

# SEATON CREEK RESERVE PHASE 2

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

Approved 10/18/2023  
Date

[Signature]  
City Engineer  
for Director of Public Works

Approved 10/16/2023  
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, also 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:

BEGIN 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 Westerly line thereof, N00°49'48"E, 766.38 feet; thence departing said line, N72°22'46"E, 166.94 feet to a point on a curve concave to the East and having a radius of 355.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S18°16'48"E, 8.17 feet, an arc distance of 8.17 feet; thence N71°03'38"E, 60.00 feet to a point on a curve concave to the East and having a radius of 295.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S21°16'05"E, 23.97 feet, an arc distance of 23.98 feet; thence N66°24'12"E, 120.00 feet; thence N15°49'49"W, 47.30 feet; thence N01°39'22"W, 48.45 feet; thence N00°50'13"E, 150.00 feet; thence S89°09'47"E, 110.07 feet; thence N77°45'38"E, 103.51 feet; thence N65°08'49"E, 81.02 feet; thence N72°54'20"E, 65.00 feet; thence N81°05'51"E, 65.00 feet; thence N89°31'45"E, 64.98 feet; thence S86°29'30"E, 49.22 feet; thence N85°29'52"E, 54.75 feet; thence N74°04'13"E, 54.75 feet; thence N64°30'56"E, 47.58 feet; thence N55°15'52"E, 47.58 feet; thence N46°00'47"E, 47.58 feet; thence N48°36'45"W, 36.29 feet; thence N50°25'00"E, 302.52 feet; thence S39°35'00"E, 5.00 feet; thence N50°25'00"E, 180.00 feet; thence N89°04'35"E, 213.81 feet; thence S39°35'00"E, 188.94 feet to the Westerly line of SEATON CREEK RESERVE PHASE 1, according to Plat Book 81, pages 130 through 143, of the Current Public Records of said County, thence along said line, run the following 32 courses: 1) S50°25'00"W, 286.19 feet to a point on a curve concave to the Northeast and having a radius of 25.00 feet; 2) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N46°44'42"W, 6.09 feet, an arc distance of 6.11 feet to the point of compound curvature of a curve concave to the Northeast and having a radius of 470.00 feet; 3) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N39°39'53"W, 1.33 feet, an arc distance of 1.33 feet; 4) S44°15'29"W, 60.31 feet to a point on a curve concave to the West and having a radius of 25.00 feet; 5) Southerly along the arc of said curve, subtended by a chord bearing and distance of S01°27'10"W, 33.28 feet, an arc distance of 36.42 feet to the point of reverse curvature of a curve concave to the East and having a radius of 220.00 feet; 6) Southerly along the arc of said curve, subtended by a chord bearing and distance of S16°51'50"W, 195.12 feet, an arc distance of 202.16 feet to the point of tangency; 7) S09°27'38"E, 131.45 feet to the point of curvature of a curve concave to the West and having a radius of 360.00 feet; 8) Southerly along the arc of said curve, subtended by a chord bearing and distance of S20°18'10"W, 357.42 feet, an arc distance of 374.01 feet to the point of tangency; 9) S50°03'57"W, 173.88 feet to the point of curvature of a curve concave to the North and having a radius of 25.00 feet; 10) Westerly along the arc of said curve, subtended by a chord bearing and distance of N88°42'44"W, 32.95 feet, an arc distance of 35.97 feet to the point of reverse curvature of a curve concave to the Southwest and having a radius of 205.00 feet; 11) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N53°02'33"W, 39.67 feet, an arc distance of 39.73 feet to the point of tangency; 12) N58°35'40"W, 8.25 feet; 13) S31°24'20"W, 60.00 feet; 14) S58°35'40"E, 8.25 feet to the point of curvature of a curve concave to the Southwest and having a radius of 145.00 feet; 15) Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S56°33'49"E, 10.28 feet, an arc distance of 10.28 feet to the point of compound curvature of a curve concave to the West and having a radius of 25.00 feet; 16) Southerly along the arc of said curve, subtended by a chord bearing and distance of S02°14'00"E, 39.56 feet, an arc distance of 45.64 feet to the point of tangency; 17) S50°03'57"W, 77.04 feet to the point of curvature of a curve concave to the Southeast and having a radius of 440.00 feet; 18) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S48°27'03"W, 24.80 feet, an arc distance of 24.80 feet; 19) N58°35'40"W, 228.37 feet; 20) N78°59'11"W, 96.59 feet; 21) S10°27'22"W, 126.52 feet to a point on a curve concave to the South and having a radius of 330.00 feet; 22) Westerly along the arc of said curve, subtended by a chord bearing and distance of N80°26'07"W, 10.27 feet, an arc distance of 10.27 feet; 23) S10°32'48"W, 206.43 feet; 24) S88°01'15"E, 58.07 feet; 25) S58°35'40"E, 115.15 feet; 26) N31°24'20"E, 130.86 feet to a point on a curve concave to the Northeast and having a radius of 280.00 feet; 27) Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S63°23'46"E, 3.15 feet, an arc distance of 3.15 feet to the point of tangency; 28) S63°43'05"E, 7.79 feet to the point of curvature of a curve concave to the West and having a radius of 25.00 feet; 29) Southerly along the arc of said curve, subtended by a chord bearing and distance of S22°06'52"E, 33.20 feet, an arc distance of 36.31 feet to the point of reverse curvature of a curve concave to the East and having a radius of 440.00 feet; 30) Southerly along the arc of said curve, subtended by a chord bearing and distance of S13°55'44"W, 85.27 feet, an arc distance of 85.40 feet to the point of tangency; 31) S08°22'07"W, 148.13 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; 32) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S53°20'47"W, 35.34 feet, an arc distance of 39.25 feet to the point of tangency with the Northerly right-of-way line of Arnold Road (a 66 foot right-of-way as now established); thence along said right-of-way line, N81°40'32"W, 848.82 feet to the POINT OF BEGINNING of the parcel herein described.

Containing, 33.94 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 19th DAY OF October, 2023.

[Signature]  
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 180-181 THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 20th DAY OF October, 2023.

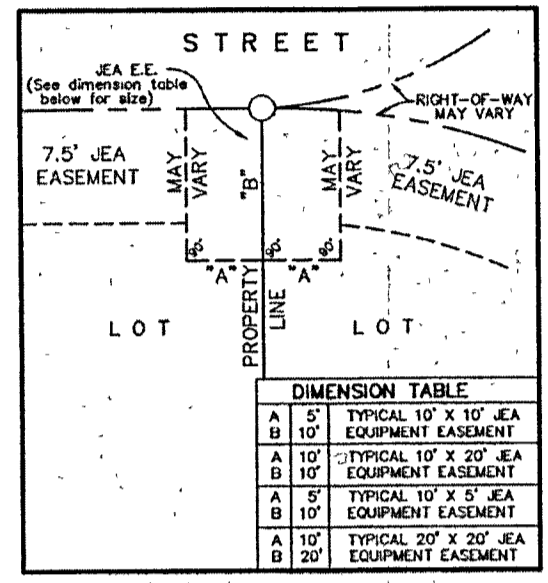
[Signature]  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17th DAY OF OCTOBER, 2023.

[Signature]  
DANNY S. WHEELER, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER No. 6902

\* SEE SHEET 11 FOR VICINITY MAP \*



JEAS 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

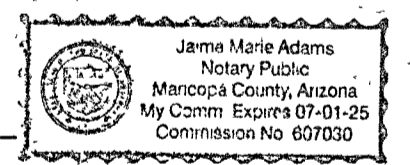
WITNESS [Signature]  
Wendy Stackel  
Wendy Stackel  
PRINT NAME

WITNESS [Signature]  
Jeanette Lavarage  
Jeanette Lavarage  
PRINT NAME

#### NOTARY FOR 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 4 day of August, 2023, by 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

[Signature]  
Notary Public, State of Arizona



My Commission Expires: 07/16/2025

My Commission Number is: 607030

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 20th DAY OF August, 2023.

[Signature]  
JOHN 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 2, 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.

TRACT "A" (50' BUFFER), TRACTS "B" & "F" (OPEN SPACES), TRACT "C" (DRAINAGE), AND TRACTS "D" & "E" (CONSERVATION) 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.

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. THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY 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 2. 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.

THE 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 OF THE OWNERS OF THE LOTS SHOWN ON THIS PLAT.

ALL EASEMENTS FOR UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. 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.

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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS UPON, 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 20 DAY OF October, 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 2

