

Approved 2/12/2024
Date
Steven S. Benson
City Engineer
for Director of Public Works
Approved 2/6/2024
Date
Joyann C. Brandin
for General Counsel

SEATON CREEK RESERVE PHASE 3

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 **82** PAGE **59**
SHEET 1 OF 13 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

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 Northwesterly corner of Lot 20, SEATON CREEK RESERVE PHASE 2, according to Plat Book 81, pages 180 through 189, of the Current Public Records of said County; thence along the Westerly line of Parcel 1, according to Official Records Book 20155, page 426, of the Official Records of said county, N00°49'48"E, 1,252.08 feet to the Northerly line of last said lands; thence along said line, run the following 5 courses: 1) N43°34'25"E, 307.49 feet; 2) N84°38'15"E, 247.74 feet; 3) N85°59'15"E, 423.57 feet; 4) N71°56'15"E, 99.36 feet; 5) S85°31'05"E, 1,229.77 feet to the Easterly line of lands described in Official Records Book 6679, page 339, of said Official Records; thence along said line, S00°52'43"W, 304.44 feet to the Northerly line of SEATON CREEK RESERVE PHASE 1, according to Plat Book 81, pages 130 through 143, of said Current Public Records; thence along the Northwesterly line thereof, run the following 5 courses: 1) N89°06'49"W, 4.57 feet; 2) N33°00'08"W, 12.43 feet; 3) N21°25'11"W, 48.20 feet; 4) S77°25'08"W, 79.07 feet; 5) S36°15'58"W, 627.75 feet to the Southeasterly projection of the Northerly line of said SEATON CREEK RESERVE PHASE 2; thence along said projection and then along said Northerly line, N39°35'00"W, 189.05 feet to the Northeastly corner of Lot 78, said SEATON CREEK RESERVE PHASE 2; then along said Northerly line of said SEATON CREEK RESERVE PHASE 2, run the following 25 courses: 1) S89°04'35"W, 213.81 feet; 2) S50°25'00"W, 180.00 feet; 3) N39°35'00"W, 5.00 feet; 4) S50°25'00"W, 302.52 feet; 5) S48°36'45"E, 36.29 feet; 6) S46°00'47"W, 47.58 feet; 7) S55°15'52"W, 47.58 feet; 8) S64°30'56"W, 47.58 feet; 9) S74°04'13"W, 54.75 feet; 10) S85°29'52"W, 54.75 feet; 11) N86°29'30"W, 49.22 feet; 12) S89°31'45"W, 64.98 feet; 13) S81°05'51"W, 65.00 feet; 14) S72°54'20"W, 65.00 feet; 15) S65°08'49"W, 61.02 feet; 16) S77°45'38"W, 103.51 feet; 17) N89°09'47"W, 110.07 feet; 18) S00°50'13"W, 150.00 feet; 19) S01°39'22"E, 48.45 feet; 20) S15°49'49"E, 47.30 feet; 21) S66°24'12"W, 120.00 feet to a point on a curve concave to the East and having a radius of 295.00 feet; 22) Northerly along the arc of said curve, subtended by a chord bearing and distance of N21°16'05"W, 23.97 feet, an arc distance of 23.98 feet; 23) S71°03'38"W, 60.00 feet to a point on a curve concave to the East and having a radius of 355.00 feet; 24) Northerly along the arc of said curve, subtended by a chord bearing and distance of N18°16'48"W, 8.17 feet, an arc distance of 8.17 feet; 25) S72°22'46"W, 166.94 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 46.15 acres, more or less.
Said lands situated, lying and being in Duval County, Florida.

CONSENT AND JOINDER

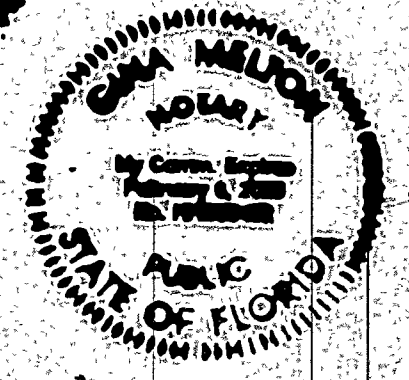
The Undersigned hereby certifies that it is the holder of that certain "Option Agreement" as incorporated into "Memorandum of Option Agreement" recorded in Official Records Book 20155, page 430 of the Public Records of Duval County, Florida; encumbering the lands described in the Caption hereon. The 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: Dan Jones
Print Name: Dan Jones
WITNESS: Joe Panerista
Print Name: Joe Panerista

State of Florida
County of Duval

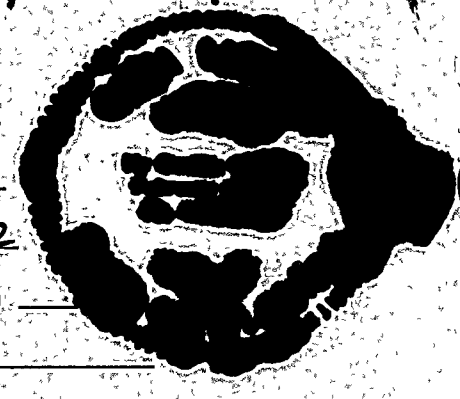
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of January, 2024, by SCOTT KEILING, as an Authorized Person for LENNAR HOMES, LLC.

Notary Public, State of Florida
Name: Gina Melton
My Commission Expires: 2/16/2025
My Commission Number is: 111085452
Personally Known or Produced Identification _____
Type of Identification Produced _____

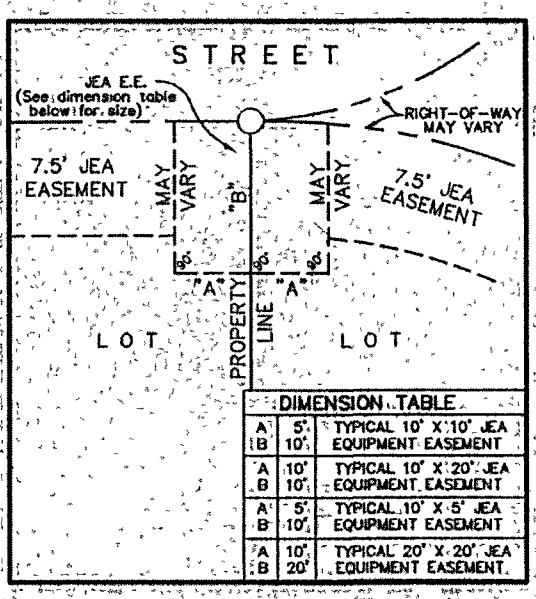


PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9th DAY OF FEBRUARY, 2024.
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER No. 6902



* SEE SHEET 11 FOR VICINITY MAP *



JEA EASEMENT DETAIL (NOT TO SCALE)

ADOPTION AND DEDICATION (continued)

AG EHC II (LEN) MULTI STATE 1, LLC

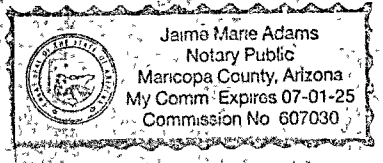
A DELAWARE LIMITED LIABILITY COMPANY
BY: Steven S. Benson
STEVEN S. BENSON, as manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC
WITNESS: Jeanette Lakavage
Print Name: Jeanette Lakavage

WITNESS: Jeff Benson
Print Name: Jeff Benson

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 29 day of December, 2023, by STEVEN S. BENSON, as manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC

Notary Public, State of Florida
Name: Jaime Marie Adams
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) HAVE BEEN SET 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.

CELESTIAL TIME: 11th DAY OF JANUARY, 2024.
JOHN S. ADAM
PROFESSIONAL LAND SURVEYOR CERT. No. 4469
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043

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 9th DAY OF February, 2024.

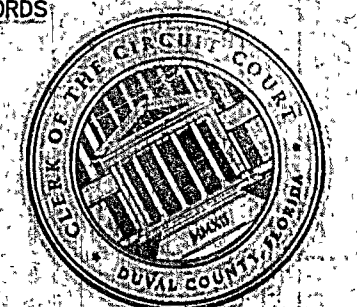
Nina Sicker
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

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 82 PAGES 59-71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 13 DAY OF Feb., 2024.

Jody Phillips
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT
DEPUTY CLERK



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 3, 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", "D" & "J" (OPEN SPACES), TRACTS "E", "G", & "H" (CONSERVATION), AND TRACTS "F" & "I" (55' U.D.E.s), 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, PICKUP 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 LENS 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 ADJUTING 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 3. 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 DEDICATE 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.

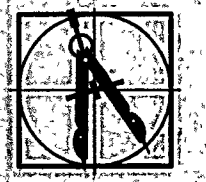
THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS _____ DAY OF _____, 2024.

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION #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 3

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 82 PAGE 60
SHEET 2 OF 13 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 1/4 R/W LINE OF GOLD STAR FAMILY PARKWAY 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 IMPROVE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF ANY UTILITY OR 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 IMPROVE 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 ANY DAMAGE TO ANY 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.
- "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPROVE 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.
- "JEA-E-E" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPROVE 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 A WETLAND AREA TO OBTAIN THE NECESSARY PERMITS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINES 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 "X1", "X2" (SHADED) & "AE" AS DEPICTED ON FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY NUMBER 120077, PANEL NUMBER 0045-J, DATED NOVEMBER 27, 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.
- CAPTIONED LANDS ARE SUBJECT TO BLANKET TELECOMMUNICATIONS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20677, PAGE 578. ALSO SEE OTHER UNPLOTTABLE EASEMENTS CONTAINED IN SAID INSTRUMENT.



