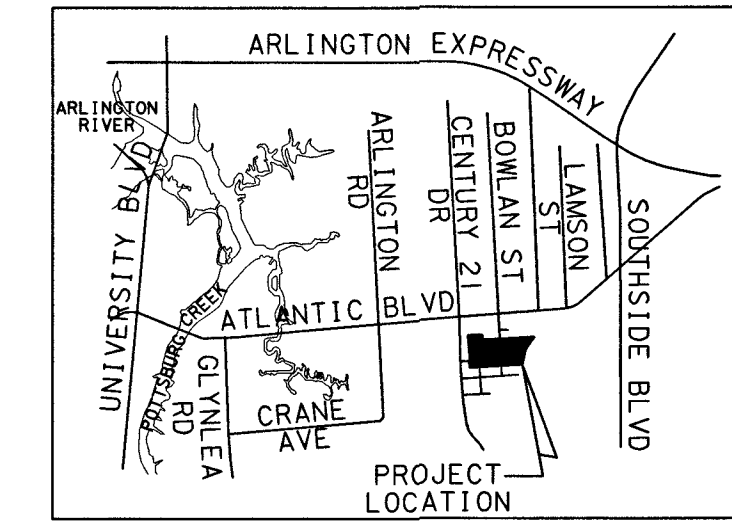


SOUTHSIDE OAKS REPLAT

A REPLAT OF A PART OF OAKWOOD VILLAS, AS RECORDED IN PLAT BOOK 3, PAGE 100, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 3 OF 3 FOR GENERAL NOTES AND LEGEND.

VICINITY MAP - NOT TO SCALE



CAPTION

A REPLAT OF ALL THAT PORTION OF LOT 12, BLOCK 41, LYING NORTH AND WEST OF A BRANCH AS SHOWN ON PLAT OF OAKWOOD VILLAS...

A REPLAT OF THE SOUTH 1/2 OF LOT 12, BLOCK 41, OAKWOOD VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 100, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN OFFICIAL RECORDS VOLUME 6577, PAGE 860.

A REPLAT OF A PART OF LOTS 4, 5, 6, AND 13, 14, AND 15, BLOCK 40 OF OAKWOOD VILLAS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHFIELD STREET (FORMERLY RAY AVENUE), A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED...

LESS AND EXCEPT THE EAST 20 FEET AND THE SOUTH 50 FEET OF LOT 4, THE EAST 40.6 FEET OF THE SOUTH 50 FEET OF LOT 5, BLOCK 40, THE EAST 40.6 FEET OF LOT 14, BLOCK 40 AND THE WEST 9.4 FEET OF LOT 15, BLOCK 40 OF OAKWOOD VILLAS...

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHFIELD STREET (FORMERLY RAY AVENUE), A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED...

A REPLAT OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, AND 28, BLOCK 40; LOTS 29 THROUGH 41, INCLUSIVE, AND LOTS 46 AND 47, BLOCK 40; LOTS 42, 43, 44, AND 45, BLOCK 40; LOTS 48 AND 49, BLOCK 40; LOTS 50 THROUGH 54, BLOCK 40;

ALL OF THE ABOVE MENTIONED LANDS BEING PART OF WARRINGTON'S REPLAT OF OAKWOOD VILLAS, PLAT BOOK 9, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM ANY PART LYING WITHIN LANDS DESCRIBED IN DEED OF DEDICATION IN OFFICIAL RECORDS VOLUME 6577, PAGE 860, OF SAID PUBLIC RECORDS, AND ANY PART LYING WITHIN ANY PUBLIC RIGHT-OF-WAY, AS NOW ESTABLISHED.

A REPLAT OF LOTS 51, 52, AND 53, BLOCK 41; LOTS 54, 55, 56, AND 57, BLOCK 41; LOTS 58 AND 59, BLOCK 41; LOTS 60 THROUGH 77, BLOCK 41; LOT 78, BLOCK 41, EXCEPT ANY PART THEREOF LYING IN STATE DITCH AS PER OFFICIAL RECORDS VOLUME 2664, PAGE 192, AS CORRECTED IN O.R.V. 3151, PAGE 491, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALL OF THE ABOVE MENTIONED LANDS BEING PART OF WARRINGTON'S REPLAT OF OAKWOOD VILLAS, AS RECORDED IN PLAT BOOK 9, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING FROM ABOVE MENTIONED LANDS THAT PART DESCRIBED IN DEED OF DEDICATION IN OFFICIAL RECORDS VOLUME 6577, PAGE 860, OF SAID PUBLIC RECORDS, AND ANY PART LYING WITHIN ANY PUBLIC RIGHT-OF-WAY, AS NOW ESTABLISHED.