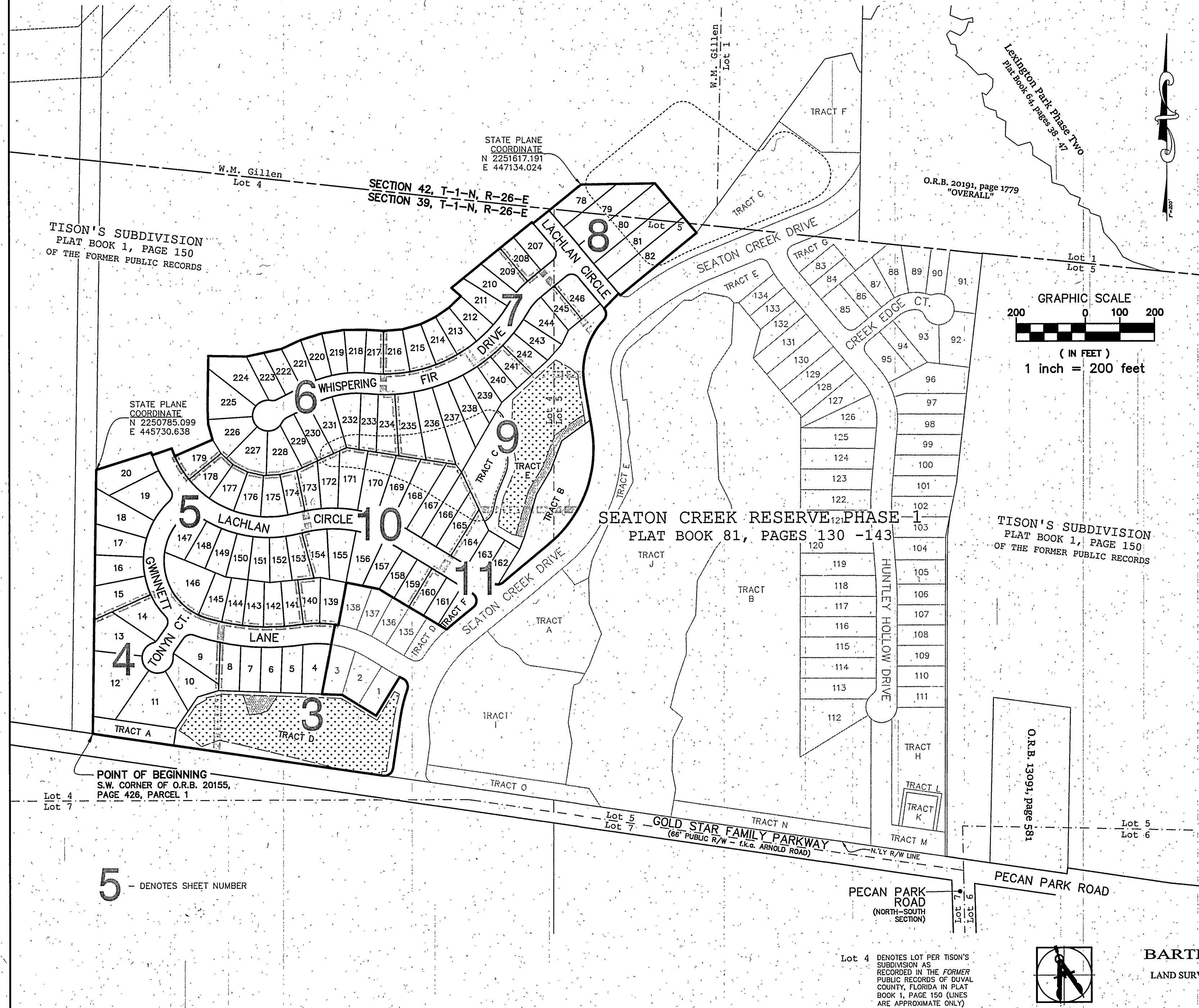
Sections 39 & 42, Township 1 North, Range 26 East,  
City of Jacksonville, Duval County, Florida,  
being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150  
of the Former Public Records of said County

PLAT BOOK 81 PAGE 181

SHEET 2 OF 11 SHEETS

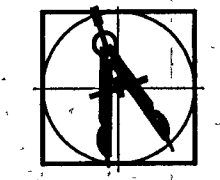
### GENERAL NOTES:

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, 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.
2. 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.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
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 REPLACEMENT OF SUCH ITEMS.
9. "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.
10. 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.
11. 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.
12. BUFFERS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
13. WETLAND LINES ARE AS SUPPLIED BY ENGINEER.
14. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "AE" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL NUMBER 0445, DATED NOVEMBER 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.
15. 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.
16. THERE ARE NO ACTIVE RECREATION AREAS WITHIN THIS DEVELOPMENT EXCEPT FOR TRACT "I", SEATON CREEK RESERVE PHASE 1, AS RECORDED PLAT BOOK 81, PAGES 130-143.



- LEGEND
- (120.00') - DENOTES DISTANCE FROM LOT CORNER TO EASEMENT
  - CL - DENOTES CENTERLINE
  - CT - COURTYARD
  - 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.C.C. - DENOTES POINT OF COMPOUND 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. BTS 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  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258



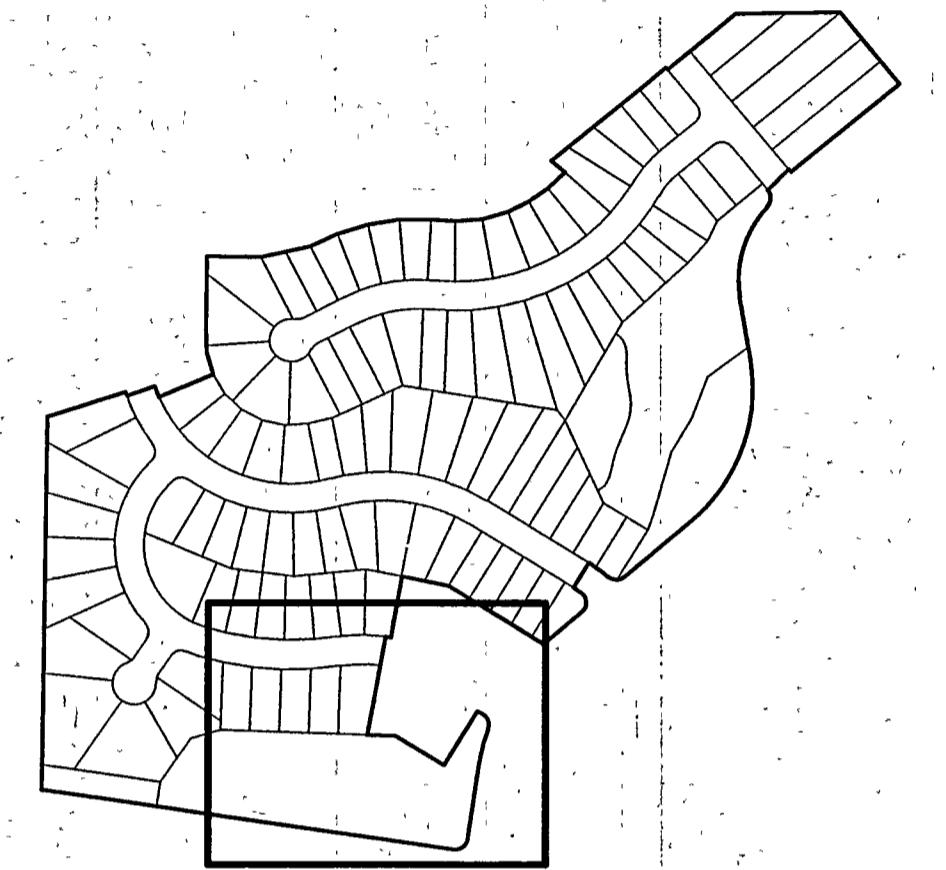
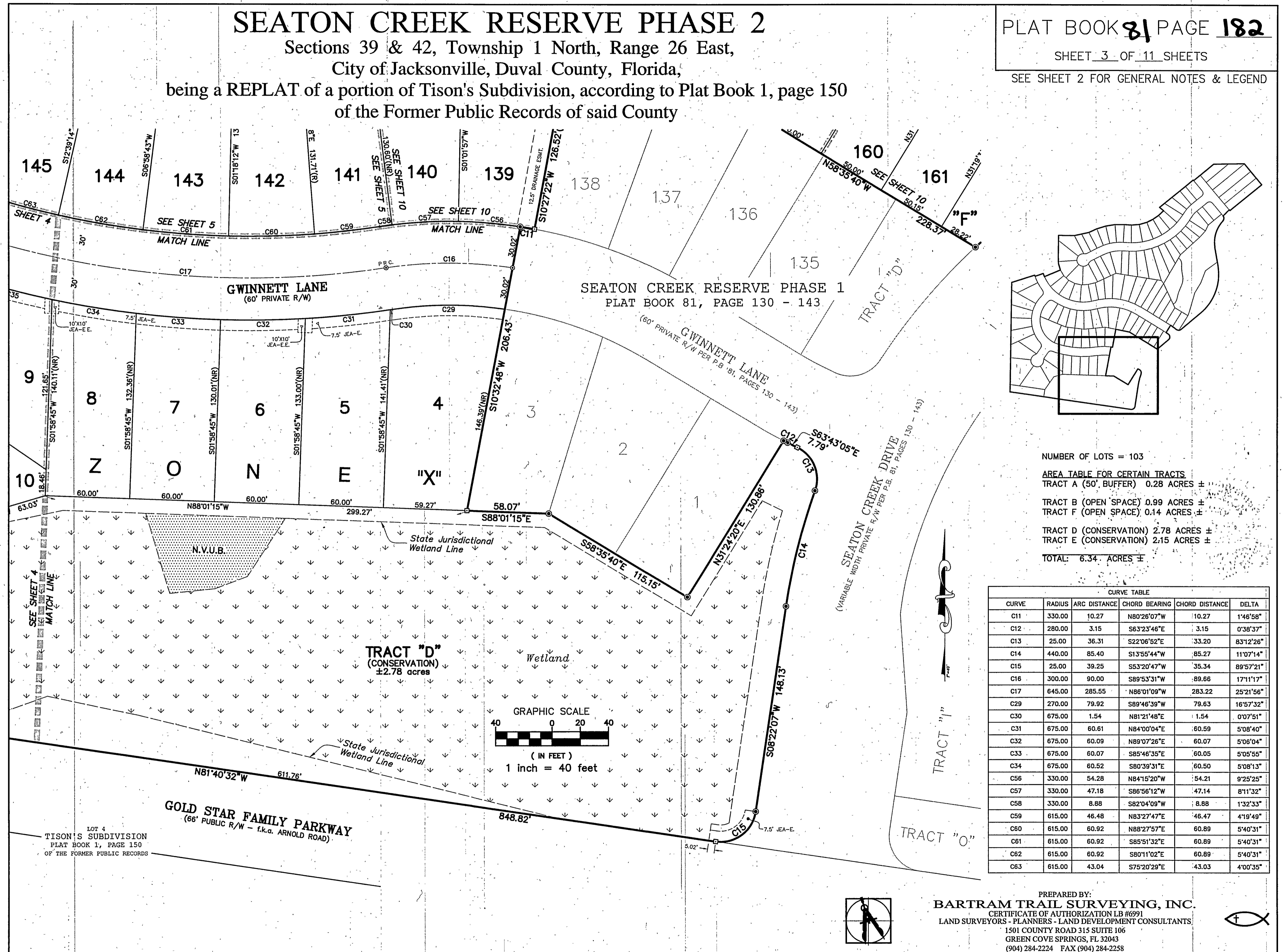
# SEATON CREEK RESERVE PHASE 2

