Doc # 2025181947, PLAT BK 85 Page 7, 08/05/2025 02:51 PM, JODY PHILLIPS
CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $90.00

Approved 7-31-2025
Date
Scott Carter
City Engineer
for Director of Public Works
Approved 07/24/2025
Date
for General Counsel

# TROUT RIVER SQUARE

*A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, FLORIDA*

PLAT BOOK 85 PAGE 7



## CAPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CLARK ROAD (A VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE CENTER DRIVE (A VARIABLE WIDTH RIGHT OF WAY, PER JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP SECTION 72050, F.P. 4207841, AS RECORDED IN MAP BOOK G, PAGES 104 THROUGH 107); THENCE SOUTH 89°59'31" EAST, ALONG SAID SOUTH LINE OF CLARK ROAD, A DISTANCE OF 603 32 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE 95 ALSO KNOWN AS STATE ROAD NO. 9 (A LIMITED ACCESS RIGHT OF WAY), THENCE SOUTH 03°15'00" WEST, DEPARTING LAST SAID CLARK ROAD AND ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE 95 ALSO KNOWN AS STATE ROAD NO 9, A DISTANCE OF 788.55 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20845, PAGE 957 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 87°42'23" WEST, DEPARTING LAST SAID WEST RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 1057 79 FEET TO A POINT ON A NON-TANGENT CURVE LYING ON THE EAST RIGHT OF WAY LINE OF BROWARD ROAD (A VARIABLE WIDTH RIGHT OF WAY), SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1222.90 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'44", AN ARC DISTANCE OF 236 47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°30'37" EAST, 236.10 FEET TO A POINT ON A CURVE AT ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE CENTER DRIVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116 00 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN THE FOLLOWING ELEVEN (11) COURSES, COURSE NO. 1 NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°24'05", AN ARC DISTANCE OF 199 22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°54'29" EAST, 175 62 FEET TO A NON-TANGENT POINT OF SAID CURVE; COURSE NO 2: NORTH 51°27'56" EAST, A DISTANCE OF 24.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1470 00 FEET; COURSE NO 3. NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 146.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°36'05" EAST, 146 90 FEET TO A NON-TANGENT POINT OF SAID CURVE; COURSE NO 4· SOUTH 43°08'51" EAST, A DISTANCE OF 4.92 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1475 00 FEET, COURSE NO 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 04°06'56", AN ARC DISTANCE OF 105.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°47'56" EAST, 105.93 FEET TO A NON-TANGENT POINT OF SAID CURVE; COURSE NO 6 SOUTH 49°41'58" EAST, A DISTANCE OF 1.94 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1477 00 FEET; COURSE NO 7 NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 01°21'11", AN ARC DISTANCE OF 34 88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°06'28" EAST, 34.88 FEET TO A NON-TANGENT POINT OF SAID CURVE; COURSE NO 8 NORTH 49°45'25" WEST, A DISTANCE OF 2 00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1475.00 FEET; COURSE NO 9: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 06°32'06", AN ARC DISTANCE OF 168.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°58'32" EAST, 168.15 FEET TO A NON-TANGENT POINT OF SAID CURVE; COURSE NO. 10 NORTH 56°29'18" WEST, A DISTANCE OF 4.90 FEET TO A POINT ON A CURVE NORTHWESTERLY AND HAVING A RADIUS OF 1470 00 FEET, COURSE NO. 11: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 04°18'24", AN ARC DISTANCE OF 110.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°34'06" EAST, 110 47 FEET TO THE POINT OF BEGINNING

CONTAINING· 16 2± ACRES, MORE OR LESS.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT GG TROUT RIVER SQUARE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND STARLIGHT HOMES FLORIDA L L C , A DELAWARE LIMITED LIABILITY COMPANY ARE SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS ("OWNER"), ARE THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS TROUT RIVER SQUARE, 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 (TROUT RUN ROAD, GATOR HOLLOW STREET, OTTER BROOK STREET, AND SANDHILL CROSSING ROAD), WALKWAYS, SIDEWALKS, UNOBSTRUCTED DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS, AND PRIVATE DRAINAGE 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 AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS AND A NON-EXCLUSIVE EASEMENT 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; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) OR THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT

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 SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, 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 SUCCESSORS 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 DRAINAGE EASEMENTS

UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT OWNER. AND ITS SUCCESSORS AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF TROUT RIVER SQUARE ENCUMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT ASSUMES THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES EASEMENTS FOR ACCESS AND OPERATION AND MAINTENANCE OF SUCH STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES

TRACT "C" (COMMON AREA), TRACT "D" (COMMON AREA), TRACT "E" (COMMON AREA), TRACT "F" (COMMON AREA), TRACT "G" (COMMON AREA), TRACT "H" (COMMON AREA), TRACT "I" (COMMON AREA), TRACT "J" (COMMON AREA), TRACT "K" (ACTIVE RECREATION AREA), TRACT "L" (ACTIVE RECREATION AREA), TRACT "M" (ACTIVE RECREATION AREA AND MAINTENANCE EASEMENT), TRACT "N" (SWMF), AND TRACT "O" (SWMF), AND TRACT "P" (OPEN SPACE), 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 HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACTS, THE OBLIGATION SHALL THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT

## ADOPTION AND DEDICATION CONTINUED

TRACT "A" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS

TITLE TO TRACT "B" (LANDSCAPE BUFFER TRACT) 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 TRACT "A" (LIFT 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 TRACT "B" (LANDSCAPE BUFFER TRACT), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "A" (LIFT S1ATION)

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THIAT 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 TRACT "B" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "A" (LIFT STATION) OR JEA'S EASEMENT UPON TRACT "B" (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 TRACT "B" (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 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 PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) OR THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT

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.

