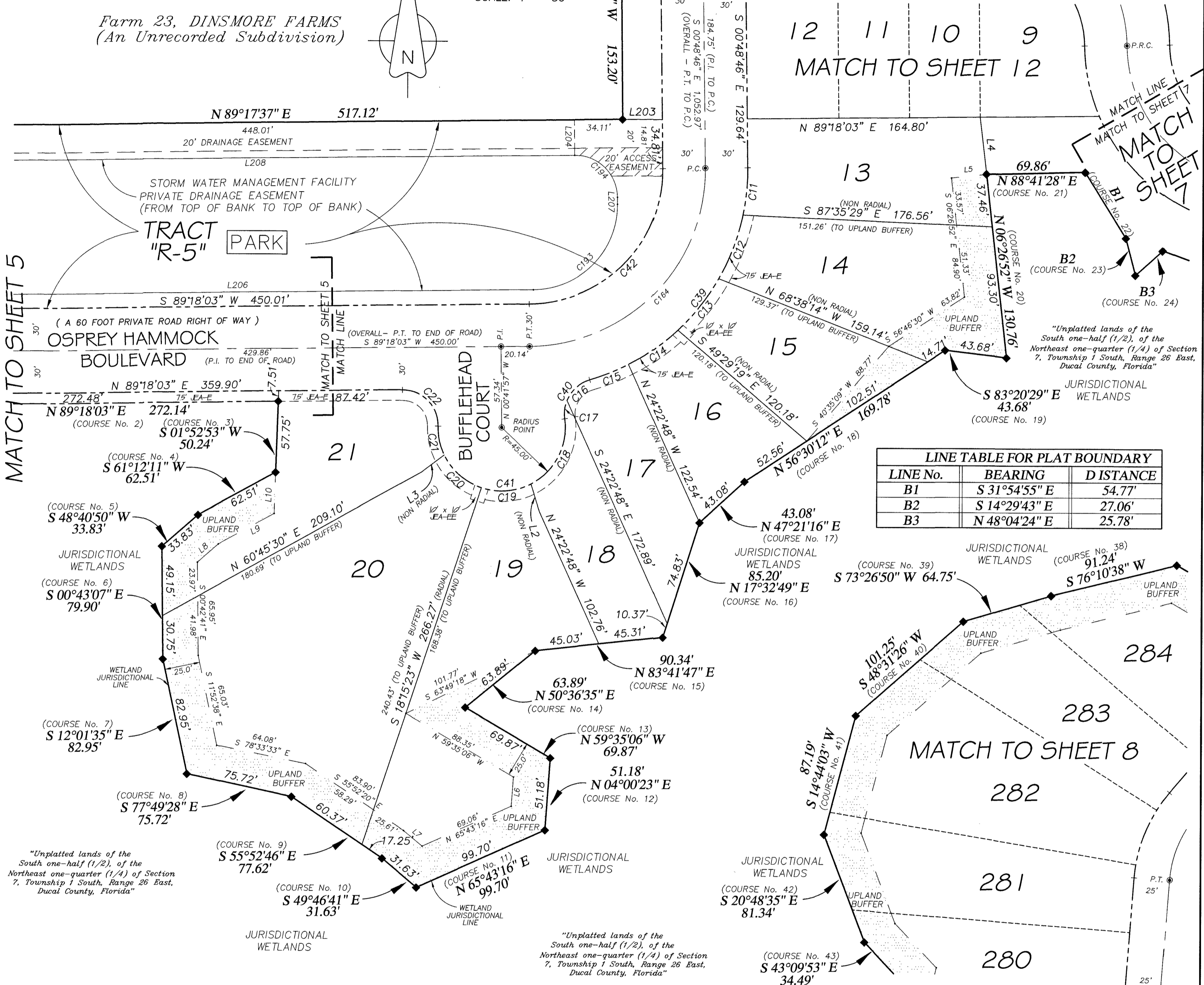
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C193	60.00'	90°00'00"	94.25'	N 44°18'03" E	84.85'
C194	30.00'	90°00'00"	47.12'	N 45°41'57" W	42.43'

**LINE TABLE FOR LOT DATA**

LINE	BEARING	DISTANCE
L4	S 06°42'53" E	40.58'
L5	S 83°33'08" W	25.00'
L6	N 04°00'23" E	20.74'
L7	S 50°02'14" E	17.17'
L8	S 48°41'15" W	19.58'
L9	S 61°12'36" W	44.94'
L10	S 01°53'18" W	29.07'
L203	N 89°18'03" E	27.87'

**LINE TABLE FOR EASEMENT DATA**

LINE	BEARING	DISTANCE
L204	N 00°42'23" W	25.15'
L206	N 89°18'03" E	418.01'
L207	N 00°41'57" W	5.00'



**LINE TABLE FOR PLAT BOUNDARY**

LINE No.	BEARING	DISTANCE
B1	S 31°54'55" E	54.77'
B2	S 14°29'43" E	27.06'
B3	N 48°04'24" E	25.78'

PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLEA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

# OSPREY LANDING UNIT ONE

PLAT BOOK **71** PAGE **76**  
SHEET 7 OF 13 SHEETS  
SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7,

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C166	100.00'	90°00'00"	157.08'	S 45°41'57" E	141.42'
C167	100.00'	52°06'17"	90.94'	N 64°38'49" W	87.84'
C168	200.00'	24°56'58"	87.09'	S 51°04'09" E	86.40'
C169	100.00'	26°59'32"	47.11'	S 77°02'24" E	46.68'
C170	80.00'	49°41'50"	69.39'	S 76°15'15" W	67.24'
C171	250.00'	11°04'36"	48.33'	S 45°52'02" W	48.26'
C172	80.00'	35°58'14"	50.22'	S 22°20'37" W	49.40'

**CURVE TABLE FOR R/W AND LOT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	130.00'	67°22'48"	152.88'	S 57°00'33" E	144.22'
C25	70.00'	52°06'17"	63.66'	N 64°38'49" W	61.49'
C26	25.00'	90°00'00"	39.27'	N 06°24'20" E	35.36'
C27	275.00'	11°04'36"	53.16'	S 45°52'02" W	53.08'
C38	130.00'	90°00'00"	204.20'	S 45°41'57" E	183.85'
C43	130.00'	52°06'17"	118.22'	N 64°38'49" W	114.19'
C44	25.00'	90°00'00"	39.27'	S 08°26'17" E	35.36'
C45	105.00'	28°19'55"	51.92'	S 85°34'17" W	51.39'
C46	25.00'	32°42'53"	14.27'	N 63°22'48" E	14.08'
C47	45.00'	262°19'01"	206.02'	N 01°49'08" W	67.76'
C48	25.00'	77°56'03"	34.01'	N 89°37'39" W	31.44'
C49	25.00'	90°00'00"	39.27'	S 06°24'20" W	35.36'
C50	175.00'	24°56'58"	76.20'	S 51°04'09" E	75.60'
C51	25.00'	58°02'10"	24.45'	N 88°26'17" E	23.49'
C52	45.00'	265°35'20"	208.59'	N 13°12'52" E	66.04'
C53	105.00'	17°04'11"	31.28'	S 89°56'25" W	31.17'
C54	105.00'	11°15'44"	20.64'	S 74°06'23" W	20.61'
C55	45.00'	9°23'16"	7.37'	S 51°43'00" W	7.36'
C56	45.00'	45°59'48"	36.13'	S 79°24'32" W	35.16'
C57	45.00'	46°04'10"	36.18'	N 54°33'29" W	35.22'
C58	45.00'	34°44'34"	35.93'	N 88°26'17" E	34.98'
C59	45.00'	45°19'32"	35.60'	N 36°52'55" E	34.68'
C60	45.00'	69°47'41"	54.82'	S 85°33'28" E	51.49'
C61	25.00'	49°02'00"	21.39'	N 75°10'37" W	20.75'
C62	25.00'	28°54'03"	12.61'	S 65°51'21" W	12.48'
C131	225.00'	11°04'36"	43.50'	S 45°52'02" W	43.43'
C132	25.00'	90°00'00"	39.27'	N 63°35'40" W	35.36'
C133	225.00'	24°56'58"	72.93'	S 03°50'14" E	93.20'
C134	25.00'	29°33'09"	12.89'	N 48°46'03" E	12.75'
C138	55.00'	5°11'23"	4.98'	S 37°44'03" W	4.98'
C139	225.00'	11°33'18"	45.38'	S 44°22'19" E	45.30'
C140	225.00'	13°23'40"	52.60'	S 56°50'48" E	52.48'
C141	45.00'	33°39'31"	26.44'	S 50°49'14" E	26.06'
C142	45.00'	46°21'47"	36.41'	N 89°10'07" E	35.43'
C145	45.00'	75°00'18"	58.91'	N 67°34'22" W	54.79'
C146	45.00'	14°30'17"	11.39'	S 87°40'20" W	11.36'

