

# SUMMERLYN

A REPLAT OF A PORTION OF LOT 27 AS SHOWN ON THE PLAT OF A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, AS RECORDED IN DEED BOOK AQ, PAGE 260 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

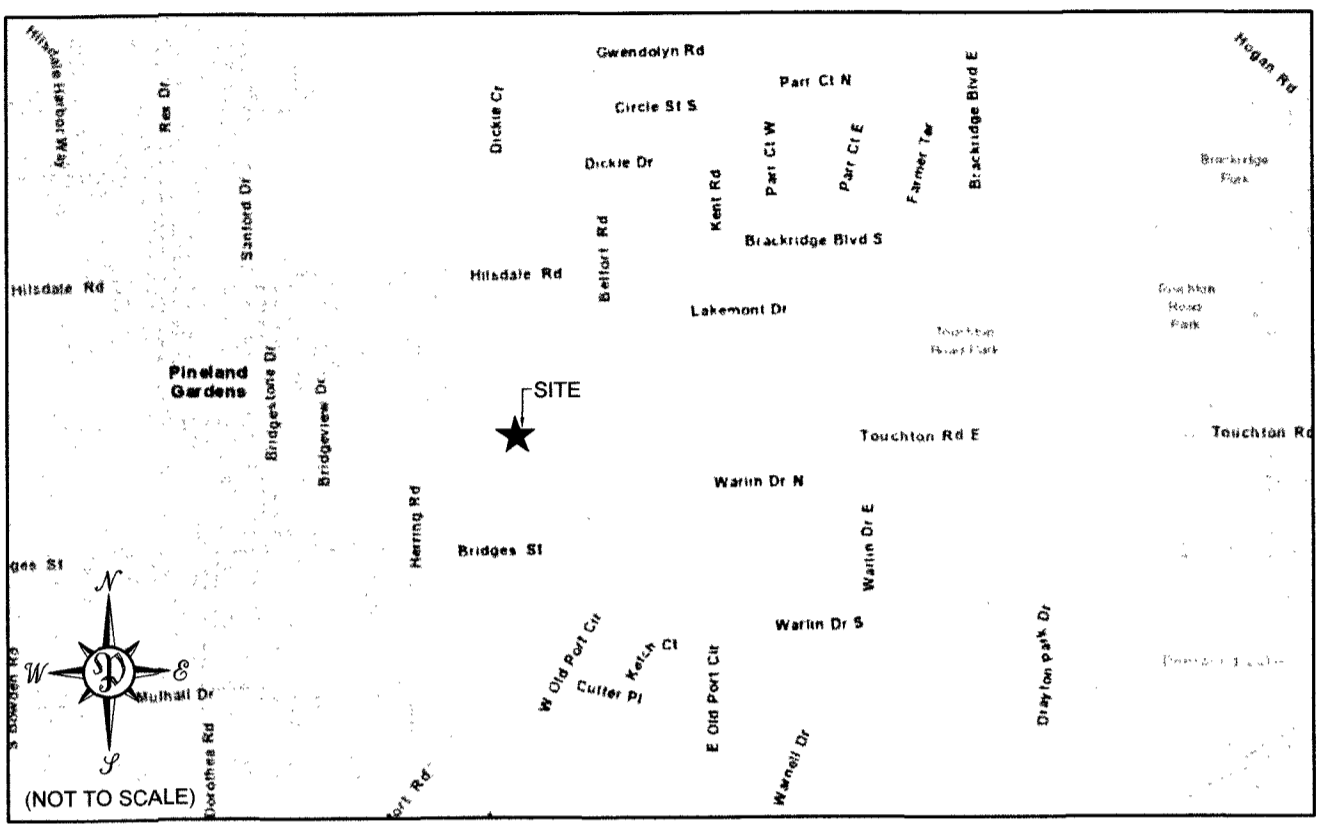
A PORTION OF LOT 27 AS SHOWN ON THE PLAT OF A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, AS RECORDED IN DEED BOOK AQ, PAGE 260 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AND INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLSDALE ROAD (FORMERLY KNOWN AS TIGER HOLE ROAD), (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE WESTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 01°00'49" EAST, 207.10 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9107, PAGE 901 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; COURSE NO. 2: CONTINUING SOUTH 01°00'49" EAST, 417.32 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1876.86 FEET, AN ARC DISTANCE OF 692.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°32'55" WEST, 688.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRIDGES STREET (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°05'56" WEST, ALONG LAST SAID LINE, 473.77 FEET TO THE EASTERLY LINE OF UNIT NO. 1, PINELAND GARDENS, BLOCK 1, AS RECORDED IN PLAT BOOK 18, PAGE 67 SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°12'30" WEST, ALONG LAST SAID LINE, 899.04 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8226, PAGE 2154 SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°49'24" EAST, ALONG LAST SAID LINE, 199.47 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE NORTH 01°11'13" WEST, ALONG LAST SAID LINE, 200.49 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4635, PAGE 1151 SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°56'49" EAST, ALONG LAST SAID LINE, 100.00 FEET TO THE EASTERLY LINE OF SAID LANDS, ALSO BEING THE WESTERLY LINE OF THE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9107, PAGE 901; THENCE SOUTH 84°53'01" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 102.42 FEET; THENCE NORTH 87°52'59" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LANDS, 202.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.58 ACRES, MORE OR LESS.