SEATON CREEK RESERVE PHASE 3

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

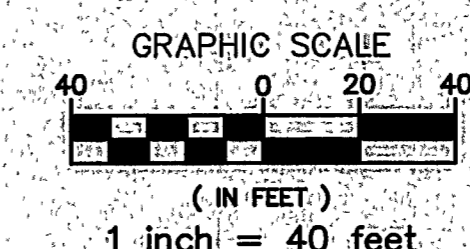
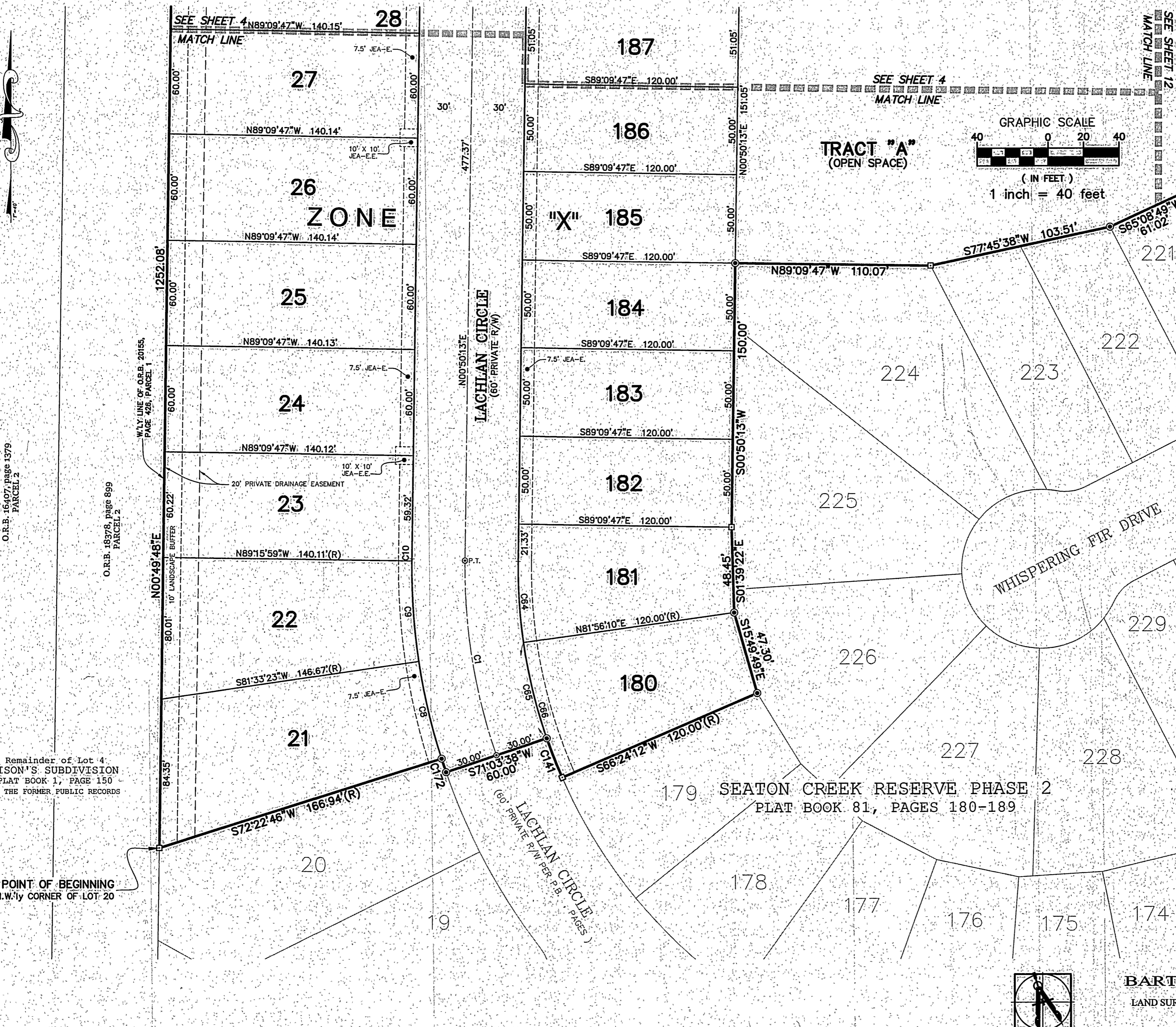
City of Jacksonville, Duval County, Florida,

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 **82** PAGE **61**

SHEET 3 OF 13 SHEETS

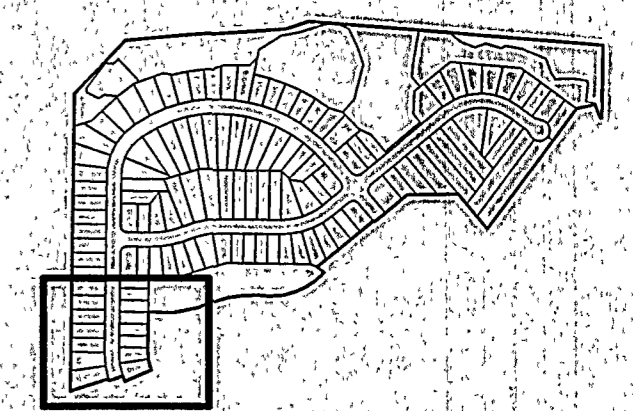
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUMBER OF LOTS = 117

AREA TABLE FOR CERTAIN TRACTS

TRACT A (OPEN SPACE)	2.21 ACRES ±
TRACT B (OPEN SPACE)	0.47 ACRES ±
TRACT C (OPEN SPACE)	2.48 ACRES ±
TRACT D (OPEN SPACE)	11.82 ACRES ±
TRACT J (OPEN SPACE)	0.04 ACRES ±
TRACT E (CONSERVATION)	2.62 ACRES ±
TRACT G (CONSERVATION)	2.67 ACRES ±
TRACT H (CONSERVATION)	11.36 ACRES ±
TOTAL	13.67 ACRES ±



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	325.00	112.18	S09°03'04"E	111.62	19°46'35"
C8	355.00	56.86	S13°01'56"E	56.80	9°10'38"
C9	355.00	56.86	S03°51'18"E	56.80	9°10'38"
C10	355.00	0.64	S00°47'07"W	0.64	0°08'12"
C64	295.00	45.83	S03°36'49"E	45.78	8°54'03"
C65	295.00	55.99	S13°30'06"E	55.91	10°52'32"
C66	295.01	79.97	S15°49'50"E	79.73	15°31'56"
C141	295.00	23.98	N21°16'05"W	23.97	4°39'27"
C172	355.00	8.17	N18°16'48"W	8.17	1°19'07"

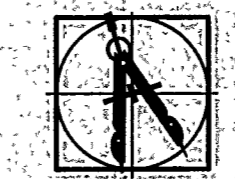
O.R.B. 16407, page 1379, PARCEL 2

O.R.B. 18378, page 899, PARCEL 2

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

POINT OF BEGINNING N.W. CORNER OF LOT 20

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 1106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



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PLAT BOOK **82** PAGE **62**

SHEET 4 OF 13 SHEETS

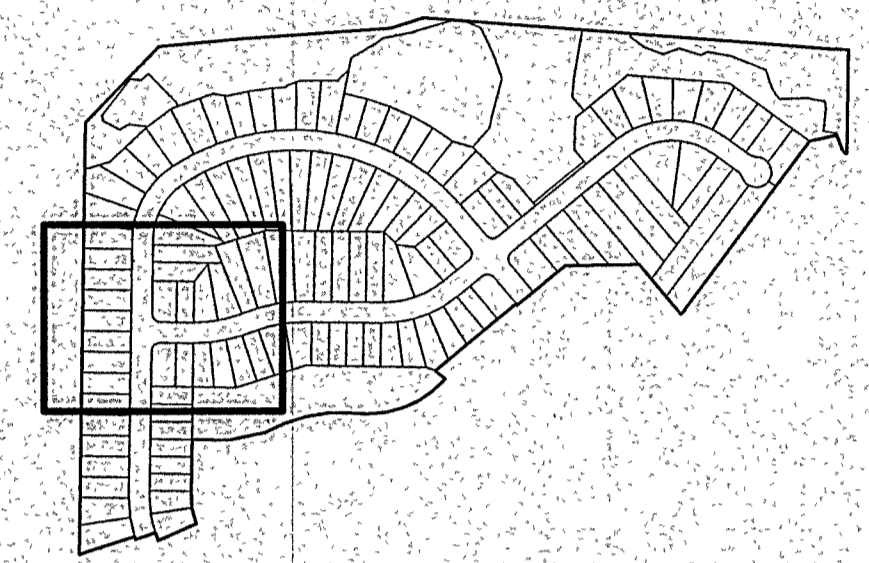
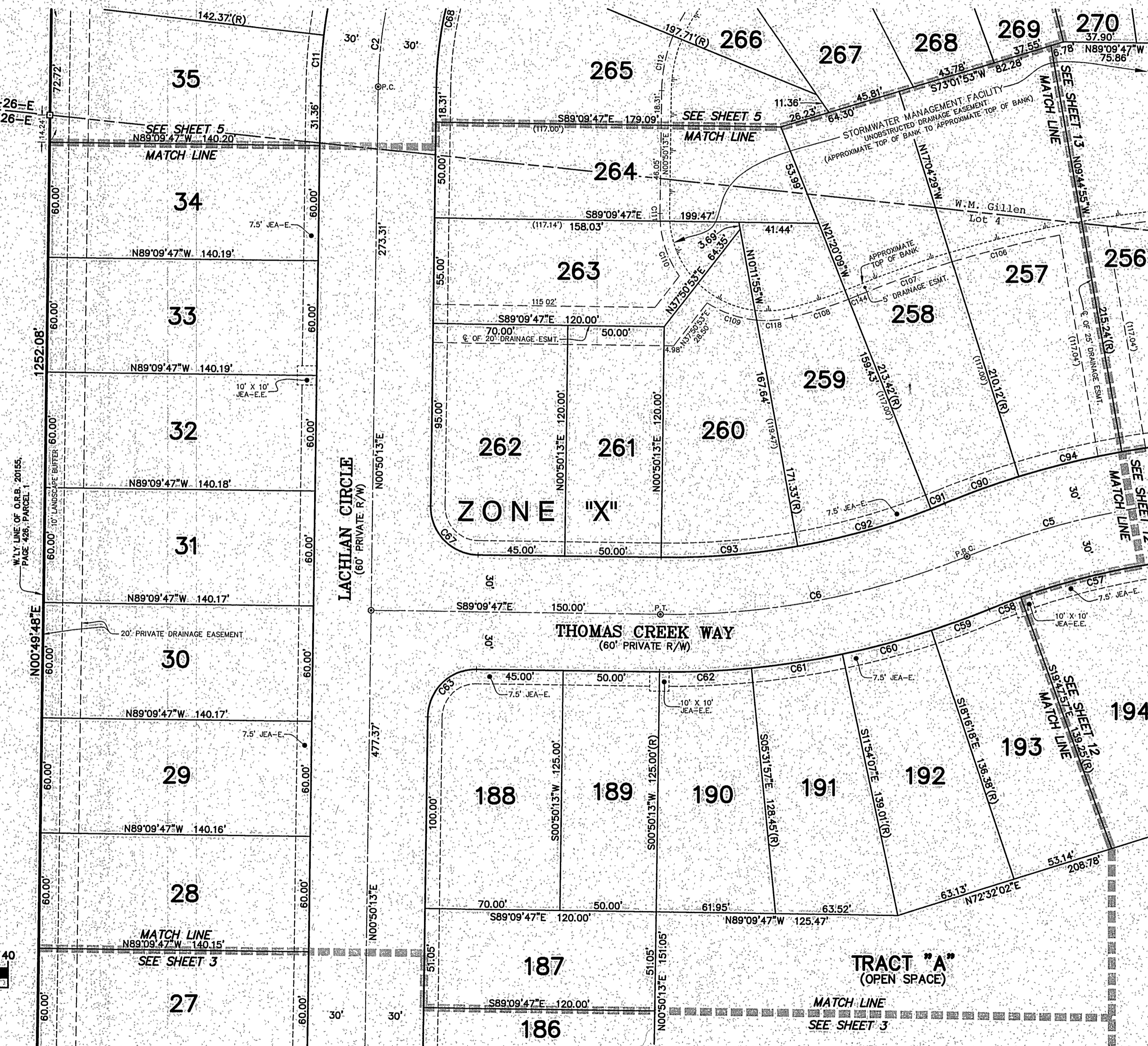
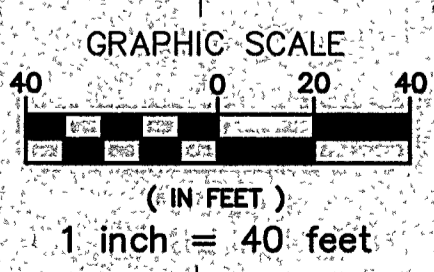
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