**CURVE TABLE FOR EASEMENT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C203	30.00'	63°49'27"	33.42'	S 03°50'14" E	31.72'
C204	30.00'	53°44'47"	28.14'	S 62°37'21" E	27.12'
C206	30.00'	37°09'11"	19.45'	N 51°31'13" W	19.11'
C207	55.00'	33°19'04"	31.98'	N 53°26'16" W	31.53'
C208	30.00'	26°45'54"	14.01'	N 50°09'41" W	13.89'
C209	30.00'	88°22'53"	46.28'	S 72°15'56" W	41.82'
C212	30.00'	35°58'14"	18.83'	N 22°20'37" E	18.53'
C213	30.00'	113°44'55"	59.56'	S 82°47'48" E	50.25'
C214	30.00'	28°53'06"	15.12'	S 40°21'54" E	14.96'

**CURVE TABLE FOR UPLAND BUFFER DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C159	33.00'	27°50'16"	16.03'	N 39°50'29" W	15.88'
C160	33.00'	53°44'47"	30.96'	S 62°37'21" E	29.83'

**LINE TABLE FOR UPLAND BUFFER**

LINE	BEARING	DISTANCE
L21	S 38°35'40" E	5.09'
L22	S 38°35'40" E	30.10'
L23	N 17°34'20" E	18.34'
L24	N 14°44'09" E	30.90'
L25	N 16°47'22" E	80.89'
L26	N 17°34'20" E	73.02'
L27	N 40°19'44" E	25.56'
L28	N 61°42'13" W	49.42'
L29	N 59°57'56" W	38.65'
L30	S 76°10'38" W	80.58'
L128	S 42°21'44" E	33.10'
L129	S 29°43'10" E	111.51'
L130	N 63°36'03" W	23.33'
L131	N 60°14'20" W	86.20'
L132	S 74°15'51" W	23.94'
L133	N 63°32'38" W	23.93'
L134	S 35°44'57" E	19.21'
L135	S 89°29'45" E	48.51'

**LINE TABLE FOR EASEMENT DATA**

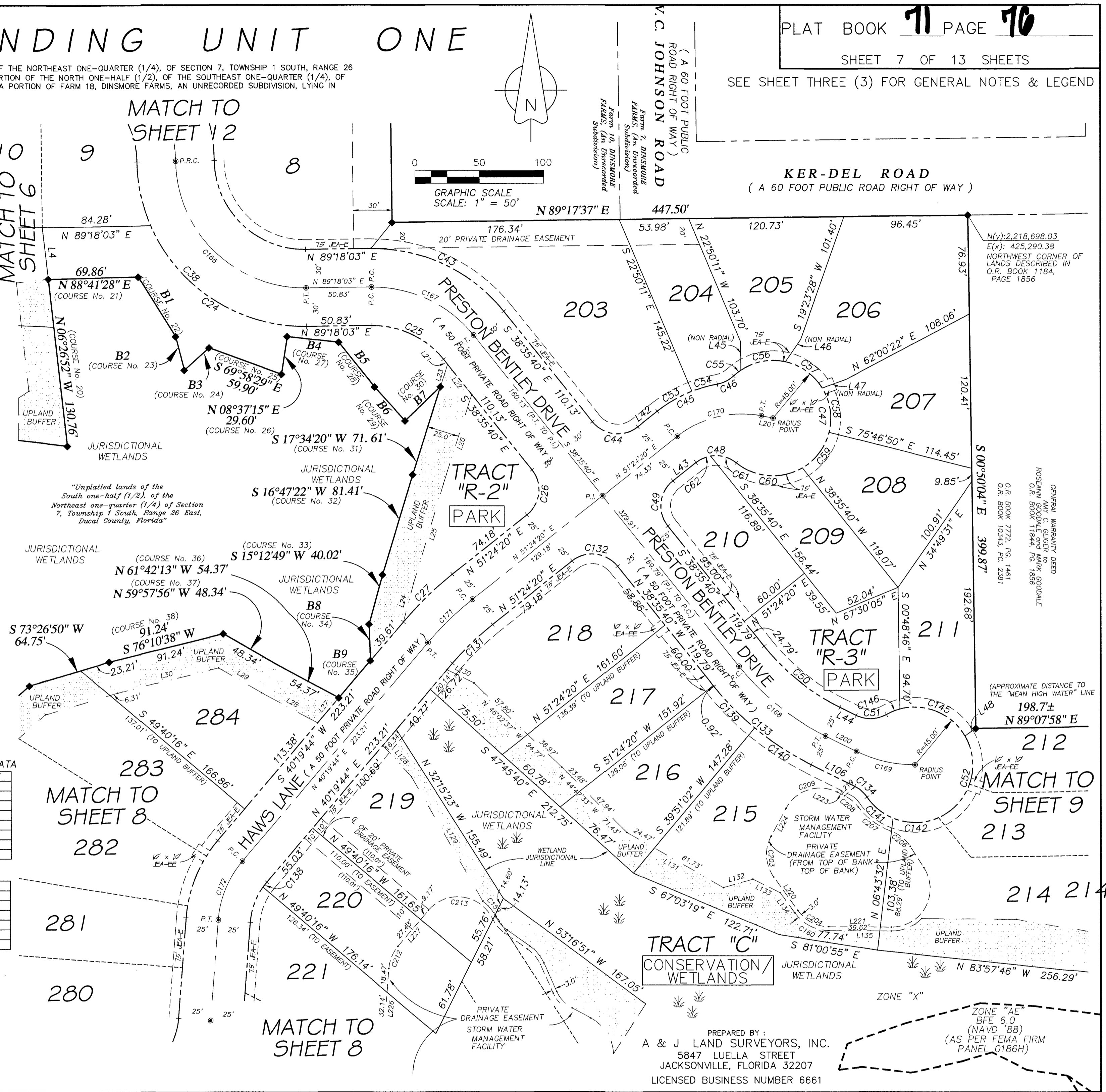
LINE	BEARING	DISTANCE
L219	N 47°01'31" E	10.68'
L220	S 35°44'57" E	32.12'
L221	S 89°29'45" E	48.51'
L222	N 32°56'38" W	19.61'
L223	N 63°32'38" W	6.47'
L224	S 28°24'29" W	24.80'
L226	N 04°21'50" E	50.61'
L227	N 40°19'44" E	36.80'

**LINE TABLE FOR LOT DATA**

LINE	BEARING	DISTANCE
L42	N 51°24'20" E	19.33'
L43	N 51°24'20" E	22.92'
L44	N 63°32'38" W	14.22'
L45	N 00°50'45" W	22.42'
L46	N 34°27'06" E	21.06'
L47	S 69°51'31" W	20.28'
L48	S 55°39'02" W	10.23'

**LINE TABLE FOR PLAT BOUNDARY**

LINE No.	BEARING	DISTANCE
B1	S 31°54'55" E	54.77'
B2	S 14°29'43" E	27.06'
B3	N 48°04'24" E	25.78'
B4	S 83°35'43" E	40.32'
B5	S 38°41'12" E	44.50'
B6	S 41°57'49" E	35.43'
B7	N 04°14'32" E	38.07'
B8	S 02°06'32" E	28.37'
B9	S 40°19'44" W	37.96'



CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003

# OSPREY LANDING UNIT I

PLAT BOOK **71** PAGE **77**  
 SHEET 8 OF 13 SHEETS  
 SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7.