Approved 7/3/2018  
Date  
William Pappas  
City Engineer  
for Director of Public Works  
Approved June 23 2018  
Date  
R. Fussell  
for General Counsel

### VICINITY MAP



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS SUMMERLYN, AND HAVE 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 SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"); THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S); THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES, UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES, AS WELL AS TRACTS AND PARCELS FOR ANY USE, AS SHOWN HEREON, THE OBLIGATION THEREFORE WOULD THEN FALL EQUALLY ON THE OWNERS OF ALL LOTS SHOWN ON THIS PLAT.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES OR SERVANTS. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

TRACT "A" (OPEN SPACE), TRACT "B" (BUFFER TRACT), TRACT "D" (BUFFER TRACT), TRACT "F" (BUFFER TRACT) AND TRACT "G" (SWMF) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, 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 OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "C" (JEA UTILITY) AND TRACT "E" (PUMP STATION) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT 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 EASEMENTS 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.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, 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.

THE 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 EASEMENT, 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 EASEMENT. 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 EASEMENT 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 THEREFORE.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA-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, Todd Holder AS DIVISION PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF May, 2018, ON BEHALF OF THE COMPANY.

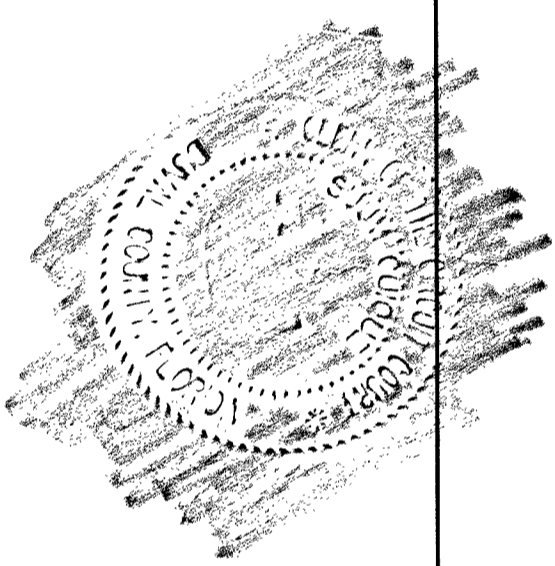
WITNESS: Derek Citino  
PRINT NAME: Derek Citino  
WITNESS: Wes Hurton  
PRINT NAME: Wes Hurton  
OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: Todd Holder  
AS IT'S DIVISION PRESIDENT

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #8  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

