

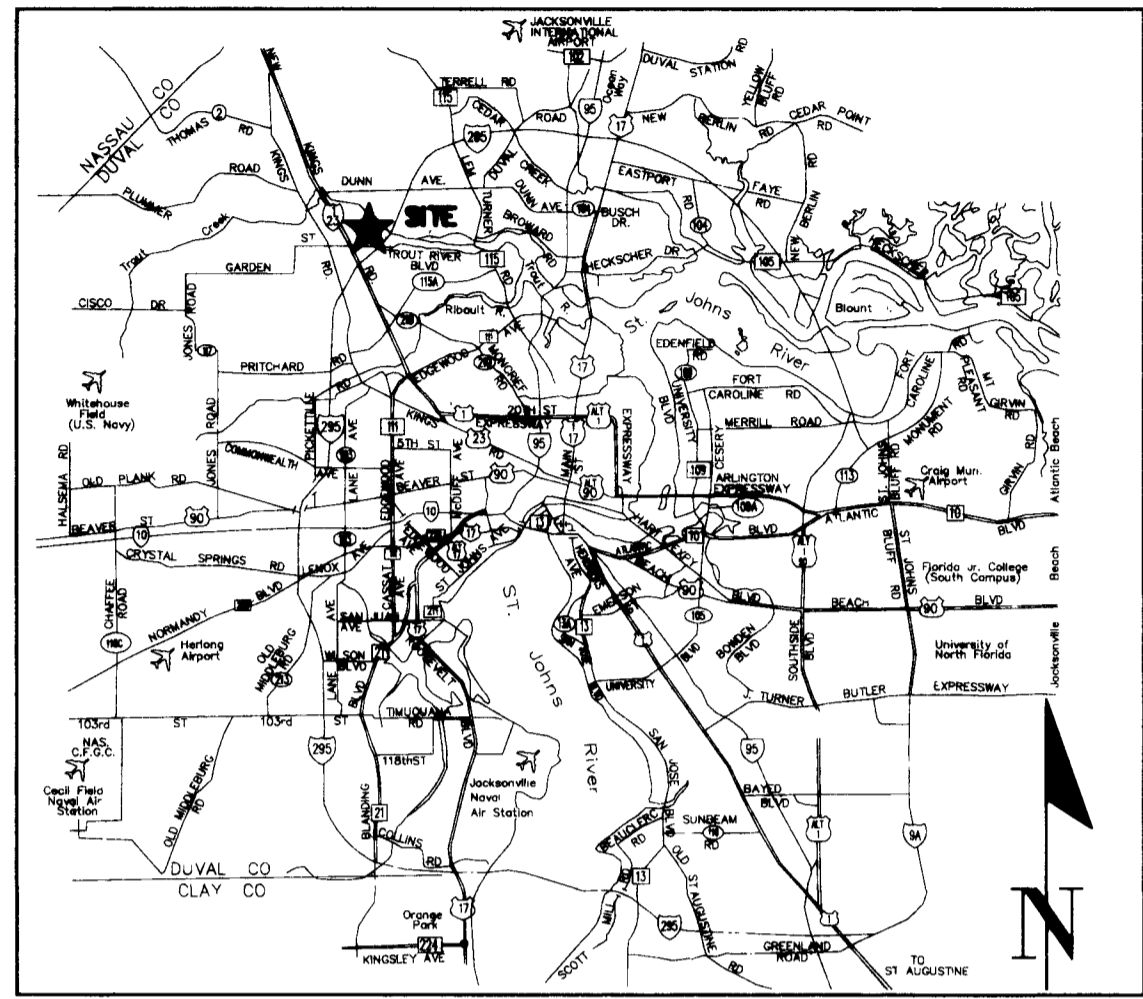
TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NIV5
8465 Merchants Way, Ste. 102
Jacksonville, Florida 32222
(904)619-6521
www.NV5.com
LB-8246

PLAT BOOK 85, PAGE 191
SHEET 1 OF 11

Approved 10-29-2025
Date
[Signature]
City Engineer
for Director of Public Works
Approved _____
Date _____
for General Counsel



VICINITY MAP
(NOT TO SCALE)

CAPTION:
PARCEL 1:
THE EASTERLY 540.50 FEET OF LOT 17, OF TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PARCEL 2:
A PORTION OF LOT 18, LOT 19 AND EAST STREET (AS CLOSED BY ORDINANCE 2025-526-E), OF TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, THENCE SOUTH 89°47'33" EAST, ALONG THE NORTH LINE OF SAID LOT 18, ALONG THE NORTH LINE OF SAID LOT 19 AND THE EASTERLY PROJECTION THEREOF, A DISTANCE OF 1275.73 FEET; THENCE SOUTH 0°53'36" EAST, A DISTANCE OF 230.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°03'34" WEST 1°23'02" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°14'54", AN ARC LENGTH OF 34.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SPLENDORA LANE (HAVING A WIDTH OF 60 FEET) AND TO THE END OF SAID CURVE; THENCE NORTH 89°46'14" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1185.82 FEET TO THE WEST LINE OF SAID LOT 18; THENCE NORTH 0°19'45" WEST, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 239.64 FEET TO THE POINT OF BEGINNING.
PARCEL 3:
A PORTION OF LOT 11, LOT 12 AND EAST STREET (AS CLOSED BY ORDINANCE 2025-526-E), OF TROUT RIVER GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALL OF "PARCEL 1" AS DESCRIBED IN OFFICIAL RECORDS BOOK 21110, PAGE 1824 OF SAID PUBLIC RECORDS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID "PARCEL 1"; THENCE SOUTH 0°16'37" EAST, ALONG THE WESTERLY LINE OF SAID "PARCEL 1", 1382.84 FEET TO THE INTERSECTION OF WESTERLY LINE OF SAID "PARCEL 1" WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 11; THENCE DEPARTING THE WESTERLY LINE OF SAID "PARCEL 1", NORTH 89°46'31" WEST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 11 AND ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 610.86 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 11, SOUTH 0°00'12" EAST, A DISTANCE OF 300.58 FEET TO THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89°46'15" EAST, ALONG THE SOUTH LINE OF SAID LOT 11 AND ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 345.49 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOT 12, SOUTH 0°15'48" EAST, A DISTANCE OF 299.97 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE SOUTH 89°49'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 236.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAID EAST STREET; THENCE NORTH 0°14'14" WEST, A DISTANCE OF 343.99 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID EAST STREET WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID "PARCEL 1"; THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID EAST STREET, NORTH 89°59'29" EAST, ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID "PARCEL 1" AND ALONG THE SOUTH LINE OF SAID "PARCEL 1" A DISTANCE OF 442.34 FEET TO THE SOUTHEASTERN CORNER OF SAID "PARCEL 1"; THENCE ALONG THE EASTERLY LINE OF SAID "PARCEL 1" THROUGH THE FOLLOWING NINE (9) COURSES: 1) NORTH 44°00'14" EAST, A DISTANCE OF 242.80 FEET; 2) THENCE NORTH 0°08'22" WEST, A DISTANCE OF 426.96 FEET; 3) THENCE NORTH 31°18'21" EAST, A DISTANCE OF 163.09 FEET; 4) THENCE NORTH 59°35'22" WEST, A DISTANCE OF 129.99 FEET; 5) THENCE NORTH 18°25'01" EAST, A DISTANCE OF 309.46 FEET; 6) THENCE NORTH 59°37'51" WEST, A DISTANCE OF 72.52 FEET; 7) THENCE NORTH 18°23'51" EAST, A DISTANCE OF 235.84 FEET; 8) THENCE NORTH 68°17'26" EAST, A DISTANCE OF 137.96 FEET TO THE WATERS EDGE OF TROUT RIVER; 9) THENCE NORTH 7°48'57" EAST, ALONG THE MEANDERING LINE OF THE WATERS EDGE OF TROUT RIVER, A DISTANCE OF 234.32 FEET TO A POINT THAT BEARS NORTH 89°39'33" EAST, 830.00 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID "PARCEL 1"; THENCE SOUTH 89°39'33" WEST, ALONG THE NORTH LINE OF SAID "PARCEL 1" A DISTANCE OF 830.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION:
THIS IS TO CERTIFY THAT CW - TROUT RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STARLIGHT HOMES FLORIDA, LLC, ARE THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "TROUT RIVER DEVELOPMENT", 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.
UPON FAILURE OF THE OWNER, HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS TO PERFORM ITS OBLIGATIONS, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO THE LAKES AND STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY COMMON USE WOULD THEN FALL EQUALLY ON THE OWNERS OF THE LOTS AS SHOWN ON THIS PLAT.
ALL RIGHTS OF WAY, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, ACCESS EASEMENTS, SIDEWALK EASEMENTS, AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY").
THE NON-EXCLUSIVE 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 TRAVERGE, 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, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
(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 PLATED, 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 WAYS 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, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN TROUT RIVER. 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.

