

SEATON CREEK RESERVE PHASE 1

Sections 39 & 42, Township 1 North, Range 26 East,

City of Jacksonville, Duval County, Florida,

being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County

PLAT BOOK 81 PAGE 130
SHEET 1 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 7/11/2023
Date

[Signature]
City Engineer

for Director of Public Works

Approved 7/5/2023
Date

[Signature]
for General Counsel

CAPTION:

A parcel of land situated in Sections 39 and 42, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, being a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County; said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of Parcel 1, as recorded in Official Records Book 20155, page 426, of the Official Records of said county; thence along the Northerly right-of-way line of Arnold Road (a 66 foot right-of-way as now established) S81°40'32"E, 848.82 feet to the POINT OF BEGINNING, said point being the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence departing said right-of-way line, and Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N53°20'47"E, 35.34 feet, an arc distance of 39.25 feet to the point of tangency; thence N08°22'07"E, 148.13 feet to the point of curvature of a curve concave to the East and having a radius of 440.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N13°55'44"E, 85.27 feet, an arc distance of 85.40 feet to the point of reverse curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N22°06'52"W, 33.20 feet, an arc distance of 36.31 feet; thence N63°43'05"W, 7.79 feet to the point of curvature of a curve concave to the Northeast and having a radius of 280.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N63°23'46"W, 3.15 feet, an arc distance of 3.15 feet; thence S31°24'20"W, 130.86 feet; thence N58°35'40"W, 115.15 feet; thence N88°01'15"W, 58.07 feet; thence N10°32'48"E, 206.43 feet to a point on a curve concave to the South and having a radius of 330.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of S80°26'07"E, 10.27 feet, an arc distance of 10.27 feet; thence N10°27'22"E, 126.52 feet; thence S78°59'11"E, 96.59 feet; thence S58°35'40"E, 228.37 feet to a point on a curve concave to the Southeast and having a radius of 440.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N48°27'03"E, 24.80 feet, an arc distance of 24.80 feet to the point of tangency; thence N50°03'57"E, 77.04 feet to the point of curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N02°14'00"W, 39.56 feet, an arc distance of 45.64 feet to the point of reverse curvature of a curve concave to the Southwest and having a radius of 145.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N56°33'49"W, 10.28 feet, an arc distance of 10.28 feet to the point of tangency; thence N58°35'40"W, 8.25 feet; thence N31°24'20"E, 60.00 feet; thence S58°35'40"E, 8.25 feet the point of curvature of a curve concave to the Southwest and having a radius of 205.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S53°02'33"E, 39.67 feet, an arc distance of 39.73 feet to the point of reverse curvature of a curve concave to the North and having a radius of 25.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of S88°42'44"E, 32.95 feet, an arc distance of 35.97 feet to the point of tangency; thence N50°03'57"E, 173.88 feet to the point of curvature of a curve concave to the West and having a radius of 360.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N20°18'10"E, 357.42 feet, an arc distance of 374.01 feet to the point of tangency; thence N09°27'38"W, 131.45 feet to the point of curvature of a curve concave to the East and having a radius of 220.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N16°51'50"E, 195.12 feet, an arc distance of 202.16 feet to the point of reverse curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N01°27'10"E, 133.28 feet, an arc distance of 36.42 feet; thence N44°15'29"E, 60.31 feet to a point on a curve concave to the North and having a radius of 470.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S39°39'53"E, 1.33 feet, an arc distance of 1.33 feet to the point of compound curvature a curve concave to the Northeast and having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S46°44'42"E, 6.09 feet, an arc distance of 6.11 feet; thence N50°25'00"E, 286.19 feet; thence S39°35'00"E, 0.12 feet; thence N36°15'58"E, 627.75 feet; thence N77°25'08"E, 79.07 feet; thence S21°25'11"E, 48.20 feet; thence S33°00'08"E, 12.43 feet; thence S89°06'49"E, 4.57 feet to the East line of lands described in Official Records Book 6679, page 339, of said Official Records; thence along said line, S00°52'43"W, 492.84 feet to the North line of said Section 39; thence along said line, S84°07'32"E, 358.45 feet to the most Northerly corner of lands described in Official Records Book 20621, page 2449, of said Official Records; thence along the Easterly line thereof, run the following 3 courses: 1) S06°30'12"W, 544.24 feet; 2) S06°23'36"W, 127.58 feet; 3) S11°25'56"W, 92.96 feet to the most Northerly corner of lands described in Official Records Book 8331, page 297, of said Official Records; thence along the Westerly line thereof, run the following 2 courses: 1) S11°20'46"W, 66.11 feet; 2) S00°11'39"W, 933.77 feet to said Northerly right-of-way line of Arnold Road; thence along said right-of-way line, run the following 2 courses: 1) N81°35'07"W, 1,202.74 feet; 2) N81°40'32"W, 439.72 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 53.85 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 13TH DAY OF JULY, 2023.

[Signature]
STEVEN D. LONG, JR., P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

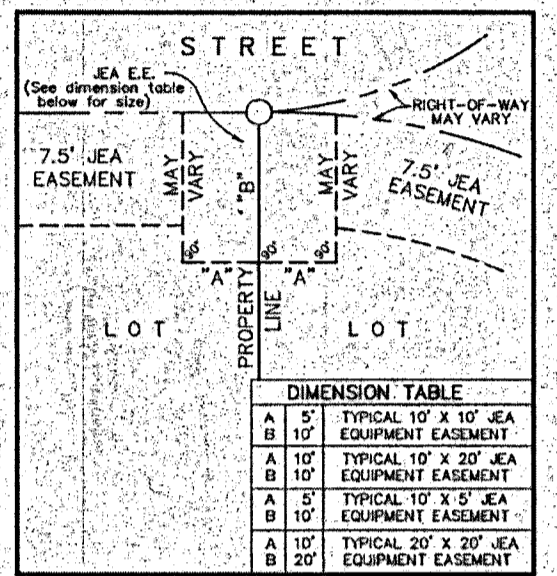
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 81 PAGES 130-143 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 13 DAY OF JULY, 2023.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT
[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 177, CHAPTER 177, FLORIDA STATUTES, THIS 11TH DAY OF JULY, 2023.
[Signature]
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER No. 6902

* SEE SHEET 9 FOR VICINITY MAP *



JEA EASEMENT DETAIL (NOT TO SCALE)

ADOPTION AND DEDICATION (continued)

AG EHC II (LEN) MULTI STATE 1, LLC

A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
STEVEN S. BENSON - the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) MULTI STATE 1, LLC

WITNESS [Signature]
PRINT NAME Scarlett Lakavage

WITNESS [Signature]
PRINT NAME Jeff Benson

NOTARY FOR Arizona AG EHC II (LEN) MULTI STATE 1, LLC

STATE OF Arizona, COUNTY OF Maricopa
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of June, 2023, by Steven S. Benson as manager for AG EHC II (LEN) MULTI STATE 1, LLC.

[Signature]
Notary Public, State of Arizona

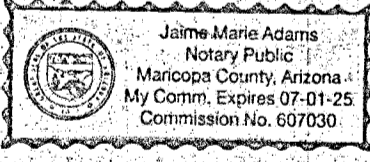
Name: Jaime Marie Adams

My Commission Expires: 07/01/2025

My Commission Number is: 607630

Personally Known OR Produced Identification

Type of Identification Produced _____



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, 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 CHAPTER 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.109, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.
CERTIFIED THIS 27TH DAY OF June, 2023.
[Signature]
JODY S. ADAMS
PROFESSIONAL LAND SURVEYOR CERT. No. 4469
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SEATON CREEK RESERVE PHASE 1, 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.

TRACTS "A", "B" & "C" (DRAINAGE), TRACTS "D", "E", "F", "G" & "H" (OPEN SPACES), TRACT "I" (ACTIVE RECREATION), TRACT "J" (CONSERVATION), TRACT "L" (10' LANDSCAPE BUFFER), AND TRACTS "N" & "O" (50' BUFFERS) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT ("CDD"), A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED UNDER FLORIDA LAW, ITS SUCCESSORS AND ASSIGNS.

TRACT K (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS.

TRACT "M" (ACCESS & UTILITIES EASEMENT) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CDD, ITS SUCCESSORS AND ASSIGNS.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES, TELECOMMUNICATION AND CABLE SERVICE COMPANIES AUTHORIZED BY SAID OWNERS IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVE 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, UNLESS SUCH PROPERTY HAS BEEN DEDICATED OR CONVEYED TO A UNIT OF GOVERNMENT, IN WHICH CASE IT SHALL BE GOVERNED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAW.

ALL RIGHTS-OF-WAY, SIDEWALKS, & UNOBSTRUCTED EASEMENTS FOR DRAINAGE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CDD. UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION ("CITY") AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS-OF-WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE CDD. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SEATON CREEK RESERVE PHASE 1. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, HEREBY DEDICATES TO CDD, AN EASEMENT FOR ACCESS TO AND MAINTENANCE OF THE DRAINAGE SYSTEM OVER ALL DRAINAGE EASEMENTS SHOWN HEREON.

UPON FAILURE OF THE CDD TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL THE OWNERS OF THE LOTS SHOWN ON THIS PLAT.

LANDSCAPE BUFFER TRACT

TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED 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 ASSUMES ALL OBLIGATION OF MAINTENANCE AND OBLIGATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE OWNED 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 IT 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 LAND 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 EASEMENT 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 THEREOF.

ELECTRIC

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E-" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ACCESS & UTILITIES

THE "ACCESS & UTILITIES EASEMENT" COVERING TRACT "M" IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, ELECTRICAL, SEWER, AND/OR OTHER PUBLIC UTILITIES.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO 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 JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS _____ DAY OF _____, 2023.

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 . FAX (904) 284-2258



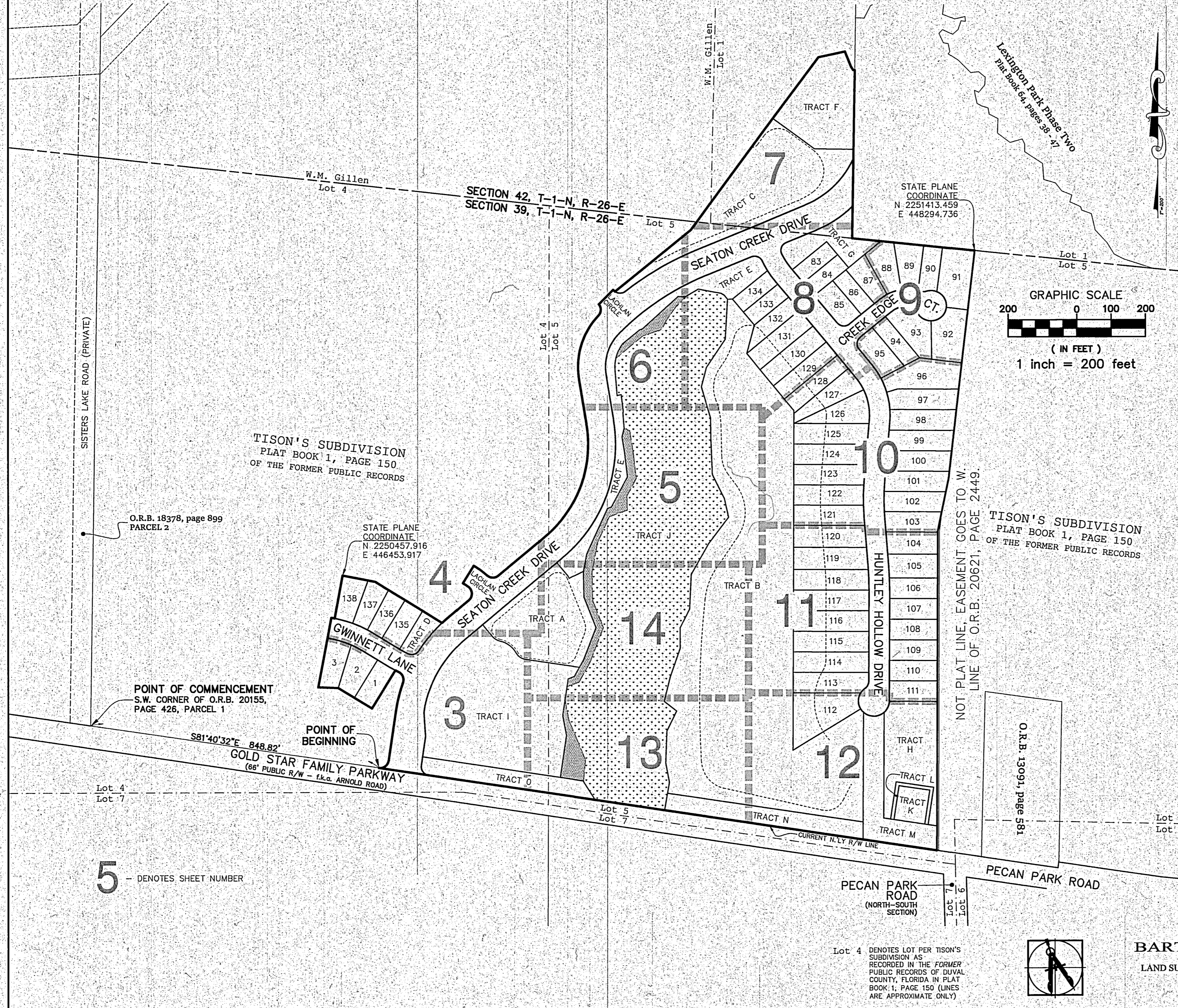
SEATON CREEK RESERVE PHASE 1

Sections 39 & 42, Township 1 North, Range 26 East,
City of Jacksonville, Duval County, Florida,
being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150
of the Former Public Records of said County