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 **182**

SHEET 3 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

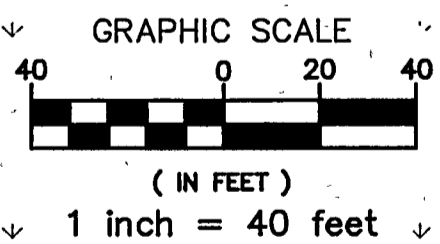


NUMBER OF LOTS = 103

**AREA TABLE FOR CERTAIN TRACTS**

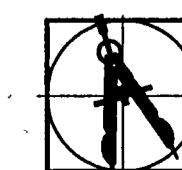
- TRACT A (50' BUFFER) 0.28 ACRES ±
- TRACT B (OPEN SPACE) 0.99 ACRES ±
- TRACT F (OPEN SPACE) 0.14 ACRES ±
- TRACT D (CONSERVATION) 2.78 ACRES ±
- TRACT E (CONSERVATION) 2.15 ACRES ±
- TOTAL: 6.34 ACRES ±**

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C11	330.00	10.27	N80°26'07"W	10.27	1°46'58"
C12	280.00	3.15	S63°23'46"E	3.15	0°38'37"
C13	25.00	36.31	S22°06'52"E	33.20	83°12'26"
C14	440.00	85.40	S13°55'44"W	85.27	11°07'14"
C15	25.00	39.25	S53°20'47"W	35.34	89°57'21"
C16	300.00	90.00	S89°53'31"W	89.66	17°11'17"
C17	645.00	285.55	N86°01'09"W	283.22	25°21'56"
C29	270.00	79.92	S89°46'39"W	79.63	16°57'32"
C30	675.00	1.54	N81°21'48"E	1.54	0°07'51"
C31	675.00	60.61	N84°00'04"E	60.59	5°08'40"
C32	675.00	60.09	N89°07'26"E	60.07	5°06'04"
C33	675.00	60.07	S85°46'35"E	60.05	5°05'55"
C34	675.00	60.52	S80°39'31"E	60.50	5°08'13"
C56	330.00	54.28	N84°15'20"W	54.21	9°25'25"
C57	330.00	47.18	S86°56'12"W	47.14	8°11'32"
C58	330.00	8.88	S82°04'09"W	8.88	1°32'33"
C59	615.00	46.48	N83°27'47"E	46.47	4°19'49"
C60	615.00	60.92	N88°27'57"E	60.89	5°40'31"
C61	615.00	60.92	S85°51'32"E	60.89	5°40'31"
C62	615.00	60.92	S80°11'02"E	60.89	5°40'31"
C63	615.00	43.04	S75°20'29"E	43.03	4°00'35"



LOT 4  
 TISON'S SUBDIVISION  
 PLAT BOOK 1, PAGE 150  
 OF THE FORMER PUBLIC RECORDS

**GOLD STAR FAMILY PARKWAY**  
 (66' PUBLIC R/W - f.k.a. ARNOLD ROAD)



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 2

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 183  
 SHEET 4 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

### CONSENT AND JOINDER

The Undersigned hereby certifies that it is the holder of that certain "Option Agreement" as incorporated into "Memorandum of Option Agreement" recorded in Official Records Book 20155, page 430 of the Public Records of Duval County, Florida, encumbering the lands described in the Caption hereon. The Undersigned hereby joins and consents to the dedications by the "Owner" of the lands described in the Adoption and Dedication section herein and agrees that the "Option Agreement" documents shall be subordinated to said Dedications.

SIGNED IN THE PRESENCE OF:  
 Witness: Joe Panunza  
 Print Name: Joe Panunza  
 Witness: Joe Panunza  
 Print Name: Joe Panunza  
 State of Florida  
 County of Duval

LENNAR HOMES, LLC  
 a Florida limited liability company  
 By: Melanie Raub  
 Print Name: Melanie Raub  
 NAME, ITS VICE President

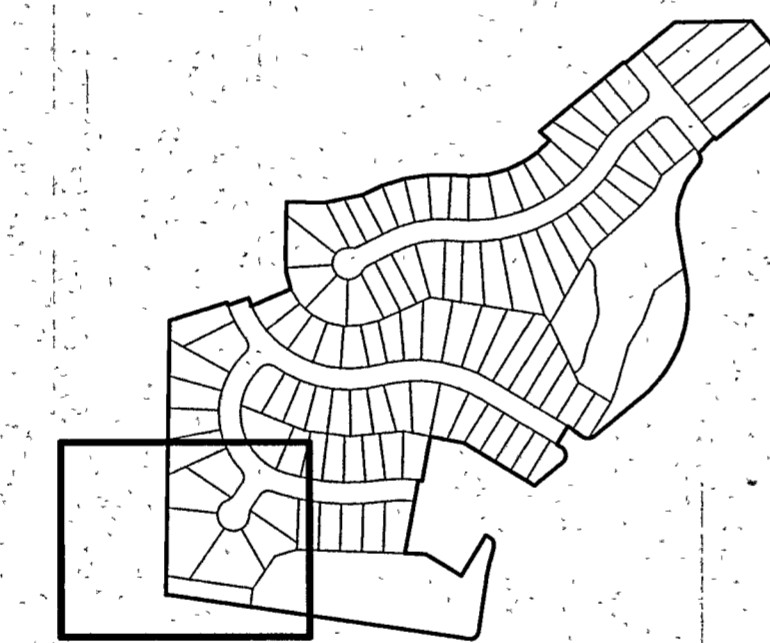
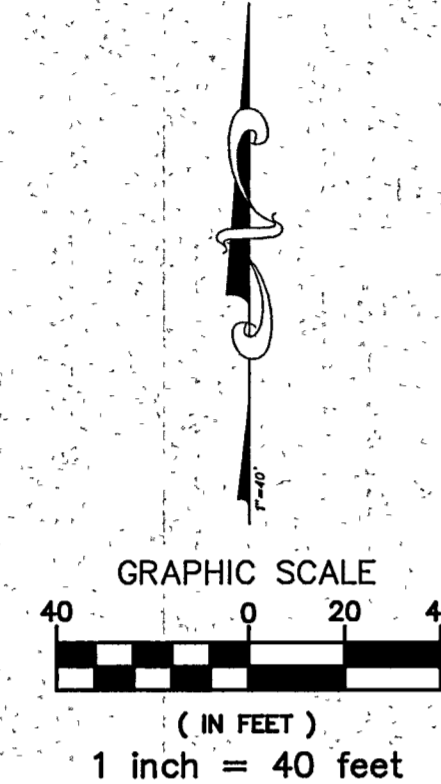
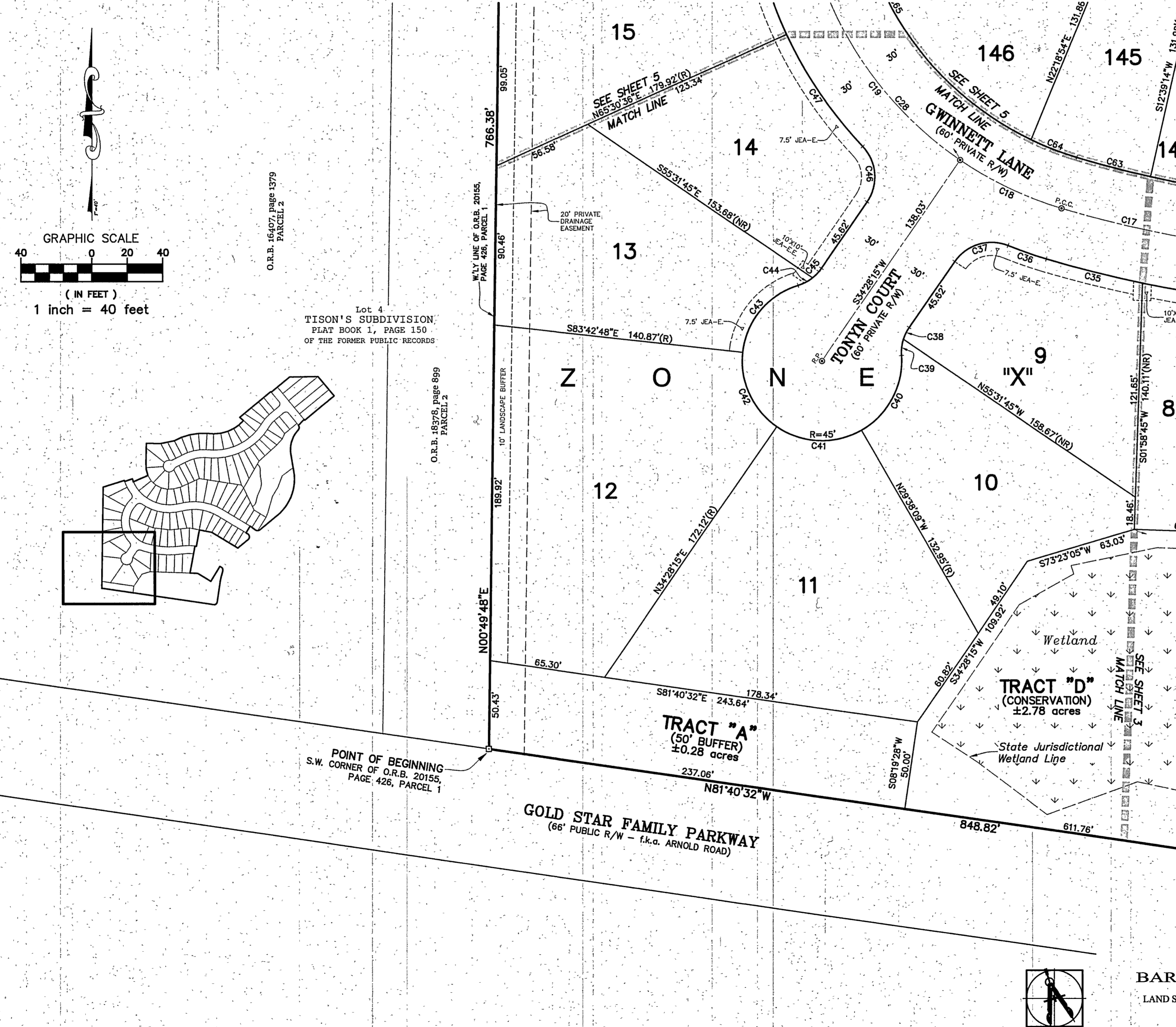
STATE OF FLORIDA, COUNTY OF DUVAL  
 The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of October, 2023, by Melanie Raub as vice president for LENNAR HOMES, LLC.