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C171	250.00'	11°04'36"	48.33'	S 45°52'02" W	48.28'
C172	80.00'	35°58'14"	50.22'	S 22°20'37" W	49.40'
C173	80.00'	19°25'54"	27.13'	N 14°04'26" E	27.00'
C174	80.00'	87°14'46"	121.82'	S 19°50'00" E	110.39'
C175	150.00'	30°47'40"	80.62'	N 48°03'32" W	79.65'
C176	150.00'	7°24'21"	19.39'	N 28°57'32" W	19.37'
C185	100.00'	33°01'07"	57.63'	S 73°50'51" W	56.83'

**CURVE TABLE FOR R/W AND LOT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	105.00'	8°08'14"	14.91'	S 36°15'37" W	14.90'
C29	105.00'	22°45'39"	41.71'	S 20°48'40" W	41.44'
C30	105.00'	5°04'21"	9.30'	S 06°53'40" W	9.29'
C31	55.00'	9°51'18"	9.46'	N 08°17'08" E	9.45'
C32	55.00'	9°34'36"	9.19'	N 19°00'05" E	9.18'
C33	105.00'	23°09'12"	42.43'	S 12°12'47" W	42.14'
C34	105.00'	22°47'10"	41.76'	S 10°45'24" E	41.48'
C35	105.00'	22°03'18"	40.42'	S 33°10'38" E	40.17'
C36	105.00'	19°15'05"	35.28'	S 53°49'50" E	35.11'
C63	125.00'	30°47'40"	67.18'	N 48°03'32" W	66.38'
C90	25.00'	90°00'00"	39.27'	S 122°01'17" W	35.36'
C91	175.00'	7°24'21"	22.62'	N 28°57'32" W	22.60'
C105	125.00'	33°01'07"	72.04'	S 73°50'51" W	71.04'
C106	25.00'	84°08'37"	36.71'	S 80°35'24" E	33.50'
C107	175.00'	24°56'17"	76.17'	N 50°59'14" W	75.57'
C123	125.00'	20°10'17"	44.01'	S 79°30'32" W	43.78'
C124	125.00'	12°05'07"	26.37'	S 63°22'51" W	26.32'
C125	55.00'	19°25'54"	18.65'	N 14°04'26" E	18.56'
C126	105.00'	87°14'46"	159.89'	S 19°50'00" E	144.88'
C127	55.00'	87°14'46"	83.75'	S 19°50'00" E	75.89'
C128	105.00'	19°25'54"	35.61'	N 14°04'26" E	35.44'
C129	55.00'	35°58'14"	34.53'	S 22°20'37" W	33.97'
C130	105.00'	35°58'14"	65.92'	S 22°20'37" W	64.84'
C135	175.00'	20°36'29"	62.94'	N 48°49'20" W	62.61'
C136	175.00'	4°19'48"	13.22'	N 61°17'28" W	13.22'
C137	55.00'	30°46'51"	29.55'	S 19°44'55" W	29.19'

**CURVE TABLE FOR UPLAND BUFFER DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C155	33.00'	59°37'42"	34.34'	N 32°03'39" W	32.81'
C156	27.00'	37°53'59"	17.73'	S 43°03'41" E	17.41'
C157	33.00'	30°33'35"	17.60'	N 39°31'39" E	17.39'
C158	27.00'	28°53'06"	13.61'	S 40°21'54" E	13.47'

**CURVE TABLE FOR EASEMENT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C210	285.00'	5°20'08"	26.54'	N 60°47'18" W	26.53'
C211	30.00'	6°74'45"	35.51'	N 29°32'56" W	33.47'
C214	30.00'	28°53'06"	15.12'	S 40°21'54" E	14.96'
C215	30.00'	30°33'35"	16.00'	S 39°31'39" E	15.81'
C216	30.00'	37°37'39"	19.70'	S 43°03'41" E	19.35'
C217	30.00'	119°12'48"	62.42'	S 02°16'07" E	51.75'
C218	30.00'	64°32'28"	33.79'	S 89°36'31" W	32.04'
C223	40.00'	33°01'07"	23.05'	S 73°50'51" W	22.73'
C224	40.00'	82°35'39"	57.66'	S 16°02'28" W	52.80'

**LINE TABLE FOR LOT DATA**

LINE	BEARING	DISTANCE
L101	N 82°57'24" E	85.11'

**LINE TABLE FOR UPLAND BUFFER DATA**

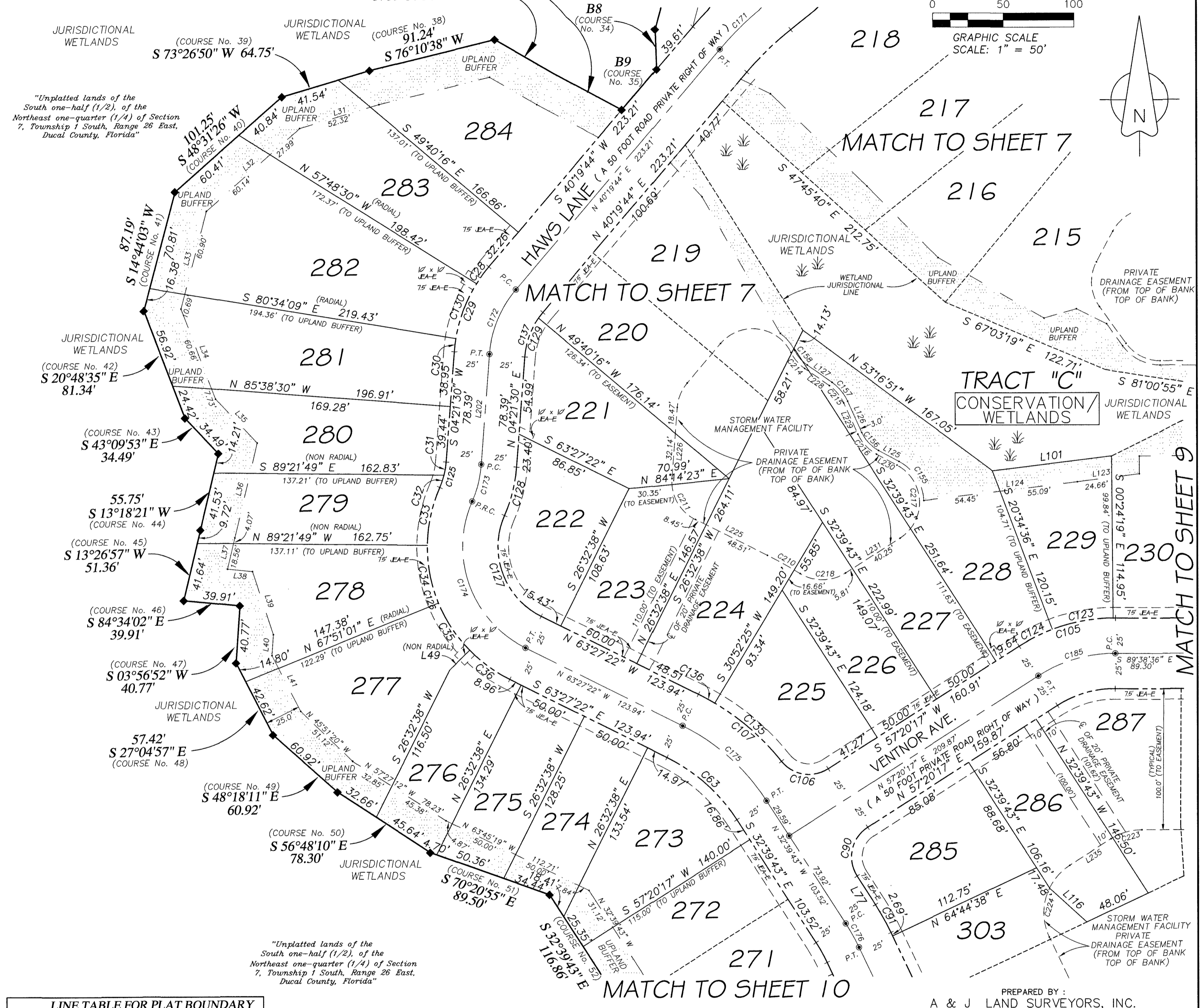
LINE	BEARING	DISTANCE
L31	S 73°26'50" W	58.63'
L32	S 48°37'26" W	88.13'
L33	S 14°44'03" W	71.59'
L34	S 20°48'35" W	68.39'
L35	S 43°09'53" E	42.97'
L36	S 13°18'21" W	69.20'
L37	S 13°26'57" W	22.63'
L38	S 84°34'02" E	17.75'
L39	S 18°08'06" E	47.20'
L40	S 03°56'52" W	14.51'
L41	S 27°04'57" W	44.28'
L123	N 82°37'11" E	44.24'
L124	N 83°06'30" E	109.53'
L125	S 61°52'30" E	16.46'
L126	S 24°14'52" E	24.22'
L127	S 54°48'27" E	21.43'

**LINE TABLE FOR EASEMENT DATA**

LINE	BEARING	DISTANCE
L225	N 63°27'22" W	56.96'
L226	N 04°21'30" E	50.61'
L228	S 64°48'27" E	21.43'
L229	S 24°14'52" E	24.22'
L230	S 61°52'30" E	16.46'
L231	S 57°20'17" W	46.06'
L235	S 57°20'17" W	34.79'