### CLERK'S CERTIFICATE **2018156428**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 71 PAGES 132-133 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 5 DAY OF July, 2018.  
Derek W. Fussell  
RONNIE FUSSELL  
CLERK OF THE CIRCUIT COURTS  
Kenneth P. Jeffery  
DEPUTY CLERK



### APPROVED FOR THE 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 5th DAY OF July, 2018.

John Pappas  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

### PLAT CONFORMITY REVIEW

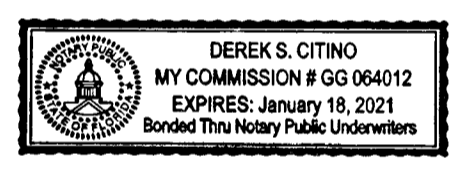
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 2 DAY OF July, 2018.

Nathan P. Perret  
NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR  
FLORIDA LICENSE NO. 3398

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2018, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY KB HOME JACKSONVILLE LLC PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Derek S. Citino  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Derek S. Citino  
COMMISSION NO.: GG 064012  
MY COMMISSION EXPIRES: Jan. 18, 2021



### SURVEYOR'S CERTIFICATE

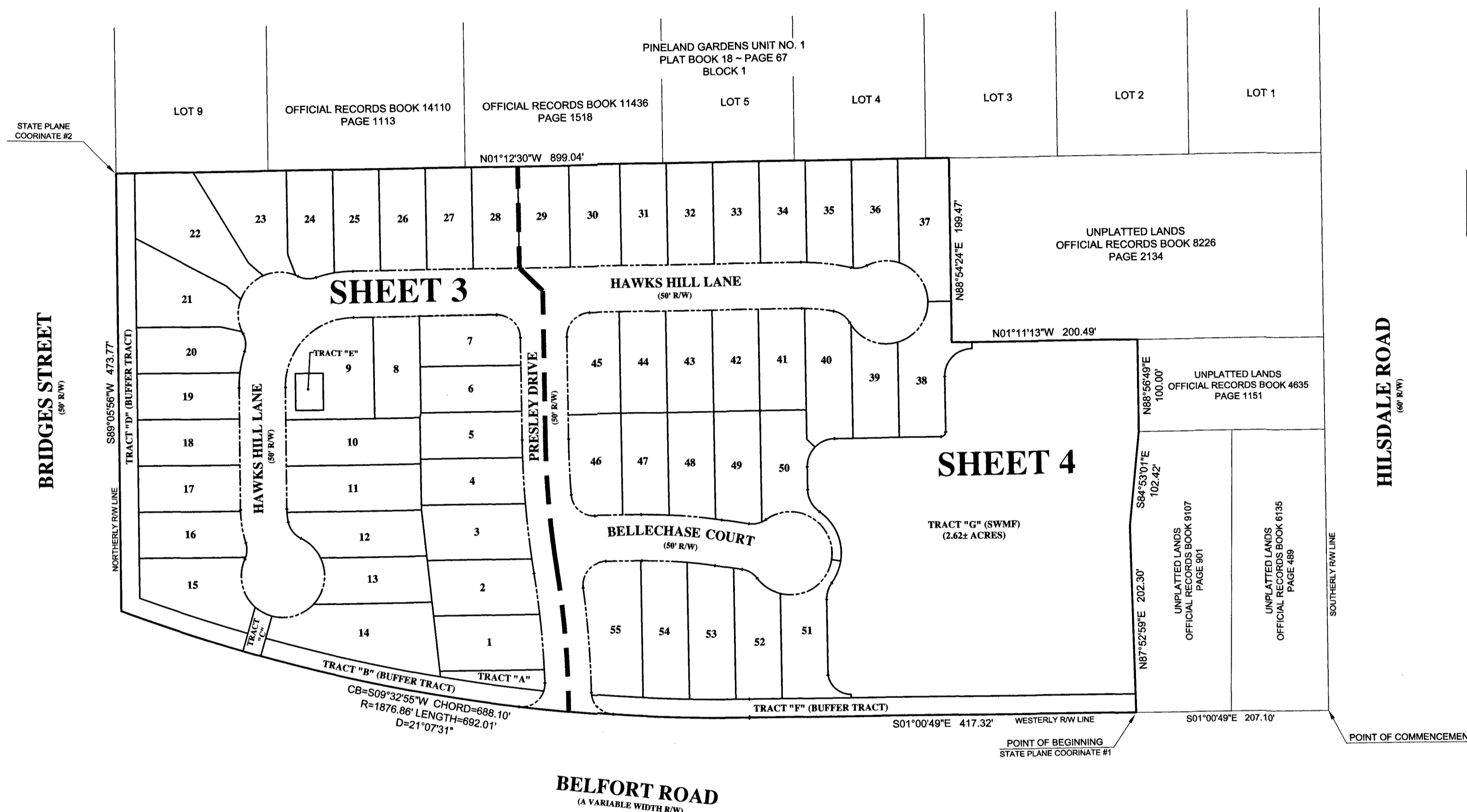
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 1st DAY OF MAY, 2018.  
Nathan P. Perret  
NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.