PLAT BOOK **81** PAGE **131**
SHEET **2** OF 14 SHEETS

GENERAL NOTES:

- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE N'LY R/W LINE OF ARNOLD ROAD AS BEING S81°40'32"E AS DETERMINED BY THE GLOBAL NAVIGATION SATELLITE SYSTEM METHODS.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "EA-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/OR REPLACEMENT OF SUCH ITEMS.
- "EA-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.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY AND/OR ANY OTHER FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENTS AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND RECERTIFIED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) IN U.S. SURVEY FEET, AND ARE FOR GIS MAPPING PURPOSES ONLY.
- BUFFERS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- WETLAND LINES ARE AS SUPPLIED BY ENGINEER.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X", "X" (SHADED) & "AE" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL NUMBER 04AS J, DATED NOVEMBER 2, 2018. THE FIRM INFORMATION ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS (FIRM), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
- NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA").
- SEE SHEET 5 FOR DETAIL OF GRANT OF MASTER TELECOMMUNICATIONS EASEMENT RECORDED IN O.R.B. 20677, PAGE 578.



5 - DENOTES SHEET NUMBER

- LEGEND**
- (120.00') - DENOTES DISTANCE FROM FRONT LOT CORNER TO EASEMENT
 - ⊖ - DENOTES CENTERLINE
 - CT. - COURT
 - f.k.a. - FORMERLY KNOWN AS
 - (EL. 13) - DENOTES BASE FLOOD ELEVATION PER FLOOD PANEL
 - JEA-E - DENOTES JEA EASEMENT
 - JEA-E-E - DENOTES JEA EQUIPMENT EASEMENT
 - (NR) - DENOTES NON-RADIAL LINE
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK OR VOLUME
 - NAD - DENOTES NORTH AMERICAN DATUM
 - N.T.S. - DENOTES NOT TO SCALE
 - N.V.U.B. - DENOTES NATURAL VEGETATIVE UPLAND BUFFER
 - P.B. - DENOTES PLAT BOOK
 - P.C. - DENOTES POINT OF CURVATURE
 - P.I. - DENOTES ANGLE POINT IN LINE
 - P.O.C. - DENOTES POINT ON CURVE
 - P.T. - DENOTES POINT OF TANGENCY
 - R.P. - DENOTES RADIUS POINT
 - R/W - DENOTES RIGHT-OF-WAY
 - R - DENOTES RADIUS
 - (R) - DENOTES RADIAL LINE
 - (TYP) - DENOTES TYPICAL
 - DENOTES 4" X 4" CONCRETE MONUMENT SET. ("P.R.M.- LB 6991")
 - DENOTES PERMANENT CONTROL POINT SET. ("P.C.P. B.TS LB 6991")
 - ⊙ DENOTES 5/8" REBAR SET. ("P.R.M.- LB 6991")
 - ▨ DENOTES NATURAL VEGETATIVE UPLAND BUFFER
 - ▤ DENOTES JURISDICTIONAL WETLANDS

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
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1501 COUNTY ROAD 315 SUITE 106
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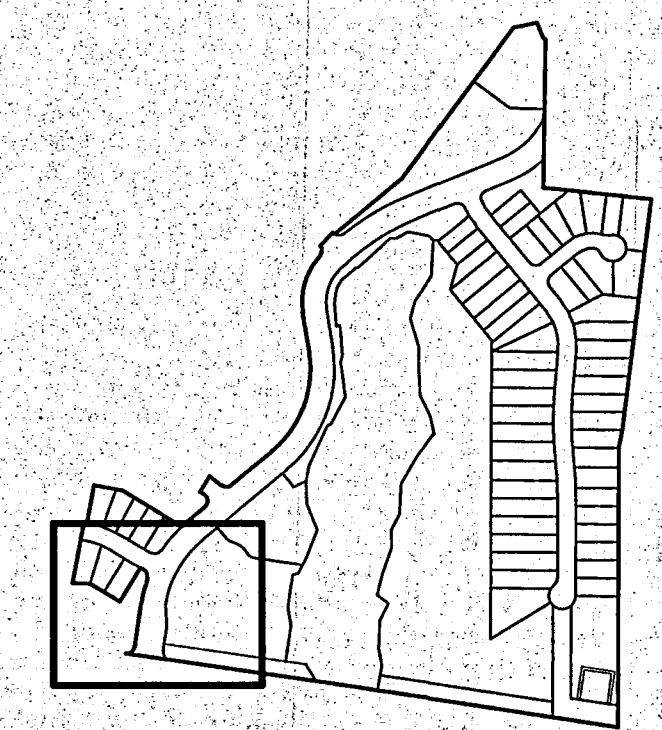
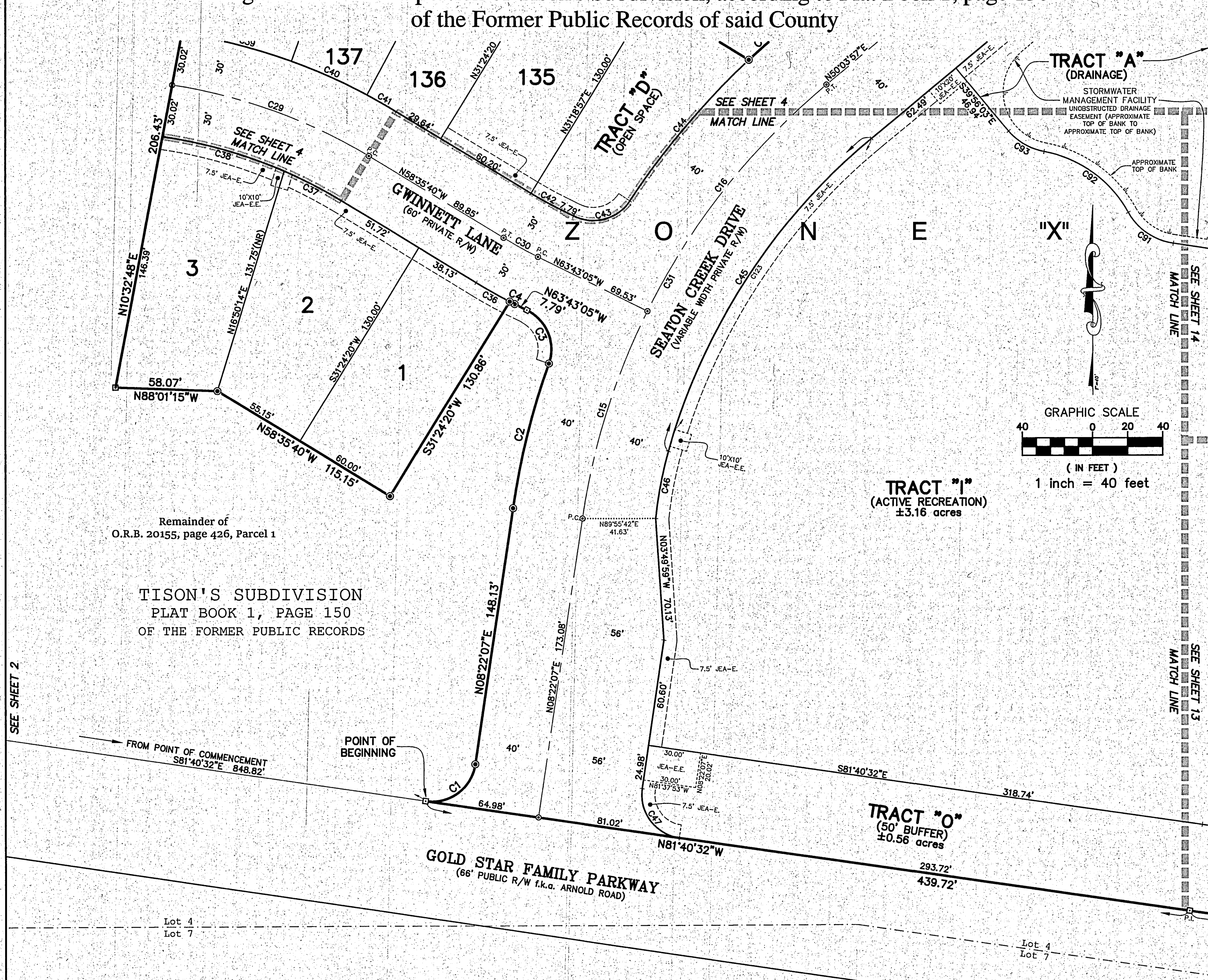
SEATON CREEK RESERVE PHASE 1

Sections 39 & 42, Township 1 North, Range 26 East,
 City of Jacksonville, Duval County, Florida,
 being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150
 of the Former Public Records of said County

PLAT BOOK **81** PAGE **132**

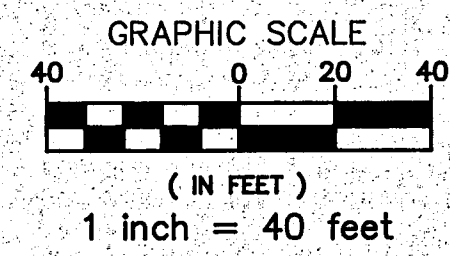
SHEET **3** OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



AREA TABLE FOR CERTAIN TRACTS

- TRACT D (OPEN SPACE) 0.16 ACRES ±
- TRACT E (OPEN SPACE) 1.05 ACRES ±
- TRACT F (OPEN SPACE) 1.08 ACRES ±
- TRACT G (OPEN SPACE) 0.47 ACRES ±
- TRACT H (OPEN SPACE) 0.97 ACRES ±
- TRACT I (ACTIVE RECREATION) 3.16 ACRES ±
- TRACT J (CONSERVATION) 9.59 ACRES ±
- TRACT L (LANDSCAPE BUFFER) 0.07 ACRES ±
- TRACT N (50' BUFFER) 0.67 ACRES ±
- TRACT O (50' BUFFER) 0.56 ACRES ±
- TOTAL: 17.78 ACRES ±**



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	25.00	39.25	N53°20'47"E	35.34	89°57'21"
C2	440.00	85.40	N13°55'44"E	85.27	11°07'14"
C3	25.00	36.31	N22°06'52"W	33.20	83°12'26"
C4	280.00	3.15	N63°23'46"W	3.15	0°38'37"
C6	440.00	24.80	S48°27'03"W	24.80	3°13'47"
C15	400.00	125.06	N17°19'31"E	124.55	17°54'48"
C16	400.00	166.04	N38°10'26"E	164.85	23°47'02"
C29	300.00	120.01	N70°03'15"W	119.21	22°55'10"
C30	250.00	22.36	S61°09'23"E	22.35	5°07'24"
C31	400.00	291.10	N29°13'02"E	284.72	41°40'50"
C36	280.00	21.89	S60°50'04"E	21.89	4°28'47"
C37	270.00	36.69	N62°29'14"W	36.66	7°47'07"
C38	270.00	72.40	N74°03'42"W	72.18	15°21'47"
C40	330.00	47.18	N66°01'28"W	47.14	8°11'32"
C41	330.00	19.20	N60°15'41"W	19.20	3°20'01"
C42	220.00	19.67	S61°09'23"E	19.67	5°07'24"
C43	25.00	36.31	N74°40'42"E	33.20	83°12'26"
C44	440.00	105.68	S39°57'20"W	105.42	13°45'40"
C45	360.00	217.02	S32°47'46"W	213.75	34°32'22"
C46	234.00	38.83	S10°46'23"W	38.78	9°30'24"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C47	25.00	39.29	S36°39'13"E	35.37	90°02'39"
C91	35.00	32.37	S55°08'13"E	31.23	52°59'21"
C92	69.87	61.45	N53°50'19"W	59.49	50°23'34"
C93	35.00	23.89	S59°29'05"E	23.42	39°06'03"
C123	360.00	204.01	S33°49'54"W	201.29	32°28'06"