**LINE TABLE FOR PLAT BOUNDARY**

LINE No.	BEARING	DISTANCE
B8	S 02°06'32" E	28.37'
B9	S 40°19'44" W	37.96'



CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111  
 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003

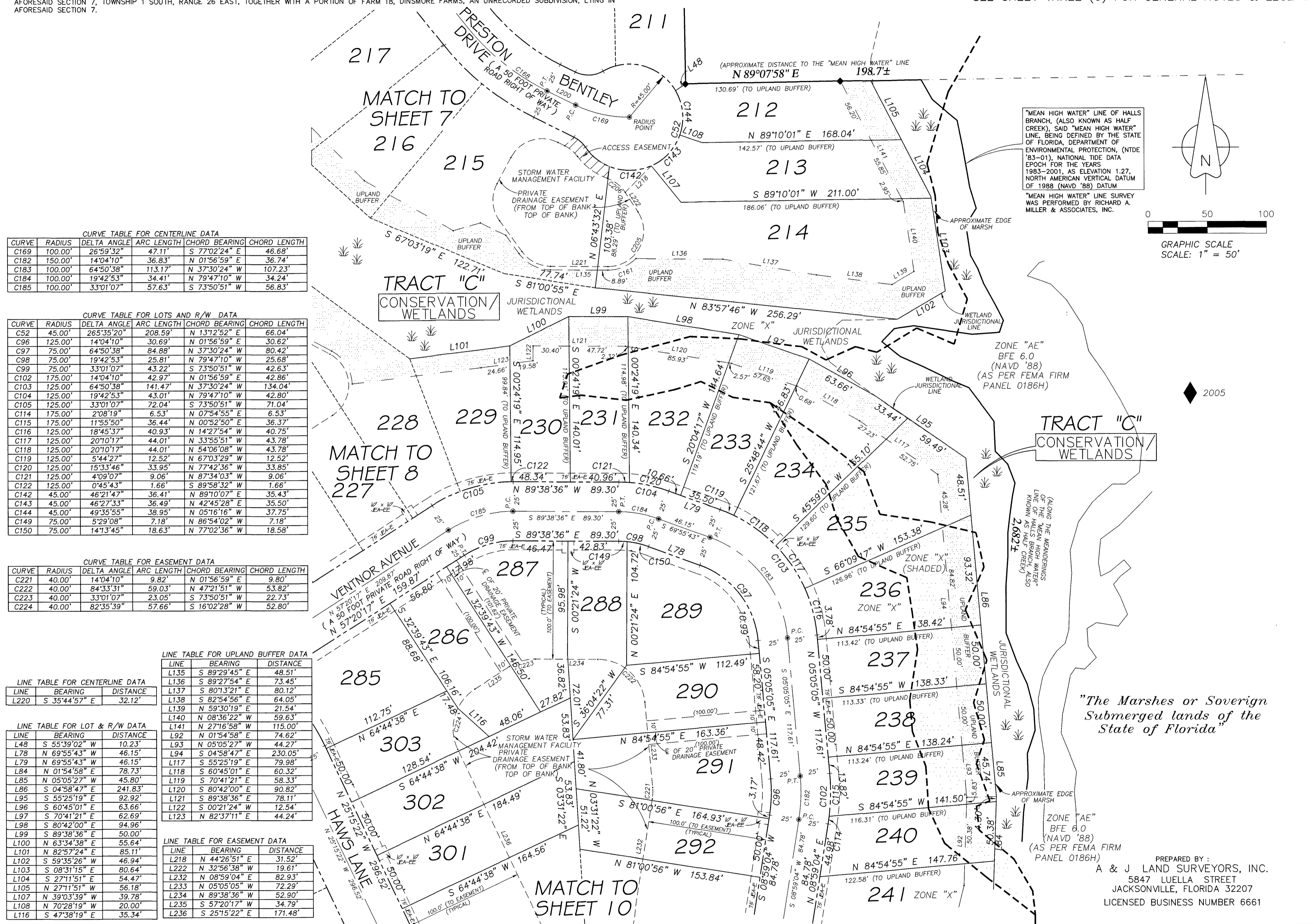
# OSPREY LANDING UNIT I

PLAT BOOK **71** PAGE **78**

SHEET 9 OF 13 SHEETS

SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7.



**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C169	100.00'	26°59'32"	47.11'	S 77°02'24" E	46.68'
C182	150.00'	14°04'10"	36.83'	N 01°56'59" E	36.74'
C183	100.00'	64°50'38"	113.17'	N 37°30'24" W	107.23'
C184	100.00'	19°42'53"	34.41'	N 79°47'10" W	34.24'
C185	100.00'	33°01'07"	57.63'	S 73°50'51" W	56.83'

**CURVE TABLE FOR LOTS AND R/W DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C52	45.00'	26°59'32"	208.59'	N 13°12'52" E	68.04'
C96	125.00'	14°04'10"	30.69'	N 01°56'59" E	30.62'
C97	75.00'	64°50'38"	84.88'	N 37°30'24" W	80.42'
C98	75.00'	19°42'53"	25.81'	N 79°47'10" W	25.68'
C99	75.00'	33°01'07"	43.22'	S 73°50'51" W	42.63'
C102	175.00'	14°04'10"	42.97'	N 01°56'59" E	42.86'
C103	125.00'	64°50'38"	141.47'	N 37°30'24" W	134.04'
C104	125.00'	19°42'53"	43.01'	N 79°47'10" W	42.80'
C105	125.00'	33°01'07"	72.04'	S 73°50'51" W	71.04'
C114	175.00'	2°08'19"	6.53'	N 07°54'55" E	6.53'
C115	175.00'	11°55'50"	36.44'	N 00°52'50" E	36.37'
C116	125.00'	18°45'37"	40.93'	N 14°27'54" W	40.75'
C117	125.00'	20°10'17"	44.01'	N 33°55'51" W	43.78'
C118	125.00'	20°10'17"	44.01'	N 54°06'08" W	43.78'
C119	125.00'	5°44'27"	13.52'	N 67°03'28" W	13.52'
C120	125.00'	15°33'46"	33.95'	N 77°42'56" W	33.85'
C121	125.00'	4°09'07"	9.06'	N 87°34'03" W	9.06'
C122	125.00'	0°45'43"	1.66'	S 89°58'32" W	1.66'
C142	45.00'	46°21'47"	36.41'	N 89°10'07" E	35.43'
C143	45.00'	46°27'33"	36.49'	N 42°45'28" E	35.50'
C144	45.00'	49°35'55"	38.95'	N 05°16'16" W	37.75'
C149	75.00'	5°29'08"	7.18'	N 86°54'02" W	7.18'
C150	75.00'	14°13'45"	18.63'	N 77°02'56" W	18.56'

**CURVE TABLE FOR EASEMENT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C221	40.00'	14°04'10"	9.82'	N 01°56'59" E	9.80'
C222	40.00'	84°33'31"	59.03'	N 47°21'51" W	53.82'
C223	40.00'	33°01'07"	23.05'	S 73°50'51" W	22.73'
C224	40.00'	82°35'39"	57.66'	S 16°02'28" W	52.80'

**LINE TABLE FOR UPLAND BUFFER DATA**

LINE	BEARING	DISTANCE
L135	S 89°29'45" E	48.51'
L136	S 89°27'54" E	73.45'
L137	S 80°13'21" E	80.12'
L138	S 82°54'56" E	64.05'
L139	N 59°30'19" E	21.54'
L140	N 08°36'22" W	59.63'
L141	N 27°16'58" W	115.00'
L92	N 01°54'58" E	74.62'
L93	N 05°05'27" W	44.27'
L94	S 04°58'47" E	230.05'
L117	S 55°25'19" E	79.98'
L118	S 60°45'01" E	60.32'
L119	S 70°41'21" E	58.33'
L120	S 80°42'00" E	90.82'
L121	S 89°38'36" E	78.11'
L122	S 00°21'24" W	12.54'
L123	N 82°37'11" E	44.24'

