

Approved 9/27/21  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 9/14/21  
Date  
[Signature]  
for General Council

# VICTORIA FOREST

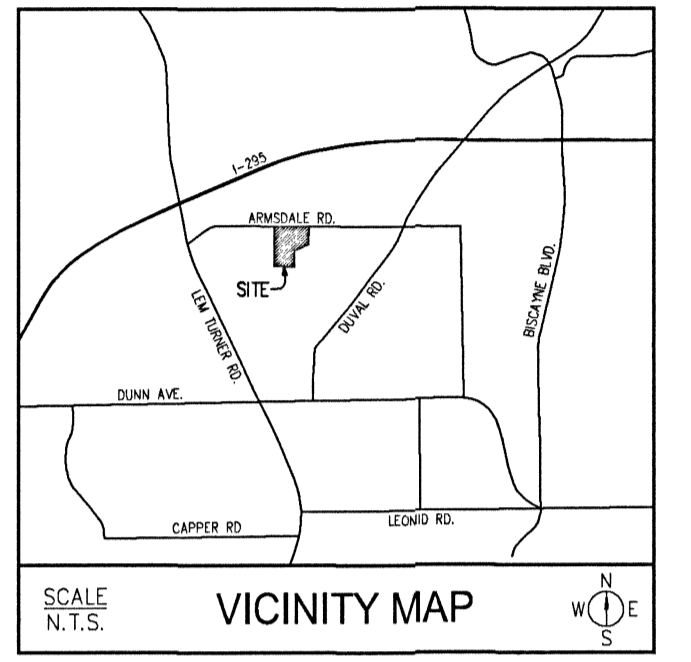
A REPLAT OF A PORTION OF LOT 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9935, PAGE 779 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, CITY OF JACKSONVILLE, FLORIDA.

### CAPTION

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD (A 60 FOOT PUBLIC RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 89° 29' 50" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89° 29' 50" EAST, A DISTANCE OF 1,109.94 FEET; THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02° 31' 49" WEST, A DISTANCE OF 601.73 FEET; THENCE SOUTH 86° 14' 06" WEST, A DISTANCE OF 497.64 FEET; THENCE SOUTH 00° 00' 18" EAST, A DISTANCE OF 509.46 FEET; THENCE NORTH 89° 23' 21" WEST, A DISTANCE OF 636.15 FEET TO A POINT LYING ON THE WEST LINE OF THE AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49; THENCE NORTH 00° 15' 38" WEST, ALONG SAID WESTERLY LINE OF LOT 9 AND SECTION 49, A DISTANCE OF 994.52 FEET; THENCE DEPART SAID WESTERLY LINE OF LOT 9 NORTH 89° 29' 50" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00° 15' 38" WEST, A DISTANCE OF 71.55 FEET; THENCE NORTH 88° 28' 59" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 00° 15' 38" WEST, A DISTANCE OF 107.40 FEET; THENCE NORTH 45° 00' 00" EAST, A DISTANCE OF 16.23 FEET; THENCE NORTH 00° 01' 25" EAST, A DISTANCE OF 109.54 FEET TO THE POINT OF BEGINNING.

LAND THIS DESCRIBED CONTAINS 26.52 ACRES, MORE OR LESS.



### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 27<sup>th</sup> DAY OF September, 2021.

[Signature]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 78, PAGES 53-57 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 28<sup>th</sup> DAY OF September, 2021.

[Signature]  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 23<sup>rd</sup> DAY OF September, 2021.

By: [Signature]  
DANNY S. WHEELER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 6902 STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 54-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

By: [Signature]  
TIMOTHY W. SCHRAM  
REGISTERED SURVEYOR AND MAPPER  
NO. 6533, STATE OF FLORIDA

CLARSON & ASSOCIATES, INC. (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
WEBSITE: clarsonfl.com

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "VICTORIA FOREST", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TRACT "A" (CONSERVATION), AND TRACTS "B" & "C" (OPEN SPACE) ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND DRAINAGE & 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 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" AND "DRAINAGE & ACCESS" EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE VICTORIA FOREST HOMEOWNERS ASSOCIATION, INC. (THE "HOMEOWNERS ASSOCIATION"), AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. THE "DRAINAGE" AND "DRAINAGE & ACCESS" EASEMENTS SHOWN PERTAINING TO SAID STORMWATER 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 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 PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF 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 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 VICTORIA FOREST. 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.

UPON FAILURE OF THE OWNER, OR HOMEOWNERS ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER 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.

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, 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 HOMEOWNERS ASSOCIATION.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

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.