PREPARED BY:
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SEATON CREEK RESERVE PHASE 1

Sections 39 & 42, Township 1 North, Range 26 East,

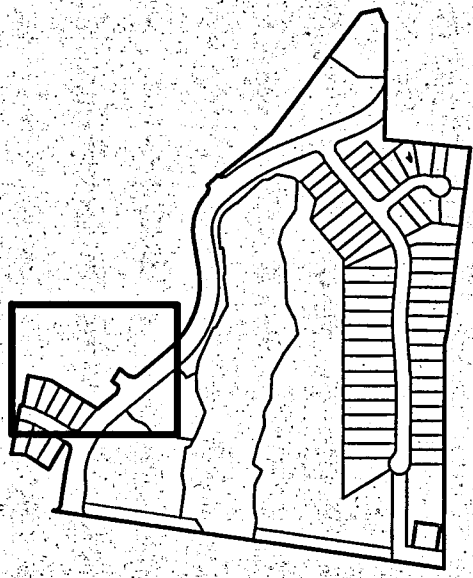
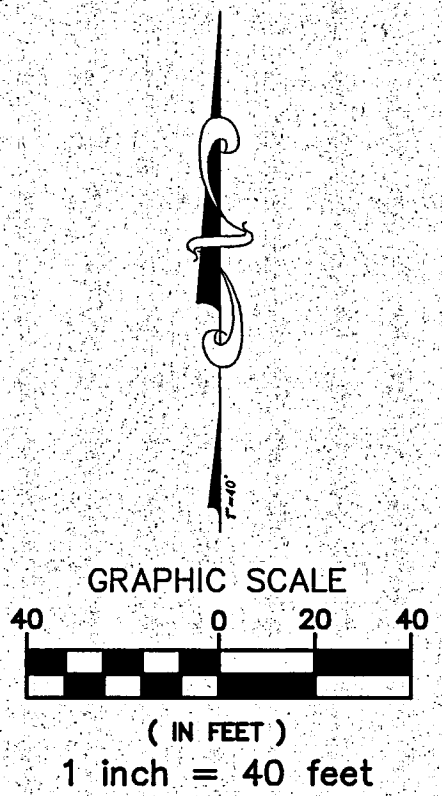
City of Jacksonville, Duval County, Florida,

being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County

PLAT BOOK 81 PAGE 133

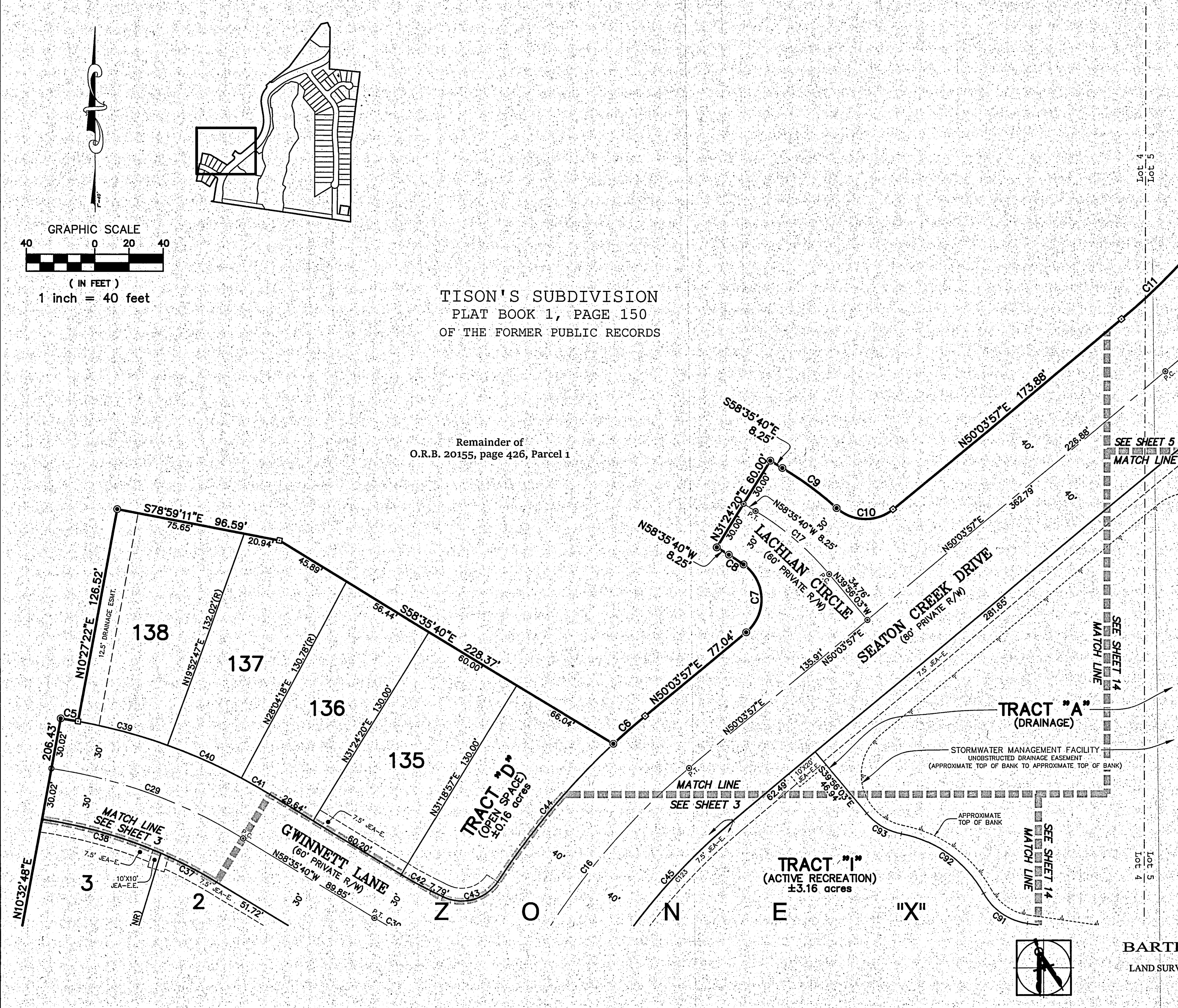
SHEET 4 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



TISON'S SUBDIVISION
 PLAT BOOK 1, PAGE 150
 OF THE FORMER PUBLIC RECORDS

Remainder of
 O.R.B. 20155, page 426, Parcel 1



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C5	330.00	10.27	S80°26'07"E	10.27	1°46'58"
C6	440.00	24.80	N48°27'03"E	24.80	3°13'47"
C7	25.00	45.64	N02°14'00"W	39.56	104°35'54"
C8	145.00	10.28	N56°33'49"W	10.28	4°03'44"
C9	205.00	39.73	S53°02'33"E	39.67	11°06'15"
C10	25.00	35.97	S88°42'44"E	32.95	82°26'38"
C11	360.00	374.01	N20°18'10"E	357.42	59°31'35"
C16	400.00	166.04	N38°10'26"E	164.85	23°47'02"
C17	175.00	57.00	N49°15'52"W	56.74	18°39'38"
C18	400.00	415.57	N20°18'10"E	397.13	59°31'35"
C29	300.00	120.01	N70°03'15"W	119.21	22°55'10"
C30	250.00	22.36	S61°09'23"E	22.35	5°07'24"
C37	270.00	36.69	N62°29'14"W	36.66	7°47'07"
C38	270.00	72.40	N74°03'42"W	72.18	15°21'47"
C39	330.00	54.28	N74°49'56"W	54.21	9°25'25"
C40	330.00	47.18	N66°01'28"W	47.14	8°11'32"
C41	330.00	19.20	N60°15'41"W	19.20	3°20'01"
C42	220.00	19.67	S61°09'23"E	19.67	5°07'24"
C43	25.00	36.31	N74°40'42"E	33.20	83°12'26"
C44	440.00	105.68	S39°57'20"W	105.42	13°45'40"
C45	360.00	217.02	S32°47'46"W	213.75	34°32'22"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C91	35.00	32.37	S55°08'13"E	31.23	52°59'21"
C92	69.87	61.45	N53°50'19"W	59.49	50°23'34"
C93	35.00	23.89	S59°29'05"E	23.42	39°06'03"
C123	360.00	204.01	S33°49'54"W	201.29	32°28'06"

