

OSPREY LANDING UNIT FOUR

PLAT BOOK 71 PAGE 136
SHEET 1 OF 10 SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET TWO (2) FOR 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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

OSPREY LANDING UNIT 4
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, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF FARM 18, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, LYING IN AFORESAID SECTION 7, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 19, "OSPREY LANDING UNIT ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGES 70 THROUGH 82 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID BOUNDARY OF THE PLAT OF "OSPREY LANDING UNIT ONE", THE FOLLOWING FOURTY-NINE (49) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE, NORTH 65°43'16" EAST, A DISTANCE OF 99.70 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE, NORTH 04°00'23" EAST, A DISTANCE OF 51.18 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE, NORTH 59°35'06" WEST, A DISTANCE OF 69.87 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE, NORTH 50°36'35" EAST, A DISTANCE OF 63.89 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE, NORTH 83°41'47" EAST, A DISTANCE OF 90.34 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE, NORTH 17°32'49" EAST, A DISTANCE OF 85.20 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE, NORTH 47°21'16" EAST, A DISTANCE OF 43.08 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE, NORTH 56°30'12" EAST, A DISTANCE OF 169.78 FEET, TO A POINT;
- COURSE No. 9: RUN THENCE, SOUTH 83°20'29" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;
- COURSE No. 10: RUN THENCE, NORTH 06°26'52" WEST, A DISTANCE OF 130.76 FEET, TO A POINT;
- COURSE No. 11: RUN THENCE, NORTH 88°41'28" EAST, A DISTANCE OF 69.86 FEET, TO A POINT;
- COURSE No. 12: RUN THENCE, SOUTH 31°54'55" EAST, A DISTANCE OF 54.77 FEET, TO A POINT;
- COURSE No. 13: RUN THENCE, SOUTH 14°29'43" EAST, A DISTANCE OF 27.06 FEET, TO A POINT;
- COURSE No. 14: RUN THENCE, NORTH 48°04'24" EAST, A DISTANCE OF 25.78 FEET, TO A POINT;
- COURSE No. 15: RUN THENCE, SOUTH 69°58'29" EAST, A DISTANCE OF 59.90 FEET, TO A POINT;
- COURSE No. 16: RUN THENCE, NORTH 08°37'15" EAST, A DISTANCE OF 29.60 FEET, TO A POINT;
- COURSE No. 17: RUN THENCE, SOUTH 83°35'43" EAST, A DISTANCE OF 40.32 FEET, TO A POINT;
- COURSE No. 18: RUN THENCE, SOUTH 38°41'12" EAST, A DISTANCE OF 44.50 FEET, TO A POINT;
- COURSE No. 19: RUN THENCE, SOUTH 41°57'49" EAST, A DISTANCE OF 35.43 FEET, TO A POINT;
- COURSE No. 20: RUN THENCE, NORTH 46°14'32" EAST, A DISTANCE OF 38.07 FEET, TO A POINT;
- COURSE No. 21: RUN THENCE, SOUTH 17°34'20" WEST, A DISTANCE OF 71.61 FEET, TO A POINT;
- COURSE No. 22: RUN THENCE, SOUTH 16°47'22" WEST, A DISTANCE OF 81.41 FEET, TO A POINT;
- COURSE No. 23: RUN THENCE, SOUTH 15°12'49" WEST, A DISTANCE OF 40.02 FEET, TO A POINT;
- COURSE No. 24: RUN THENCE, SOUTH 02°06'32" EAST, A DISTANCE OF 28.37 FEET, TO A POINT;
- COURSE No. 25: RUN THENCE, SOUTH 40°19'44" WEST, A DISTANCE OF 37.96 FEET, TO A POINT;
- COURSE No. 26: RUN THENCE, NORTH 61°42'13" WEST, A DISTANCE OF 54.37 FEET, TO A POINT;
- COURSE No. 27: RUN THENCE, NORTH 59°57'56" WEST, A DISTANCE OF 48.34 FEET, TO A POINT;
- COURSE No. 28: RUN THENCE, SOUTH 76°10'38" WEST, A DISTANCE OF 91.24 FEET, TO A POINT;
- COURSE No. 29: RUN THENCE, SOUTH 73°26'50" WEST, A DISTANCE OF 64.75 FEET, TO A POINT;
- COURSE No. 30: RUN THENCE, SOUTH 48°31'26" WEST, A DISTANCE OF 101.25 FEET, TO A POINT;
- COURSE No. 31: RUN THENCE, SOUTH 14°44'03" WEST, A DISTANCE OF 87.19 FEET, TO A POINT;
- COURSE No. 32: RUN THENCE, SOUTH 20°48'35" EAST, A DISTANCE OF 81.34 FEET, TO A POINT;
- COURSE No. 33: RUN THENCE, SOUTH 43°09'53" EAST, A DISTANCE OF 34.49 FEET, TO A POINT;
- COURSE No. 34: RUN THENCE, SOUTH 13°18'21" WEST, A DISTANCE OF 55.75 FEET, TO A POINT;
- COURSE No. 35: RUN THENCE, SOUTH 13°26'57" WEST, A DISTANCE OF 51.36 FEET, TO A POINT;
- COURSE No. 36: RUN THENCE, SOUTH 84°34'02" EAST, A DISTANCE OF 39.91 FEET, TO A POINT;
- COURSE No. 37: RUN THENCE, SOUTH 03°56'52" WEST, A DISTANCE OF 40.77 FEET, TO A POINT;
- COURSE No. 38: RUN THENCE, SOUTH 27°04'57" EAST, A DISTANCE OF 57.42 FEET, TO A POINT;
- COURSE No. 39: RUN THENCE, SOUTH 48°18'11" EAST, A DISTANCE OF 60.92 FEET, TO A POINT;
- COURSE No. 40: RUN THENCE, SOUTH 56°48'10" EAST, A DISTANCE OF 78.30 FEET, TO A POINT;
- COURSE No. 41: RUN THENCE, SOUTH 70°20'55" EAST, A DISTANCE OF 89.50 FEET, TO A POINT;
- COURSE No. 42: RUN THENCE, SOUTH 32°39'43" EAST, A DISTANCE OF 116.86 FEET, TO A POINT;
- COURSE No. 43: RUN THENCE, SOUTH 16°36'45" EAST, A DISTANCE OF 120.26 FEET, TO A POINT;
- COURSE No. 44: RUN THENCE, SOUTH 33°32'02" EAST, A DISTANCE OF 120.98 FEET, TO A POINT;
- COURSE No. 45: RUN THENCE, SOUTH 14°26'11" EAST, A DISTANCE OF 192.90 FEET, TO A POINT;
- COURSE No. 46: RUN THENCE, SOUTH 30°25'23" WEST, A DISTANCE OF 102.73 FEET, TO A POINT;
- COURSE No. 47: RUN THENCE, SOUTH 22°07'48" WEST, A DISTANCE OF 62.22 FEET, TO A POINT;
- COURSE No. 48: RUN THENCE, SOUTH 06°54'34" WEST, A DISTANCE OF 60.91 FEET, TO A POINT;
- COURSE No. 49: RUN THENCE SOUTH 22°14'50" 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; RUN THENCE, SOUTHERLY, WESTERLY, NORTHERLY, SOUTHERLY, AND THEN NORTHWESTERLY, ALONG THE AFORESAID "MEAN HIGH WATER POINT, OF HALLS BRANCH, (ALSO KNOWN AS HALF CREEK), A DISTANCE OF 3,214.7 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT "C-4" (CONSERVATION), AS SHOWN ON THE PLAT OF "OSPREY LANDING UNIT THREE-A AND THREE-B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGES 99 THROUGH 106 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY OF "OSPREY LANDING UNIT THREE-A AND UNIT THREE-B", AS SHOWN ON THE PLAT THEREOF, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE, NORTH 44°39'33" EAST, A DISTANCE OF 482.5 FEET, MORE OR LESS, TO A POINT;
- COURSE No. 2: RUN THENCE, NORTH 25°15'37" WEST, A DISTANCE OF 159.71 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE, NORTH 22°56'16" WEST, A DISTANCE OF 36.56 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE, NORTH 34°46'55" WEST, A DISTANCE OF 96.01 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY;
- COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 20°10'17" TO THE RIGHT, AN ARC DISTANCE OF 44.01 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°55'29" WEST, 43.48 FEET;
- COURSE No. 6: RUN THENCE, SOUTH 54°38'18" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 3.08 FEET, TO A POINT;