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, BLOCK 44; ALL OF THE ABOVE MENTIONED LANDS BEING PART OF WARRINGTON'S REPLAT OF OAKWOOD VILLAS, PLAT BOOK 9, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA;

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, BLOCK 45, ALL OF THE ABOVE MENTIONED PROPERTY BEING PART OF WARRINGTON'S REPLAT OF OAKWOOD VILLAS, AS RECORDED IN PLAT BOOK 9, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted and approved by the CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, pursuant to Chapter 654, Ordinance Code this 23 day of January, 2017.

JOHN P. PAPPAS, P.E. Director of Public Works

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part I, Chapter 177, Florida Statutes.

This 23 day of Jan, 2017.

W. MONROE HAZEN, P.S. Professional Surveyor No. 5398

ADOPTION AND DEDICATION

This is to certify that SOUTHSIDE OAKS, LLC, a DELAWARE limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as SOUTHSIDE OAKS, having caused the same to be surveyed and subdivided...

The undersigned Owner do hereby reserve unto themselves and assigns, an easement over all the lands designated as private unobstructed drainage easements and recreation shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors and assigns.

The undersigned Owner does hereby reserve unto themselves, its successors and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private unobstructed drainage easements as shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns.

Those easements designated as "JEA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance, and use of water reuse, water, sewer, and/or other public utilities.

All private easements and conservation easements 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.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. 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 in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

Tract A (Recreation Tract) and Tract B (Pond Tract) are hereby dedicated to the SOUTHSIDE OAKS Homeowners Association, Inc., its successors and assigns, provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation a property association or other entity as will assume all obligation of maintenance and operation thereof under the plat.

Tract C (Lift Station Tract) is hereby dedicated to JEA, its successors and assigns.

All roads are public and not part of this plat and have been dedicated to the City of Jacksonville by plat book 3, page 100, of the public records of Duval County, Florida.

To the extent any easements contained in Official Records Book (ORB) 14584, page 67 ("Easements") or any right reserved to the developer in Plat Book 3, page 100 ("Reservations of Rights") overlap, conflict with, or encumber the same property encumbered by the dedications made to JEA hereunder, such Easements and Reservations of Rights are hereby deemed subordinate, inferior, and subject to JEA's rights created hereunder.

SOUTHSIDE OAKS, LLC

Signed in the presence of:

By: JWB Real Estate Capital, LLC.

Adam R. Rigel Print Name: Adam R. Rigel As its Manager

Gregory Cohen Witness Signature Print Name: Gregory Cohen

Jessica Wilson Witness Signature Print Name: Jessica Wilson

NOTARY FOR SOUTHSIDE OAKS, LLC.