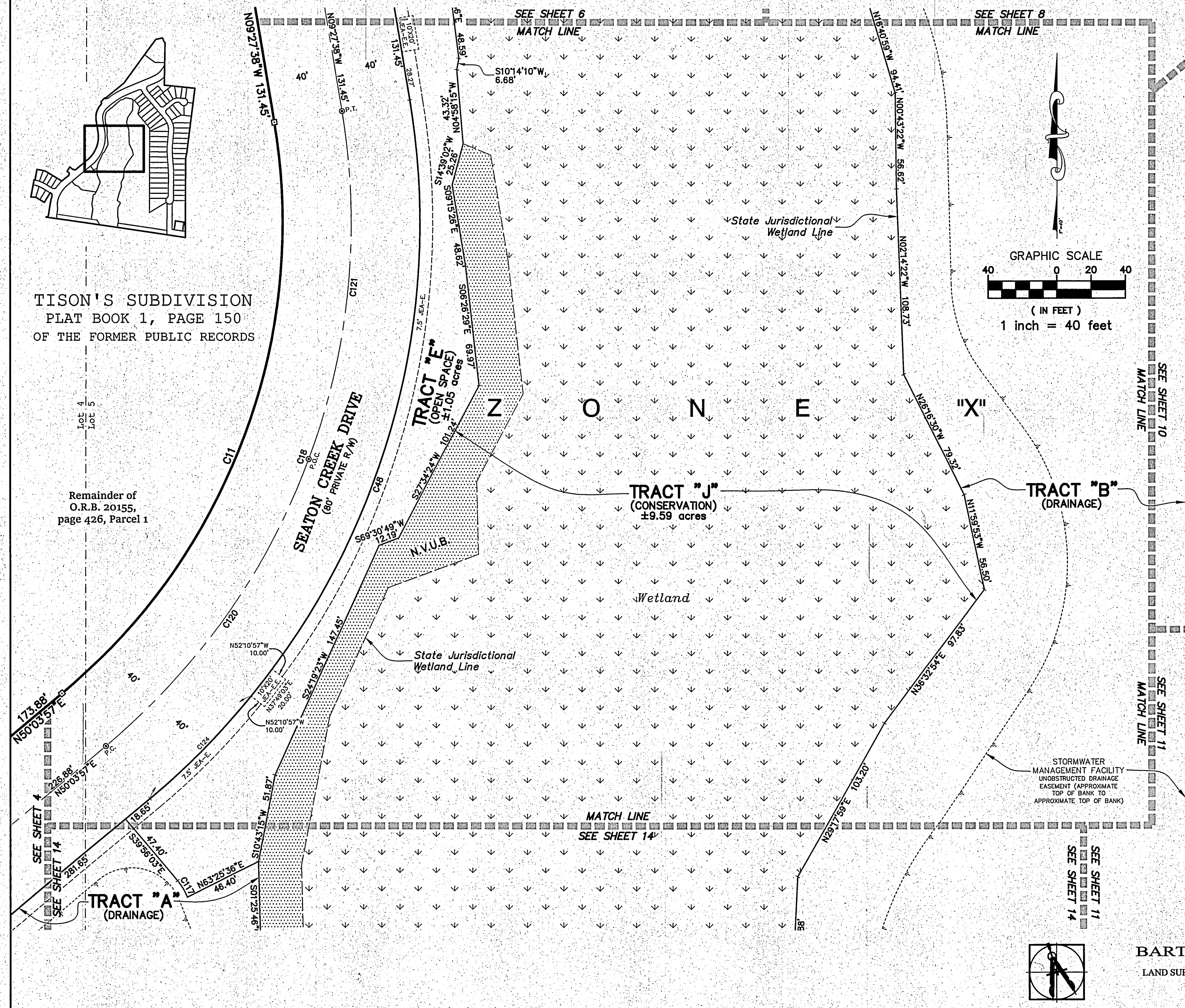
PREPARED BY:
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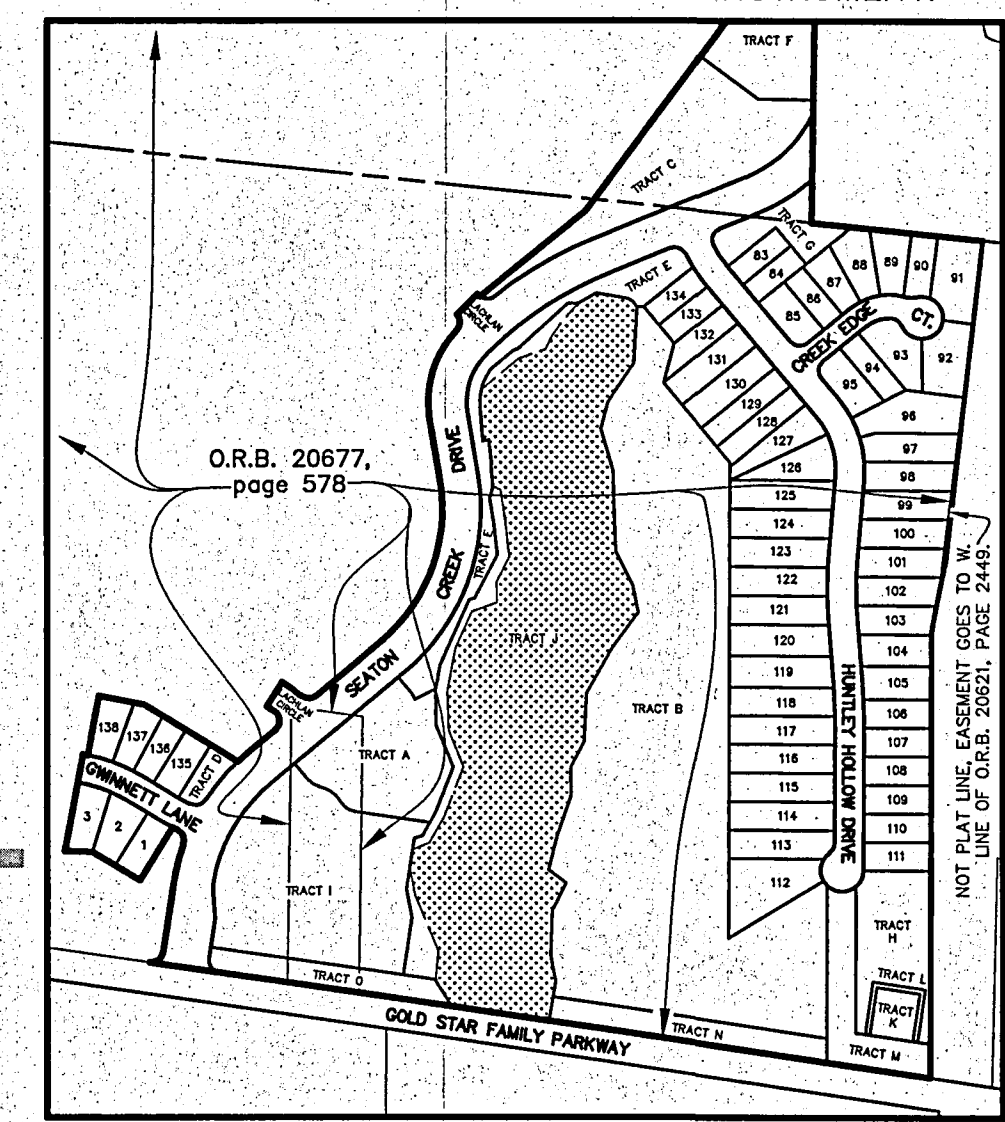
PLAT BOOK 81 PAGE 134
SHEET 5 OF 14 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS

Remainder of
O.R.B. 20155,
page 426, Parcel 1

DETAIL OF GRANT OF MASTER TELECOMMUNICATIONS
EASEMENT RECORDED IN O.R.B. 20677, PAGE 578.
BLANKET ACCESS EASEMENT COVERS AREA BELOW AS
DELINEATED BY ARROWS. ALSO INCLUDES OTHER
EASEMENTS AS SPECIFIED IN GRANT INSTRUMENT.



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C11	360.00	374.01	N20°18'10"E	357.42	59°31'35"
C18	400.00	415.57	N20°18'10"E	397.13	59°31'35"
C48	440.00	457.13	N20°18'10"E	436.85	59°31'35"
C117	35.00	11.14	N30°49'02"W	11.09	18°14'02"
C120	400.00	207.79	N35°11'03"E	205.46	29°45'47"
C121	400.00	207.79	N05°25'16"E	205.46	29°45'47"
C124	440.00	84.06	N44°35'34"E	83.93	10°56'46"

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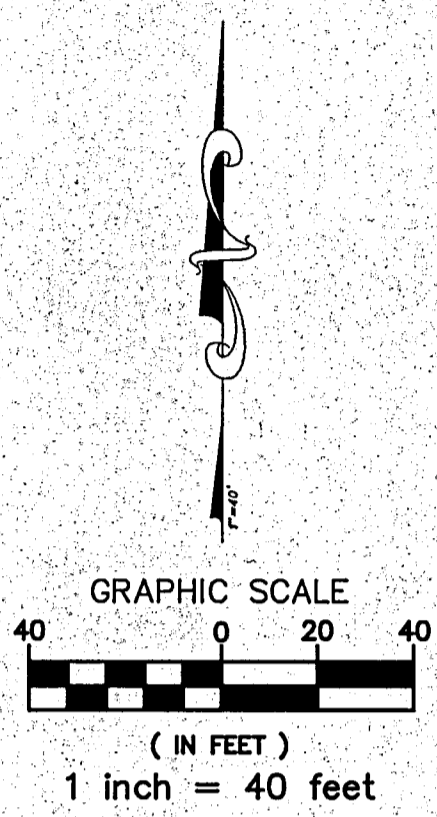
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PLAT BOOK **81** PAGE **135**

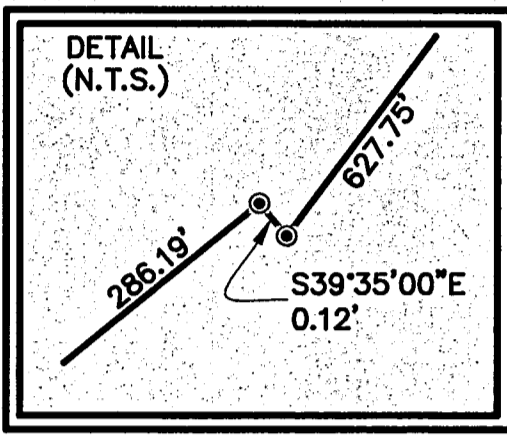
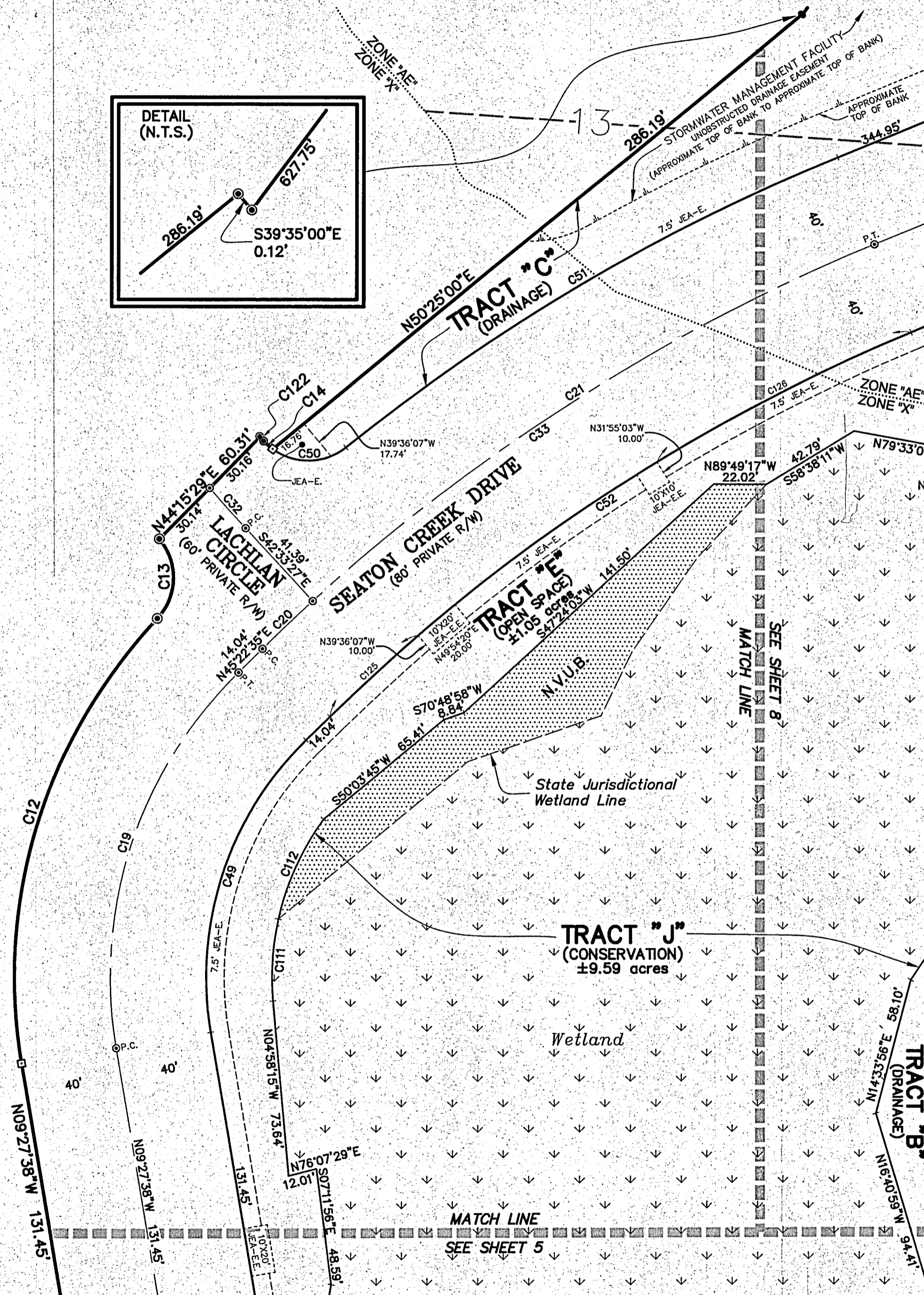
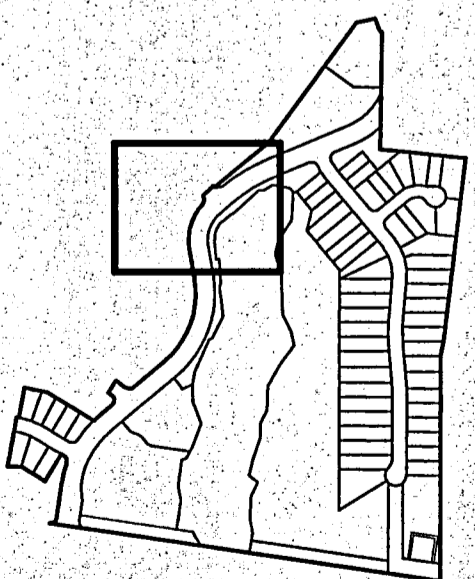
SHEET **6** OF **14** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

