

# LUXE 202 TOWNHOMES

Approved 3-13-2026  
Date  
Scott Carter  
City Engineer  
for Director of Public Works  
Approved 03/03/2026  
Date  
Jody Phillips  
for General Counsel

A PARCEL OF LAND, BEING A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## ADOPTION AND DEDICATION

### LEGAL DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND THE WESTERLY RIGHT OF WAY LINE OF HODGES BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE, NORTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF HODGES BOULEVARD, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: NORTH 12°02'51" EAST, 281.52 FEET;  
COURSE No. 2: NORTH 01°01'38" WEST, 1,365.07 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY, AND TO THE SOUTHERLY RIGHT OF WAY LINE OF GLEN KERNAN PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS PER PLAT OF RIVERBROOK AT GLEN KERNAN UNIT ONE, RECORDED IN PLAT BOOK 48, PAGES 49, 49A AND 49B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE NORTHWESTERLY, ALONG SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES:  
COURSE No. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°01'30" WEST, 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE;  
COURSE No. 2: SOUTH 88°58'37" WEST, 134.15 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY;  
COURSE No. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 197.22 FEET, AN ARC DISTANCE OF 68.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°00'24" WEST, 68.29 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING.  
COURSE No. 4: WESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 197.22 FEET, AN ARC DISTANCE OF 24.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°30'24" WEST, 24.28 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY;  
COURSE No. 5: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 383.50 FEET, AN ARC DISTANCE OF 535.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°01'23" WEST, 493.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 6: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 304.62 FEET, AN ARC DISTANCE OF 18.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°45'03" WEST, 18.37 FEET; THENCE SOUTH 22°58'43" WEST, 267.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 177.50 FEET, AN ARC DISTANCE OF 97.16 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°17'51" WEST, 95.95 FEET; THENCE SOUTH 63°35'06" EAST, 190.21 FEET; THENCE NORTH 88°58'22" EAST, 381.35 FEET; THENCE NORTH 01°01'37" WEST, 104.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 109.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°03'21" EAST, 105.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 49°08'20" EAST, 14.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 59.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°15'52" EAST, 58.31 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°23'25" EAST, 49.48 FEET, TO THE POINT OF BEGINNING.  
  
CONTAINING 3.76 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS THE "LUXE 202 TOWNHOMES", 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 "0-1" (OPEN SPACE, PEDESTRIAN ACCESS AND PARKING), AND TRACT "0-2" (OPEN SPACE AND PEDESTRIAN ACCESS), AND THE LANDSCAPE BUFFER LYING WITHIN TRACT "0-1" ((OPEN SPACE, PEDESTRIAN ACCESS AND PARKING) ARE ALL HEREBY DEDICATED TO MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), OR ITS SUCCESSORS AND ASSIGNS, INCLUDING A HOMEOWNER'S ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR ANY NECESSARY MAINTENANCE.

~~ALL RIGHT-OF-WAYS, WALKWAYS, AND SIDEWALKS, SHALL REMAIN PRIVATELY OWNED BY MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.~~

UPON FAILURE OF THE "THE OWNERS", A HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED OBLIGATION OF MAINTENANCE PERTAINING TO STORM WATER MANAGEMENT FACILITIES, TRACTS, EASEMENTS OR PRIVATE ROAD RIGHT-OF-WAYS, WALKWAYS AND OR SIDEWALKS TO PERFORM ITS OBLIGATIONS, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO THE STORM WATER MANAGEMENT FACILITIES, TRACTS, EASEMENTS OR PRIVATE ROAD RIGHT-OF-WAYS, WALKWAYS AND OR SIDEWALKS FOR ANY COMMON USE WOULD THEN FALL EQUALLY ON THE OWNERS OF THE LOTS AS SHOWN ON THIS PLAT.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE PRESENT AND 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 SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND OTHER SUCH PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER, ITS SUCCESSORS AND ASSIGNS RESERVES AND SHALL HAVE THE UNLIMITED 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.

