

Approved 3/31/2021
Date
[Signature]
City Engineer
for Director of Public Works
Approved 3/29/21
Date
[Signature]
for General Counsel

TWIN HILLS

A RE-PLAT OF PORTIONS OF LOTS 6, 8, 9, 10, AND 11, BLOCK 1, SECTION 12, TOWNSHIP 9 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, FLORIDA.

PLAT BOOK 77 PAGE 42
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION
A PORTION OF LOTS 6, 8, 9, 10, AND 11, BLOCK 1, SECTION 12, TOWNSHIP 9 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF A DRAINAGE AND UTILITIES RIGHT OF WAY BEING 100 FEET IN WIDTH, AS SHOWN ON PLAT OF CEDAR HILLS ESTATES UNIT 3, AS RECORDED IN PLAT BOOK 26, PAGE 2 THRU 2A INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS, WITH THE NORTH RIGHT OF WAY LINE OF WATOMA STREET, A 60 FOOT RIGHT OF WAY; THENCE SOUTH 89°59'15" WEST ALONG SAID NORTH LINE, A DISTANCE OF 613.24 FEET TO THE EAST LINE OF BLOCK 23, AS SHOWN ON PLAT OF CEDAR HILLS ESTATES, UNIT NUMBER SIX, AS RECORDED IN PLAT BOOK 26, PAGES 89 THRU 89B INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°02'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 648.31 FEET TO THE SOUTH LINE OF PARCEL 34, AS RECORDED IN OFFICIAL RECORDS VOLUME 3846, PAGE 302 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°14'35" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 43.96 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE NORTH 00°24'30" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 50.14 FEET TO THE NORTH EAST CORNER THEREOF AND TO THE SOUTHEASTERLY LINE OF A 40 FOOT WIDE DRAINAGE AND UTILITIES RIGHT OF WAY AS SHOWN ON PLAT OF CEDAR HILLS ESTATES UNIT NUMBER TWO, AS RECORDED IN PLAT BOOK 27, PAGES 94 THRU 94C INCLUSIVE; THENCE NORTH 50°04'55" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 502.36 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY AND A POINT OF TRANSITION TO A 60 FOOT IN WIDTH RIGHT OF WAY; THENCE NORTH 89°12'25" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 151.81 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED AS PARCEL 23A AS RECORDED IN OFFICIAL RECORDS BOOK 3846, PAGE 302 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°36'53" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°12'25" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 30.00 FEET TO THE FOREMENTIONED WEST LINE OF THE 100 FOOT WIDE DRAINAGE AND UTILITIES RIGHT OF WAY SHOWN ON SAID PLAT OF CEDAR HILLS ESTATES UNIT 3; THENCE SOUTH 00°36'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 267.52 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 00°04'17" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 731.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 12.47 ACRES, MORE OR LESS.
SUBJECT TO A 10' DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 947, PAGE 602.

THIS IS TO CERTIFY THAT CLOG LAND II, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TWIN HILLS, 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.

TRACTS 'A', 'B', AND 'C' (LANDSCAPE BUFFERS), TRACT 'D' (STORM WATER MANAGEMENT FACILITY) AND TRACT 'E' (OPEN SPACE), SHOWN HEREON ARE HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE TWIN HILLS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE OWNER DOES HEREBY RESERVE INTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) AND OVER 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.

TWIN HILLS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS ARE SOLELY RESPONSIBLE FOR THE STORM WATER MANAGEMENT FACILITY LOCATED ON TRACT 'D' FROM THE TOP OF BANK TO THE WATER LINE. UPON FAILURE OF THE HOMEOWNERS ASSOCIATION; THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORM WATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORM WATER MANAGEMENT FACILITIES.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORM WATER 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 STORM WATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORM WATER 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 STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORM WATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORM WATER 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 PLATTED, OR OF THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

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 STORM WATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSIONS OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN TWIN HILLS. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

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.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 "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E.E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS.

N WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 15 DAY OF March, 2021.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:
BY: [Signature] CLOG LAND II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: Lee Hutchins
BY: [Signature] BY: [Signature]
PRINT NAME: Billy Zeitz PRINT NAME: CHRISTIAN A. ALLEN
ITS: MANAGER

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 15 DAY OF March, 2021, BY CHRISTIAN A. ALLEN, THE MANAGER OF CLOG LAND II, LLC, FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature] TERRY W. CANTCH
(NOTARY SIGNATURE) (NOTARY SEAL)
Notary Public for the State of Florida

DIP LENDING FUND, LLC
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 6883, PAGE 89B, 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] DIP LENDING FUND, LLC
BY: [Signature] DONALD R. WENNER
PRINT NAME: DONALD R. WENNER
ITS: CEO

STATE OF Florida
COUNTY OF St. Johns
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 9th DAY OF March, 2021, BY DONALD R. WENNER, THE CEO, OF DIP LENDING FUND, LLC, ON BEHALF OF SAID COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature] (NOTARY SIGNATURE) (NOTARY SEAL)
ABIGAIL WHITE
COMMISSION EXPIRES
AUGUST 28, 2025
#0103685
Notary Public for the State of Florida

CLERK'S CERTIFICATE
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 77 PAGES 42-45 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 2nd DAY OF April, 2021.
[Signature] MONIQUE MOUA
CLERK OF CIRCUIT COURT Deputy Clerk

APPROVED FOR THE RECORD
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, BY: [Signature] MARCH, 2021.
BY: [Signature] DATE: 4/1/21
JOHN AFFRAS 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, BY: [Signature] MARCH, 2021.
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 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 ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF PARAGRAPH 177.06, CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA.
SIGNED THIS 14th DAY OF MARCH, 2021.
[Signature]
KAREN E. STONE
REGISTERED LAND SURVEYOR NUMBER 7265