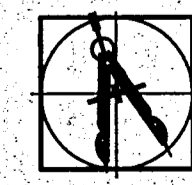


TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS

Remainder of
O.R.B. 20155, page 426, Parcel 1



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C12	220.00	202.16	N16°51'50"E	195.12	52°38'55"
C13	25.00	36.42	N01°27'10"E	33.28	83°28'15"
C14	25.00	6.11	S46°44'42"E	6.09	13°59'54"
C19	180.00	172.28	N17°57'29"E	165.77	54°50'13"
C20	800.00	28.85	N46°24'34"E	28.85	2°03'58"
C21	800.00	279.26	N57°26'33"E	277.84	20°00'01"
C32	500.00	22.72	N41°15'21"W	22.72	2°36'12"
C33	800.00	308.10	N56°24'34"E	306.20	22°03'58"
C49	140.00	133.99	S17°57'29"W	128.94	54°50'13"
C50	25.00	32.78	N88°41'23"E	30.48	75°07'56"
C51	840.00	239.25	S59°16'59"W	238.44	16°19'09"
C52	760.00	292.70	S56°24'34"W	290.89	22°03'58"
C111	112.50	34.27	S03°45'19"W	34.14	17°27'12"
C112	112.50	46.29	S24°16'11"W	45.96	23°34'32"
C122	470.00	1.33	S39°39'53"E	1.33	0°09'45"
C125	760.00	50.08	S47°15'50"W	50.07	3°46'31"
C126	760.00	119.16	S62°57'04"W	119.03	8°58'59"



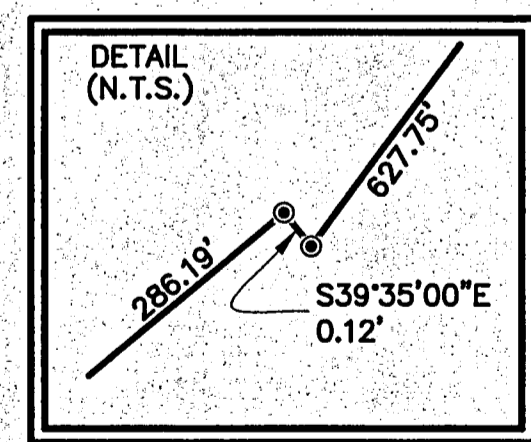
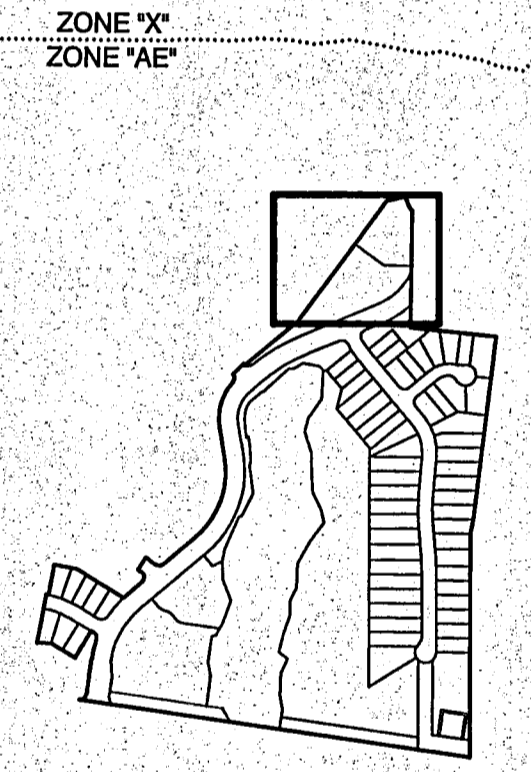
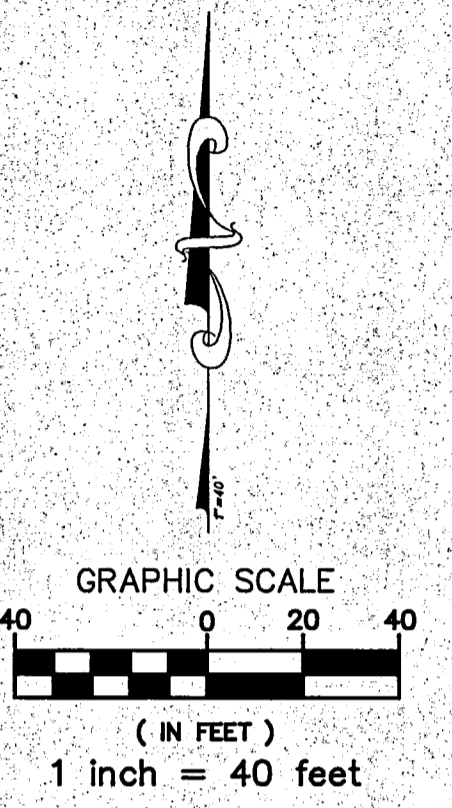
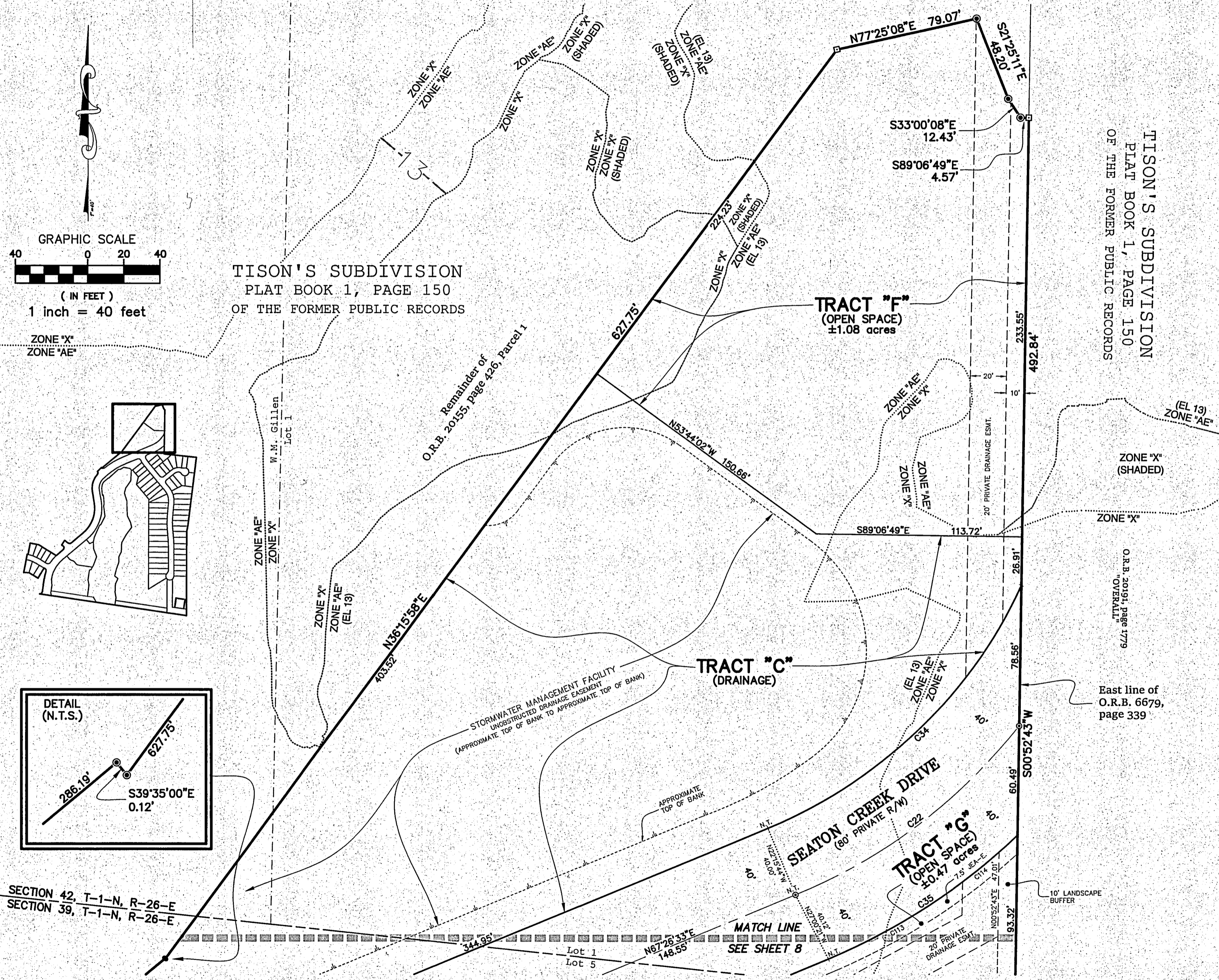
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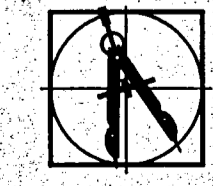
PLAT BOOK **81** PAGE **136**
 SHEET 7 OF 14 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND



TISON'S SUBDIVISION
 PLAT BOOK 1, PAGE 150
 OF THE FORMER PUBLIC RECORDS

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C22	303.29	156.81	N52°55'33"E	155.07	29°37'26"
C34	263.29	199.28	N46°03'16"E	194.56	43°22'00"
C35	343.29	125.85	N56°40'54"E	125.15	21°00'18"
C113	343.29	85.86	N60°01'09"E	85.63	14°19'48"
C114	343.29	26.20	N50°40'05"E	26.19	4°22'20"

SECTION 42, T-1-N, R-26-E
 SECTION 39, T-1-N, R-26-E



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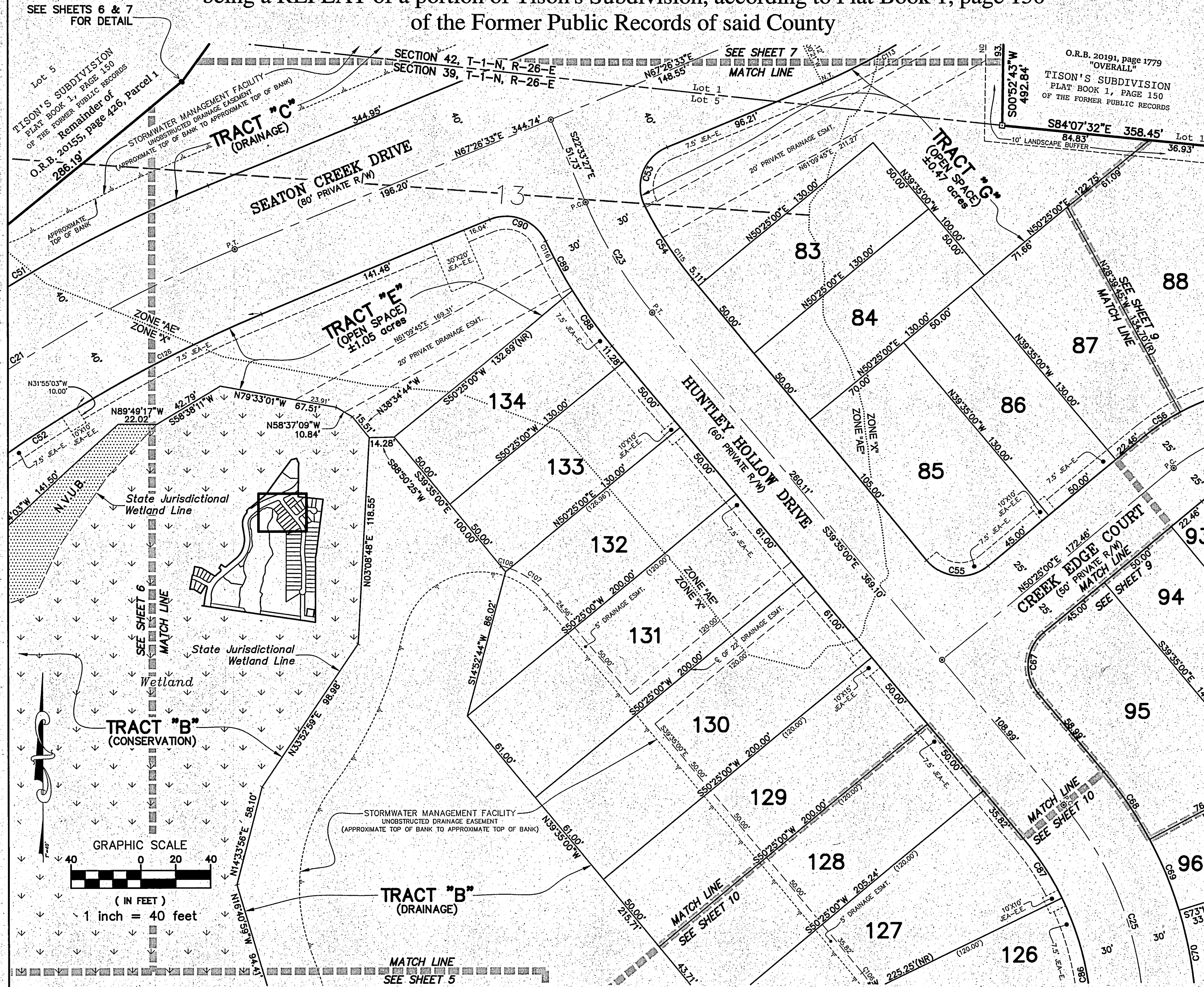
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PLAT BOOK 81 PAGE 137