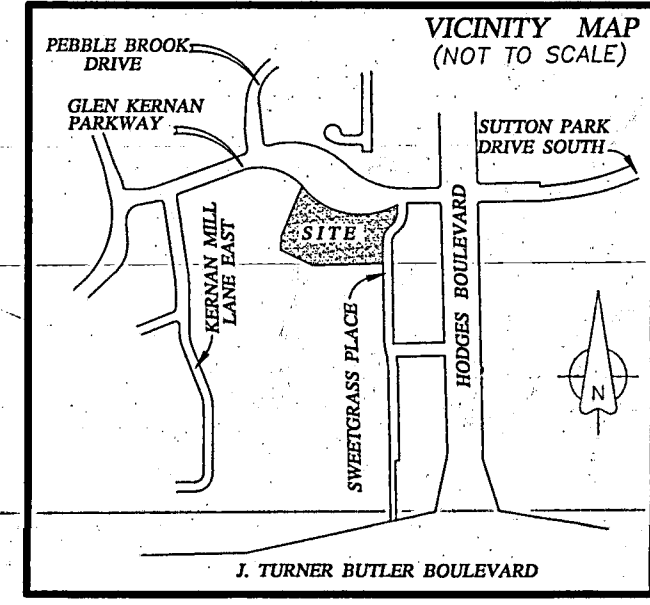
MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA-E.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.

THOSE EASEMENTS DESIGNATED AS "JEA-UTILITY EASEMENT" 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; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 4<sup>th</sup> DAY OF FEBRUARY, 2026.



NOTARY FOR MATTAMY JACKSONVILLE LLC  
A DELAWARE LIMITED LIABILITY COMPANY

MATTAMY JACKSONVILLE LLC  
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE, OR  ONLINE NOTARIZATION, THIS 4<sup>th</sup> DAY OF FEBRUARY, A.D., 2026 BY CLIFFORD L. NELSON, AS VICE PRESIDENT OF CALBEN (FLORIDA) CORPORATION, A FLORIDA CORPORATION, AS MANAGER OF MATTAMY FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO  IS/ARE PERSONALLY KNOWN TO ME,  PRODUCED A CURRENT FLORIDA DIVER'S LICENSE AS IDENTIFICATION, OR  PRODUCED AS IDENTIFICATION.

WITNESS: [Signature]  
DJ Smith  
PRINT NAME:  
[Signature]  
JANETT O'LEARY  
PRINT NAME:

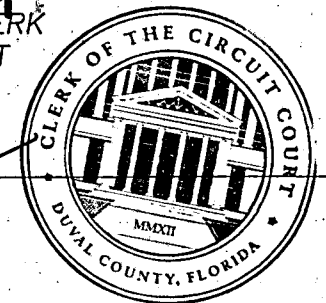
MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY.  
BY: MATTAMY FLORIDA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: CALBEN (FLORIDA) CORPORATION, A FLORIDA CORPORATION, ITS MANAGER  
[Signature]  
BY: CLIFFORD L. NELSON  
ITS VICE PRESIDENT

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 7/19/2027  
MY COMMISSION NUMBER IS: HH1923526  
PERSONALLY KNOW  OR PRODUCED IDENTIFICATION   
TYPE OF IDENTIFICATION PRODUCED

SEE SHEET TWO (2) FOR GENERAL NOTES  
CLERK OF THE CIRCUIT COURT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 86, PAGES 183 THROUGH 185 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 18<sup>th</sup> DAY OF March, A.D., 2026.

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



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]  
NINA SICKLER, P.E.  
DIRECTOR OF PUBLIC WORKS  
3/13/2026  
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, PART 1, FLORIDA STATUTES, THIS 13<sup>th</sup> DAY OF MARCH, A.D., 2026.

[Signature]  
DANNY S. WHEELER  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE No. 6902

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

SIGNED THIS 4 DAY OF February, 2026.  
[Signature]  
JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE-NO: 4600

FOR THE FIRM OF:  
A&J LAND SURVEYOR'S INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA, 32207  
T 904.346.1733  
F 904.346.1736

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736  
LB 6661

# LUXE 202 TOWNHOMES

A PARCEL OF LAND, BEING A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY. (CURRENT FLORIDA STATUTES SECTION 177.091(27).

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.

3) BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE OF FLORIDA, STATE PLANE COORDINATES (EAST ZONE 901), NORTH AMERICAN DATUM 1983/1991, AND ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF "HODGES BOULEVARD", AS NORTH 01°01'38" WEST.