- COURSE No. 7: RUN THENCE, NORTH 35°21'42" WEST, A DISTANCE OF 110.37 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE, NORTH 08°50'00" EAST, A DISTANCE OF 60.63 FEET, TO A POINT;
- COURSE No. 9: RUN THENCE, NORTH 16°53'23" EAST, A DISTANCE OF 101.54 FEET, TO A POINT;
- COURSE No. 10: RUN THENCE, NORTH 38°46'48" WEST, A DISTANCE OF 159.29 FEET, TO A POINT;
- COURSE No. 11: RUN THENCE, NORTH 67°42'52" WEST, A DISTANCE OF 152.76 FEET, TO A POINT;
- COURSE No. 12: RUN THENCE, NORTH 28°47'02" EAST, A DISTANCE OF 190.75 FEET, TO A POINT;
- COURSE No. 13: RUN THENCE, NORTH 61°12'58" WEST, A DISTANCE OF 72.91 FEET, TO A POINT;
- COURSE No. 14: RUN THENCE, NORTH 28°47'02" EAST, A DISTANCE OF 259.53 FEET, TO A POINT;
- COURSE No. 15: RUN THENCE, SOUTH 82°02'46" EAST, A DISTANCE OF 33.31 FEET, TO A POINT;
- COURSE No. 16: RUN THENCE, NORTH 26°41'31" WEST, A DISTANCE OF 1.43 FEET, TO A POINT;
- COURSE No. 17: RUN THENCE, NORTH 52°19'33" WEST, A DISTANCE OF 81.98 FEET, TO A POINT;
- COURSE No. 18: RUN THENCE, NORTH 35°38'00" WEST, A DISTANCE OF 48.47 FEET, TO A POINT;
- COURSE No. 19: RUN THENCE, NORTH 38°06'35" EAST, A DISTANCE OF 45.56 FEET, TO A POINT;
- COURSE No. 20: RUN THENCE, NORTH 62°36'25" EAST, A DISTANCE OF 117.24 FEET, TO A POINT;
- COURSE No. 21: RUN THENCE, NORTH 67°55'32" EAST, A DISTANCE OF 600.31 FEET, TO THE AFORESAID MOST SOUTHERLY CORNER OF LOT 19, "OSPREY LANDING UNIT ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGES 70 THROUGH 82 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,343,548 SQUARE FEET, OR 53.80 ACRES, MORE OR LESS, IN AREA.

Approved 7/11/2018 Date
[Signature]
 City Engineer
 for Director of Public Works
 Approved July 11, 2018 Date
[Signature]
 for General Council

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 154, ORDINANCE CODE.

[Signature]
JOHN PAPPAS, P.E. DIRECTOR OF PUBLIC WORKS

7/11/18
DATE

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS THEREFORE IN PLAT BOOK 71, PAGES 136 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 12 DAY OF JULY, A.D. 2018.

[Signature]
RONNIE FUSSELL AS CLERK OF COURTS

BY: [Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10 DAY OF JULY, A.D. 2018.

[Signature]
MONROE HAZEN, 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 FOUR

PLAT BOOK **71** PAGE **137**

SHEET 2 OF 10 SHEETS

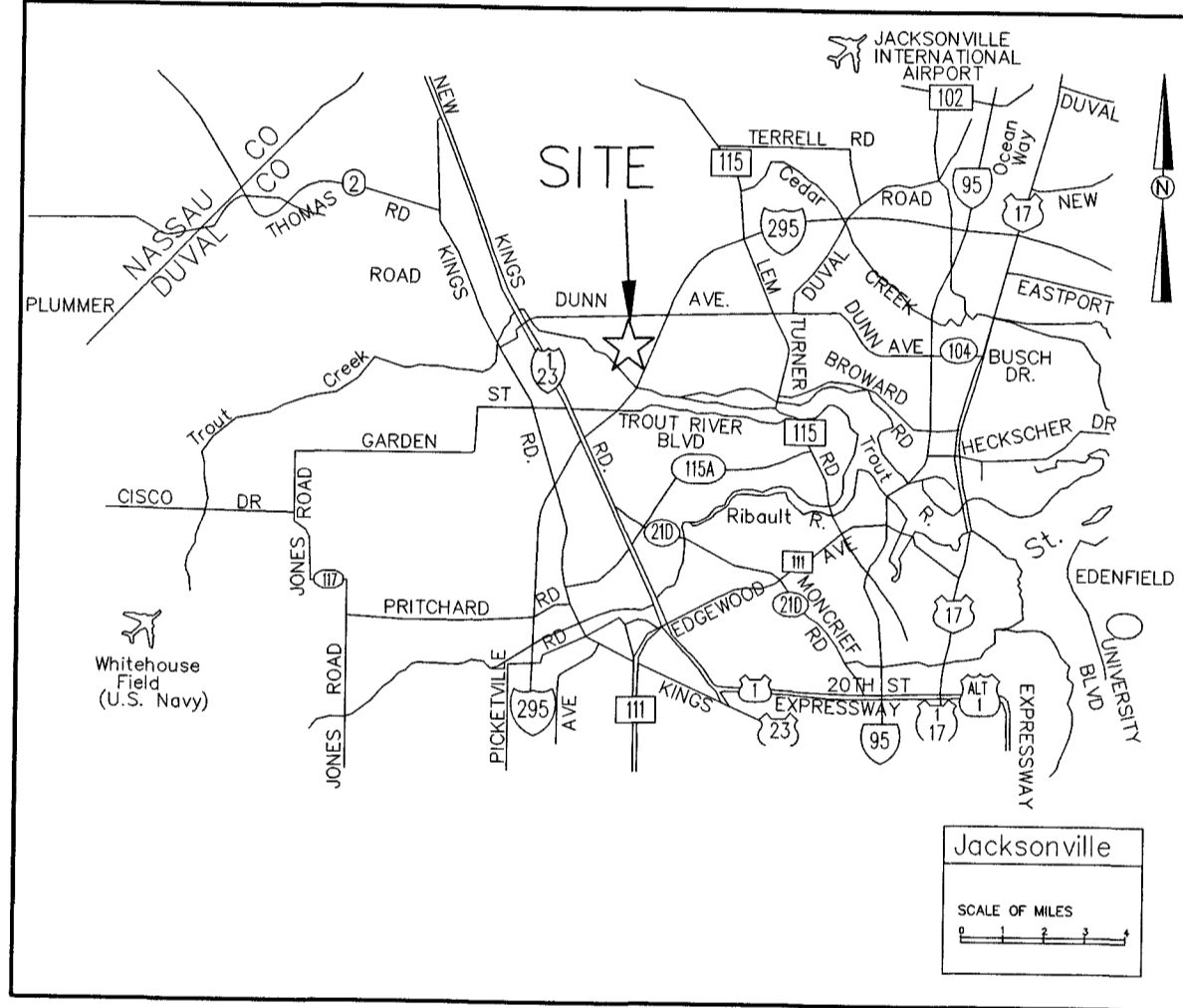
SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET TWO (2) FOR LEGEND

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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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 "AE", (BASE FLOOD ELEVATION 5), 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 (MAYD '88).

THE FLOOD INSURANCE RATE MAP INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT, AND ARE SUBJECT TO CHANGE.



VICINITY MAP

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 22ND DAY OF JUNE A.D., 2018.

[Signature]
 JONATHAN B. BOWAN, STATE OF FLORIDA
 REG. LAND SURVEYOR, CERTIFICATE No. 4600
 A & J LAND SURVEYORS, INC.
 5847 LUELLE STREET
 JACKSONVILLE, FLORIDA 32207
 LICENSED BUSINESS NUMBER 6661
 (904)346-1733 OFFICE - (904)346-1736 FAX

- 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) 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 RIVER 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.

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

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCY(IES).

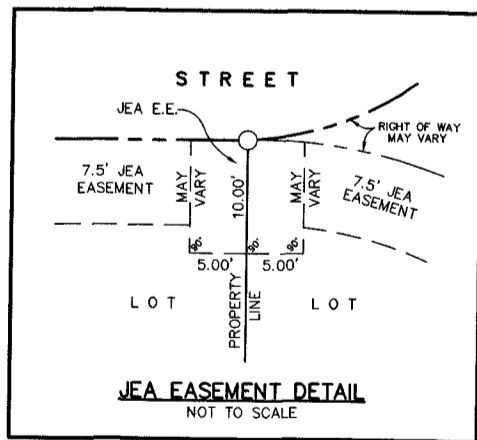
12) HIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, DATED JANUARY 19, 2018 AND IT HAS FOUND THAT THIS PROPERTY IS SUBJECT TO:

1. DECLARATION OF EASEMENT AS SET OUT IN INSTRUMENT RECORDED JANUARY 4, 2016 IN OFFICIAL RECORDS BOOK 17415, PAGE 2399.

SURVEYOR'S COMMENT: THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY. IT AFFECTS THE PROPERTY PLATTED AS "OSPREY LANDING UNIT ONE", AND WILL BE REMOVED FROM FUTURE PLAT PROPERTY INFORMATION REPORTS.

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"



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

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 FOUR", 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

Tract U, (Utility), Tract O-1 (Open Space/Landscaping) Tract C-1,C-2,C-3,C-4 AND C-5 (Conservation/Wetlands), Tract O-1, O-2, Tract O-3 and O-4, (Open Space/Landscaping), and Tract U, (Utility), shall remain privately owned and are hereby dedicated 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.

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 rights of way. 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.

The undersigned Owner does 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 the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

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, and under all of Tract "U" (Utility) 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 and Tract "U" (Utility), designated hereon.

Unobstructed easements for service and maintenance of the water and sewer systems shown within the private roadways and on the individual properties on this plat are irrevocably and without reservation dedicated to the JEA, its successors and assigns.

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.

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 (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed with said easements.

I, Witness thereof, CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company, has caused these presents to be signed this 28th Day of June, 2018.