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



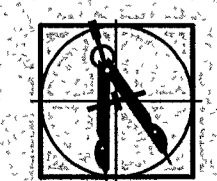
O.R.B. 16407, page 1379
PARCEL 2

O.R.B. 18378, page 899
PARCEL 2



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C2	225.00	214.45	N28°08'28"E	206.42	54°36'31"
C5	400.00	163.07	N79°09'28"E	161.95	23°21'30"
C6	400.00	163.07	N79°09'28"E	161.95	23°21'30"
C11	255.00	26.59	S03°49'27"W	26.58	5°58'28"
C57	370.00	79.72	S76°22'25"W	79.57	12°20'43"
C58	370.00	17.58	S68°50'23"W	17.58	2°43'21"
C59	430.00	31.90	N69°36'12"E	31.89	4°15'00"
C60	430.00	47.80	N74°54'47"E	47.78	6°22'10"
C61	430.00	47.80	N81°16'58"E	47.78	6°22'10"
C62	430.00	47.80	N87°39'08"E	47.78	6°22'10"
C63	25.00	39.27	S45°50'13"W	35.36	90°00'00"
C67	25.00	39.27	S44°09'47"E	35.36	90°00'00"
C68	195.00	73.61	S11°39'06"W	73.18	21°37'47"
C90	430.00	40.88	S70°12'06"W	40.86	5°26'48"
C91	370.00	7.66	N68°04'16"E	7.66	1°11'08"
C92	370.00	71.92	N74°13'58"E	71.81	11°08'15"
C93	370.00	71.26	N85°19'09"E	71.15	11°02'08"
C94	430.00	54.98	S76°35'18"W	54.94	7°19'34"
C106	547.00	57.44	S75°56'01"W	57.41	6°01'00"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C107	547.00	52.00	S70°12'06"W	51.98	5°26'48"
C108	253.00	30.68	N72°08'15"E	30.66	6°56'49"
C109	55.00	27.51	S70°36'56"E	27.23	28°39'45"
C110	55.00	30.64	S19°14'27"E	30.24	31°55'05"
C111	55.00	3.95	S01°13'21"E	3.95	4°07'07"
C112	78.00	29.45	S11°39'06"W	29.27	21°37'47"
C118	55.00	18.66	N85°19'55"E	18.57	19°26'32"
C144	253.00	5.24	N68°04'16"E	5.24	1°11'08"



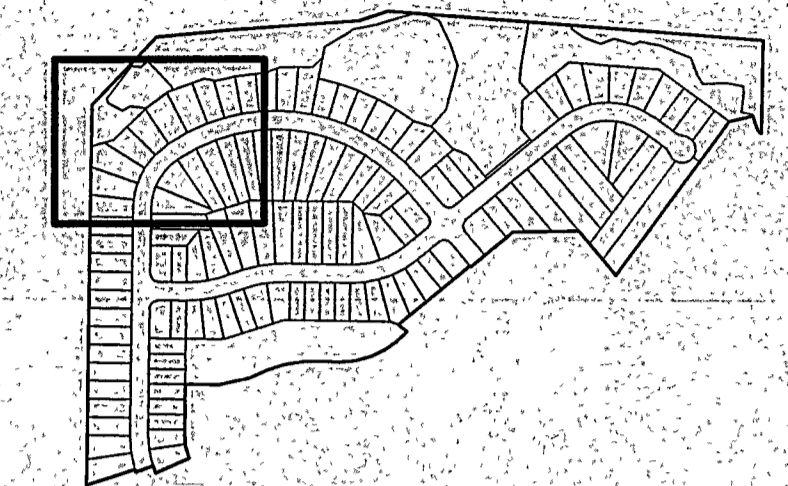
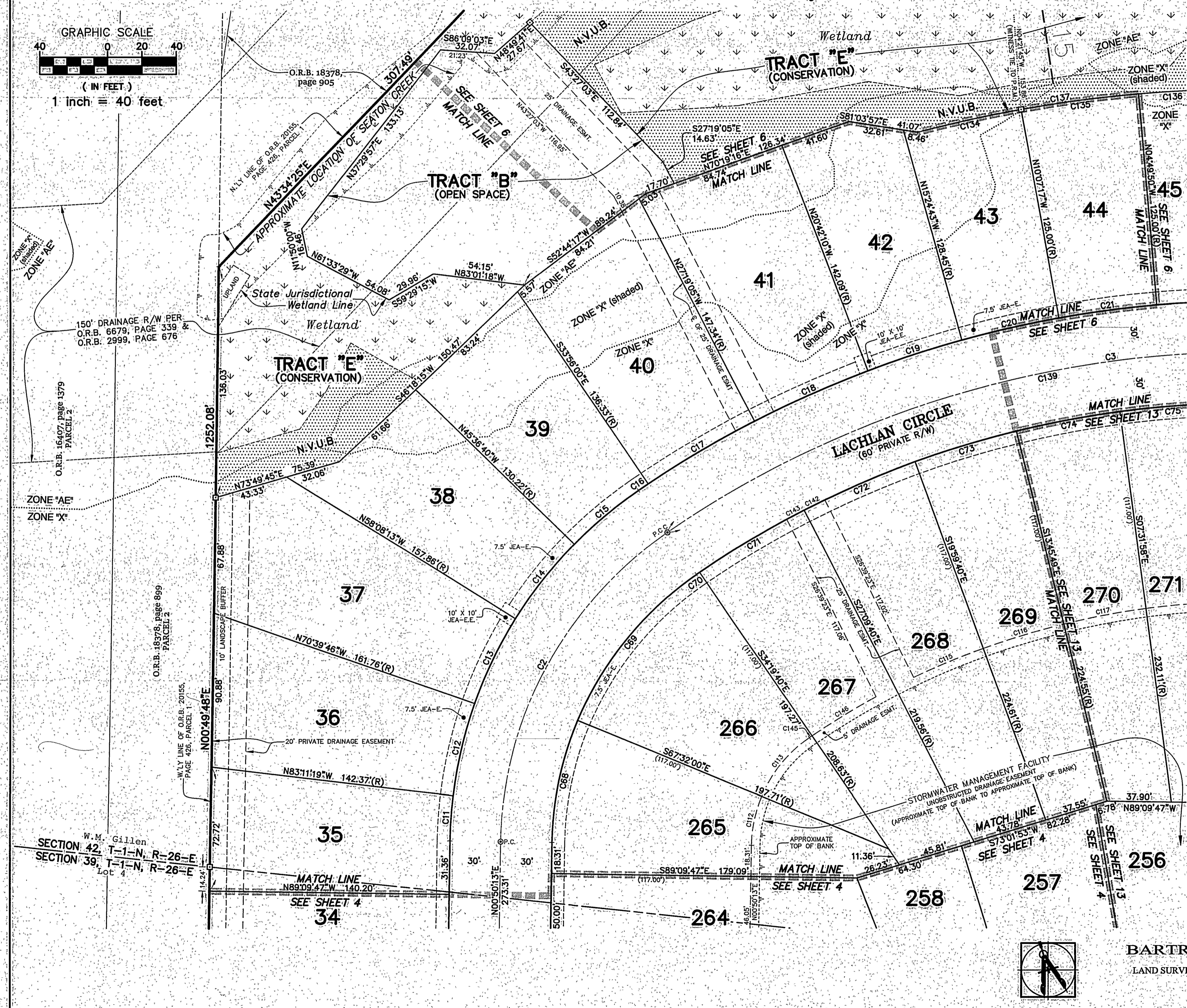
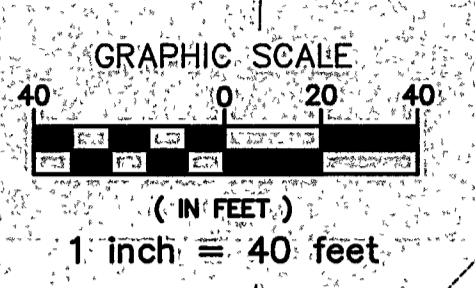
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BARTRAM TRAIL SURVEYING, INC.
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LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



SEATON CREEK RESERVE PHASE 3

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 **82** PAGE **63**
SHEET 5 OF 13 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C2	225.00	214.45	N28°08'28"E	206.42	54°36'31"
C3	600.00	889.82	S82°04'08"E	810.49	84°58'16"
C11	255.00	26.59	S03°49'27"W	26.58	5°58'28"
C12	255.00	55.75	S13°04'28"W	55.64	12°31'33"
C13	255.00	55.75	N25°36'01"E	55.64	12°31'33"
C14	255.00	55.75	S38°07'34"W	55.64	12°31'33"
C15	255.00	49.21	S49°55'02"W	49.13	11°03'23"
C16	630.00	6.83	S55°45'22"W	6.83	0°37'16"
C17	630.00	72.74	S59°22'27"W	72.70	6°36'55"
C18	630.00	72.74	S65°59'22"W	72.70	6°36'55"
C19	630.00	58.17	S71°56'33"W	58.15	5°17'27"
C20	630.00	58.17	S77°14'00"W	58.15	5°17'27"
C21	630.00	58.17	S82°31'26"W	58.15	5°17'27"
C68	195.00	73.61	S11°39'06"W	73.18	21°37'47"
C69	195.00	112.24	S38°57'22"W	110.70	32°58'43"
C70	570.00	2.26	S55°33'32"W	2.26	0°13'36"
C71	570.00	71.30	S59°15'20"W	71.25	7°10'00"
C72	570.00	71.30	S66°25'20"W	71.25	7°10'00"
C73	570.00	61.99	S73°07'15"W	61.96	6°13'51"
C74	570.00	61.99	S79°21'06"W	61.96	6°13'51"
C75	570.00	61.99	S85°34'58"W	61.96	6°13'51"
C112	78.00	29.45	S11°39'06"W	29.27	21°37'47"
C113	78.00	44.90	S38°57'22"W	44.28	32°58'43"
C115	453.00	44.20	S67°12'36"W	44.19	5°35'27"
C116	453.00	49.26	S73°07'15"W	49.24	6°13'51"
C117	453.00	49.26	S79°21'06"W	49.24	6°13'51"
C134	755.00	62.01	S77°31'33"W	61.99	4°42'21"
C135	755.00	69.72	S82°31'26"W	69.69	5°17'27"
C136	755.00	39.48	S86°40'02"W	39.47	2°59'45"
C137	755.00	171.20	S81°40'08"W	170.84	12°59'33"
C139	600.00	444.91	N76°41'17"E	434.79	42°29'08"
C142	570.00	13.49	S63°31'00"W	13.49	1°21'21"
C143	570.00	11.51	S62°15'36"W	11.51	1°09'27"
C145	453.00	1.79	S55°33'32"W	1.79	0°13'36"
C146	453.00	44.12	S58°27'43"W	44.10	5°34'47"

