

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

SEATON CREEK RESERVE PHASE 4A

Section 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 7-11-2025
Date
Scott Carter
City Engineer
for Director of Public Works
Approved 07/08/2025
Date
[Signature]
for General Counsel

* SEE SHEET 3 FOR VICINITY MAP *
* SEE SHEET 2 FOR CAPTION *

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SEATON CREEK RESERVE PHASE 4A, 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", "E" & "O" (DRAINAGE & ACCESS), TRACTS "F", "H", "L", "M" & "N" (OPEN SPACES), TRACT "G" (CONSERVATION), TRACT "I" (PARK) AND TRACT "J" (LIFT STATION) 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 CDD AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) 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.

(2) 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, 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 TRACTS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER TRACT "J" FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH A LIFT STATION.

LANDSCAPE BUFFER TRACT
TITLE TO THE LANDSCAPE BUFFER TRACT (TRACT "K") 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 OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

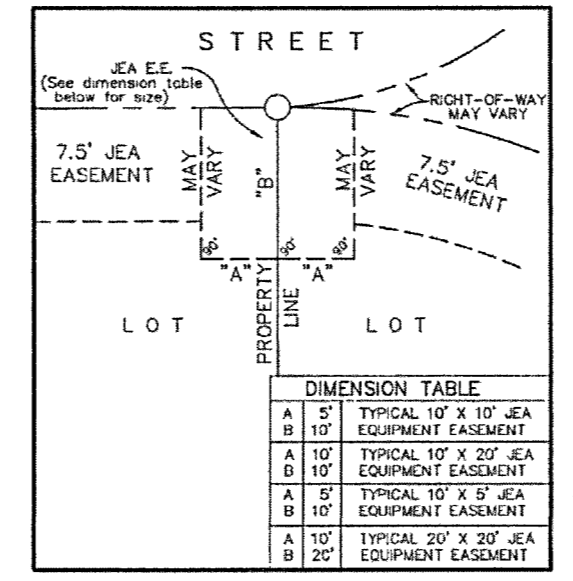
OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT (TRACT "K"), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

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 THEREFOR.

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.

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.



JEA EASEMENT DETAIL (NOT TO SCALE)

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 15th DAY OF July, 2025.

[Signature]
NINA SICHLER, P.E.
DIRECTOR OF PUBLIC WORKS

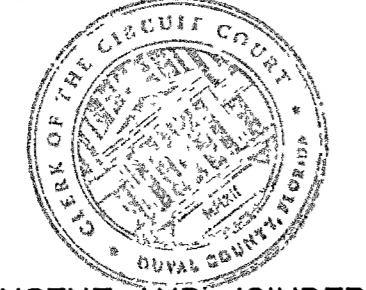
CLERK'S CERTIFICATE

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 84, PAGES 181-196, OF THE CURRENT PUBLIC RECORDS

OF DUVAL COUNTY, FLORIDA THIS 16th DAY OF JULY, 2025.

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



CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance imposed by Resolutions 2023-10 and 2023-14 adopted by the Seaton Creek Reserve Community Development District and evidenced by that certain Seaton Creek Reserve Community Development District Notice of Series 2023 Assessments (Assessment Area One Project) recorded in Official Records Book 20741, Page 1433, of the Public Records of Duval County, Florida ("Assessment Lien"), 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 Assessment Lien shall be subordinated to said dedications for all real and personal property dedicated herein to either the City of Jacksonville or JEA.

SIGNED IN THE PRESENCE OF: Seaton Creek Reserve Community Development District a special-purpose form of local government

[Signature]
Witness
Danielle Janse van Rensburg
Print Name

[Signature]
Witness
GABRIELLE BARKA
Print Name

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 15th day of July, 2025, by Zenzi Rogers, as Chair for Seaton Creek Reserve Community Development District, a special-purpose form of local government

[Signature]
Notary Public, State of Florida

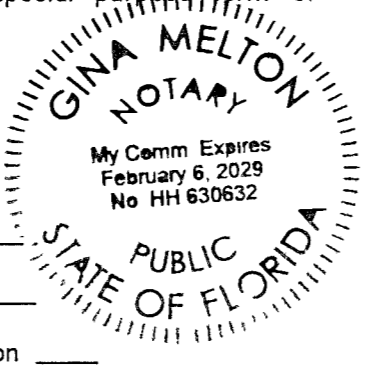
Name: Gina Melton

My Commission Expires: 2/16/2029

My Commission Number is: HH630632

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

10th DAY OF July, 2025.

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

ADOPTION AND DEDICATION (continued)

LENNAR HOMES, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
SCOTT KEILING, as an Authorized Person for LENNAR HOMES, LLC, a Florida limited liability company.

WITNESS [Signature]
Danielle Janse van Rensburg
PRINT NAME

WITNESS [Signature]

PRINT NAME GABRIELLE BARKA

NOTARY FOR LENNAR HOMES, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical

presence or online notarization, this 1st day of July, 2025, by SCOTT KEILING, as an Authorized Person for LENNAR HOMES, LLC, a Florida limited liability company.

[Signature]
Notary Public, State of Florida

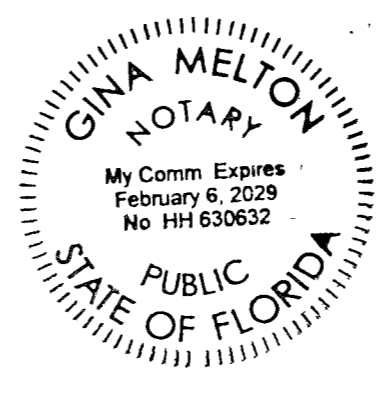
Name: Gina Melton

My Commission Expires: 2/16/2029

My Commission Number is: HH630632

Personally Known OR Produced Identification

Type of Identification Produced _____

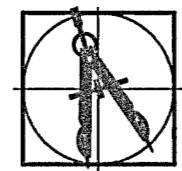


SURVEYOR'S CERTIFICATE

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.

CERTIFIED THIS 30th DAY OF June, 2025.

[Signature]
JOHN 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



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 4A

Section 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 **84** PAGE **182**

SHEET 2 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION:

A parcel of land situated in Section 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 Northeast corner of Lot 91, SEATON CREEK RESERVE PHASE 1, according to Plat Book 81, pages 130 through 143, of the Current Public Records of said County; thence along the Southerly line of Parcel 2, as described in Official Records Book 20191, page 1779, of the Official Records of said county, also being the Northerly line of last said plat, N84°07'32"W, 358.45 feet to the Southwesterly corner of said Parcel 2; thence along the Westerly line of said Parcel 2, and then along the Westerly line of Parcel 1, as described in said Official Records Book 20191, page 1779, N00°52'59"E, 797.28 feet to the angle point in said Westerly line of Parcel 1; thence continuing along last said line, N00°25'02"W, 990.59 feet; thence departing said line, S89°43'48"E, 35.94 feet to a point on a curve concave to the Southeast and having a radius of 540.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N31°24'31"E, 267.49 feet, an arc distance of 270.31 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 N03°30'14"E, 33.62 feet, an arc distance of 36.87 feet; thence N51°23'56"E, 60.00 feet to a point on 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 S80°54'36"E, 33.57 feet, an arc distance of 36.80 feet to the point of reverse curvature of a curve concave to the Southeast and having a radius of 540.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N66°45'52"E, 184.62 feet, an arc distance of 185.53 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 410.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N66°01'24"E, 150.61 feet, an arc distance of 151.47 feet to the point of tangency; thence N55°26'22"E, 165.91 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 N09°47'28"E, 35.75 feet, an arc distance of 39.84 feet; thence N55°58'52"E, 59.84 feet to a point on 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 S79°33'38"E, 35.36 feet, an arc distance of 39.27 feet to the point of tangency; thence N55°26'22"E, 51.15 feet to the point of curvature of a curve concave to the Southeast and having a radius of 490.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N64°55'06"E, 161.39 feet, an arc distance of 162.13 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N29°12'53"E, 35.47 feet, an arc distance of 39.43 feet; thence N75°56'19"E, 60.06 feet to a point on a curve concave to the East and having a radius of 25.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S14°41'07"E, 1.12 feet, an arc distance of 1.12 feet to the point of tangency; thence S15°58'03"E, 9.48 feet to the point of curvature of 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 S54°31'41"E, 31.17 feet, an arc distance of 33.65 feet to the point of tangency; thence N86°54'42"E, 168.56 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N47°32'56"E, 31.71 feet, an arc distance of 34.35 feet; thence N85°55'51"E, 55.26 feet to a point on 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 S54°25'59"E, 33.08 feet, an arc distance of 36.15 feet to the point of compound curvature of a curve concave to the Northwest and having a radius of 335.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N58°12'09"E, 293.04 feet, an arc distance of 303.29 feet to the point of compound 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 N20°28'20"W, 39.79 feet, an arc distance of 46.02 feet; thence N16°47'21"E, 60.00 feet; thence S73°12'39"E, 11.24 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N61°47'21"E, 35.36 feet, an arc distance of 39.27 feet to the point of tangency; thence N16°47'21"E, 140.34 feet to the point of curvature of a curve concave to the East and having a radius of 430.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N20°47'39"E, 60.07 feet, an arc distance of 60.12 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 N16°11'22"W, 32.80 feet, an arc distance of 35.77 feet; thence N30°50'43"E, 60.04 feet to a point on 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 N80°45'16"E, 33.50 feet, an arc distance of 36.71 feet to the point of reverse curvature of a curve concave to the Southeast and having a radius of 430.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N47°25'34"E, 130.66 feet, an arc distance of 131.16 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 N19°40'50"E, 29.73 feet, an arc distance of 31.84 feet to the point of tangency; thence N16°48'12"W, 19.36 feet; thence N73°11'48"E, 60.00 feet to a point on 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 S63°16'10"E, 36.25 feet, an arc distance of 40.55 feet to the point of reverse curvature of a curve concave to the South and having a radius of 430.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of N80°20'42"E, 150.52 feet, an arc distance of 151.30 feet to the point of tangency; thence S89°34'30"E, 33.47 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N36°48'39"E, 40.25 feet, an arc distance of 46.79 feet; thence N73°11'48"E, 60.00 feet; thence S16°48'12"E,

(continued)

CAPTION: (continued)