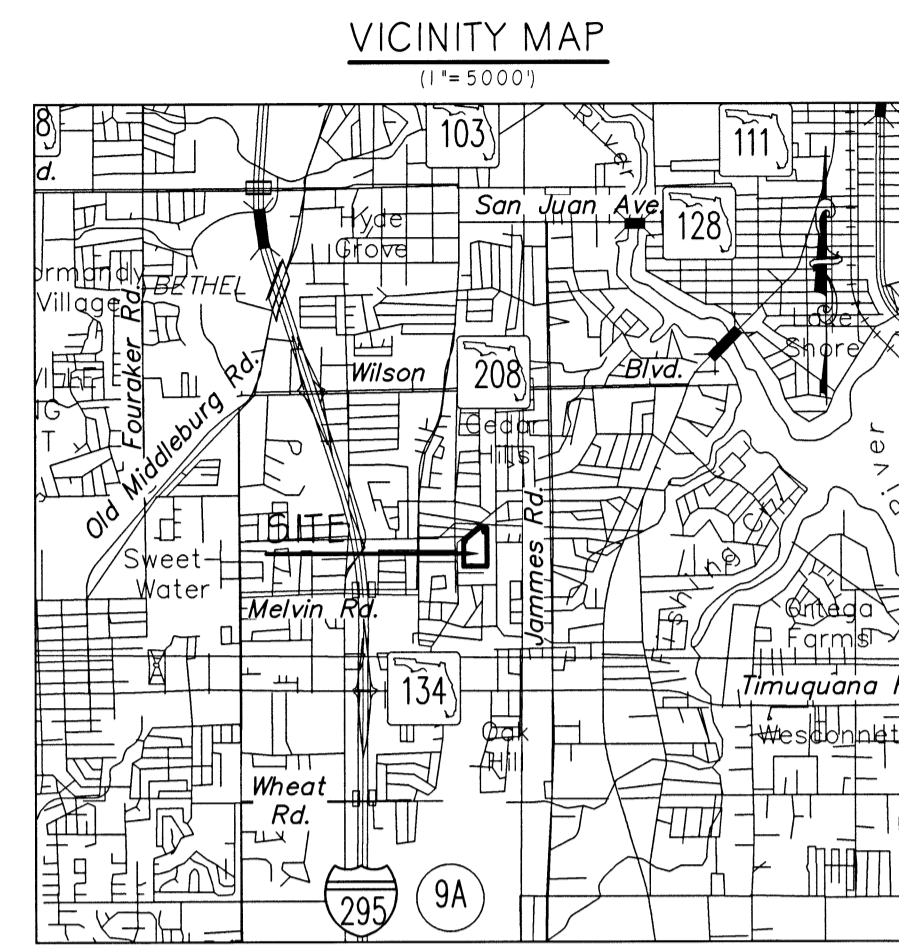
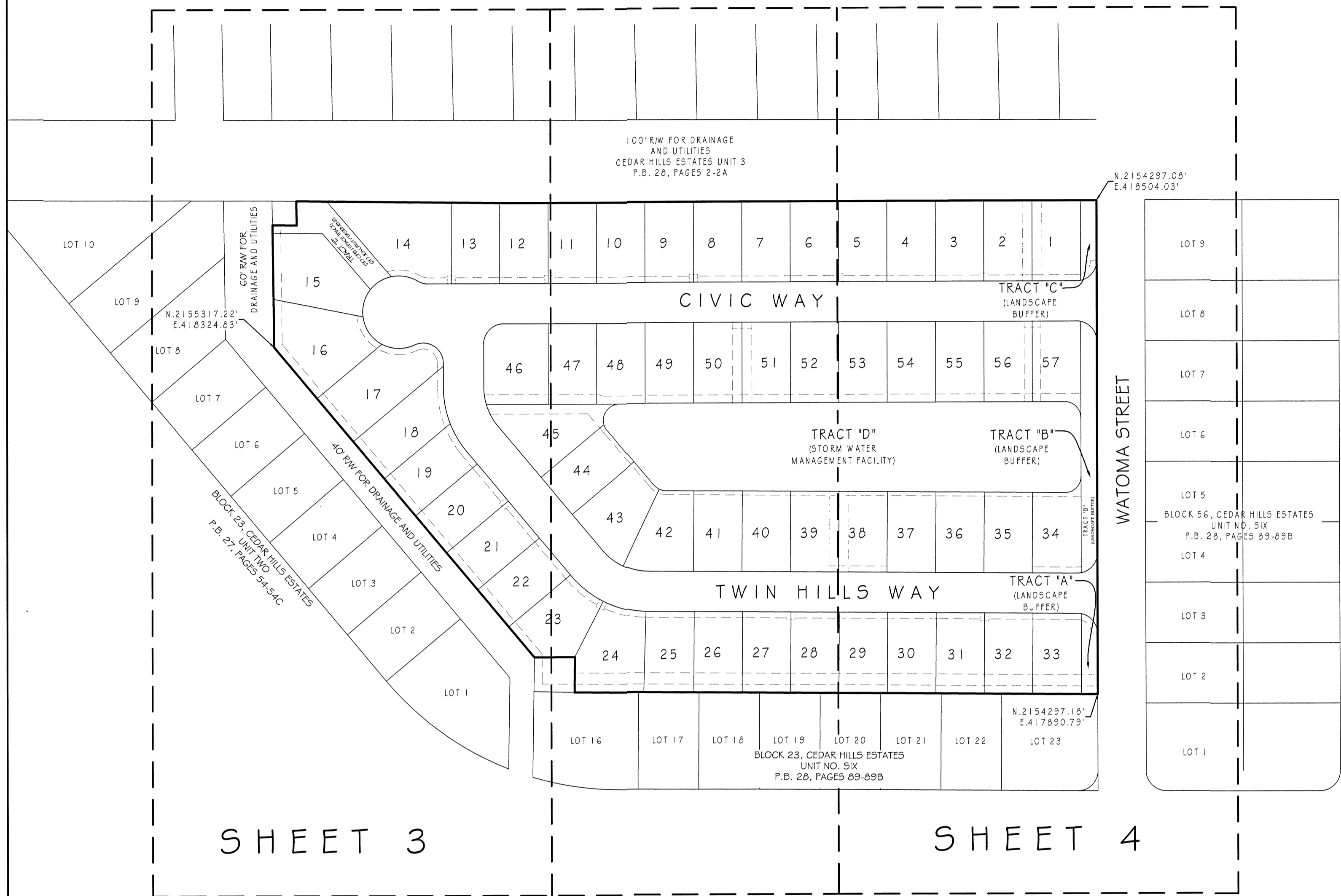
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5102 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