Gina Melton  
 Notary Public, State of Florida  
 Name: Gina Melton  
 My Commission Expires: 2/6/2025  
 My Commission Number is: HH085452

Personally Known  (used Identification)  
 Type of Identification: NOTARY

**GINA MELTON**  
 NOTARY  
 My Comm. Expires February 6, 2025 No. HH085452  
 STATE OF FLORIDA  
 PUBLIC

CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C17	645.00	285.55	N86°01'09"W	283.22	25°21'56"
C18	205.00	63.71	N64°25'58"W	63.46	17°48'26"
C19	205.00	357.66	N05°32'54"W	313.99	99°57'43"
C28	205.00	178.83	N30°32'20"W	173.21	49°58'51"
C35	675.00	56.00	S75°42'48"E	55.99	4°45'13"
C36	235.00	22.95	S70°32'21"E	22.94	5°35'41"
C37	25.00	33.94	S73°21'52"W	31.39	77°47'15"
C38	25.00	7.41	S25°58'53"W	7.38	16°58'44"
C39	25.00	9.27	S06°52'29"W	9.21	21°14'04"
C40	45.00	50.35	N28°18'39"E	47.76	64°06'24"
C41	45.00	50.35	S87°34'57"E	47.76	64°06'24"
C42	45.00	48.55	S24°37'16"E	46.23	61°48'58"
C43	45.00	52.15	S39°29'07"W	49.28	66°23'50"
C44	25.00	9.27	N62°04'00"E	9.21	21°14'04"
C45	25.00	7.41	N42°57'37"E	7.38	16°58'44"
C46	25.00	33.94	N04°25'23"W	31.39	77°47'15"
C47	235.00	77.22	S33°54'12"E	76.87	18°49'36"
C63	615.00	43.04	S75°20'29"E	43.03	4°00'35"
C64	175.00	27.68	S68°48'20"E	27.65	9°03'43"



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  
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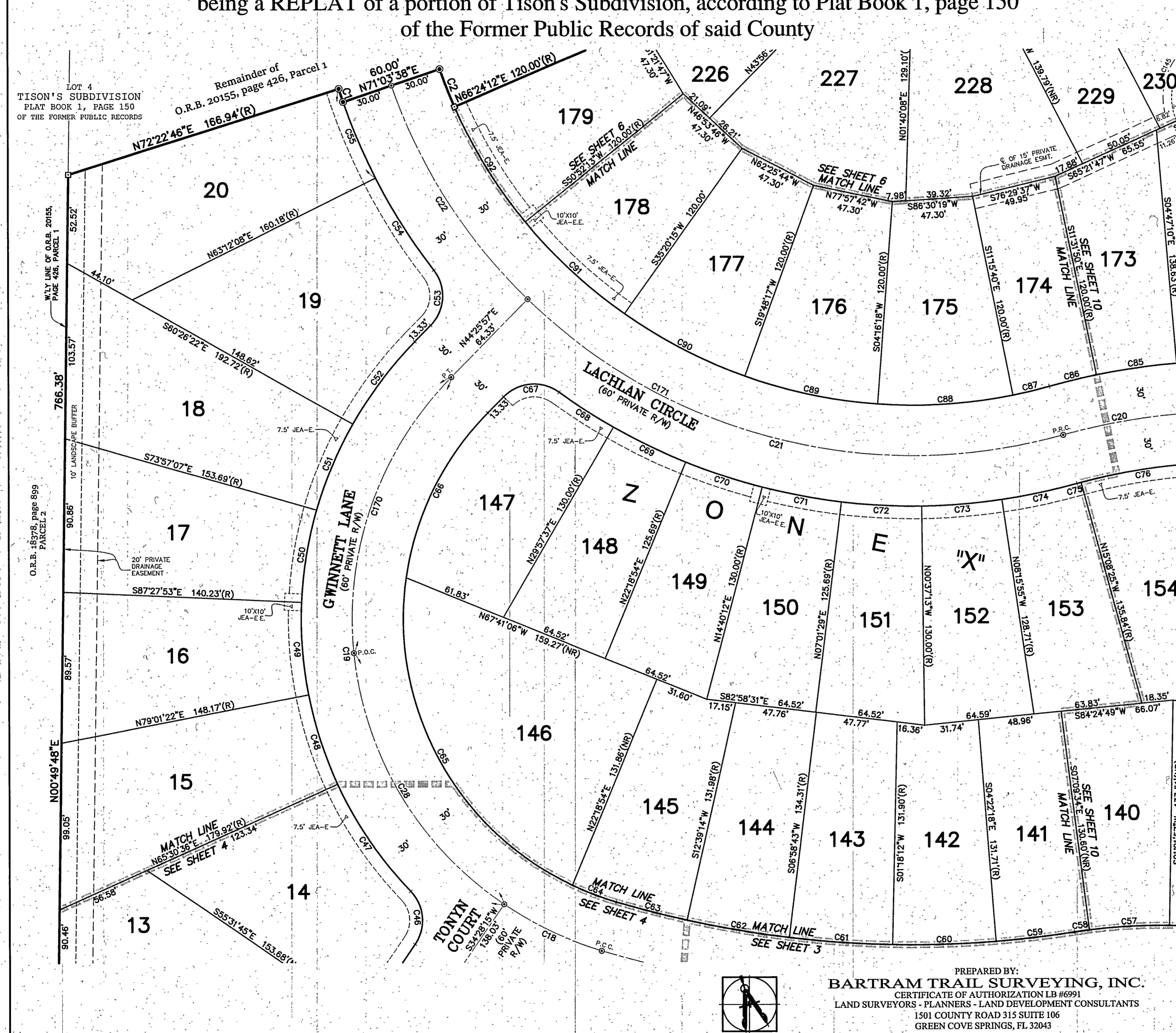
# SEATON CREEK RESERVE PHASE 2

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  
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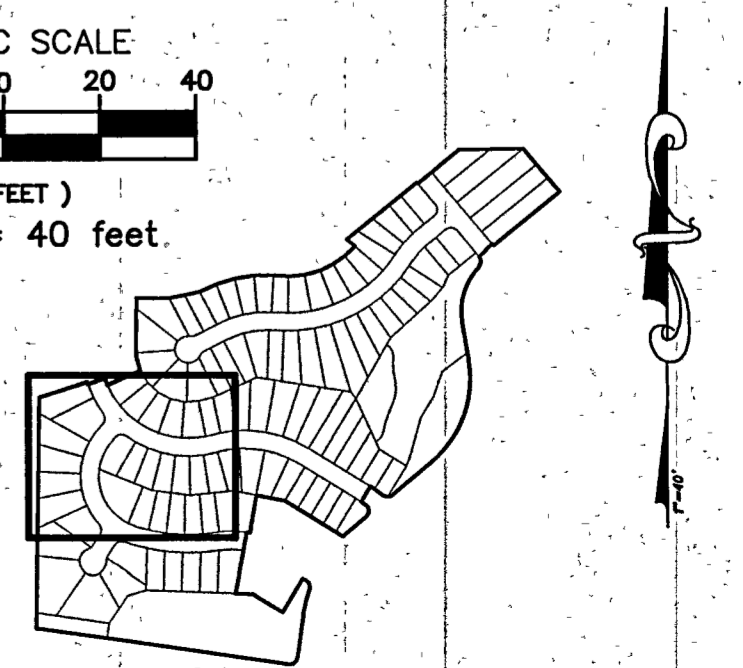
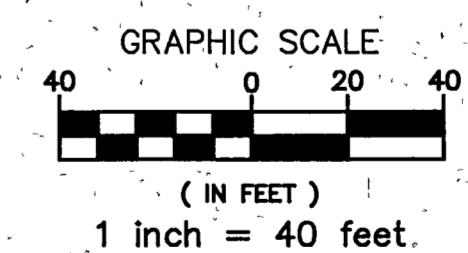
PLAT BOOK ~~81~~ PAGE ~~184~~