STATE OF FLORIDA COUNTY OF DUVAL

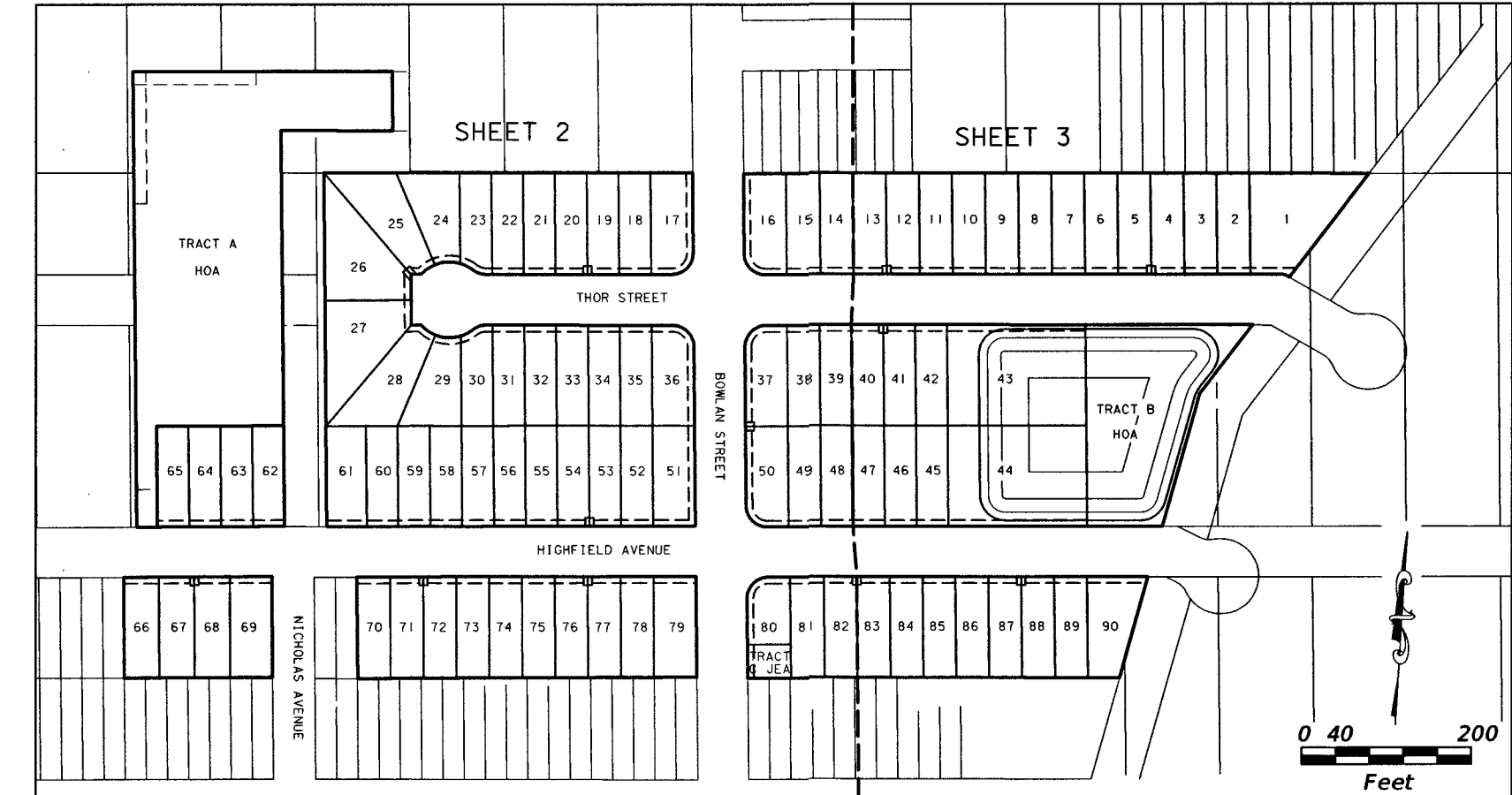
The foregoing instrument was acknowledged before me this 10 day of JANUARY, 2017, by Adam R. Rigel, the Manager of JWB Real Estate Capital, LLC, as Manager of SOUTHSIDE OAKS, LLC, a Delaware limited liability company, on behalf of SOUTHSIDE OAKS, LLC. Such person is personally known to me or produced as identification.

JAMIE FENNELL Notary Public, State of Florida at large PRINT NAME: JAMIE FENNELL Commission no. FE 111395 My Commission expires 4-9-18

CLERK'S CERTIFICATE 2017020889

This is to certify 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 69, page(s) 110-112 of the current public records of Duval County, Florida this 27 day of January, 2017.

RONNIE FUSSELL, Clerk of the Circuit Courts



SHEET KEY MAP 1" = 200'

CONSENT AND SUBORDINATION BY MORTGAGEE

ATAB, LLC, AS THE HOLDER OF CERTAIN MORTGAGES ON THE LANDS DESCRIBED IN THE CAPTION HEREON, AS RECORDED IN OFFICIAL RECORDS BOOK (ORB) 17473, PAGE 1374, ORB 17528, PAGE 1361, ORB 17815, PAGE 1078; ORB 17588, PAGE 1197, ORB 17604, PAGE 760, ORB 17640, PAGE 2039, ORB 17657, PAGE 421 AND ORB 17668, PAGE 2101 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION. IN WITNESS WHEREOF, ALEXANDER SIFAKIS, MEMBER OF ATAB, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 10 DAY OF JANUARY, A.D., 2017.

Jessica Wilson Witness Signature Print Name: Jessica Wilson

Gregory Cohen Witness Signature Print Name: Gregory Cohen

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 2017, by ALEXANDER SIFAKIS OF ATAB, LLC. Who is personally known to me, or has produced as identification.