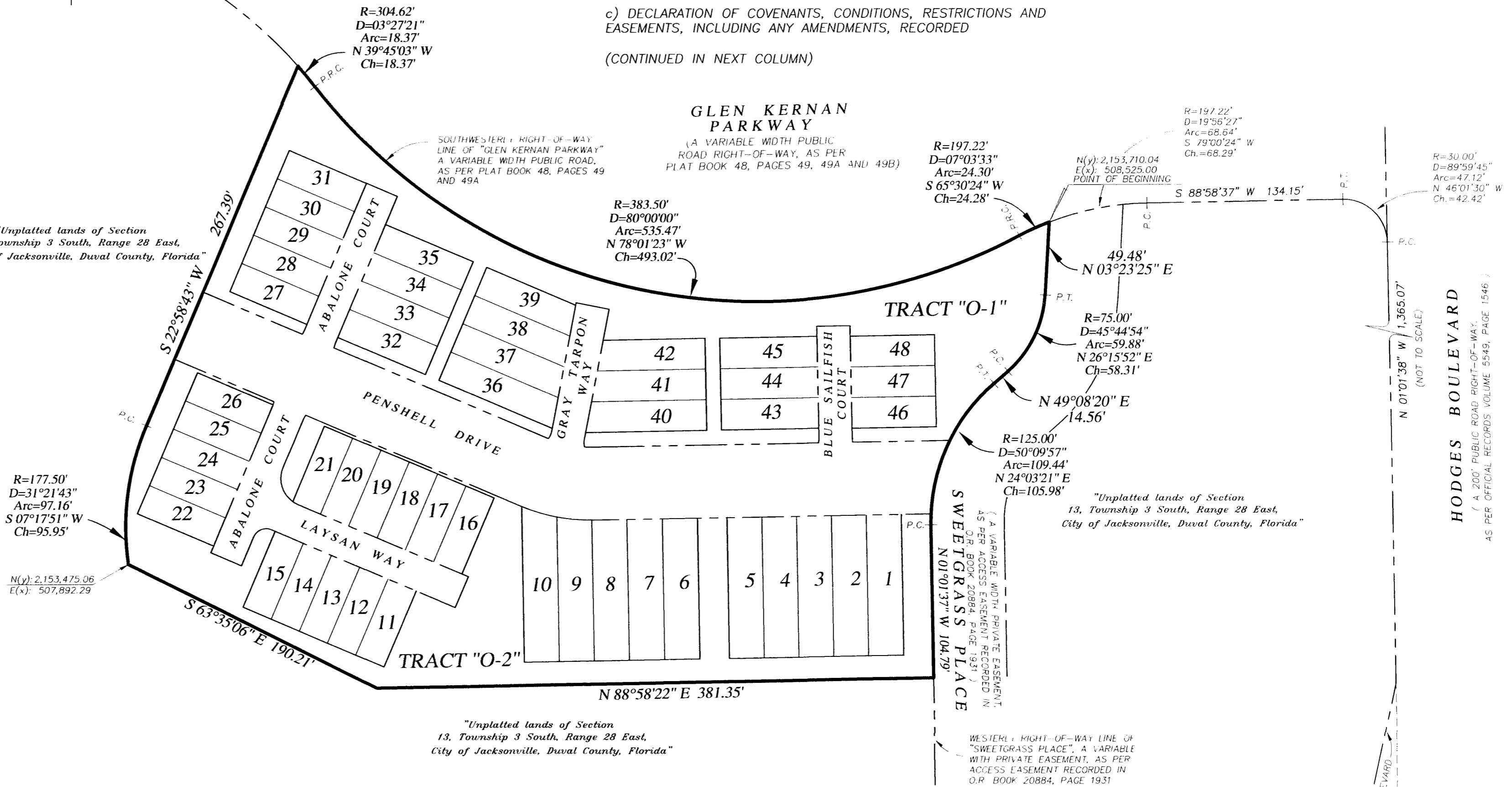
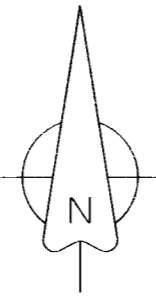
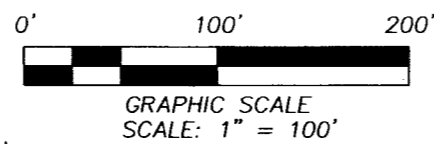
4) COORDINATES BASED ON GPS OBSERVATION OF THE FOLLOWING STATIONS AND PUBLISHED COORDINATES. COORDINATE DATUM: STATE OF FLORIDA STATE PLANE COORDINATES (EAST ZONE), NORTH AMERICAN DATUM 1983/1991. STATE PLANE IS IN U.S. SURVEY FEET.