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; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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

THE OWNER HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT(S) FOR LANDSCAPING, FENCING AND SIGNAGE OVER TRACT "P" (OPEN SPACE) SHOWN ON THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF SAID LANDSCAPE BUFFERS SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS THE OWNER HEREBY RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL OF SUCH EASEMENT(S) TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL APPLICABLE OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

IN WITNESS THEREOF, MARC VENTRESCA KATHRYN BORGATTI OF GG TROUT RIVER SQUARE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 10TH DAY OF July, 2025, ON BEHALF OF THE COMPANY

WITNESS

PRINT NAME: IRYNA KARPIV

WITNESS

PRINT NAME: Lina Abbosh

WITNESS

PRINT NAME: IRYNA KARPIV

WITNESS

PRINT NAME: Lina Abbosh

GG TROUT RIVER SQUARE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
BY· GG TROUT RIVER SQUARE GP INC , A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY:
MARC VENTRESCA
ITS PRESIDENT

GG TROUT RIVER SQUARE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
BY: GG TROUT RIVER SQUARE GP INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY:
KATHRYN BORGATTI
ITS SECRETARY

IN WITNESS THEREOF, STEVEN MERTEN OF STARLIGHT HOMES FLORIDA, L L C , A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 17TH DAY OF July, 2025, ON BEHALF OF THE COMPANY.

WITNESS

PRINT NAME: Michael Ackley

WITNESS

PRINT NAME: Joseph L Pirro III

STARLIGHT HOMES FLORIDA L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY

BY:
STEVEN MERTEN
AUTHORIZED REPRESENTATIVE

## CITY OF TORONTO, PROVINCE OF ONTARIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 10 DAY OF July, 2025, BY MARC VENTRESCA AS PRESIDENT OF GG TROUT RIVER SQUARE GP INC., A DELAWARE CORPORATION, THE GENERAL PARTNER OF GG TROUT RIVER SQUARE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, PROVINCE OF ONTARIO

PRINT NAME: Lorne Kostove

COMMISSION NO · N/A

MY COMMISSION EXPIRES: N/A

LORNE BENJAMIN KOSTOVE NOTARY PUBLIC ONTARIO

## CITY OF TORONTO, PROVINCE OF ONTARIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 10 DAY OF July, 2025, BY KATHRYN BORGATTI AS SECRETARY OF GG TROUT RIVER SQUARE GP INC., A DELAWARE CORPORATION, THE GENERAL PARTNER OF GG TROUT RIVER SQUARE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, PROVINCE OF ONTARIO

PRINT NAME: Lorne Kostove

COMMISSION NO N/A

MY COMMISSION EXPIRES: N/A

LORNE BENJAMIN KOSTOVE NOTARY PUBLIC ONTARIO

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 17TH DAY OF JULY, 2025, BY STEVEN MERTEN AS AUTHORIZED REPRESENTATIVE, OF STARLIGHT HOMES FLORIDA L L.C., A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Jacob Okeefe

COMMISSION NO.: HH 305981

MY COMMISSION EXPIRES: 8-28-2026

JACOB OKEEFE
Notary Public-State of Florida
Commission # HH 305981
My Commission Expires
August 28, 2026

## 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 August 2025.

NINA SICKLER P E.
DIRECTOR OF PUBLIC WORKS

## CLERK'S CERTIFICATE

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 SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 85 PAGES 7-11, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 5th DAY OF August, 2025.

JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

CLERK OF THE CIRCUIT COURT · DUVAL COUNTY, FLORIDA

PREPARED BY:
*PERRET AND ASSOCIATES, INC.*
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

PLANS & PLAT CITY DEV.# · 10832.0

# TROUT RIVER SQUARE

*A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, FLORIDA*

PLAT BOOK 85 PAGE 8

SHEET 2 OF 5 SHEETS

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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

2.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE S'LY R/W LINE OF CLARK ROAD AS S89°59'31"E.

3) 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

4) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT.

5) 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

6) 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

*LEGEND*

| | |
|---|---|
| ◉ | DENOTES SET #5 REBAR P.R M STAMPED L B 6715 |
| ■ | DENOTES FD PERMANENT REFERENCE MONUMENT NO I D |
| ● | 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 |
| (M) | MEASURED |
| (R) | DENOTES RADIAL LINE |
| (N) | NORTHING |
| (E) | EASTING |
| R/W | RIGHT-OF-WAY |
| C/L | CENTERLINE |
| CB | CHORD BEARING |
| D | DELTA |
| R P | RADIUS POINT |
| (100 1') | DENOTES DISTANCE TO EASEMENT |
| JEA-E | JEA EASEMENT |
| JEA-UE | JEA UTILITY EASEMENT |
| JEA-EE | JEA EQUIPMENT EASEMENT |
| ORB | OFFICIAL RECORDS BOOK |
| POB | POINT OF BEGINNING |
| PRM | PERMANENT REFERENCE MONUMENT |
| TOB | TOP OF BANK |
| SWMF | STORMWATER MANAGEMENT FACILITY |
| U D E | UNOBSTRUCTED DRAINAGE EASEMENT |
| L B T | LANDSCAPE BUFFER TRACT |
| A & M.E | ACCESS AND MAINTENANCE EASEMENT |
| PDE | PRIVATE DRAINAGE EASEMENT |

## PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 30th DAY OF July, 2025

Danny S. Wheeler

DANNY S WHEELER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No 6902

## SURVEYOR'S CERTIFICATE

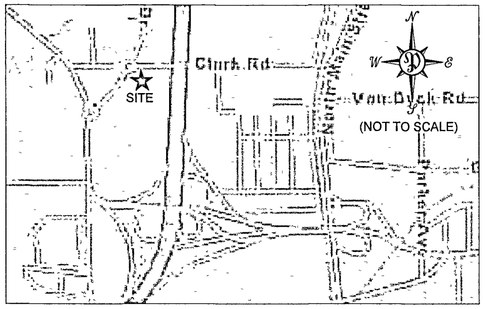
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110 JACKSONVILLE ORDINANCE CODE.