21.44 feet; thence N73°11'31"E, 0.07 feet to an angle point in the Westerly line of "East Parcel", as described in Official Records Book 20191, page 1787, of said Official Records, said line also being the Westerly line of Exception Parcel A to said Parcel 1 as described in Official Records Book 20191, page 1779; thence along said line, run the following 2 courses: 1) S16°48'29"E, 19.06 feet to the point of curvature of a curve concave to the West and having a radius of 430.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S09°06'53"E, 115.13 feet, an arc distance of 115.48 feet; thence departing said line, S88°27'53"W, 59.52 feet to a point on a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N45°38'43"W, 34.69 feet, an arc distance of 38.34 feet to the point of tangency; thence N89°34'30"W, 61.33 feet to the point of curvature of a curve concave to the Southeast and having a radius of 350.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S53°36'26"W, 419.49 feet, an arc distance of 449.82 feet to the point of tangency; thence S16°47'21"W, 68.15 feet; thence S50°06'42"E, 98.48 feet; thence N80°56'29"E, 59.05 feet to the point of curvature of a curve concave to the Northwest and having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N60°14'51"E, 24.74 feet, an arc distance of 25.28 feet to the point of tangency; thence N39°33'14"E, 21.74 feet to the point of curvature of a curve concave to the West and having a radius of 35.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N20°56'14"E, 22.35 feet, an arc distance of 22.74 feet to the point of tangency; thence N02°19'13"E, 105.63 feet to the point of curvature of a curve concave to the Southeast and having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N46°22'22"E, 48.67 feet, an arc distance of 53.82 feet to the point of tangency; thence S89°34'30"E, 95.91 feet; thence S00°25'30"W, 5.00 feet; thence S89°34'30"E, 101.58 feet to a point on a non-tangent curve concave to the Southwest and having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S27°47'47"E, 28.37 feet, an arc distance of 29.55 feet to the point of tangency; thence S00°25'30"W, 68.85 feet to the point of curvature of a curve concave to the West and having a radius of 55.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S10°38'41"W, 19.52 feet, an arc distance of 19.62 feet to the point of tangency; thence S20°51'51"W, 145.14 feet to the point of curvature of a curve concave to the Northwest and having a radius of 55.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S41°43'09"W, 39.16 feet, an arc distance of 40.04 feet to the point of tangency; thence S62°34'27"W, 199.73 feet to the point of curvature of a curve concave to the North and having a radius of 35.00 feet; thence Westerly along the arc of said curve, subtended by a chord bearing and distance of N86°57'13"W, 35.50 feet, an arc distance of 37.23 feet to the point of tangency; thence N56°28'53"W, 105.81 feet to the point of curvature of a curve concave to the East and having a radius of 35.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N22°20'56"W, 39.28 feet, an arc distance of 41.70 feet; thence N73°12'39"W, 71.25 feet to a point on a curve concave to the Northwest and having a radius of 415.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S28°20'06"W, 106.02 feet, an arc distance of 106.31 feet to the point of reverse curvature of a curve concave to the East and having a radius of 25.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S05°35'54"W, 25.06 feet, an arc distance of 26.25 feet; thence S33°31'07"W, 63.80 feet; thence N56°28'53"W, 5.03 feet to the point of curvature of a curve concave to the South and having a radius of 25.00 feet; thence Westerly along the arc of said curve, subtended by a chord bearing and distance of S86°52'34"W, 29.84 feet, an arc distance of 31.98 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 415.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S58°00'32"W, 112.29 feet, an arc distance of 112.64 feet; thence S56°28'53"E, 232.10 feet; thence S33°31'07"W, 5.00 feet; thence S56°28'53"E, 87.05 feet to the point of curvature of a curve concave to the West and having a radius of 45.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S09°09'20"W, 81.99 feet, an arc distance of 103.10 feet; thence S18°40'10"W, 13.56 feet to the Northerly line of said "East Parcel", as described in Official Records Book 20191, page 1787, of said Official Records, said line also being the Northerly line of said Exception Parcel A to said Parcel 1 as described in Official Records Book 20191, page 1779; thence along said line, run the following 4 courses: 1) S70°13'57"W, 84.32 feet; 2) S74°27'46"W, 310.15 feet; 3) S07°46'51"W, 46.96 feet; thence S25°33'28"E, 190 feet, more or less, to the centerline of Williamson Branch; thence Southwesterly along said centerline, following the meanderings thereof, 2420 feet, more or less, to the centerline of a creek, said centerline being the Easterly line of said Parcel 1; thence Southerly along last said centerline, following the meanderings thereof, 22 feet, more or less, to the Northerly line of said Parcel 2; thence along said line, S87°52'01"E, 10 feet, more or less, to said centerline of Williamson Branch; thence Southeasterly along said centerline, following the meanderings thereof, 1700 feet, more or less, to the Southerly line of Lot 1, said Tison's Subdivision, also being the Southerly line of said Parcel 2; thence along said line, N83°55'33"W, 526 feet, more or less, to the POINT OF BEGINNING of the parcel herein described.

Containing 43 acres, more or less.

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



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SEATON CREEK RESERVE PHASE 4A

Section 42, Township 1 North, Range 26 East,
City of Jacksonville, Duval County, Florida,

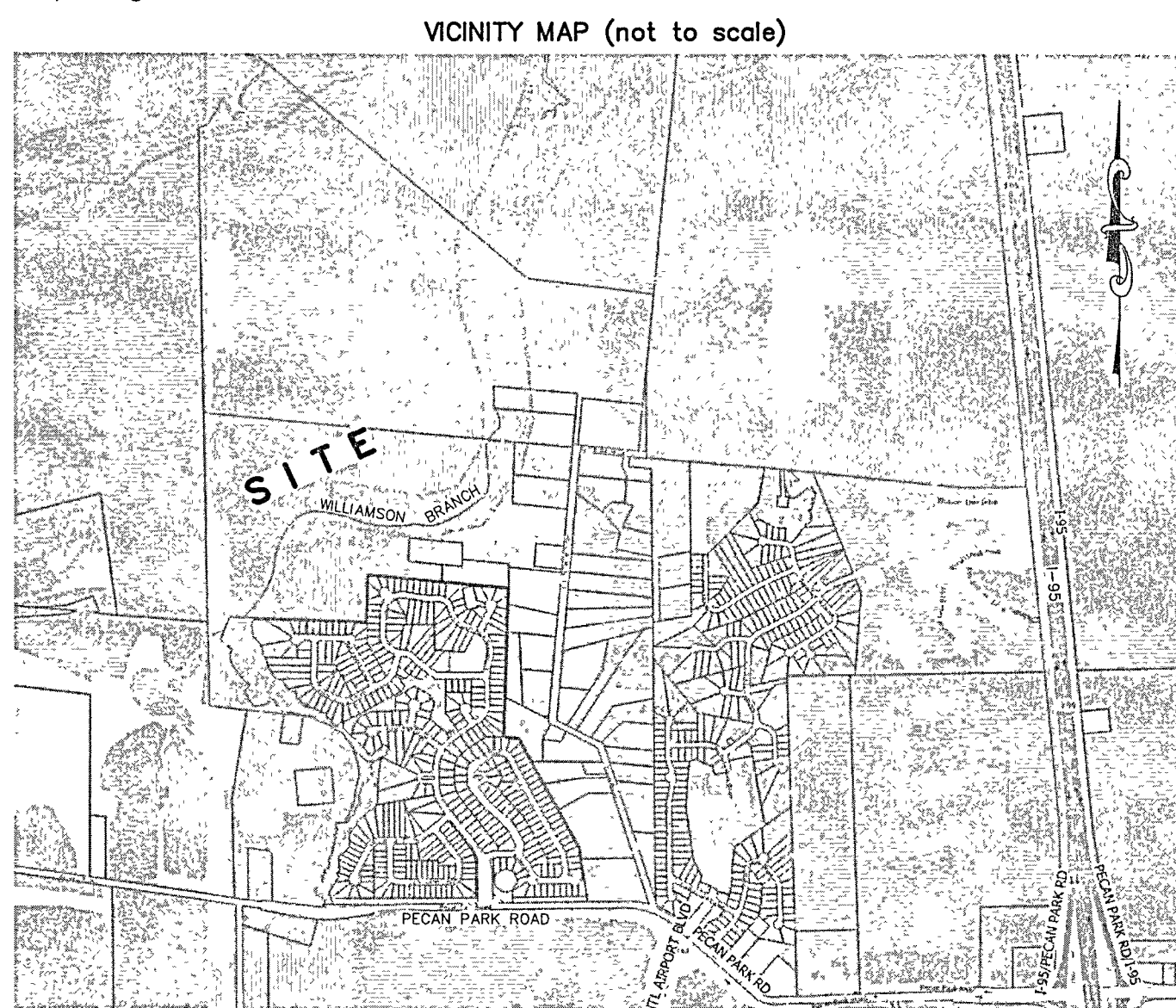
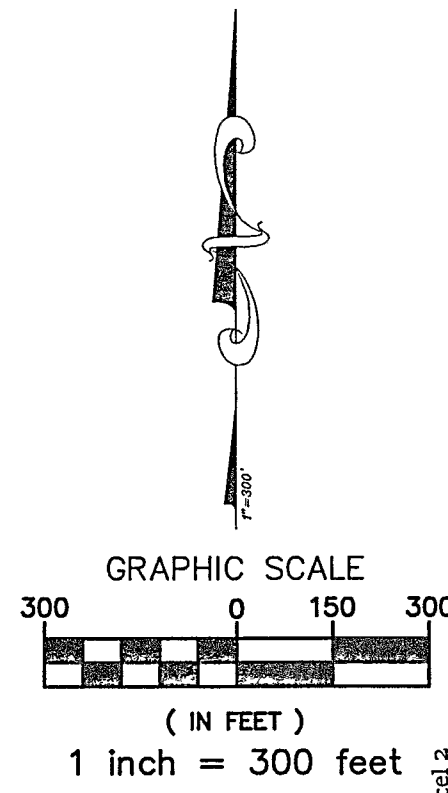
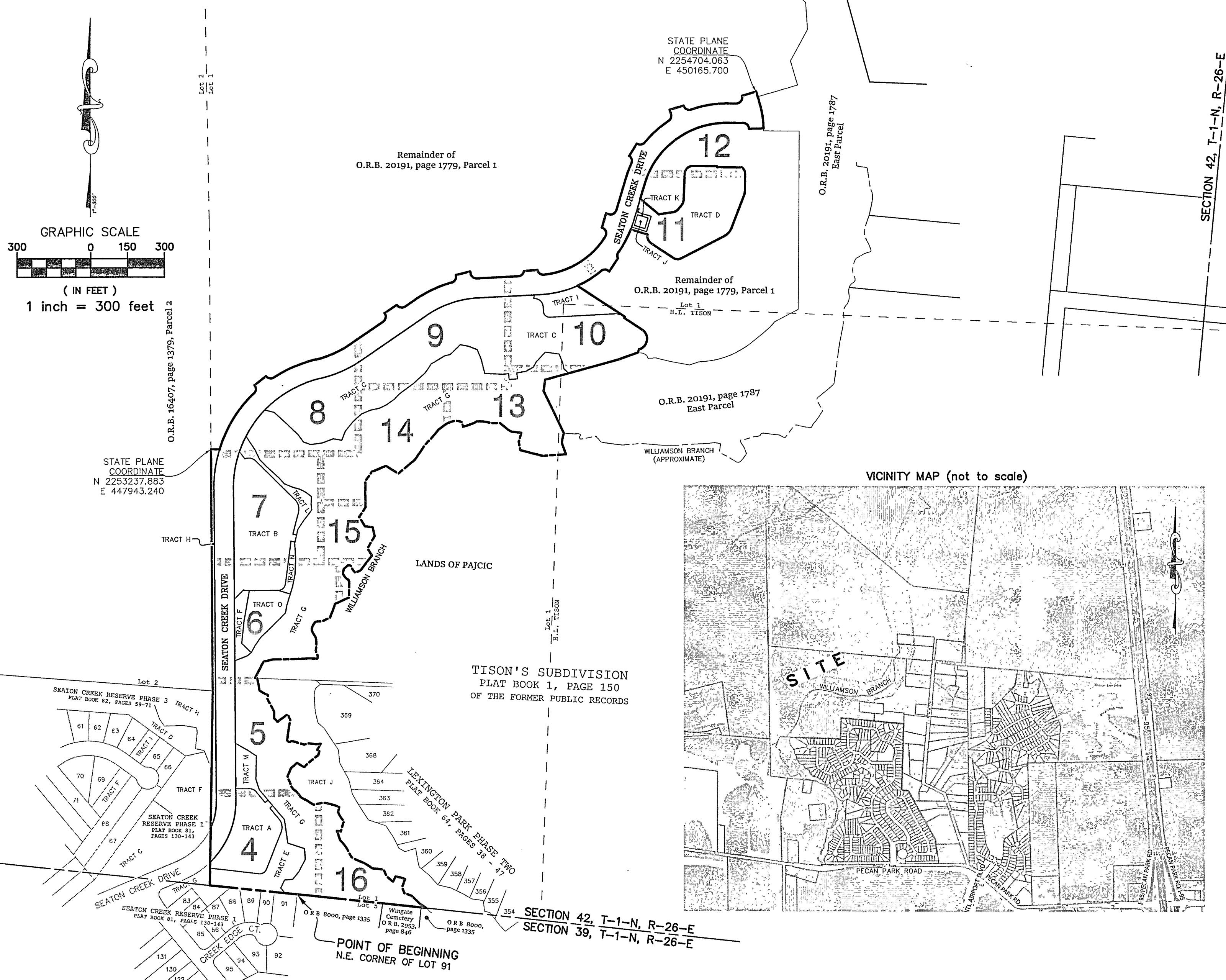
being a REPLAT of a portion of Tison's Subdivision, according to Plat Book 1, page 150
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PLAT BOOK **84** PAGE **183**

SHEET 3 OF 16 SHEETS

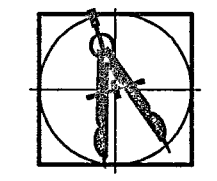
GENERAL NOTES:

- 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 LINE OF SAID SEATON CREEK RESERVE PHASE 1 AS BEING N84°07'32"W PER SAID PLAT AND 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.
- "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.
- "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.
- 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" AND "FLOODWAY", AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL NUMBER 0045 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.