ALL ACCESS EASEMENTS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND DRAINAGE & ACCESS EASEMENTS LABELED AS PRIVATE AND SHOWN HEREON ARE HEREBY DEDICATED, GRANTED, AND CONVEYED TO THE VICTORIA FOREST OWNER ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS, AND ASSIGNS.

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 GRANTEES, IF ANY, OF SAID EASEMENTS.

OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

THE OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY SAID OWNER.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 7 DAY OF September, 2021.

[Signature]  
WITNESS

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
By: [Signature]

[Signature]  
WITNESS

[Signature]  
PRINT NAME

PRINT NAME: SCOTT KEILING  
AS ITS: VICE PRESIDENT

[Signature]  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 7 DAY OF September, 2021, BY SCOTT KEILING AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. 66320697

[Signature]  
PRINT NAME  
MY COMMISSION EXPIRES: 06/30/2023



Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 • Website: clarsonfl.com

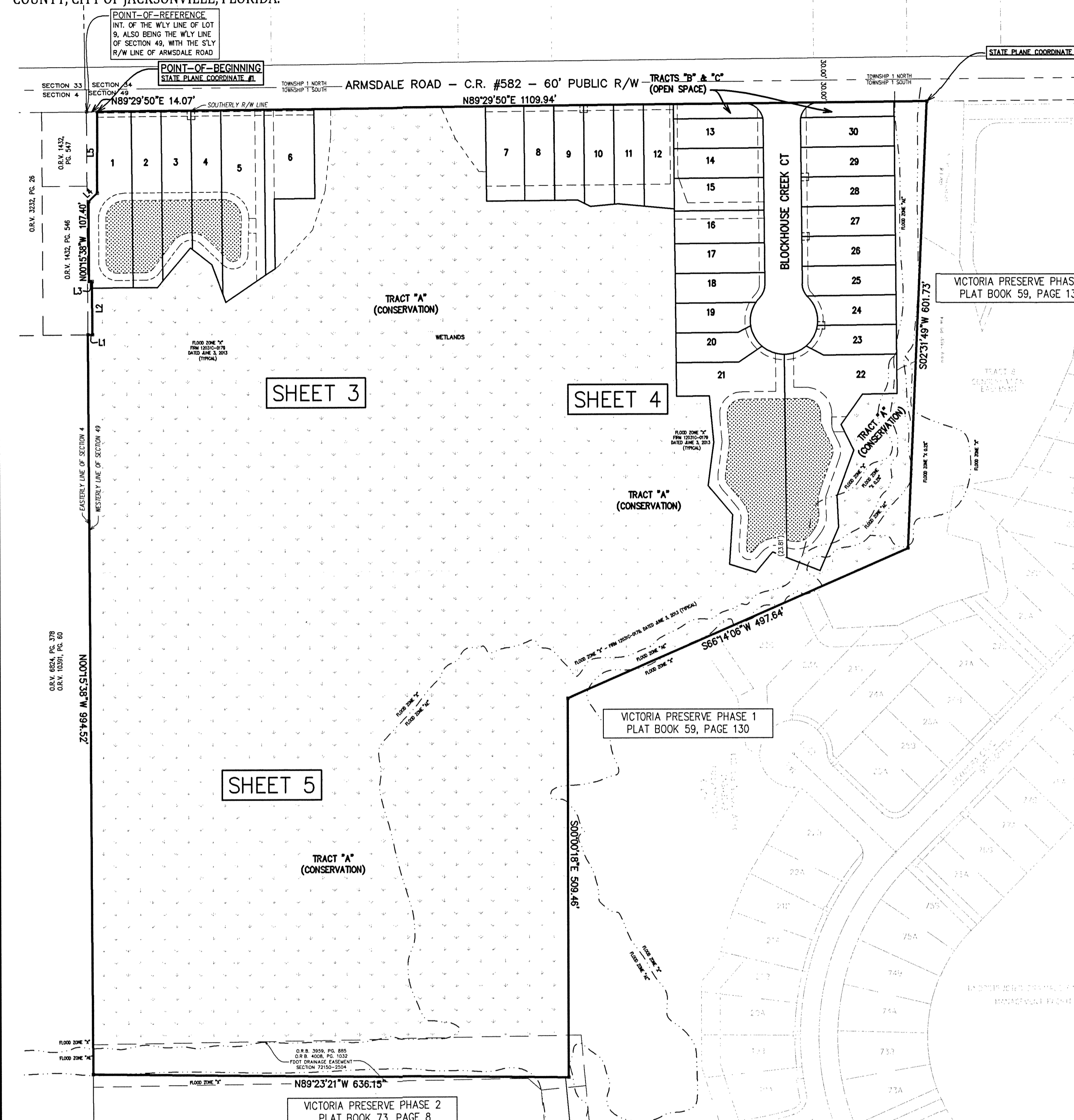
(PLANS) CITY DEVELOPMENT NO. 9955.000  
(PLAT) CITY DEVELOPMENT NO. 9955.000

# VICTORIA FOREST

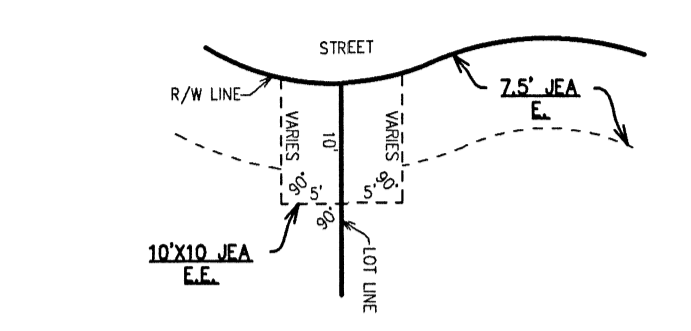
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PLAT BOOK **78** PAGE **54**

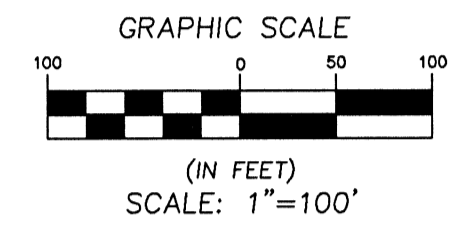
SHEET 2 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



### TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"x4" CONCRETE MONUMENT (LB 1576), PRM
□	SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	SET 1/2" IRON PIPE (LB 1704), PRM
⊖	FOUND 4"x4" CONCRETE MONUMENT (LB 1704), PRM
⊕	FOUND 1/2" IRON PIPE (LB 1704), PRM
⊗	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