JAMIE FENNELL Notary Public, State of Florida at large PRINT NAME: JAMIE FENNELL Commission no. FE 111395 My Commission expires 4-9-18

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute Chapter 177, that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and Lot Corners have been monumented in accordance with Chapter 177.091 Florida Statutes, Chapter 51-17 Florida Administrative Code and Section 654.110 Ordinance Code of the City of Jacksonville, Florida.

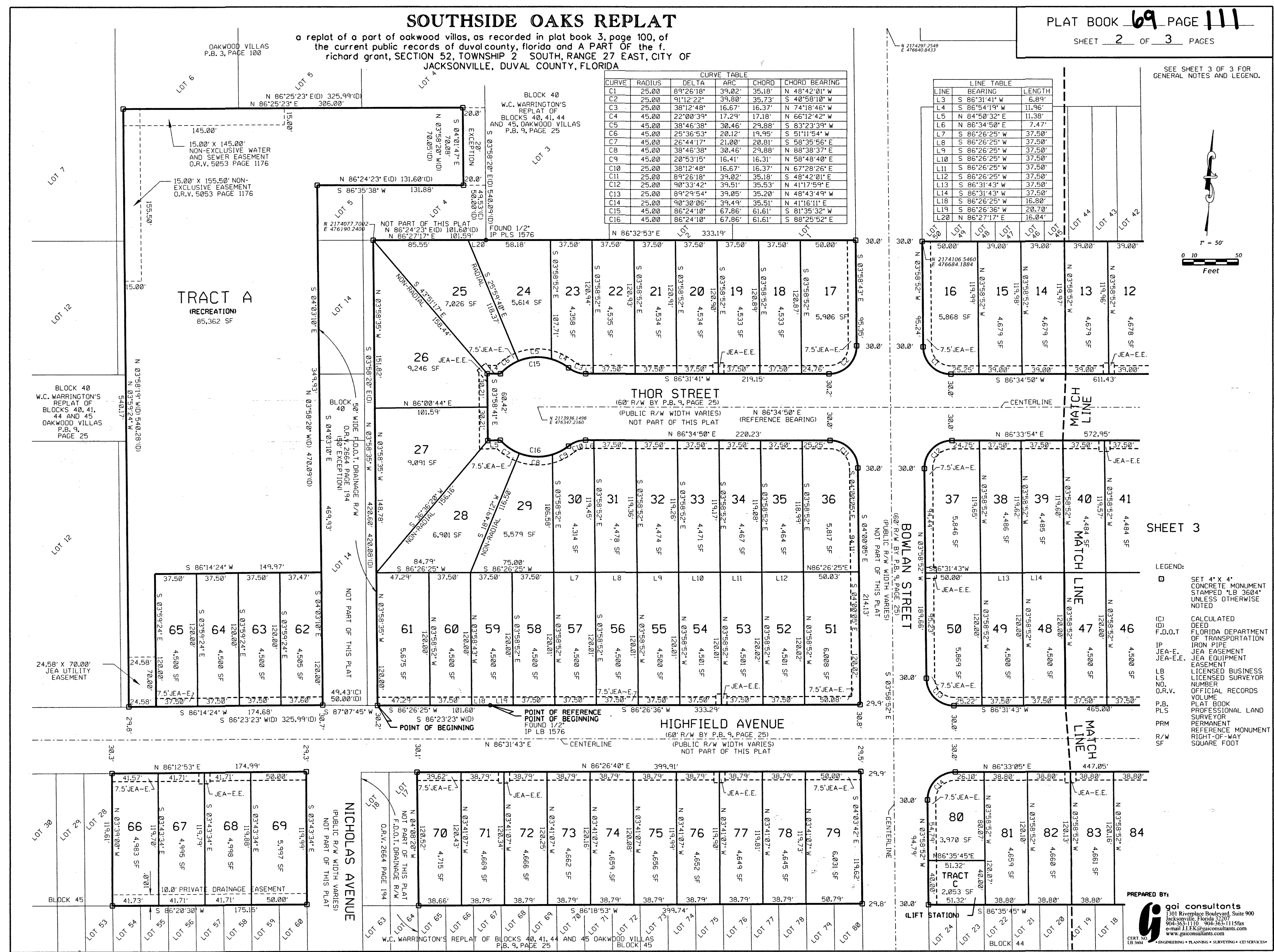
Certified this 11 day of JANUARY 2017 JOSEPH K. LEK, P.S.M. Registered Land Surveyor No. LS 6016