ADOPTION AND DEDICATION: (CONTINUED)
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.
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" 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.
TRACT "A", TRACT "B" AND TRACT "G" (STORMWATER MANAGEMENT FACILITIES), SHALL REMAIN PRIVATELY OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.
TRACT "C" AND TRACT "K" (OPEN SPACES), SHALL REMAIN PRIVATELY OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.
TRACT "D", TRACT "E" AND TRACT "F" (WETLAND AREAS), SHALL REMAIN PRIVATELY OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.
TRACT "H" (OPEN SPACE / RECREATION AREA), SHALL REMAIN PRIVATELY OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.
TRACT "I" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.
TITLE TO THE 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 THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.
OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE 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 "I" (LIFT STATION).
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 TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "I" (LIFT STATION) OR JEA'S EASEMENT UPON THE 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 THE 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.

IN WITNESS WHEREOF, OWNERS HAVE EXECUTED THIS PLAT ON THE 8TH DAY OF OCTOBER, 2025.

OWNER: CW - TROUT RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT NAME: JOHN E. CORK
ITS: AUTHORIZED REPRESENTATIVE

SIGNED IN THE PRESENCE OF:
SIGNATURE: [Signature]
PRINT NAME: Michael Ackley
SIGNATURE: [Signature]
PRINT NAME: Joseph L. Piria

OWNER: STARLIGHT HOMES FLORIDA, LLC
BY: [Signature]
PRINT NAME: STEVE MERTEN
ITS: AUTHORIZED REPRESENTATIVE
Arizona Mariopis
STATE OF FLORIDA, COUNTY OF DUVAL

SIGNED IN THE PRESENCE OF:
SIGNATURE: [Signature]
PRINT NAME: Christine Bram
SIGNATURE: [Signature]
PRINT NAME: Thomas Sheehan

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 8TH DAY OF October, 2025, BY JOHN E. CORK, AUTHORIZED REPRESENTATIVE OF CW - TROUT RIVER, LLC, A DELAWARE LIMITED LIABILITY COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[Signature]
(NOTARY PUBLIC SIGNATURE)
Dayton McLean
(PRINTED NOTARY'S NAME)

MY COMMISSION EXPIRES: 4/2/2029

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 13 DAY OF October, 2025, BY STEVE MERTEN, AUTHORIZED REPRESENTATIVE OF STARLIGHT HOMES FLORIDA, LLC. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED personally known AS IDENTIFICATION.

[Signature]
(NOTARY PUBLIC SIGNATURE)
Quedra Perez Carlos
(PRINTED NOTARY'S NAME)

MY COMMISSION EXPIRES: Dec 18, 2027

File Name: N:\2025\21-0284\01_Survey\DWG\21-0284-TROUT RIVER PLAT-2025 VERSION.dwg
Plot Date: Oct 06, 2025 10:31 am
Tech: khayb

TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



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(904)619-6521
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PLAT BOOK 85, PAGE 192
SHEET 2 OF 11

SURVEYOR'S NOTES:


- 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 PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 0°16'37" EAST BEING THE WESTERLY LINE OF "PARCEL 1" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 21110, PAGE 1824 OF THE PUBLIC RECORD OF DUVAL COUNTY, FLORIDA.
- THE STATE PLANE COORDINATES SHOWN AS #1 AND #2 ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- THIS PLAT IS NOT A SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS (FIRM), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEVELOPMENT SERVICES DIVISION. WHEN ANY PORTION OF THE PLATTED LAND IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AT THE TIME OF RECORDING, THE NOTE SHALL ALSO INCLUDE, "NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA).
- JEA EASEMENTS (JEA-E) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY 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 THE REPLACEMENT OF SUCH ITEMS.
- JEA EQUIPMENT EASEMENTS (JEA-EE) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
- DRAINAGE EASEMENTS SHOWN HEREON AND DESIGNATED AS "UNOBSTRUCTED" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS 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 INDIVIDUAL LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- ALL PLATTED PUBLIC 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.
- CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
FRONT: 20.00 FEET
REAR: 10.00 FEET
SIDE: 5.00 FEET

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 191-201, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 31st DAY OF October, 2025.

Jody Phillips
JODY PHILLIPS, CLERK OF THE COURT



R. J. ...
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 THIS 29th DAY OF October, 2025.

Nina Sickler
NINA SICKLER, 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 27th DAY OF October, 2025.

Danny S. Wheeler
DANNY S. WHEELER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6902

LEGEND:

- = SET CONCRETE MONUMENT "PRM CHW INC LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "CHW PCP LB 5075"
- = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
- = FOUND 1/2" IRON PIPE (MARKED AS NOTED)
- ⊗ = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- P.O.B. = POINT OF BEGINNING
- R.W. = RIGHT OF WAY
- JEA-E = JEA UTILITY EASEMENT
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- S.F. = SQUARE FEET
- ± = MORE OR LESS
- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVE
- P.R.C. = POINT OF REVERSE CURVE
- R.P. = RADIUS POINT
- (NR) = NON-RADIAL
- (M) = DATA BASED ON FIELD MEASUREMENTS
- (P) = DATA BASED ON PLAT MEASUREMENTS
- (D) = DATA BASED ON DESCRIPTION MEASUREMENTS

ACTIVE RECREATION TABLE	
TRACT C:	0.343 ACRES
TRACT H:	6.018 ACRES
TRACT I:	0.271 ACRES

CONSENT AND JOINDER TO PLAT DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 21488, PAGE 764, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), AS IT WAS ASSIGNED ON SEPTEMBER 26, 2024 IN OFFICIAL RECORDS, UNDER RECORDER'S SERIES NOS. 2025126904, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HERETO. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF: _____
SIGNATURE: *[Signature]*
PRINT NAME: *Michael Appleby*
SIGNATURE: *[Signature]*
PRINT NAME: *Wesley Bancroft*

PARK FUNDING II TRUST, A DELAWARE STATUTORY TRUST
BY: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PARK FUNDING II TRUST
BY: ANCHOR NATIONWIDE LOANS, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY, ITS ATTORNEY IN FACT

BY: *[Signature]*
PRINT NAME: ANTHONY MARTINEZ
TITLE: AUTHORIZED REPRESENTATIVE

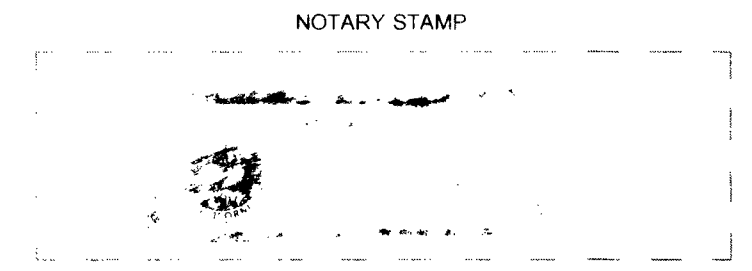
STATE OF CALIFORNIA, COUNTY OF Ventura

ON 10/11/2025, BEFORE ME, Anna Kathleen Prentice, NOTARY PUBLIC PERSONALLY APPEARED Anthony Martinez WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

Anna Kathleen Prentice
NOTARY PUBLIC, COMMISSIONER FOR SAID COUNTY AND STATE



CONSENT AND JOINDER TO PLAT DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 21110, PAGE 1913, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

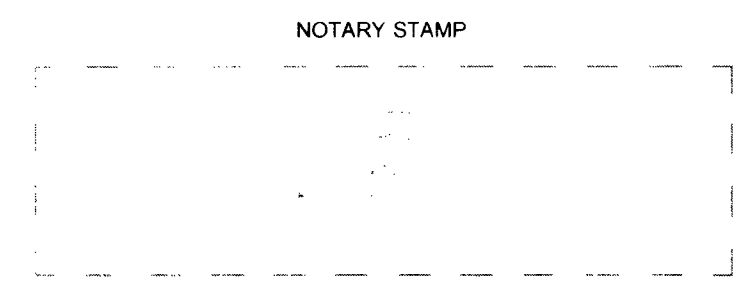
SIGNED IN THE PRESENCE OF: _____
SIGNATURE: *[Signature]*
PRINT NAME: *Dayton McCann*
SIGNATURE: *[Signature]*
PRINT NAME: *Michael Johnson*

CWI INVESTOR HOLDINGS TWO, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
PRINT NAME: PETER GOLD
TITLE: MANAGER

STATE OF FLORIDA, COUNTY OF ST. JOHNS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION. THIS 30 DAY OF September, 2025, BY PETER GOLD AS MANAGER OF CWI INVESTOR HOLDINGS TWO, LLC, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: *Burton W. ...*
COMMISSION NO: 657512
MY COMMISSION EXPIRES: 12-1-27

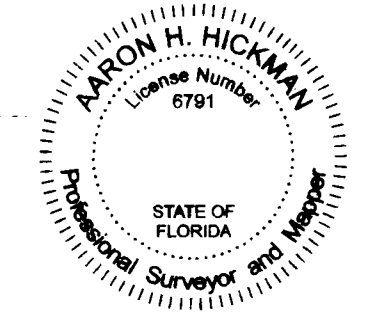


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "TROUT RIVER" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THE FLORIDA STATUTE CHAPTER 177. THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091 F.S., CHAPTER 54-17 F.A.C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

SIGNED AND SEALED THIS 29th DAY OF Sept., 2025.

