

OSPREY LANDING UNIT THREE-A and THREE-B

PLAT BOOK 71 PAGE 99
SHEET 1 OF 8 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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION
OSPREY LANDING UNIT THREE-A AND THREE-B

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, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN 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 PLAT OF "COPPER HILL UNIT TWO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGES 84, 84A AND 84B, OF THE CURRENT PUBLIC RECORDS OF 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, AND THEN FARM 23), A DISTANCE OF 735.38 FEET, TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF "OSPREY LANDING UNIT ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGES 70 THROUGH 82 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY BOUNDARY OF SAID "OSPREY LANDING UNIT ONE", THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE, SOUTH 00°42'23" EAST, A DISTANCE OF 197.59 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 50.37 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 89.25 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; THENCE, DEPARTING FROM THE AFORESAID WESTERLY BOUNDARY OF SAID "OSPREY LANDING UNIT ONE", RUN THENCE, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE, SOUTH 67°55'32" WEST, A DISTANCE OF 600.31 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE, SOUTH 62°36'25" WEST, A DISTANCE OF 117.24 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE, SOUTH 38°06'35" WEST, A DISTANCE OF 45.56 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE, SOUTH 52°19'33" EAST, A DISTANCE OF 81.98 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE, SOUTH 26°41'31" EAST, A DISTANCE OF 1.43 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE, NORTH 82°02'46" WEST, A DISTANCE OF 33.31 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE, SOUTH 28°47'02" WEST, A DISTANCE OF 259.53 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE, SOUTH 61°12'58" EAST, A DISTANCE OF 72.91 FEET, TO A POINT;
- COURSE No. 9: RUN THENCE, SOUTH 28°47'02" WEST, A DISTANCE OF 190.75 FEET, TO A POINT;
- COURSE No. 10: RUN THENCE, SOUTH 67°42'52" EAST, A DISTANCE OF 152.76 FEET, TO A POINT;
- COURSE No. 11: RUN THENCE, SOUTH 38°46'48" EAST, A DISTANCE OF 159.29 FEET, TO A POINT;
- COURSE No. 12: RUN THENCE, SOUTH 16°53'23" WEST, A DISTANCE OF 101.54 FEET, TO A POINT;
- COURSE No. 13: RUN THENCE, SOUTH 08°50'00" WEST, A DISTANCE OF 60.63 FEET, TO A POINT;
- COURSE No. 14: RUN THENCE, SOUTH 35°21'42" EAST, A DISTANCE OF 110.37 FEET, TO A POINT;
- COURSE No. 15: RUN THENCE, NORTH 54°38'18" EAST, A DISTANCE OF 1.40 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY;

COURSE No. 16: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 03°28'42" TO THE RIGHT, AN ARC DISTANCE OF 28.84 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°53'57" EAST, 28.83 FEET;

COURSE No. 17: RUN THENCE, SOUTH 34°46'55" EAST, ALONG A NON-TANGENT LINE TO LAST SAID CURVE, A DISTANCE OF 96.01 FEET, TO A POINT;

COURSE No. 18: RUN THENCE, SOUTH 22°56'16" EAST, A DISTANCE OF 36.56 FEET, TO A POINT;

COURSE No. 19: RUN THENCE, SOUTH 25°15'37" EAST, A DISTANCE OF 159.71 FEET, TO A POINT;

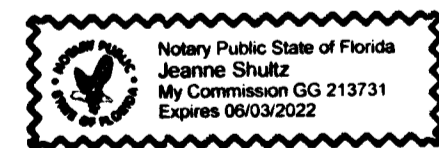
COURSE No. 20: RUN THENCE, SOUTH 44°39'33" WEST, A DISTANCE OF 482.5 FEET, MORE OR LESS, TO THE "MEAN HIGH WATER" LINE OF TROUT CREEK, AS DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AS ELEVATION 1.27, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), AS PER NATIONAL TIDAL DATUM EPOCH (NTDE) FOR 1983-2001, AS SHOWN ON SURVEY BY RICHARD A. MILLER & ASSOCIATES, DATED APRIL 09, 2004; RUN THENCE, ALONG THE "MEAN HIGH WATER" LINE OF THE TROUT CREEK, A DISTANCE OF 427 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 7, AND ALSO BEING THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF "COPPER HILL UNIT THREE, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 85 AND 85A, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 00°41'20" WEST, ALONG LAST SAID LINE(S), AND THEN ALONG THE WESTERLY LINE OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SAID SECTION 7, AND ALSO BEING THE EASTERLY LINE OF "COPPER HILL UNIT TWO", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 84, 84A AND 84B, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 2,313.2 FEET, MORE OR LESS, TO THE AFORESAID MOST NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SAID SECTION 7, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,452,050 SQUARE FEET, OR 33.33 ACRES, MORE OR LESS, IN AREA.

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 24th day of MAY, 2018 by Samuel B. Crozier, as 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 Shultz
Notary Public, State of Florida
Jeanne Shultz
Type or Print name



My Commission expires: 06/03/2022

ADOPTION & DEDICATION

This is to certify that CLAY INVESTMENT FUND XIV, LLC, a Florida Limited Liability Company, under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as "OSPREY LANDING UNIT THREE-A AND THREE-B", 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.

PRIVATELY OWNED DEDICATION

All 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-1, R-2, R-3, R-4 and R-5, (Parks), Tract C (Conservation/Wetlands), Tract O-2, Tract O-3, (Open Space/Landscaping), and Tract U, (Utility), are privately owned land and the exclusive property of the "Owner", 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, has caused these presents to be signed this 24 day of May, 2018.

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: Christina M. Nara
CHRISTINA M. NARA
Type or Print name

Witness: Christine Towers
Christine Towers
Type or Print name

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

OSPREY LANDING UNIT THREE -A and THREE -B

PLAT BOOK 71 PAGE 100
SHEET 2 OF 8 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 SOUTHWEST ONE-QUARTER (1/4), OF AFORESAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET TWO (2) FOR LEGEND

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 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.

5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S): "X" (SHADED, & UNSHADED), AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE", WITH A BASE FLOOD ELEVATION (BFE) OF 5, 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 (CLOMR), CASE NUMBER 16-04-27836C, DATED MAY 24, 2018 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.

THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.

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 UNOBSTRUCTED 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 CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

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) 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 5J-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.

Approved 6/5/2018
Date
William Spivey
City Engineer
for Director of Public Works
Approved May 25, 2018
Date
William Spivey
for General Council

CONSENT AND JOINDER TO PLAT DEDICATION

THE UNDERSIGNED, FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RKS OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THEY ARE THE HOLDERS 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 MORTGAGE AND LOAN DOCUMENT MODIFICATION AND SPREADING AGREEMENT EVIDENCING FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 4267, PAGE 1521; MORTGAGE AND LOAN DOCUMENT MODIFICATION EVIDENCING FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 4305, PAGE 144; AND CROSS COLLATERALIZATION AND CROSS DEFAULT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4371, PAGE 1017, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
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.

FORUM CAPITAL PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

By: Timothy Ritch
TIMOTHY RITCH, as Managing Member of
FORUM CAPITAL PARTNERS, LLC,
A Florida Limited Liability Company

SIGNED IN THE PRESENCE OF:
WITNESS: Christine Towers
TYPE OR PRINT NAME
WITNESS: Nick Kavalieros
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 24 day of May, 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.