SHEET 5 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	355.00	8.17	S18°16'48"E	8.17	1°19'07"
C2	295.00	23.98	S21°16'05"E	23.97	4°39'27"
C18	205.00	63.71	N64°25'58"W	63.46	17°48'26"
C19	205.00	357.66	N05°32'54"W	313.99	89°57'43"
C20	375.00	307.34	N82°04'25"W	298.81	46°57'30"
C21	325.00	340.26	N75°33'36"W	324.93	59°59'07"
C22	325.00	151.04	N32°15'12"W	149.69	26°37'41"
C28	205.00	178.83	N30°32'20"W	173.21	49°58'51"
C46	25.00	33.94	N04°25'23"W	31.39	77°47'15"
C47	235.00	77.22	S33°54'12"E	76.87	18°49'36"
C48	235.00	55.42	S17°44'01"E	55.29	13°30'46"
C49	235.00	55.42	S04°13'16"E	55.29	13°30'46"
C50	235.00	55.42	S09°17'30"W	55.29	13°30'46"
C51	235.00	55.42	S22°48'15"W	55.29	13°30'46"
C52	235.00	61.00	S36°59'48"W	60.83	14°52'19"
C53	25.00	35.64	N03°35'37"E	32.70	81°40'41"
C54	355.00	64.73	S32°01'18"E	64.64	10°28'51"
C55	355.00	56.86	S22°12'33"E	56.80	9°10'38"
C57	330.00	47.18	S86°56'12"W	47.14	8°11'32"
C58	330.00	8.88	S82°04'09"W	8.88	1°32'33"
C59	615.00	46.48	N83°27'47"E	46.47	4°19'49"
C60	615.00	60.92	N88°27'57"E	60.89	5°40'31"
C61	615.00	60.92	S85°51'32"E	60.89	5°40'31"
C62	615.00	60.92	S80°11'02"E	60.89	5°40'31"
C63	615.00	43.04	S75°20'29"E	43.03	4°00'35"
C64	175.00	27.68	S68°48'20"E	27.65	9°03'43"
C65	175.00	221.21	S28°03'45"E	206.77	72°25'25"
C66	175.00	110.82	S26°17'27"W	108.98	36°17'00"
C67	25.00	35.64	S85°16'18"W	32.70	81°40'41"
C68	355.00	38.11	S56°57'53"E	38.09	6°09'01"
C69	355.00	47.37	S63°51'45"E	47.33	7°38'42"
C70	355.00	47.37	S71°30'27"E	47.33	7°38'42"
C71	355.00	47.37	S79°09'09"E	47.33	7°38'42"
C72	355.00	47.37	S86°47'52"E	47.33	7°38'42"
C73	355.00	47.37	N85°33'26"E	47.33	7°38'42"
C74	355.00	45.15	N78°05'27"E	45.12	7°17'15"
C75	345.00	2.48	S74°39'12"W	2.48	0°24'45"
C76	345.00	73.54	S80°58'00"W	73.40	12°12'49"
C85	405.00	47.67	S81°50'30"W	47.65	6°44'40"
C86	405.00	28.43	S76°27'30"W	28.43	4°01'20"
C87	295.00	22.10	N76°35'35"E	22.09	4°17'30"
C88	295.00	79.97	N86°30'19"E	79.73	15°31'58"
C89	295.00	79.97	S77°57'42"E	79.73	15°31'58"
C90	295.00	79.97	S62°25'44"E	79.73	15°31'58"
C91	295.00	79.97	S46°53'46"E	79.73	15°31'58"
C92	295.00	79.97	S31°21'47"E	79.73	15°31'58"
C145	40.00	52.67	S25°04'26"W	48.94	75°28'14"
C170	205.00	178.83	S19°26'32"W	173.21	49°58'51"
C171	325.00	491.30	S62°14'46"E	445.84	86°36'49"



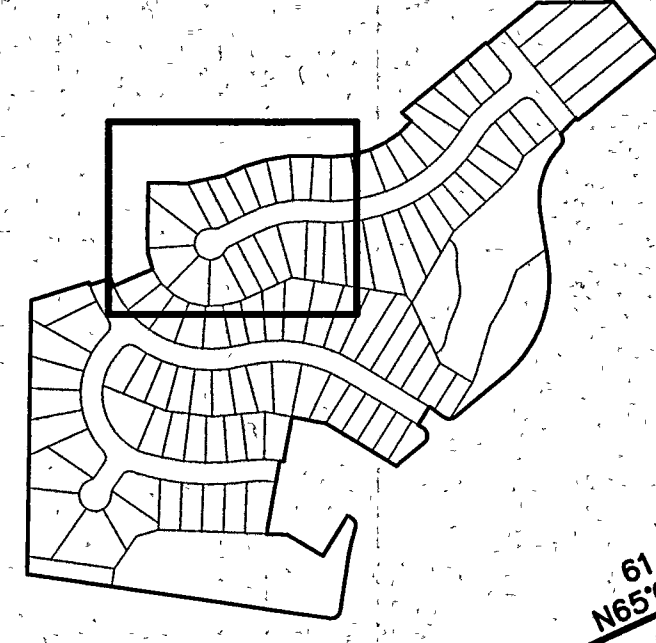
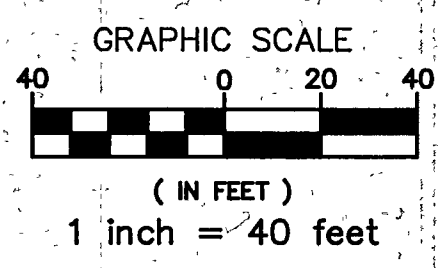
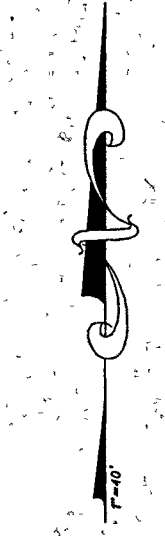
PREPARED BY:  
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# SEATON CREEK RESERVE PHASE 2

Sections 39 & 42, Township 1 North, Range 26 East,  
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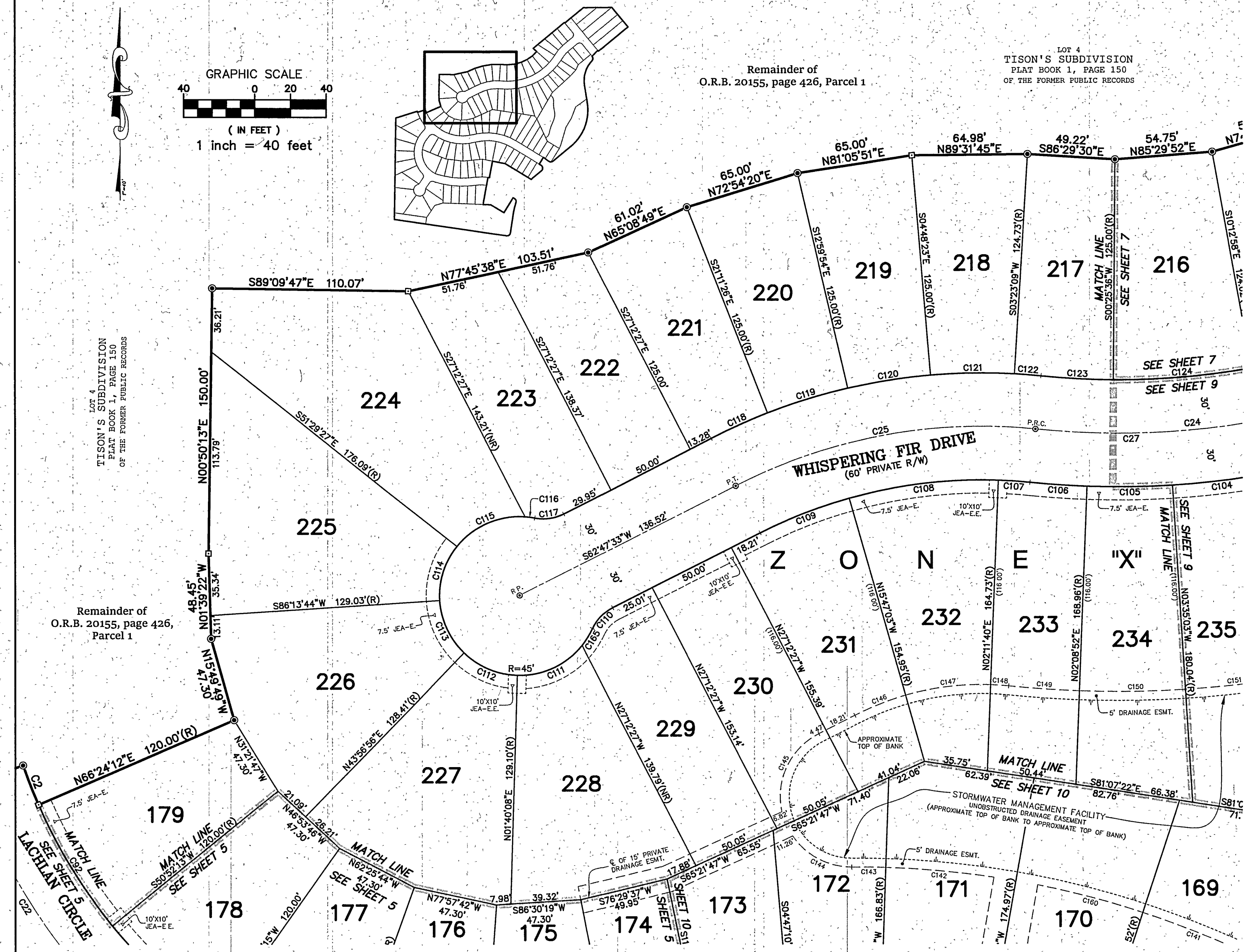
PLAT BOOK 81 PAGE 185  
SHEET 6 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



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

LOT 4  
TISON'S SUBDIVISION  
PLAT BOOK 1, PAGE 150  
OF THE FORMER PUBLIC RECORDS



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C2	295.00	23.98	S21°16'05"E	23.97	4°39'27"
C22	325.00	151.04	N32°15'12"W	149.69	26°37'41"
C24	450.00	515.56	S63°09'43"W	487.82	65°38'36"
C25	300.00	173.79	S79°23'17"W	171.37	33°11'28"
C27	450.00	257.78	N79°34'22"E	254.27	32°49'18"
C92	295.00	79.97	S31°21'47"E	79.73	15°31'58"
C104	480.00	55.23	N83°07'10"E	55.20	6°35'34"
C105	480.00	48.02	N89°16'54"E	48.00	5°43'55"
C106	480.00	32.14	S85°56'03"E	32.13	3°50'10"
C107	270.00	17.86	N85°54'39"W	17.85	3°47'21"
C108	270.00	84.72	S83°12'19"W	84.37	17°58'43"
C109	270.00	53.83	S68°30'15"W	53.74	11°25'24"
C110	25.00	16.67	S43°41'10"W	16.37	38°12'48"
C111	45.00	41.54	N65°13'27"E	40.08	52°53'21"
C112	45.00	33.21	S67°11'28"E	32.46	42°16'48"
C113	45.00	33.21	S24°54'40"E	32.46	42°16'48"
C114	45.00	33.21	S17°22'08"W	32.46	42°16'48"
C115	45.00	43.50	S66°12'12"W	41.83	55°23'19"
C116	45.00	5.58	N82°32'54"W	5.58	7°06'29"
C117	25.00	16.67	N81°53'57"E	16.37	38°12'48"
C118	330.00	34.65	S65°48'04"W	34.64	6°01'01"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C119	330.00	47.18	S72°54'20"W	47.14	8°11'32"
C120	330.00	47.18	S81°05'51"W	47.14	8°11'32"
C121	330.00	47.18	S89°17'23"W	47.14	8°11'32"
C122	330.00	14.96	N85°18'55"W	14.96	2°35'53"
C123	420.00	40.73	S86°47'41"E	40.72	5°33'25"
C124	420.00	78.02	N85°06'19"E	77.90	10°38'34"
C141	521.00	61.33	N68°28'43"W	61.29	6°44'40"
C142	521.00	61.11	N84°40'53"W	61.07	6°43'12"
C143	521.00	19.11	N89°05'32"W	19.11	2°06'06"
C144	40.00	39.01	S82°12'11"E	37.48	55°52'47"
C145	40.00	52.67	S25°04'26"W	48.94	75°26'14"
C146	154.00	30.70	S68°30'15"W	30.65	11°25'24"
C147	154.00	48.32	S83°12'19"W	48.13	17°58'43"
C148	154.00	10.18	N85°54'39"W	10.18	3°47'21"
C149	596.00	39.90	S85°56'03"E	39.90	3°50'10"
C150	596.00	59.62	N89°16'54"E	59.60	5°43'55"
C151	596.00	56.08	N83°43'13"E	56.06	5°23'27"
C160	521.00	61.11	N75°12'41"W	61.08	6°43'15"
C165	45.00	11.15	N31°40'46"E	11.12	14°12'00"