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SEATON CREEK RESERVE PHASE 3

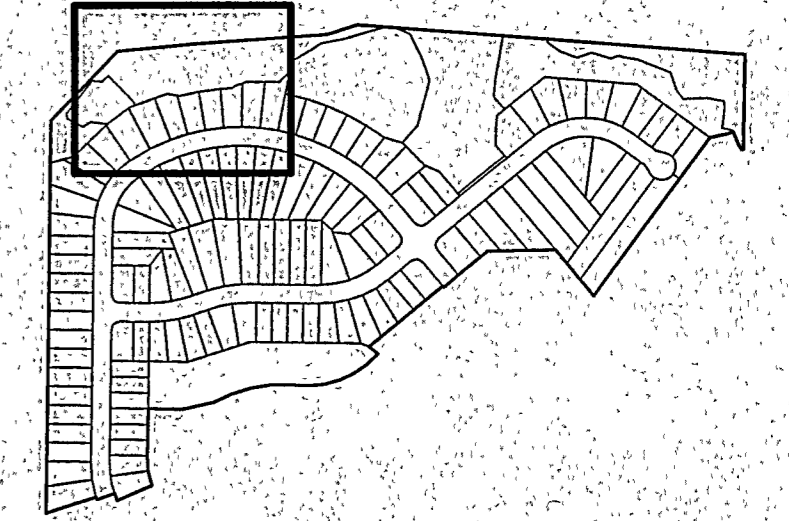
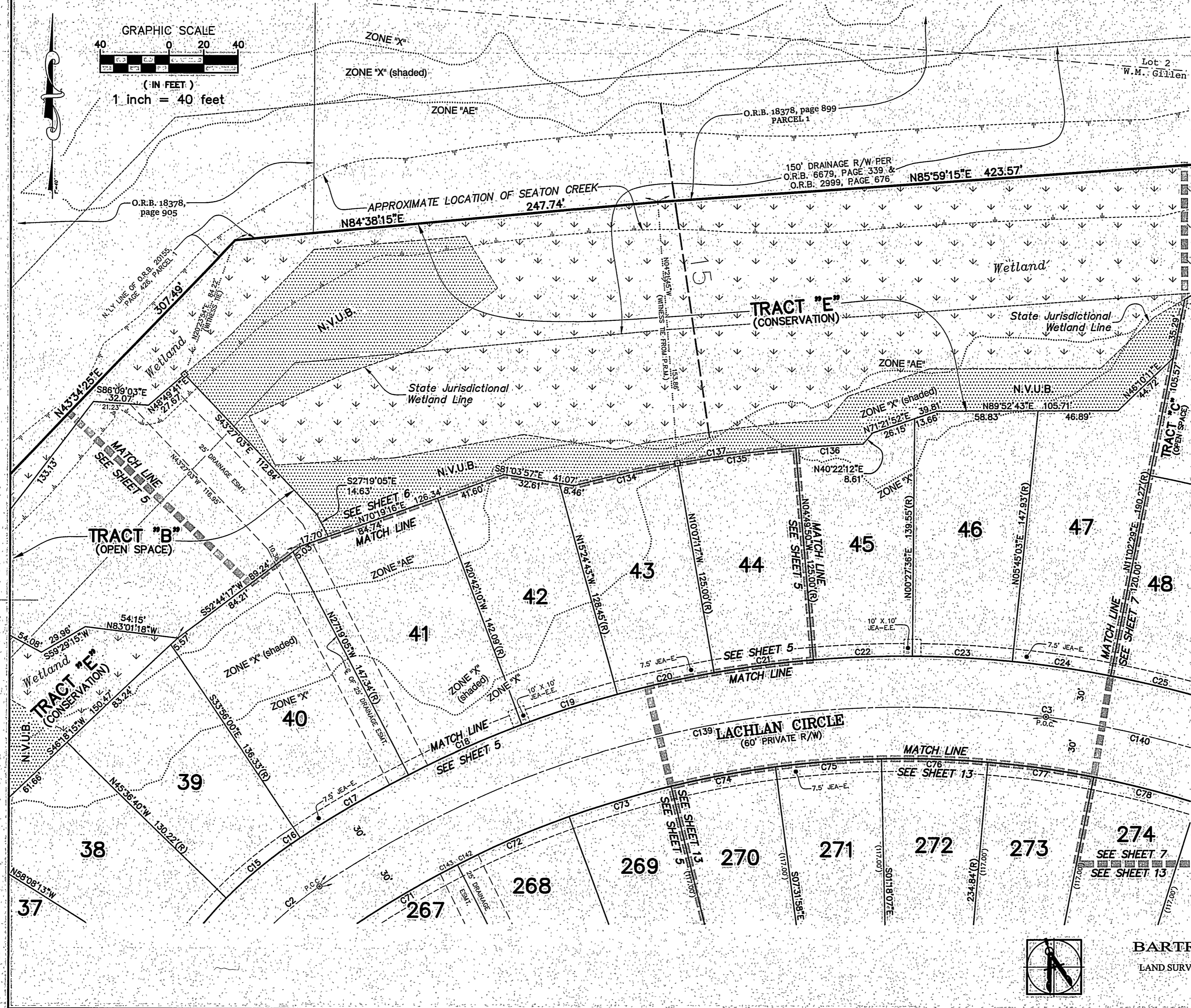
Sections 39 & 42, Township 1 North, Range 26 East,
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PLAT BOOK **82** PAGE **64**

SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C2	225.00	214.45	N28°08'28"E	206.42	54°36'31"
C3	600.00	889.82	S82°04'08"E	810.49	84°58'16"
C14	255.00	55.75	S38°07'34"W	55.64	12°31'33"
C15	255.00	49.21	S49°55'02"W	49.13	11°03'23"
C16	630.00	6.83	S55°45'22"W	6.83	0°37'16"
C17	630.00	72.74	S59°22'27"W	72.70	6°36'55"
C18	630.00	72.74	S65°59'22"W	72.70	6°36'55"
C19	630.00	58.17	S71°56'33"W	58.15	5°17'27"
C20	630.00	58.17	S77°14'00"W	58.15	5°17'27"
C21	630.00	58.17	S82°31'26"W	58.15	5°17'27"
C22	630.00	58.17	S87°48'53"W	58.15	5°17'27"
C23	630.00	58.17	N86°53'40"W	58.15	5°17'27"
C24	630.00	58.17	N81°36'14"W	58.15	5°17'27"
C25	630.00	58.17	N76°18'47"W	58.15	5°17'27"
C71	570.00	71.30	S59°15'20"W	71.25	7°10'00"
C72	570.00	71.30	S66°26'20"W	71.25	7°10'00"
C73	570.00	61.99	S73°07'15"W	61.96	6°13'51"
C74	570.00	61.99	S79°21'06"W	61.96	6°13'51"
C75	570.00	61.99	S85°34'58"W	61.96	6°13'51"
C76	570.00	62.28	N88°10'18"W	62.25	6°15'38"
C77	570.00	62.31	N81°54'36"W	62.27	6°15'46"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C78	570.00	61.99	N75°39'48"W	61.96	6°13'51"
C134	755.00	62.01	S77°31'33"W	61.99	4°42'21"
C135	755.00	69.72	S82°31'26"W	69.69	5°17'27"
C136	755.00	39.48	S86°40'02"W	39.47	2°59'45"
C137	755.00	171.20	S81°40'08"W	170.84	12°59'33"
C139	600.00	444.91	N76°41'17"E	434.79	42°29'08"
C140	600.00	444.91	S80°49'34"E	434.79	42°29'08"
C142	570.00	13.49	S63°31'00"W	13.49	1°21'21"
C143	570.00	11.51	S82°15'36"W	11.51	1°09'27"