[Signature]
AARON H. HICKMAN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6791
NV5, INC.
8465 MERCHANTS WAY, SUITE 102, JACKSONVILLE, FL 32222
LICENSED BUSINESS NO. 5075



Tech: Kihyo P:\Data Sep 24, 2025 9:52am Filename: K:\2025\1-0284\01_Survey\DWG\21-0284\01_TROUT RIVER PLAT-2025 VERSION.dwg

TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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PLAT BOOK **85**, PAGE **193**

SHEET 3 OF 11

SEE SHEET 2 FOR NOTES & LEGEND

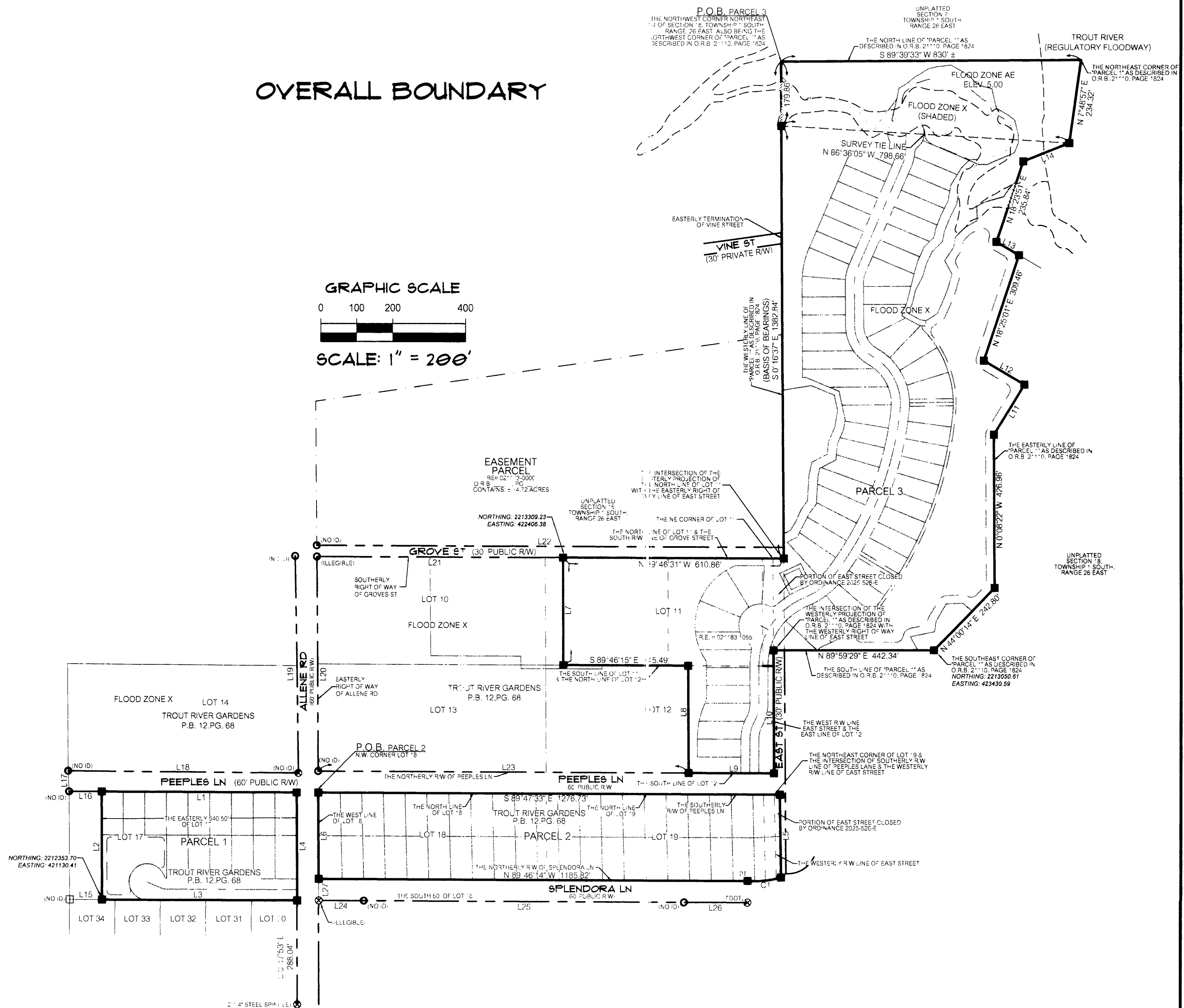
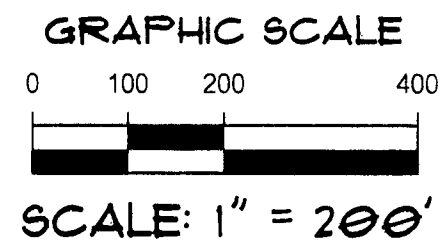
OVERALL BOUNDARY

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1(M)	S 89° 47' 10" E	540.22'
L1(D)	-----	540.50'
L2(M)	N 0° 12' 16" W	300.01'
L2(P)	-----	300'
L3(M)	N 89° 48' 18" W	540.78'
L3(D)	-----	540.50'
L4(M)	S 0° 19' 45" E	300.97'
L4(P)	-----	300'
L5	S 0° 53' 36" E	230.10'
L6	N 0° 19' 45" W	239.64'
L7	S 0° 00' 12" E	300.58'
L8	S 0° 15' 48" E	299.97'
L9	S 89° 49' 16" E	236.42'
L10	N 0° 14' 14" W	343.99'
L11	N 31° 18' 21" E	163.09'
L12	N 59° 35' 22" W	129.99'
L13	N 59° 37' 51" W	72.52'
L14	N 68° 17' 26" W	137.96'
L15	N 89° 46' 10" W	89.66'
L16	S 89° 54' 24" E	90.57'
L17	S 2° 25' 24" E	57.57'
L18	S 89° 32' 54" E	637.85'
L19	N 0° 46' 33" W	606.44'
L20	N 0° 14' 54" W	599.81'
L21	S 89° 49' 40" E	679.94'
L22	S 89° 48' 04" E	1291.13'
L23	S 89° 46' 01" E	1024.23'
L24	S 89° 49' 53" E	125.76'
L25	S 89° 45' 25" E	884.09'
L26	S 89° 50' 54" E	175.58'
L27	N 0° 16' 02" W	59.97'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	94.07'	280.00'	19° 14' 54"	47.48'	93.62'	S 84° 03' 34" W