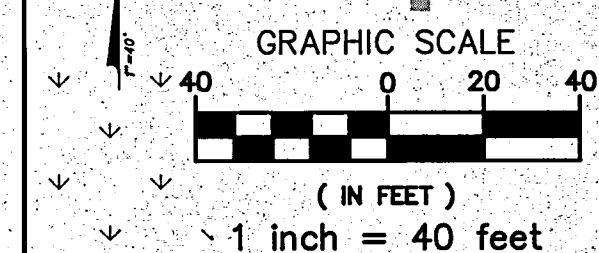
SHEET 8 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C21	800.00	279.26	N57°26'33"E	277.84	20°00'01"
C23	250.00	74.29	S31°04'13"E	74.02	17°01'34"
C25	200.00	155.52	S17°18'27"E	151.63	44°33'07"
C35	343.29	125.85	N56°40'54"E	125.15	21°00'18"
C51	840.00	239.25	S59°16'59"W	238.44	16°19'09"
C52	760.00	292.70	S56°24'34"W	290.89	22°03'58"
C53	25.00	40.97	S20°29'31"W	36.54	93°54'05"
C54	220.00	50.39	S33°01'16"E	50.28	13°07'29"
C55	25.00	39.27	S84°35'00"E	35.36	90°00'00"
C56	125.00	23.83	S55°52'38"W	23.79	10°55'15"
C67	25.00	39.27	S05°25'00"W	35.36	90°00'00"
C68	230.00	47.16	N33°42'34"W	47.08	11°44'51"
C69	230.00	44.23	N22°19'37"W	44.16	11°01'04"
C70	230.00	51.17	N10°26'42"W	51.06	12°44'45"
C86	170.00	91.26	N10°24'38"W	90.17	30°45'30"
C87	170.00	40.93	N32°41'12"W	40.83	13°47'37"
C88	280.00	38.85	S35°36'32"E	38.82	7°56'57"
C89	280.00	32.17	S28°20'32"E	32.16	6°35'01"
C90	25.00	38.18	N68°48'14"W	34.58	87°30'25"
C106	50.00	11.63	N32°55'06"W	11.61	13°19'48"

CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C107	50.00	26.69	N54°52'31"W	26.37	30°35'01"
C108	50.00	5.49	N73°18'37"W	5.48	6°17'11"
C113	343.29	85.86	N60°01'09"E	85.63	14°19'48"
C115	220.00	29.32	S35°45'54"E	29.30	7°38'13"
C116	280.00	10.44	S26°07'06"E	10.44	2°08'09"
C126	760.00	119.16	S62°57'04"W	119.03	8°58'59"



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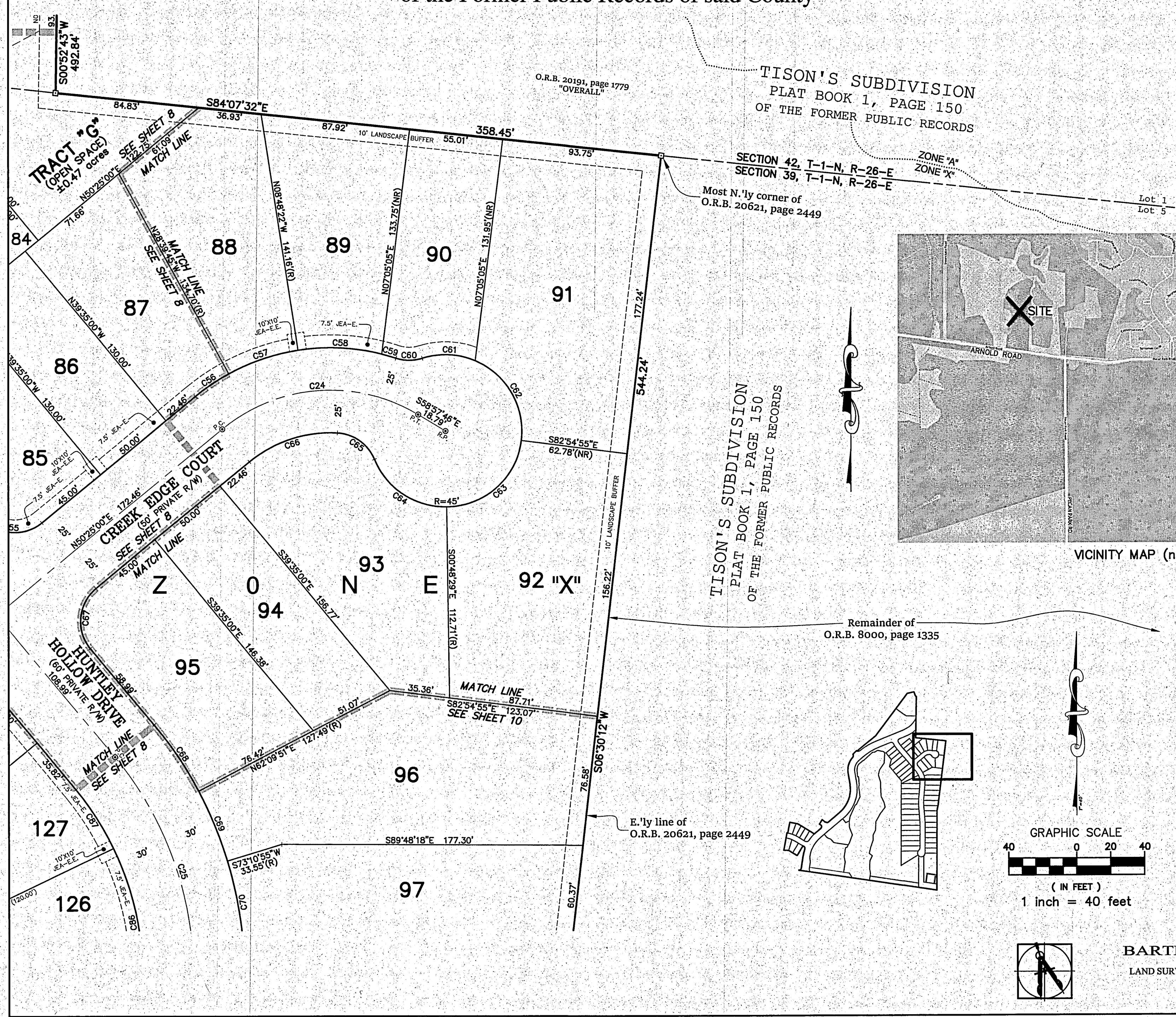
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PLAT BOOK **81** PAGE **138**

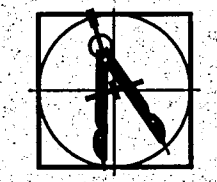
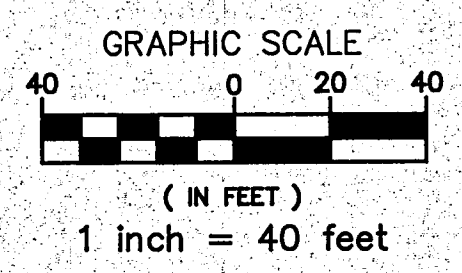
SHEET 9 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



VICINITY MAP (not to scale)

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C24	100.00	123.26	N85°43'37"E	115.60	70°37'14"
C25	200.00	155.52	S17°18'27"E	151.63	44°33'07"
C56	125.00	23.83	S55°52'38"W	23.79	10°55'15"
C57	125.00	43.32	S71°15'57"W	43.10	19°51'23"
C58	125.00	49.73	N87°24'29"W	49.41	22°47'45"
C59	125.00	8.73	N74°00'32"W	8.73	4°00'09"
C60	25.00	15.59	S89°52'26"E	15.34	35°43'57"
C61	45.00	31.91	N87°25'35"W	31.24	40°37'40"
C62	45.00	58.27	N30°00'50"W	54.29	74°11'49"
C63	45.00	64.49	N48°08'18"E	59.11	82°06'27"
C64	45.00	54.15	S56°20'06"E	50.94	68°56'45"
C65	25.00	28.38	N54°23'07"W	28.88	65°02'47"
C66	75.00	55.86	S71°45'15"W	54.58	42°40'31"
C67	25.00	39.27	S05°25'00"W	35.36	90°00'00"
C68	230.00	47.16	N33°42'34"W	47.08	11°44'51"
C69	230.00	44.23	N22°19'37"W	44.16	11°01'04"
C70	230.00	51.17	N10°26'42"W	51.06	12°44'45"
C86	170.00	91.26	N10°24'38"W	90.17	30°45'30"
C87	170.00	40.93	N32°41'12"W	40.83	13°47'37"



PREPARED BY:
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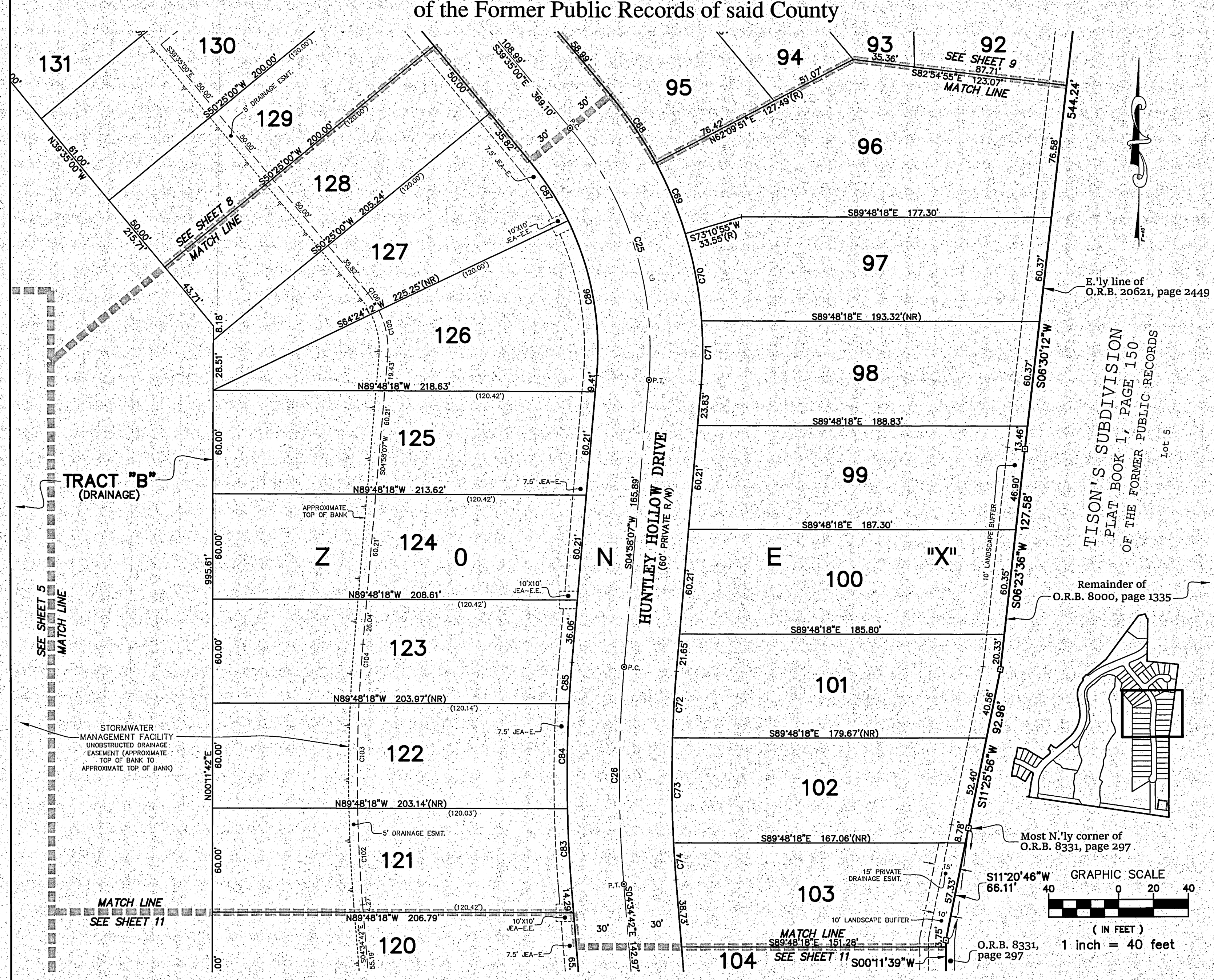