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

PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
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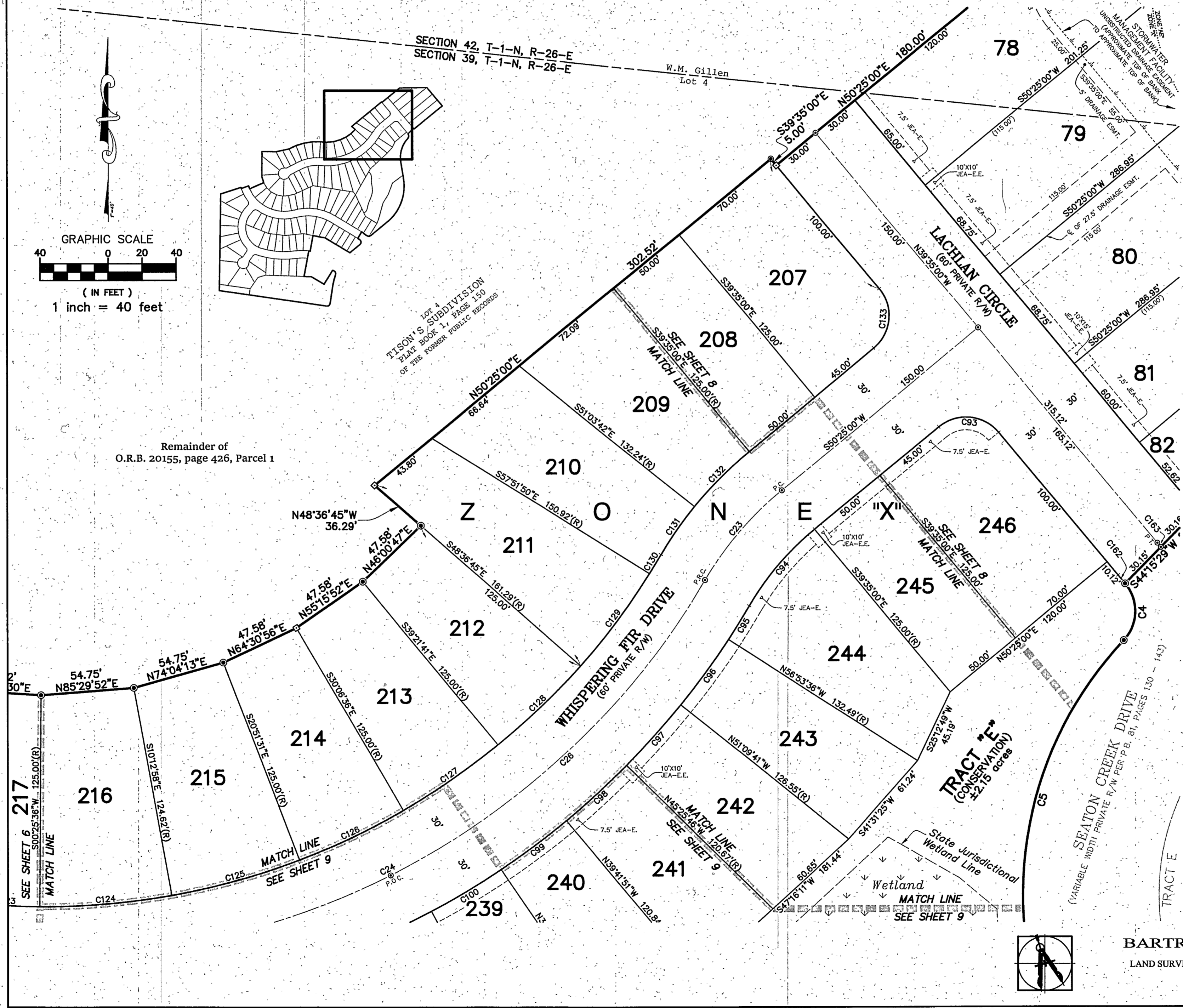
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PLAT BOOK 81 PAGE 186

SHEET 7 OF 11 SHEETS

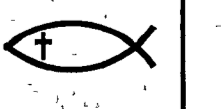
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C4	25.00	36.42	S01°27'10"W	33.28	83°28'15"
C5	220.00	202.16	S16°51'50"W	195.12	52°38'55"
C23	200.00	70.08	S40°22'43"W	69.72	20°04'35"
C24	450.00	515.56	S63°09'43"W	487.82	65°38'36"
C26	450.00	257.78	S46°45'04"W	254.27	32°49'18"
C93	25.00	39.27	N84°35'00"W	35.36	90°00'00"
C94	170.00	59.57	S40°22'43"W	59.26	20°04'35"
C95	480.00	23.18	N31°43'25"E	23.17	2°45'59"
C96	480.00	48.02	N35°58'21"E	48.00	5°43'55"
C97	480.00	48.02	N41°42'17"E	48.00	5°43'55"
C98	480.00	48.02	N47°26'12"E	48.00	5°43'55"
C99	480.00	48.02	N53°10'07"E	48.00	5°43'55"
C100	480.00	48.02	N58°54'02"E	48.00	5°43'55"
C124	420.00	78.02	N85°06'19"E	77.90	10°38'34"
C125	420.00	78.02	N74°27'45"E	77.90	10°38'34"
C126	420.00	67.82	N64°30'56"E	67.74	9°15'05"
C127	420.00	67.82	N55°15'52"E	67.74	9°15'05"
C128	420.00	67.82	N46°00'47"E	67.74	9°15'05"
C129	420.00	67.82	N36°45'42"E	67.74	9°15'05"
C130	420.00	13.16	N31°14'18"E	13.16	1°47'45"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C131	230.00	34.51	S34°38'22"W	34.48	8°35'53"
C132	230.00	46.08	S44°40'39"W	46.00	11°28'42"
C133	25.00	39.27	N05°25'00"E	35.36	90°00'00"
C162	530.00	6.47	S39°55'59"E	6.47	0°41'58"
C163	500.00	3.24	S39°46'08"E	3.24	0°22'15"

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



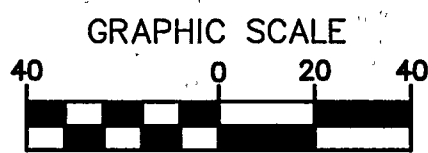
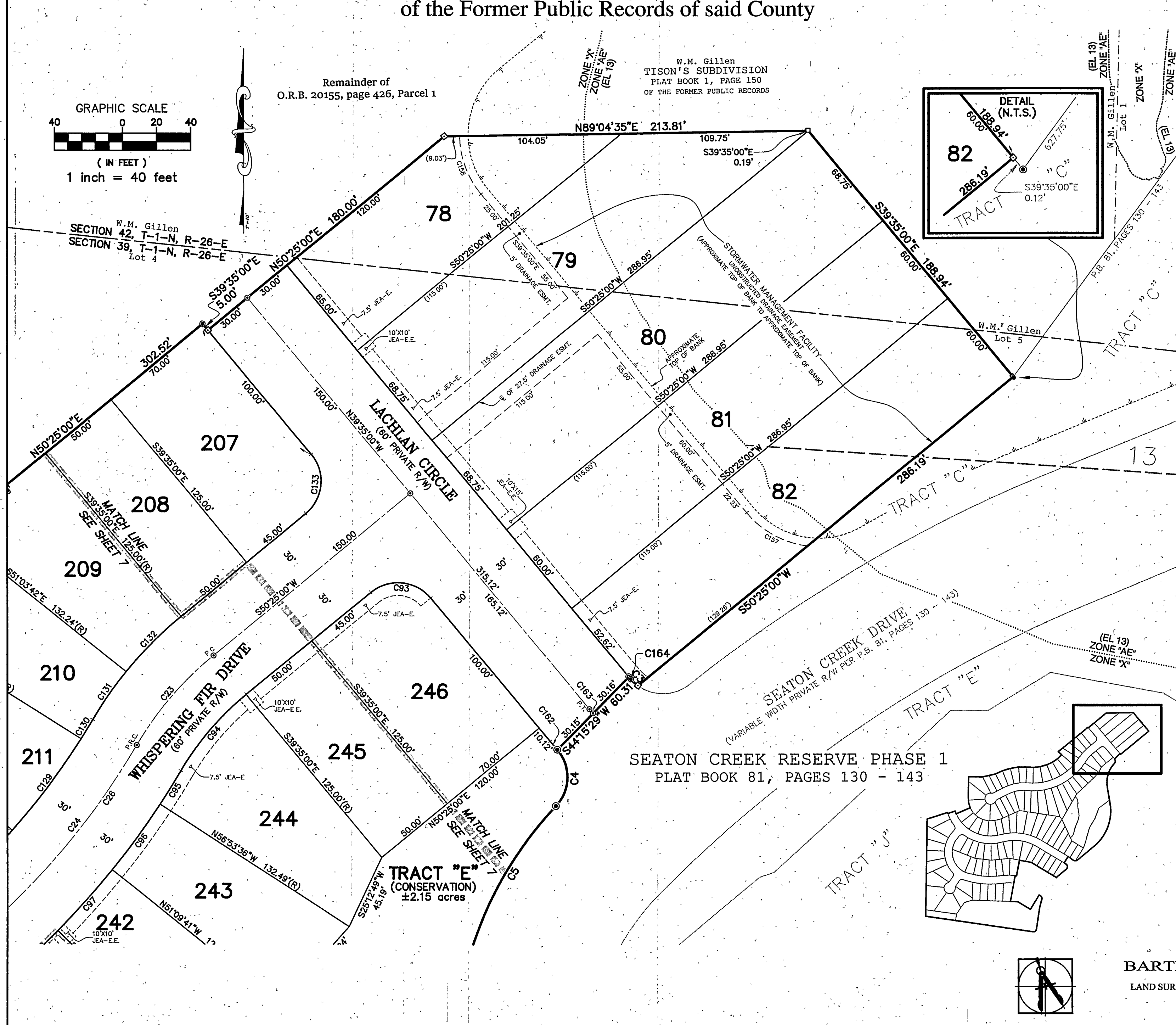
# SEATON CREEK RESERVE PHASE 2