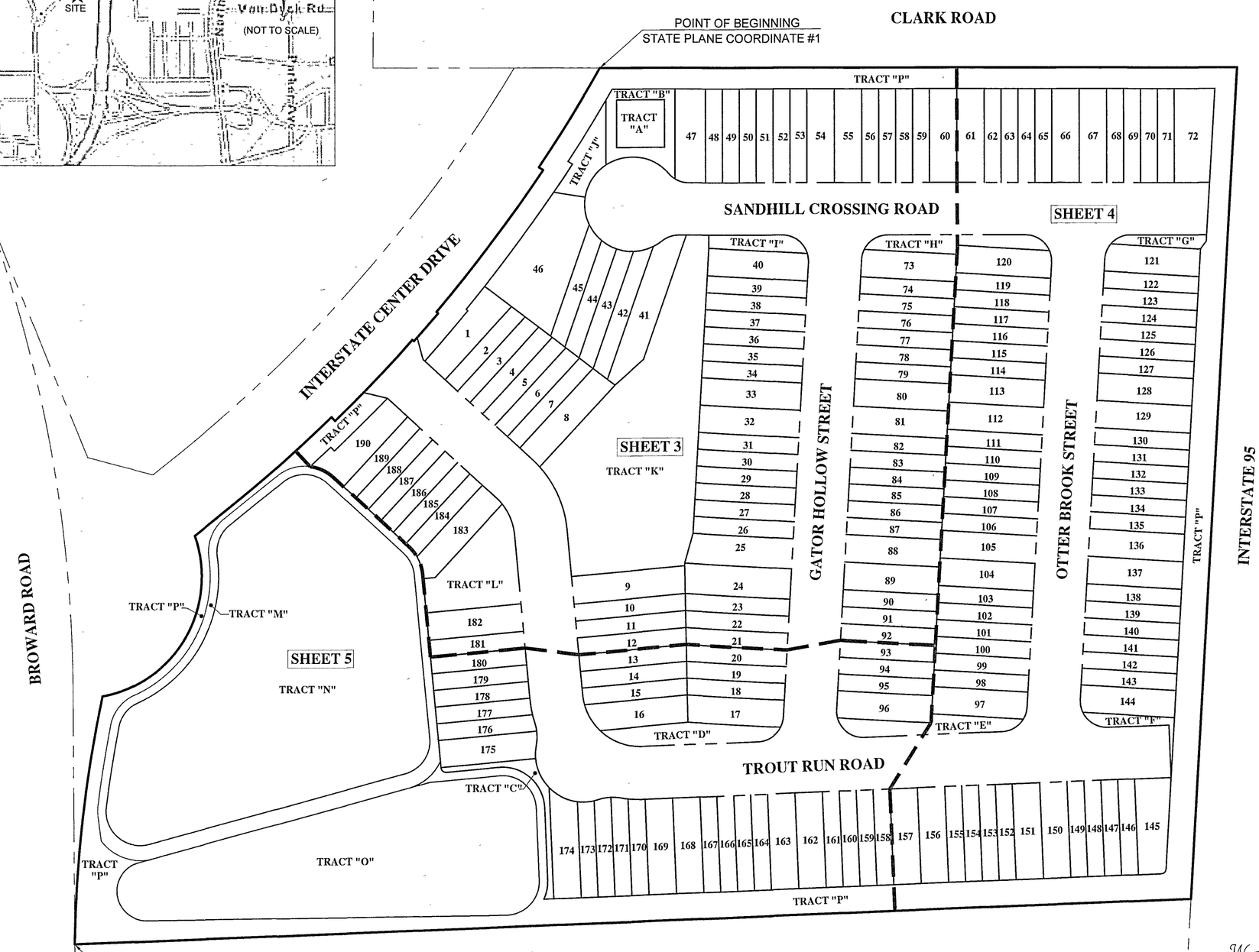
SIGNED THIS 30th DAY OF July, 2025

NATHAN P. PERRET, P S M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 6900
PERRET AND ASSOCIATES, INC.

LS6900 STATE OF FLORIDA PROFESSIONAL SURVEYOR

VICINITY MAP




GRAPHIC SCALE

0 40 80 160 240

( IN FEET )
1 inch = 80 ft.

N W E S

| ACTIVE RECREATION AREA TABLE | |
|---|---|
| TRACT | AREA |
| K | 0 63± ACRES |
| L | 0 13± ACRES |

| STATE PLANE COORDINATES TABLE | | | |
|---|---|---|---|
| POINT | NORTHING | EASTING | DESCRIPTION |
| 1 | 2210964 2610 | 448274 4300 | POINT OF BEGINNING |
| 2 | 2210134 5590 | 447776 0990 | SOUTHWEST CORNER OF TRACT "M" |

PREPARED BY:

*PERRET AND ASSOCIATES, INC.*
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