- ### LEGEND
- ⊙ - DENOTES CENTERLINE
 - (EL 13) - DENOTES BASE FLOOD ELEVATION PER FLOOD PANEL
 - f.k.a. - DENOTES FORMERLY KNOWN AS
 - 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.O.L. - DENOTES POINT ON LINE
 - P.R.C. - DENOTES POINT OF REVERSE CURVATURE
 - P.T. - DENOTES POINT OF TANGENCY
 - R/W - DENOTES RIGHT-OF-WAY
 - (TYP) - DENOTES TYPICAL
 - DENOTES 4" x 4" CONCRETE MONUMENT SET. ("P.R.M.- LB 6991")
 - DENOTES 4" x 4" CONCRETE MONUMENT FOUND. (NO I.D.)
 - ⊙ 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

Lot 4 DENOTES LOT PER TISON'S
SUBDIVISION AS
RECORDED IN THE FORMER
PUBLIC RECORDS OF DUVAL
COUNTY, FLORIDA IN PLAT
BOOK 1, PAGE 150 (LINES
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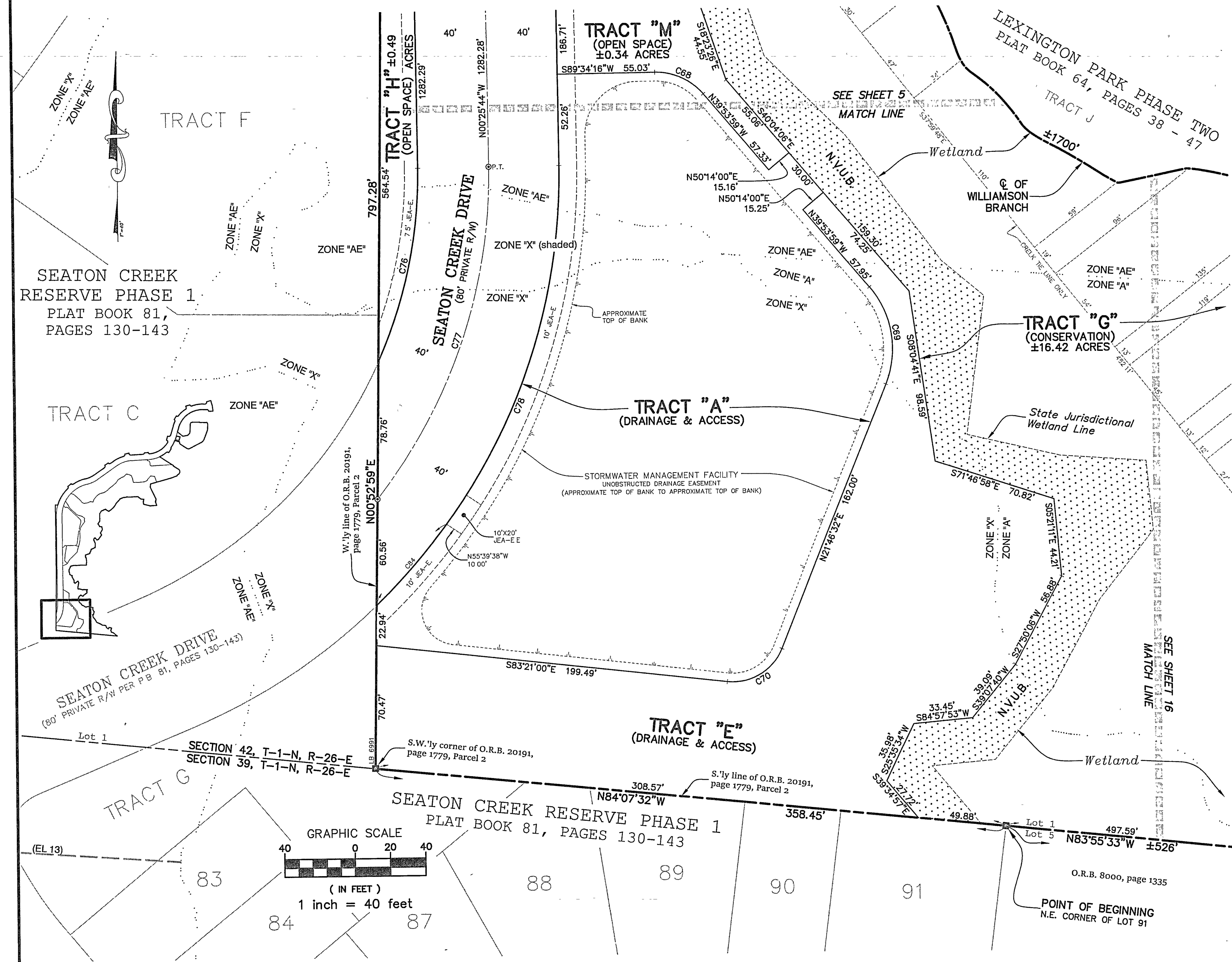


SEATON CREEK RESERVE PHASE 4A

Section 42, Township 1 North, Range 26 East,
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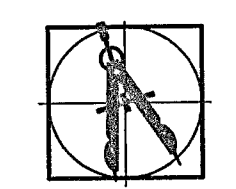
PLAT BOOK **84** PAGE **184**
SHEET 4 OF 16 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

NUMBER OF LOTS = 0
AREA TABLE FOR CERTAIN TRACTS
TRACT F (OPEN SPACE) 0.27 ACRES ±
TRACT H (OPEN SPACE) 0.49 ACRES ±
TRACT L (OPEN SPACE) 0.35 ACRES ±
TRACT M (OPEN SPACE) 0.34 ACRES ±
TRACT N (OPEN SPACE) 0.14 ACRES ±
TRACT G (CONSERVATION) 16.40 ACRES ±
TOTAL: 17.99 ACRES ±



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C68	35.00	30.87	N65°09'51"W	29.88	60°31'45"
C69	55.00	59.20	N09°03'43"W	56.39	61°40'31"
C70	30.00	39.20	N59°12'46"E	36.47	74°52'28"
C76	263.29	113.49	N11°55'10"E	112.61	24°41'47"
C77	303.29	203.72	N18°48'50"E	199.91	38°29'09"
C78	343.29	279.00	N22°51'15"E	271.39	46°33'58"
C84	343.29	60.69	N41°04'23"E	60.61	10°07'43"

Lot 4 DENOTES LOT PER TISON'S SUBDIVISION AS RECORDED IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 150 (LINES ARE APPROXIMATE ONLY)



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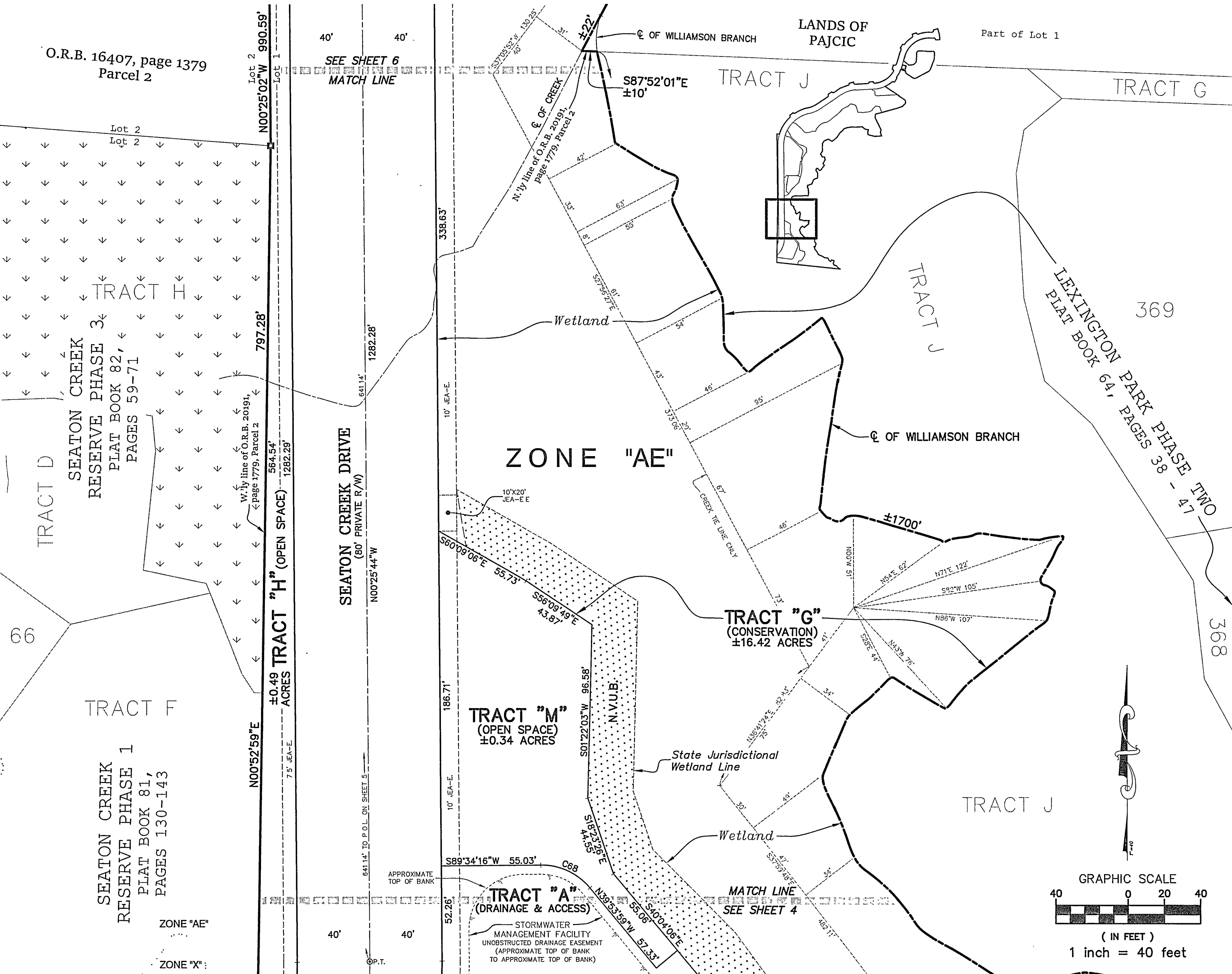
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PLAT BOOK **84** PAGE **185**

SHEET 5 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Lot 4 DENOTES LOT PER TISON'S SUBDIVISION AS RECORDED IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 150 (LINES ARE APPROXIMATE ONLY)

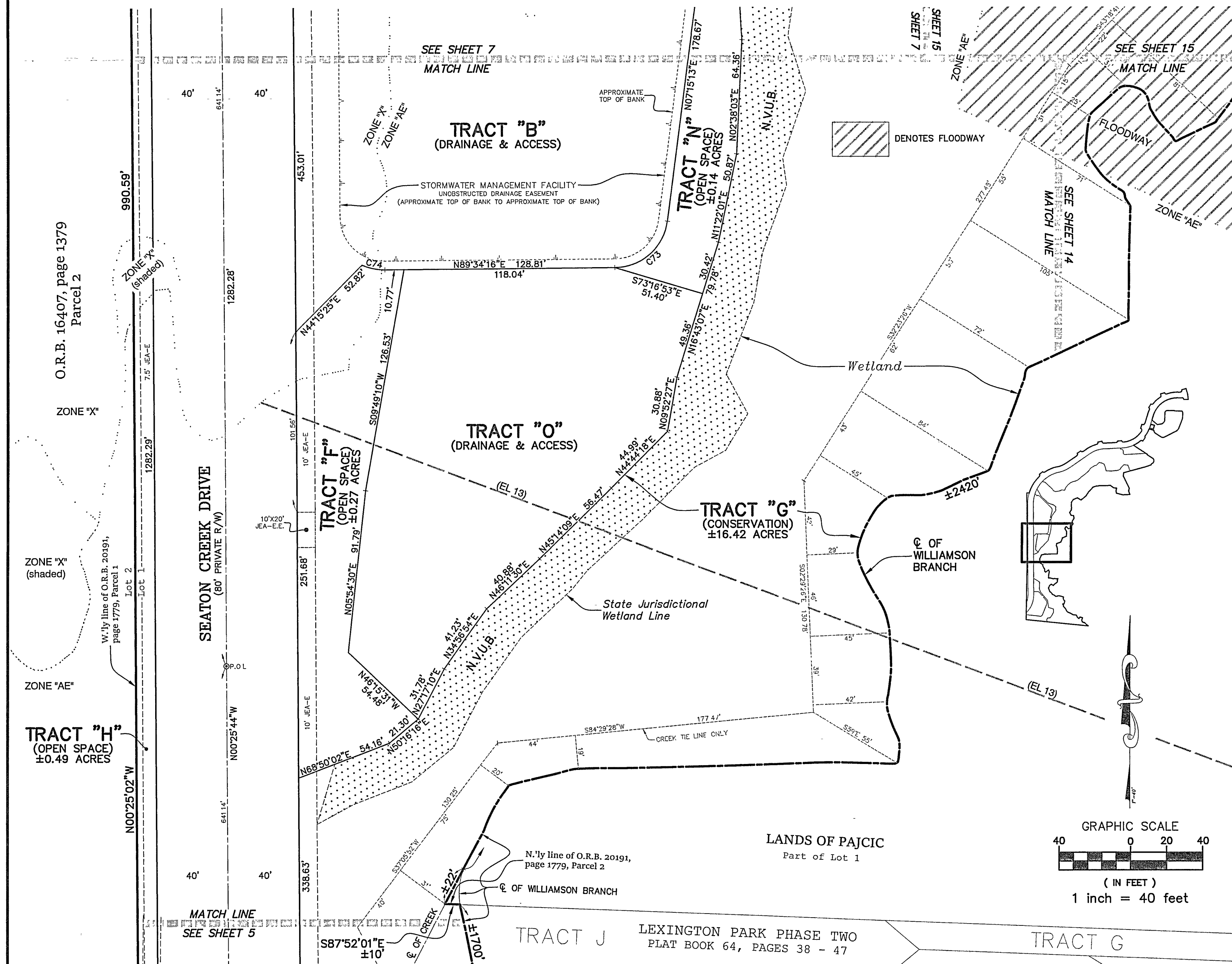
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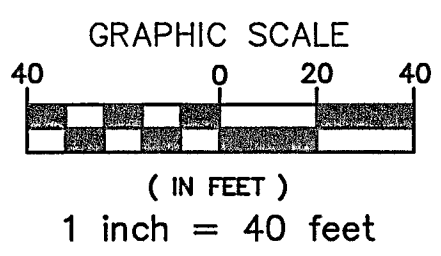
SEATON CREEK RESERVE PHASE 4A