By: *[Signature]*
 Samuel B. Crozier, Managing
 Member of CLAY INVESTMENT FUND
 XIV, LLC, a Florida limited liability company

CLAY INVESTMENT FUND XIV, LLC
a Florida limited liability company

Witness: *[Signature]*
 Christine Jones
 Type or Print name

Witness: *[Signature]*
 Michaela Ryan
 Type or Print name

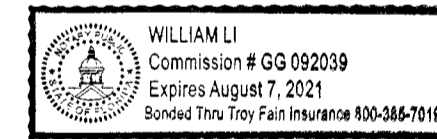
NOTARY FOR CLAY INVESTMENT FUND XIV, LLC, a Florida limited liability company
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28th day of June, 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.

Notary Public, State of Florida

[Signature]
 William Li
 Type or Print name

My Commission expires: 8/7/2021



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

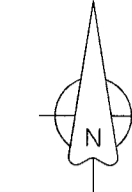
OSPREY LANDING UNIT UNIT FOUR

PLAT BOOK **71** PAGE **138**

SHEET 3 OF 10 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES AND 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, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



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:
c) 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 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
TIMOTHY RITCH, as MANAGING MEMBER OF
FORUM CAPITAL PARTNERS, LLC, A
FLORIDA LIMITED LIABILITY COMPANY

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

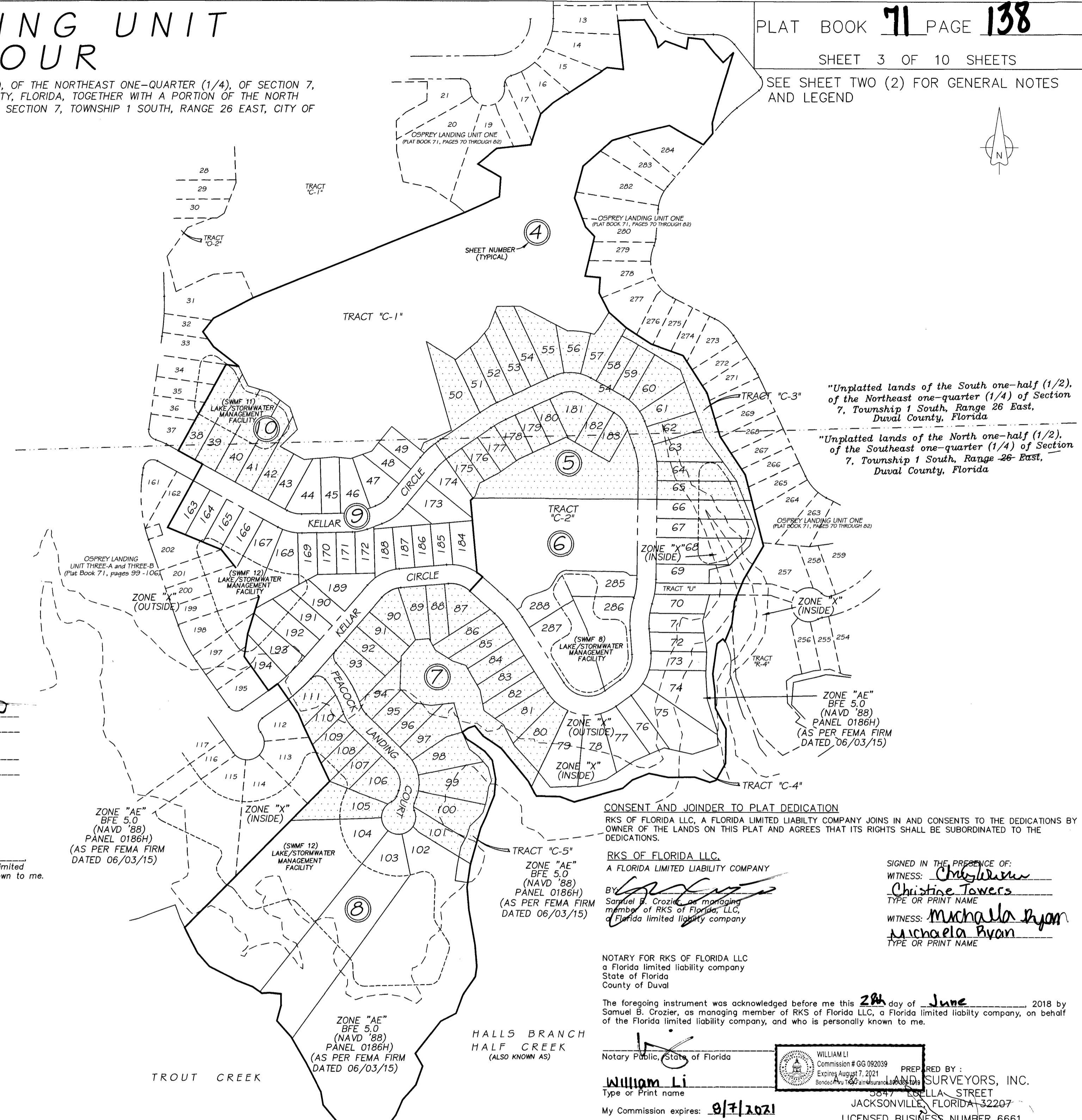
The foregoing instrument was acknowledged before me this 19 day of JUNE, 2018 by Timothy Ritch, as managing member of FORUM CAPITAL PARTNERS, LLC, a Florida limited liability company, on behalf of the Florida limited liability company, and who is personally known to me.

Jennifer Gallo
Notary Public, State of Florida

Jennifer Gallo
Type or Print name
My Commission expires: 12/18/21



SIGNED IN THE PRESENCE OF:
WITNESS: Samuel B. Crozier
Type or Print Name
WITNESS: James M. Silbrook
Type or Print Name



"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
"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

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

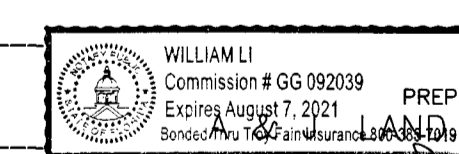
SIGNED IN THE PRESENCE OF:
WITNESS: Christine Towers
Christine Towers
Type or Print Name
WITNESS: Michaela Ryan
Michaela Ryan
Type or Print Name

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 20th day of June, 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.

Notary Public, State of Florida

William Li
Type or Print name
My Commission expires: 07/1/2021

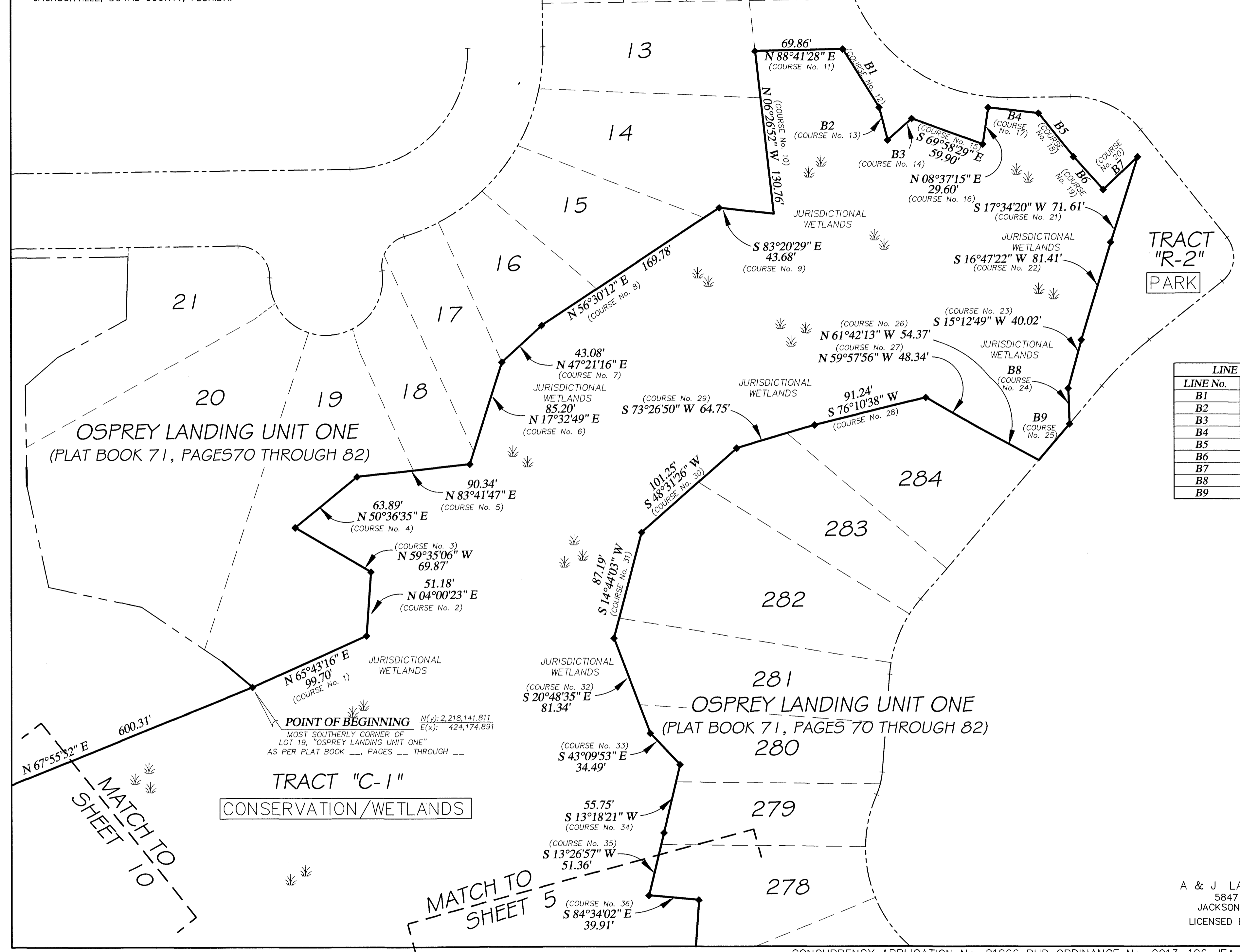
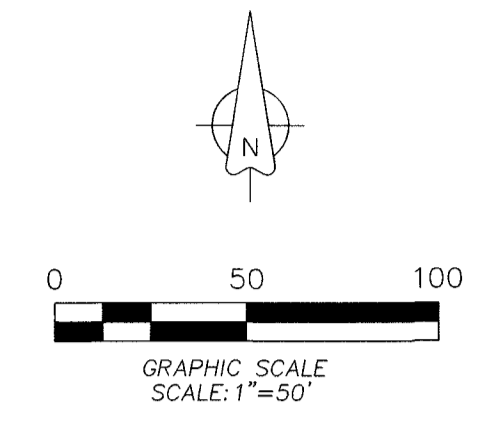