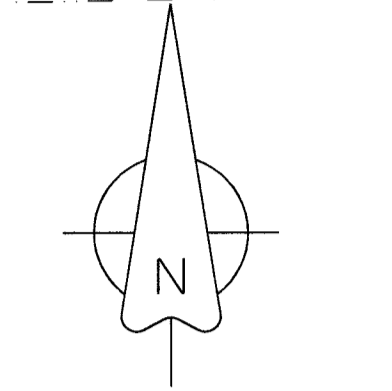
**LINE TABLE FOR LOT & R/W DATA**

LINE	BEARING	DISTANCE
L48	S 55°39'02" W	10.23'
L78	N 69°55'43" W	46.15'
L79	N 69°55'43" W	46.15'
L84	N 01°54'58" E	78.73'
L85	N 05°05'27" W	45.80'
L86	S 04°58'47" E	241.83'
L95	S 55°25'19" E	92.92'
L96	S 60°45'01" E	63.66'
L97	S 70°41'21" E	62.69'
L98	S 80°42'00" E	94.96'
L99	S 89°38'36" E	50.00'
L100	N 63°34'38" E	55.64'
L101	N 82°57'24" E	85.11'
L102	S 59°35'26" W	46.94'
L103	S 08°31'15" E	80.64'
L104	S 27°11'51" E	54.47'
L105	N 27°11'51" W	56.18'
L107	N 39°33'39" W	39.78'
L108	N 70°28'19" W	20.00'
L116	S 47°38'19" E	35.34'

**LINE TABLE FOR EASEMENT DATA**

LINE	BEARING	DISTANCE
L218	N 44°26'51" E	31.52'
L222	N 32°56'38" W	19.61'
L232	N 08°59'04" E	82.93'
L233	N 05°08'05" W	72.29'
L234	N 89°38'36" W	52.90'
L235	S 57°20'17" W	34.79'
L236	S 25°15'22" E	171.48'

"MEAN HIGH WATER" LINE OF HALLS BRANCH, (ALSO KNOWN AS HALF CREEK), SAID "MEAN HIGH WATER" LINE, BEING DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, (NIDE '83-01), NATIONAL TIDE DATA EPOCH FOR THE YEARS 1983-2001, AS ELEVATION 1.27, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) DATUM. "MEAN HIGH WATER" LINE SURVEY WAS PERFORMED BY RICHARD A. MILLER & ASSOCIATES, INC.



TRACT "C" CONSERVATION WETLANDS

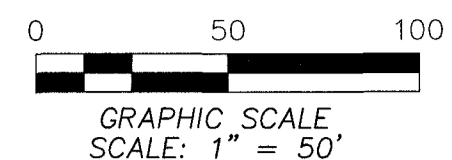
"The Marshes or Sovereign Submerged lands of the State of Florida"

PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLE STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003

# OSPREY LANDING

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7,



PLAT BOOK **71** PAGE **79**  
SHEET 10 OF 13 SHEETS

SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C176	150.00'	72°42'21"	19.39'	N 28°57'32" W	19.37'
C177	100.00'	36°53'21"	64.53'	S 43°44'33" E	63.42'
C180	80.00'	56°45'34"	79.25'	N 00°36'30" W	76.05'
C181	150.00'	37°58'21"	99.41'	S 10°00'07" E	97.60'
C182	150.00'	14°04'10"	36.83'	N 01°56'59" E	36.74'

CURVE TABLE FOR LOT AND R/W DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C64	125.00'	72°42'21"	16.16'	N 28°57'32" W	16.15'
C65	125.00'	36°53'21"	60.96'	S 43°44'33" E	59.27'
C66	25.00'	90°00'00"	25.00'	S 90°00'00" W	25.00'
C71	125.00'	4°57'53"	10.83'	S 27°44'19" E	10.83'
C72	125.00'	20°10'17"	44.01'	S 40°18'24" E	43.78'
C73	125.00'	11°50'11"	25.82'	S 56°18'38" E	25.78'
C92	75.00'	36°58'21"	48.40'	S 43°44'33" E	47.56'
C93	25.00'	90°00'00"	25.00'	N 27°46'17" E	25.00'
C94	55.00'	56°45'34"	54.49'	N 00°36'30" W	52.28'
C95	175.00'	37°58'21"	115.98'	N 00°36'30" W	113.87'
C100	105.00'	56°45'34"	104.02'	N 00°36'30" W	99.82'
C101	125.00'	37°58'21"	82.84'	S 10°00'07" E	81.34'
C108	105.00'	15°14'41"	27.94'	N 20°08'56" E	27.86'
C109	105.00'	24°16'22"	44.48'	N 00°23'24" E	44.15'
C110	105.00'	17°14'31"	31.60'	N 20°22'02" W	31.48'
C111	125.00'	9°32'14"	20.91'	S 23°15'22" E	20.78'
C112	125.00'	23°08'08"	59.40'	N 00°36'30" W	56.06'
C113	125.00'	5°19'59"	11.64'	S 06°19'04" W	11.63'
C147	75.00'	7°37'31"	9.98'	S 58°24'58" E	9.97'
C148	75.00'	29°20'50"	38.42'	S 39°55'47" E	38.00'
C151	175.00'	5°24'45"	16.53'	S 06°16'42" W	16.53'
C152	175.00'	20°48'09"	63.54'	S 06°49'45" E	63.19'
C153	175.00'	10°09'50"	31.04'	S 22°18'44" E	31.00'
C154	175.00'	1°35'38"	4.87'	S 28°11'28" E	4.87'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C219	40.00'	149°21'24"	104.27'	N 80°03'58" E	77.16'
C220	275.00'	3°35'50"	17.27'	N 07°11'09" E	17.26'

LINE TABLE FOR LOT AND R/W DATA

LINE	BEARING	DISTANCE
L66	N 67°35'18" E	23.51'
L80	N 02°49'18" E	56.48'
L81	N 33°57'12" W	58.98'
L82	N 18°19'18" W	59.14'
L83	N 13°39'42" E	50.03'
L84	N 01°54'58" E	78.73'
L109	S 62°03'35" W	9.61'
L110	N 21°32'44" W	32.09'
L111	N 88°27'16" E	39.42'
L112	S 74°53'15" W	52.18'
L113	N 68°27'16" E	29.31'
L114	S 62°13'43" E	50.00'
L115	S 20°22'47" E	77.48'

LINE TABLE FOR UPLAND BUFFER DATA

LINE	BEARING	DISTANCE
L87	N 67°35'18" E	16.68'
L88	N 02°49'18" E	32.31'
L89	N 33°57'12" W	54.10'
L90	N 18°19'18" W	69.74'
L91	N 13°39'42" E	54.63'
L92	N 01°54'58" E	74.62'

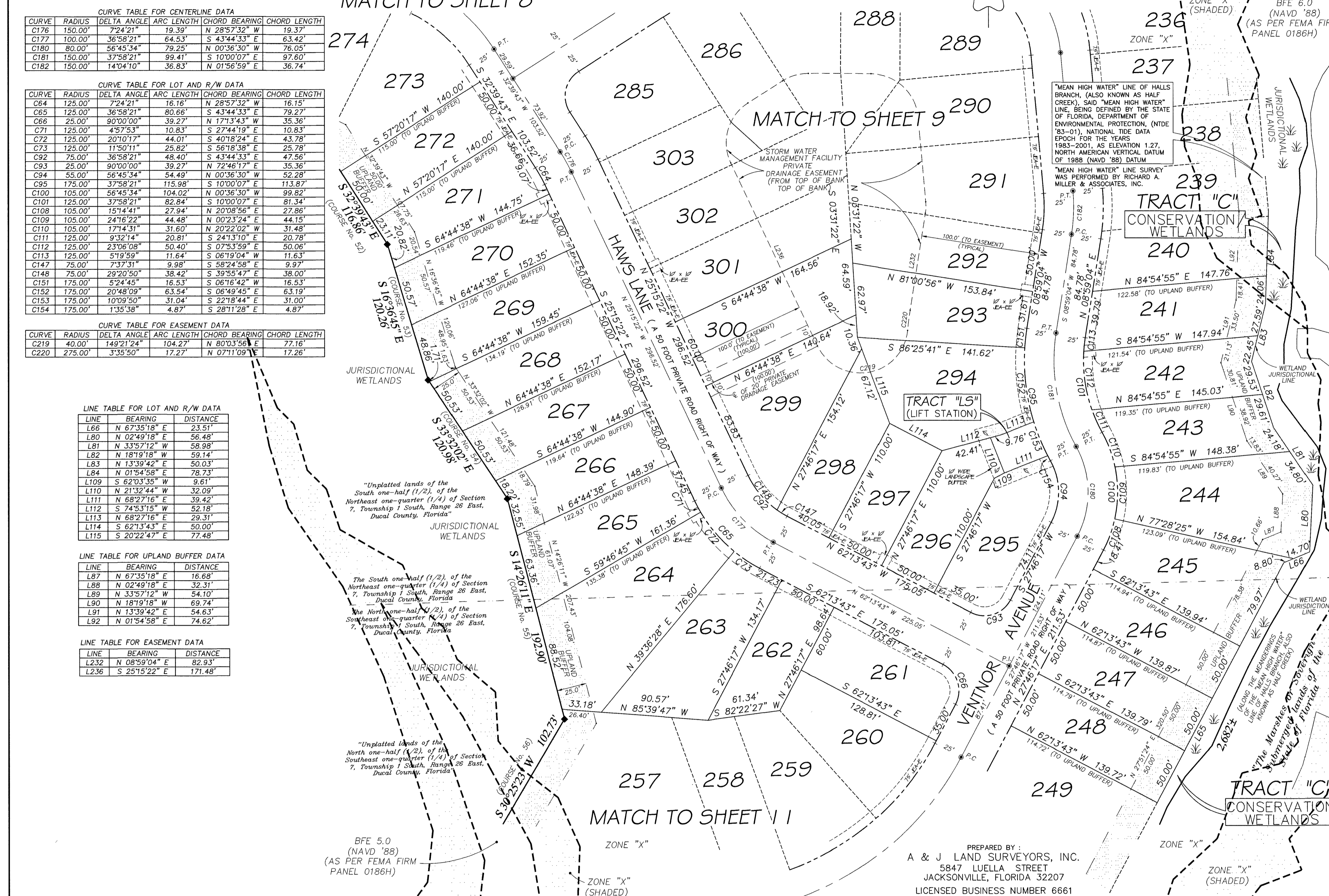
LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L232	N 08°59'04" E	82.93'
L236	S 25°15'22" E	171.48'