Jennifer Gallo
Notary Public, State of Florida



JENNIFER GALLO
Type or Print name

My Commission expires: 12/18/21

CONSENT AND JOINDER TO PLAT DEDICATION

RKS OF FLORIDA, 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

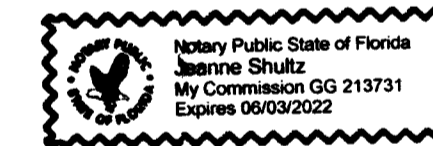
By: Samuel B. Crozier
Samuel B. Crozier, as Managing Member of
RKS OF FLORIDA, LLC,
A Florida Limited Liability Company

SIGNED IN THE PRESENCE OF:
WITNESS: Christine Towers
TYPE OR PRINT NAME
WITNESS: Christine Towers
TYPE OR PRINT NAME

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

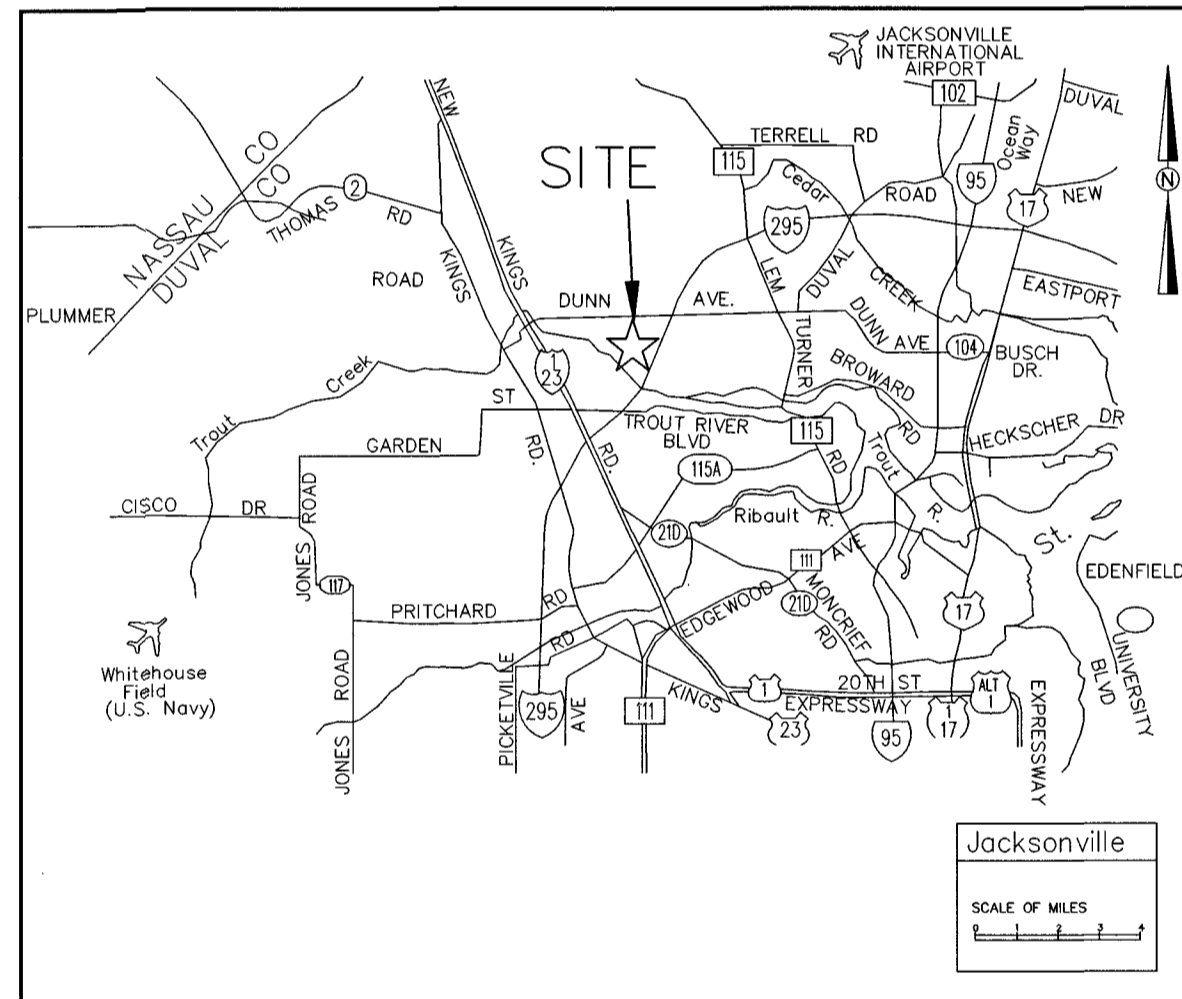
The foregoing instrument was acknowledged before me this 24th day of MAY, 2018 by Samuel B. Crozier, as managing member of RKS OF FLORIDA LLC, a Florida limited liability company, on behalf of the Florida limited liability company, and who is personally known to me.

Jeanne Shultz
Notary Public, State of Florida

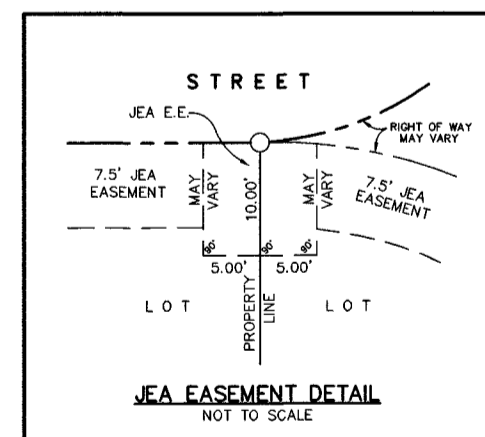


JEANNE SHULTZ
Type or Print name

My Commission expires: 06/03/2022



VICINITY MAP



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
Q	CENTERLINE
LI	DENOTES TABULATED LINE DATA
CI	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
P.G.	PAGE
S.JRWMD	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"

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 61017-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 22 DAY OF May, A.D., 2018.

Monathon B. Bowan
MONATHON B. BOWAN, STATE OF FLORIDA
REG. LAND SURVEYOR, CERTIFICATE No. 4609
A & J LAND SURVEYORS, INC.
5847 LUELLA STREET, JACKSONVILLE, FLORIDA 32207
LICENSED BUSINESS NUMBER 6661
(904)346-1733 OFFICE - (904)346-1736 FAX