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 **187**

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C3	25.00	6.11	N46°44'42"W	6.09	13°59'54"
C4	25.00	36.42	S01°27'10"W	33.28	83°28'15"
C5	220.00	202.16	S16°51'50"W	195.12	52°38'55"
C23	200.00	70.08	S40°22'43"W	69.72	20°04'35"
C24	450.00	515.56	S63°09'43"W	487.82	65°38'36"
C26	450.00	257.78	N46°45'04"E	254.27	32°49'18"
C93	25.00	39.27	N84°35'00"W	35.36	90°00'00"
C94	170.00	59.57	S40°22'43"W	59.26	20°04'35"
C95	480.00	23.18	N31°43'25"E	23.17	2°45'59"
C96	480.00	48.02	N35°58'21"E	48.00	5°43'55"
C97	480.00	48.02	N41°42'17"E	48.00	5°43'55"
C129	420.00	67.82	N36°45'42"E	67.74	9°15'05"
C130	420.00	13.16	N31°14'18"E	13.16	1°47'45"
C131	230.00	34.51	S34°38'22"W	34.48	8°35'53"
C132	230.00	46.08	S44°40'39"W	46.00	11°28'42"
C133	25.00	39.27	N05°25'00"E	35.36	90°00'00"
C157	55.00	41.63	S61°16'04"E	40.64	43°22'08"
C158	55.00	37.11	S20°15'12"E	36.41	38°39'35"
C162	530.00	6.47	S39°55'59"E	6.47	0°41'58"
C163	500.00	3.24	S39°46'08"E	3.24	0°22'15"
C164	470.00	1.33	S39°39'53"E	1.33	0°09'45"

PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
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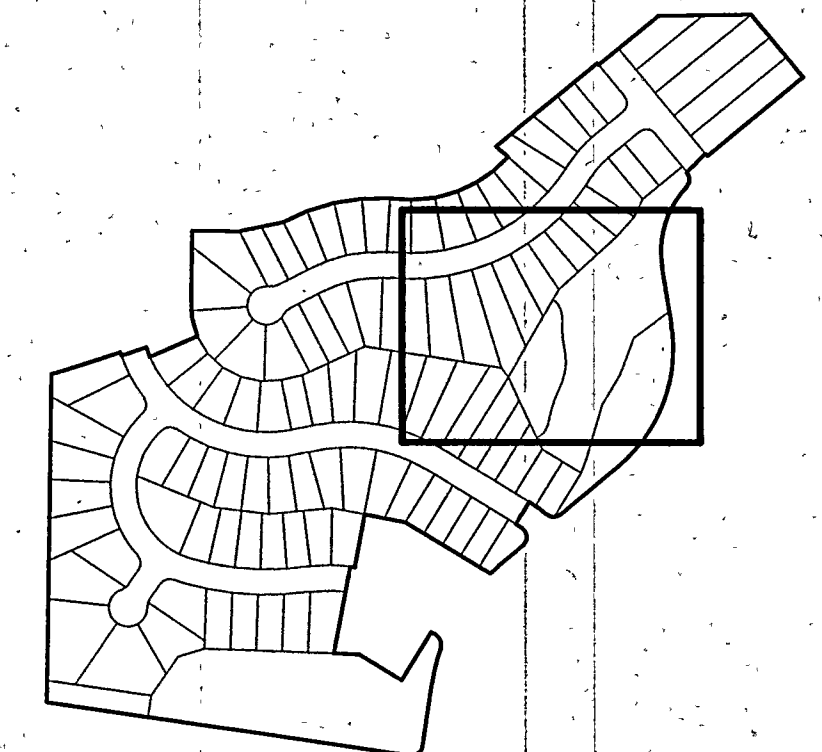
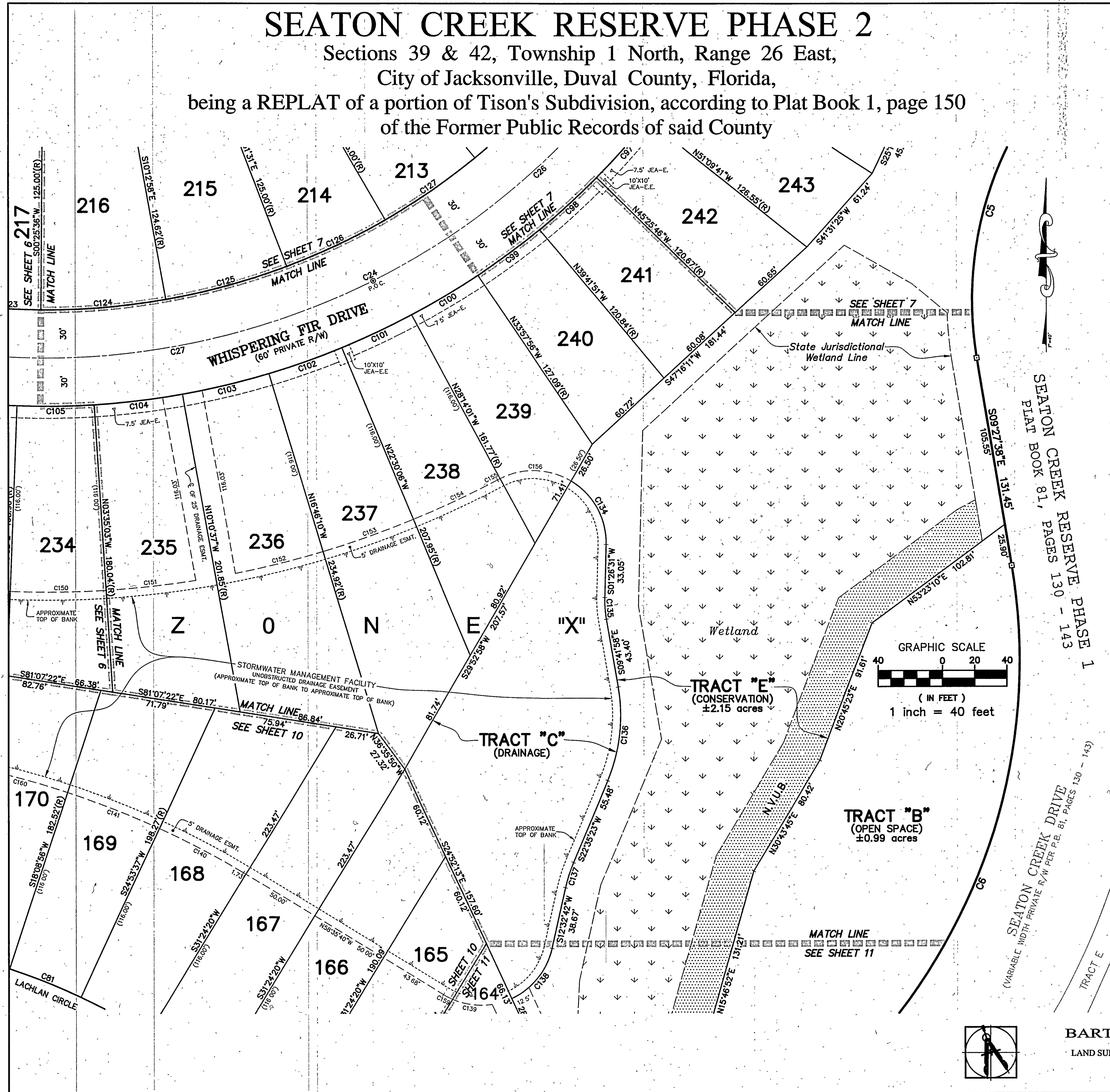
# SEATON CREEK RESERVE PHASE 2