MATCH TO SHEET 8

MATCH TO SHEET 9

MATCH TO SHEET 11



BFE 5.0 (NAVD '88) (AS PER FEMA FIRM PANEL 0186H)

ZONE "X" (SHADED)

PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003

# OSPREY LANDING UNIT I 264

PLAT BOOK 11 PAGE 80

SHEET 11 OF 13 SHEETS

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7.

SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C178	250.00'	46°35'19"	203.28'	N 51°03'57" E	197.73'
C179	100.00'	35°58'25"	62.78'	S 87°39'12" E	61.76'

CURVE TABLE FOR R/W DATA AND LOT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C67	25.00'	64°53'50"	28.32'	S 74°20'53" E	26.63'
C68	45.00'	261°22'13"	205.28'	S 07°24'56" W	68.25'
C69	25.00'	24°49'05"	10.83'	S 69°08'21" W	10.74'
C70	275.00'	53°46'37"	258.11'	N 54°39'35" E	248.74'
C71	225.00'	20°38'24"	81.05'	N 38°05'29" E	80.82'
C75	225.00'	21°44'18"	83.37'	N 59°16'50" E	84.86'
C76	225.00'	3°03'13"	11.89'	N 71°40'36" E	11.99'
C77	45.00'	33°22'45"	26.22'	N 58°35'20" W	25.85'
C78	45.00'	57°04'13"	44.82'	S 76°11'11" W	42.99'
C79	45.00'	39°35'58"	31.10'	S 27°51'05" W	30.49'
C80	45.00'	58°54'04"	46.26'	S 21°23'56" E	44.25'
C81	45.00'	44°03'49"	34.61'	S 72°52'53" E	33.76'
C82	45.00'	28°12'24"	22.27'	N 70°54'31" E	22.04'
C83	275.00'	3°38'55"	17.51'	N 79°43'26" E	17.51'
C84	275.00'	9°45'30"	46.84'	N 73°01'14" E	46.78'
C85	275.00'	9°45'30"	46.84'	N 63°15'44" E	46.78'
C86	275.00'	9°45'30"	46.84'	N 53°30'14" E	46.78'
C87	275.00'	9°45'30"	46.84'	N 43°44'45" E	46.78'
C88	275.00'	9°45'30"	46.84'	N 33°59'15" E	46.78'
C89	275.00'	1°20'13"	6.42'	N 28°26'23" E	6.42'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C196	30.00'	77°19'02"	40.48'	N 50°45'32" W	37.48'
C197	30.00'	95°14'47"	49.87'	S 42°57'34" W	44.32'
C198	30.00'	17°20'12"	9.08'	S 13°19'55" E	9.04'
C199	30.00'	71°00'13"	37.18'	S 57°34'08" E	34.84'
C200	30.00'	90°00'00"	47.12'	N 41°59'46" E	42.43'
C201	30.00'	67°26'37"	35.31'	N 30°43'04" E	33.31'
C202	30.00'	76°32'24"	40.08'	N 26°10'11" E	37.16'

CURVE TABLE FOR LOT DATA

LINE	BEARING	DISTANCE
L50	N 72°23'36" W	69.56'
L51	N 89°25'03" W	79.29'
L52	N 89°25'03" W	86.65'
L53	N 72°23'36" W	59.65'
L54	N 39°09'02" E	26.33'
L55	N 74°45'11" E	32.50'
L56	N 84°29'50" E	42.01'
L57	S 68°45'08" E	39.30'
L58	S 82°46'05" E	45.71'
L59	N 81°59'55" E	39.18'
L60	N 63°15'23" E	69.56'
L61	N 04°17'36" W	41.00'
L62	N 33°08'31" E	49.94'
L63	N 41°01'25" E	49.05'
L64	N 48°49'05" E	61.59'
L65	N 27°51'24" E	316.09'

CURVE TABLE FOR UPLAND BUFFER DATA

LINE	BEARING	DISTANCE
L67	N 74°45'11" E	33.26'
L68	N 84°29'50" E	30.09'
L69	S 68°45'08" E	42.17'
L70	S 82°46'05" E	39.30'
L71	N 81°59'55" E	31.71'
L72	N 63°15'23" E	48.71'
L73	N 04°17'36" W	32.75'
L74	N 33°08'31" E	60.13'
L75	N 41°01'25" E	52.48'
L76	N 48°49'05" E	56.67'

CURVE TABLE FOR EASEMENT DATA

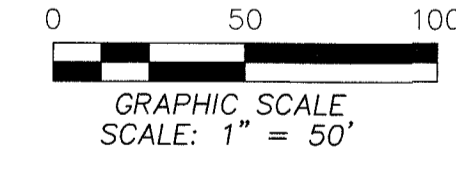
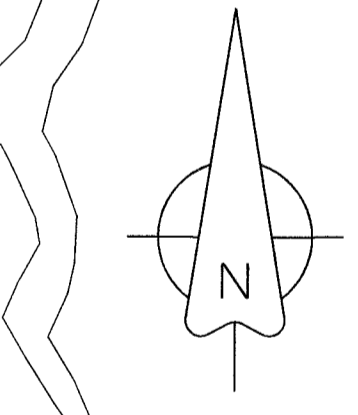
LINE	BEARING	DISTANCE
L210	N 12°06'01" W	141.65'
L211	N 89°25'03" W	50.52'
L212	S 04°39'49" E	165.71'
L213	S 22°00'01" E	56.38'
L214	N 86°59'46" E	12.03'
L215	N 03°00'14" W	22.40'
L216	S 63°04'31" W	34.53'
L217	N 88°10'50" W	44.32'

"Unplatted lands of the North one-half (1/2) of the Southeast one-quarter (1/4) of Section 7, Township 1 South, Range 26 East, Duval County, Florida"

