

SEATON CREEK RESERVE PHASE 4B

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 85 PAGE 151
SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 10-13-2025
Date
[Signature]
City Engineer
For Director of Public Works
Approved October 17, 2025
Date
[Signature]
General Counsel

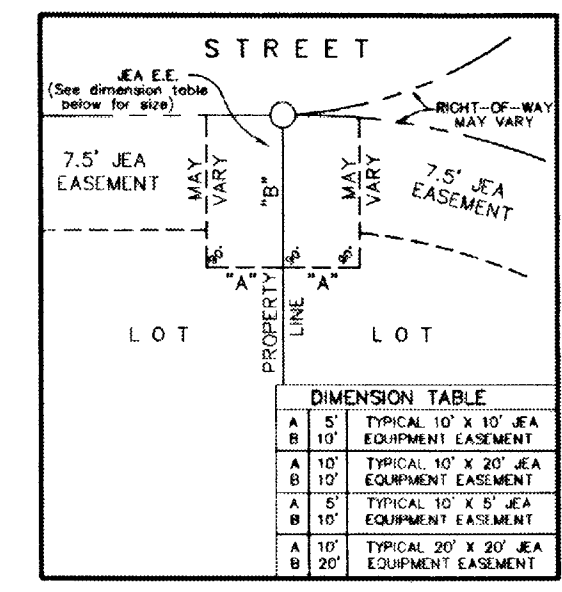
CAPTION:

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:

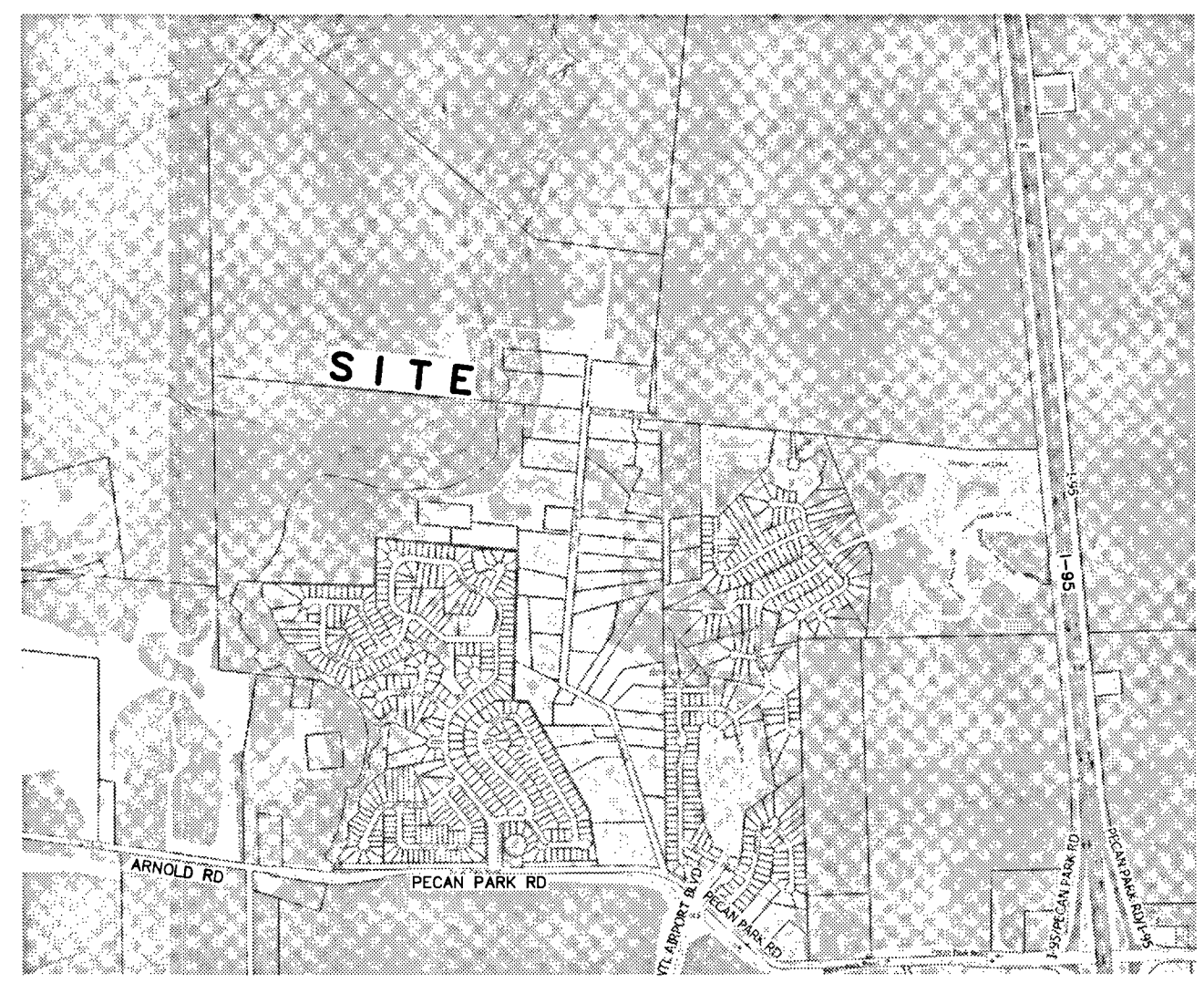
Begin at the most Northerly corner of Tract "I", SEATON CREEK RESERVE PHASE 4A, according to Plat Book 84, pages 181 through 196, of the Current Public Records of said County; said corner being on the Southeastly right-of-way line of Seaton Creek Drive, according to said plat of SEATON CREEK RESERVE PHASE 4A, and on a curve concave to the Northwest and having a radius of 415.00 feet; thence along said right-of-way line run the following 6 courses: 1) Northeastly along the arc of said curve, subtended by a chord bearing and distance of N58°00'32"E, 112.29 feet, an arc distance of 112.64 feet to the point of reverse curvature of a curve concave to the South and having a radius of 25.00 feet; 2) Easterly along the arc of said curve, subtended by a chord bearing and distance of N86°52'34"E, 29.84 feet, an arc distance of 31.98 feet to the point of tangency; 3) S56°28'53"E, 5.03 feet; 4) N33°31'07"E, 63.80 feet to a point on a curve concave to the East and having a radius of 25.00 feet; 5) Northerly along the arc of said curve, subtended by a chord bearing and distance of N05°35'54"E, 25.06 feet, an arc distance of 26.25 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 415.00 feet; 6) Northeastly along the arc of said curve, subtended by a chord bearing and distance of N28°20'06"E, 106.02 feet, an arc distance of 106.31 feet to the Southerly line of Tract "D", said SEATON CREEK RESERVE PHASE 4A; thence along the boundaries thereof, run the following 20 courses: 1) S73°12'39"E, 71.25 feet to a point on a curve concave to the East and having a radius of 35.00 feet; 2) Southerly along the arc of said curve, subtended by a chord bearing and distance of S22°20'56"E, 39.28 feet, an arc distance of 41.70 feet to the point of tangency; 3) S56°28'53"E, 105.81 feet to the point of curvature of a curve concave to the North and having a radius of 35.00 feet; 4) Easterly along the arc of said curve, subtended by a chord bearing and distance of S86°57'13"E, 35.50 feet, an arc distance of 37.23 feet to the point of tangency; 5) N62°34'27"E, 199.73 feet to the point of curvature of a curve concave to the Northwest and having a radius of 55.00 feet; 6) Northeastly along the arc of said curve, subtended by a chord bearing and distance of N41°43'09"E, 39.16 feet, an arc distance of 40.04 feet to the point of tangency; 7) N20°51'51"E, 145.14 feet to the point of curvature of a curve concave to the West and having a radius of 55.00 feet; 8) Northerly along the arc of said curve, subtended by a chord bearing and distance of N10°38'41"E, 19.52 feet, an arc distance of 19.62 feet to the point of tangency; 9) N00°25'30"E, 68.85 feet to the point of curvature of a curve concave to the Southwest and having a radius of 30.00 feet; 10) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N27°47'47"W, 28.37 feet, an arc distance of 29.55 feet; 11) N89°34'30"W, 101.58 feet; 12) N00°25'30"E, 5.00 feet; 13) N89°34'30"W, 95.91 feet to the point of curvature of a curve concave to the Southeast and having a radius of 35.00 feet; 14) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S46°22'22"W, 48.67 feet, an arc distance of 53.82 feet to the point of tangency; 15) S02°19'13"W, 105.63 feet to the point of curvature of a curve concave to the West and having a radius of 35.00 feet; 16) Southerly along the arc of said curve, subtended by a chord bearing and distance of S20°56'14"W, 22.35 feet, an arc distance of 22.74 feet to the point of tangency; 17) S39°33'14"W, 21.74 feet to the point of curvature of a curve concave to the Northwest and having a radius of 35.00 feet; 18) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S60°14'51"W, 24.74 feet, an arc distance of 25.28 feet to the point of tangency; 19) S80°56'29"W, 59.05 feet; 20) N50°06'42"W, 98.48 feet to said Southeastly right-of-way line of Seaton Creek Drive; thence along said right-of-way line, run the following 5 courses: 1) N16°47'21"E, 68.15 feet to the point of curvature of a curve concave to the Southeast and having a radius of 350.00 feet; 2) Northeastly along the arc of said curve, subtended by a chord bearing and distance of N53°36'26"E, 419.49 feet, an arc distance of 449.82 feet to the point of tangency; 3) S89°34'30"E, 61.33 feet to the point of curvature of a curve concave to the Southwest and having a radius of 25.00 feet; 4) Southeastly along the arc of said curve, subtended by a chord bearing and distance of S45°38'43"E, 34.69 feet, an arc distance of 38.34 feet; 5) N88°27'53"E, 59.52 feet to a point on the Westerly line of "East Parcel", as described in Official Records Book 20191, page 1787, of the Official Records of said county, said line also being the Westerly line of Exception Parcel "A" to Parcel 1 as described in Official Records Book 20191, page 1779, of said Official Records, said point also being on a curve concave to the West and having a radius of 430.00 feet; thence Southerly along said Westerly line and along the arc of said curve, subtended by a chord bearing and distance of S00°46'29"E, 9.70 feet, an arc distance of 9.70 feet to an angle point in said "East Parcel"; thence along the boundaries of said "East Parcel" and Exception Parcel "A", run the following 16 courses: 1) N89°52'18"E, 145.00 feet; 2) S00°23'12"W, 729.35 feet; 3) S53°07'30"W, 6.04 feet; 4) S62°11'15"W, 102.48 feet to a point on a curve concave to the Northwest and having a radius of 350.00 feet; 5) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S44°57'12"W, 74.77 feet, an arc distance of 74.91 feet to the point of tangency; 6) S51°05'06"W, 56.14 feet to the point of curvature of a curve concave to the North and having a radius of 350.00 feet; 7) Westerly along the arc of said curve, subtended by a chord bearing and distance of S69°55'36"W, 226.07 feet, an arc distance of 230.19 feet; 8) S71°31'15"W, 40.79 feet; 9) N80°05'32"W, 39.65 feet; 10) N79°48'59"W, 37.88 feet; 11) N76°17'41"W, 63.31 feet; 12) S86°24'54"W, 31.27 feet; 13) N23°15'56"W, 12.83 feet; 14) N56°27'09"W, 15.05 feet; 15) N68°44'12"W, 3.75 feet; 16) N84°54'52"W, 20.00 feet to the Easterly line of Tract "C", said SEATON CREEK RESERVE PHASE 4A; thence along said line, run the following 4 courses: 1) N18°40'10"E, 13.56 feet to a point on a curve concave to the West and having a radius of 45.00 feet; 2) Northerly along the arc of said curve, subtended by a chord bearing and distance of N09°09'20"E, 81.99 feet, an arc distance of 103.10 feet to the point of tangency; 3) N56°28'53"W, 87.05 feet; 4) N33°31'07"E, 5.00 feet; thence along said Easterly line and then along the Easterly line of said Tract "I", SEATON CREEK RESERVE PHASE 4A, N56°28'53"W, 232.10 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 11.66 acres, more or less.
Said lands situated, lying and being in Duval County, Florida.