5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT 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 REPLACEMENT OF SUCH ITEMS.

6) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.

7) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS AND SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE HOMEOWNERS' ASSOCIATION AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE HOMEOWNERS' ASSOCIATION.

8) 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 DEVELOPMENT SERVICES DIVISION.



SURVEYOR'S COMMENT REGARDING THE TITLE OPINION LETTER PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 2240-2823853, DATED JANUARY 07, 2026 AT 8:00 A.M.

a) EASEMENT GRANTED TO JACKSONVILLE ELECTRIC AUTHORITY BY INSTRUMENT RECORDED IN BOOK 7730, PAGE 524.

SURVEYOR'S COMMENT: THIS EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT, AND DOES AFFECT THE SUBJECT PROPERTY.

b) RESTRICTIVE COVENANTS AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 20075, PAGE 1815.

SURVEYOR'S COMMENT: THE PLATTED LANDS ARE A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "B" (RESTRICTED PROPERTY), AND ARE SUBJECT TO THIS INSTRUMENT, THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

c) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING ANY AMENDMENTS, RECORDED

(CONTINUED IN NEXT COLUMN)

(CONTINUED FROM PREVIOUS COLUMN) IN BOOK 20353, PAGE 1591, AS AMENDED IN BOOK 20884, PAGE 1931, AND AS AFFECTED BY AGREEMENT OF OWNERS OF HPI TRACT RECORDED IN BOOK 20960, PAGE 718.

SURVEYOR'S COMMENT: THE PLATTED LANDS ARE A PORTION OF THE LANDS DESCRIBED IN THESE INSTRUMENTS, AND IS SUBJECT TO THESE INSTRUMENTS, THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

"Unplatted lands of Section 13, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida"

"Unplatted lands of Section 13, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida"

"Unplatted lands of Section 13, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida"

### ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
L1	DENOTES TABULATED LINE DATA
C1	DENOTES TABULATED CURVE DATA
R/W	RIGHT-OF-WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE
RE #	REAL ESTATE NUMBER
SWMF	STORM WATER MANAGEMENT FACILITY

### SYMBOLS USED IN THIS PLAT

- DENOTES SET P.K. NAIL AND DISK, "P.C.P." STAMPED "A&J LAND SURVEYORS, INC. PRM, LB 6661"
- DENOTES SET 5/8" REBAR AND CAP, "P.R.M." STAMPED "A&J LAND SURVEYORS, INC. PRM, LB 6661"

Prepared by: **A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736  
LB 6661

# LUXE 202 TOWNHOMES

A PARCEL OF LAND, BEING A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### Sheet Three (3) of Three (3) Sheets

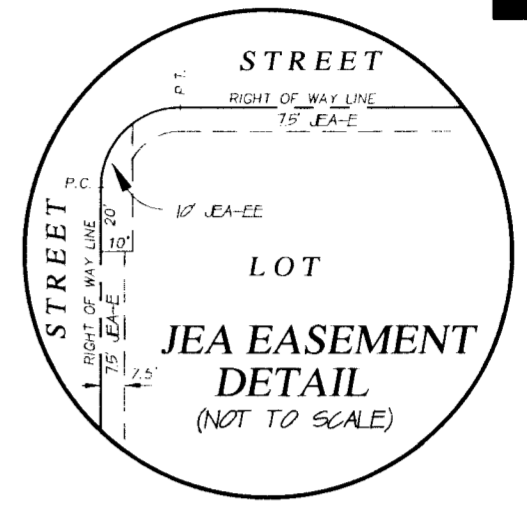
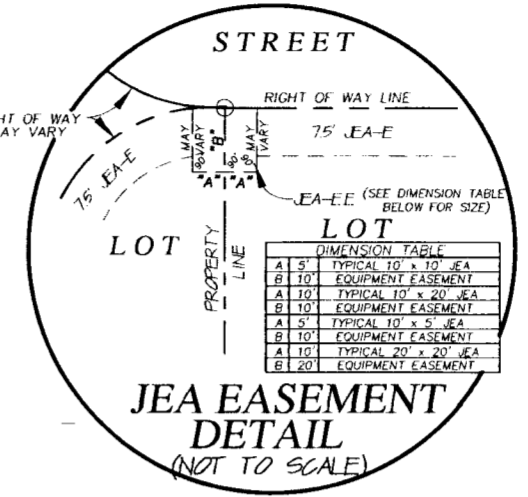
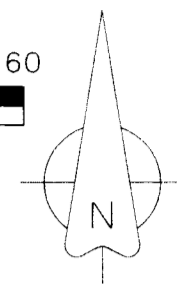
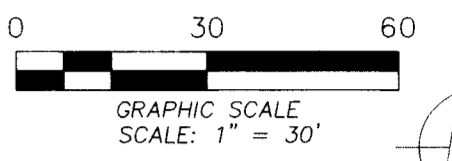
SEE SHEET TWO (2) FOR GENERAL NOTES