# SUMMERLYN

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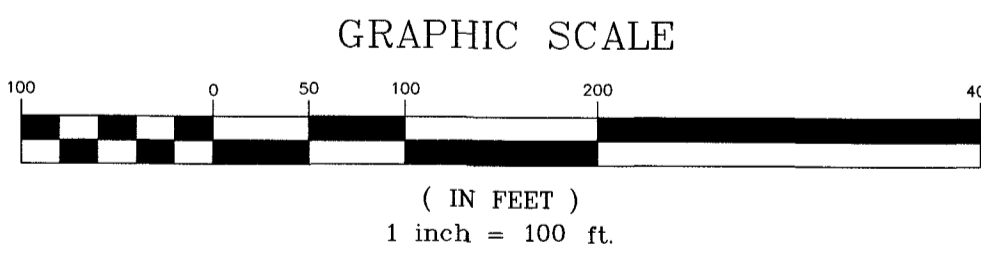
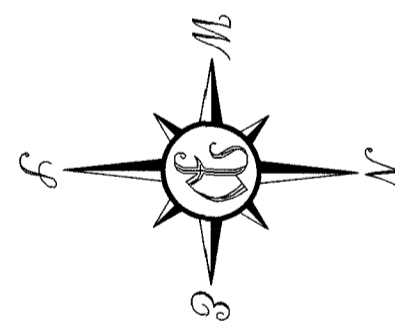


STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2158991.2866	475849.5817	POINT OF BEGINNING
2	2157888.0165	475269.1029	SOUTHWEST CORNER OF TRACT "D"

- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
  - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715.
  - C1 DENOTES TABULATED CURVE DATA
  - L1 DENOTES TABULATED LINE DATA
  - P.C. DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.R.C. DENOTES POINT OF REVERSE CURVE
  - P.C.C. DENOTES POINT OF COMPOUND CURVE
  - (R) DENOTES RADIAL LINE
  - (N) NORTHING
  - (E) EASTING
  - R/W RIGHT-OF-WAY
  - CL CENTERLINE
  - CB CHORD BEARING
  - Δ DELTA
  - R.P. RADIUS POINT
  - (100.1) DENOTES DISTANCE TO EASEMENT
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - D.E DRAINAGE EASEMENT
  - U.D.E UNOBSTRUCTED DRAINAGE EASEMENT
  - P.U.D.E PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
  - SWMF STORMWATER MANAGEMENT FACILITY

- NOTES:**
- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF BELFORT ROAD AS S01°00'49"E.
  - 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
  - 3) 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.
  - 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - 5) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
  - 6) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0389H, DATED 6-3-2013 (NAVD-88). THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
  - 7) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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 ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.
  - 8) THE LANDS SHOWN HEREON ARE SUBJECT TO A 5' JEA EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9858, PAGE 2293 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