*** SEE SHEET 5 FOR
CONSENT AND JOINDER ***



JEA EASEMENT DETAIL
(NOT TO SCALE)



VICINITY MAP

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MILLROSE PROPERTIES FLORIDA, 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 4B, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TRACT "A" (CONSERVATION), TRACT "B" (ACTIVE RECREATION) AND TRACT "C" (OPEN SPACE), 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.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO NON-EXCLUSIVE EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSOR SAND ASSIGNS, TO SERVE THE LAND SHOWN HERON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY. OWNER, ITS SUCCESSOR AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

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.

ALL RIGHTS-OF-WAY, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND 10' PERIMETER EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CDD.

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 OWNER OR 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 OR TRACTS SHOWN ON THIS PLAT.

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.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE 18th DAY OF September, 2025.

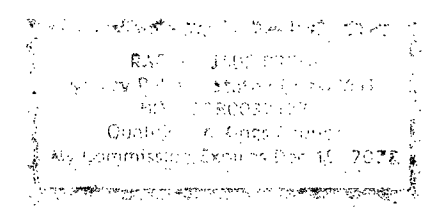
MILLROSE PROPERTIES FLORIDA, LLC

A FLORIDA LIMITED LIABILITY COMPANY
By: [Signature]
ROBERT NITKIN, as an Authorized Signer for MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company.
Witness: [Signature] Kelly Chen
PRINT NAME: Kelly Chen
Witness: [Signature] Remy Costa
PRINT NAME: Remy Costa

NOTARY FOR MILLROSE PROPERTIES FLORIDA, LLC

STATE OF FLORIDA, COUNTY OF DUVAL State of New York, County of New York
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 18 day of September, 2025, by ROBERT NITKIN, as an Authorized Signer for MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company.

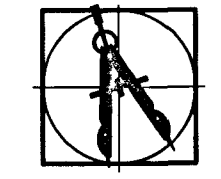
[Signature]
Notary Public, State of New York
Name: Rachel Presa
My Commission Expires: 12-19-28
My Commission Number is: 02PC03217
Personally Known OR Produced Identification _____
Type of Identification Produced _____



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 16 DAY OF September, 2025.
[Signature]
JAN 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

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 65 ORDINANCE CODE THIS 17th DAY OF October, 2025.
[Signature]
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 85 PAGES 151-156 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 17th DAY OF October, 2025.

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

PLAT CONFORMITY REVIEW

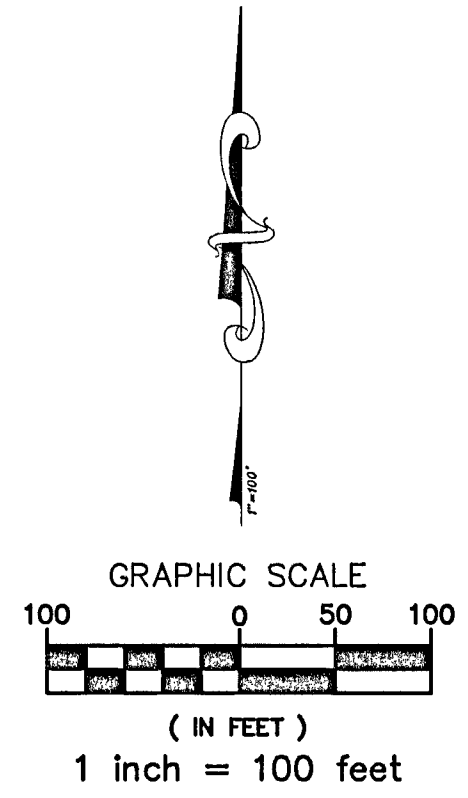
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1 CHAPTER 177, FLORIDA STATUTES, THIS
10th DAY OF October, 2025.
[Signature]
DANNY S. WHEELER, P.S.
PROFESSIONAL SURVEYOR & MAPPER No. 6902