PREPARED BY:
LOLLA STREET
SURVEYORS, INC.
JACKSONVILLE, FLORIDA 32207
LICENSED BUSINESS NUMBER 6661

OSPREY LANDING UNIT UNIT FOUR

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 **139**
SHEET 4 OF 10 SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND



LINE TABLE FOR PLAT BOUNDARY		
LINE No.	BEARING	D ISTANCE
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 46°14'32" E	38.07'
B8	S 02°06'32" E	28.37'
B9	S 40°19'44" W	37.96'

MATCH TO SHEET 10

MATCH TO SHEET 5

TRACT "C-1"
CONSERVATION/WETLANDS

TRACT "R-2"
PARK

OSPREY LANDING UNIT ONE
(PLAT BOOK 71, PAGES 70 THROUGH 82)

OSPREY LANDING UNIT ONE
(PLAT BOOK 71, PAGES 70 THROUGH 82)

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

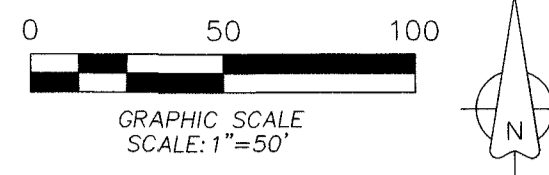
OSPREY LANDING UNIT FOUR

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 **140**

SHEET 5 OF 10 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND



TRACT "C-1"
CONSERVATION/WETLANDS

280
279
278
OSPREY LANDING UNIT ONE
(PLAT BOOK 71, PAGES 70 THROUGH 82)

277
276 275
274 273

CURVE TABLE FOR CENTERLINE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	48.86	300.00	0°19'52"	S 60°02'58" W	48.80
C6	76.71	80.00	54°56'32"	N 87°48'50" W	73.81
C7	70.03	100.00	40°07'22"	N 40°16'50" W	68.61
C8	72.61	200.00	20°48'04"	N 09°49'05" W	72.21

CURVE TABLE FOR R/W and LOTS DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	63.85	225.00	16°15'34"	S 47°15'15" W	63.64
C24	52.95	325.00	0°19'52"	S 60°02'58" W	52.87
C25	100.69	105.00	54°56'32"	N 87°48'50" W	96.87
C26	87.54	125.00	40°07'22"	N 40°16'50" W	85.76
C27	81.69	225.00	20°48'04"	N 09°49'05" W	81.24
C28	63.53	175.00	20°48'04"	N 09°49'05" W	63.19
C29	52.92	75.00	40°07'22"	N 40°16'50" W	51.46
C30	52.74	55.00	54°56'32"	N 87°48'50" W	50.74
C31	44.79	275.00	9°19'52"	S 60°02'58" W	44.74
C32	49.66	175.00	16°15'34"	S 47°15'15" W	49.50
C33	34.44	325.00	0°19'52"	S 60°02'58" W	34.44
C34	28.53	105.00	15°34'01"	S 72°29'55" W	28.44
C35	43.21	105.00	23°34'41"	N 87°55'44" W	42.91
C36	28.95	105.00	15°47'50"	N 68°14'29" W	28.86
C37	16.56	125.00	7°35'31"	N 36°32'48" W	16.55
C38	41.71	125.00	19°07'09"	N 43°11'28" W	41.52
C39	29.26	125.00	13°24'47"	N 26°55'30" W	29.20
C40	9.50	225.00	2°25'07"	N 19°00'33" W	9.50
C41	44.86	225.00	11°25'23"	N 12°05'18" W	44.78
C42	27.33	225.00	6°57'14"	N 02°53'50" W	27.31
C122	34.27	275.00	7°08'25"	S 61°08'42" W	34.25
C123	10.52	275.00	2°11'27"	S 56°28'46" W	10.51
C124	9.16	175.00	2°59'55"	S 53°53'05" W	9.16

CURVE TABLE FOR R/W and LOTS DATA

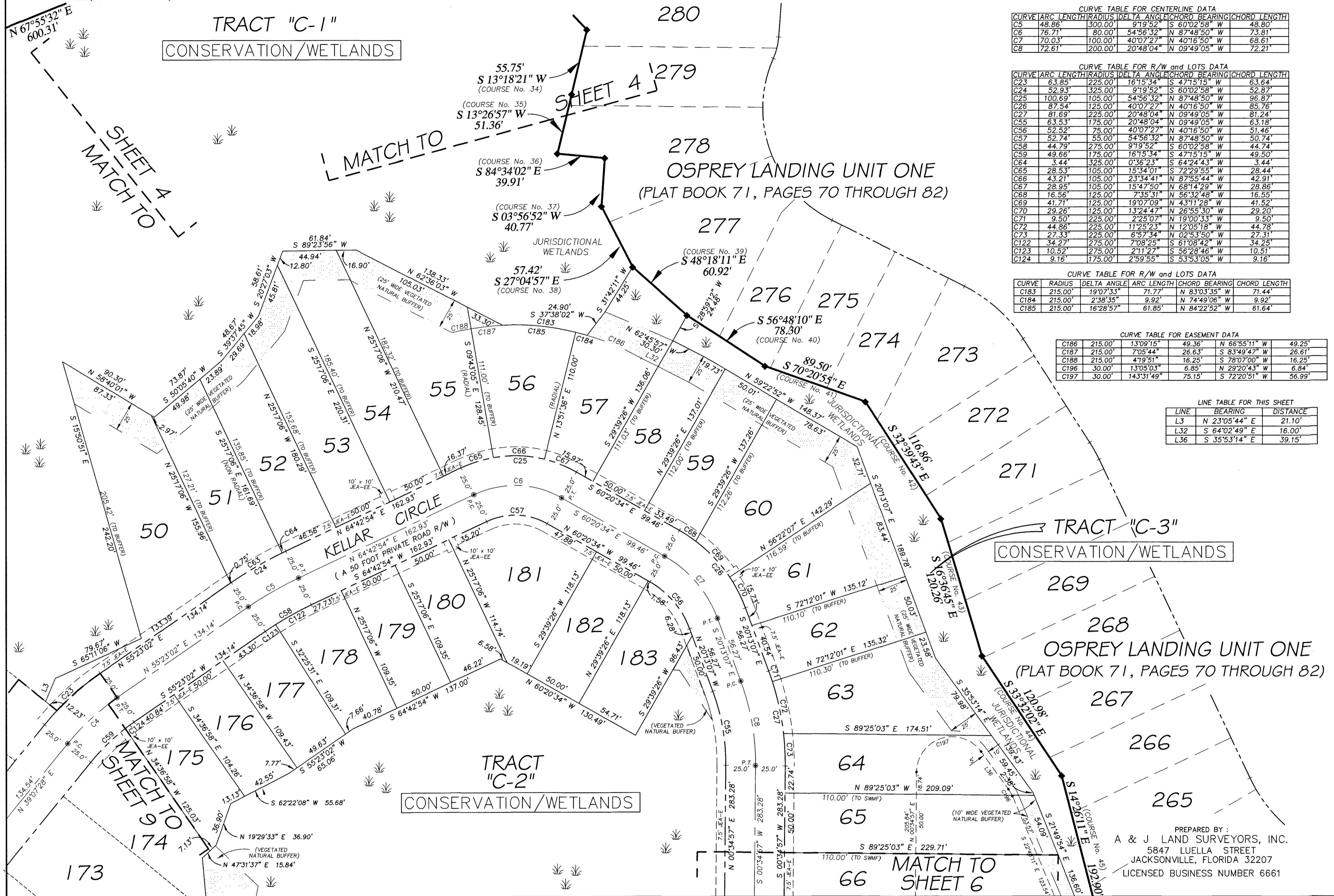
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C183	215.00	19°07'33"	71.77	N 83°03'35" W	71.44
C184	215.00	2°38'55"	9.92	N 74°49'06" W	9.92
C185	215.00	16°28'57"	61.65	N 84°22'52" W	61.64

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C186	215.00	13°09'12"	49.36	N 66°25'11" W	49.25
C187	215.00	7°05'44"	28.63	S 83°49'47" W	28.61
C188	215.00	4°19'51"	16.25	S 78°07'00" W	16.25
C189	30.00	1°05'03"	6.85	N 29°20'43" W	6.84
C190	30.00	14°31'49"	75.15	S 72°20'51" W	56.99