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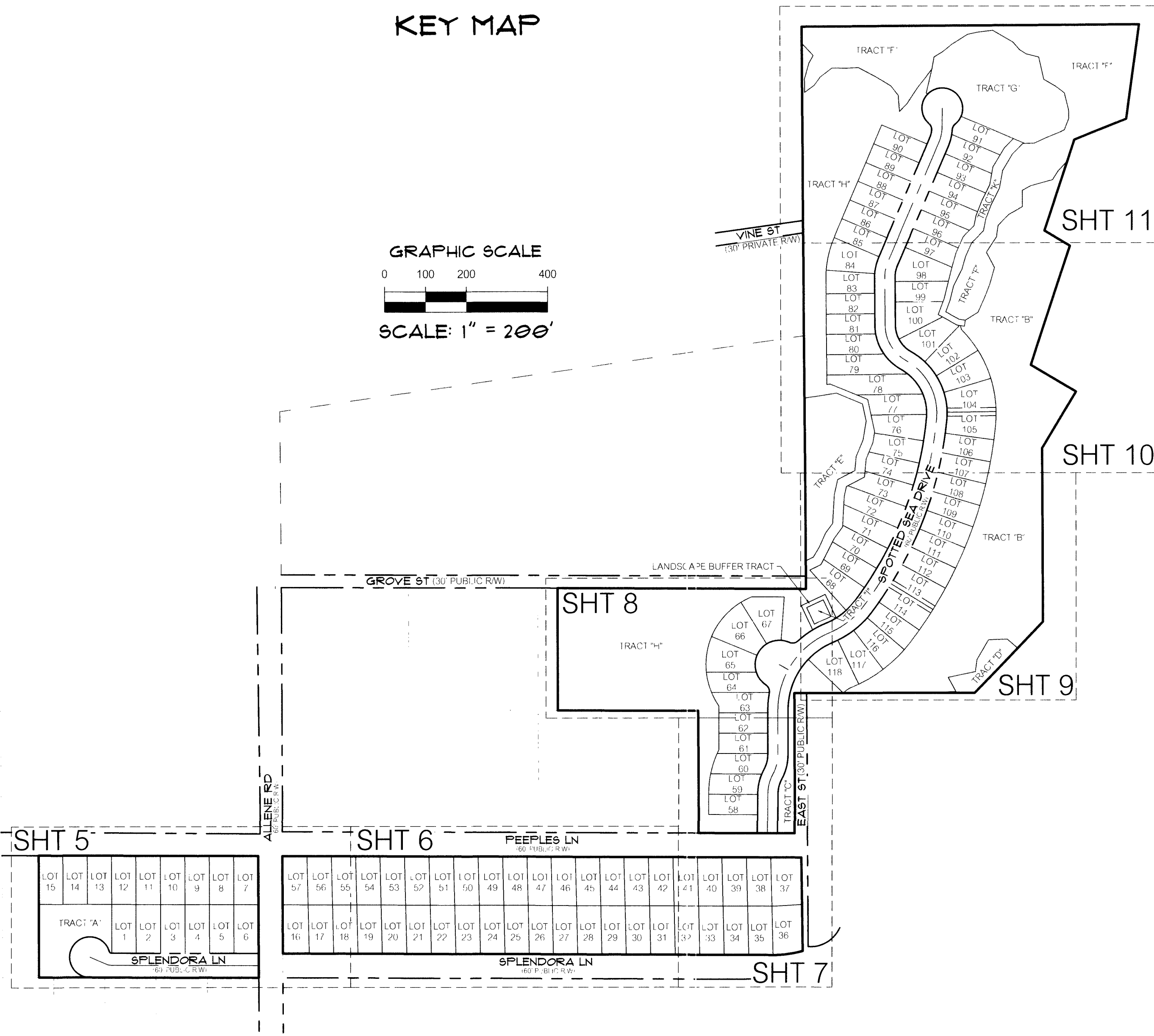
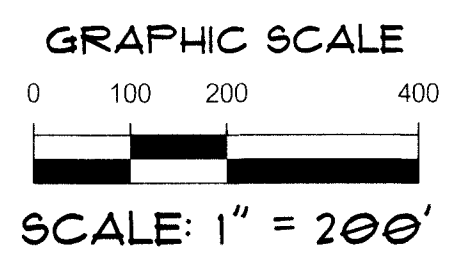
PLAT BOOK **85**, PAGE **194**
SHEET 4 OF 11

SEE SHEET 2 FOR NOTES & LEGEND

TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

KEY MAP



File: k:\p\p\17-2025-957\m - Filename: N:\2021\21-0284\01_Survey\DWG\21-0284 Trout River Plat-2025 Version.dwg
Tech: kileyb Plot Date: Oct 17, 2025 9:57am

TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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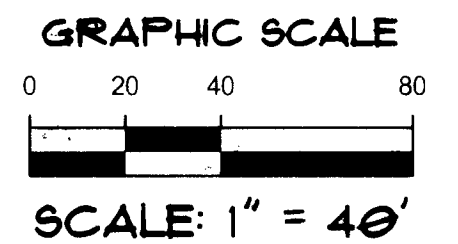
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PLAT BOOK 85, PAGE 195

SHEET 5 OF 11

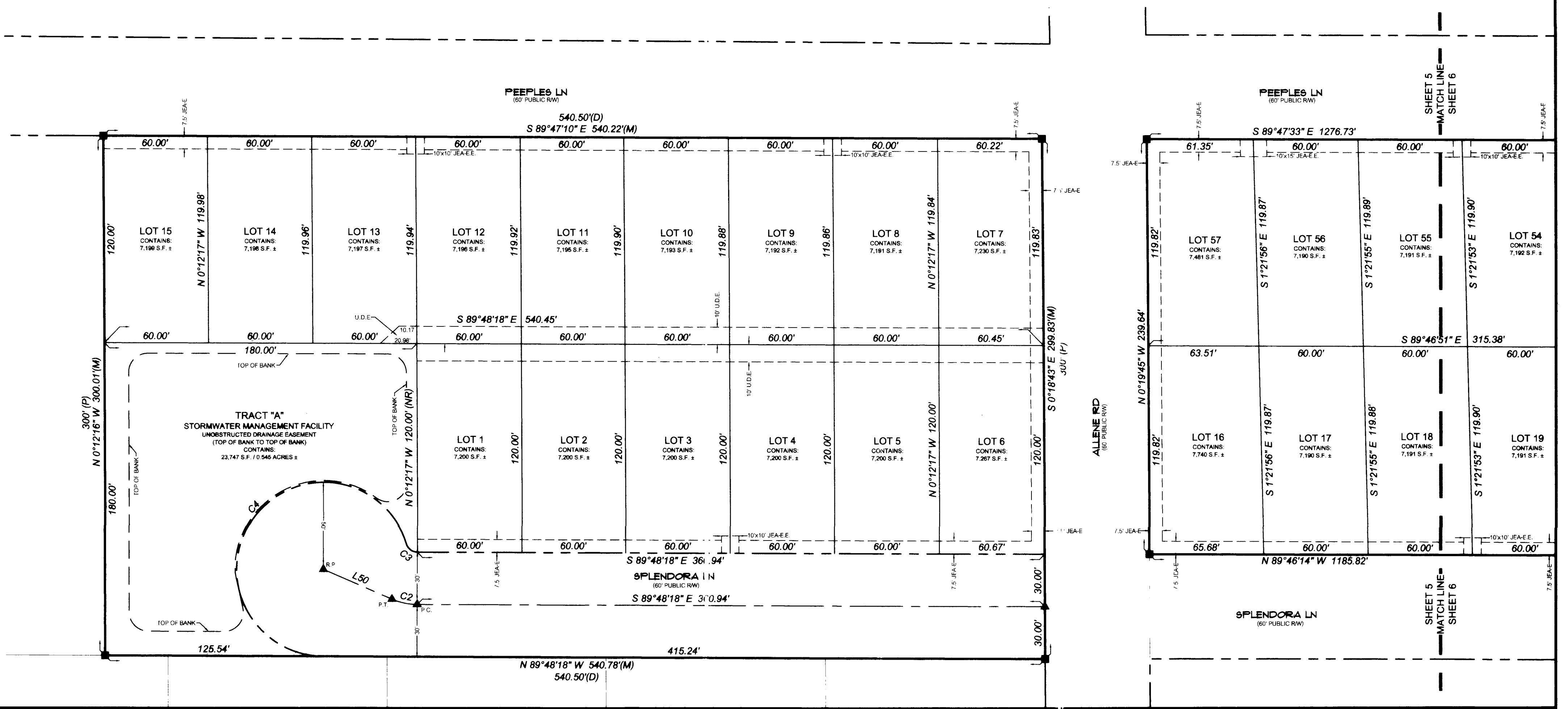
SEE SHEET 2 FOR NOTES & LEGEND



CURVE DATA TABLE						
CURVE	LENGT-1	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	14.82	36.50'	23°15'44"	7.51'	14.72'	S 78°10'27" E
C3	8.28'	6.50'	73°01'13"	4.81'	7.73'	S 53°17'42" E
C4	220.80'	50.00'	253°01'13"	67.55'	80.38'	N 36°42'18" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L50	S 66°32'35" E	43.13'

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TROUT RIVER DEVELOPMENT

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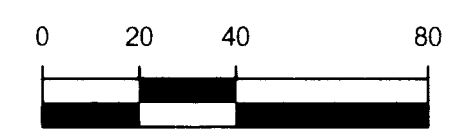
PLAT BOOK 85, PAGE 196