TWIN HILLS

A RE-PLAT OF PORTIONS OF LOTS 6, 8, 9, 10, AND 11, BLOCK 1, SECTION 12, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK **77** PAGE **43**

SHEET 2 OF 4 SHEETS

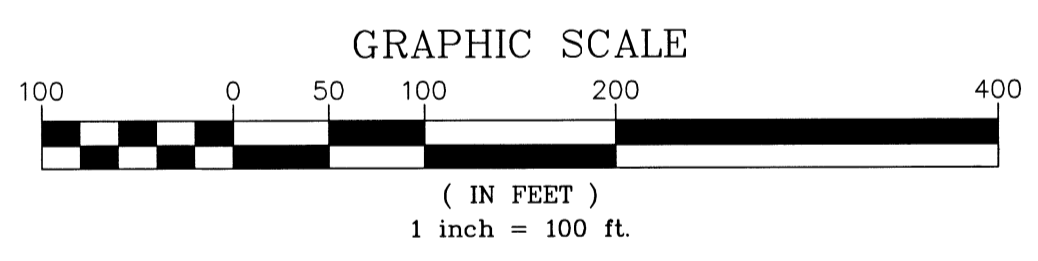


SHEET 3

SHEET 4

- NOTES:
1. BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD_83) FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, AS DERIVED BY UTILIZING A TRIMBLE R8 RTK BASE STATION.
 2. 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.
 3. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 4. THE TABULATED CURVE AND LINE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
 6. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, FLORIDA.
 7. 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.
 8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, FLORIDA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 10. JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND 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 FOR REPLACEMENT OF SUCH ITEMS.
 11. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
 12. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE X-SHADED AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031C, SUFFIX 0344H, DATED 06/03/15. THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.I.R.M. F.I.R.M. MAPS AND IS FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING & DEVELOPMENT, CITY OF JACKSONVILLE.

- LEGEND
- = SET 1 1/2" CAPPED IRON ROD L.B. # 6487
 - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL # DISK STAMPED L.B. # 6487
 - Δ = DELTA
 - A = ARC LENGTH
 - CH = CHORD
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - PI = POINT INTERSECTION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - R = RADIUS
 - RP = RADIUS POINT
 - TOB = TOP OF BANK
 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT



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SEE SHEET 2 FOR GENERAL NOTES