Section 42, Township 1 North, Range 26 East,
City of Jacksonville, Duval County, Florida,

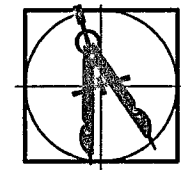
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CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C73	30.00	43.10	N48°24'45"E	39.49	82°19'03"
C74	30.00	13.20	S77°49'26"E	13.09	25°12'36"



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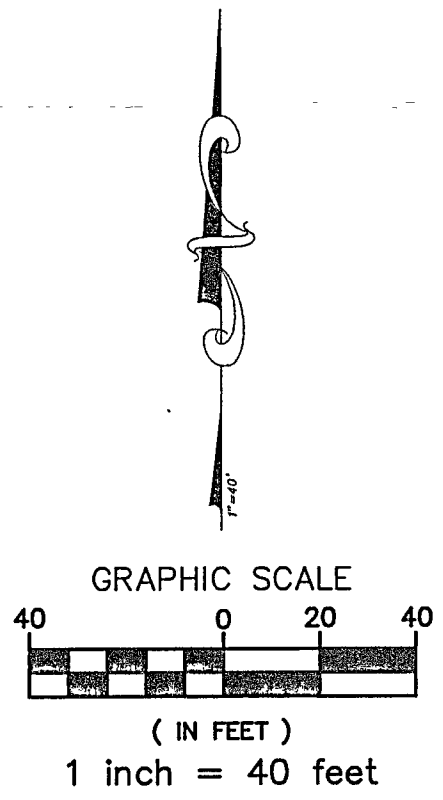
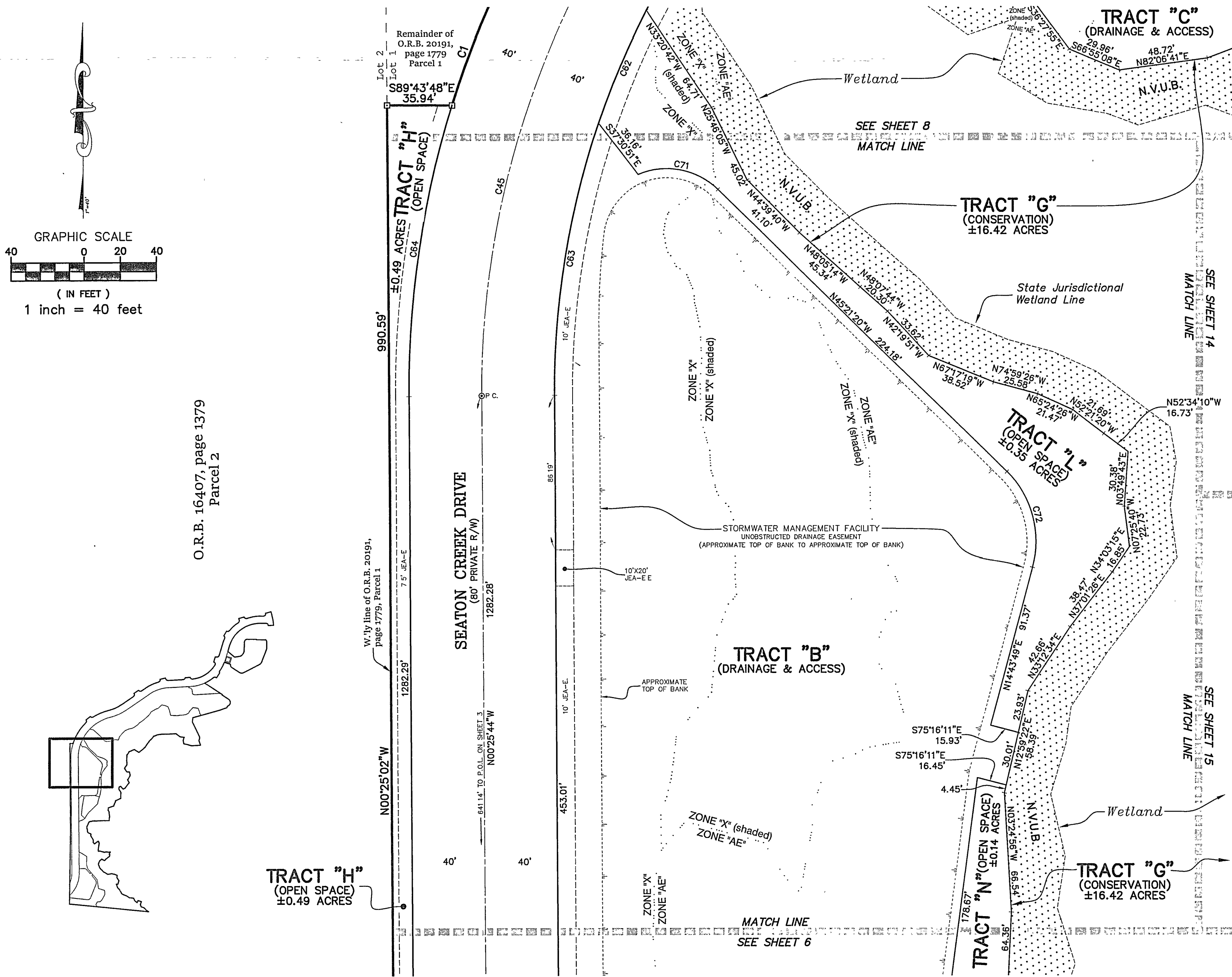


Lot 4 DENOTES LOT PER TISON'S
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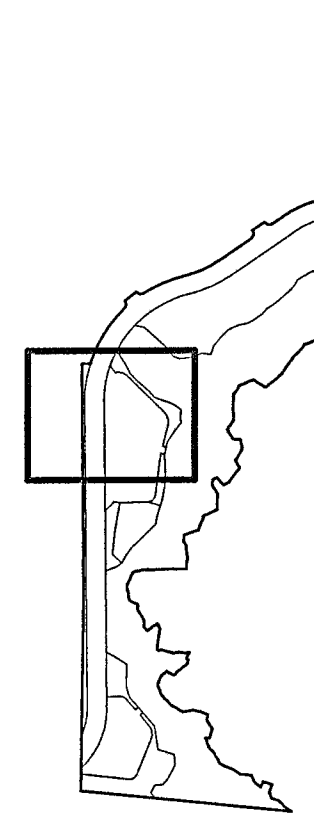
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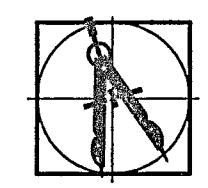


O.R.B. 16407, page 1379
Parcel 2



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C45	500.00	451.71	N25°27'49"E	436.50	51°45'43"
C62	460.00	68.35	S23°03'47"W	68.28	8°30'47"
C63	460.00	154.34	S09°11'41"W	153.62	19°13'26"
C64	540.00	164.80	S08°19'32"W	164.16	17°29'08"
C71	40.00	47.32	N79°14'45"W	44.61	67°46'50"
C72	55.00	57.68	N15°18'45"W	55.07	60°05'09"

Lot 4 DENOTES LOT PER TISON'S
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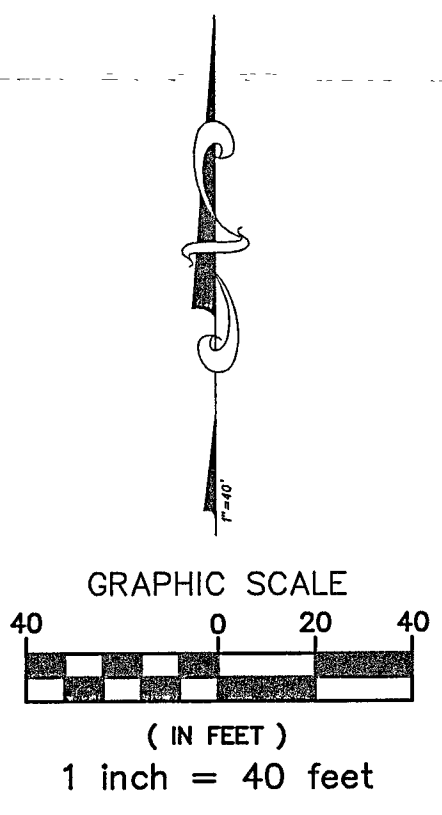
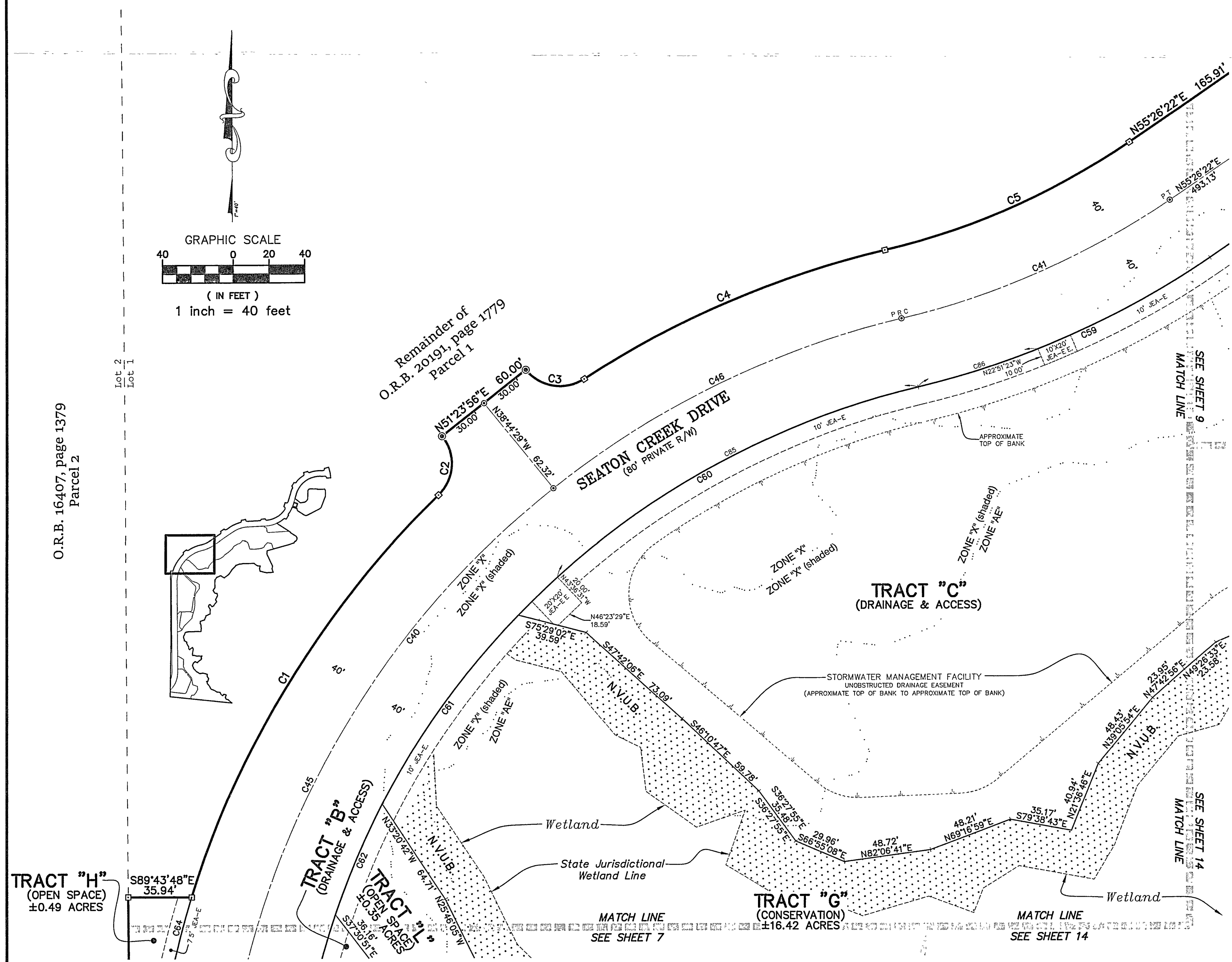
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PLAT BOOK **84** PAGE **188**