LINE TABLE FOR THIS SHEET

LINE	BEARING	DISTANCE
L3	N 23°05'44" E	21.10'
L32	S 64°02'49" E	16.00'
L36	S 35°53'14" E	39.15'



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

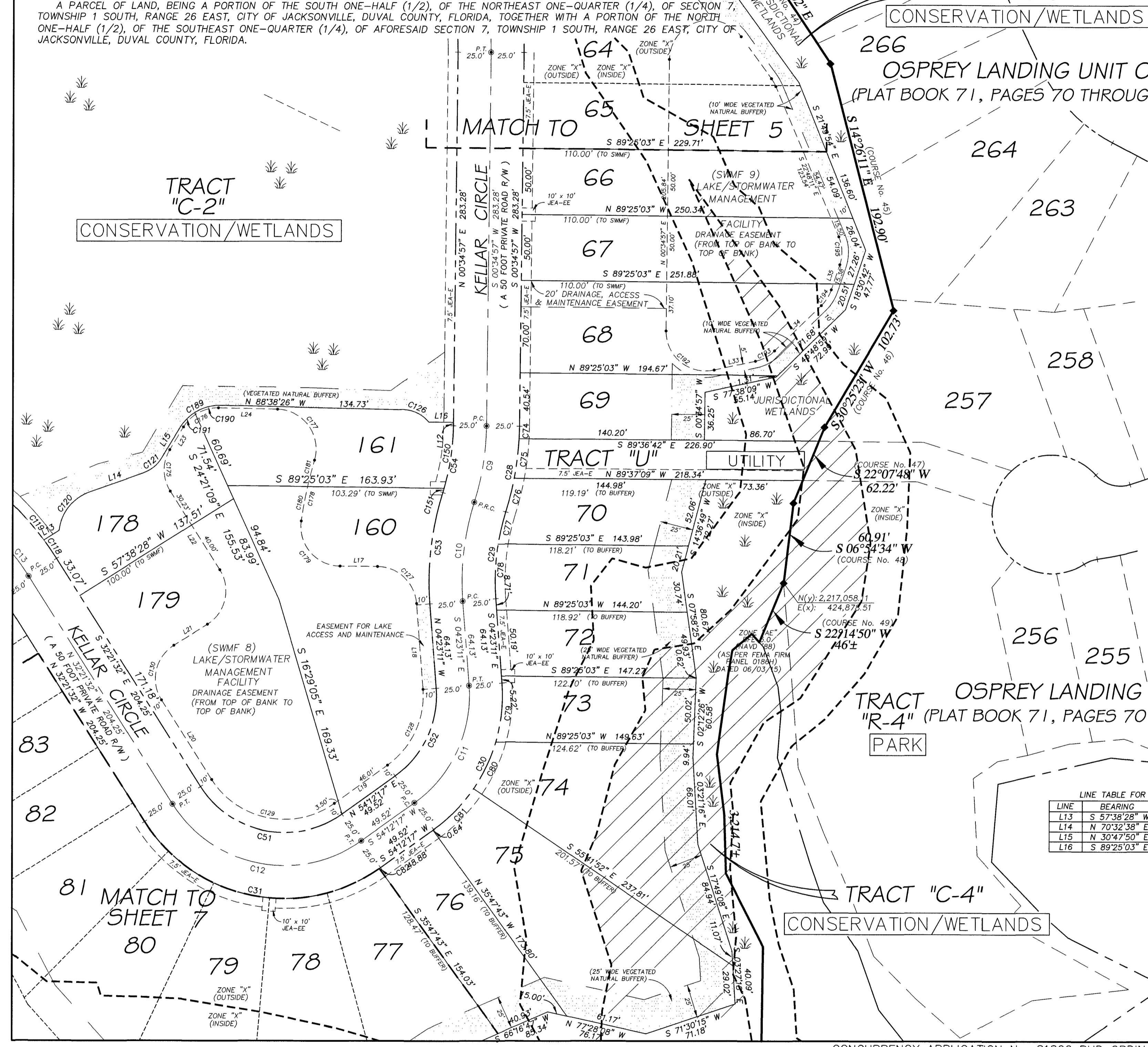
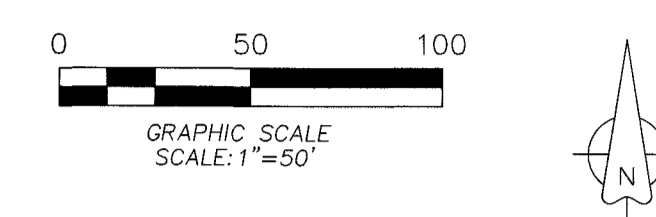
CONCURRENCY APPLICATION No. 81866 PUD ORDINANCE No. 2013-196 JEA AVAILABILITY No. 2014-0111
(PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.005

OSPREY LANDING UNIT UNIT FOUR

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 **141**

SHEET 6 OF 10 SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND



CURVE TABLE FOR CENTERLINE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	58.65'	200.00'	16°48'03"	N 08°58'58" E	58.44'
C10	75.99'	200.00'	21°46'11"	S 06°29'54" W	75.53'
C11	102.26'	100.00'	58°35'28"	N 24°54'33" E	117.86'
C12	163.08'	100.00'	93°26'11"	S 79°04'37" E	145.60'
C13	54.14'	200.00'	15°30'39"	N 40°06'51" W	53.98'

CURVE TABLE FOR CENTERLINE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C28	65.98'	175.00'	16°48'03"	N 08°58'58" E	65.74'
C29	66.49'	175.00'	21°46'11"	S 06°29'54" W	66.09'
C30	127.83'	125.00'	58°35'28"	N 24°54'33" E	122.33'
C31	203.85'	125.00'	93°26'11"	S 79°04'37" E	182.00'
C32	122.31'	125.00'	93°26'11"	S 79°04'37" E	109.20'
C33	76.70'	75.00'	58°35'28"	N 24°54'33" E	73.40'
C34	85.49'	225.00'	21°46'11"	S 06°29'54" W	84.98'
C35	51.31'	175.00'	16°48'03"	N 08°58'58" E	51.13'
C36	9.46'	125.00'	22°33'22"	N 01°47'13" E	9.46'
C37	30.20'	225.00'	7°41'22"	N 06°50'13" E	30.18'
C38	26.31'	225.00'	6°42'03"	N 14°01'58" E	26.30'
C39	25.06'	175.00'	8°12'12"	S 13°16'54" W	25.03'
C40	41.44'	175.00'	13°33'59"	S 02°23'48" W	41.34'
C41	45.24'	125.00'	20°44'14"	N 05°58'56" E	45.00'
C42	39.16'	125.00'	17°57'05"	N 25°19'35" E	39.00'
C43	43.42'	125.00'	19°44'09"	N 44°15'12" E	43.20'
C44	1.12'	125.00'	0°30'48"	N 54°27'41" E	1.12'

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C150	175.00'	15°42'12"	47.96'	N 08°26'03" E	47.81'
C151	175.00'	1°05'51"	3.35'	N 16°50'04" E	3.35'

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C127	30.00'	85°17'34"	44.68'	N 46°46'16" W	40.65'
C128	65.00'	58°35'28"	66.47'	N 24°54'33" E	63.61'
C129	65.00'	93°26'11"	106.00'	S 79°04'37" E	94.64'
C130	30.00'	90°00'00"	47.12'	S 12°38'28" W	42.43'
C175	30.00'	63°09'22"	33.07'	S 00°46'51" E	31.42'
C176	30.00'	60°33'44"	31.71'	S 61°04'42" W	30.25'
C177	30.00'	104°59'25"	54.97'	N 36°08'43" W	47.60'
C178	325.00'	81°19'00"	471.77'	S 12°11'29" W	471.13'
C179	30.00'	97°27'02"	51.03'	S 40°41'32" E	43.09'
C180	325.00'	4°40'20"	26.50'	S 10°22'09" W	26.50'
C181	325.00'	3°38'40"	20.67'	S 14°31'39" W	20.67'
C182	215.00'	9°57'12"	37.35'	N 24°03'25" W	37.30'
C183	215.00'	19°07'33"	71.77'	N 83°03'35" W	71.44'
C192	30.00'	102°56'49"	53.90'	S 50°53'27" E	46.94'
C193	30.00'	31°48'10"	16.66'	N 61°43'34" E	16.45'
C194	30.00'	27°18'17"	14.30'	N 32°09'50" E	14.16'
C195	30.00'	41°18'53"	21.63'	N 02°08'45" W	21.17'

LINE TABLE FOR LOTS

LINE	BEARING	DISTANCE
L13	S 57°38'28" W	13.67'
L14	N 70°32'38" E	43.53'
L15	N 30°47'50" E	27.24'
L16	S 89°25'03" E	18.69'

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L17	N 89°25'03" W	28.40'
L18	N 04°23'11" W	64.13'
L19	N 54°12'17" E	49.52'
L20	S 32°21'32" E	71.18'
L21	S 57°38'28" W	30.00'
L22	S 32°21'32" E	70.23'
L23	N 30°47'50" E	20.10'
L24	S 88°38'26" E	44.80'
L33	S 77°38'09" W	31.97'
L34	S 45°48'59" W	49.24'
L35	S 18°30'42" W	20.11'
L36	S 35°53'14" E	39.15'