TRACT "U" UTILITY

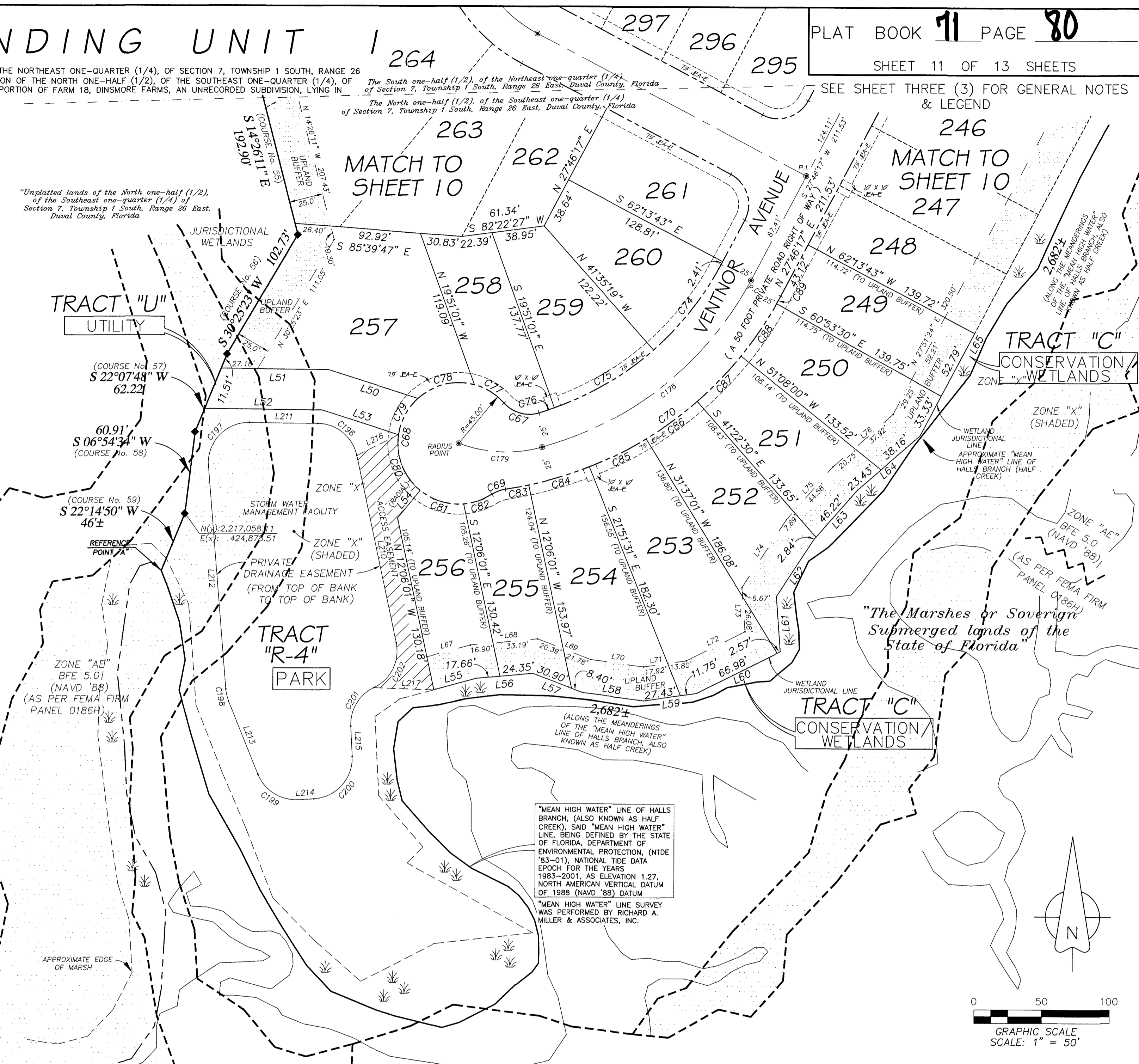
TRACT "R-4" PARK

TRACT "C" CONSERVATION WETLANDS



PREPARED BY:  
A & J LAND SURVEYORS, INC.  
5847 LUELLE STREET  
JACKSONVILLE, FLORIDA 32207  
LICENSED BUSINESS NUMBER 6661

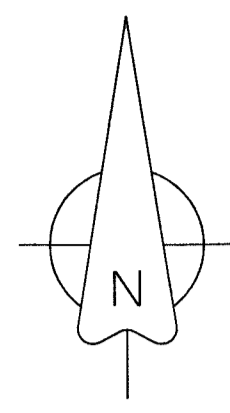
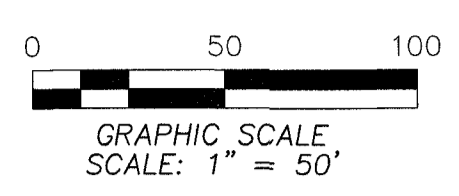
CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003



# OSPREY LANDING UNIT 1

PLAT BOOK **71** PAGE **81**  
 SHEET 12 OF 13 SHEETS  
 SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7,



WARRANTY DEED  
 JESSE D. CLEMONS and DOROTHY S. CLEMONS  
 to FAITH BAPTIST CHURCH OF JACKSONVILLE, INC.  
 O.R. BOOK 3940, PG. 424

MATCH TO SHEET 13

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C165	100.00'	90°00'00"	157.08'	N 45°41'57" W	141.42'
C166	100.00'	90°00'00"	157.08'	S 45°41'57" E	141.42'

CURVE TABLE FOR LOT DATA AND R/W

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°53'11"	39.22'	S 45°45'21" E	35.32'
C2	130.00'	19°18'46"	43.82'	N 81°02'34" W	43.61'
C3	130.00'	19°07'41"	43.40'	N 81°49'20" W	43.20'
C4	130.00'	19°09'22"	43.46'	N 42°40'49" W	43.26'
C5	130.00'	19°10'45"	43.52'	N 23°30'45" W	43.31'
C6	130.00'	13°13'26"	30.00'	N 07°18'40" W	29.94'
C7	70.00'	90°00'00"	109.96'	S 45°41'57" E	98.99'
C8	130.00'	22°37'12"	51.32'	S 12°00'33" E	50.99'
C9	70.00'	90°00'00"	109.96'	N 45°41'57" W	98.99'
C10	25.00'	90°06'49"	39.32'	S 44°14'39" W	35.39'
C43	130.00'	52°06'17"	118.22'	N 64°39'49" W	114.19'
C225	15.00'	79°11'37"	20.73'	S 38°47'02" W	19.12'
C226	65.00'	158°23'13"	179.69'	N 00°48'46" W	127.70'
C227	15.00'	79°11'37"	20.73'	S 40°24'34" E	19.12'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	81.00'	58°26'26"	82.62'	N 02°14'55" W	79.08'

LINE TABLE FOR LOT DATA

LINE	BEARING	DISTANCE
L1	S 38°47'41" W	26.20'
L203	N 89°18'03" E	27.87'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L13	S 00°48'46" E	39.37'
L14	N 31°20'31" W	128.77'
L15	N 26°58'18" E	10.24'
L16	S 00°34'30" E	20.66'
L17	N 89°18'03" E	20.00'
L18	S 00°34'30" E	15.71'
L19	N 26°58'18" E	5.34'

Farm 23, DINSMORE FARMS  
 (an Unrecorded Subdivision)