SHEET 8 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	540.00	270.31	N31°24'31"E	267.49	28°40'50"
C2	25.00	36.87	N03°30'14"E	33.62	84°29'25"
C3	25.00	36.80	S80°54'36"E	33.57	84°20'14"
C4	540.00	185.53	N66°45'52"E	184.62	19°41'09"
C5	410.00	151.47	N66°01'24"E	150.61	21°10'05"
C40	500.00	672.17	N38°05'42"E	622.68	77°01'29"
C41	450.00	166.25	N66°01'24"E	165.31	21°10'05"
C45	500.00	451.71	N25°27'49"E	436.50	51°45'43"
C46	500.00	220.46	N63°58'34"E	218.66	25°15'45"
C59	490.00	181.03	N66°01'24"E	180.00	21°10'05"
C60	460.00	263.40	S60°12'12"W	259.82	32°48'29"
C61	460.00	132.31	S35°33'34"W	131.85	16°28'47"
C62	460.00	68.35	S23°03'47"W	68.28	8°30'47"
C64	540.00	164.80	S08°19'32"W	164.16	17°29'08"
C85	460.00	232.59	S62°07'20"W	230.12	28°58'13"
C86	490.00	70.93	N72°27'37"E	70.87	8°17'40"

TRACT "H"
 (OPEN SPACE)
 ±0.49 ACRES

TRACT "B"
 (DRAINAGE & ACCESS)
 ±0.35 ACRES

TRACT "G"
 (CONSERVATION)
 ±16.42 ACRES

Lot 4 DENOTES LOT PER TISON'S SUBDIVISION AS RECORDED IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 150 (LINES ARE APPROXIMATE ONLY)



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SEATON CREEK RESERVE PHASE 4A

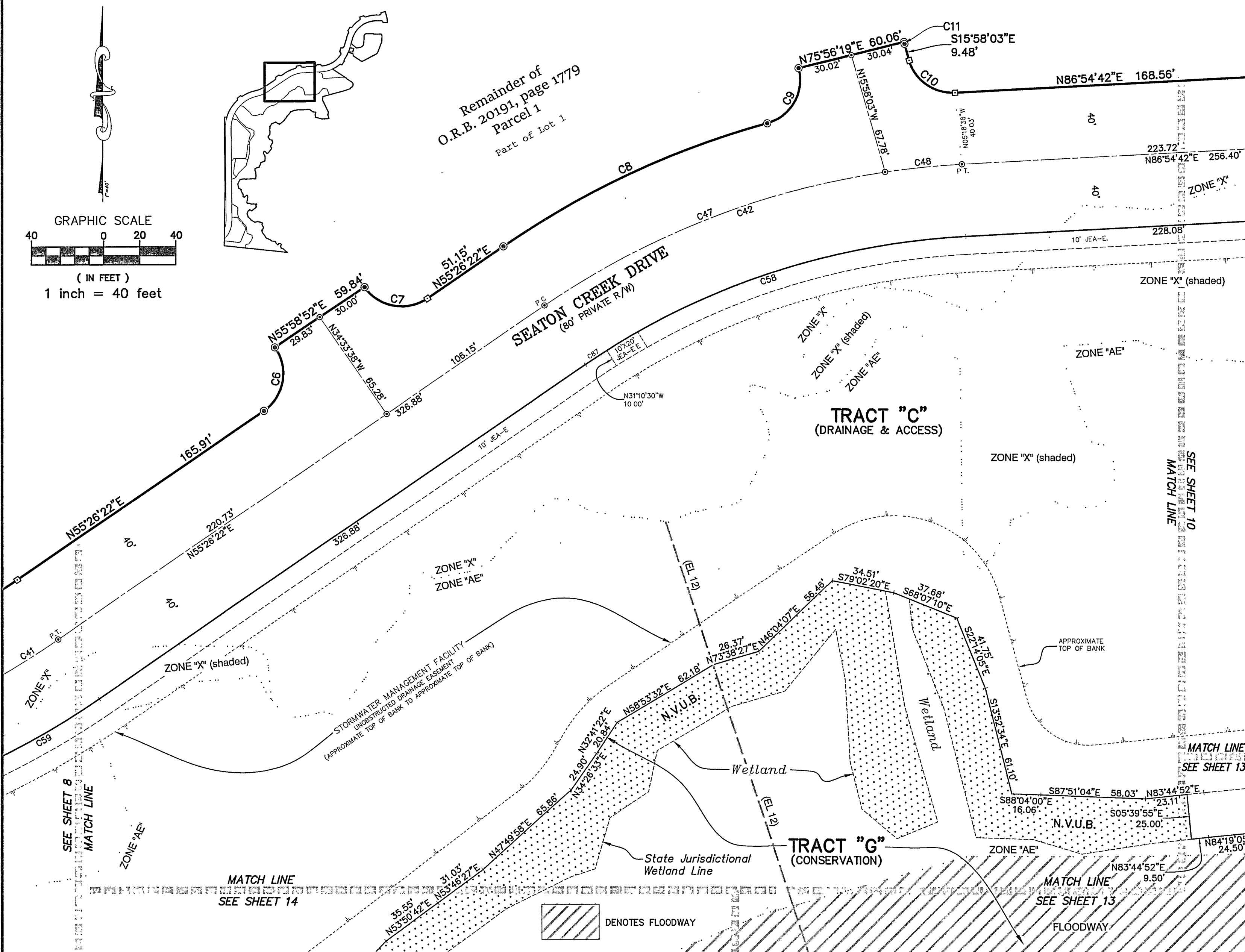
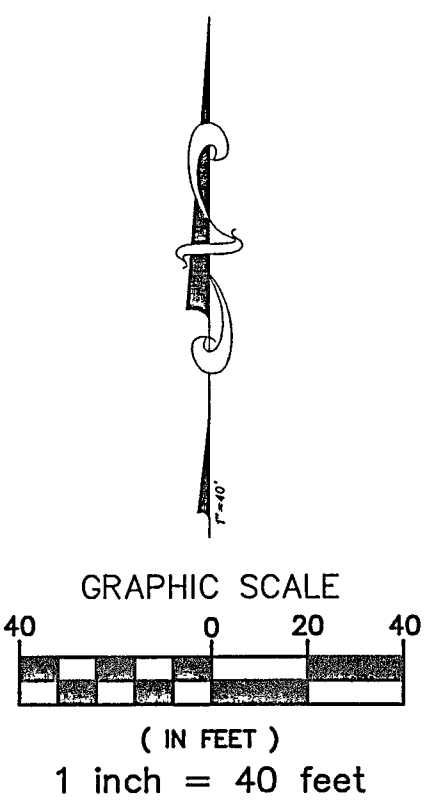
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PLAT BOOK **84** PAGE **189**

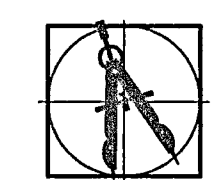
SHEET 9 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C6	25.00	39.84	N09°47'28"E	35.75	91°17'48"
C7	25.00	39.27	S79°33'38"E	35.36	90°00'00"
C8	490.00	162.13	N64°55'06"E	161.39	18°57'28"
C9	25.00	39.43	N29°12'53"E	35.47	90°21'53"
C10	25.00	33.65	S54°31'41"E	31.17	77°07'15"
C11	25.00	1.12	S14°41'07"E	1.12	2°33'53"
C41	450.00	166.25	N66°01'24"E	165.31	21°10'05"
C42	450.00	247.18	N71°10'32"E	244.09	31°28'20"
C47	450.00	204.47	N68°27'23"E	202.72	26°02'03"
C48	450.00	42.71	N84°11'33"E	42.69	5°26'17"
C58	410.00	225.21	S71°10'32"W	222.39	31°28'20"
C59	490.00	181.03	N66°01'24"E	180.00	21°10'05"

Lot 4 DENOTES LOT PER TISON'S SUBDIVISION AS RECORDED IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 150 (LINES ARE APPROXIMATE ONLY)



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SEATON CREEK RESERVE PHASE 4A

Section 42, Township 1 North, Range 26 East,
City of Jacksonville, Duval County, Florida,

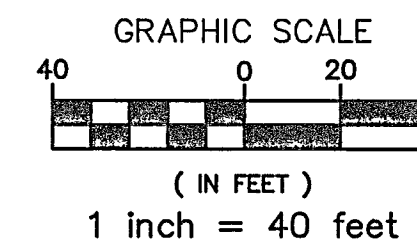
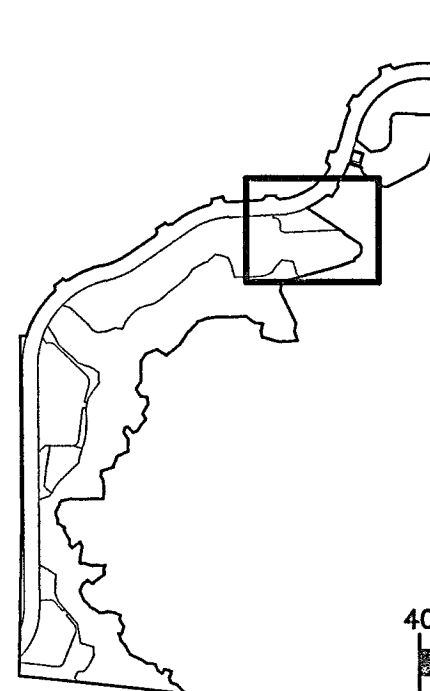
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of the Former Public Records of said County