PLANS & PLAT CITY DEV.# : 10832.0

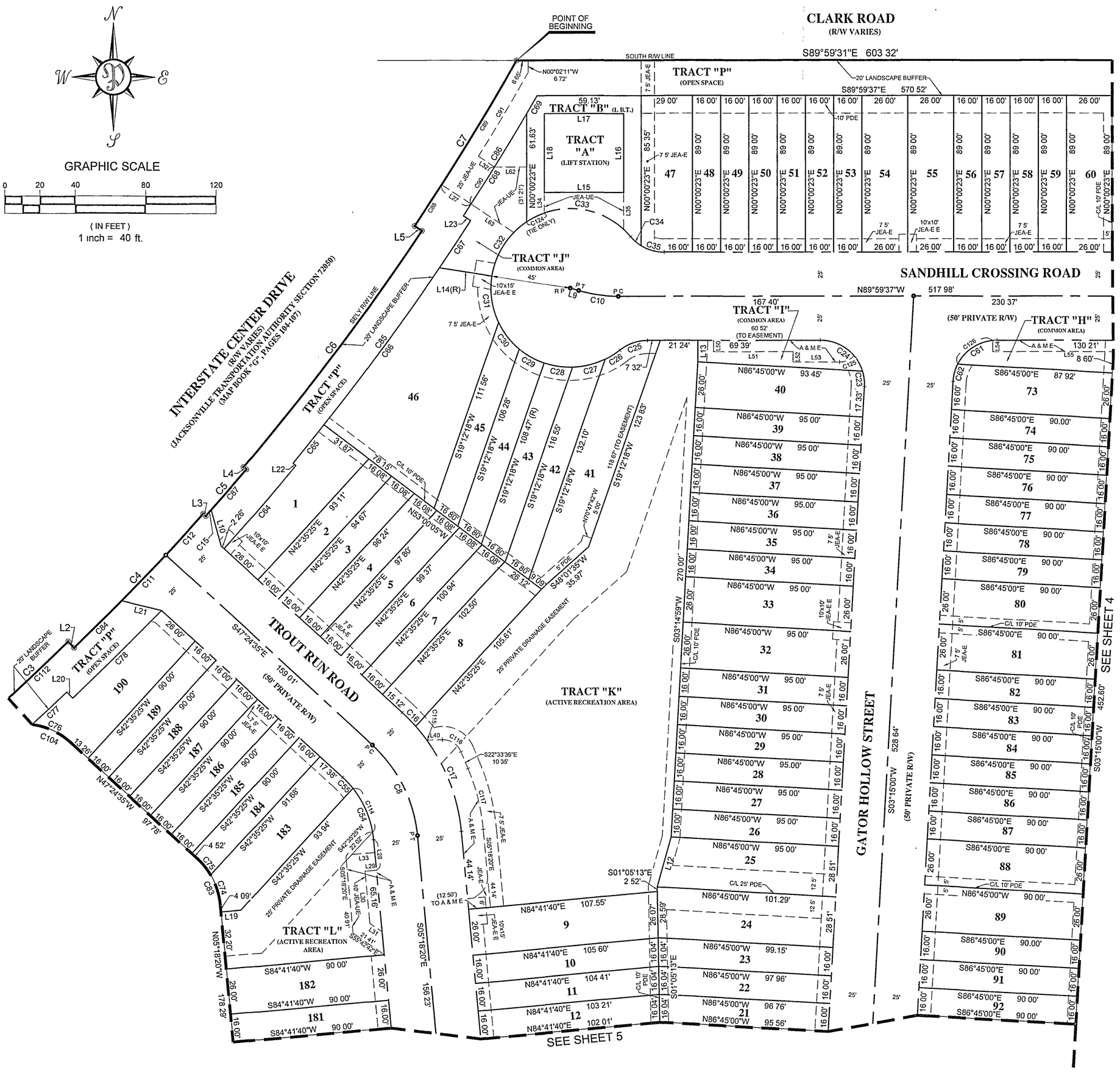
# TROUT RIVER SQUARE

*A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, FLORIDA*

PLAT BOOK 85 PAGE 9

SHEET 3 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE
0 20 40 80 120
( IN FEET )
1 inch = 40 ft.




| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L2 | 4 92' | S43°08'51"E |
| L3 | 1 94' | S49°41'58"E |
| L4 | 2 00' | N49°45'25"W |
| L5 | 4 90' | N56°29'18"W |
| L9 | 4 98' | N73°40'56"W |
| L10 | 21 10' | S15°24'06"E |
| L12 | 29 19' | N15°41'20"E |
| L13 | 12 38' | S00°01'02"W |
| L14(R) | 30 10' | N81°07'47"W |
| L15 | 45 00' | S90°00'00"E |
| L16 | 45 00' | N00°00'23"E |
| L17 | 45 00' | N90°00'00"W |
| L18 | 45 00' | S00°00'23"W |
| L19 | 11 39' | S84°41'40"W |
| L20 | 4 88' | S43°08'51"E |
| L21 | 23 23' | N76°26'18"W |
| L22 | 2 07' | S49°45'25"E |
| L23 | 4 90' | S56°29'18"E |
| L27 | 20 00' | S56°29'18"E |
| L28 | 17 38' | S05°18'20"E |
| L29 | 6 50' | S84°41'40"W |
| L30 | 29 34' | S05°18'20"E |
| L31 | 8 44' | S55°42'42"E |
| L32 | 10 91' | N56°29'18"W |
| L33 | 13 03' | S84°41'40"W |
| L34 | 11 65' | N00°00'23"E |
| L35 | 20 91' | S00°00'23"W |
| L40 | 8 12' | S88°23'14"W |
| L50 | 6 50' | N00°00'23"E |
| L51 | 45 00' | S89°59'37"E |
| L52 | 6 00' | S00°00'23"W |
| L53 | 26 36' | S89°59'37"E |
| L54 | 6 38' | S00°00'23"W |
| L55 | 137 24' | S89°59'37"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C3 | 146 96' | 1470 00' | 5°43'41" | N48°36'05"E | 146 90' |
| C4 | 105 95' | 1475 00' | 4°06'56" | N43°47'56"E | 105 93' |
| C5 | 34 88' | 1477 00' | 1°21'11" | N41°06'28"E | 34 88' |
| C6 | 168 24' | 1475 00' | 6°32'06" | N36°58'32"E | 168 15' |
| C7 | 110 49' | 1470 00' | 4°18'24" | N31°34'06"E | 110 47' |
| C8 | 58 79' | 80 00' | 42°06'15" | S26°21'28"E | 57 47' |
| C10 | 22 77' | 80 00' | 16°18'41" | N81°50'16"W | 22 70' |
| C11 | 36 28' | 1475 00' | 1°24'34" | N43°40'16"E | 36 28' |
| C12 | 31 54' | 1475 00' | 1°13'31" | N42°21'14"E | 31 54' |
| C15 | 4 56' | 1477 00' | 0°10'37" | N41°41'44"E | 4 56' |
| C16 | 10 90' | 105 00' | 5°56'44" | N44°26'13"W | 10 89' |
| C17 | 66 26' | 105 00' | 36°09'31" | N23°23'06"W | 65 17' |
| C23 | 8 86' | 25 00' | 20°17'55" | S06°53'57"E | 8 81' |
| C24 | 31 83' | 25 00' | 72°56'42" | S53°31'16"E | 29 72' |
| C25 | 16 89' | 25 00' | 38°42'50" | N70°38'58"E | 16 57' |
| C26 | 9 89' | 45 00' | 12°35'14" | N57°35'10"E | 9 87' |
| C27 | 19 24' | 45 00' | 24°29'52" | N76°07'43"E | 19 09' |
| C28 | 16 36' | 45 00' | 20°49'39" | S81°12'31"E | 16 27' |
| C29 | 16 36' | 45 00' | 20°49'39" | S60°22'52"E | 16 27' |
| C30 | 19 24' | 45 00' | 24°29'52" | S37°43'06"E | 19 09' |
| C31 | 26 97' | 45 00' | 34°20'23" | S08°17'59"E | 26 57' |
| C32 | 37 57' | 45 00' | 47°50'21" | S32°47'24"W | 36 49' |
| C33 | 65 10' | 45 00' | 82°53'02" | N81°50'55"W | 59 57' |
| C34 | 7 96' | 25 00' | 18°15'03" | N49°31'56"W | 7 93' |
| C35 | 13 67' | 25 00' | 31°20'10" | N74°19'32"W | 13 50' |
| C54 | 31 77' | 55 00' | 33°05'27" | S21°51'04"E | 31 33' |
| C55 | 8 65' | 55 00' | 9°00'48" | S42°54'11"E | 8 64' |
| C61 | 27 57' | 25 00' | 63°10'40" | S58°25'03"W | 26 19' |
| C62 | 10 29' | 25 00' | 23°34'43" | S15°02'21"W | 10 22' |
| C64 | 62 32' | 1497 00' | 2°23'07" | N40°51'21"E | 62 31' |
| C65 | 27 86' | 1495 00' | 1°04'03" | N38°56'34"E | 27 85' |
| C66 | 110 75' | 1495 00' | 4°14'41" | N36°17'12"E | 110 73' |
| C67 | 31 98' | 1495 00' | 1°13'32" | N33°33'06"E | 31 98' |
| C68 | 68 50' | 1490 00' | 2°38'02" | N31°37'58"E | 68 49' |
| C69 | 11 71' | 1490 00' | 0°27'02" | N30°05'27"E | 11 71' |
| C74 | 17 75' | 40 00' | 25°25'09" | N18°00'54"W | 17 60' |
| C75 | 11 65' | 40 00' | 16°41'06" | N39°04'02"W | 11 61' |
| C76 | 24 52' | 40 00' | 35°07'23" | N64°58'17"W | 24 14' |
| C77 | 26 92' | 1490 00' | 1°02'07" | N47°02'20"E | 26 92' |
| C78 | 70 89' | 1495 00' | 2°43'01" | N45°16'41"E | 70 88' |
| C83 | 29 39' | 40 00' | 42°06'15" | N26°21'28"W | 28 74' |
| C84 | 38 12' | 1475 00' | 1°28'51" | N45°06'58"E | 38 12' |
| C85 | 170 59' | 1495 00' | 6°32'16" | N36°12'28"E | 170 49' |
| C86 | 80 21' | 1490 00' | 3°05'04" | N31°24'28"E | 80 20' |
| C87 | 30 32' | 1477 00' | 1°10'34" | N41°01'09"E | 30 32' |
| C88 | 28 00' | 1470 00' | 1°05'29" | N33°10'34"E | 28 00' |
| C89 | 82 49' | 1470 00' | 3°12'55" | N31°01'22"E | 82 48' |
| C90 | 25 01' | 1490 00' | 0°57'42" | N32°09'41"E | 25 01' |
| C91 | 55 55' | 1479 10' | 2°09'07" | N30°35'28"E | 55 55' |
| C104 | 57 04' | 40 00' | 81°42'03" | N88°15'37"W | 52 33' |
| C112 | 46 68' | 1470 00' | 1°49'10" | N46°38'49"E | 46 68' |
| C114 | 27 52' | 55 00' | 28°39'49" | S24°03'53"E | 27 23' |
| C115 | 0 79' | 5 00' | 9°05'40" | S87°03'56"E | 0 79' |
| C116 | 13 26' | 11 00' | 69°03'10" | S57°05'11"E | 12 47' |
| C117 | 35 88' | 117 50' | 17°29'53" | S14°03'17"E | 35 75' |
| C124 | 11 17' | 45 00' | 14°13'13" | S63°49'38"W | 11 14' |
| C125 | 9 28' | 11 00' | 48°18'51" | N65°50'58"E | 9 00' |
| C126 | 25 13' | 25 00' | 57°35'01" | N55°37'13"E | 24 08' |