PREPARED BY:
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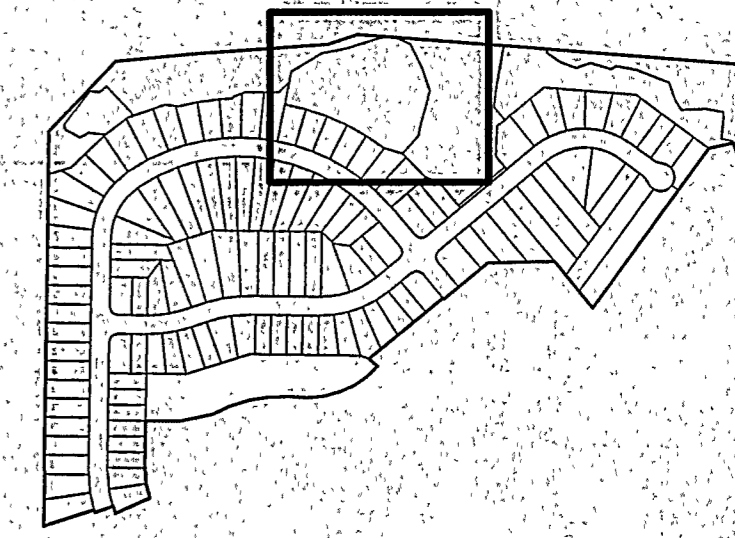
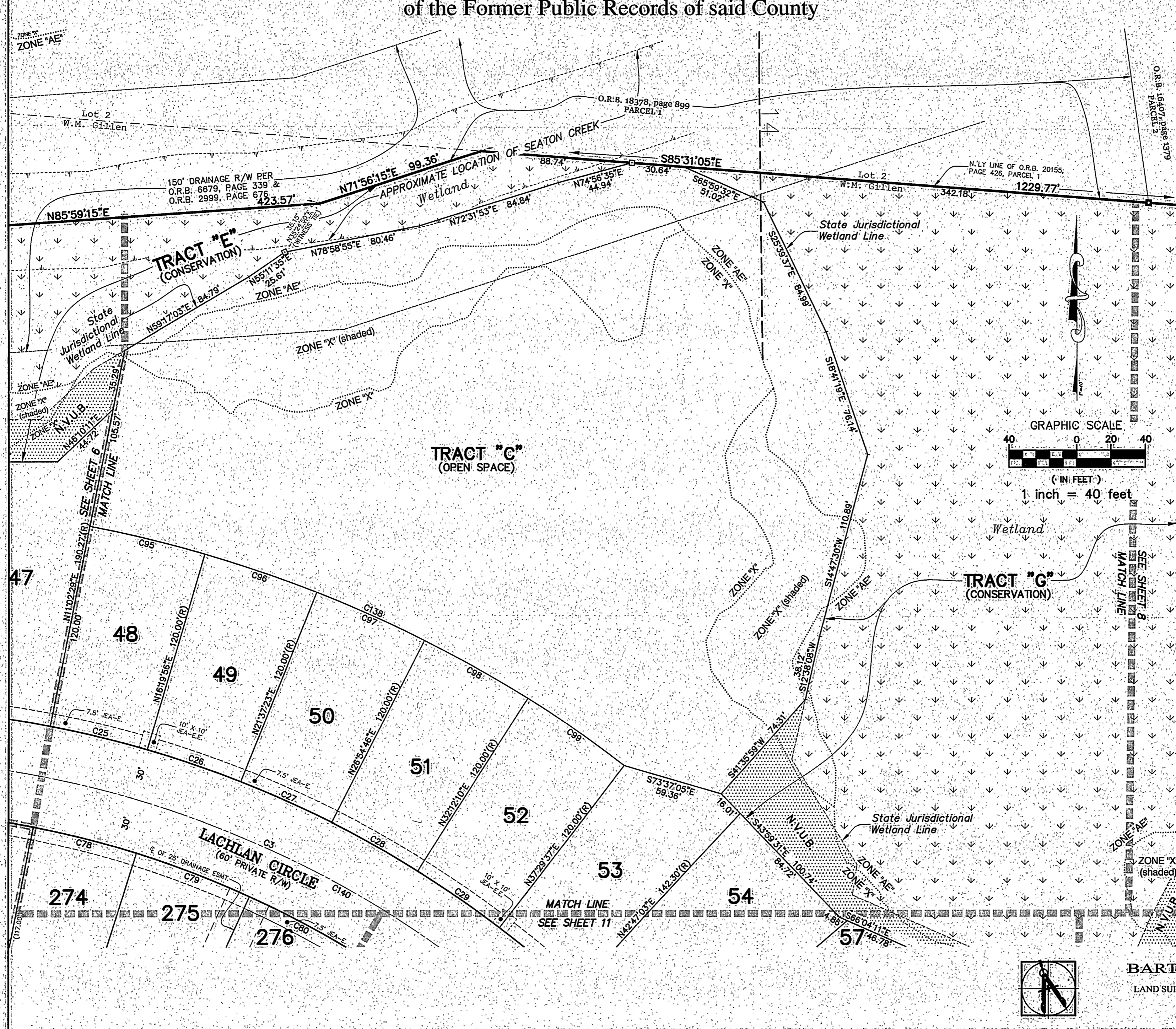
SEATON CREEK RESERVE PHASE 3

Sections 39 & 42, Township 1 North, Range 26 East,
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PLAT BOOK **82** PAGE **65**

SHEET 7 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C3	600.00	889.82	S82°04'08"E	810.49	84°58'16"
C25	630.00	58.17	N76°18'47"W	58.15	51°7'27"
C26	630.00	58.17	N71°01'21"W	58.15	51°7'27"
C27	630.00	58.17	N65°43'55"W	58.15	51°7'24"
C28	630.00	58.17	N60°26'32"W	58.15	51°7'24"
C29	630.00	58.17	N55°09'06"W	58.15	51°7'27"
C78	570.00	61.99	N75°39'48"W	61.96	61°3'51"
C79	570.00	71.31	N68°57'50"W	71.26	71°0'04"
C80	570.00	70.68	N61°49'40"W	70.63	7°06'16"
C95	750.00	69.26	N76°18'47"W	69.23	51°7'27"
C96	750.00	69.26	N71°01'21"W	69.23	51°7'27"
C97	750.00	69.25	N65°43'55"W	69.22	51°7'24"
C98	750.00	69.25	N60°26'32"W	69.22	51°7'24"
C99	750.00	69.26	N55°09'06"W	69.23	51°7'27"
C138	750.00	346.26	N65°43'55"W	343.19	26°27'07"
C140	600.00	444.91	S60°49'34"E	434.79	42°29'08"

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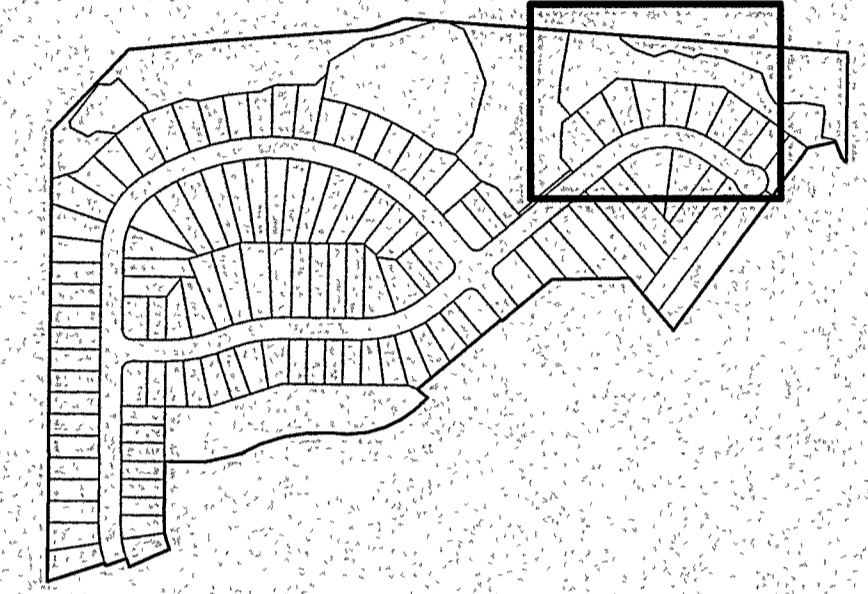
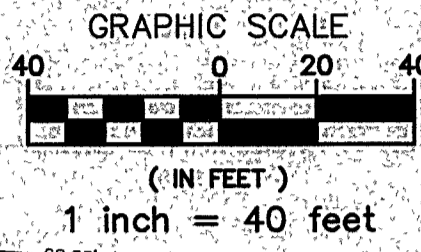
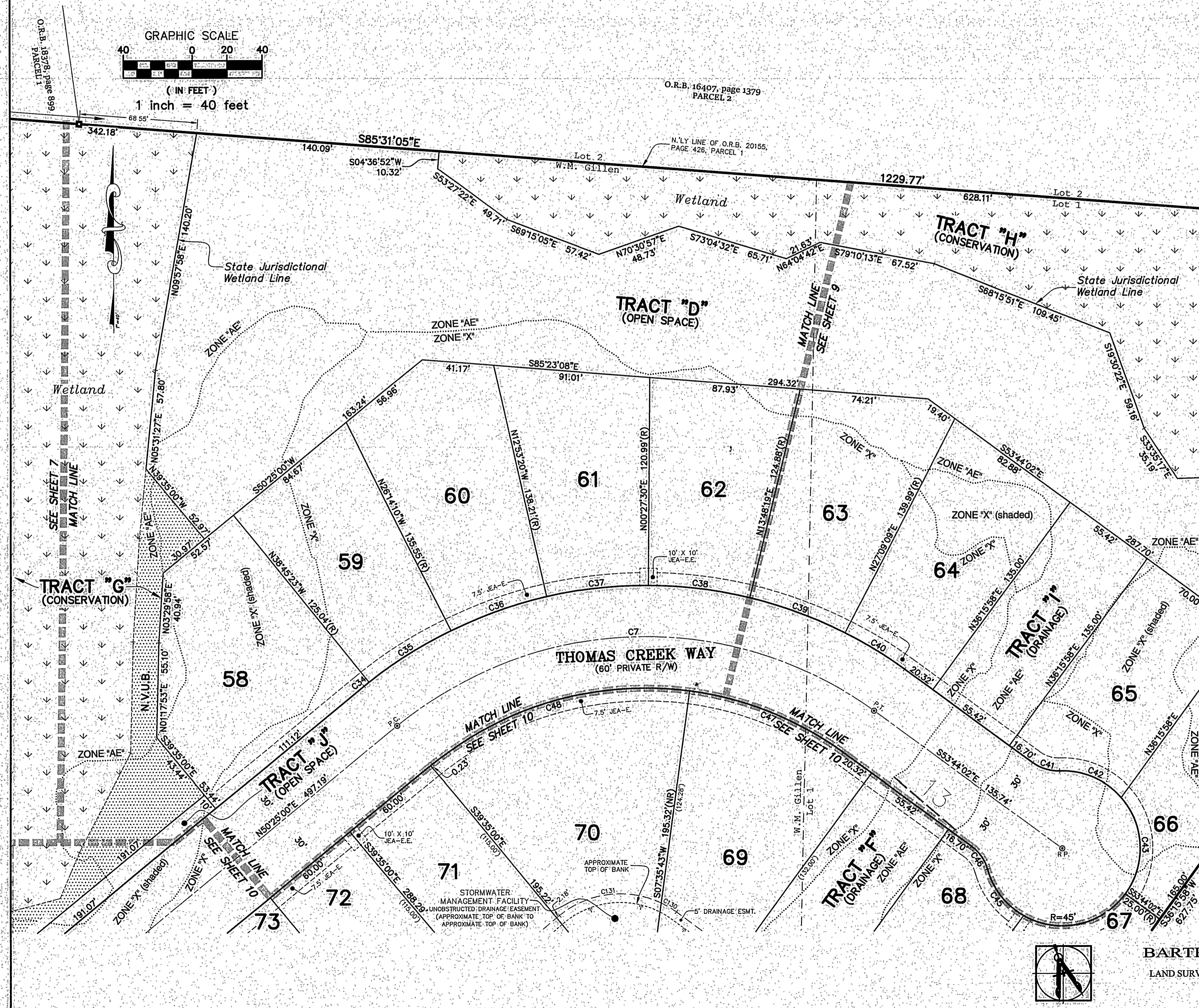
SEATON CREEK RESERVE PHASE 3

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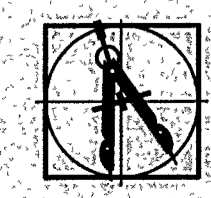
PLAT BOOK **82** PAGE **66**