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

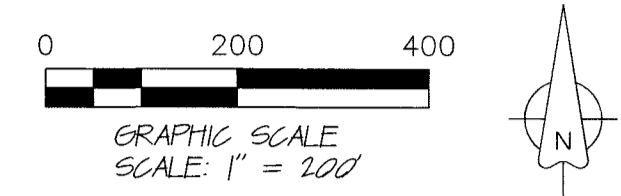
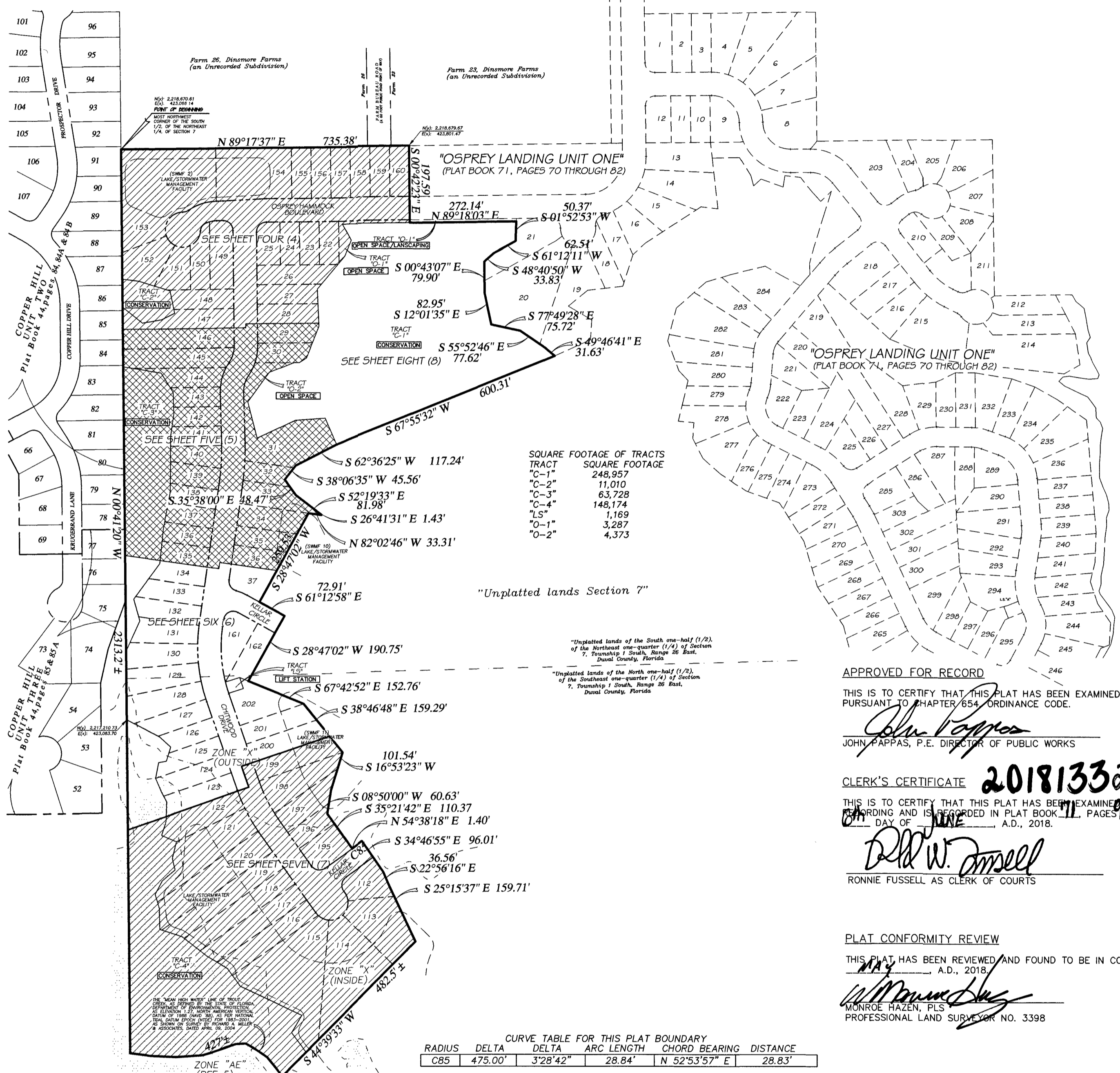
OSPREY LANDING UNIT THREE-A and THREE-B

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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **71** PAGE **101**

SHEET 3 OF 8 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET TWO (2) FOR LEGEND



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.

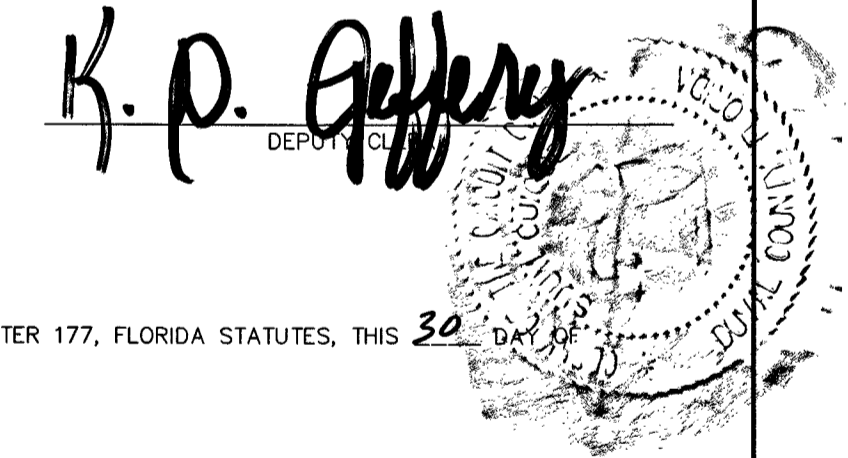
John Pappas
JOHN PAPPAS, P.E. DIRECTOR OF PUBLIC WORKS

6/5/18
DATE

CLERK'S CERTIFICATE 2018133272

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 **71**, PAGES **99-100** OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 5th DAY OF JUNE, A.D., 2018.

Ronnie Fussell
RONNIE FUSSELL AS CLERK OF COURTS



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 30th DAY OF MAY, A.D., 2018.

Monroe Hazen, PLS
MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NO. 3398

CURVE TABLE FOR THIS PLAT BOUNDARY					
RADIUS	DELTA	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C85	475.00'	3°28'42"	28.84'	N 52°53'57" E	28.83'

ZONE "AE"
(BFE 5)
(NAVD 88)
*The Marshes or Sovereign Submerged lands of the State of Florida
TROUT CREEK