PREPARED BY: gai consultants 1301 Riverplace Boulevard, Suite 900 Jacksonville, Florida 32207 904-363-1110 904-363-1115fax e-mail j.lek@gaiconsultants.com www.gaiconsultants.com

SOUTHSIDE OAKS REPLAT

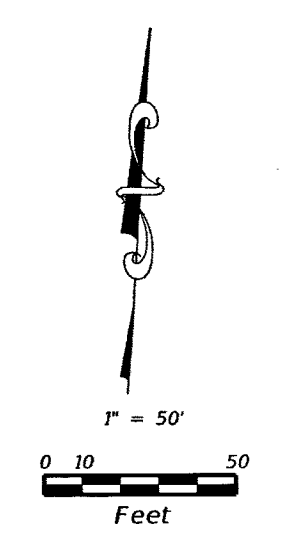
a replat of a part of oakwood villas, as recorded in plat book 3, page 100, of the current public records of duval county, florida and A PART OF the richard grant, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 3 OF 3 FOR GENERAL NOTES AND LEGEND.



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00	89°26'18"	39.02'	35.18'	N 48°42'01" W
C2	25.00	91°12'22"	39.80'	35.73'	S 40°58'18" W
C3	25.00	38°12'48"	16.67'	16.37'	N 74°18'46" W
C4	45.00	22°00'39"	17.29'	17.18'	N 66°12'42" W
C5	45.00	38°46'38"	30.46'	29.88'	S 83°23'39" W
C6	45.00	25°36'53"	20.12'	19.95'	S 61°11'54" W
C7	45.00	26°44'17"	21.00'	20.81'	S 68°35'56" E
C8	45.00	38°46'38"	30.46'	29.88'	N 88°38'37" E
C9	45.00	28°53'15"	16.41'	16.31'	N 58°48'40" E
C10	25.00	38°12'48"	16.67'	16.37'	N 67°28'26" E
C11	25.00	89°26'18"	39.02'	35.18'	S 48°42'01" E
C12	25.00	90°33'42"	39.51'	35.53'	N 41°17'59" E
C13	25.00	89°29'54"	39.05'	35.20'	N 48°43'49" W
C14	25.00	90°30'06"	39.49'	35.51'	N 41°16'11" E
C15	45.00	86°24'10"	67.86'	61.61'	S 81°35'32" W
C16	45.00	86°24'10"	67.86'	61.61'	S 88°25'52" E

LINE	BEARING	LENGTH
L1	S 86°31'41" W	6.89'
L2	S 86°34'19" W	11.56'
L3	S 86°31'41" W	6.89'
L4	S 86°34'19" W	11.56'
L5	N 84°50'32" E	11.38'
L6	N 86°34'50" E	7.47'
L7	S 86°26'25" W	37.50'
L8	S 86°26'25" W	37.50'
L9	S 86°26'25" W	37.50'
L10	S 86°26'25" W	37.50'
L11	S 86°26'25" W	37.50'
L12	S 86°26'25" W	37.50'
L13	S 86°31'43" W	37.50'
L14	S 86°31'43" W	37.50'
L15	S 86°26'25" W	16.00'
L16	S 86°26'36" W	20.70'
L17	N 86°27'17" E	16.04'