CURVE TABLE FOR THIS PLAT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	24°00'20"	41.90'	S 79°01'28" E	41.59'
C2	100.00'	13°26'26"	23.46'	S 84°18'25" E	23.40'
C3	100.00'	10°33'55"	18.44'	S 72°18'15" E	18.41'
C4	125.00'	11°37'54"	25.38'	S 08°16'21" W	25.33'
C5	125.00'	12°19'16"	26.88'	S 20°14'56" W	26.83'
C6	125.00'	24°00'20"	52.37'	S 79°01'28" E	51.99'
C7	14.50'	11°56'26"	3.02'	S 28°56'56" W	3.02'
C8	19.50'	90°00'00"	30.63'	S 22°01'17" E	27.58'
C9	9.50'	90°00'00"	14.92'	S 67°58'43" W	13.44'
C10	14.50'	11°56'26"	3.02'	N 17°00'30" E	3.02'
C11	14.50'	11°56'26"	3.02'	N 28°56'56" E	3.02'
C12	14.50'	11°56'26"	3.02'	S 17°00'30" W	3.02'
C13	14.50'	23°56'24"	6.06'	N 22°56'45" E	6.01'
C14	14.50'	23°09'16"	5.86'	S 00°36'06" E	5.82'
C15	14.50'	11°56'26"	3.02'	N 04°56'35" E	3.02'
C16	14.50'	11°56'26"	3.02'	S 06°59'51" E	3.02'
C17	125.00'	0°38'50"	1.41'	N 89°17'47" E	1.41'
C18	125.00'	11°04'57"	24.18'	S 84°50'19" E	24.14'
C19	125.00'	11°33'17"	25.21'	S 23°31'12" E	25.17'
C20	125.00'	0°43'16"	1.57'	S 67°22'56" E	1.57'
C21	19.50'	77°16'46"	26.30'	S 15°39'41" E	24.35'
C22	19.50'	12°43'14"	4.33'	S 60°39'41" E	4.32'
C23	14.50'	2°43'54"	0.69'	N 21°36'46" E	0.69'
C24	14.50'	9°12'32"	2.33'	N 15°38'33" E	2.33'
C25	75.00'	4°13'05"	5.52'	S 88°55'06" E	5.52'
C26	403.50'	0°50'09"	5.89'	S 48°08'48" E	5.89'

LINE TABLE FOR THIS PLAT

LINE	BEARING	DISTANCE
L1	S 22°58'43" W	23.00'
L2	S 67°01'17" E	23.00'
L3	S 79°01'28" E	23.00'
L4	S 88°58'22" W	23.00'