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

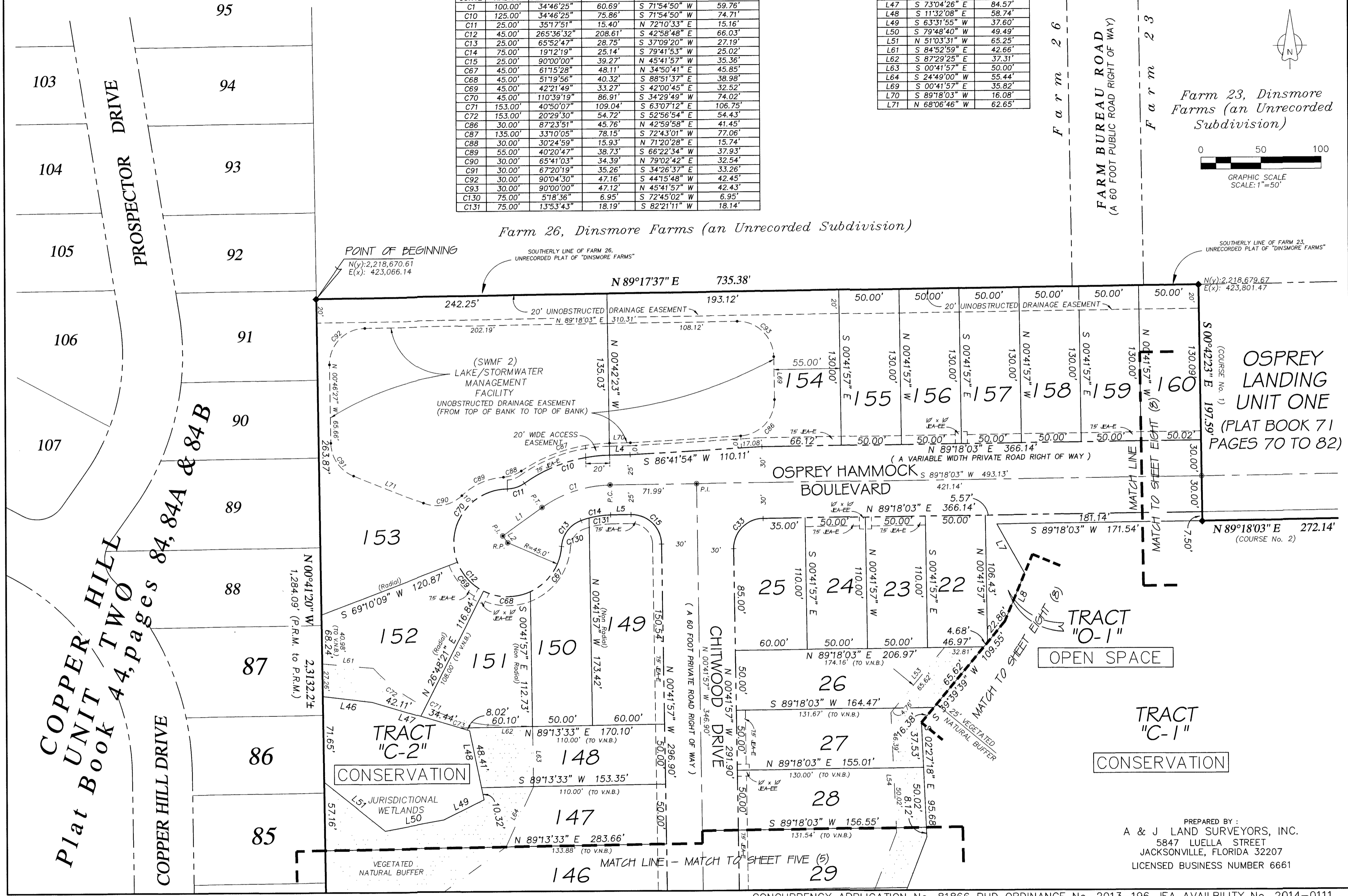
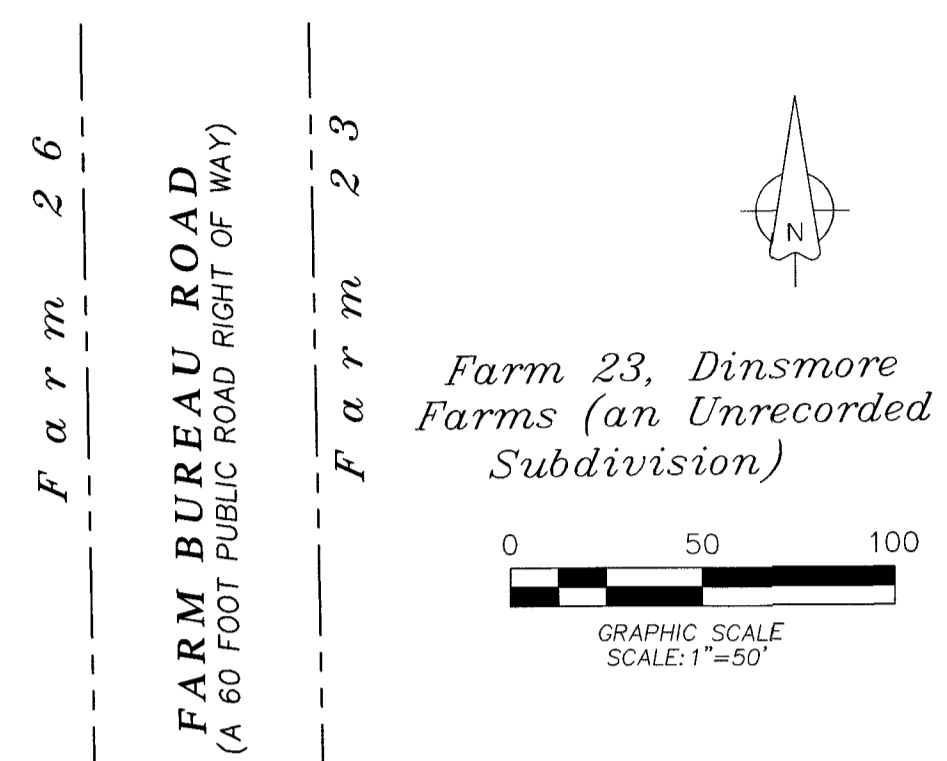
OSPREY LANDING UNIT THREE-A and THREE-B

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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	34°46'25"	60.69'	S 71°54'50" W	59.76'
C10	125.00'	34°46'25"	75.86'	S 71°54'50" W	74.71'
C11	25.00'	35°17'51"	15.40'	N 72°10'33" E	15.16'
C12	45.00'	26°53'32"	208.61'	S 42°59'48" E	66.03'
C13	25.00'	65°52'47"	28.75'	S 37°09'20" W	27.19'
C14	75.00'	19°12'19"	25.14'	S 79°41'53" W	25.02'
C15	25.00'	90°00'00"	39.27'	N 45°41'57" W	35.36'
C67	45.00'	61°15'28"	48.11'	N 34°50'41" E	45.85'
C68	45.00'	51°19'56"	40.32'	S 88°51'37" E	38.98'
C69	45.00'	42°21'49"	33.27'	S 42°00'45" E	32.52'
C70	45.00'	110°35'19"	86.91'	S 34°23'49" W	74.02'
C71	153.00'	40°50'07"	109.04'	S 63°07'12" E	106.75'
C72	153.00'	20°29'30"	54.22'	S 52°56'54" E	54.43'
C86	30.00'	87°23'51"	45.76'	N 42°59'58" E	41.45'
C87	135.00'	33°10'05"	78.15'	S 72°43'01" W	77.06'
C88	30.00'	30°24'59"	15.93'	N 71°20'28" E	15.74'
C89	55.00'	40°20'47"	38.73'	S 66°22'34" W	37.93'
C90	30.00'	85°41'03"	34.39'	N 73°02'42" E	32.54'
C91	30.00'	67°20'19"	35.26'	S 34°26'37" E	33.26'
C92	30.00'	90°04'30"	47.16'	S 44°15'48" W	42.45'
C93	30.00'	90°00'00"	47.12'	N 45°41'57" W	42.43'
C130	75.00'	5°18'36"	6.95'	S 72°45'02" W	6.95'
C131	75.00'	13°53'43"	18.19'	S 82°21'11" W	18.14'

LINE	BEARING	DISTANCE
L1	N 54°31'38" E	40.45'
L2	N 35°28'22" W	7.13'
L3	N 82°02'46" W	48.79'
L4	S 89°18'03" W	16.99'
L5	S 89°18'03" W	37.80'
L6	N 07°57'14" E	18.12'
L7	S 28°58'01" E	47.31'
L8	S 22°39'08" W	43.39'
L46	S 83°08'46" E	41.63'
L47	S 73°04'26" E	84.57'
L48	S 11°32'08" E	98.74'
L49	S 63°31'55" W	37.80'
L50	S 79°48'40" W	49.49'
L51	N 51°03'31" W	65.25'
L61	S 84°52'59" E	42.66'
L62	S 87°29'25" E	37.31'
L63	S 00°41'57" E	50.00'
L64	S 24°49'00" W	55.44'
L69	S 00°41'57" E	35.82'
L70	S 89°18'03" W	16.08'
L71	N 68°06'46" W	62.65'

PLAT BOOK **71** PAGE **102**
SHEET 4 OF 8 SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND



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. 8936.004

OSPREY LANDING UNIT THREE - A and THREE - B

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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **71** PAGE **103**