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

OSPREY LANDING UNIT UNIT FOUR

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 **142**
SHEET 7 OF 10 SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES AND LEGEND

CURVE TABLE FOR PLAT BOUNDARY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C85	44.01'	125.00'	20°10'17"	N 74°55'29" W	43.78'

CURVE TABLE FOR CENTERLINE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	163.08'	100.00'	93°26'11"	S 79°04'37" E	145.60'
C13	54.14'	200.00'	15°30'33"	N 40°06'51" W	53.98'
C14	82.47'	100.00'	47°15'08"	N 71°29'45" W	80.15'
C15	76.79'	100.00'	43°59'42"	S 62°52'50" W	74.91'
C16	93.23'	500.00'	10°41'01"	N 46°13'30" E	93.10'
C17	164.55'	290.00'	32°30'35"	N 34°37'18" W	162.35'
C18	37.68'	80.00'	28°58'30"	S 31°51'12" E	37.32'
C19	92.66'	80.00'	66°21'42"	N 12°09'36" W	87.57'
C51	122.31'	75.00'	93°26'11"	S 79°04'37" E	109.20'

LINE TABLE FOR R/W

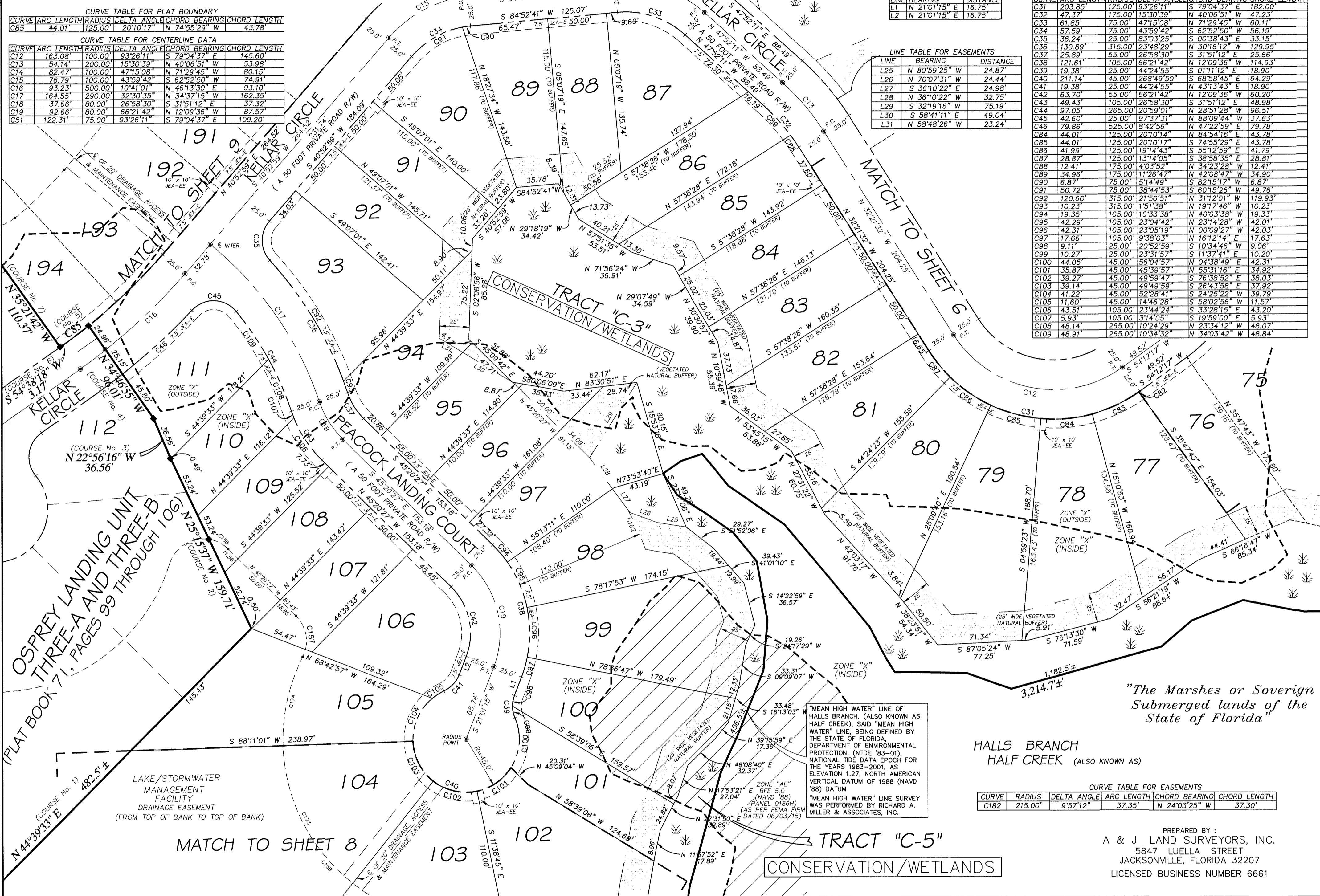
LINE	BEARING	DISTANCE
L1	N 21°01'15" E	16.75'
L2	N 21°01'15" E	16.75'

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L25	N 80°59'25" W	24.87'
L26	N 70°07'31" W	24.44'
L27	S 36°10'22" E	24.98'
L28	N 36°10'22" W	32.75'
L29	S 32°19'16" W	75.19'
L30	S 58°41'11" E	49.04'
L31	N 58°48'26" W	23.24'

CURVE TABLE FOR R/W AND LOTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C31	203.85'	125.00'	93°26'11"	S 79°04'37" E	182.00'
C32	47.37'	175.00'	15°30'39"	N 40°06'51" W	47.23'
C33	61.85'	75.00'	47°15'08"	N 71°29'45" W	60.11'
C34	57.59'	75.00'	43°59'42"	S 62°52'50" W	56.19'
C35	36.24'	25.00'	83°03'25"	S 00°38'43" E	33.15'
C36	130.89'	315.00'	23°48'29"	N 30°16'12" W	129.95'
C37	25.89'	55.00'	28°58'30"	S 31°51'12" E	25.66'
C38	121.61'	105.00'	66°21'42"	N 12°09'36" W	114.93'
C39	19.38'	25.00'	44°24'55"	S 01°11'12" E	18.90'
C40	211.14'	45.00'	268°49'50"	S 68°58'45" E	64.29'
C41	19.38'	25.00'	44°24'55"	N 43°13'43" E	18.90'
C42	63.70'	55.00'	66°21'42"	N 12°09'36" W	60.20'
C43	49.43'	105.00'	26°58'30"	S 31°51'12" E	48.98'
C44	97.05'	265.00'	20°59'01"	N 28°51'28" W	96.51'
C45	42.60'	25.00'	97°37'31"	N 88°09'44" W	37.63'
C46	79.86'	525.00'	6°42'56"	N 47°22'59" E	79.78'
C47	44.01'	125.00'	20°10'17"	N 74°55'29" E	43.78'
C48	44.01'	125.00'	20°10'17"	S 74°55'29" E	43.78'
C49	41.99'	125.00'	19°14'43"	S 55°12'59" E	41.79'
C50	28.87'	125.00'	13°14'05"	S 38°58'35" E	28.81'
C51	12.41'	175.00'	40°35'29"	N 34°23'28" W	12.41'
C52	34.96'	175.00'	11°26'47"	N 42°08'47" W	34.90'
C53	6.87'	75.00'	51°44'49"	S 82°15'17" W	6.87'
C54	50.72'	75.00'	38°44'53"	S 60°15'26" W	49.76'
C55	120.66'	315.00'	61°56'51"	N 31°21'01" W	119.93'
C56	10.23'	315.00'	1°51'38"	N 19°17'46" W	10.23'
C57	19.35'	105.00'	10°33'38"	N 40°03'38" W	19.33'
C58	42.29'	105.00'	23°04'42"	N 23°14'28" W	42.01'
C59	42.31'	105.00'	23°05'29"	N 23°14'28" W	42.03'
C60	17.66'	105.00'	9°38'03"	N 16°12'14" E	17.63'
C61	9.11'	25.00'	20°52'59"	S 10°34'46" W	9.06'
C62	10.27'	25.00'	23°31'57"	S 11°37'41" E	10.20'
C63	44.05'	45.00'	56°04'57"	N 04°38'49" E	42.31'
C64	35.87'	45.00'	48°59'57"	N 55°31'16" E	34.92'
C65	39.27'	45.00'	49°59'47"	S 76°38'52" E	38.03'
C66	39.14'	45.00'	49°49'59"	S 26°43'58" E	37.92'
C67	41.22'	45.00'	52°28'41"	S 24°25'22" W	39.79'
C68	11.60'	45.00'	14°46'28"	N 58°02'56" W	11.57'
C69	43.51'	105.00'	23°44'24"	S 33°28'15" E	43.20'
C70	5.93'	105.00'	3°14'05"	S 19°59'00" E	5.93'
C71	48.14'	265.00'	10°24'29"	N 23°34'12" W	48.07'
C72	48.91'	265.00'	10°34'32"	N 23°34'42" W	48.84'



"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.
(AS PER FEMA FIRM DATED 06/03/15)

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C182	215.00'	9°57'12"	37.35'	N 24°03'25" W	37.30'

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5847 LUELLE STREET
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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. 8936.005

OSPREY LANDING UNIT FOUR

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.