SEATON CREEK RESERVE PHASE 1

Sections 39 & 42, Township 1 North, Range 26 East,
 City of Jacksonville, Duval County, Florida,
 being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150
 of the Former Public Records of said County

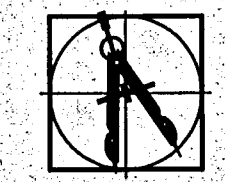
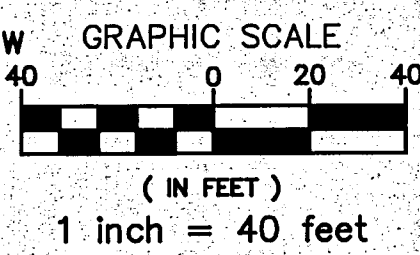
PLAT BOOK **81** PAGE **139**
 SHEET 10 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



TISON'S SUBDIVISION
 PLAT BOOK 1, PAGE 150
 OF THE FORMER PUBLIC RECORDS

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C25	200.00	155.52	S17°18'27"E	151.63	44°33'07"
C26	750.00	124.97	S00°11'42"W	124.82	9°32'49"
C68	230.00	47.16	N33°42'34"W	47.08	11°44'51"
C69	230.00	44.23	N22°19'37"W	44.16	11°01'04"
C70	230.00	51.17	N10°26'42"W	51.06	12°44'45"
C71	230.00	36.29	N00°26'54"E	36.25	9°02'26"
C72	720.00	38.49	S03°26'13"W	38.49	3°03'48"
C73	720.00	60.02	S00°28'59"E	60.00	4°46'35"
C74	720.00	21.45	S03°43'29"E	21.45	1°42'26"
C83	780.00	45.83	S02°53'42"E	45.82	3°21'59"
C84	780.00	60.02	S00°59'33"W	60.01	4°24'32"
C85	780.00	24.12	S04°04'58"W	24.12	1°46'18"
C86	170.00	91.26	N10°24'38"W	90.17	30°45'30"
C87	170.00	40.93	N32°41'12"W	40.83	13°47'37"
C102	900.00	55.83	S02°48'05"E	55.82	3°33'15"
C103	900.00	60.02	S00°53'10"W	60.00	3°49'15"
C104	900.00	34.12	S03°52'57"W	34.12	2°10'20"
C105	50.00	27.25	N10°38'33"W	26.91	31°13'19"
C106	50.00	11.63	N32°55'06"W	11.61	13°19'48"



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SEATON CREEK RESERVE PHASE 1

Sections 39 & 42, Township 1 North, Range 26 East,

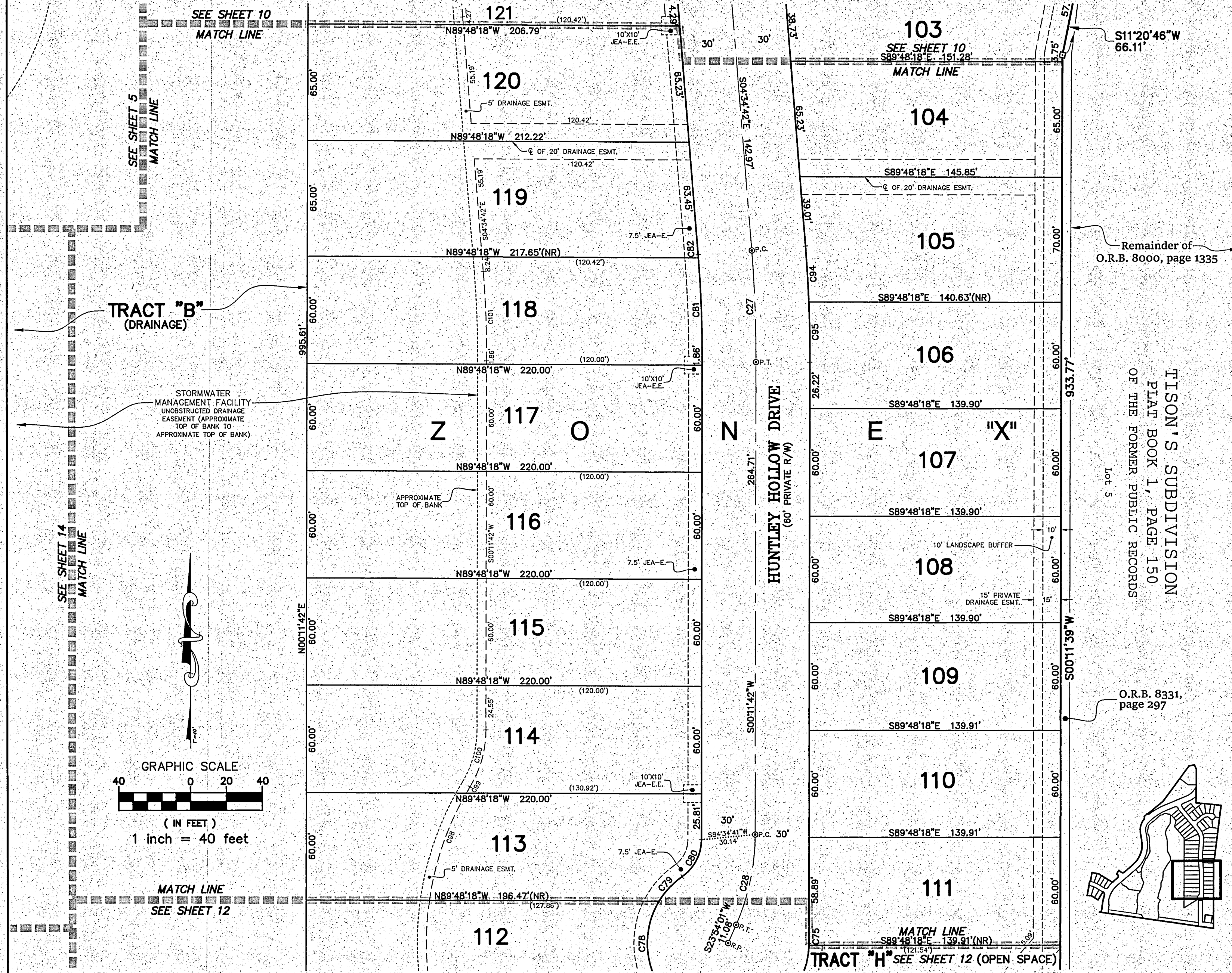
City of Jacksonville, Duval County, Florida,

being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County

PLAT BOOK 81 PAGE 140

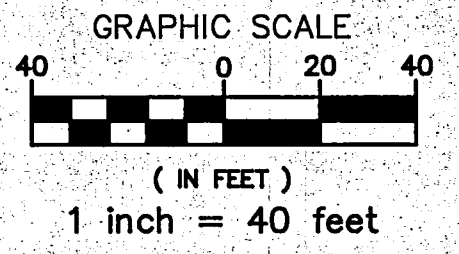
SHEET 11 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



TRACT "B"
(DRAINAGE)

STORMWATER
MANAGEMENT FACILITY
UNOBSTRUCTED DRAINAGE
EASEMENT (APPROXIMATE
TOP OF BANK TO
APPROXIMATE TOP OF BANK)

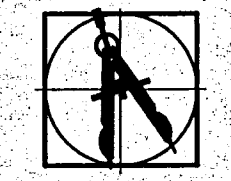


MATCH LINE
SEE SHEET 12

TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS
Loc 5



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C27	750.00	62.48	S02°11'30"E	62.47	4°46'24"
C28	125.00	51.72	S12°02'52"W	51.35	23°42'19"
C75	45.00	1.11	N00°54'02"E	1.11	1°24'39"
C78	45.00	49.41	S00°08'43"E	46.96	62°54'18"
C79	45.00	18.88	S43°19'34"W	18.74	24°02'17"
C80	25.00	24.06	N27°46'13"E	23.15	55°09'00"
C81	720.00	58.21	N02°07'15"W	58.19	4°37'55"
C82	720.00	1.78	N04°30'27"W	1.78	0°08'29"
C94	780.00	31.19	N03°25'58"W	31.19	2°17'28"
C95	780.00	33.79	N01°02'46"W	33.79	2°28'57"
C98	168.00	63.78	S19°01'33"W	63.39	21°45'01"
C99	168.00	4.00	S30°35'02"W	4.00	1°21'57"
C100	62.00	33.62	N15°43'52"E	33.21	31°04'18"
C101	600.00	49.99	N02°11'30"W	49.97	4°46'24"



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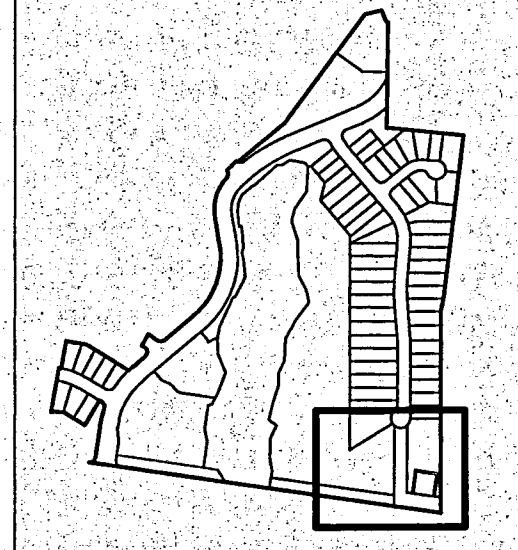
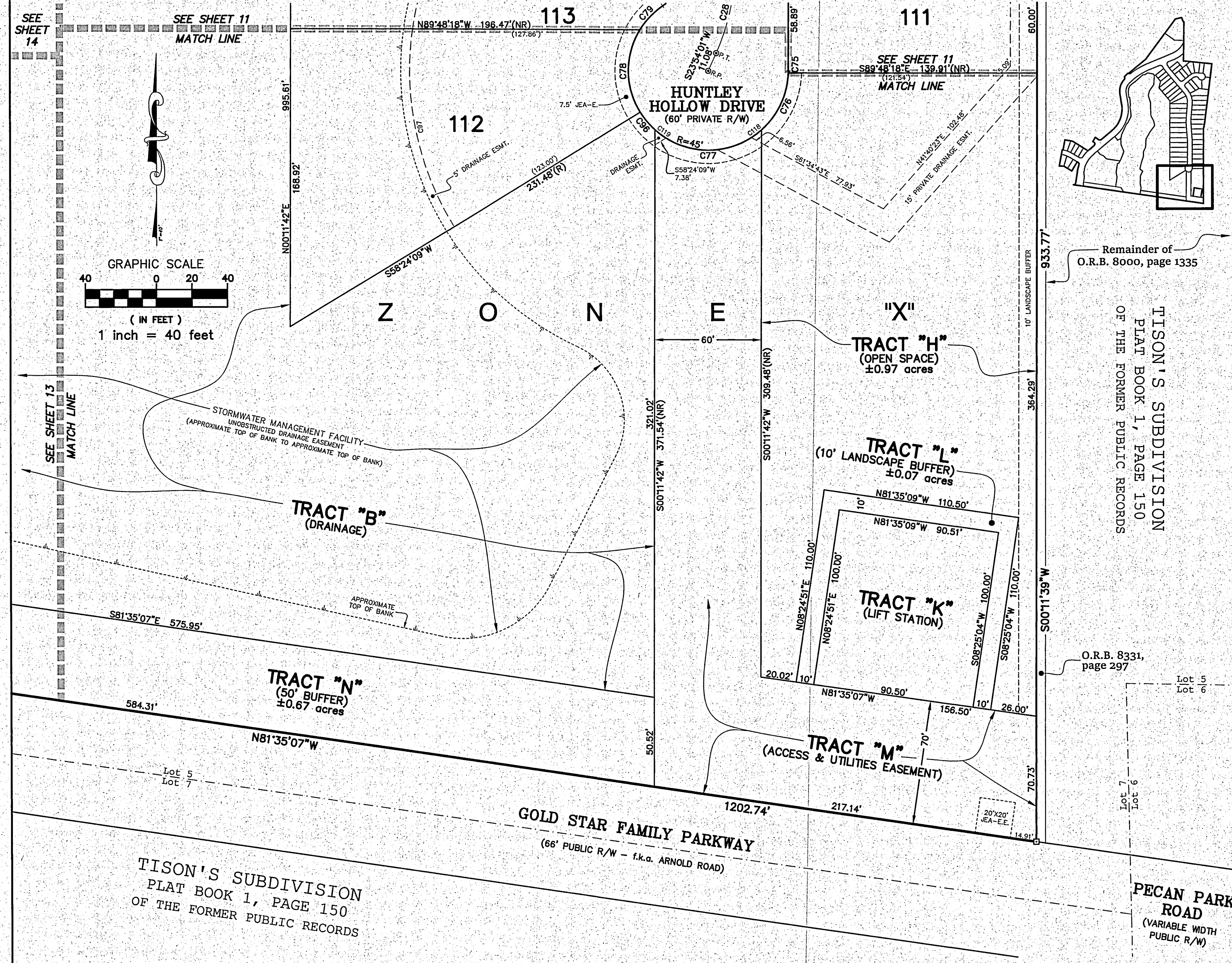
SEATON CREEK RESERVE PHASE 1