SHEET 5 OF 8 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND

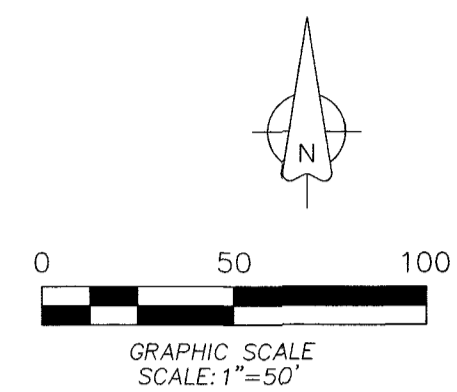
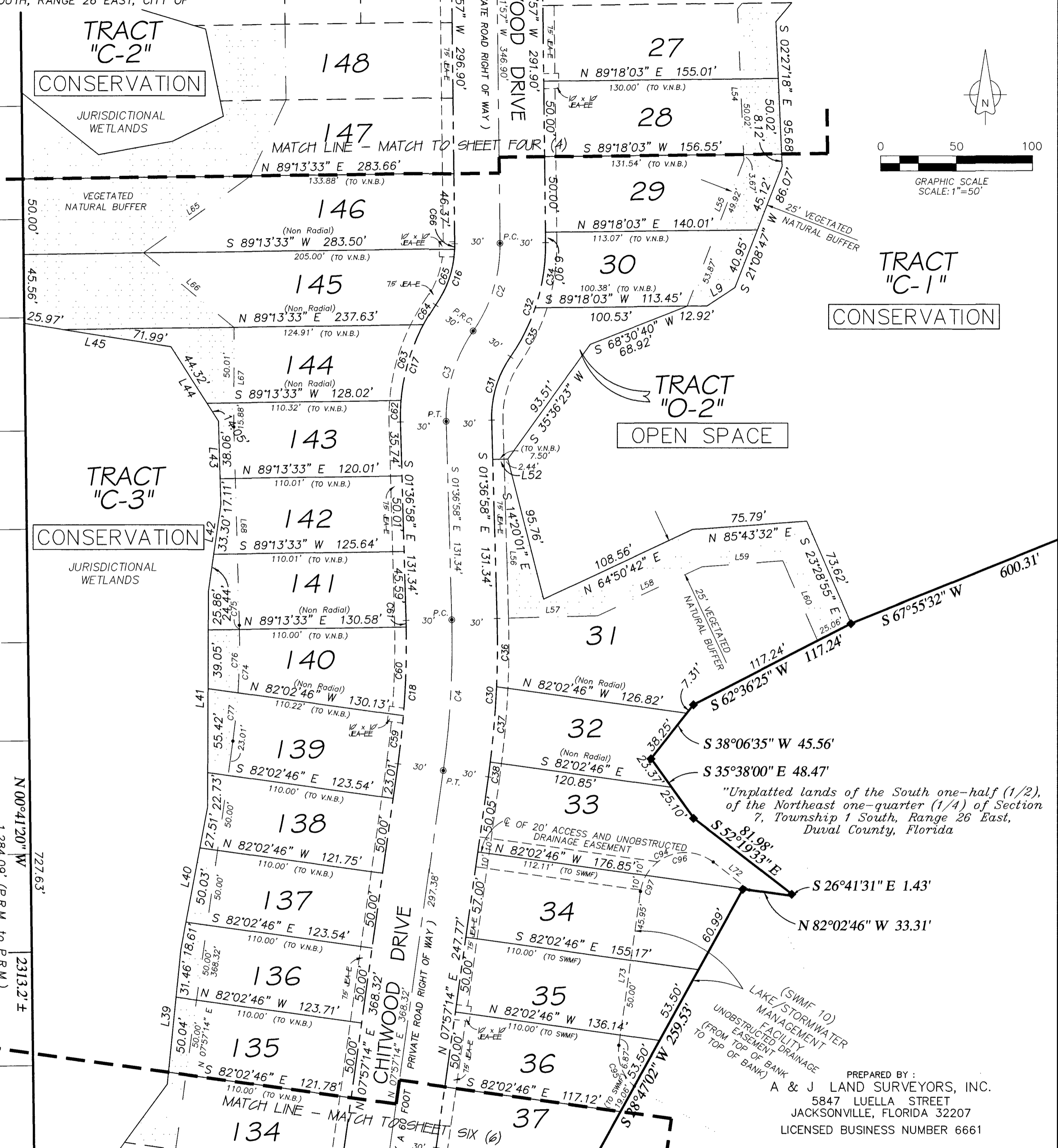
CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	100.00'	35°24'08"	61.79'	N 17°00'07" E	60.81'
C3	100.00'	36°19'09"	63.39'	S 16°32'37" W	62.33'
C4	800.00'	9°34'12"	100.22'	N 03°10'08" E	100.10'
C16	70.00'	35°24'08"	43.25'	N 17°00'07" E	42.57'
C17	130.00'	36°19'09"	82.41'	S 16°32'37" W	81.03'
C18	570.00'	9°34'12"	95.20'	N 03°10'08" E	95.09'
C30	630.00'	9°34'12"	105.23'	N 03°10'08" E	105.10'
C31	70.00'	36°19'09"	44.37'	S 16°32'37" W	43.63'
C32	130.00'	35°24'08"	80.33'	N 17°00'07" E	79.05'
C33	25.00'	90°00'00"	39.27'	S 44°18'03" W	35.36'
C34	130.00'	19°21'40"	43.93'	N 08°58'53" E	43.72'
C35	130.00'	16°02'27"	36.40'	N 26°40'57" E	36.28'
C36	630.00'	4°06'33"	45.18'	N 00°26'19" E	45.17'
C37	630.00'	4°33'20"	50.09'	N 04°46'16" E	50.08'
C38	630.00'	0°54'18"	9.95'	N 07°30'05" E	9.95'
C39	570.00'	37°13'03"	32.01'	N 06°20'42" E	32.01'
C60	570.00'	5°54'30"	58.78'	N 01°46'58" E	58.75'
C61	570.00'	0°26'38"	4.42'	N 01°23'39" W	4.42'
C62	130.00'	6°17'35"	14.28'	S 01°31'50" W	14.27'
C63	130.00'	23°12'32"	52.66'	S 16°16'53" W	52.30'
C64	130.00'	6°49'02"	15.47'	S 31°17'40" W	15.46'
C65	70.00'	32°25'33"	39.62'	N 18°29'24" E	39.09'
C66	70.00'	2°58'35"	3.64'	N 00°47'20" E	3.64'
C74	460.00'	9°34'12"	76.83'	N 03°10'08" E	76.74'
C75	460.00'	0°20'56"	2.80'	N 01°26'39" W	2.80'
C76	460.00'	5°13'59"	42.01'	N 01°20'57" E	42.00'
C77	460.00'	3°59'17"	32.02'	N 05°57'35" E	32.01'
C94	30.00'	119°43'13"	62.69'	S 67°48'50" W	51.89'
C95	30.00'	57°32'37"	30.13'	S 20°49'05" E	28.88'
C96	30.00'	98°06'22"	51.37'	S 78°37'16" W	45.32'
C97	30.00'	21°36'51"	11.32'	S 18°45'39" W	11.25'

LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L9	S 56°35'12" W	22.19'	L65	N 54°10'39" E	87.07'
L39	N 05°44'01" E	89.46'	L66	N 50°29'18" W	77.33'
L40	N 10°36'46" E	96.14'	L67	N 00°05'23" E	65.88'
L41	N 00°12'08" E	143.05'	L68	S 01°36'58" E	131.34'
L42	N 08°06'55" E	57.73'	L72	N 52°19'33" W	30.26'
L43	N 01°36'58" W	55.17'	L73	S 07°57'14" W	102.82'
L44	N 32°33'49" W	58.37'			
L45	N 80°54'45" W	97.96'			
L52	S 88°23'02" W	9.94'			
L53	S 39°39'39" W	70.38'			
L54	S 02°27'18" E	100.08'			
L55	S 21°08'47" W	103.79'			
L56	S 01°36'58" E	105.24'			
L57	N 88°23'02" E	58.96'			
L58	N 64°50'42" E	76.19'			
L59	N 85°43'32" E	53.42'			
L60	S 23°28'55" E	57.57'			