SEATON CREEK RESERVE PHASE 4B

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

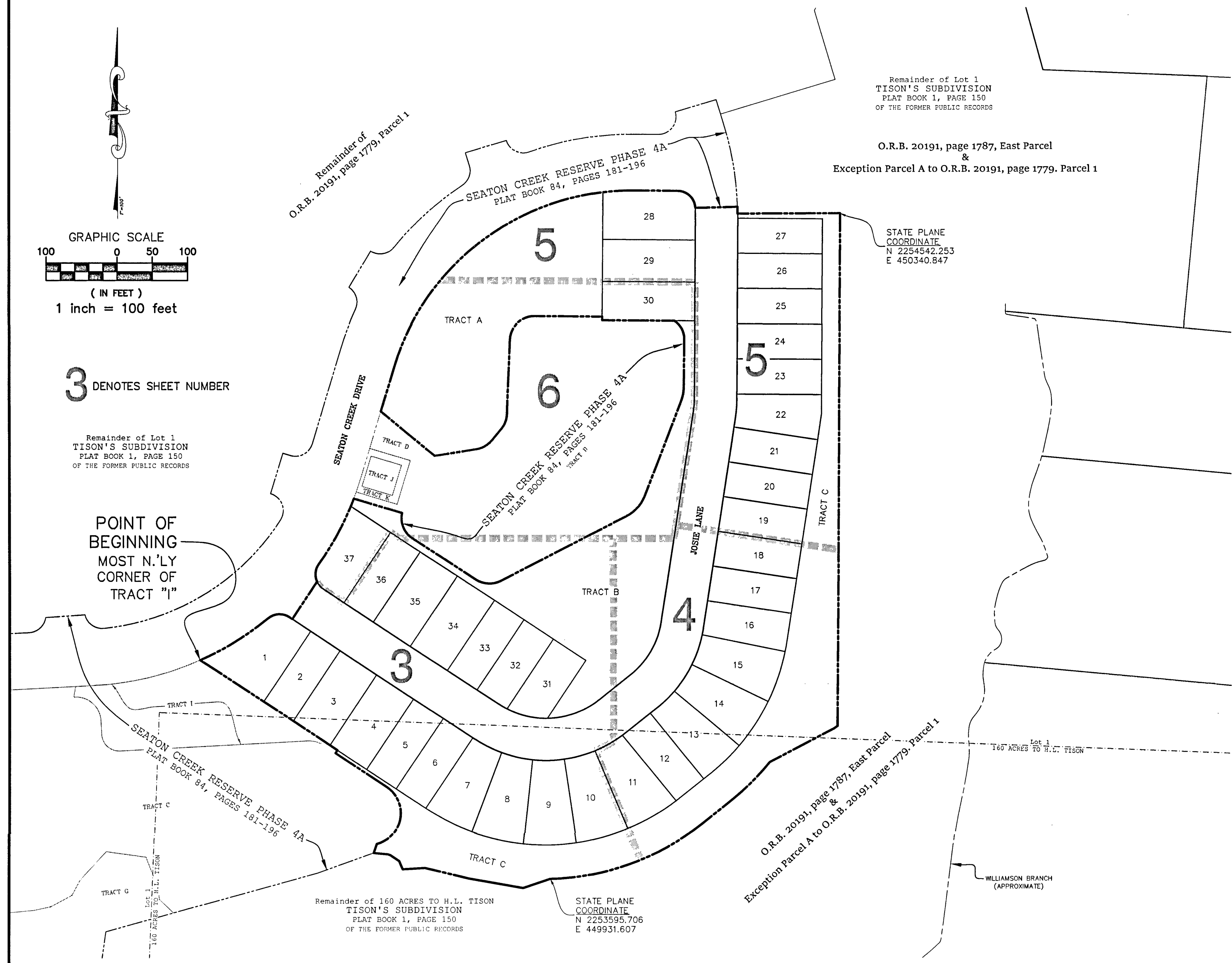
PLAT BOOK **85** PAGE **152**
SHEET 2 OF 6 SHEETS



3 DENOTES SHEET NUMBER

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

POINT OF
BEGINNING
MOST N.'LY
CORNER OF
TRACT "I"



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

O.R.B. 20191, page 1787, East Parcel
&
Exception Parcel A to O.R.B. 20191, page 1779, Parcel 1

STATE PLANE
COORDINATE
N 2254542.253
E 450340.847

Remainder of 160 ACRES TO H.L. TISON
TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS

STATE PLANE
COORDINATE
N 2253595.706
E 449931.607

O.R.B. 20191, page 1787, East Parcel
&
Exception Parcel A to O.R.B. 20191, page 1779, Parcel 1

Lot 1
160 ACRES TO H.L. TISON

WILLIAMSON BRANCH
(APPROXIMATE)

Lot 1 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)

GENERAL NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON THE N.'LY 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.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
5. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
9. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
10. 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.
11. THIS PLAT IS NOT A 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 DEVELOPMENT SERVICES DIVISION. NOTE: AT THE TIME OF RECORDED OF THIS PLAT, PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA).