SHEET 8 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C7	225.00	297.86	N88°20'29"E	276.58	75°50'58"
C34	255.00	3.68	S50°49'48"W	3.68	0°49'37"
C35	255.00	55.72	S57°30'13"W	55.61	12°31'13"
C36	255.00	59.40	S70°26'15"W	59.27	13°20'50"
C37	255.00	59.40	S83°47'05"W	59.27	13°20'50"
C38	255.00	59.40	N82°52'05"W	59.27	13°20'50"
C39	255.00	59.40	N69°31'16"W	59.27	13°20'50"
C40	255.00	40.56	N58°17'27"W	40.52	9°06'48"
C41	25.00	16.67	S72°50'26"E	16.37	38°12'48"
C42	45.00	40.10	N66°25'15"W	38.78	51°03'10"
C43	45.00	60.60	N02°18'51"W	56.12	77°09'37"
C45	45.00	35.02	S37°49'02"E	34.15	44°35'33"
C46	25.00	16.67	N34°37'39"W	16.37	38°12'48"
C47	195.00	97.57	N68°04'07"W	96.56	28°40'09"
C48	195.00	160.57	S74°00'24"W	156.07	47°10'49"
C130	55.00	10.22	N59°03'25"W	10.20	10°38'45"
C131	55.00	62.59	S83°01'06"W	59.27	65°12'12"



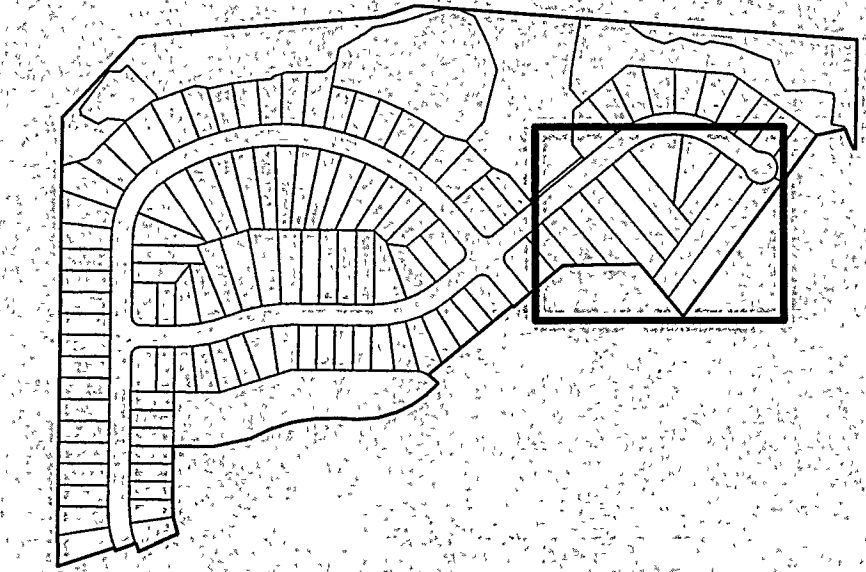
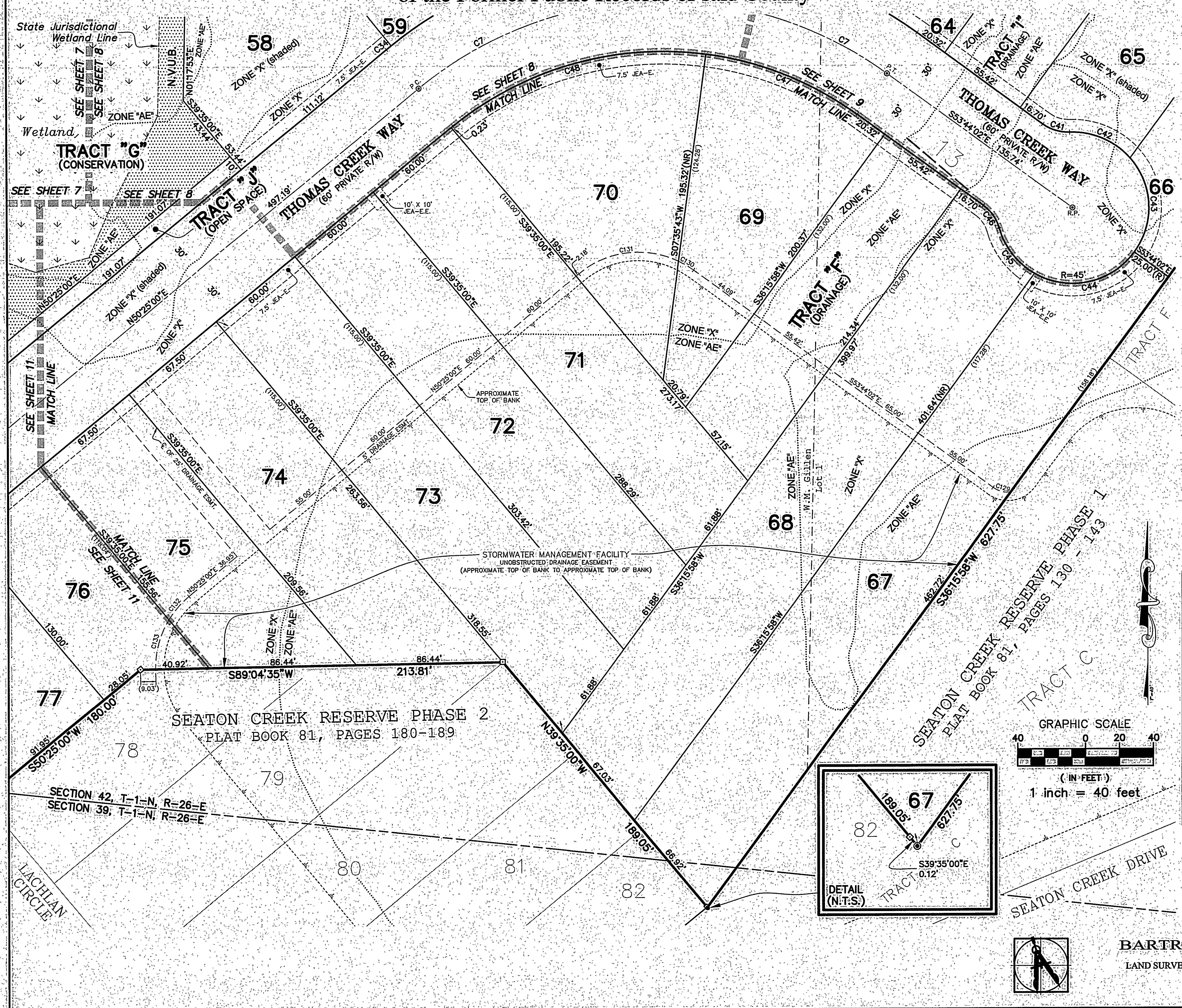
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SEATON CREEK RESERVE PHASE 3

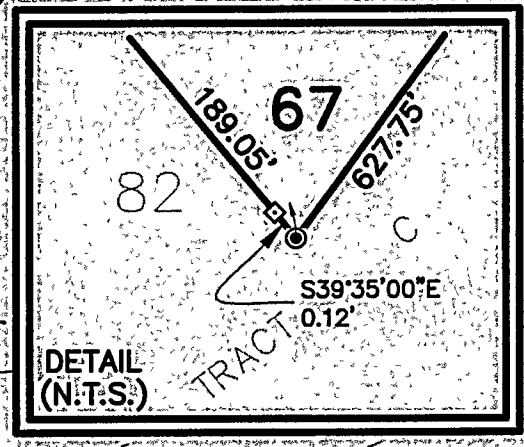
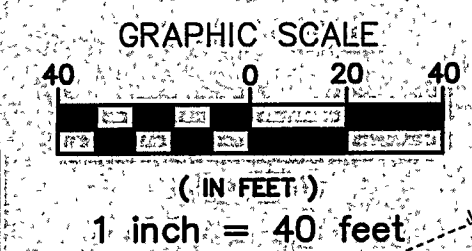
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE

CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C7	225.00	297.86	N88°20'29"E	276.58	75°50'58"
C34	255.00	3.68	S50°49'48"W	3.68	0°49'37"
C41	25.00	16.67	S72°50'26"E	16.37	38°12'48"
C42	45.00	40.10	N66°25'15"W	38.78	51°03'10"
C43	45.00	60.60	N02°18'51"W	56.12	77°09'37"
C44	45.00	65.68	N78°04'35"E	60.00	83°37'14"
C45	45.00	35.02	S37°49'02"E	34.15	44°35'33"
C46	25.00	16.67	N34°37'39"W	16.37	38°12'48"
C47	195.00	97.57	N68°04'07"W	96.56	28°40'09"
C48	195.00	160.57	S74°00'24"W	156.07	47°10'49"
C129	15.00	10.95	S74°38'31"E	10.71	41°48'56"
C130	55.00	10.22	N59°03'25"W	10.20	10°38'45"
C131	55.00	62.59	S83°01'06"W	59.27	65°12'12"
C132	55.00	18.39	S40°50'23"W	18.30	19°09'14"
C133	55.00	30.80	S15°10'09"W	30.49	32°11'37"