COPPER HILL DRIVE
COPPER HILL UNIT TWO
Plat Book 44, pages 84, 84A & 84B
KRUGERRAND LANE



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

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

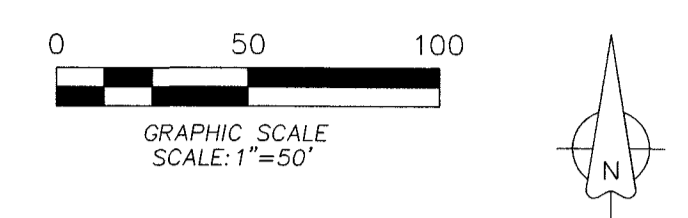
OSPREY LANDING UNIT THREE-A and THREE-B

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PLAT BOOK **71** PAGE **104**

SHEET 6 OF 8 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND



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

TRACT "LS"
LIFT STATION

The South one-half (1/2), of the Northeast one-quarter (1/4) of Section 7, Township 1 South, Range 26 East, Duval County, Florida
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

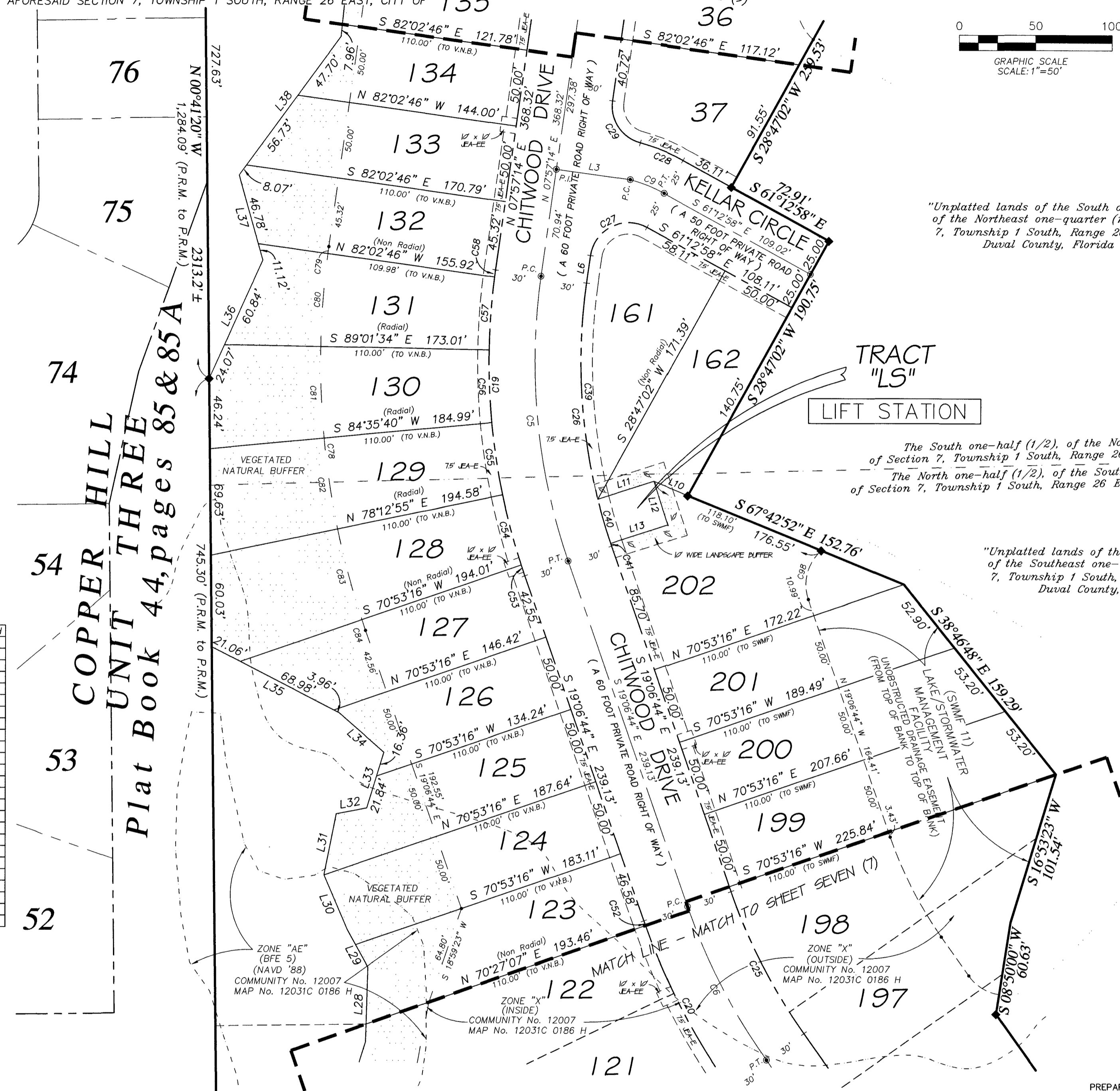
"Unplatted lands of the North one-half (1/2), of the Southeast one-quarter (1/4) of Section 7, Township 1 South, Range 26 East, Duval County, Florida

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	400.00'	27°03'58"	188.96'	S 05°34'45" E	187.20'
C6	400.00'	16°14'57"	113.44'	S 27°14'13" E	113.06'
C9	100.00'	13°41'34"	23.90'	N 68°03'44" W	23.84'
C19	430.00'	19°44'19"	148.14'	S 01°54'56" E	147.41'
C26	370.00'	27°03'58"	174.79'	S 05°34'45" E	173.16'
C27	25.00'	110°49'49"	48.36'	S 63°22'08" W	41.16'
C28	125.00'	13°41'34"	29.87'	N 68°03'44" W	29.80'
C29	25.00'	82°51'45"	36.16'	S 33°28'39" E	33.09'
C39	370.00'	22°07'36"	142.89'	S 03°06'34" E	142.00'
C40	370.00'	4°38'54"	30.02'	S 16°29'50" E	30.01'
C41	370.00'	0°17'28"	1.88'	S 18°58'00" E	1.88'
C52	430.00'	0°26'09"	3.27'	S 19°19'48" E	3.27'
C53	430.00'	0°59'32"	7.45'	S 18°36'58" E	7.45'
C54	430.00'	6°20'07"	47.85'	S 14°57'09" E	47.52'
C55	430.00'	6°22'46"	47.88'	S 08°35'42" E	47.85'
C56	430.00'	6°22'46"	47.88'	S 02°12'57" E	47.85'
C57	430.00'	6°21'21"	47.70'	S 04°09'07" W	47.67'
C58	430.00'	0°37'27"	4.68'	S 07°38'30" W	4.68'
C78	540.00'	27°03'58"	255.09'	S 05°34'45" E	252.73'
C79	540.00'	0°29'49"	4.68'	S 07°42'19" W	4.68'
C80	540.00'	6°28'58"	61.10'	S 04°11'55" W	61.07'
C81	540.00'	6°22'46"	60.12'	S 02°12'57" E	60.09'
C82	540.00'	6°22'46"	60.12'	S 08°35'42" E	60.09'
C83	540.00'	6°32'15"	61.61'	S 15°03'13" E	61.58'
C84	540.00'	0°47'24"	7.45'	S 18°43'02" E	7.45'

LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE
L3	N 82°02'46" W	48.79'
L6	N 07°57'14" E	18.12'
L10	N 67°42'52" W	23.79'
L11	S 72°06'11" W	38.43'
L12	S 17°53'49" E	30.00'
L13	S 72°06'11" W	39.16'
L28	N 01°38'09" E	48.74'
L29	N 28°46'31" W	28.04'
L30	N 22°59'33" W	39.17'
L31	N 11°09'55" E	40.79'
L32	N 79°28'40" E	20.24'
L33	N 16°52'05" E	38.19'
L34	N 48°28'16" W	38.89'
L35	N 62°39'21" W	94.00'



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OSPREY LANDING UNIT THREE - A and THREE - B

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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