LEGEND

- ⊕ - DENOTES CENTERLINE
- (EL 13) - DENOTES BASE FLOOD ELEVATION PER FLOOD PANEL
- ESMT. - DENOTES EASEMENT
- 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
- P.B. - DENOTES PLAT BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- R/W - DENOTES RIGHT-OF-WAY
- (R) - DENOTES RADIAL
- (TYP) - DENOTES TYPICAL
- DENOTES 4" X 4" CONCRETE MONUMENT SET. ("P.R.M.- LB 6991")
- DENOTES PERMANENT CONTROL POINT SET. ("P.C.P. B.TS LB 6991")
- DENOTES 5/8" REBAR SET. ("P.R.M.- LB 6991")



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION LB #6991
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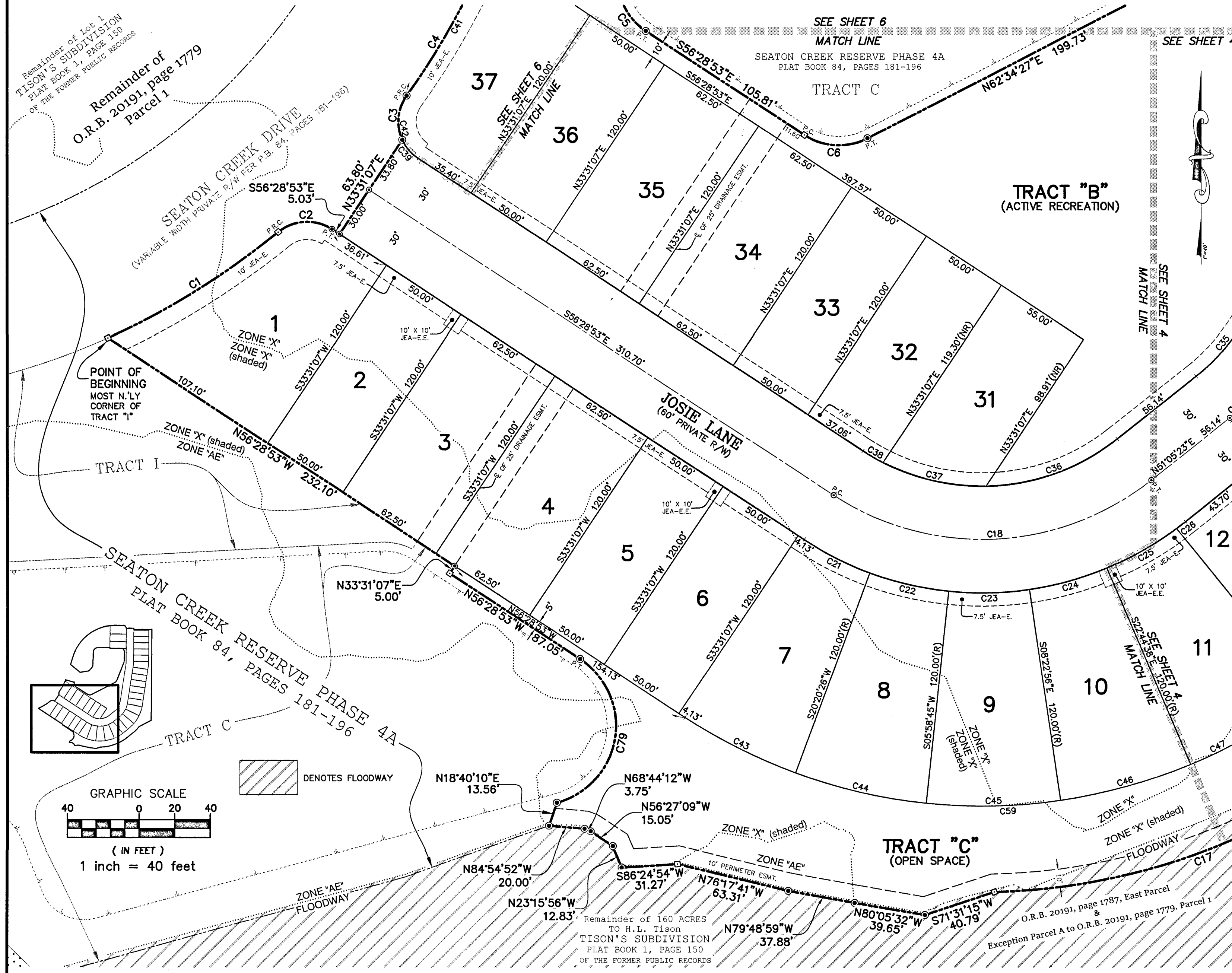
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PLAT BOOK **85** PAGE **153**

SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

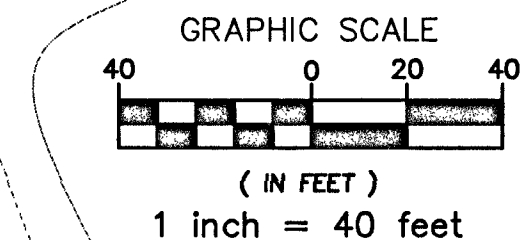


NUMBER OF LOTS = 37
 AREA TABLE FOR TRACTS
 TRACT A (CONSERVATION) 1.39 ACRES ±
 TRACT B (ACTIVE RECREATION) 1.19 ACRES ±
 TRACT C (OPEN SPACE) 1.63 ACRES ±
 TOTAL: 4.21 ACRES ±

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	415.00	112.64	N58°00'32"E	112.29	-----
C2	25.00	31.98	N86°52'34"E	29.84	-----
C3	25.00	26.25	N05°35'54"E	25.06	-----
C4	415.00	106.31	N28°20'06"E	106.02	-----
C5	35.00	41.70	S22°20'56"E	39.28	-----
C6	35.00	37.23	S86°57'13"E	35.50	-----
C7	350.00	230.19	S69°55'36"W	226.07	-----
C8	150.00	189.62	N87°18'15"E	177.24	72°25'45"
C9	150.00	110.96	N29°53'53"E	108.45	42°22'59"
C10	180.00	41.40	S63°04'13"E	41.31	13°10'41"
C11	180.00	45.12	S76°50'24"E	45.00	14°21'41"
C12	180.00	45.12	N88°47'54"E	45.00	14°21'41"
C13	180.00	45.12	N74°26'13"E	45.00	14°21'41"
C14	180.00	44.49	N60°10'33"E	44.37	14°09'39"
C15	180.00	6.30	N52°05'33"E	6.30	2°00'20"
C16	120.00	88.77	N29°53'53"E	86.76	42°22'59"
C17	120.00	79.47	N70°03'41"E	78.02	37°56'37"
C18	120.00	59.26	S76°49'13"E	58.66	28°17'36"
C19	120.00	12.97	S59°34'39"E	12.96	6°11'32"
C20	25.00	13.96	S40°28'46"E	13.78	32°00'14"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C21	415.00	94.54	N29°08'52"E	94.33	13°03'08"
C22	25.00	40.21	S10°24'13"E	36.01	92°09'18"
C23	300.00	69.00	S63°04'13"E	68.85	13°10'41"
C24	300.00	75.20	S76°50'24"E	75.00	14°21'41"
C25	300.00	75.20	N88°47'54"E	75.00	14°21'41"
C26	300.00	75.20	N74°26'13"E	75.00	14°21'41"
C27	300.00	78.35	N59°46'28"E	78.13	14°57'49"
C28	300.00	379.24	N87°18'15"E	354.49	72°25'45"
C29	45.00	103.10	N09°09'20"E	81.99	-----

Remainder of Lot 1
TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS
O.R.B. 20191, page 1779
Parcel 1



--- DENOTES FLOODWAY

Remainder of 160 ACRES
TO H.L. Tison
TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
OF THE FORMER PUBLIC RECORDS

O.R.B. 20191, page 1787, East Parcel
&
O.R.B. 20191, page 1779, Parcel 1
Exception Parcel A to O.R.B. 20191, page 1779, Parcel 1