OSPREY LANDING UNIT THREE-A AND THREE-B (PLAT BOOK 71, PAGES 99 THROUGH 106)

MATCH TO SHEET 7105
S 88°11'01" W 238.97'

PLAT BOOK 71 PAGE 143

SHEET 8 OF 10 SHEETS

SEE SHEET TWO (2)

FOR GENERAL NOTES

WETLAND JURISDICTIONAL LINE AS SURVEYED BY RICHARD A. MILLER & ASSOC.

ZONE "AE" BFE 5.0 (NAVD '88) (AS PER FEMA FIRM DATED 06/03/15)

MOST SOUTHEASTERLY CORNER OF TRACT "C-4", (CONSERVATION) AS SHOWN ON THE PLAT OF "OSPREY LANDING UNIT THREE-A AND THREE-B", AS PER PLAT BOOK PAGES THROUGH

"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, (N.T.D.E. '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.

LINE TABLE FOR EASEMENT

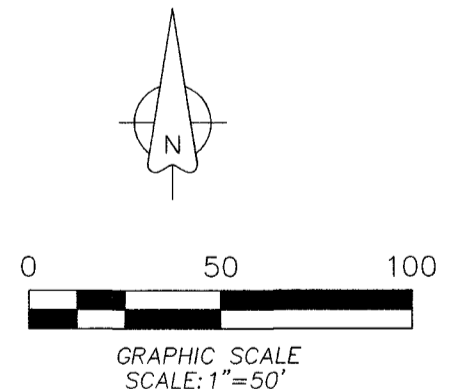
LINE BEARING	DISTANCE
L10 N 02°21'19" W	26.18'
L11 N 68°46'19" W	3.32'

CURVE TABLE FOR R/W AND LOTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	211.14'	45.00'	268°49'50"	S 68°38'45" E	64.29'
C101	35.87'	45.00'	45°39'57"	N 55°31'16" E	34.92'
C102	39.27'	45.00'	49°59'47"	S 76°38'52" E	38.03'
C103	39.14'	45.00'	49°49'59"	S 26°43'58" E	37.92'

CURVE TABLE FOR R/W AND LOTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C158	373.18'	155.00'	137°56'44"	S 42°00'32" E	289.36'
C159	59.11'	30.00'	112°53'32"	N 54°32'07" W	50.00'
C160	18.04'	30.00'	34°27'27"	S 15°19'05" E	17.77'
C161	27.00'	30.00'	51°33'54"	N 06°45'51" W	26.10'
C162	36.43'	30.00'	69°34'56"	N 53°48'34" E	34.24'
C163	46.62'	30.00'	89°02'39"	S 46°52'38" E	42.07'
C164	21.76'	30.00'	47°33'43"	N 23°08'11" W	21.29'
C165	32.94'	30.00'	62°54'46"	N 78°22'25" W	31.31'
C166	36.53'	30.00'	69°45'56"	S 71°56'50" E	34.31'
C167	13.28'	24.00'	31°42'28"	N 52°55'05" W	13.11'
C168	5.70'	30.00'	10°53'18"	S 63°19'40" E	5.69'
C169	19.83'	30.00'	37°52'56"	N 21°17'57" W	19.47'
C170	2.28'	30.00'	4°21'21"	N 42°24'35" W	2.28'
C171	25.26'	155.00'	9°20'08"	N 73°41'10" E	25.23'
C172	135.25'	155.00'	49°59'47"	S 76°38'52" E	131.00'
C173	134.81'	155.00'	49°49'59"	S 26°43'58" E	130.60'



TROUT RIVER
"The Marshes or Sovereign State of Florida"

(SWMF 12) LAKE/STORMWATER MANAGEMENT FACILITY DRAINAGE EASEMENT (FROM TOP OF BANK TO TOP OF BANK)

HALLS BRANCH HALF CREEK (ALSO KNOWN AS)

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. 8936.005

OSPREY LANDING UNIT FOUR

PLAT BOOK 71 PAGE 144

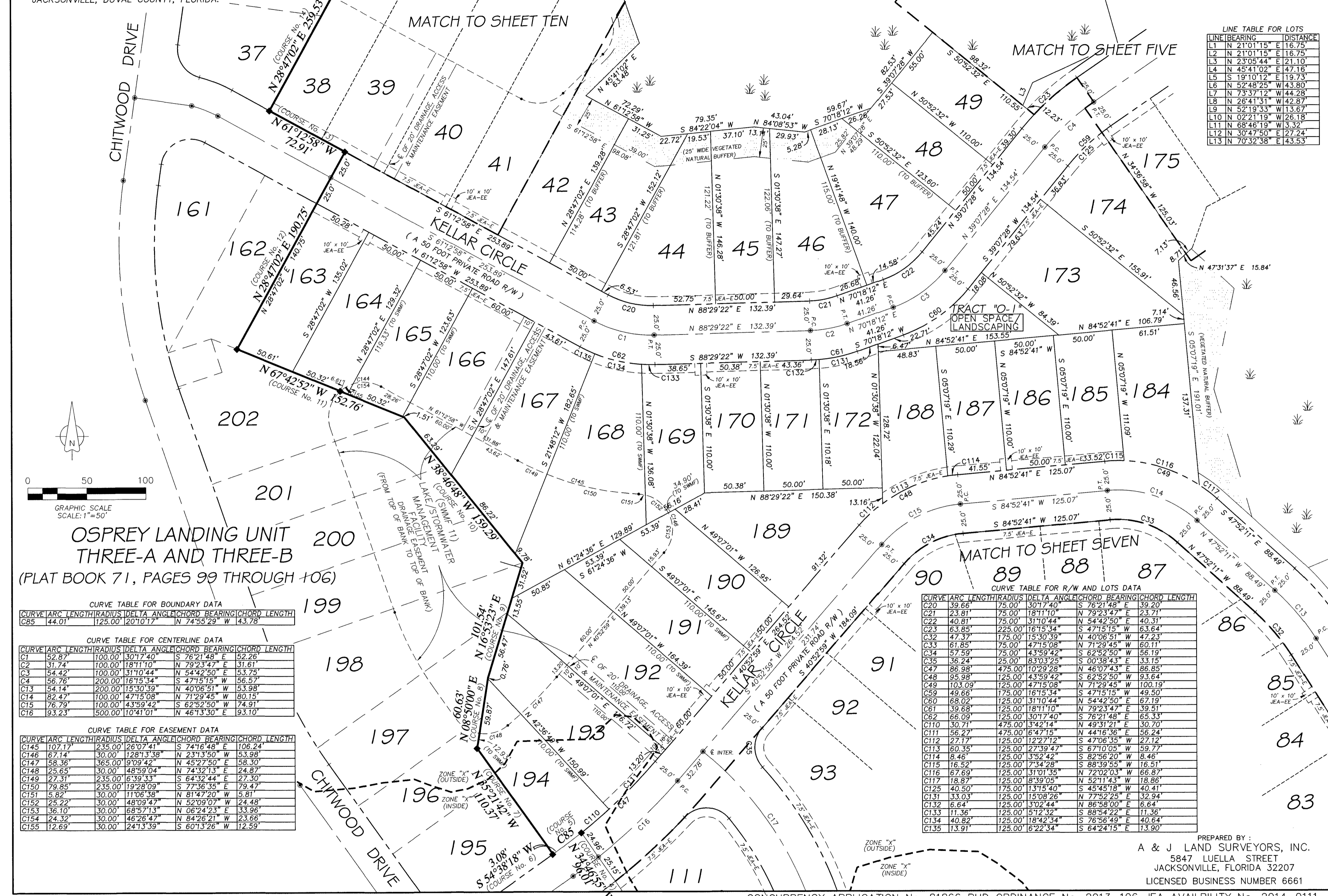
SHEET 9 OF 10 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES

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.

LINE TABLE FOR LOTS

LINE	BEARING	DISTANCE
L1	N 21°01'15" E	116.75
L2	N 21°01'15" E	116.75
L3	N 23°05'44" E	211.10
L4	N 45°41'02" E	47.16
L5	S 19°10'12" E	119.73
L6	S 52°48'25" W	43.80
L7	N 73°37'12" W	44.28
L8	N 26°41'31" W	42.87
L9	N 52°19'33" W	113.67
L10	N 02°21'19" W	26.18
L11	N 68°46'19" W	3.32
L12	N 30°47'50" E	27.24
L13	N 70°32'38" E	43.53



OSPREY LANDING UNIT THREE-A AND THREE-B
(PLAT BOOK 71, PAGES 99 THROUGH 106)

CURVE TABLE FOR BOUNDARY DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C85	44.01'	125.00'	120°10'17"	N 74°55'29" W	43.78'

CURVE TABLE FOR CENTERLINE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.87'	100.00'	30°7'40"	S 76°21'48" E	52.26'
C2	31.74'	100.00'	18°11'10"	N 79°23'47" E	31.61'
C3	54.42'	100.00'	131°10'44"	N 54°42'50" E	53.75'
C4	56.76'	200.00'	116°15'34"	S 47°15'15" W	56.57'
C13	54.14'	200.00'	15°30'39"	N 40°06'51" W	53.98'
C14	82.47'	100.00'	47°15'08"	N 71°29'45" W	80.15'
C15	76.79'	100.00'	43°59'42"	S 62°52'50" W	74.91'
C16	93.23'	500.00'	10°41'01"	N 46°13'30" E	93.10'