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L.B NO. 6715

PLANS & PLAT CITY DEV.# : 10832

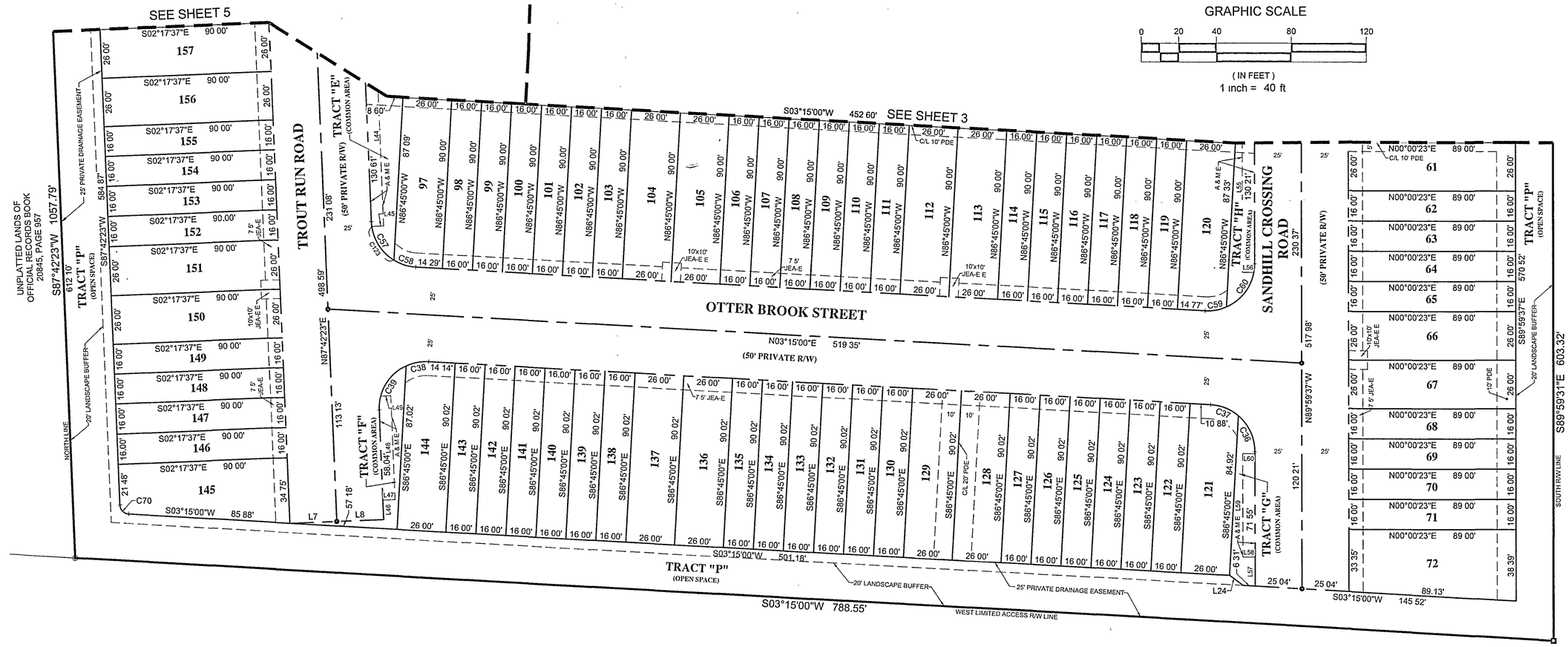
# TROUT RIVER SQUARE

*A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, FLORIDA*

PLAT BOOK 85 PAGE 10

SHEET 4 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE
0 20 40 80 120
( IN FEET )
1 inch = 40 ft




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C36 | 21 61' | 25 00' | 49°31'58" | S65°14'24"W | 20 95' |
| C37 | 16 24' | 25 00' | 37°13'25" | S21°51'43"W | 15 96' |
| C38 | 12 36' | 25 00' | 28°19'33" | S10°54'46"E | 12 23' |
| C39 | 29 33' | 25 00' | 67°13'04" | S58°41'05"E | 27 68' |
| C57 | 24 66' | 25 00' | 56°30'55" | N59°26'55"E | 23 67' |
| C58 | 12 19' | 25 00' | 27°56'27" | N17°13'14"E | 12 07' |
| C59 | 11 65' | 25 00' | 26°41'57" | N10°05'58"W | 11 54' |
| C60 | 29 04' | 25 00' | 66°32'40" | N56°43'17"W | 27 43' |
| C70 | 7 37' | 5 00' | 84°27'23" | N45°28'42"E | 6 72' |
| C123 | 22 08' | 25 00' | 50°35'43" | N56°29'19"E | 21 37' |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L24 | 9 08' | S36°41'50"W |
| L44 | 137 70' | N87°42'23"E |
| L45 | 6 37' | N02°17'37"W |
| L46 | 10 36' | N87°42'23"E |
| L47 | 6 50' | N02°17'37"W |
| L48 | 55 00' | N87°42'23"E |
| L49 | 5 41' | N02°17'37"W |
| L55 | 137 24' | S89°59'37"E |
| L56 | 6 07' | S00°00'23"W |
| L57 | 15 52' | S89°59'37"E |
| L58 | 6 50' | S00°00'23"W |
| L59 | 55 00' | S89°59'37"E |
| L60 | 6 50' | S00°00'23"W |