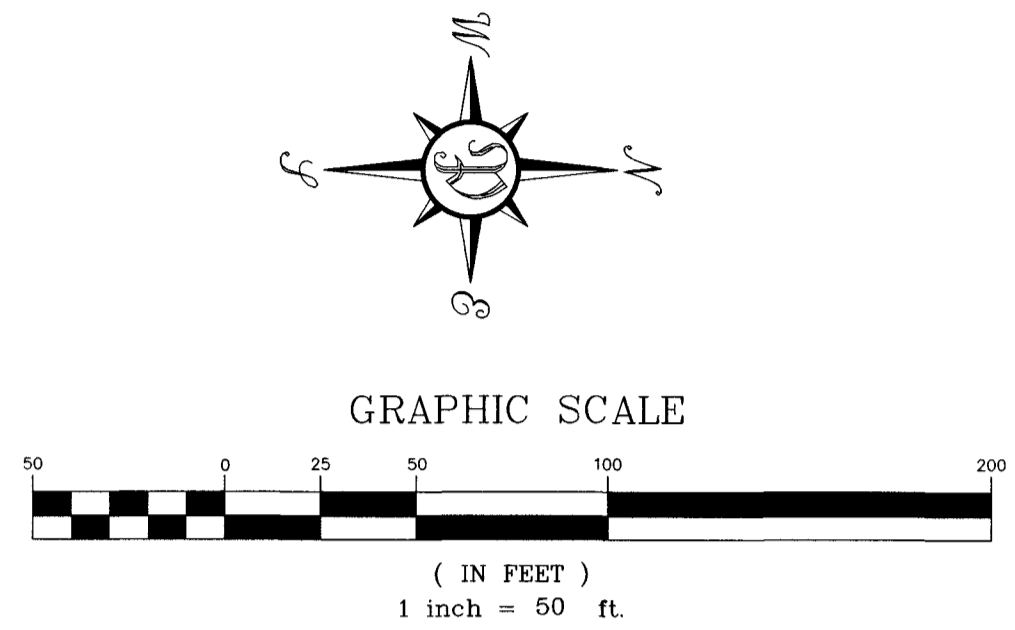
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SHEET 4 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.75	S17°49'54"W
L3	25.00	N01°05'33"W
L19	51.81	N41°28'10"E
L20	52.63	N41°28'10"E
L21	24.36	S88°47'30"W
L22	20.00	N01°12'30"W
L23	45.00	N01°12'30"W
L24	28.63	S50°09'40"W
L25	28.23	S50°09'40"W
L30	50.00	N01°12'30"W
L31	12.43	N43°47'30"E
L32	10.00	N08°18'55"E
L33	3.61	N88°59'11"E
L34	7.00	S88°48'47"W