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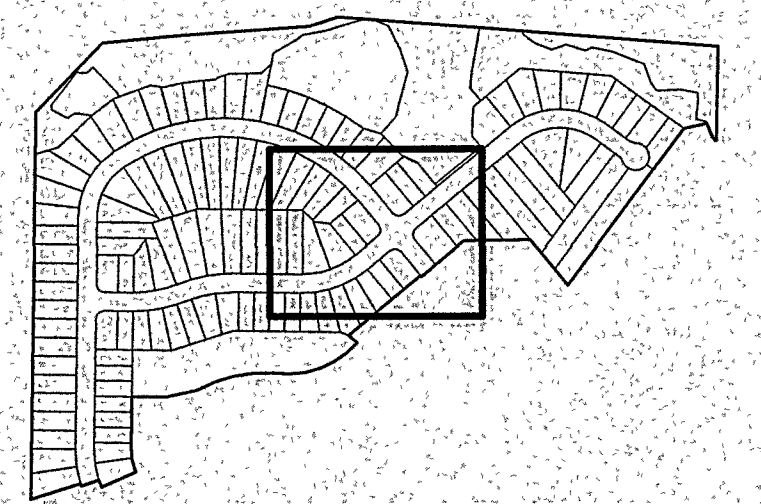
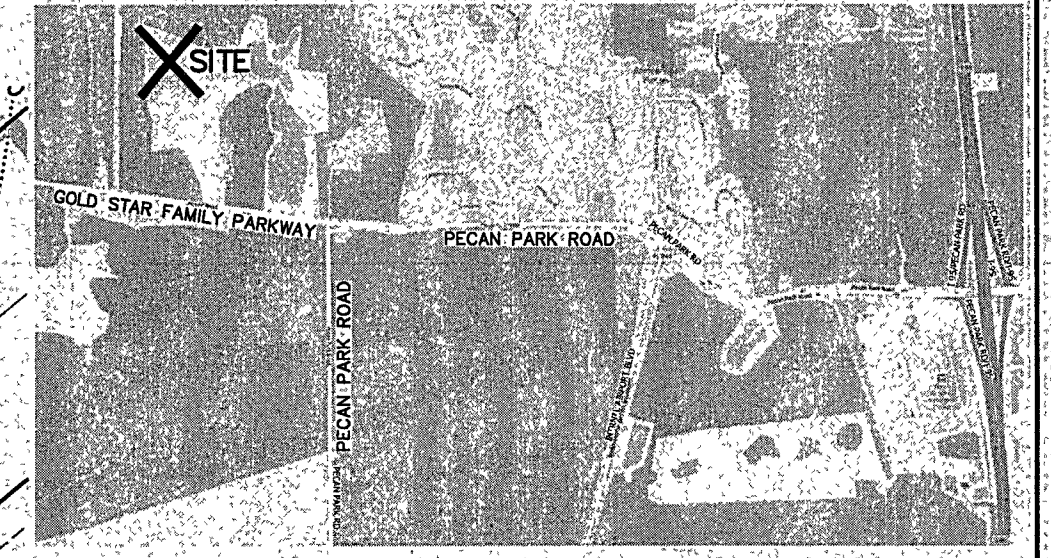
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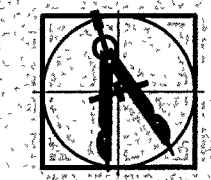
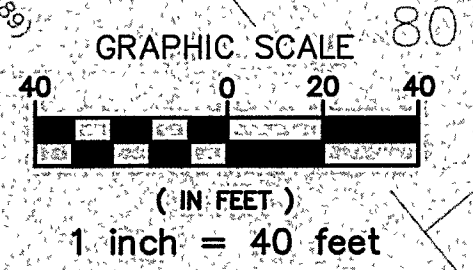
PLAT BOOK **82** PAGE **69**
SHEET 11 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

VICINITY MAP (not to scale)



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C3	600.00	889.82	N82°04'08"W	810.49	84°58'16"
C4	300.00	211.64	N70°37'36"E	207.28	40°25'13"
C29	630.00	58.17	N55°09'06"W	58.15	51°17'27"
C30	630.00	58.17	N49°51'40"W	58.15	51°17'27"
C31	630.00	72.73	N43°54'30"W	72.69	6°36'53"
C32	630.00	111.19	N40°05'32"W	111.19	1°01'03"
C33	25.00	39.27	S84°35'00"E	35.36	90°00'00"
C49	25.00	39.27	S05°25'00"W	35.36	90°00'00"
C50	25.00	39.27	N84°35'00"W	35.36	90°00'00"
C51	330.00	47.18	N54°30'46"E	47.14	8°11'32"
C52	330.00	47.18	N62°42'17"E	47.14	8°11'32"
C53	330.00	47.18	N70°53'49"E	47.14	8°11'32"
C54	330.00	47.18	N79°05'20"E	47.14	8°11'32"
C55	330.00	44.07	N87°00'39"E	44.04	7°39'07"
C80	570.00	70.68	N61°49'40"W	70.63	7°06'16"
C81	570.00	61.99	N55°09'36"W	61.96	6°13'51"
C82	570.00	61.98	N48°55'46"W	61.95	6°13'49"
C83	570.00	61.99	N42°41'56"W	61.96	6°13'51"
C84	25.00	39.27	N05°25'00"E	35.36	90°00'00"
C85	270.00	95.24	N60°31'18"E	94.75	2°01'23"
C86	270.00	92.98	N80°29'33"E	92.52	1°43'54"
C87	270.00	2.26	S89°24'08"E	2.26	0°28'43"
C100	55.00	34.68	N25°10'22"E	34.11	36°07'29"
C101	55.00	40.66	N64°24'46"E	39.74	42°21'19"
C102	153.00	11.76	N87°47'29"E	11.75	4°24'08"
C103	153.00	2.26	S89°35'07"E	2.26	0°50'41"
C123	453.00	44.17	N69°45'16"W	44.15	5°35'12"
C124	453.00	43.67	N61°02'14"W	43.65	5°31'24"
C125	453.00	49.26	N55°09'36"W	49.24	6°13'51"
C126	453.00	30.69	N50°06'13"W	30.69	3°52'55"
C127	55.00	18.81	N38°21'50"W	18.72	1°35'52"
C128	55.00	34.25	N10°43'38"W	33.70	35°40'31"
C132	55.00	18.39	S40°50'23"W	18.30	1°09'14"
C133	55.00	30.90	S15°10'09"W	30.49	32°11'13"
C140	600.00	444.91	S60°49'34"E	434.79	42°29'08"

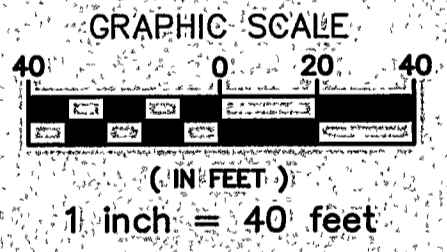
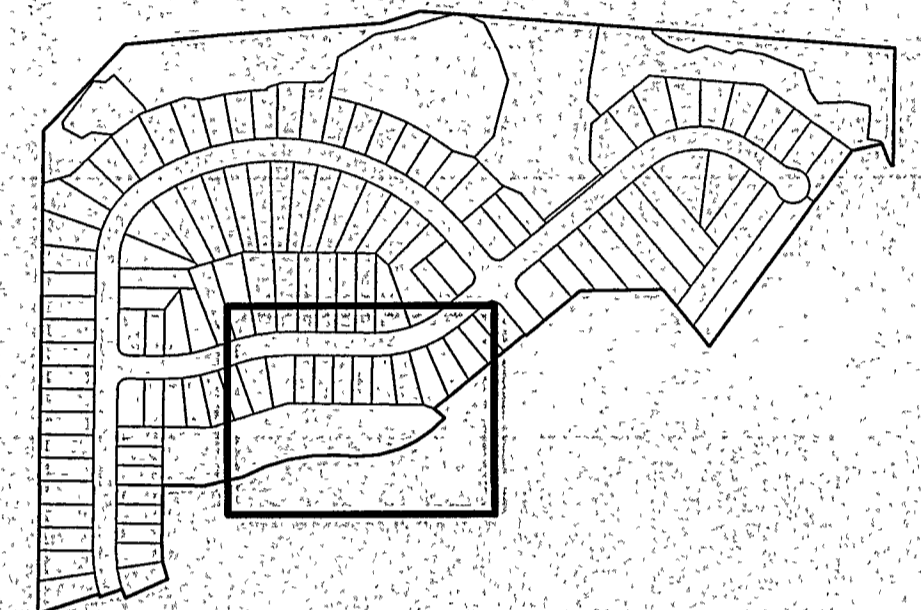
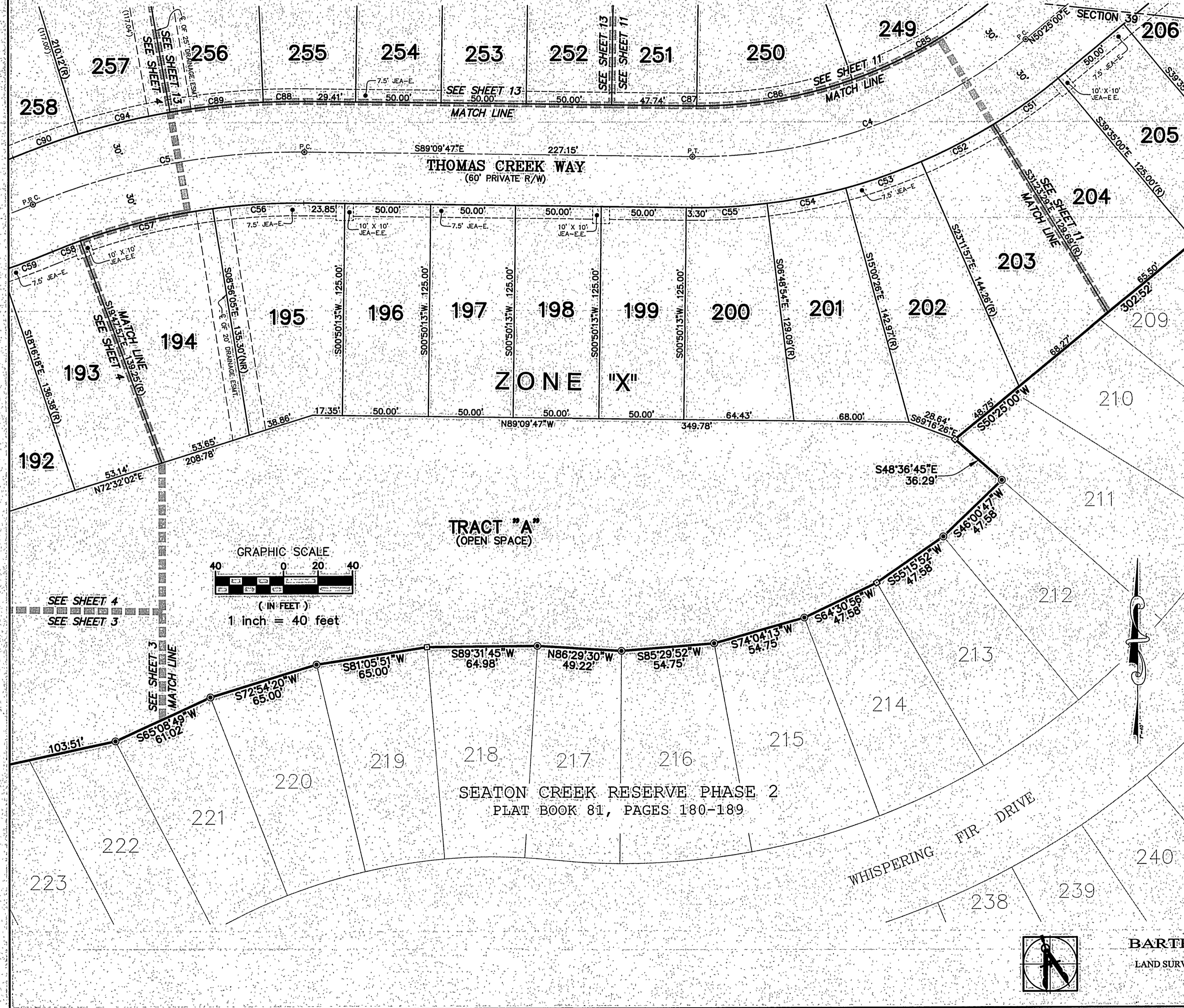