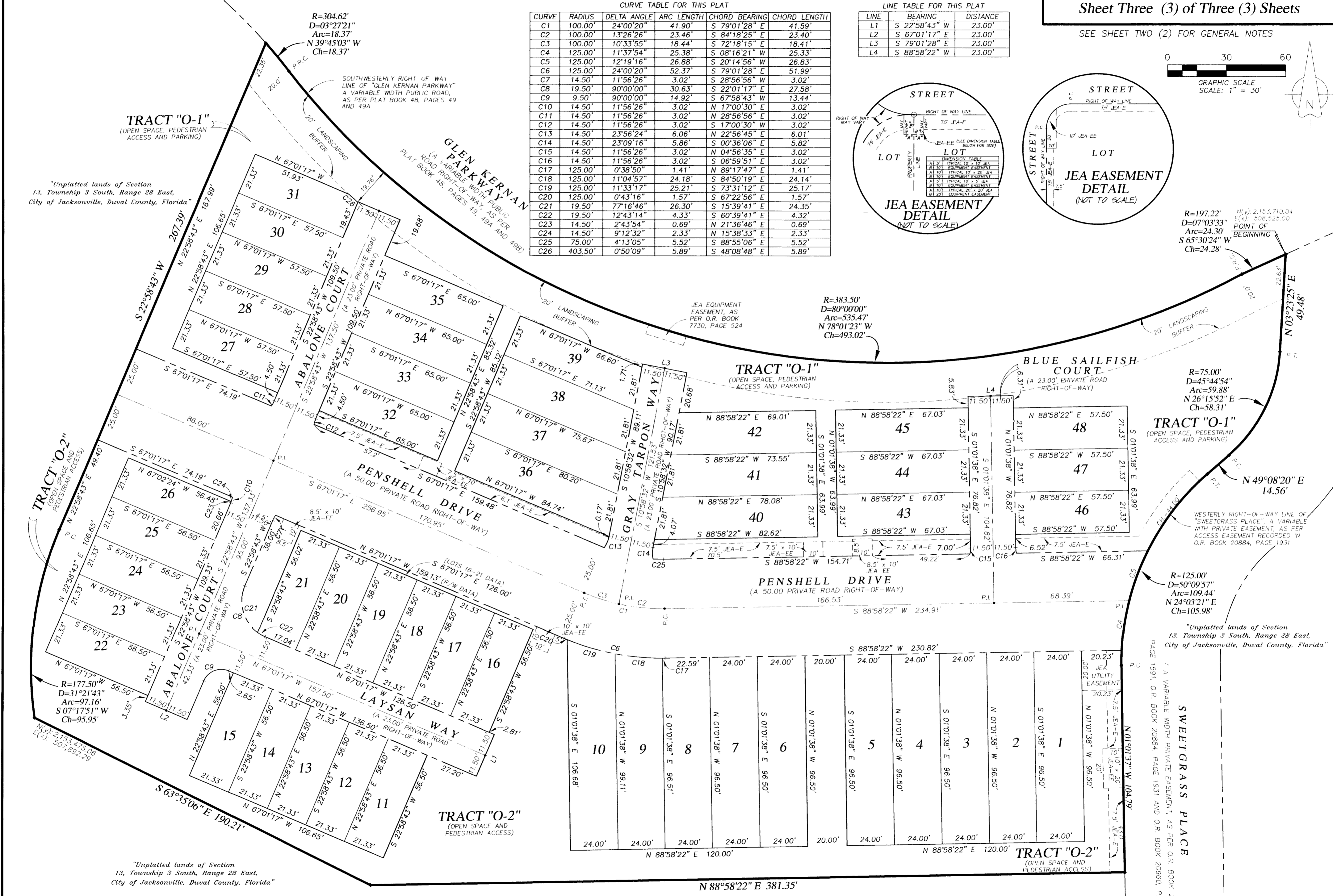
R=197.22'  
D=07°03'33"  
Arc=24.30'  
Ch=24.28'

N(Y): 2,155,710.64  
E(X): 508,525.00  
POINT OF BEGINNING

R=383.50'  
D=80°00'00"  
Arc=535.47'  
Ch=493.02'

R=75.00'  
D=45°44'54"  
Arc=59.88'  
Ch=58.31'

R=125.00'  
D=50°09'57"  
Arc=109.44'  
Ch=105.98'



TRACT "O-1"  
(OPEN SPACE, PEDESTRIAN ACCESS AND PARKING)

"Unplatted lands of Section 13, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida"

TRACT "O-1"  
(OPEN SPACE, PEDESTRIAN ACCESS AND PARKING)

TRACT "O-1"  
(OPEN SPACE, PEDESTRIAN ACCESS AND PARKING)

TRACT "O-2"  
(OPEN SPACE AND PEDESTRIAN ACCESS)

TRACT "O-2"  
(OPEN SPACE AND PEDESTRIAN ACCESS)

TRACT "O-2"  
(OPEN SPACE AND PEDESTRIAN ACCESS)

"Unplatted lands of Section 13, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida"

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"Unplatted lands of Section 13, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida"

A VARIABLE WIDTH PRIVATE EASEMENT, AS PER O.R. BOOK 20960, PAGE 718)

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