NOTE: LINE 3 AND LINE 32 ARE RADIAL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	154.64	1000.00	8°51'36"	S85°05'35"W	154.48
C2	141.87	1000.00	8°07'43"	S84°43'38"W	141.75
C3	32.47	1000.00	1°51'38"	S81°35'36"W	32.47
C4	109.40	1000.00	6°16'05"	S85°39'27"W	109.34
C5	83.11	500.00	9°31'25"	N03°33'12"E	83.01
C6	66.48	200.00	19°02'24"	S08°18'42"W	66.16
C11	48.23	1876.86	1°28'20"	N04°12'41"E	48.23
C13	34.40	25.00	78°50'00"	N42°53'31"E	31.75
C14	2.65	25.00	6°04'07"	N85°20'34"E	2.65
C15	113.53	1025.00	6°20'47"	S85°12'14"W	113.48
C16	42.22	25.00	96°45'39"	S49°35'20"E	37.38
C17	48.80	475.00	5°53'13"	S01°44'06"W	48.78
C18	30.15	475.00	3°38'12"	S06°29'49"W	30.14
C19	19.38	25.00	44°24'55"	S30°31'23"W	18.90
C20	30.54	45.00	38°53'27"	N33°17'07"E	29.96
C21	75.02	45.00	95°31'28"	N33°55'21"E	66.63
C22	105.57	45.00	134°24'55"	S31°06'27"W	82.97
C23	5.14	25.00	11°46'24"	N30°12'48"W	5.13
C24	14.24	25.00	32°38'31"	N08°00'21"W	14.05
C25	6.77	525.00	0°44'22"	S07°56'44"W	6.77
C26	50.30	525.00	5°29'21"	S04°49'53"W	50.28
C27	30.18	525.00	3°17'42"	S00°26'21"W	30.19
C28	37.71	25.00	86°25'42"	N42°00'21"E	34.24
C29	60.78	975.00	3°34'18"	N87°00'21"E	60.77
C30	39.27	25.00	90°00'00"	S46°12'30"E	35.38
C31	3.20	175.00	1°02'57"	S00°41'02"E	3.20
C32	31.72	175.00	10°23'04"	S05°01'58"W	31.87
C33	22.02	25.00	50°27'22"	S85°27'11"W	21.31
C34	2.84	45.00	3°37'16"	N58°52'14"E	2.84
C35	57.63	45.00	73°22'25"	N20°22'24"E	53.77
C36	58.73	45.00	74°46'45"	N53°42'11"W	54.65

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C37	55.40	45.00	70°32'32"	S83°38'11"W	51.97
C38	36.20	45.00	46°05'44"	S04°40'57"E	35.23
C39	15.20	25.00	34°50'21"	N10°18'39"W	14.97
C40	2.45	25.00	5°37'16"	N09°55'10"E	2.45
C41	48.13	225.00	12°16'24"	S06°36'06"W	48.04
C42	6.80	225.00	1°40'54"	S00°22'03"E	6.80
C81	147.06	1876.86	4°29'21"	N01°13'50"E	147.02
C85	14.54	1856.86	0°26'55"	N00°47'21"W	14.54
C86	50.02	1856.86	1°32'36"	N00°12'24"E	50.02
C87	50.07	1856.86	1°32'42"	N01°45'03"E	50.07
C88	55.39	1856.86	1°42'33"	N03°22'40"E	55.39
C89	170.01	1856.86	5°14'46"	N01°36'34"E	169.95
C90	25.36	45.00	32°17'20"	N51°06'30"W	25.03
C91	18.72	45.00	23°50'23"	N79°10'21"W	18.59
C92	25.79	30.00	49°15'09"	S49°14'00"E	25.00
C93	12.26	30.00	23°25'12"	S12°53'49"E	12.18
C94	55.06	35.00	90°08'03"	N43°52'48"E	49.56
C95	3.55	33.00	6°10'10"	S87°56'06"E	3.55
C96	3.41	27.00	7°14'00"	S88°30'01"E	3.41
C97	39.99	25.15	91°06'12"	S48°33'55"E	35.91
C98	36.06	25.15	82°09'08"	S51°02'26"E	33.05
C99	35.32	25.31	79°57'38"	S39°54'55"W	32.53
C100	19.12	30.00	36°30'42"	N72°57'09"W	18.80
C101	25.91	55.00	26°58'11"	N88°11'24"W	25.67
C102	61.13	55.00	63°40'51"	S66°28'38"W	58.03
C103	28.36	30.00	54°09'20"	S61°42'50"W	27.31
C104	23.56	30.00	45°00'00"	N68°42'30"W	22.96
C105	23.56	30.00	45°00'00"	N23°42'30"W	22.96
C106	7.85	5.00	90°00'00"	N48°12'30"W	7.07
C107	9.08	30.00	17°20'55"	N82°32'02"W	9.05
C115	47.14	30.00	90°01'17"	S46°11'52"E	42.43

**BELFORT ROAD**  
(A VARIABLE WIDTH R/W)

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #6  
JACKSONVILLE, FLORIDA 32207, PHONE (904) 805-0030  
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