SHEET 6 OF 11

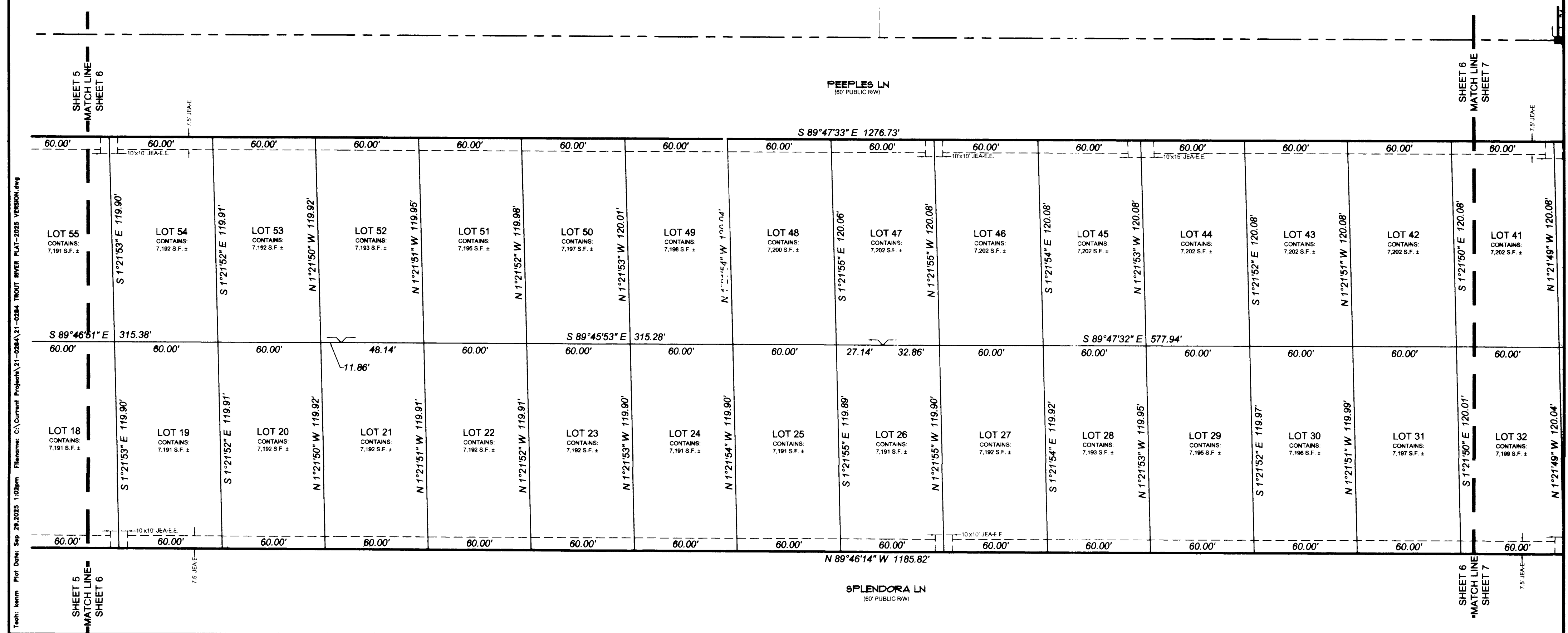
LB-8246

SEE SHEET 2 FOR NOTES & LEGEND

GRAPHIC SCALE



SCALE: 1" = 40'



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TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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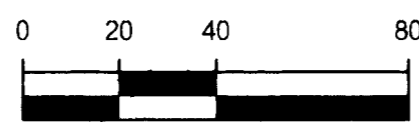
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PLAT BOOK 85, PAGE 197

SHEET 7 OF 11

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GRAPHIC SCALE



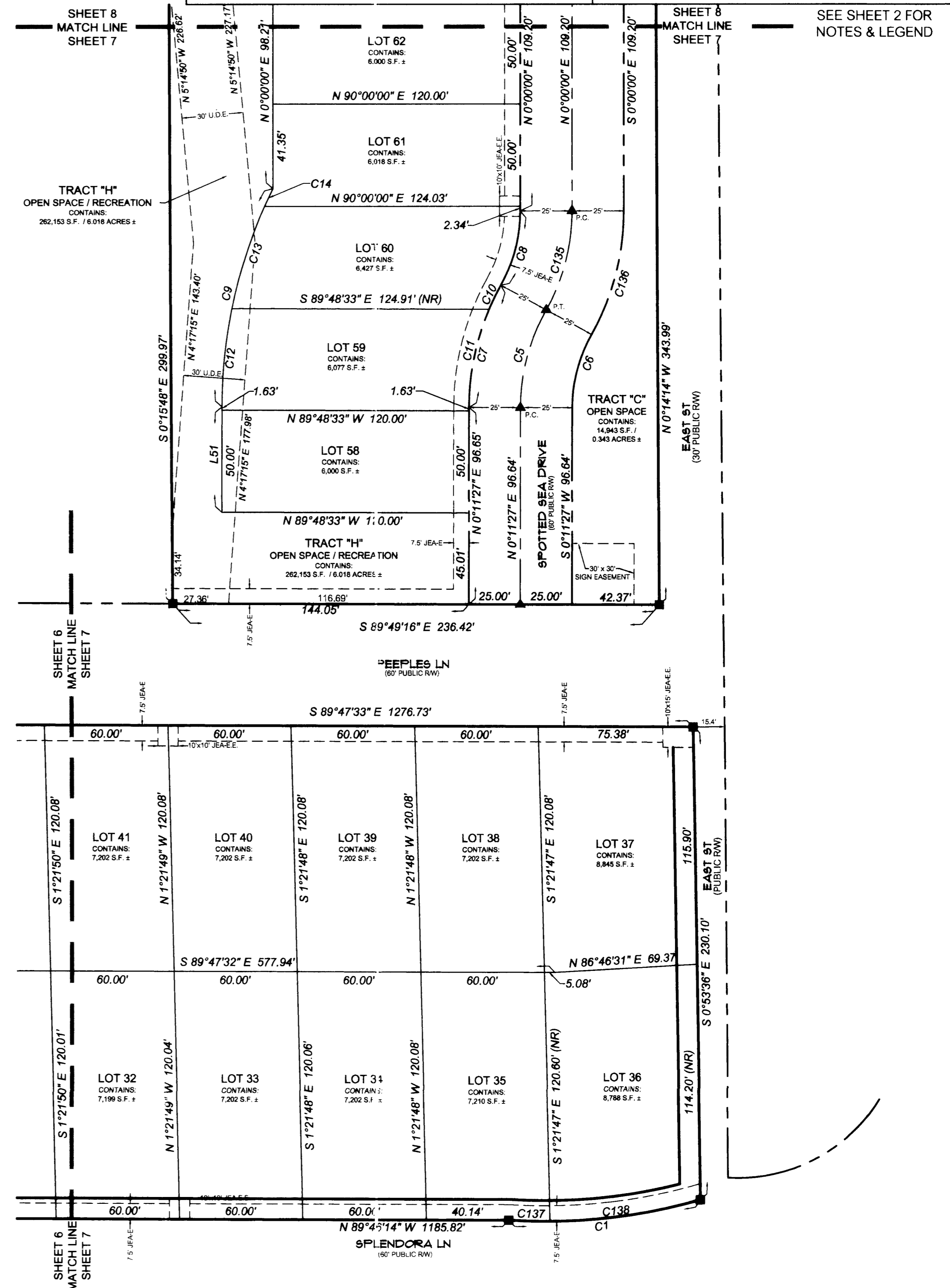
SCALE: 1" = 40'

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L15	S 89°45'22" E	45.37'
L51	N 0°11'27" E	51.63'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	94.07'	280.00'	19°14'54"	47.48'	93.62'	S 84°03'34" W
C5	50.20'	100.00'	28°45'51"	25.64'	49.68'	N 14°34'23" E
C6	37.65'	75.00'	28°45'51"	19.23'	37.26'	S 14°34'23" E
C7	62.75'	125.00'	28°45'51"	32.05'	62.10'	N 14°34'23" E
C8	37.90'	75.00'	28°57'18"	19.36'	37.50'	N 14°28'39" E
C9	110.83'	245.00'	25°55'05"	56.38'	109.88'	N 13°09'00" E
C10	13.09'	125.00'	6°00'03"	6.55'	13.09'	S 25°57'17" W
C11	49.66'	125.00'	22°45'48"	25.16'	49.34'	S 11°34'21" W
C12	48.69'	245.00'	11°23'08"	24.42'	48.61'	S 5°53'01" W
C13	52.59'	245.00'	12°17'58"	26.40'	52.49'	S 17°43'34" W
C14	9.55'	245.00'	2°13'59"	4.77'	9.55'	S 24°59'33" W
C135	50.54'	100.00'	28°57'18"	25.82'	50.00'	N 14°28'39" E
C136	63.17'	125.00'	28°57'18"	32.27'	62.50'	S 14°28'39" W
C137	94.06'	280.00'	19°14'54"	47.48'	93.62'	S 84°03'34" W
C138	94.06'	280.00'	19°14'54"	47.48'	93.62'	S 84°03'34" W



TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

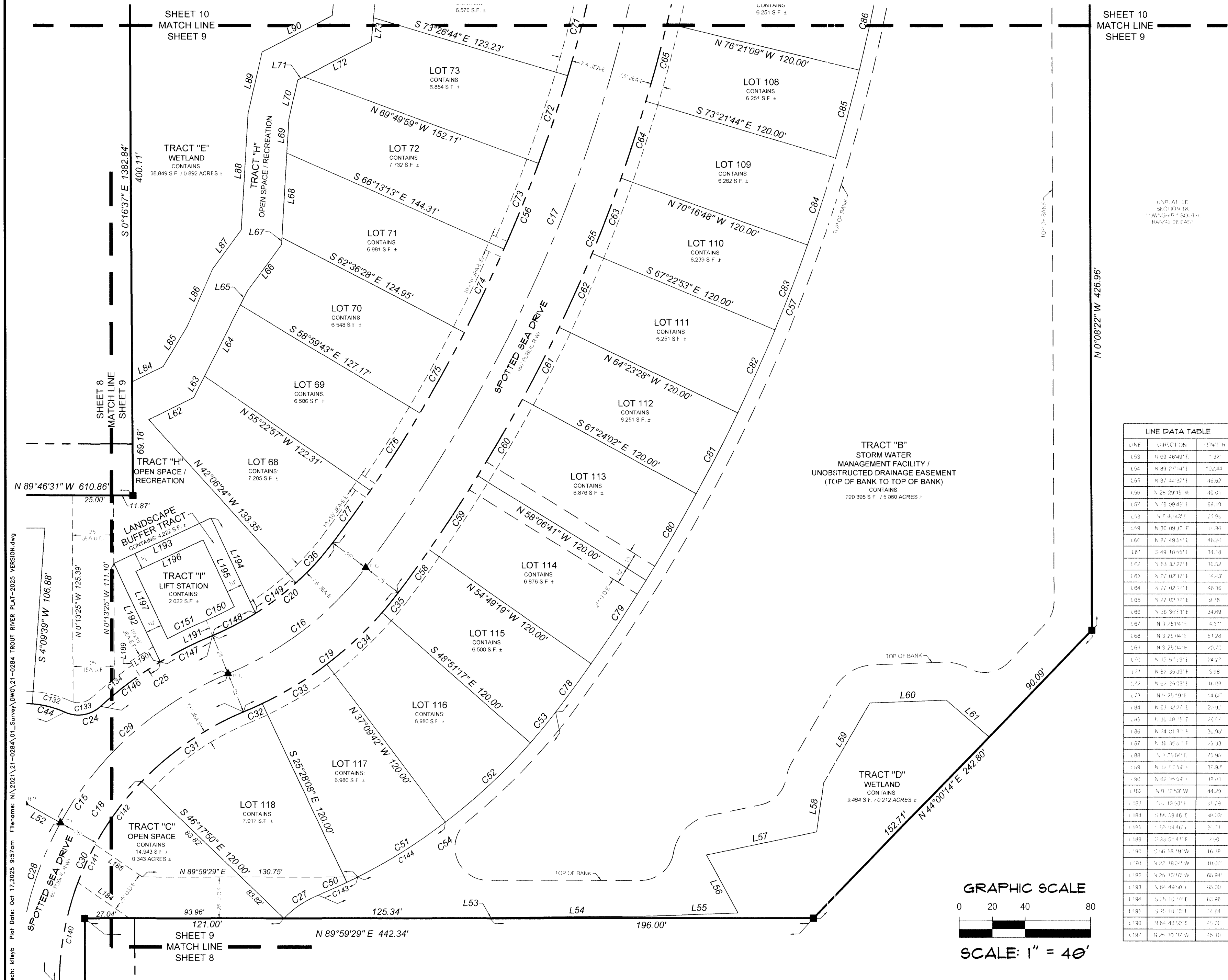
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PLAT BOOK **85**, PAGE **199**
 SHEET 9 OF 11

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SEE SHEET TWO FOR NOTES & LEGEND



CURVE DATA TABLE						
Curve No.	Length	Radius	Delta	Chord	Chord Bearing	Chord Distance
C14	247.20	205.00	6° 41' 36"	117.48	228.36	N 23° 04' 48" E
C16	198.61	200.00	35° 32' 51"	144.67	154.57	N 22° 25' 10" E
C17	500.87	313.00	31° 25' 45"	256.88	394.44	N 21° 25' 01" E
C18	112.66	60.00	67° 41' 36"	29.13	109.87	S 33° 50' 45" W
C19	118.96	225.00	36° 32' 51"	87.64	119.74	S 52° 25' 10" W
C20	43.80	175.00	30° 32' 51"	21.79	82.25	N 52° 25' 10" E
C24	27.19	26.00	66° 25' 21"	13.09	21.97	N 90° 47' 54" E
C25	86.71	239.00	20° 06' 07"	42.77	86.37	N 57° 38' 26" E
C27	25.72	65.00	23° 59' 20"	12.75	24.64	N 55° 41' 53" E
C28	102.71	204.00	25° 59' 03"	53.07	102.66	N 14° 29' 47" W
C29	138.46	205.00	48° 41' 43"	11.96	134.85	S 48° 26' 48" W
C31	177.35	180.00	45° 42' 10"	27.16	175.99	N 21° 51' 32" W
C32	12.42	125.00	3° 09' 44"	6.21	12.42	N 66° 06' 44" E
C33	45.37	225.00	11° 41' 36"	23.34	45.84	N 58° 47' 01" E
C34	15.47	225.00	11° 41' 36"	23.34	45.84	N 46° 59' 30" E
C35	16.11	225.00	11° 41' 36"	23.34	45.84	N 39° 58' 44" E
C36	82.27	225.00	10° 44' 11"	45.46	32.78	N 42° 31' 12" E
C37	27.75	102.00	16° 59' 55"	19.10	27.68	N 75° 54' 51" W
C38	19.96	315.00	3° 49' 44"	9.72	19.92	N 66° 06' 44" E
C39	70.41	345.00	11° 41' 36"	23.34	70.74	N 58° 47' 01" E
C40	21.41	345.00	11° 41' 36"	23.34	70.74	N 46° 59' 30" E
C41	24.08	180.00	2° 59' 08"	11.67	24.08	N 29° 58' 44" E
C42	183.34	315.00	30° 32' 51"	94.27	181.77	N 12° 25' 10" E
C43	114.53	936.00	1° 25' 45"	263.02	678.11	N 21° 25' 52" E
C44	484.10	896.00	31° 25' 45"	249.85	681.32	N 21° 25' 52" E
C45	580.36	1158.00	31° 25' 45"	291.68	813.71	N 21° 25' 52" E
C46	37.71	936.00	1° 53' 03"	16.11	37.21	N 36° 09' 43" E
C47	118.08	108.00	408.06	311.22	74.33	N 33° 32' 07" E
C48	118.36	332.00	311.22	26.32	118.44	N 33° 32' 07" E
C49	18.76	332.00	2° 59' 25"	24.16	48.95	N 21° 06' 15" E
C50	48.96	936.00	2° 59' 25"	24.16	48.95	N 21° 06' 15" E
C51	46.96	936.00	2° 59' 25"	24.16	48.95	N 21° 06' 15" E
C52	48.96	936.00	2° 59' 25"	24.16	48.95	N 18° 07' 51" E
C53	48.96	936.00	2° 59' 25"	24.16	48.95	N 15° 34' 33" E
C54	48.96	936.00	2° 59' 25"	24.16	48.95	N 14° 44' 53" E
C55	118.08	108.00	311.22	26.32	118.44	N 18° 21' 36" E
C56	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C57	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C58	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C59	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C60	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C61	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C62	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C63	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C64	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C65	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C66	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C67	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C68	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C69	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C70	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C71	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C72	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C73	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C74	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C75	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C76	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C77	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C78	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C79	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C80	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C81	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C82	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C83	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C84	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C85	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C86	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C87	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C88	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C89	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C90	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C91	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C92	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C93	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C94	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C95	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C96	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C97	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C98	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C99	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C100	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C101	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C102	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C103	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C104	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C105	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C106	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C107	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C108	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C109	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C110	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C111	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C112	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C113	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C114	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C115	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C116	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C117	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C118	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C119	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C120	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C121	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C122	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C123	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C124	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C125	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C126	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C127	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C128	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C129	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C130	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C131	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C132	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C133	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C134	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C135	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C136	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C137	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C138	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C139	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C140	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C141	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C142	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C143	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C144	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C145	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C146	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C147	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C148	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C149	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C150	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C151	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C152	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C153	118.08	108.00	311.22	26.32	118.44	N 21° 58' 24" E
C154	118.36	332.00	311.22	26.32	118.44	N 21° 58' 24" E
C155	11					