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



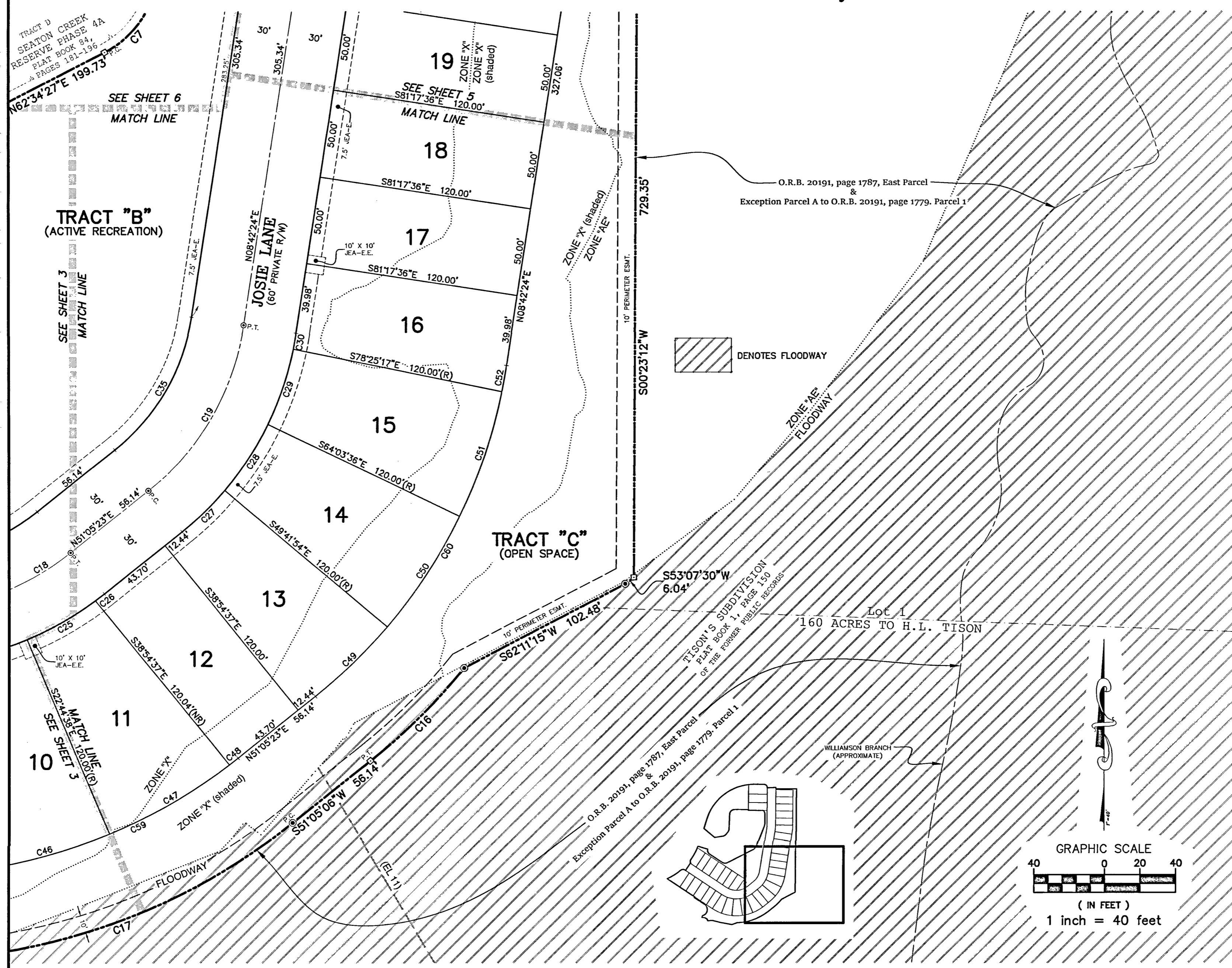
SEATON CREEK RESERVE PHASE 4B

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 **85** PAGE **154**

SHEET 4 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C7	55.00	40.04	N41°43'09"E	39.16	-----
C16	350.00	74.91	S44°57'12"W	74.77	-----
C17	350.00	230.19	S69°55'36"W	226.07	-----
C18	150.00	189.62	N87°18'15"E	177.24	72°25'45"
C19	150.00	110.96	N29°53'53"E	108.45	42°22'59"
C25	180.00	44.49	N60°10'33"E	44.37	14°09'39"
C26	180.00	6.30	N52°05'33"E	6.30	2°00'20"
C27	180.00	33.89	N45°41'44"E	33.84	10°47'17"
C28	180.00	45.12	N33°07'15"E	45.00	14°21'41"
C29	180.00	45.12	N18°45'33"E	45.00	14°21'41"
C30	180.00	9.02	N10°08'33"E	9.02	2°52'19"
C35	120.00	88.77	N29°53'53"E	86.76	42°22'59"
C46	300.00	75.20	N74°26'13"E	75.00	14°21'41"
C47	300.00	78.35	N59°46'28"E	78.13	14°57'49"
C48	300.00	6.30	N51°41'28"E	6.30	1°12'11"
C49	300.00	56.49	N45°41'44"E	56.40	10°47'17"
C50	300.00	75.20	N33°07'15"E	75.00	14°21'41"
C51	300.00	75.20	N18°45'33"E	75.00	14°21'41"
C52	300.00	15.04	N10°08'33"E	15.04	2°52'19"
C59	300.00	379.24	N87°18'15"E	354.49	72°25'45"
C60	300.00	221.92	N29°53'53"E	216.89	42°22'59"

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 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