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 **188**

SHEET 9 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C5	220.00	202.16	S16°51'50"W	195.12	52°38'55"
C6	360.00	374.01	S20°18'10"W	357.42	59°31'35"
C24	450.00	515.56	S63°09'43"W	487.82	65°38'36"
C26	450.00	257.78	S46°45'04"W	254.27	32°49'18"
C27	450.00	257.78	S79°34'22"W	254.27	32°49'18"
C81	405.00	47.67	N68°28'43"W	47.65	6°44'40"
C98	480.00	48.02	N47°26'12"E	48.00	5°43'55"
C99	480.00	48.02	N53°10'07"E	48.00	5°43'55"
C100	480.00	48.02	N58°54'02"E	48.00	5°43'55"
C101	480.00	48.02	N64°37'57"E	48.00	5°43'55"
C102	480.00	48.02	N70°21'52"E	48.00	5°43'55"
C103	480.00	55.23	N76°31'36"E	55.20	6°35'34"
C104	480.00	55.23	N83°07'10"E	55.20	6°35'34"
C105	480.00	48.02	N89°16'54"E	48.00	5°43'55"
C124	420.00	78.02	N85°06'19"E	77.90	10°38'34"
C125	420.00	78.02	N74°27'45"E	77.90	10°38'34"
C126	420.00	67.82	N64°30'56"E	67.74	9°15'05"
C127	420.00	67.82	N55°15'52"E	67.74	9°15'05"
C134	45.00	47.39	N28°43'41"W	45.23	60°20'24"
C135	70.00	13.61	S04°07'44"E	13.59	11°08'30"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C136	105.00	59.17	N06°26'42"E	58.39	32°17'22"
C137	95.00	16.66	S17°34'02"W	16.63	10°02'42"
C138	45.00	41.36	N38°52'21"E	39.92	52°39'19"
C139	45.00	25.13	S82°40'09"E	24.81	32°00'01"
C140	521.00	59.21	N61°51'02"W	59.18	6°30'43"
C141	521.00	61.33	N68°28'43"W	61.29	6°44'40"
C150	596.00	59.62	N89°16'54"E	59.60	5°43'55"
C151	596.00	56.08	N83°43'13"E	56.06	5°23'27"
C152	596.00	56.08	N75°55'33"E	56.06	5°23'27"
C153	596.00	59.62	N70°21'52"E	59.60	5°43'55"
C154	596.00	59.09	N64°39'29"E	59.07	5°40'51"
C155	45.00	0.53	S62°09'25"W	0.53	0°40'42"
C156	45.00	46.03	N88°12'04"W	44.05	58°36'22"
C159	45.00	6.34	S62°37'54"E	6.34	8°04'28"
C160	521.00	61.11	N75°12'41"W	61.08	6°43'15"

SEATON CREEK RESERVE PHASE 1  
 PLAT BOOK 81, PAGES 130 - 143

SEATON CREEK DRIVE  
 (VARIABLE WIDTH PRIVATE R/W PER P.B. 81, PAGES 130 - 143)

PREPARED BY:  
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 1501 COUNTY ROAD 315 SUITE 106  
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# SEATON CREEK RESERVE PHASE 2

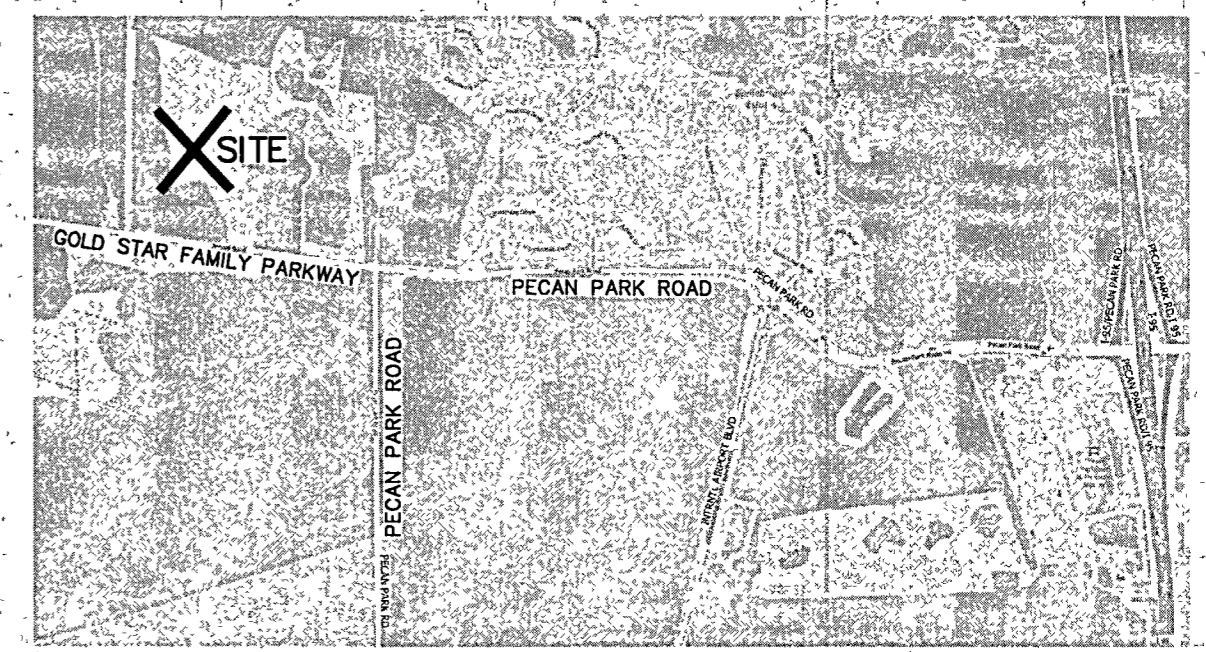
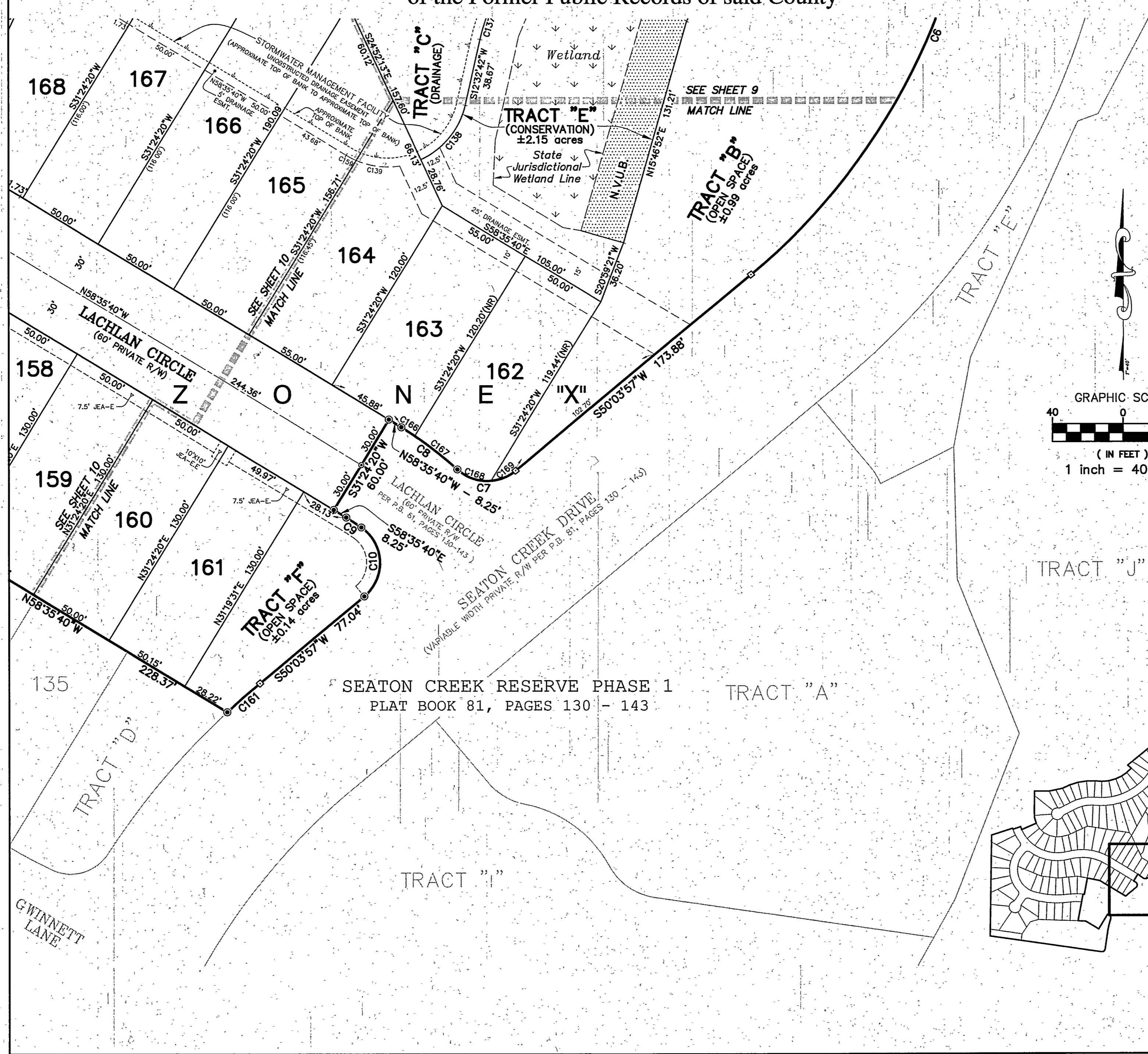
Sections 39 & 42, Township 1 North, Range 26 East,  
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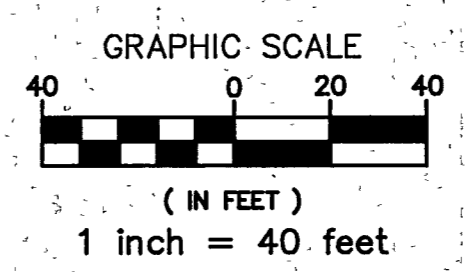
PLAT BOOK **81** PAGE **189**

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



VICINITY MAP (not to scale)



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C6	360.00	374.01	S20°18'10"W	357.42	59°31'35"
C7	25.00	35.97	N88°42'44"W	32.95	82°26'38"
C8	205.00	39.73	N53°02'33"W	39.67	11°06'15"
C9	145.00	10.28	S56°33'49"E	10.28	4°03'44"
C10	25.00	45.64	S02°14'00"E	39.56	104°35'54"
C137	95.00	16.66	S17°34'02"W	16.63	10°02'42"
C138	45.00	41.36	N38°52'21"E	39.92	52°39'19"
C139	45.00	25.13	S82°40'09"E	24.81	32°00'01"
C159	45.00	6.34	S82°37'54"E	6.34	8°04'28"
C161	440.00	24.80	S48°27'03"W	24.80	3°13'47"
C166	205.00	9.12	N57°19'12"W	9.12	2°32'56"
C167	205.00	30.61	N51°46'05"W	30.58	8°33'19"
C168	25.00	20.71	N71°13'16"W	20.12	47°27'41"
C169	25.00	15.26	S67°33'26"W	15.03	34°58'57"