CURVE TABLE FOR EASEMENT DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C145	107.17'	235.00'	126°07'41"	S 74°16'48" E	106.24'
C146	67.14'	30.00'	122°13'38"	N 23°13'50" W	53.98'
C147	58.36'	365.00'	9°09'42"	N 45°27'50" E	58.30'
C148	25.65'	30.00'	48°59'04"	N 74°32'13" E	24.87'
C149	27.31'	235.00'	16°39'33"	S 64°32'44" E	27.30'
C150	79.85'	235.00'	19°28'09"	S 77°36'35" E	79.47'
C151	5.82'	30.00'	11°06'38"	N 81°24'20" W	5.81'
C152	25.22'	30.00'	48°09'47"	N 52°09'07" W	24.48'
C153	36.10'	30.00'	68°57'13"	N 06°24'23" E	33.96'
C154	24.32'	30.00'	46°26'47"	N 84°26'21" W	23.66'
C155	12.69'	30.00'	24°13'39"	S 60°13'26" W	12.59'

CURVE TABLE FOR R/W AND LOTS DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C20	39.66'	75.00'	30°7'40"	S 76°21'48" E	39.20'
C21	23.81'	75.00'	18°11'10"	N 79°23'47" E	23.71'
C22	40.81'	75.00'	31°10'44"	N 54°42'50" E	40.31'
C23	63.95'	225.00'	16°15'34"	S 47°15'15" W	63.64'
C32	47.37'	175.00'	15°30'39"	N 40°06'51" W	47.23'
C33	61.85'	75.00'	47°15'08"	N 71°29'45" W	60.11'
C34	57.59'	75.00'	43°59'42"	S 62°52'50" W	56.19'
C35	36.24'	25.00'	83°03'26"	S 00°38'43" E	33.19'
C47	86.98'	475.00'	10°29'28"	N 46°07'43" E	86.85'
C48	95.98'	125.00'	43°59'42"	S 62°52'50" W	93.64'
C49	103.09'	125.00'	47°15'08"	N 71°29'45" W	100.19'
C59	49.66'	175.00'	16°15'34"	S 47°15'15" W	49.50'
C60	68.02'	125.00'	31°10'44"	N 54°42'50" E	67.19'
C61	39.68'	125.00'	18°11'10"	N 79°23'47" E	39.51'
C62	66.09'	125.00'	30°7'40"	S 76°21'48" E	65.33'
C10	30.71'	475.00'	3°21'14"	N 49°31'21" E	30.70'
C111	56.27'	475.00'	6°47'15"	N 44°16'36" E	56.24'
C112	27.17'	125.00'	12°27'12"	S 47°06'35" W	27.12'
C113	160.35'	125.00'	27°39'47"	S 67°10'05" W	59.77'
C114	84.46'	125.00'	35°24'42"	S 82°56'20" W	84.46'
C115	116.52'	125.00'	7°34'28"	S 88°39'55" W	116.51'
C116	67.69'	125.00'	31°01'35"	N 72°02'03" W	66.87'
C117	18.87'	125.00'	8°39'05"	N 52°11'43" W	18.86'
C125	40.50'	175.00'	13°15'40"	S 45°45'18" W	40.41'
C131	33.03'	125.00'	15°08'26"	N 77°52'25" E	32.94'
C132	6.64'	125.00'	3°02'44"	N 86°58'00" E	6.64'
C133	11.36'	125.00'	5°12'32"	S 88°54'22" E	11.36'
C134	40.82'	125.00'	18°42'54"	S 76°56'49" E	40.64'
C135	13.91'	125.00'	16°22'34"	S 64°24'15" E	13.90'

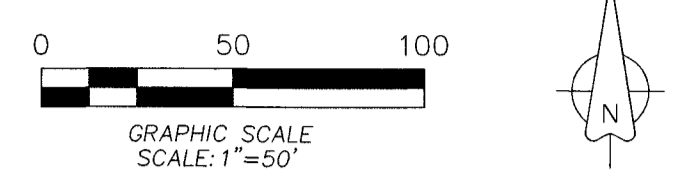
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(PLANS) CITY DEVELOPMENT No. 8936.000, (PLAT) CITY DEVELOPMENT No. 8936.005

OSPREY LANDING UNIT FOUR

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 **145**
SHEET 10 OF 10 SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES



CURVE TABLE FOR CENTERLINE DATA

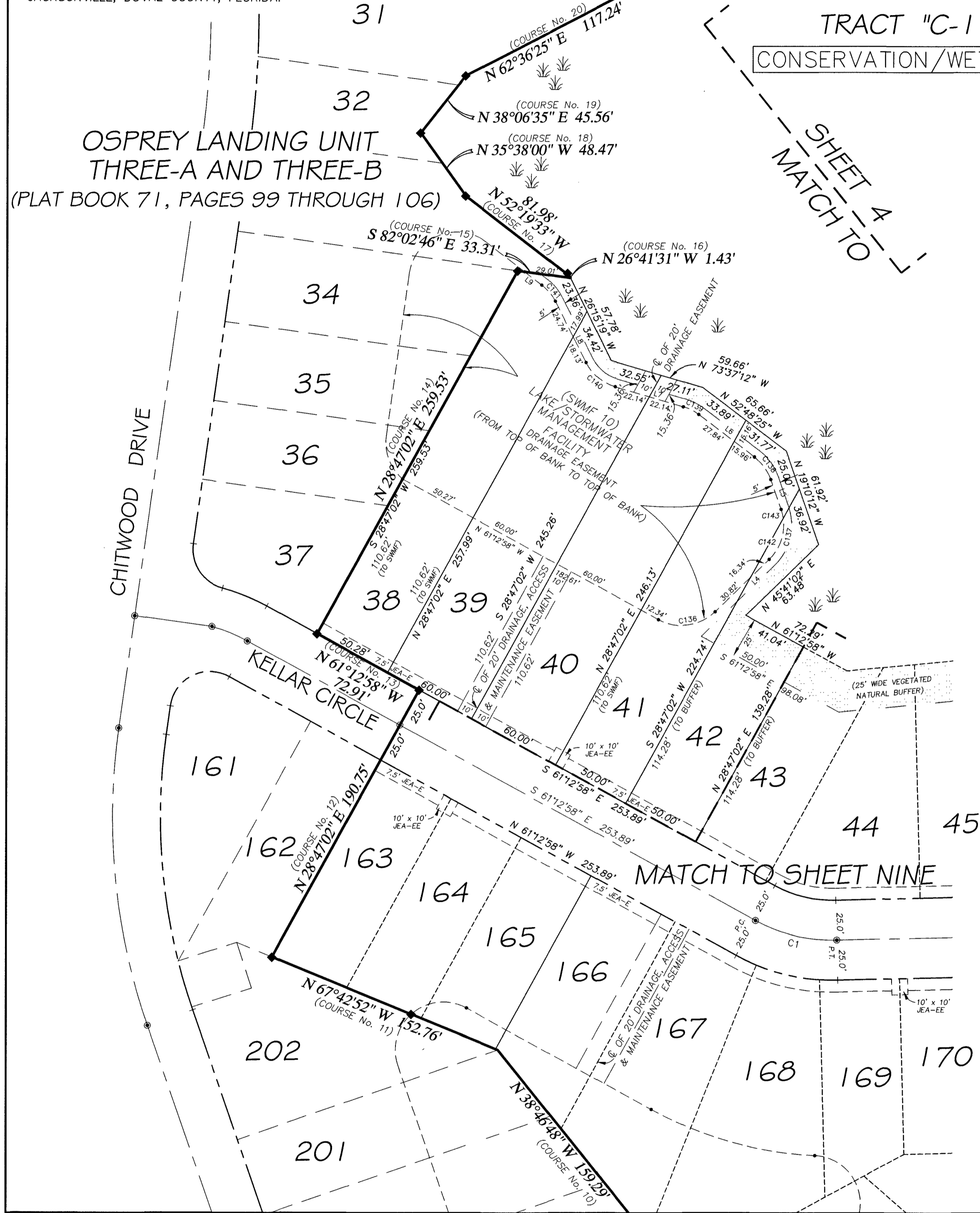
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.87'	100.00'	301°7'40"	S 76°21'48" E	52.26'

CURVE TABLE FOR EASEMENT DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C136	38.28'	30.00'	73°06'00"	N 82°14'02" E	35.73'
C137	33.96'	30.00'	64°51'15"	N 13°15'25" E	32.13'
C138	17.61'	30.00'	33°38'13"	N 35°59'19" W	17.56'
C139	10.90'	30.00'	20°48'46"	N 63°12'48" W	10.84'
C140	24.57'	30.00'	46°55'40"	S 50°09'21" E	23.89'
C141	13.42'	30.00'	25°38'02"	N 39°30'32" W	13.31'
C142	28.23'	30.00'	53°55'10"	N 18°43'28" E	27.20'
C143	5.73'	30.00'	10°56'05"	N 13°42'10" W	5.72'

LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L4	N 45°41'02" E	47.16'
L5	S 19°10'12" E	19.73'
L6	N 52°43'25" W	43.80'
L7	N 73°37'12" W	44.28'
L8	N 26°41'31" W	42.87'
L9	N 52°19'33" W	113.67'



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