51

52

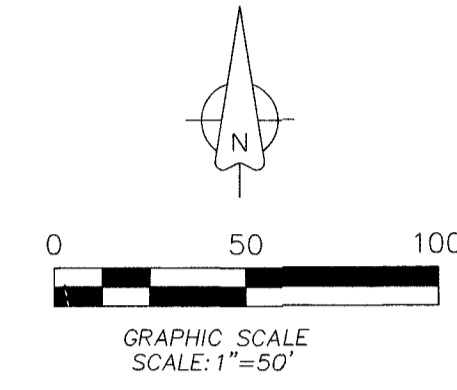
PLAT BOOK **71** PAGE **105**

SHEET 7 OF 8 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND

ZONE "X"
(OUTSIDE)
COMMUNITY No. 12007
MAP No. 12031C 0186 H

"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"

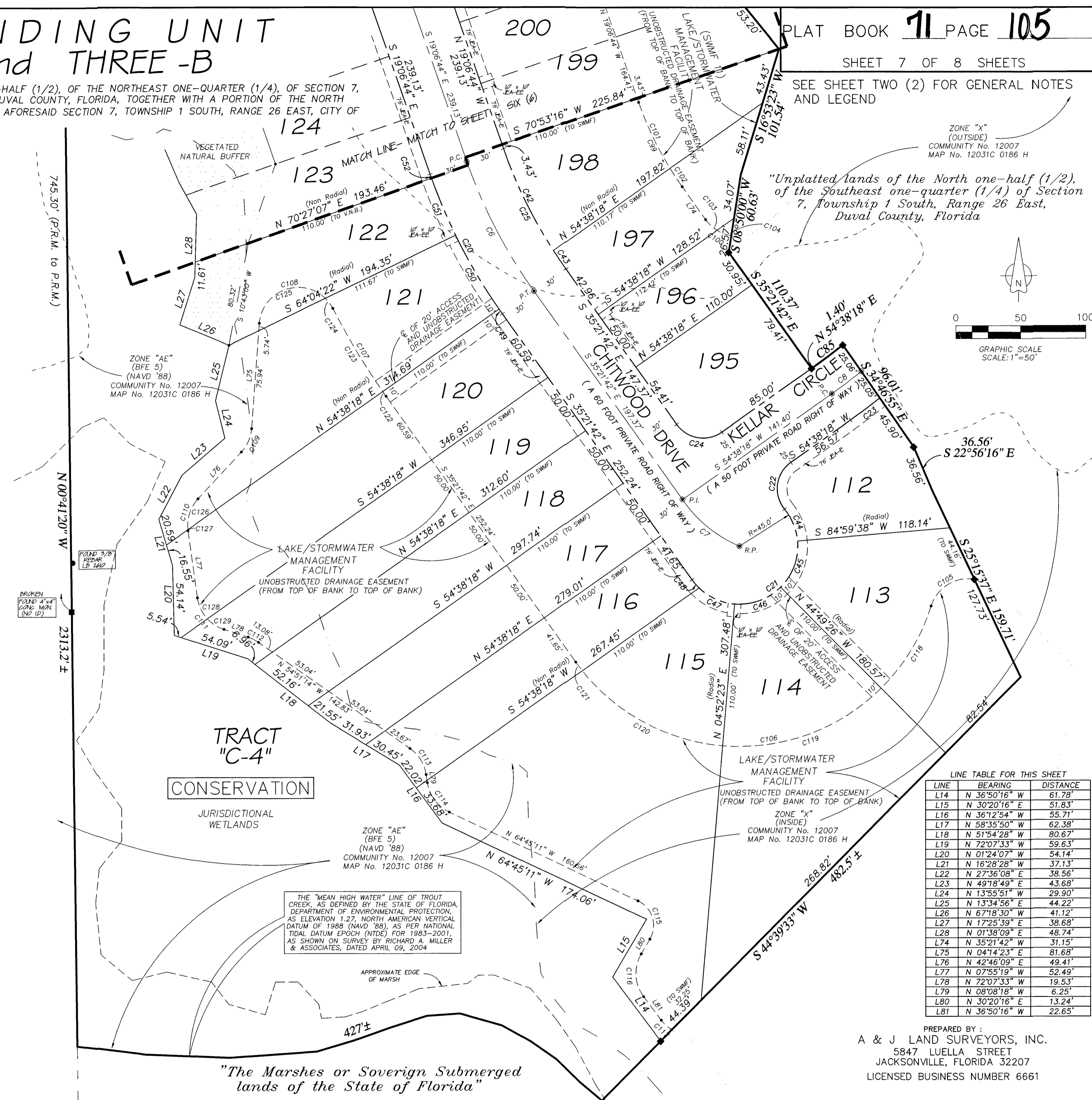


CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	400.00'	16°14'57"	113.44'	S 27°14'13" E	113.06'
C7	100.00'	3°14'18"	35.48'	S 51°52'21" E	54.77'
C8	500.00'	3°16'31"	28.58'	N 53°00'03" E	28.58'
C20	430.00'	16°14'57"	121.95'	S 27°14'13" E	121.54'
C21	45.00'	183°59'16"	144.50'	N 52°38'40" E	89.95'
C22	25.00'	93°59'16"	41.01'	S 07°38'40" W	36.56'
C23	525.00'	3°05'29"	28.33'	N 53°05'34" E	28.32'
C24	25.00'	90°00'00"	39.27'	S 80°21'42" E	35.36'
C25	370.00'	16°14'57"	104.93'	S 27°14'13" E	104.58'
C42	370.00'	1°35'33"	87.88'	S 25°55'01" E	87.68'
C43	370.00'	2°38'24"	17.05'	S 34°02'29" E	17.05'
C44	45.00'	34°20'35"	26.97'	N 22°10'40" W	26.57'
C45	45.00'	50°10'57"	39.41'	N 20°05'06" E	38.17'
C46	45.00'	49°41'49"	39.03'	N 70°01'29" E	37.82'
C47	45.00'	39°04'08"	30.68'	S 65°35'34" E	30.09'
C48	45.00'	104°15'01"	8.40'	S 40°42'36" E	8.39'
C49	430.00'	0°35'14"	4.41'	S 35°04'05" E	4.41'
C50	430.00'	8°50'49"	66.40'	S 30°21'03" E	66.33'
C51	430.00'	6°22'46"	47.88'	S 22°44'16" E	47.85'
C52	430.00'	0°26'09"	3.27'	S 19°19'48" E	3.27'
C99	260.00'	16°14'57"	73.74'	S 27°14'13" E	73.49'
C100	30.00'	45°48'18"	23.98'	S 58°15'51" E	23.35'
C101	260.00'	12°29'27"	56.68'	S 25°21'28" E	56.57'
C102	260.00'	3°45'30"	17.05'	S 33°28'57" E	17.05'
C103	30.00'	23°10'46"	12.14'	S 46°57'04" E	12.05'
C104	30.00'	22°37'33"	11.85'	S 69°51'14" E	11.77'
C105	30.00'	81°51'05"	42.86'	S 58°19'16" W	39.30'
C106	155.00'	12°71'43"	344.23'	N 81°01'01" E	277.72'
C107	540.00'	8°25'03"	79.33'	S 31°09'10" E	79.26'
C108	30.00'	148°48'58"	77.92'	S 78°38'52" W	57.79'
C109	30.00'	38°31'45"	20.17'	N 23°30'16" E	19.80'
C110	30.00'	50°41'28"	26.54'	S 17°25'25" W	25.68'
C111	30.00'	64°12'14"	33.62'	S 40°01'26" E	31.89'
C112	30.00'	17°16'19"	9.04'	N 63°29'24" W	9.01'
C113	30.00'	46°42'57"	24.46'	N 31°29'46" W	23.79'
C114	30.00'	56°36'54"	29.64'	S 36°26'45" E	28.45'
C115	21.00'	95°03'27"	34.85'	N 17°12'28" W	30.99'
C116	30.00'	67°10'32"	35.17'	S 03°15'00" E	33.19'
C117	30.00'	21°02'45"	11.02'	S 47°21'39" E	10.96'
C118	155.00'	27°46'51"	75.15'	N 31°17'09" E	74.42'
C119	155.00'	49°41'49"	134.44'	N 70°01'29" E	130.27'
C120	155.00'	46°40'34"	126.27'	S 61°47'20" E	122.81'
C121	155.00'	3°05'21"	8.36'	S 36°54'22" E	8.36'
C122	540.00'	0°28'03"	4.41'	S 35°07'40" E	4.41'
C123	540.00'	7°57'00"	74.93'	S 30°55'08" E	74.87'
C124	30.00'	18°41'03"	9.78'	N 36°17'10" W	9.74'
C125	30.00'	130°07'55"	68.14'	S 69°18'21" W	54.41'
C126	30.00'	49°08'40"	25.73'	S 18°11'49" W	24.95'
C127	30.00'	1°32'48"	0.81'	S 07°08'55" E	0.81'
C128	30.00'	34°51'27"	18.25'	S 25°21'03" E	17.97'
C129	30.00'	29°20'47"	15.37'	S 57°27'10" E	15.20'

LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE
L14	N 36°50'16" W	61.78'
L15	N 30°20'16" E	51.83'
L16	N 36°12'54" W	55.71'
L17	N 58°35'50" W	62.38'
L18	N 51°54'28" W	80.67'
L19	N 72°07'33" W	59.63'
L20	N 01°24'07" W	54.14'
L21	N 16°28'28" W	37.13'
L22	N 27°38'08" E	38.56'
L23	N 49°18'49" E	43.68'
L24	N 13°55'51" W	29.90'
L25	N 13°34'56" E	44.22'
L26	N 67°18'30" W	41.12'
L27	N 17°25'39" E	38.68'
L28	N 01°38'09" E	48.74'
L74	N 35°21'42" W	31.15'
L75	N 04°14'23" E	81.68'
L76	N 42°46'09" E	49.41'
L77	N 07°55'19" W	52.49'
L78	N 72°07'33" W	19.53'
L79	N 08°08'18" W	6.25'
L80	N 30°20'16" E	13.24'
L81	N 36°50'16" W	22.65'



TRACT "C-4" CONSERVATION

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

CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111 (PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.004

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

OSPREY LANDING UNIT THREE -A and THREE -B

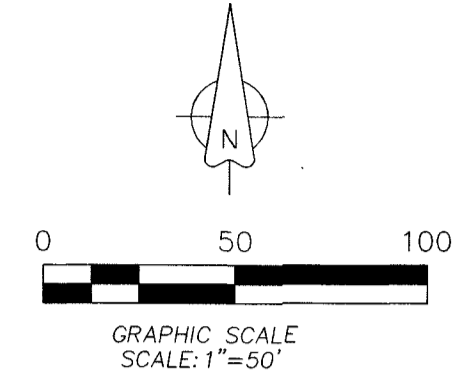
A PARCEL OF LAND, BEING A PORTION OF THE SOUTH ONE-HALF (1/2), OF THE NORTHEAST ONE-QUARTER (1/4), OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (1/2), OF THE SOUTHEAST ONE-QUARTER (1/4), OF AFORESAID SECTION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

(SWMF 2)
LAKE/STORMWATER
MANAGEMENT
FACILITY
UNOBSTRUCTED DRAINAGE EASEMENT
(FROM TOP OF BANK TO TOP OF BANK)

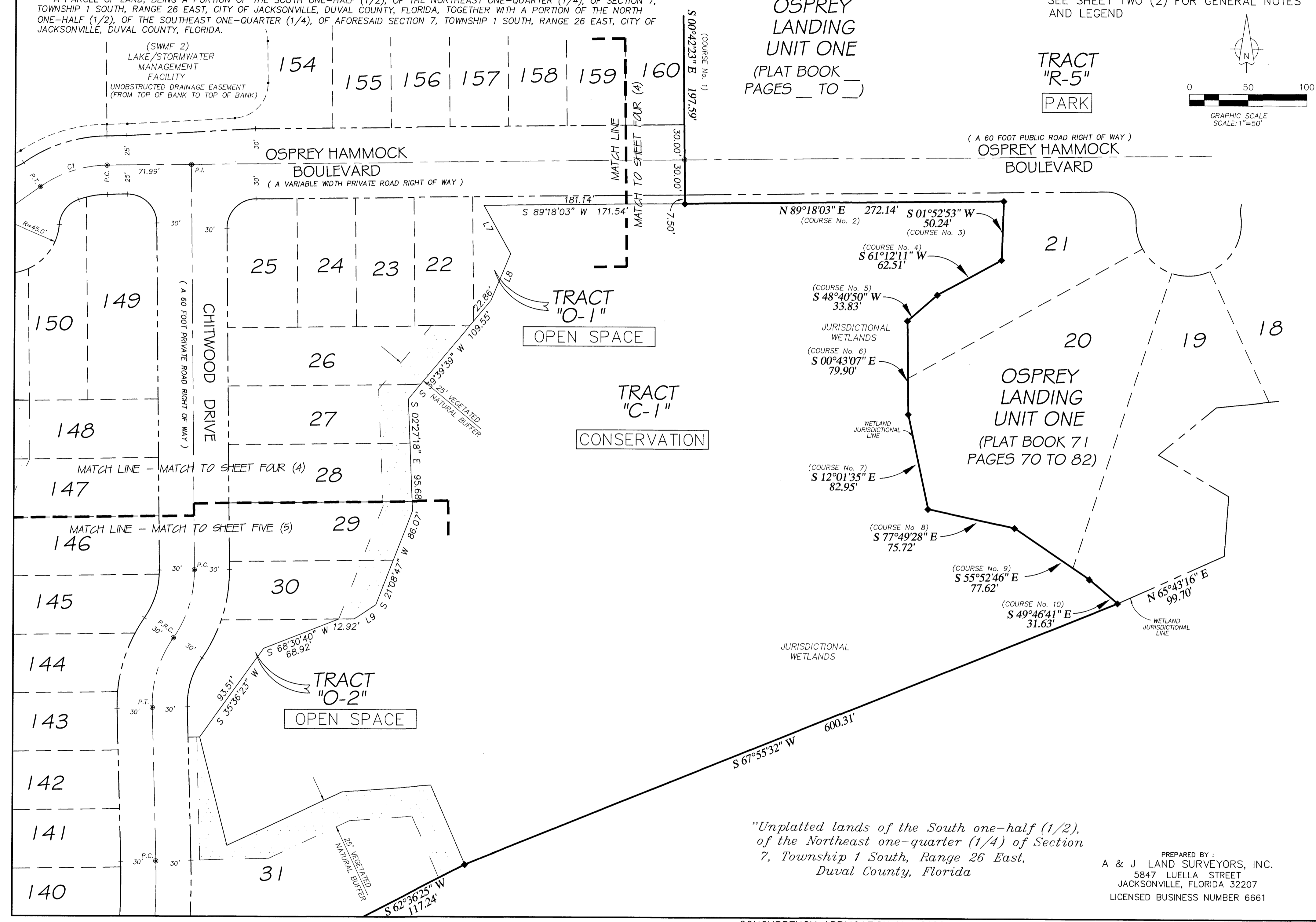
PLAT BOOK 71 PAGE 106
SHEET 8 OF 8 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES
AND LEGEND

TRACT
"R-5"
PARK



OSPREY
LANDING
UNIT ONE
(PLAT BOOK
PAGES TO)



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

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