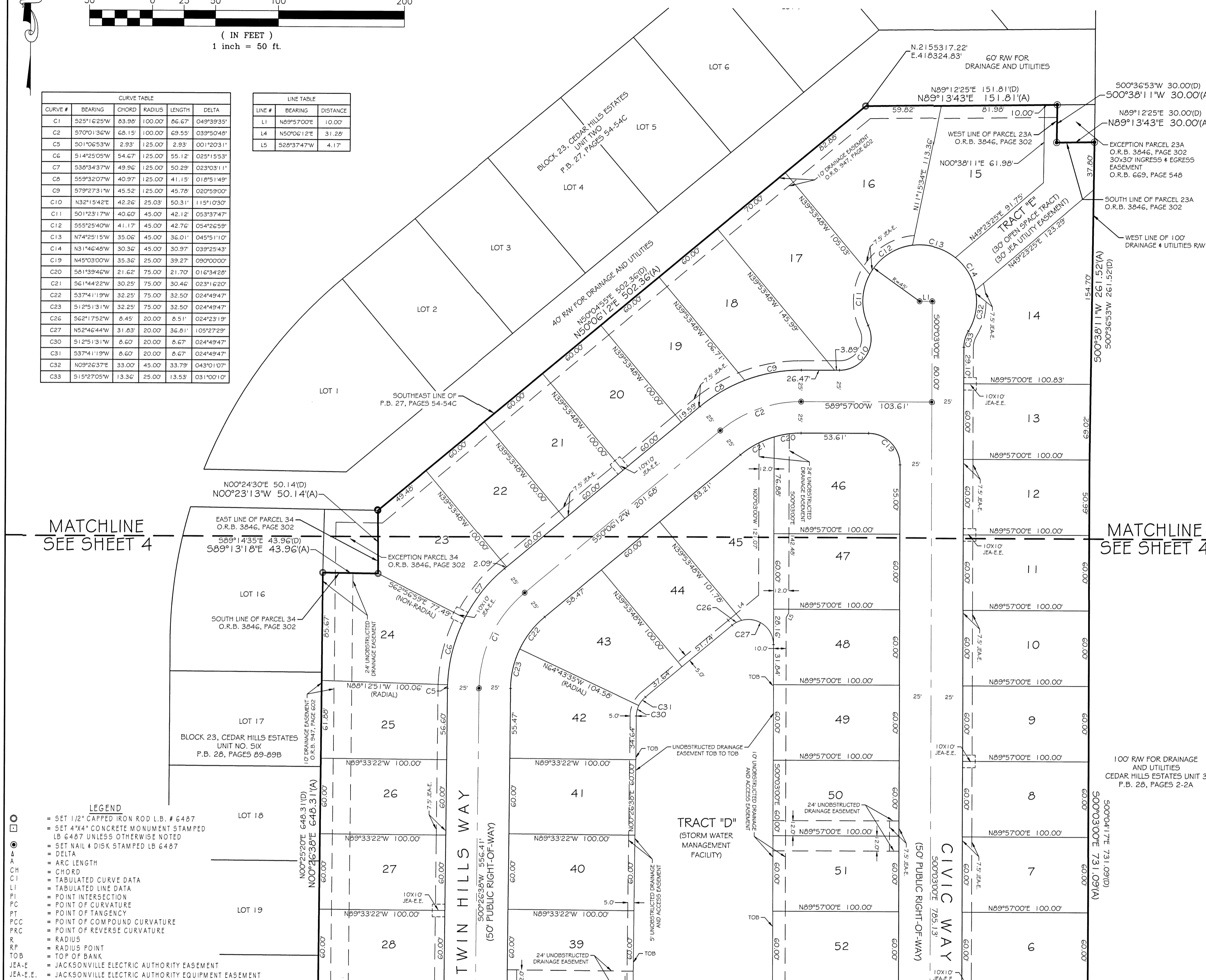
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S29°14'23"W	83.98	100.00	86.47	04°39'39"
C2	S70°01'30"W	68.19	100.00	69.55	03°50'48"
C3	S01°06'33"W	2.39	125.00	2.39	00°10'03"
C4	S14°25'05"W	54.67	125.00	55.12	02°51'55"
C5	S38°34'37"W	49.92	125.00	50.29	02'30'31.11"
C6	S09°32'07"W	40.97	125.00	41.15	01°51'48"
C7	S79°27'31"W	45.32	125.00	45.78	02°59'02"
C8	S72°15'42"E	42.26	25.03	50.31	11°51'03"02"
C9	S01°23'17"W	40.60	45.00	42.12	05°37'47"
C10	S05°29'40"W	41.17	45.00	42.76	05°42'25"9"
C11	S74°29'15"W	35.02	45.00	36.01	04°55'11"0"
C12	N31°46'48"W	30.32	45.00	30.97	03°25'43"
C13	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C14	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C15	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C16	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C17	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C18	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C19	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C20	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C21	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C22	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C23	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C24	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C25	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C26	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C27	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C28	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C29	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C30	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C31	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C32	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"
C33	N45°03'00"W	35.36	25.00	39.27	09°00'00"0"