SHEET 3

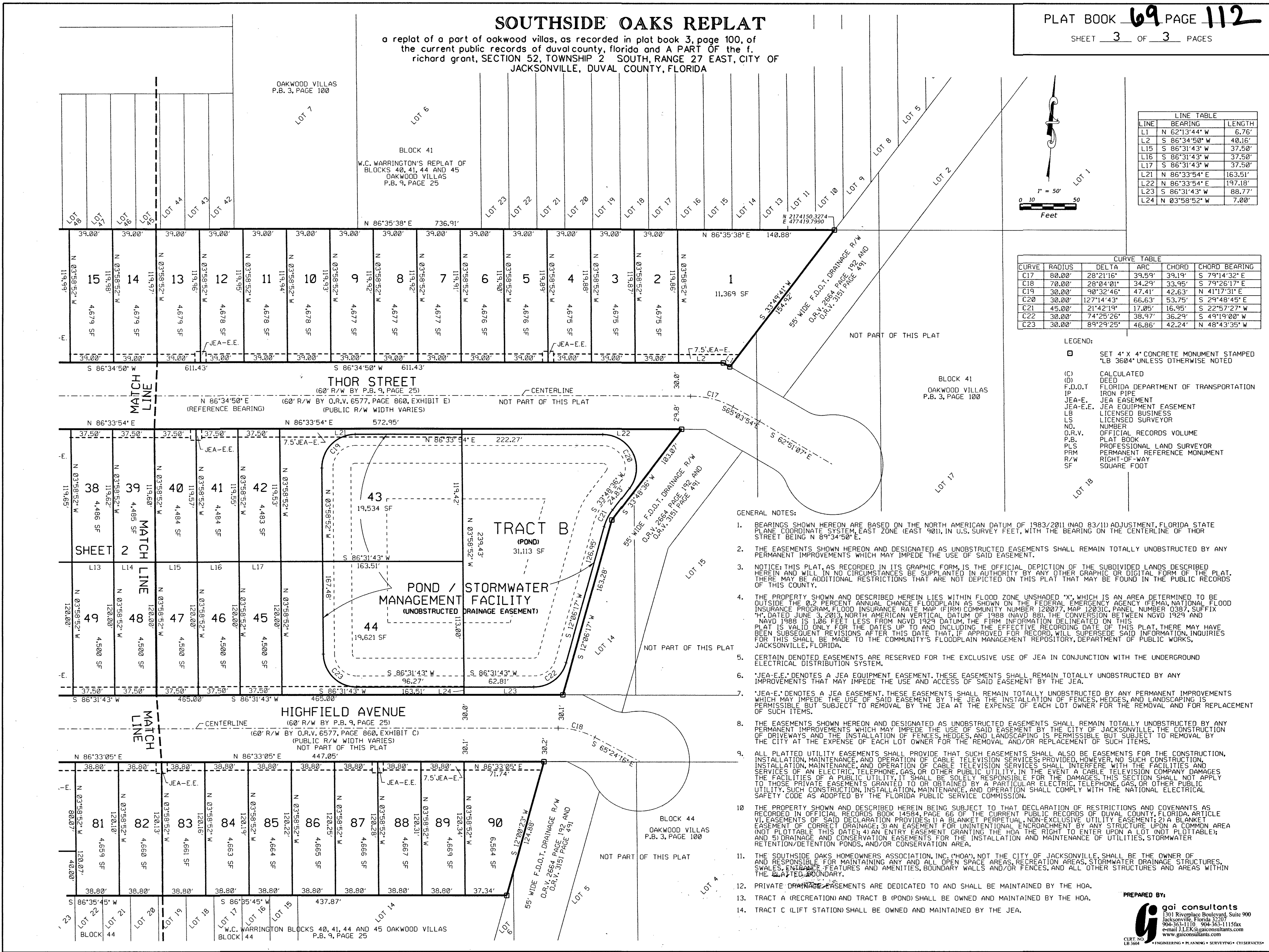
- LEGEND:
- SET 4" X 4" CONCRETE MONUMENT STAMPED "L.S. 3604" UNLESS OTHERWISE NOTED
 - (C) CALCULATED DEED F.D.O.T.
 - (D) FLORIDA DEPARTMENT OF TRANSPORTATION
 - IP IRON PIPE
 - JE EASEMENT
 - JE-E EASEMENT
 - LS LICENSED BUSINESS SURVEYOR
 - NO. NUMBER
 - O.R.V. OFFICIAL RECORDS
 - P.B. PLAT BOOK
 - PLS PROFESSIONAL LAND SURVEYOR
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT-OF-WAY
 - SF SQUARE FOOT

PREPARED BY:
g **goi consultants**
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e-mail: L.L.E@goiconsultants.com
www.goiconsultants.com
CERT. NO. LS 3604
ENGINEERING • PLANNING • SURVEYING • CONSULTING

P.S.D. NO.: N/A
CITY DEVELOPMENT NO.: 9112.00 (PLAT & PLANS)