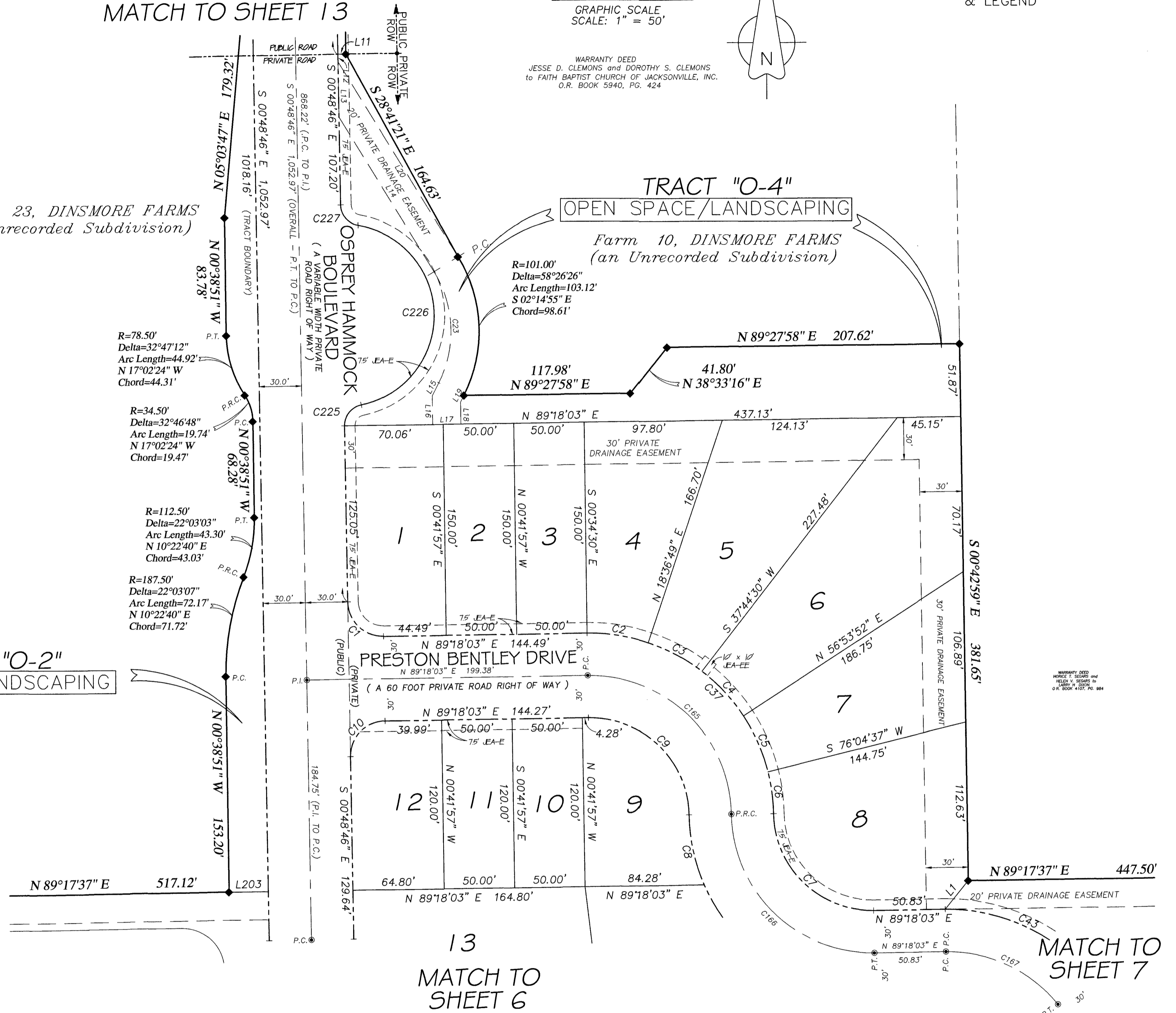
TRACT "O-4"  
 OPEN SPACE/LANDSCAPING

Farm 10, DINSMORE FARMS  
 (an Unrecorded Subdivision)

OSPREY HAMMOCK BOULEVARD  
 (A VARIABLE WIDTH PRIVATE ROAD RIGHT OF WAY)

PRESTON BENTLEY DRIVE  
 (A 60 FOOT PRIVATE ROAD RIGHT OF WAY)

TRACT "O-2"  
 OPEN SPACE/LANDSCAPING



UNRECORDED  
 PLAT BOOK 71 PAGE 81  
 O.R. BOOK 3940 PG. 424

PREPARED BY:  
 A & J LAND SURVEYORS, INC.  
 5847 LUELLE STREET  
 JACKSONVILLE, FLORIDA 32207  
 LICENSED BUSINESS NUMBER 6661

CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111  
 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003

# OSPREY LANDING UNIT 1

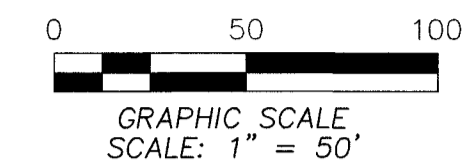
A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7,

**DUNN AVENUE \* STATE ROAD No. 104**  
 ( A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED )

PLAT BOOK **71** PAGE **82**

SHEET 13 OF 13 SHEETS

SEE SHEET THREE (3) FOR GENERAL NOTES & LEGEND



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C162	100.00'	40°09'57"	70.10'	N 19°16'13" E	68.68'
C163	100.00'	40°09'57"	70.10'	S 19°16'13" W	68.68'

CURVE TABLE FOR LOT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C186	25.00'	89°54'06"	39.23'	N 45°45'49" W	35.32'
C187	70.00'	37°53'28"	46.29'	N 18°07'58" E	45.45'
C188	130.00'	37°53'28"	85.97'	S 18°07'58" W	84.41'
C189	25.00'	90°05'54"	39.31'	S 44°14'11" W	35.39'
C190	130.00'	42°20'18"	96.06'	N 20°21'23" E	93.89'
C191	70.00'	42°20'18"	51.73'	S 20°21'23" W	50.56'

LINE TABLE FOR LOT & EASEMENT DATA

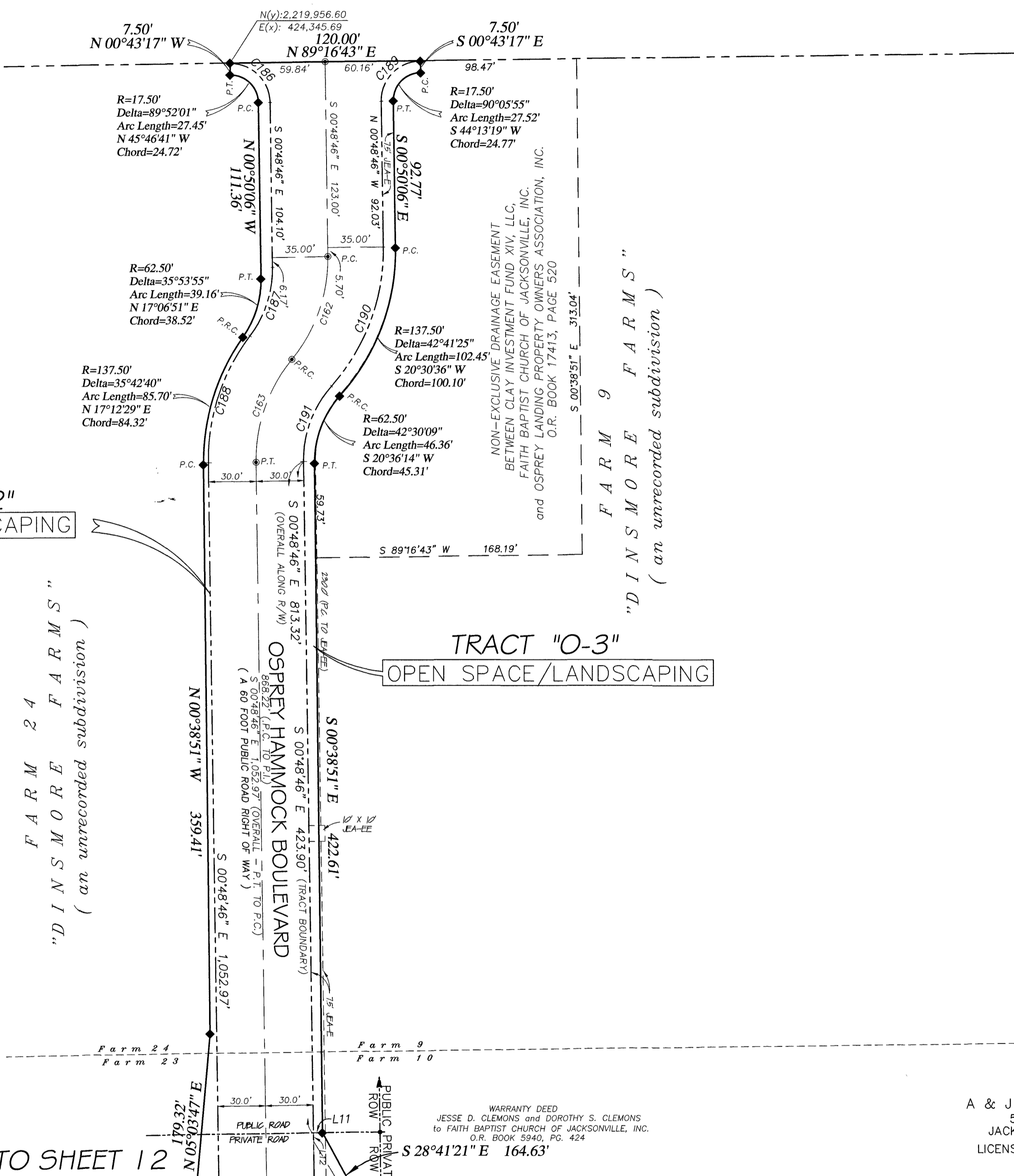
LINE	BEARING	DISTANCE
L11	S 89°11'14" W	5.67'
L12	S 00°48'46" E	5.39'

TRACT "O-2"  
 OPEN SPACE/LANDSCAPING

TRACT "O-3"  
 OPEN SPACE/LANDSCAPING

FARM 24  
 "DINSMORE FARMS"  
 ( an unrecorded subdivision )

FARM 9  
 "DINSMORE FARMS"  
 ( an unrecorded subdivision )



MATCH TO SHEET 12

WARRANTY DEED  
 JESSE D. CLEMONS and DOROTHY S. CLEMONS  
 to FAITH BAPTIST CHURCH OF JACKSONVILLE, INC.  
 O.R. BOOK 5940, PG. 424

PREPARED BY:  
 A & J LAND SURVEYORS, INC.  
 5847 LUELLE STREET  
 JACKSONVILLE, FLORIDA 32207  
 LICENSED BUSINESS NUMBER 6661

CURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111  
 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.003