TROUT RIVER DEVELOPMENT

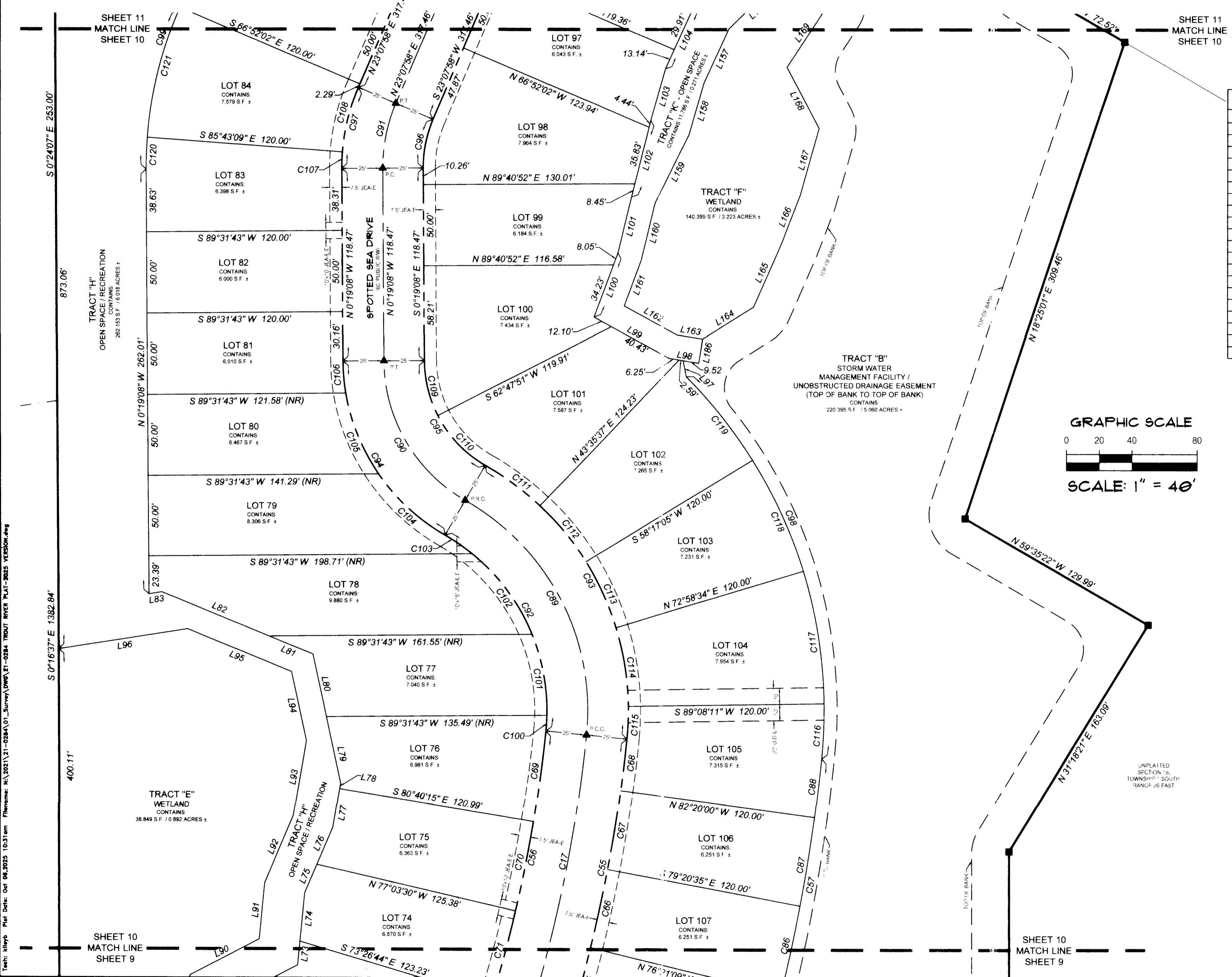
BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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PLAT BOOK 85, PAGE 200
 SHEET 10 OF 11

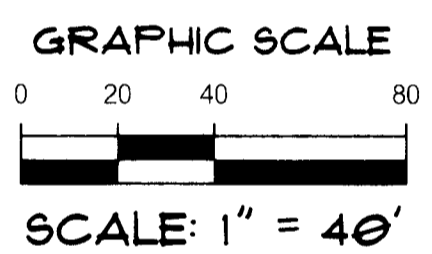
SEE SHEET 2 FOR NOTES & LEGEND



LINE	DIRECTION	LENGTH
L72	N 62°59'01" E	46.19'
L73	N 5°25'39" E	14.66'
L74	N 5°25'39" E	79.78'
L75	N 22°52'22" E	18.94'
L76	N 22°52'22" E	24.84'
L77	N 9°32'27" E	23.91'
L78	N 9°32'27" E	3.48'
L79	N 12°04'25" W	41.84'
L80	N 12°04'25" W	39.44'
L81	N 67°32'41" W	29.19'
L82	N 67°32'41" W	71.31'
L83	S 6°00'08" W	7.98'
L84	N 62°35'59" E	48.01'
L85	N 5°21'39" E	34.85'
L86	N 22°52'22" E	44.69'
L87	N 9°32'27" E	46.84'
L88	N 2°04'25" W	43.38'
L89	N 61°32'41" W	69.22'
L90	S 2°00'08" W	80.74'
L91	N 10°54'29" W	10.13'

LINE	DIRECTION	LENGTH
L98	N 80°52'24" W	18.36'
L99	N 61°34'47" W	52.53'
L100	N 20°22'08" E	42.27'
L101	N 13°34'45" E	35.33'
L102	N 14°07'17" E	48.11'
L103	N 15°50'03" E	32.75'
L104	N 24°21'07" E	43.05'
L105	S 24°21'07" W	36.63'
L106	S 15°50'03" W	33.20'
L107	S 26°25'10" W	46.57'
L108	S 13°34'45" W	36.22'
L109	S 20°22'08" W	30.22'
L110	S 61°34'47" E	36.99'
L111	S 80°52'24" E	15.76'
L112	N 57°44'03" E	36.67'
L113	N 23°39'10" E	42.94'
L114	N 21°07'09" E	31.99'
L115	N 15°45'57" E	42.56'
L116	N 27°54'10" W	42.44'
L117	N 33°19'32" E	46.09'
L118	S 9°07'38" W	15.00'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	500.22	913.00	31.2542	256.88	494.56	N 21°25'52" E
C56	514.52	938.00	31.2547	263.92	508.11	S 21°25'52" W
C57	481.10	868.00	31.2545	249.85	481.02	N 21°25'52" E
C58	580.36	1058.00	31.2545	297.68	573.11	N 21°25'52" E
C59	46.96	938.00	2.5925	24.48	48.96	N 12°09'08" E
C61	48.96	938.00	2.5925	24.48	48.96	N 9°09'43" E
C63	31.92	938.00	1.5700	15.96	31.92	N 6°41'30" E
C69	55.99	888.00	3.3645	26.00	55.98	N 7°31'22" E
C70	55.99	888.00	3.3645	26.00	55.98	N 1°08'08" E
C71	55.99	888.00	3.3645	26.00	55.98	N 14°44'53" E
C86	55.22	1058.00	2.5925	27.62	55.21	N 12°09'08" E
C87	55.22	1058.00	2.5925	27.62	55.21	N 9°09'43" E
C88	36.0	1058.00	1.5700	18.01	36.01	N 6°41'30" E
C89	172.21	150.00	65.4640	97.00	162.90	N 27°10'20" W
C90	104.27	100.00	59.4432	57.44	96.11	N 30°11'24" W
C91	40.53	100.00	23.2106	20.76	40.65	N 11°24'25" E
C92	143.50	75.00	65.4640	80.83	135.75	N 27°10'20" W
C93	200.91	75.00	65.4640	113.16	190.05	S 27°10'20" W
C94	130.34	25.00	59.4432	71.79	124.51	N 30°11'24" W
C95	78.20	75.00	59.4432	43.08	74.11	S 30°11'24" E
C96	30.70	75.00	23.2106	15.47	30.46	N 11°24'25" E
C97	51.16	25.00	23.2106	25.94	50.81	N 11°24'25" E
C98	257.98	295.00	50.0622	37.69	248.84	N 19°20'11" W
C99	105.28	245.00	73.2138	50.85	99.58	N 11°24'25" E
C100	9.66	125.00	4.2402	4.80	9.60	N 3°30'59" E
C101	51.10	25.00	23.2546	25.32	50.76	N 0°23'55" W
C102	62.41	25.00	23.2546	31.87	61.76	N 36°24'57" W
C103	20.38	25.00	9.2034	10.21	20.36	N 55°23'23" W
C104	56.30	25.00	25.1827	28.64	55.83	S 47°09'26" E
C105	54.12	25.00	24.4839	27.49	53.69	S 21°51'04" E
C106	19.92	125.00	4.0746	9.98	19.90	S 4°53'01" E
C107	10.03	25.00	1.3559	5.02	10.03	S 58°51" W
C108	41.13	125.00	15.5107	70.75	40.94	S 13°42'24" W
C109	35.19	75.00	26.5301	17.93	34.87	S 13°45'38" E
C110	43.0	75.00	32.1131	22.12	42.42	S 43°37'54" E
C111	41.77	75.00	13.3917	20.95	41.61	N 53°14'01" W
C112	44.2	75.00	4.4138	22.56	44.75	N 39°03'39" W
C113	44.81	175.00	14.4126	22.56	44.75	N 24°22'11" W
C114	49.36	175.00	16.0837	24.84	49.20	N 8°56'38" W
C115	20.10	175.00	6.3449	10.06	20.09	N 2°25'35" E
C116	33.88	295.00	6.3449	16.96	33.86	N 2°25'35" E
C117	83.21	295.00	16.0937	41.88	82.93	N 8°56'38" W
C118	75.64	295.00	14.4128	38.03	75.43	N 24°22'11" W
C119	65.26	295.00	12.4027	32.76	65.12	N 38°03'58" W
C120	114.6	245.00	14.4128	9.84	114.66	S 58°51" W
C121	80.61	245.00	8.5107	49.67	80.25	S 13°47'24" W