SEATON CREEK RESERVE PHASE 4B

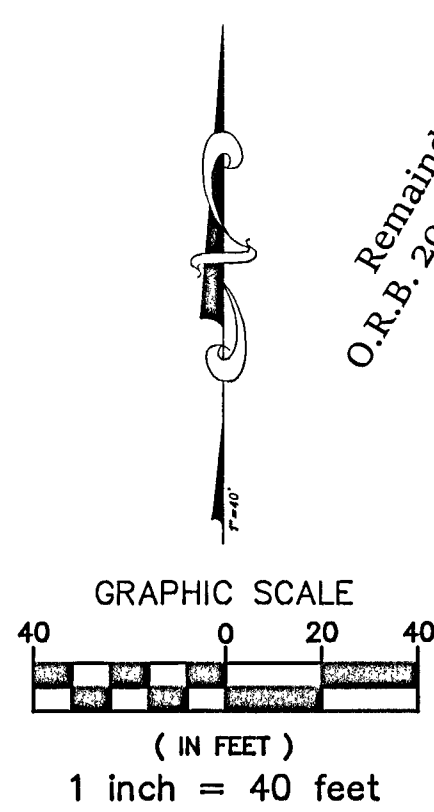
Section 42, Township 1 North, Range 26 East,
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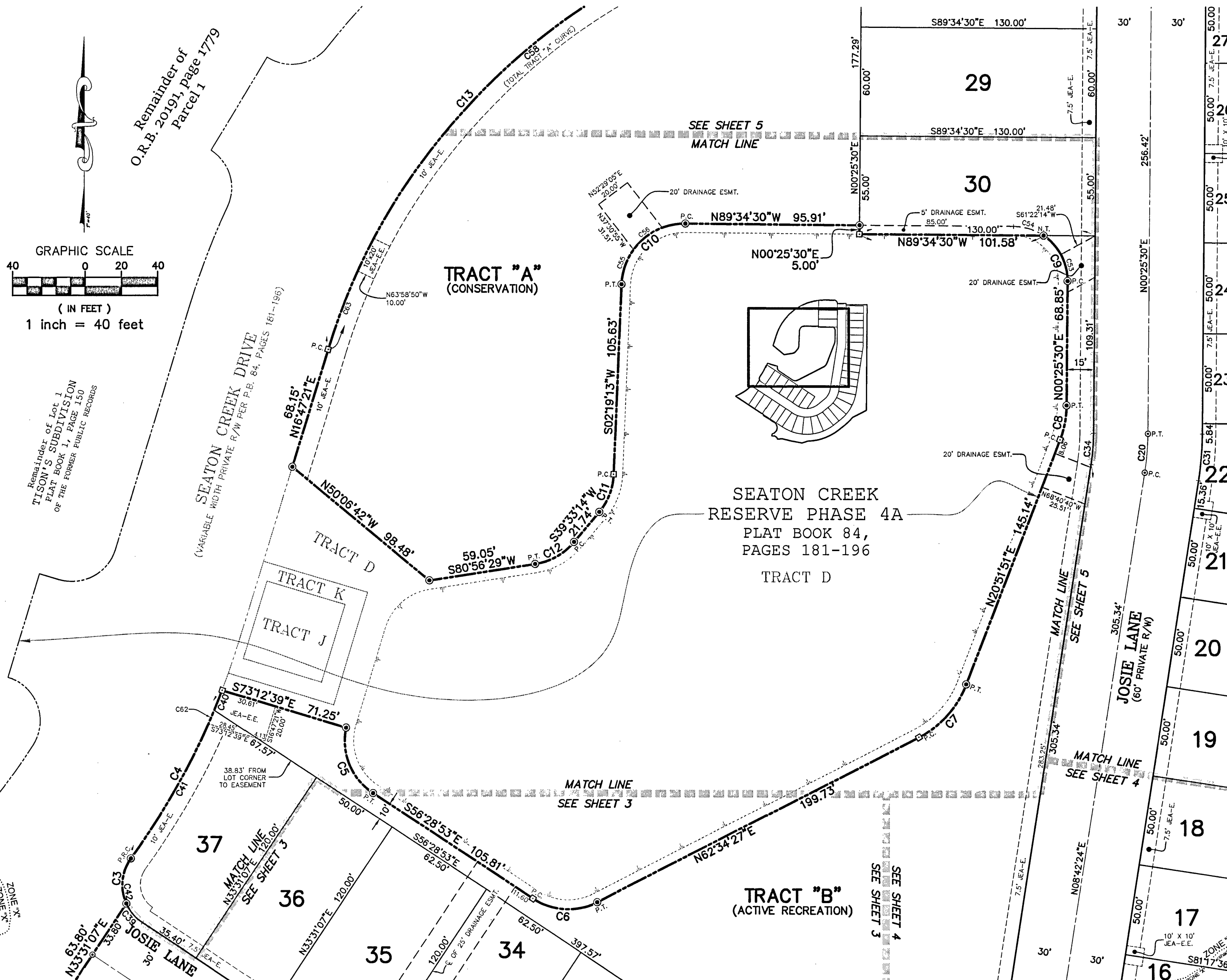
PLAT BOOK **85** PAGE **156**

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



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



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C3	25.00	26.25	N05°35'54"E	25.06	-----
C4	415.00	106.31	N28°20'06"E	106.02	-----
C5	35.00	41.70	S22°20'56"E	39.28	-----
C6	35.00	37.23	S86°57'13"E	35.50	-----
C7	55.00	40.04	N41°43'09"E	39.16	-----
C8	55.00	19.62	N10°38'41"E	19.52	-----
C9	30.00	29.55	N27°47'47"W	28.37	-----
C10	35.00	53.82	S46°22'22"W	48.67	-----
C11	35.00	22.74	S20°56'14"W	22.35	-----
C12	35.00	25.28	S60°14'51"W	24.74	-----
C13	350.00	449.82	N53°38'26"E	419.49	-----
C20	150.00	21.68	N04°33'57"E	21.66	8'16"54"
C31	180.00	26.02	N04°33'57"E	25.99	8'16"54"
C34	120.00	17.34	N04°33'57"E	17.33	8'16"54"
C39	25.00	13.96	S40°28'46"E	13.78	32°00'14"
C40	415.00	11.77	N21°48'32"E	11.77	1°37'32"
C41	415.00	94.54	N29°08'52"E	94.33	13°03'08"
C42	25.00	40.21	S10°24'13"E	36.01	92°09'18"
C53	30.00	29.55	N27°47'47"W	28.37	56°26'34"
C54	30.00	17.57	N72°47'47"W	17.32	33°33'26"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C55	35.00	20.50	S19°06'06"W	20.21	33°33'46"
C56	35.00	20.28	S52°29'05"W	20.00	33°12'11"
C58	350.00	406.27	S50°02'35"W	383.84	66°30'27"
C62	415.00	8.32	N23°11'46"E	8.32	1°08'57"
C63	350.00	46.38	S20°35'08"W	46.35	7°35'35"

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