SOUTHSIDE OAKS REPLAT

a replat of a part of oakwood villas, as recorded in plat book 3, page 100, of the current public records of duval county, florida and A PART OF THE f. richard grant, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LINE	BEARING	LENGTH
L1	N 62°13'44" W	6.76'
L2	S 86°34'50" W	40.16'
L15	S 86°31'43" W	37.50'
L16	S 86°31'43" W	37.50'
L17	S 86°31'43" W	37.50'
L21	N 86°33'54" E	163.51'
L22	N 86°33'54" E	197.18'
L23	S 86°31'43" W	88.77'
L24	N 03°58'52" W	7.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	80.00'	28°21'16"	39.59'	39.19'	S 79°14'32" E
C18	70.00'	28°04'01"	34.29'	33.95'	S 79°26'17" E
C19	30.00'	98°32'46"	47.41'	42.63'	N 41°17'31" E
C20	30.00'	127°14'43"	66.63'	53.75'	S 29°48'45" E
C21	45.00'	21°42'19"	17.85'	16.95'	S 22°52'27" W
C22	30.00'	74°25'26"	38.97'	36.29'	S 49°19'00" W
C23	30.00'	89°29'25"	46.86'	42.24'	N 48°43'35" W

- LEGEND:
- SET 4" X 4" CONCRETE MONUMENT STAMPED "LB 3604" UNLESS OTHERWISE NOTED
 - (C) CALCULATED
 - (D) DEED
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - IP IRON PIPE
 - JEA-E. JEA EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR
 - NO. NUMBER
 - O.R.V. OFFICIAL RECORDS VOLUME
 - P.B. PLAT BOOK
 - PLS PROFESSIONAL LAND SURVEYOR
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT-OF-WAY
 - SF SQUARE FOOT

- GENERAL NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/11) ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (EAST 981), IN U.S. SURVEY FEET, WITH THE BEARING ON THE CENTERLINE OF THOR STREET BEING N 89°34'50" E.
 - 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.
 - 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THE PROPERTY SHOWN AND DESCRIBED HEREIN LIES WITHIN FLOOD ZONE UNSHADED "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, MAP 12030C, PANEL NUMBER 0387, SUFFIX "H", DATED JUNE 3, 2013, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONVERSION BETWEEN NAVD 1928 AND NAVD 1988 IS 1.06 FEET LESS FROM NAVD 1928 DATUM. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE ANY SUBSEQUENT REVISIONS AFTER THIS DATE THAT, IF APPROVED FOR RECORD, WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHALL BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, JACKSONVILLE, FLORIDA.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - "JEA-E.E." DENOTES A JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JEA.
 - "JEA-E." DENOTES A JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
 - 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.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE PROPERTY SHOWN AND DESCRIBED HEREIN BEING SUBJECT TO THAT DECLARATION OF RESTRICTIONS AND COVENANTS AS RECORDED IN OFFICIAL RECORDS BOOK 14584, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ARTICLE VI, EASEMENTS OF SAID DECLARATION PROVIDES: 1) A BLANKET PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT; 2) A BLANKET EASEMENT OF CORRECT DRAINAGE; 3) AN EASEMENT FOR UNINTENTIONAL ENCRoACHMENT BY ANY STRUCTURE UPON A COMMON AREA (NOT PLOTTABLE THIS DATE); 4) AN ENTRY EASEMENT GRANTING THE HOA THE RIGHT TO ENTER UPON A LOT (NOT PLOTTABLE); AND 5) DRAINAGE AND CONSERVATION EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, STORMWATER RETENTION/DETENTION PONDS, AND/OR CONSERVATION AREA.
 - THE SOUTHSIDE OAKS HOMEOWNERS ASSOCIATION, INC. ("HOA"), NOT THE CITY OF JACKSONVILLE, SHALL BE THE OWNER OF AND RESPONSIBLE FOR MAINTAINING ANY AND ALL OPEN SPACE AREAS, RECREATION AREAS, STORMWATER DRAINAGE STRUCTURES, SWALES, EXTERIOR FEATURES AND AMENITIES, BOUNDARY WALLS AND/OR FENCES, AND ALL OTHER STRUCTURES AND AREAS WITHIN THE PLATTED BOUNDARY.
 - PRIVATE DRAINAGE EASEMENTS ARE DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - TRACT A (RECREATION) AND TRACT B (POND) SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - TRACT C (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE JEA.

PREPARED BY:
gai consultants
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Jacksonville, Florida 32207
904-363-1110 904-363-1115 fax
email: JLE@gaiconsultants.com
www.gaiconsultants.com
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ENGINEERING • PLANNING • SURVEYING • CIVIL SERVICES