Tech: kileyb File Date: Oct 04, 2025 10:31am Filename: N:\2021\21-0284\01_Survey\DWG\21-0284 TROUT RIVER PLAT-2025 VERSION.dwg

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C99	100.26	245.00'	23°27'06"	50.85'	99.58'	N 11°24'25" E
C122	38.99	100.00'	22°20'21"	19.75'	38.74'	N 11°57'47" E
C123	19.44	75.00'	4°50'58"	9.77'	19.38'	N 15°42'29" E
C124	19.87	20.00'	56°55'06"	10.84'	19.06'	N 20°14'16" W
C125	244.08	50.00'	279°4'33"	42.78'	64.48'	S 88°50'47" E
C126	42.05'	125.90'	19°16'20"	21.22'	41.85'	S 13°29'48" W
C127	16.46	20.00'	47°09'28"	8.73'	16.00'	S 27°27'27" W
C128	30.72	125.00'	14°04'50"	15.44'	30.64'	S 16°05'32" W
C129	11.33	125.00'	5°11'30"	5.67'	11.32'	S 6°27'22" W
C130	24.15	50.00'	27°40'11"	12.31'	23.91'	S 37°09'54" W
C131	138.98	50.00'	159°15'29"	273.21'	98.37'	N 56°17'56" W
C145	80.95'	50.00'	92°45'54"	52.47'	72.40'	S 21°18'37" E

TROUT RIVER DEVELOPMENT

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 17, 18, 19 AND A PORTION OF EAST STREET, OF TROUT RIVER GARDENS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

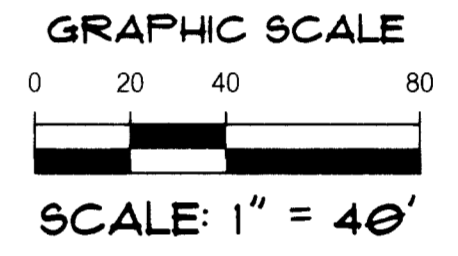
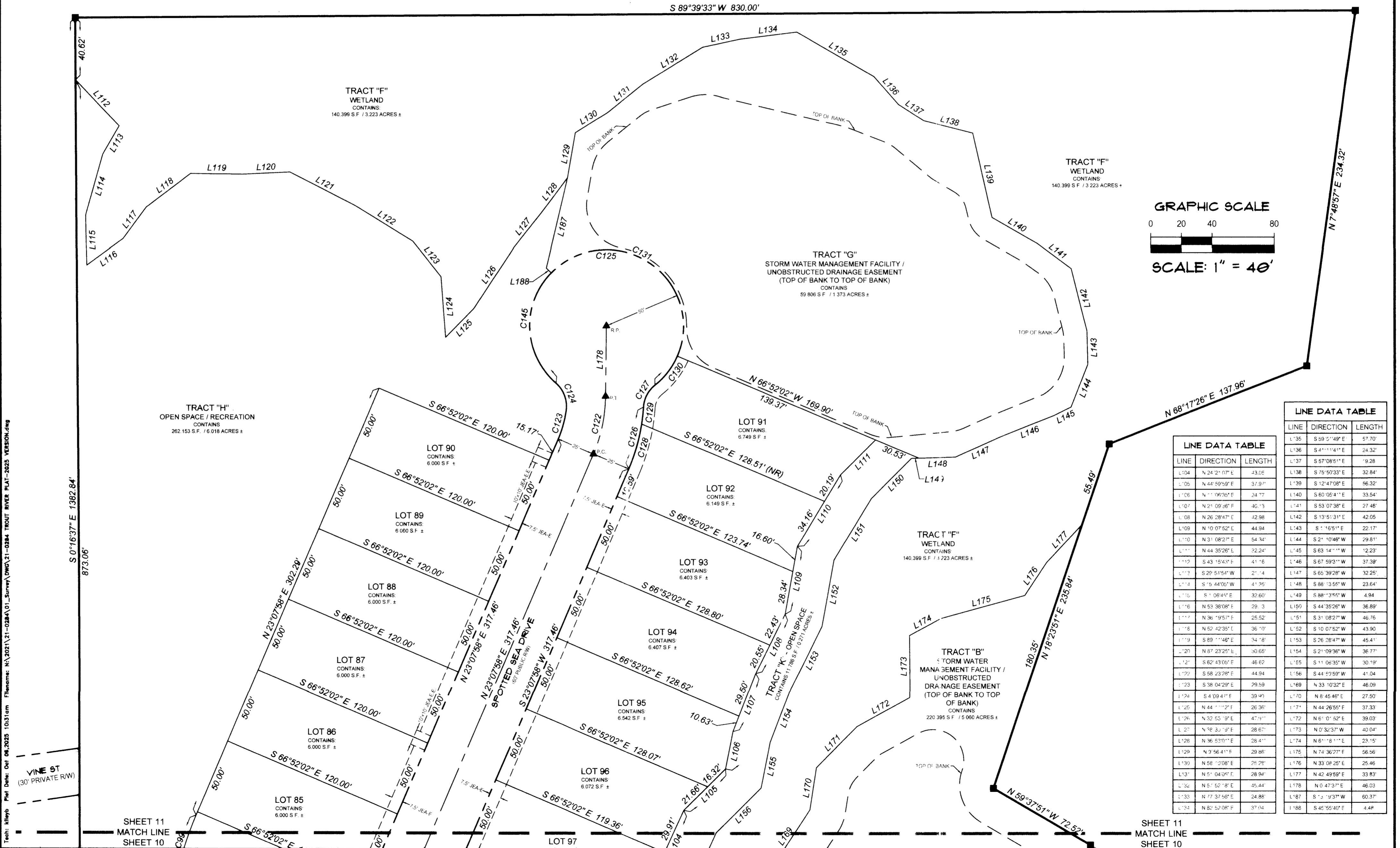
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PLAT BOOK 85, PAGE 201
 SHEET 11 OF 11

SEE SHEET 2 FOR NOTES & LEGEND

UNPLATTED SECTION 7 TOWNSHIP 1 SOUTH RANGE 26 EAST



LINE	DIRECTION	LENGTH
L135	S 89°39'33" W	830.00'
L136	S 41°11'41" E	24.32'
L137	S 57°08'51" E	19.28'
L138	S 75°50'33" E	32.84'
L139	S 12°47'08" E	56.32'
L140	S 60°02'41" E	33.54'
L141	S 53°07'38" E	27.48'
L142	S 13°51'31" E	42.05'
L143	S 1°16'51" E	22.17'
L144	S 21°10'46" W	29.81'
L145	S 63°14'11" W	12.23'
L146	S 67°59'31" W	37.38'
L147	S 65°39'28" W	32.25'
L148	S 88°13'55" W	23.64'
L149	S 88°13'55" W	4.94'
L150	S 44°35'26" W	36.89'
L151	S 31°08'27" W	46.76'
L152	S 10°07'52" W	43.90'
L153	S 26°26'47" W	45.41'
L154	S 21°09'36" W	36.77'
L155	S 11°06'35" W	30.19'
L156	S 44°59'59" W	41.04'
L157	N 33°10'32" E	46.09'
L158	N 8°45'46" E	27.50'
L159	N 44°26'55" E	37.33'
L160	N 74°36'27" E	56.56'
L161	N 33°08'25" E	25.46'
L162	N 8°42'49" E	33.83'
L163	N 0°47'31" E	46.03'
L164	S 1°19'37" W	60.37'
L165	S 45°55'40" E	4.48'

LINE	DIRECTION	LENGTH
L135	S 89°39'33" W	830.00'
L136	S 41°11'41" E	24.32'
L137	S 57°08'51" E	19.28'
L138	S 75°50'33" E	32.84'
L139	S 12°47'08" E	56.32'
L140	S 60°02'41" E	33.54'
L141	S 53°07'38" E	27.48'
L142	S 13°51'31" E	42.05'
L143	S 1°16'51" E	22.17'
L144	S 21°10'46" W	29.81'
L145	S 63°14'11" W	12.23'
L146	S 67°59'31" W	37.38'
L147	S 65°39'28" W	32.25'
L148	S 88°13'55" W	23.64'
L149	S 88°13'55" W	4.94'
L150	S 44°35'26" W	36.89'
L151	S 31°08'27" W	46.76'
L152	S 10°07'52" W	43.90'
L153	S 26°26'47" W	45.41'
L154	S 21°09'36" W	36.77'
L155	S 11°06'35" W	30.19'
L156	S 44°59'59" W	41.04'
L157	N 33°10'32" E	46.09'
L158	N 8°45'46" E	27.50'
L159	N 44°26'55" E	37.33'
L160	N 74°36'27" E	56.56'
L161	N 33°08'25" E	25.46'
L162	N 8°42'49" E	33.83'
L163	N 0°47'31" E	46.03'
L164	S 1°19'37" W	60.37'
L165	S 45°55'40" E	4.48'

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SHEET 11 MATCH LINE SHEET 10

SHEET 11 MATCH LINE SHEET 10