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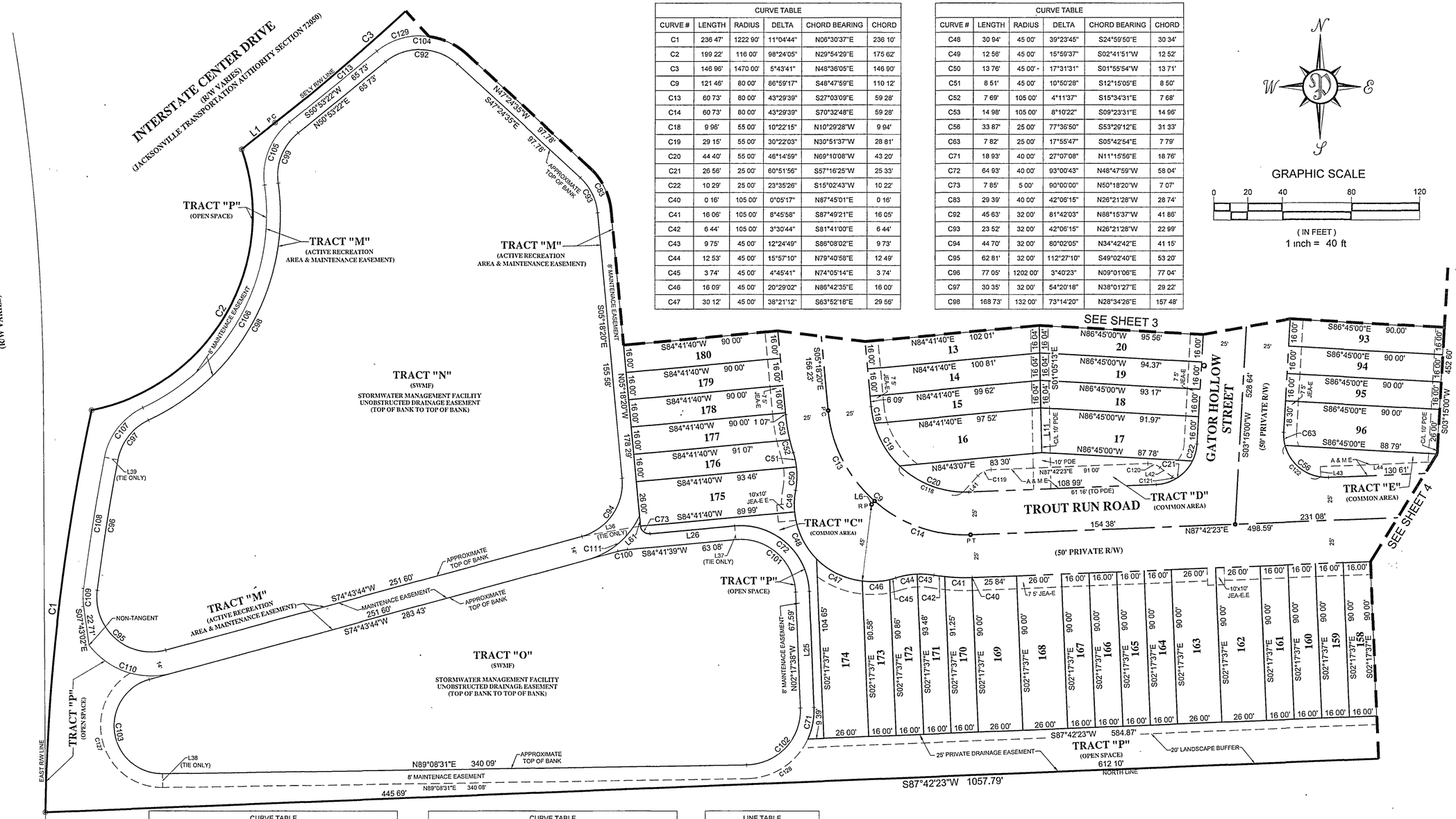
# TROUT RIVER SQUARE