PLAT BOOK **84** PAGE **190**

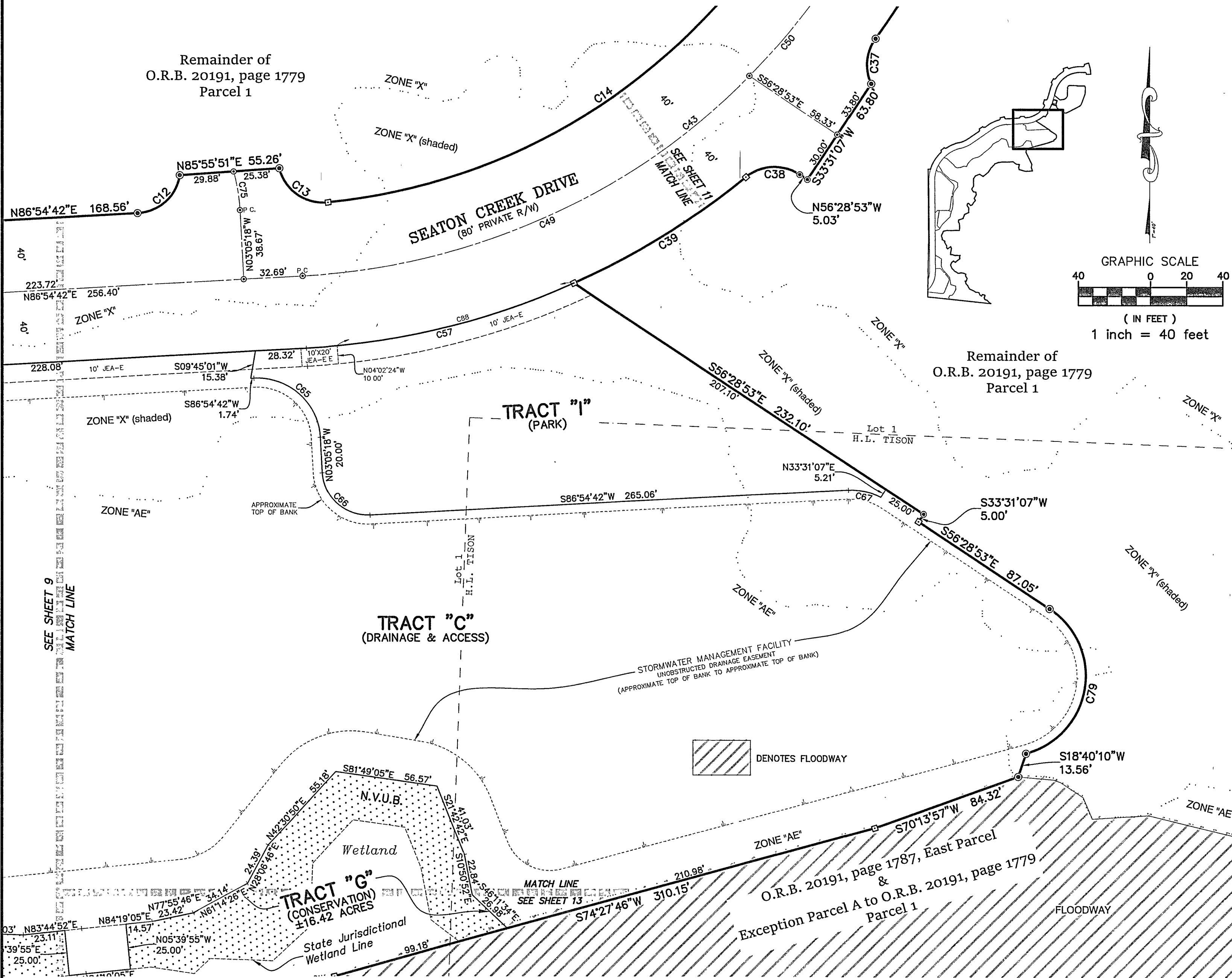
SHEET 10 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Remainder of
O.R.B. 20191, page 1779
Parcel 1



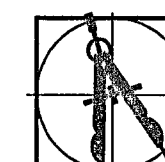
Remainder of
O.R.B. 20191, page 1779
Parcel 1



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C12	25.00	34.35	N47°32'56"E	31.71	78°43'32"
C13	25.00	36.15	S54°25'59"E	33.08	82°51'27"
C14	335.00	303.29	N58°12'09"E	293.04	51°52'19"
C37	25.00	26.25	S05°35'54"W	25.06	60°09'04"
C38	25.00	31.98	S86°52'34"W	29.84	73°17'07"
C39	415.00	112.64	S58°00'32"W	112.29	15°33'04"
C43	375.00	458.95	N51°51'01"E	430.84	70°07'21"
C49	375.00	277.47	N65°42'53"E	271.18	42°23'38"
C50	375.00	153.73	N32°46'24"E	152.66	23°29'18"
C57	415.00	153.03	N76°20'53"E	152.16	21°07'38"
C65	35.00	54.98	N48°05'18"W	49.50	90°00'00"
C66	25.00	39.27	S48°05'18"E	35.36	90°00'00"
C67	35.00	18.52	N77°55'51"W	18.30	30°18'55"
C75	105.00	22.11	N09°07'20"W	22.07	12°04'03"
C79	45.00	103.10	S09°09'20"W	81.99	131°16'26"
C88	415.00	136.13	N75°10'55"E	135.52	18°47'41"

DENOTES FLOODWAY

Lot 4 DENOTES LOT PER TISON'S
SUBDIVISION AS
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COUNTY, FLORIDA IN PLAT
BOOK 1, PAGE 150 (LINES
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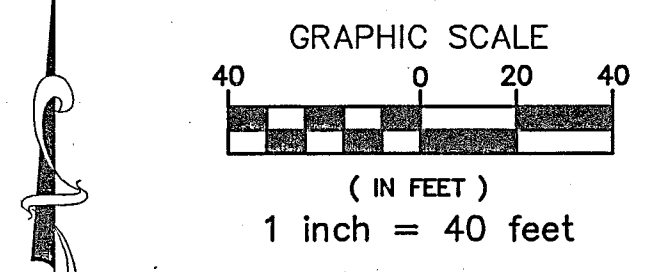
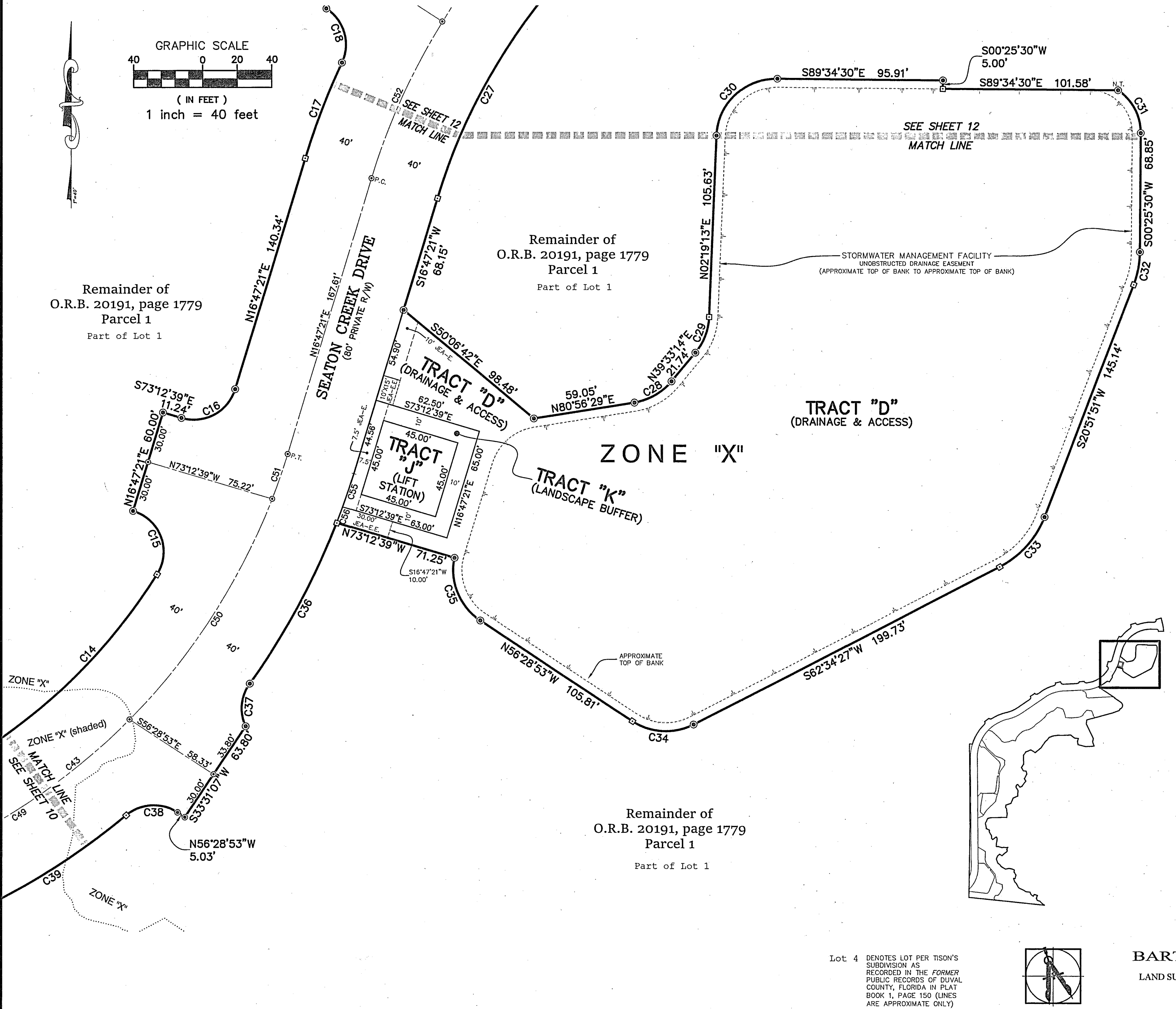
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SEATON CREEK RESERVE PHASE 4A

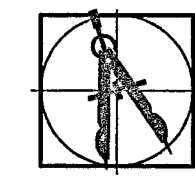
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PLAT BOOK **84** PAGE **191**
 SHEET 11 OF 16 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C14	335.00	303.29	N58°12'09"E	293.04	51°52'19"
C15	25.00	46.02	N20°28'20"W	39.79	105°28'38"
C16	25.00	39.27	N61°47'21"E	35.36	90°00'00"
C17	430.00	60.12	N20°47'39"E	60.07	8°00'36"
C18	25.00	35.77	N16°11'22"W	32.80	81°58'39"
C27	350.00	449.82	S53°36'26"W	419.49	73°38'09"
C28	35.00	25.28	N60°14'51"E	24.74	41°23'16"
C29	35.00	22.74	N20°56'14"E	22.35	37°14'00"
C30	35.00	53.82	N46°22'22"E	48.67	88°06'17"
C31	30.00	29.55	S27°47'47"E	28.37	56°26'34"
C32	55.00	19.62	S10°38'41"W	19.52	20°26'21"
C33	55.00	40.04	S41°43'09"W	39.16	41°42'36"
C34	35.00	37.23	N86°57'13"W	35.50	60°56'40"
C35	35.00	41.70	N22°20'56"W	39.28	68°15'53"
C36	415.00	106.31	S28°20'06"W	106.02	14°40'40"
C37	25.00	26.25	S05°35'54"W	25.06	60°09'04"
C38	25.00	31.98	S86°52'34"W	29.84	73°17'07"
C39	415.00	112.64	S58°00'32"W	112.29	15°33'04"
C43	375.00	458.95	N51°51'01"E	430.84	70°07'21"
C49	375.00	277.47	N65°42'53"E	271.18	42°23'38"
C50	375.00	153.73	N32°46'24"E	152.66	23°29'18"
C51	375.00	27.75	N18°54'33"E	27.74	41°42'24"
C52	390.00	100.63	N24°10'52"E	100.35	14°47'02"
C55	415.00	20.45	N18°12'04"E	20.45	2°49'25"
C56	415.00	10.01	N20°18'14"E	10.01	1°22'56"

Lot 4 DENOTES LOT PER TISON'S SUBDIVISION AS RECORDED IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 150 (LINES ARE APPROXIMATE ONLY)