LINE #	BEARING	DISTANCE
L1	N89°57'00"E	10.00
L4	N50°06'12"E	31.28
L5	S28°57'47"W	4.17



MATCHLINE
SEE SHEET 4

MATCHLINE
SEE SHEET 4

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487
 - ⊙ = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL 4 DISK STAMPED LB 6487
 - Δ = DELTA
 - = ARC LENGTH
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 - = POINT OF TANGENCY
 - = POINT OF COMPOUND CURVATURE
 - = POINT OF REVERSE CURVATURE
 - = RADIUS
 - = RADIUS POINT
 - = TOP OF BANK
 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVENUE
 JACKSONVILLE, FLORIDA 32210
 904-384-8377
 LICENSED BUSINESS NO. 6487

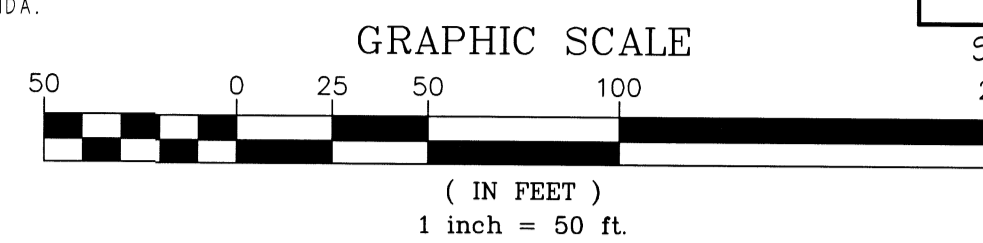
TWIN HILLS

A RE-PLAT OF PORTIONS OF LOTS 6, 8, 9, 10, AND 11, BLOCK 1, SECTION 12, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK 77 PAGE 45