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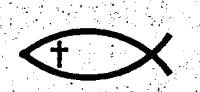
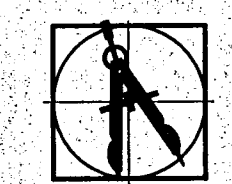
SHEET 12 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE						
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA	
C28	125.00	51.72	S12°02'52"W	51.35	23°42'19"	
C75	45.00	1.11	N00°54'02"E	1.11	1°24'39"	
C76	45.00	36.74	N24°59'43"E	35.73	46°46'44"	
C77	45.00	65.68	S89°48'18"E	60.00	83°37'14"	
C78	45.00	49.41	S00°08'43"E	46.96	62°54'18"	
C79	45.00	18.88	S43°19'34"W	18.74	24°02'17"	
C96	45.00	12.88	S39°47'46"E	12.83	16°23'49"	
C97	168.00	116.55	S11°43'24"E	114.23	39°44'54"	
C118	45.00	7.27	N53°00'42"E	7.26	9°15'13"	
C119	45.00	7.85	S52°59'24"E	7.84	9°59'27"	

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SEATON CREEK RESERVE PHASE 1

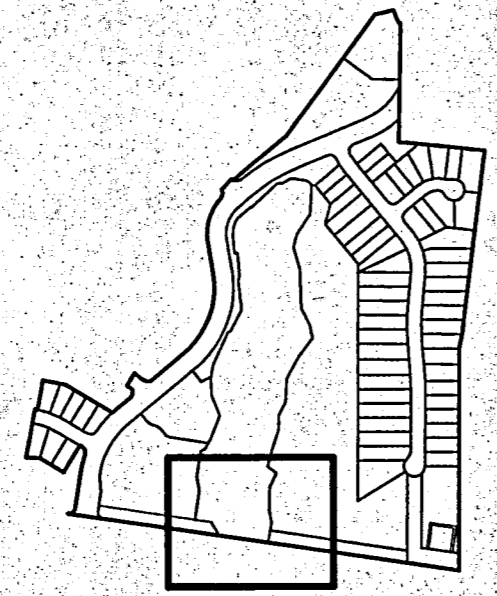
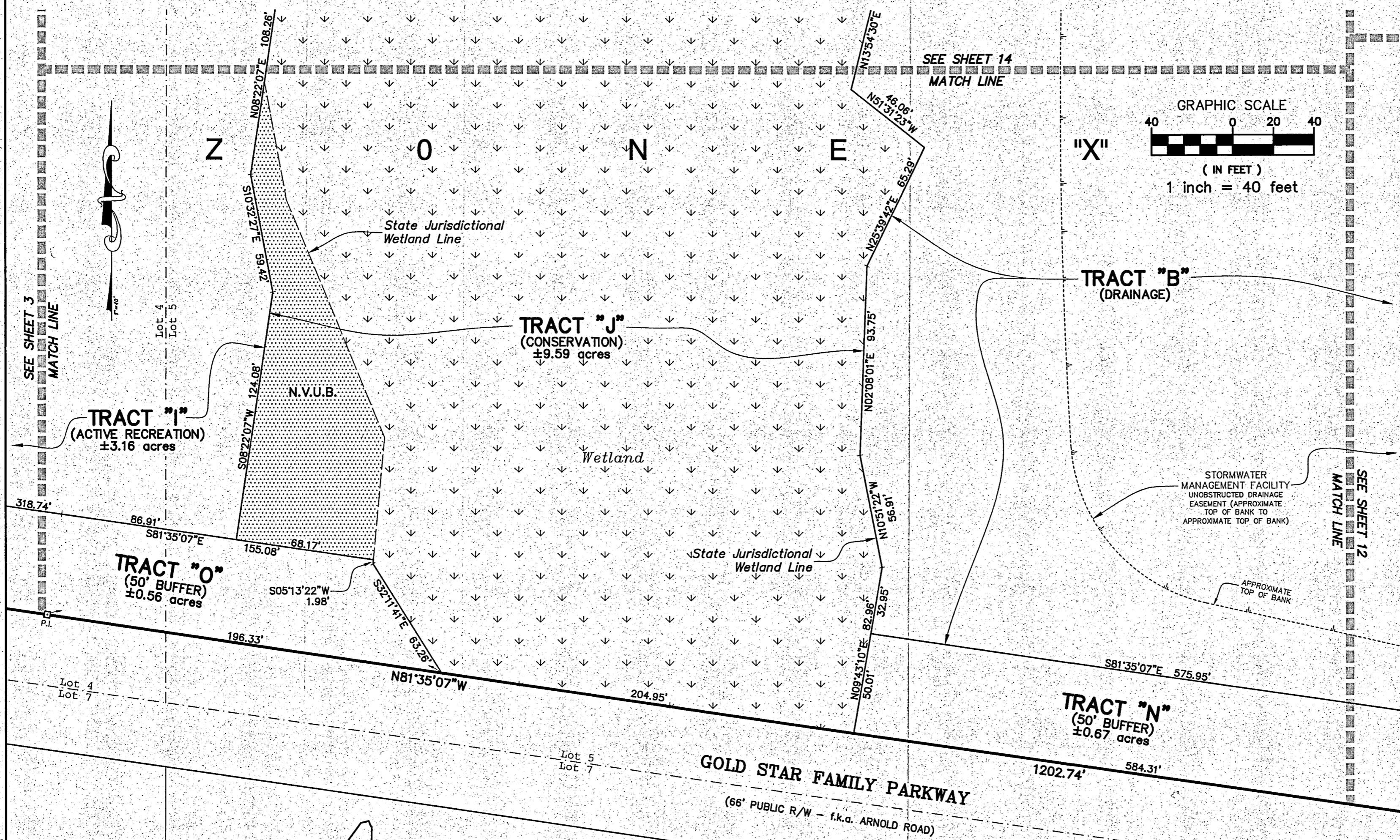
Sections 39 & 42, Township 1 North, Range 26 East,
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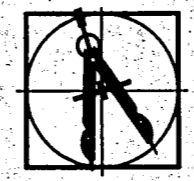
PLAT BOOK 81 PAGE 142

SHEET 13 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS



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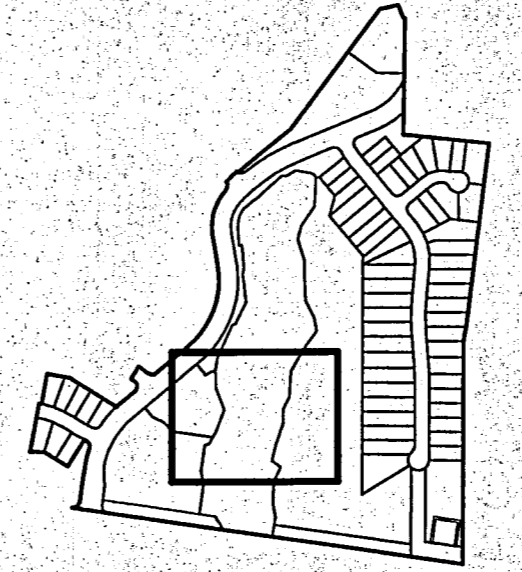
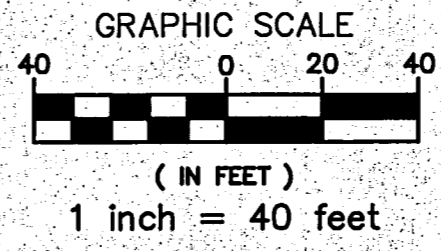
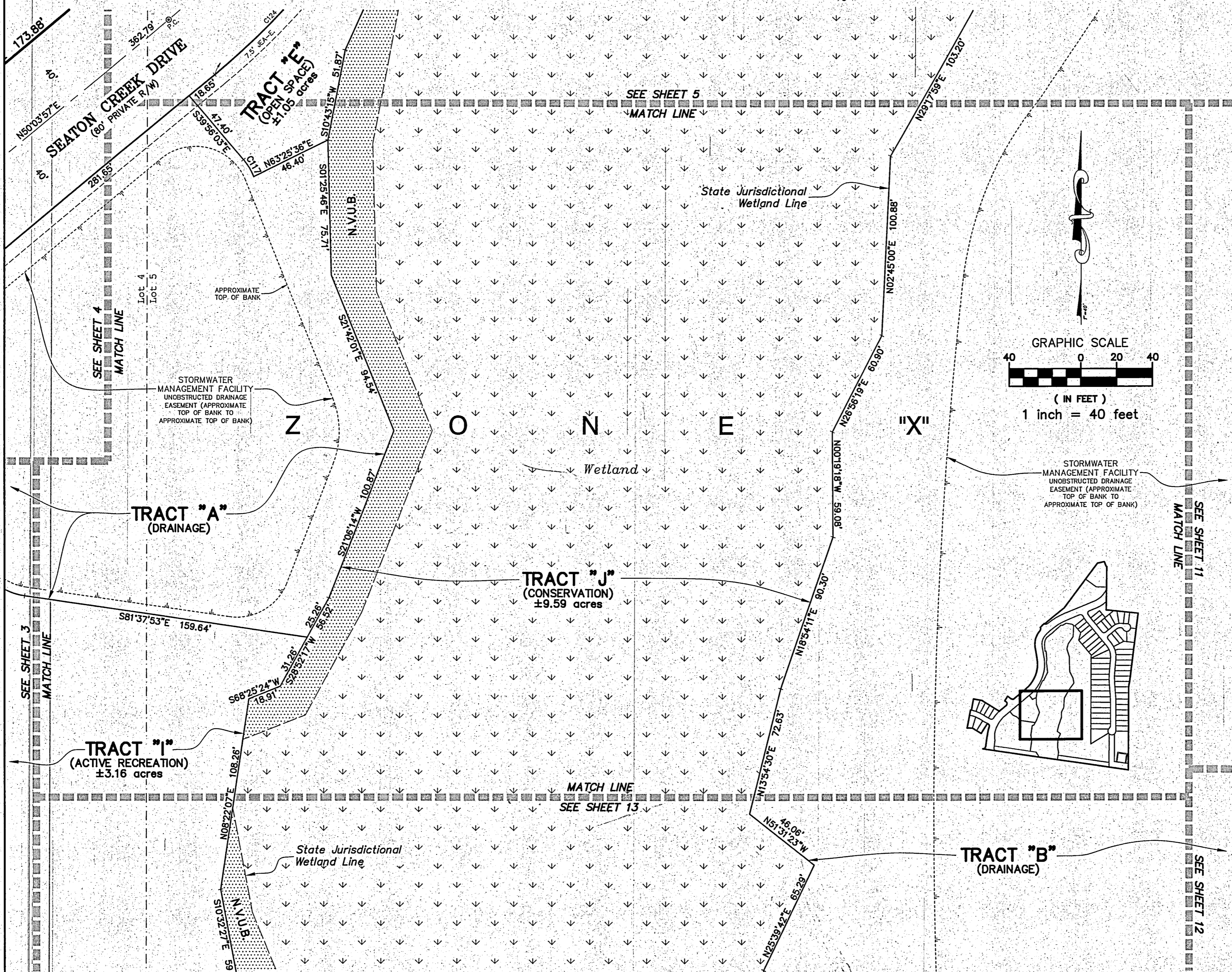
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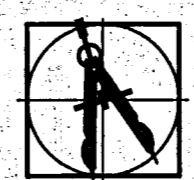
PLAT BOOK **81** PAGE **143**

SHEET 14 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C117	35.00	11.14	N30°49'02"W	11.09	18°14'02"



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