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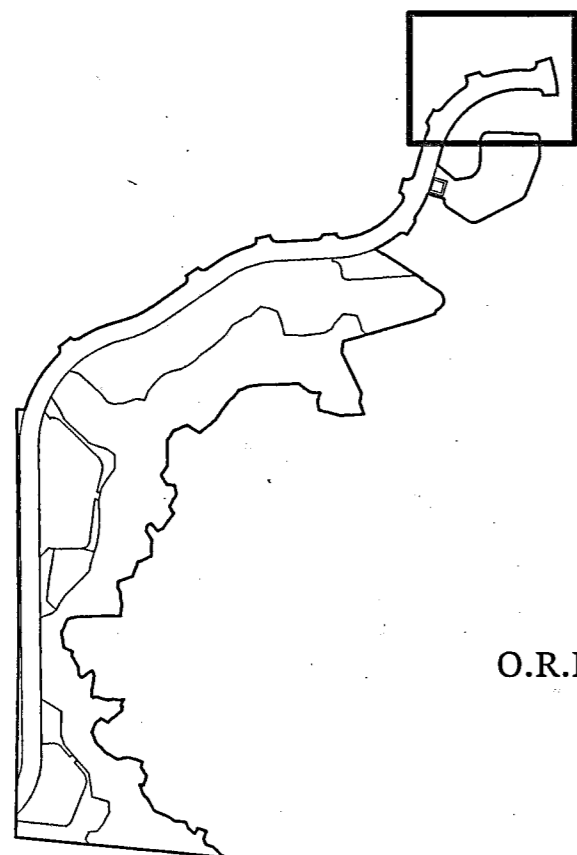
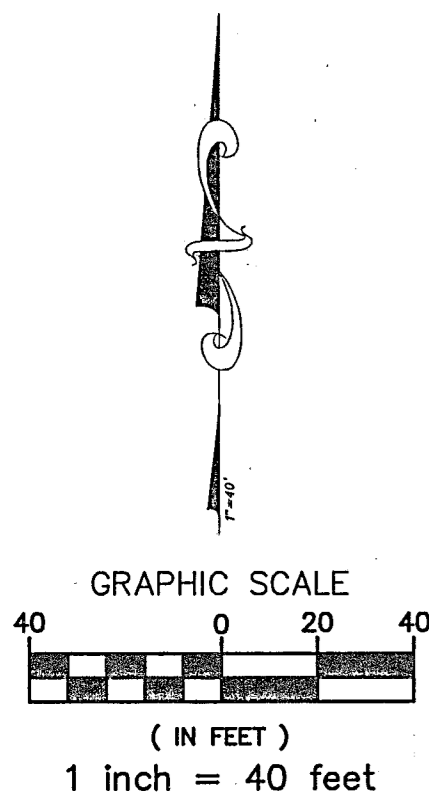
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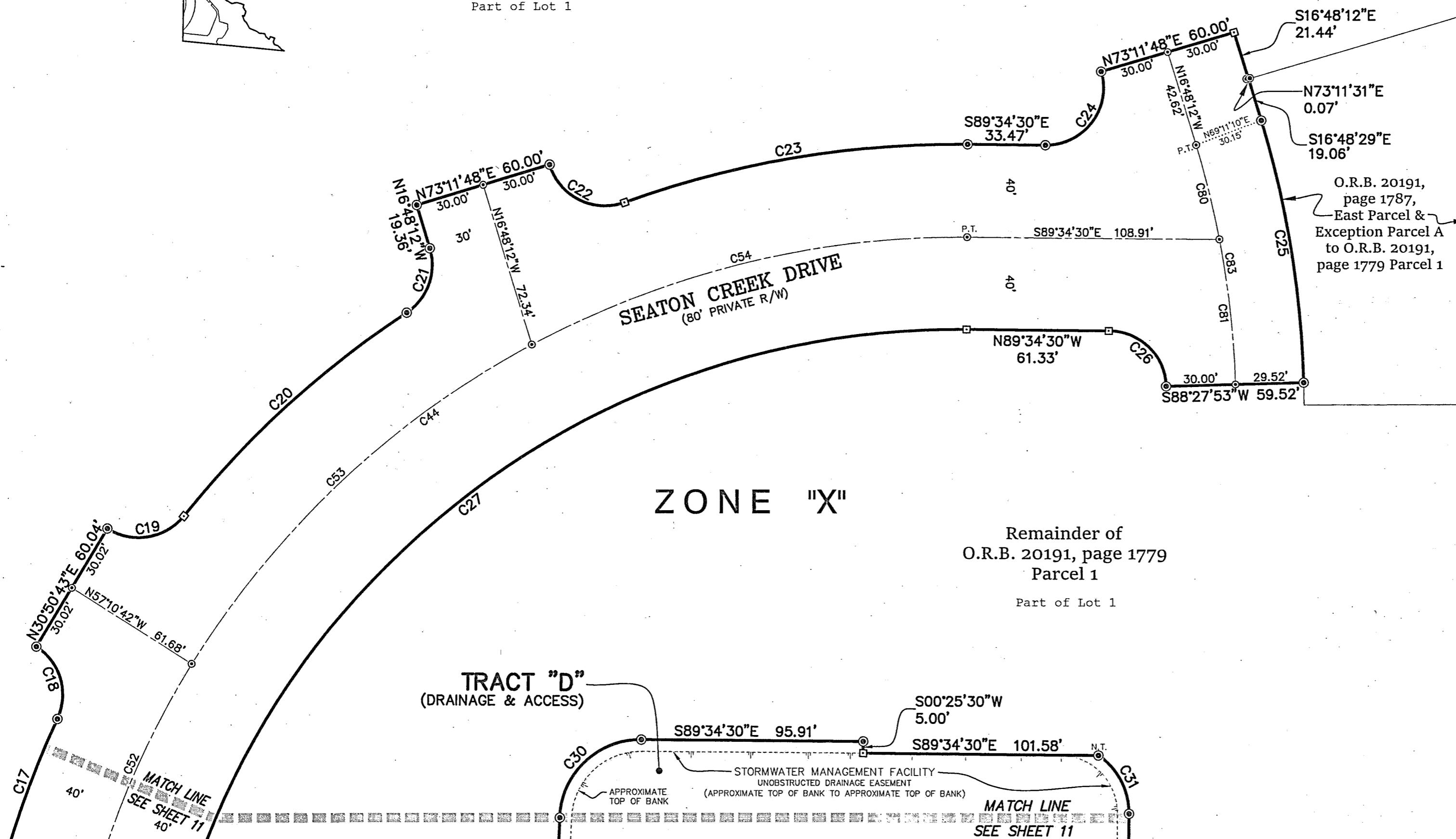
PLAT BOOK **84** PAGE **192**

SHEET 12 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



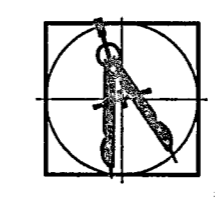
Remainder of
O.R.B. 20191, page 1779
Parcel 1
Part of Lot 1



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C17	430.00	60.12	N20°47'39"E	60.07	8°00'36"
C18	25.00	35.77	N16°11'22"W	32.80	81°58'39"
C19	25.00	36.71	N80°45'16"E	33.50	84°08'03"
C20	430.00	131.16	N47°25'34"E	130.66	172°28'37"
C21	25.00	31.84	N19°40'50"E	29.73	72°58'04"
C22	25.00	40.55	S63°16'10"E	36.25	92°55'55"
C23	430.00	151.30	N80°20'42"E	150.52	20°09'37"
C24	25.00	46.79	N36°48'39"E	40.25	107°13'42"
C25	430.00	115.48	S09°06'53"E	115.13	15°23'12"
C26	25.00	38.34	N45°38'43"W	34.69	87°51'34"
C27	350.00	449.82	S53°36'26"W	419.49	73°38'09"
C30	35.00	53.82	N46°22'22"E	48.67	88°06'17"
C31	30.00	29.55	S27°47'47"E	28.37	56°26'34"
C44	390.00	501.22	N53°36'26"E	467.43	73°38'09"
C52	390.00	100.63	N24°10'52"E	100.35	14°47'02"
C53	390.00	204.51	N46°35'45"E	202.18	30°02'44"
C54	390.00	196.08	N76°01'19"E	194.02	28°48'23"
C80	400.00	41.89	N13°48'11"W	41.87	06°00'01"
C81	400.00	63.54	N06°15'09"W	63.47	09°06'04"
C83	400.00	105.43	N09°15'10"W	105.12	15°06'05"

Remainder of
O.R.B. 20191, page 1779
Parcel 1
Part of Lot 1

Lot 4 DENOTES LOT PER TISON'S
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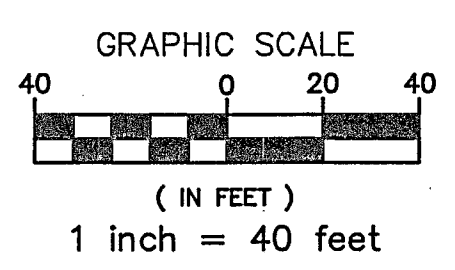
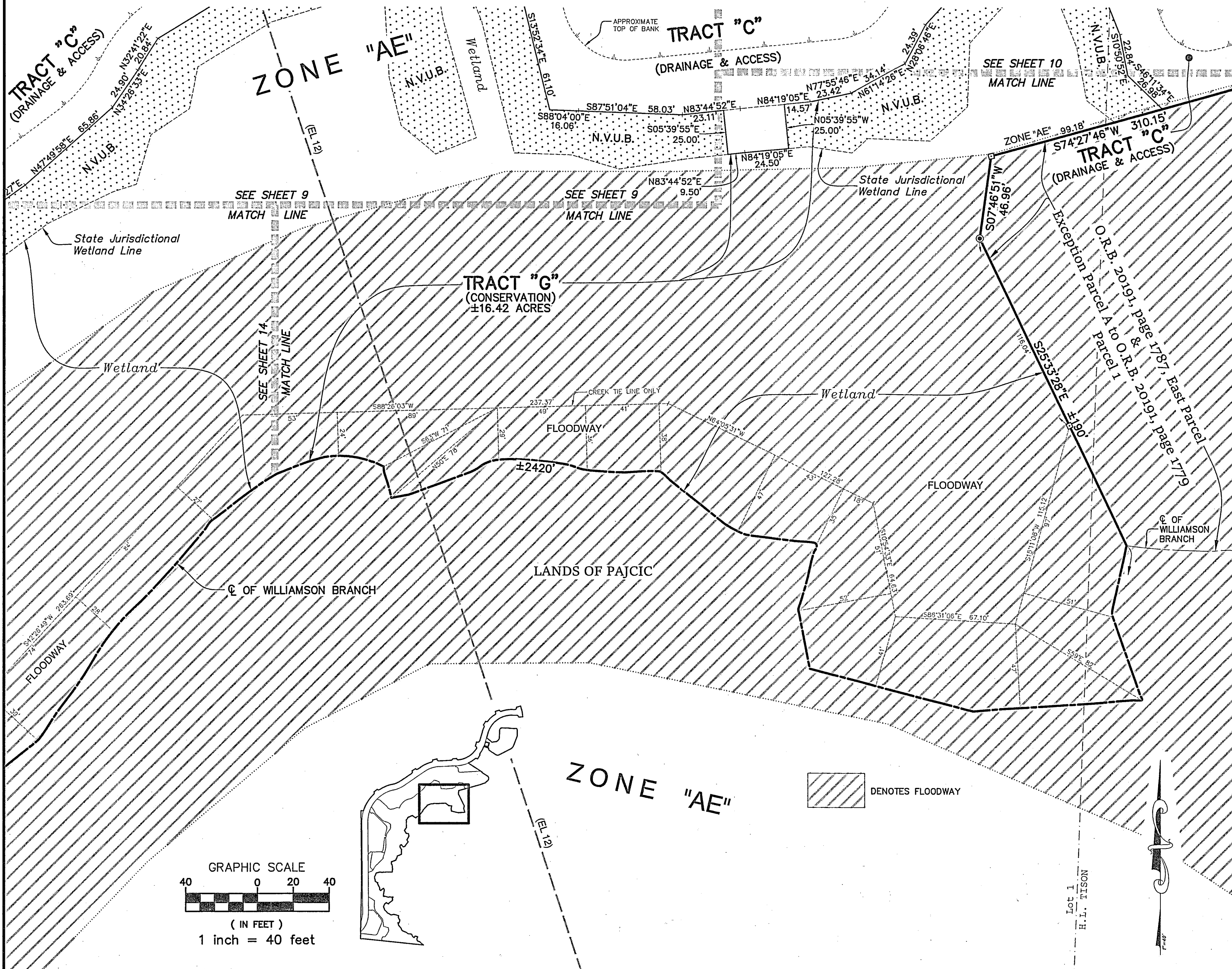
SEATON CREEK RESERVE PHASE 4A

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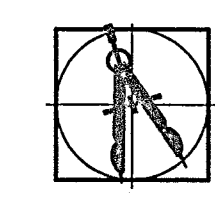
PLAT BOOK **84** PAGE **193**

SHEET 13 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Lot 4 DENOTES LOT PER TISON'S SUBDIVISION AS RECORDED IN THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 150 (LINES ARE APPROXIMATE ONLY)