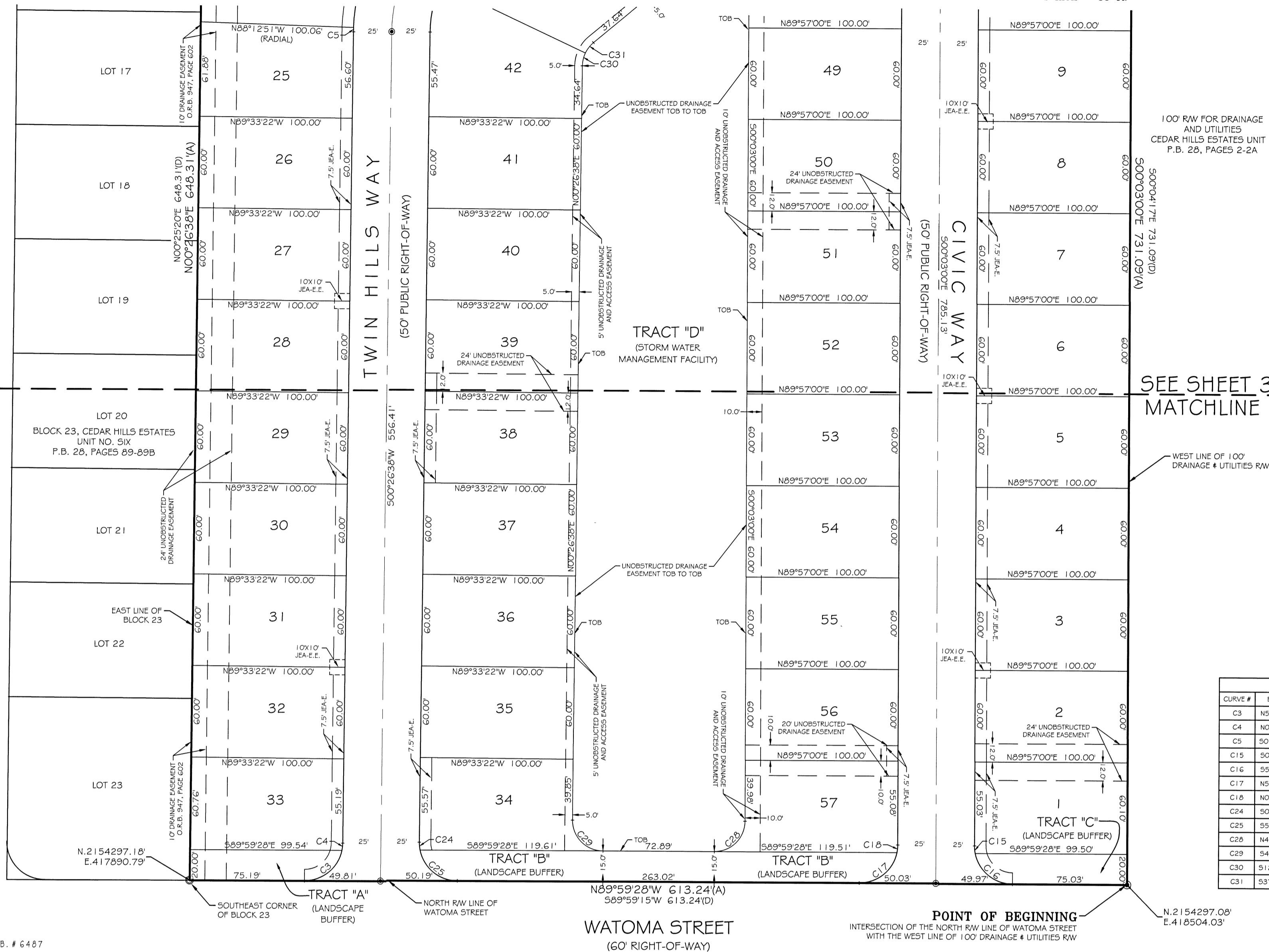
SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



SEE SHEET 3 MATCHLINE

SEE SHEET 3 MATCHLINE



CURVE TABLE						
CURVE #	BEARING	CHORD	RADIUS	LENTHR	DELTA	DELTA
C3	N50°46'39"E	31.62	25.00'	34.24	078°27'47"	
C4	N05°59'42"E	4.84	25.00'	4.84	011°10'00"	
C5	S01°10'53"W	2.93	125.00'	2.93	001°20'31"	
C15	S05°47'20"E	5.00	25.00'	5.01	011°28'41"	
C16	S05°45'34"E	31.62	25.00'	34.24	078°27'47"	
C17	N05°46'39"E	31.62	25.00'	34.24	078°27'47"	
C18	N05°44'53"E	5.00	25.00'	5.02	011°28'41"	
C24	S05°52'32"E	5.21	25.00'	5.22	011°28'41"	
C25	S05°45'34"E	31.62	25.00'	34.24	078°27'47"	
C28	N44°58'46"E	28.30	20.00'	31.44	090°03'32"	
C29	S44°46'25"E	28.39	20.00'	31.57	090°26'04"	
C30	S12°51'31"W	8.60	20.00'	8.67	054°49'47"	
C31	S37°41'19"W	8.60	20.00'	8.67	054°49'47"	

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487
 - = SET 4"x4" CONCRETE MONUMENT STAMPED 1B 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL 4 DISK STAMPED 1B 6487
 - Δ = DELTA
 - A = ARC LENGTH
 - CH = CHORD
 - C, J = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - PI = POINT INTERSECTION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - R = RADIUS
 - RP = RADIUS POINT
 - TOB = TOP OF BANK
 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
			BLOCK 56, CEDAR HILLS ESTATES UNIT NO. SIX P.B. 26, PAGES 89-89B				

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