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LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

SEATON CREEK RESERVE PHASE 3

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 **82** PAGE **70**
 SHEET 12 OF 13 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C4	300.00	211.64	N70°37'36"E	207.28	40°25'13"
C5	400.00	163.07	N79°09'28"E	161.95	23°21'30"
C51	330.00	47.18	N54°30'46"E	47.14	8°11'32"
C52	330.00	47.18	N62°42'17"E	47.14	8°11'32"
C53	330.00	47.18	N70°53'49"E	47.14	8°11'32"
C54	330.00	47.18	N79°05'20"E	47.14	8°11'32"
C55	330.00	44.07	N87°00'39"E	44.04	7°39'07"
C56	370.00	53.54	S86°41'30"W	53.49	8°17'27"
C57	370.00	79.72	S76°22'25"W	79.57	12°20'43"
C58	370.00	17.58	S68°50'23"W	17.58	2°43'21"
C59	430.00	31.90	N69°36'12"E	31.89	4°15'00"
C85	270.00	95.24	N60°31'18"E	94.75	20°12'37"
C86	270.00	92.98	N80°29'35"E	92.52	19°43'54"
C87	270.00	2.26	S89°24'08"E	2.26	0°28'43"
C88	430.00	24.45	S89°12'29"W	24.45	3°15'29"
C89	430.00	54.99	S83°54'55"W	54.96	7°19'40"
C90	430.00	40.88	S70°12'06"W	40.86	5°26'48"
C94	430.00	54.98	S78°35'18"W	54.94	7°19'34"

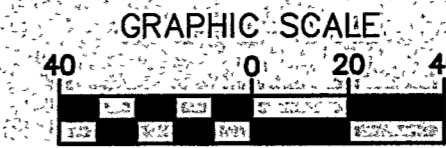
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SEATON CREEK RESERVE PHASE 3

Sections 39 & 42, Township 1 North, Range 26 East,
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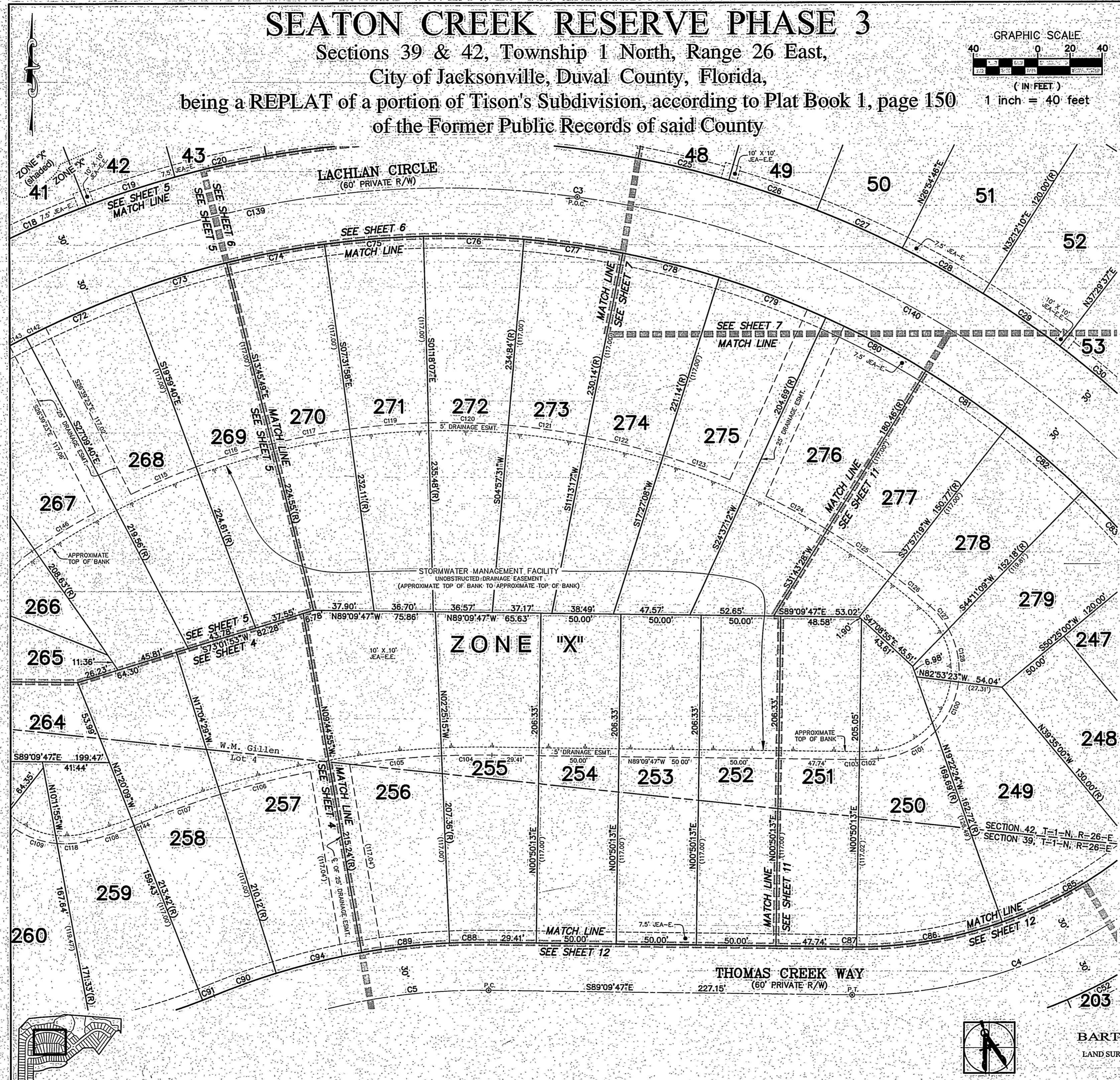
PLAT BOOK 82 PAGE 71

SHEET 13 OF 13 SHEETS



SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C3	600.00	889.82	S82°04'08"E	810.49	84°58'16"
C4	300.00	211.64	N70°37'36"E	207.28	40°25'13"
C5	400.00	163.07	N79°09'28"E	161.95	23°21'30"
C18	630.00	72.74	S65°59'22"W	72.70	6°36'55"
C19	630.00	58.17	S71°56'33"W	58.15	5°17'27"
C20	630.00	58.17	S77°14'00"W	58.15	5°17'27"
C25	630.00	58.17	N76°18'47"W	58.15	5°17'27"
C26	630.00	58.17	N71°01'21"W	58.15	5°17'27"
C27	630.00	58.17	N65°43'55"W	58.15	5°17'24"
C28	630.00	58.17	N60°26'32"W	58.15	5°17'24"
C29	630.00	58.17	N55°09'06"W	58.15	5°17'27"
C30	630.00	58.17	N49°51'40"W	58.15	5°17'27"
C52	330.00	47.18	N62°42'17"E	47.14	8°11'32"
C72	570.00	71.30	S66°25'20"W	71.25	7°10'00"
C73	570.00	61.99	S73°07'15"W	61.96	6°13'51"
C74	570.00	61.99	S79°21'08"W	61.96	6°13'51"
C75	570.00	61.99	S85°34'58"W	61.96	6°13'51"
C76	570.00	62.28	N88°10'18"W	62.25	6°15'38"
C77	570.00	62.31	N81°54'36"W	62.27	6°15'46"
C78	570.00	61.99	N75°39'48"W	61.96	6°13'51"
C79	570.00	71.31	N68°57'50"W	71.26	7°10'04"
C80	570.00	70.68	N61°49'40"W	70.63	7°06'16"
C81	570.00	61.99	N55°09'36"W	61.96	6°13'51"
C82	570.00	61.98	N48°55'46"W	61.95	6°13'49"
C83	570.00	61.99	N42°41'56"W	61.96	6°13'51"
C85	270.00	95.24	N60°31'18"E	94.75	20°12'37"
C86	270.00	92.98	N80°29'33"E	92.52	19°43'54"
C87	270.00	2.26	S89°24'08"E	2.26	0°28'43"
C88	430.00	24.45	S89°12'29"W	24.45	3°15'29"
C89	430.00	54.99	S83°54'55"W	54.96	7°19'40"
C90	430.00	40.88	S70°12'06"W	40.86	5°26'48"
C91	370.00	7.66	N68°04'16"E	7.66	1°11'08"
C94	430.00	54.98	S76°35'18"W	54.94	7°19'34"
C100	55.00	34.68	N25°10'22"E	34.11	36°07'29"
C101	55.00	40.66	N84°24'48"E	39.74	42°21'19"
C102	153.00	11.76	N87°47'29"E	11.75	4°24'08"
C103	153.00	2.26	S89°35'07"E	2.26	0°50'41"
C104	547.00	31.10	S89°12'29"W	31.10	3°15'29"
C105	547.00	57.46	S84°34'12"W	57.43	6°01'06"
C106	547.00	57.44	S75°56'01"W	57.41	6°01'00"
C107	547.00	52.00	S70°12'06"W	51.98	5°26'48"
C108	253.00	30.68	N72°08'15"E	30.66	6°56'49"
C109	55.00	27.51	S70°36'56"E	27.23	28°39'45"
C115	453.00	44.20	S67°12'36"W	44.19	5°35'27"
C116	453.00	49.26	S73°07'15"W	49.24	6°13'51"
C117	453.00	49.26	S79°21'06"W	49.24	6°13'51"
C118	55.00	18.66	N85°19'55"E	18.57	19°26'32"
C119	453.00	49.26	S85°34'58"W	49.24	6°13'51"
C120	453.00	49.50	N88°10'18"W	49.47	6°15'38"
C121	453.00	49.52	N81°54'36"W	49.49	6°15'46"
C122	453.00	49.26	N75°39'48"W	49.24	6°13'51"
C123	453.00	44.17	N69°45'16"W	44.15	5°35'12"
C124	453.00	43.67	N61°02'14"W	43.65	5°31'24"
C125	453.00	49.26	N55°09'36"W	49.24	6°13'51"
C126	453.00	30.69	N50°06'13"W	30.69	3°52'55"
C127	55.00	18.81	N38°21'50"W	18.72	19°35'52"
C128	55.00	34.25	N10°43'38"W	33.70	35°40'31"
C139	600.00	444.91	N76°41'17"E	434.79	42°29'08"
C140	600.00	444.91	S60°49'34"E	434.79	42°29'08"
C142	570.00	13.49	S63°31'00"W	13.49	1°21'21"
C143	570.00	11.51	S62°15'36"W	11.51	1°09'27"
C146	453.00	44.12	S58°27'43"W	44.10	5°34'47"



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