*A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, FLORIDA*

PLAT BOOK 85 PAGE 11

SHEET 5 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 236 47' | 1222 90' | 11°04'44" | N06°30'37"E | 236 10' |
| C2 | 199 22' | 116 00' | 98°24'05" | N29°54'29"E | 175 62' |
| C3 | 146 96' | 1470 00' | 5°43'41" | N48°36'05"E | 146 90' |
| C9 | 121 46' | 80 00' | 86°59'17" | S48°47'59"E | 110 12' |
| C13 | 60 73' | 80 00' | 43°29'39" | S27°03'09"E | 59 28' |
| C14 | 60 73' | 80 00' | 43°29'39" | S70°32'48"E | 59 28' |
| C18 | 9 96' | 55 00' | 10°22'15" | N10°29'28"W | 9 94' |
| C19 | 29 15' | 55 00' | 30°22'03" | N30°51'37"W | 28 81' |
| C20 | 44 40' | 55 00' | 46°14'59" | N69°10'08"W | 43 20' |
| C21 | 26 56' | 25 00' | 60°51'56" | S57°16'25"W | 25 33' |
| C22 | 10 29' | 25 00' | 23°35'26" | S15°02'43"W | 10 22' |
| C40 | 0 16' | 105 00' | 0°05'17" | N87°45'01"E | 0 16' |
| C41 | 16 06' | 105 00' | 8°45'58" | S87°49'21"E | 16 05' |
| C42 | 6 44' | 105 00' | 3°30'44" | S81°41'00"E | 6 44' |
| C43 | 9 75' | 45 00' | 12°24'49" | S86°08'02"E | 9 73' |
| C44 | 12 53' | 45 00' | 15°57'10" | N79°40'58"E | 12 49' |
| C45 | 3 74' | 45 00' | 4°45'41" | N74°05'14"E | 3 74' |
| C46 | 16 09' | 45 00' | 20°29'02" | N86°42'35"E | 16 00' |
| C47 | 30 12' | 45 00' | 38°21'12" | S63°52'16"E | 29 56' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C48 | 30 94' | 45 00' | 39°23'45" | S24°59'50"E | 30 34' |
| C49 | 12 56' | 45 00' | 15°59'37" | S02°41'51"W | 12 52' |
| C50 | 13 76' | 45 00' - | 17°31'31" | S01°55'54"W | 13 71' |
| C51 | 8 51' | 45 00' | 10°50'28" | S12°15'05"E | 8 50' |
| C52 | 7 69' | 105 00' | 4°11'37" | S15°34'31"E | 7 68' |
| C53 | 14 98' | 105 00' | 8°10'22" | S09°23'31"E | 14 96' |
| C56 | 33 87' | 25 00' | 77°36'50" | S53°29'12"E | 31 33' |
| C63 | 7 82' | 25 00' | 17°55'47" | S05°42'54"E | 7 79' |
| C71 | 18 93' | 40 00' | 27°07'08" | N11°15'56"E | 18 76' |
| C72 | 64 93' | 40 00' | 93°00'43" | N48°47'59"W | 58 04' |
| C73 | 7 85' | 5 00' | 90°00'00" | N50°18'20"W | 7 07' |
| C83 | 29 39' | 40 00' | 42°06'15" | N26°21'28"W | 28 74' |
| C92 | 45 63' | 32 00' | 81°42'03" | N88°15'37"W | 41 86' |
| C93 | 23 52' | 32 00' | 42°06'15" | N26°21'28"W | 22 99' |
| C94 | 44 70' | 32 00' | 80°02'05" | N34°42'42"E | 41 15' |
| C95 | 62 81' | 32 00' | 112°27'10" | S49°02'40"E | 53 20' |
| C96 | 77 05' | 1202 00' | 3°40'23" | N09°01'06"E | 77 04' |
| C97 | 30 35' | 32 00' | 54°20'18" | N38°01'27"E | 29 22' |
| C98 | 168 73' | 132 00' | 73°14'20" | N28°34'26"E | 157 48' |

GRAPHIC SCALE

0 20 40 80 120

( IN FEET )
1 inch = 40 ft

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C99 | 32 92' | 32 00' | 58°56'06" | N21°25'19"E | 31 48' |
| C100 | 5 57' | 32 00' | 9°57'55" | S79°42'42"W | 5 56' |
| C101 | 51 95' | 32 00' | 93°00'43" | N48°47'59"W | 46 43' |
| C102 | 51 07' | 32 00' | 91°26'09" | N43°25'27"E | 45 82' |
| C103 | 80 92' | 28 00' | 165°35'13" | S08°03'52"E | 55 56' |
| C104 | 57 04' | 40 00' | 81°42'03" | N88°15'37"W | 52 33' |
| C105 | 41 14' | 40 00' | 58°56'06" | S21°25'19"W | 39 35' |
| C106 | 158 50' | 124 00' | 73°14'20" | S28°34'26"W | 147 93' |
| C107 | 37 94' | 40 00' | 54°20'18" | S38°01'27"W | 36 53' |
| C108 | 77 57' | 1210 00' | 3°40'23" | S09°01'06"W | 77 55' |
| C109 | 10 41' | 40 00' | 14°54'52" | S00°16'31"E | 10 38' |
| C110 | 54 56' | 46 00' | 67°57'43" | S71°17'24"E | 51 42' |
| C111 | 40 50' | 46 00' | 50°26'34" | N49°30'27"E | 39 20' |
| C113 | 100 28' | 1470 00' | 3°54'31" | N49°30'40"E | 100 25' |
| C118 | 41 07' | 55 00' | 42°47'17" | S67°26'17"E | 40 13' |
| C119 | 8 70' | 11 00' | 45°18'19" | N65°03'13"E | 8 47' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C120 | 7 65' | 11 00' | 39°51'34" | S72°21'50"E | 7 50' |
| C121 | 2 65' | 5 00' | 30°20'35" | S67°36'21"E | 2 62' |
| C122 | 29 33' | 25 00' | 67°12'29" | S48°17'02"E | 27 67' |
| C127 | 94 00' | 36 00' | 149°36'37" | S16°03'10"E | 69 48' |
| C128 | 44 90' | 40 00' | 64°19'01" | N56°59'01"E | 42 58' |
| C129 | 32 52' | 40 00' | 46°34'40" | S74°10'42"W | 31 63' |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 24 74' | N51°27'56"E |
| L6 | 2 72' | S41°12'01"W |
| L11 | 26 09' | N01°22'12"W |
| L25 | 67 59' | N02°17'38"W |
| L26 | 49 29' | S84°41'39"W |
| L36 | 34 58' | S80°02'21"W |
| L37 | 8 00' | S05°18'21"E |
| L38 | 8 00' | S00°55'54"E |
| L39 | 8 00' | N79°08'42"W |
| L41 | 12 85' | S42°24'04"W |
| L42 | 9 07' | S52°26'03"E |
| L43 | 6 09' | N02°17'37"W |
| L44 | 137 70' | N87°42'23"E |
| L61 | 6 00' | N05°18'20"W |

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