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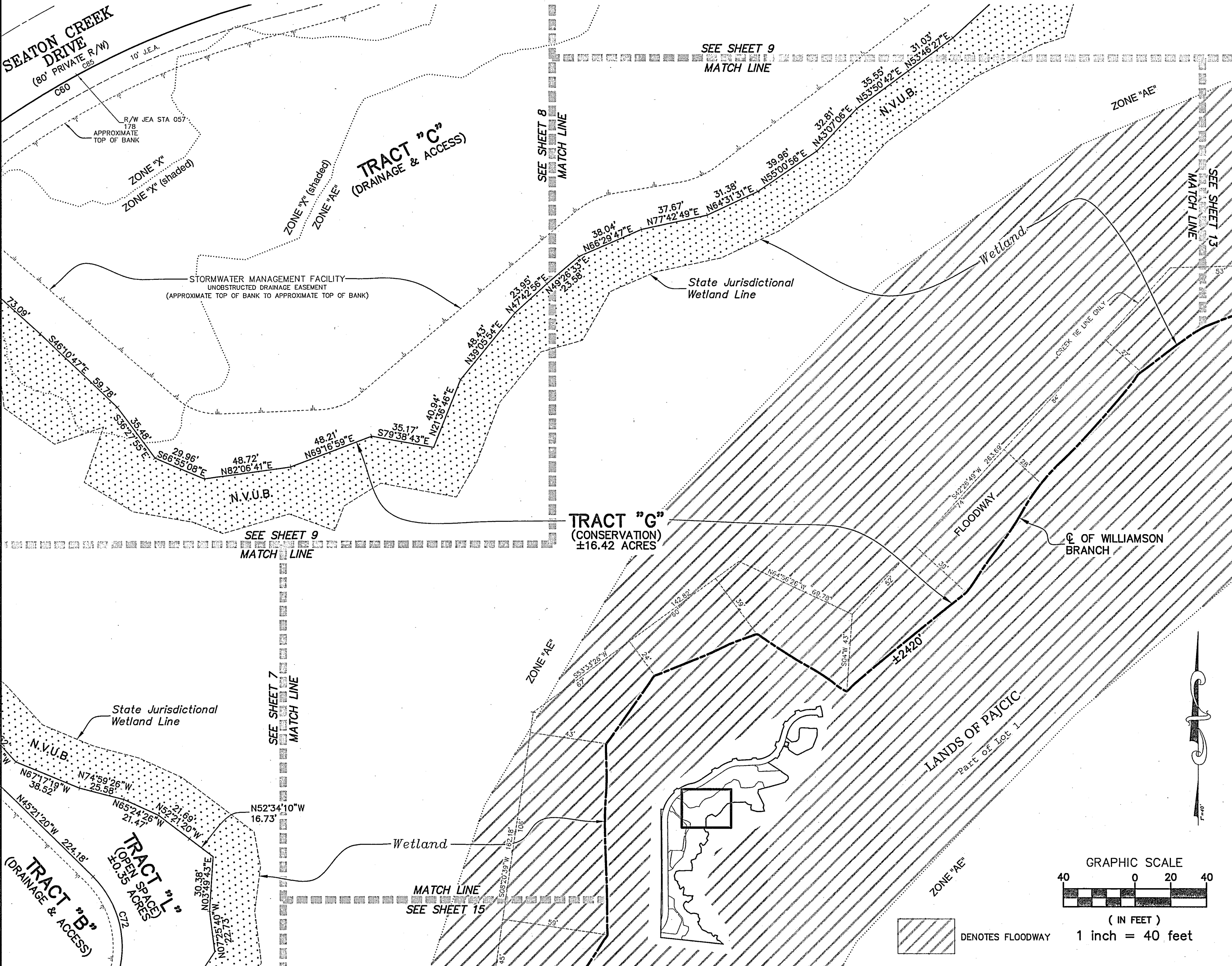
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PLAT BOOK **84** PAGE **194**

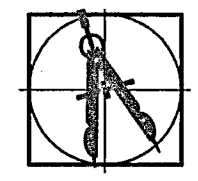
SHEET 14 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C60	460.00	263.40	S60°12'12"W	259.82	32°48'29"
C72	55.00	57.68	N15°18'45"W	55.07	60°05'09"
C85	460.00	232.59	S62°07'20"W	230.12	28°58'13"

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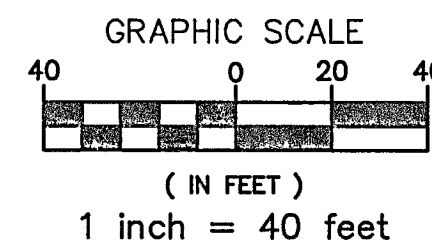
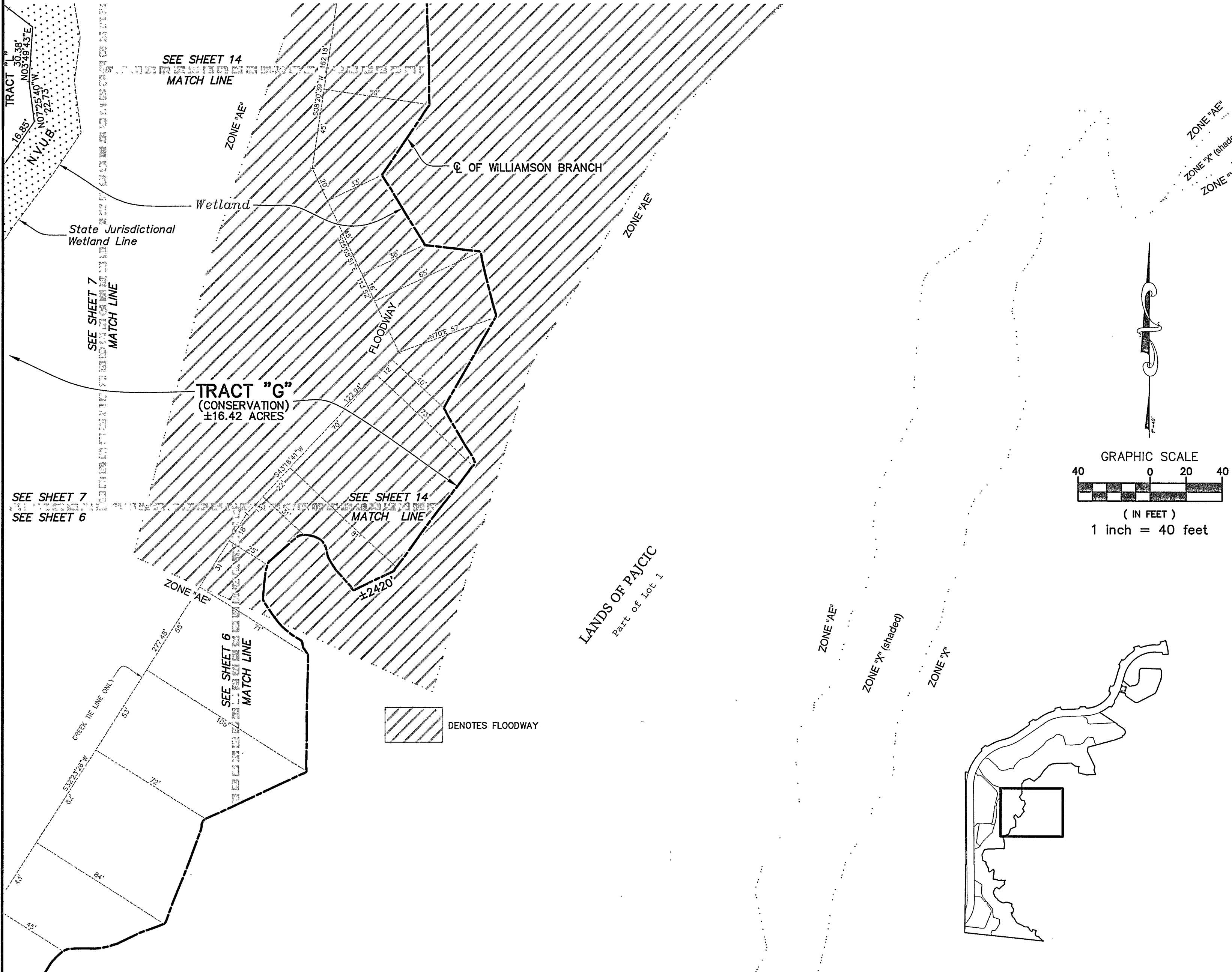
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SHEET 15 OF 16 SHEETS

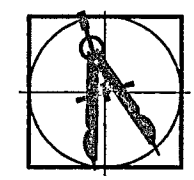
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



DENOTES FLOODWAY

LANDS OF PAJIC
Part of Lot 1

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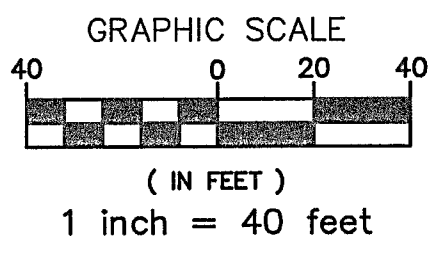
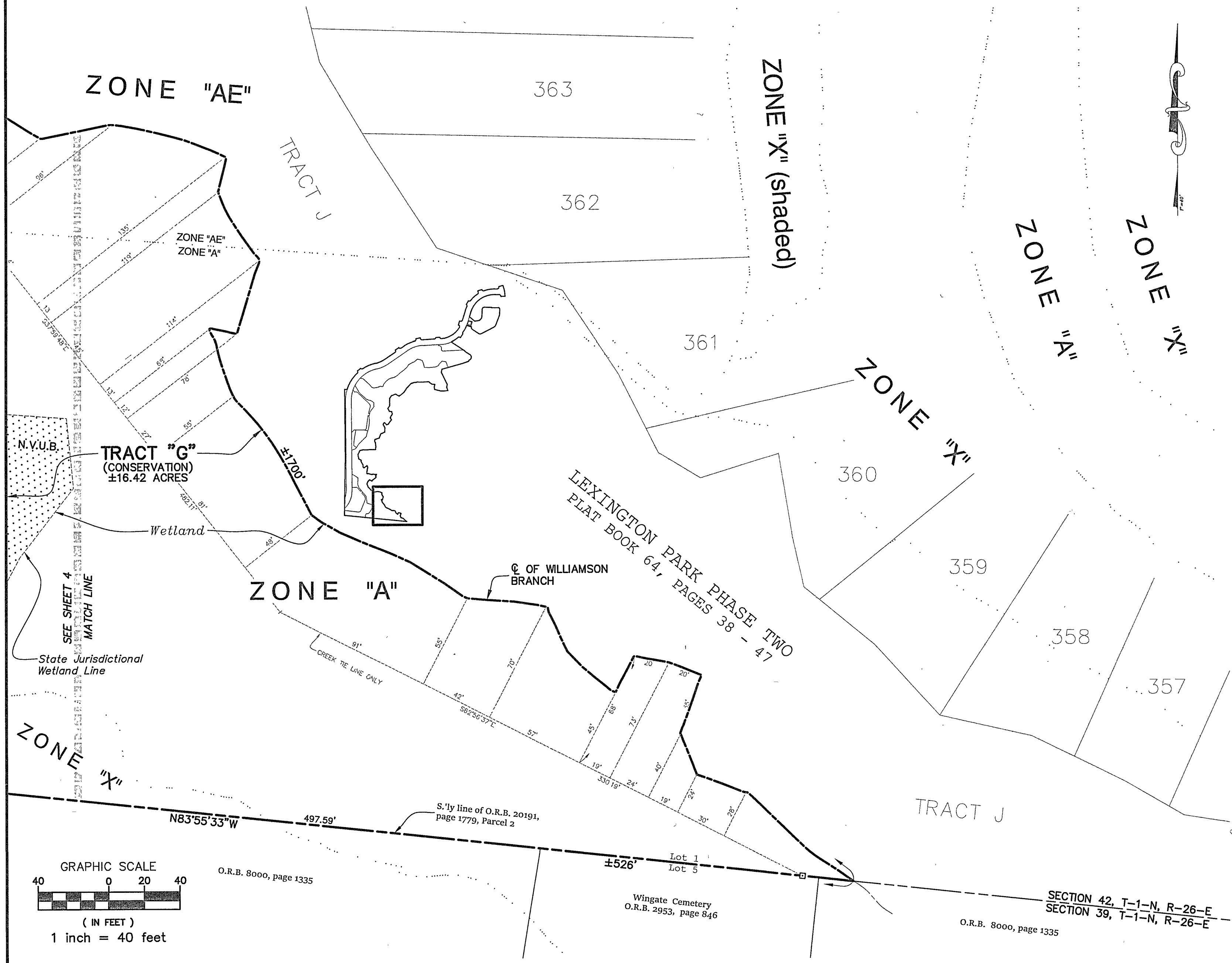
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SHEET 16 OF 16 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Lot 4 DENOTES LOT PER TISON'S
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