(SMF)E	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT
(P)	RADIAL BEARING
(XX.XX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK
PI	POINT OF INTERSECTION



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.00'	N89°29'50"E
L2	71.55'	N00°15'38"W
L3	4.00'	N88°28'58"W
L4	16.23'	N45°00'00"E
L5	109.54'	N00°01'23"E

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2225401.8670	436455.7209	NW'LY CORNER OF VICTORIA FOREST, SET PRM
2	2225411.6059	437565.6310	NE'LY CORNER OF VICTORIA FOREST, SET PRM

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
  - 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - THE LANDS PLATTED HEREON APPEAR TO LIE WITHIN FLOOD ZONE "X" & "AE", AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031C-0179, DATED JUNE 3, 2013. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
  - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
  - JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE 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.
  - 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.
  - THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITY (SMF) SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS. FOR PROPER MAINTENANCE OF THE SMF, INCLUDING BERM HEIGHTS AND WIDTHS, REFER TO SAID ENGINEERING PLANS OR "AS-BUILTS" ASSOCIATED WITH THIS PROJECT FILED WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT 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 LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
  - 30 TOTAL LOTS IN THIS PHASE.

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904-396.2623 - Website: clarson.com

(PLANS) CITY DEVELOPMENT NO. 99555.000  
(PLAT) CITY DEVELOPMENT NO. 9955.000

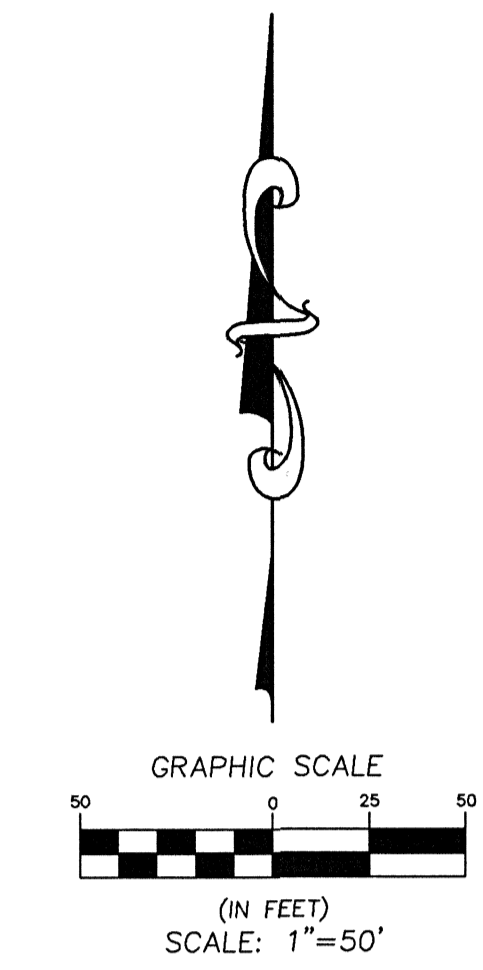
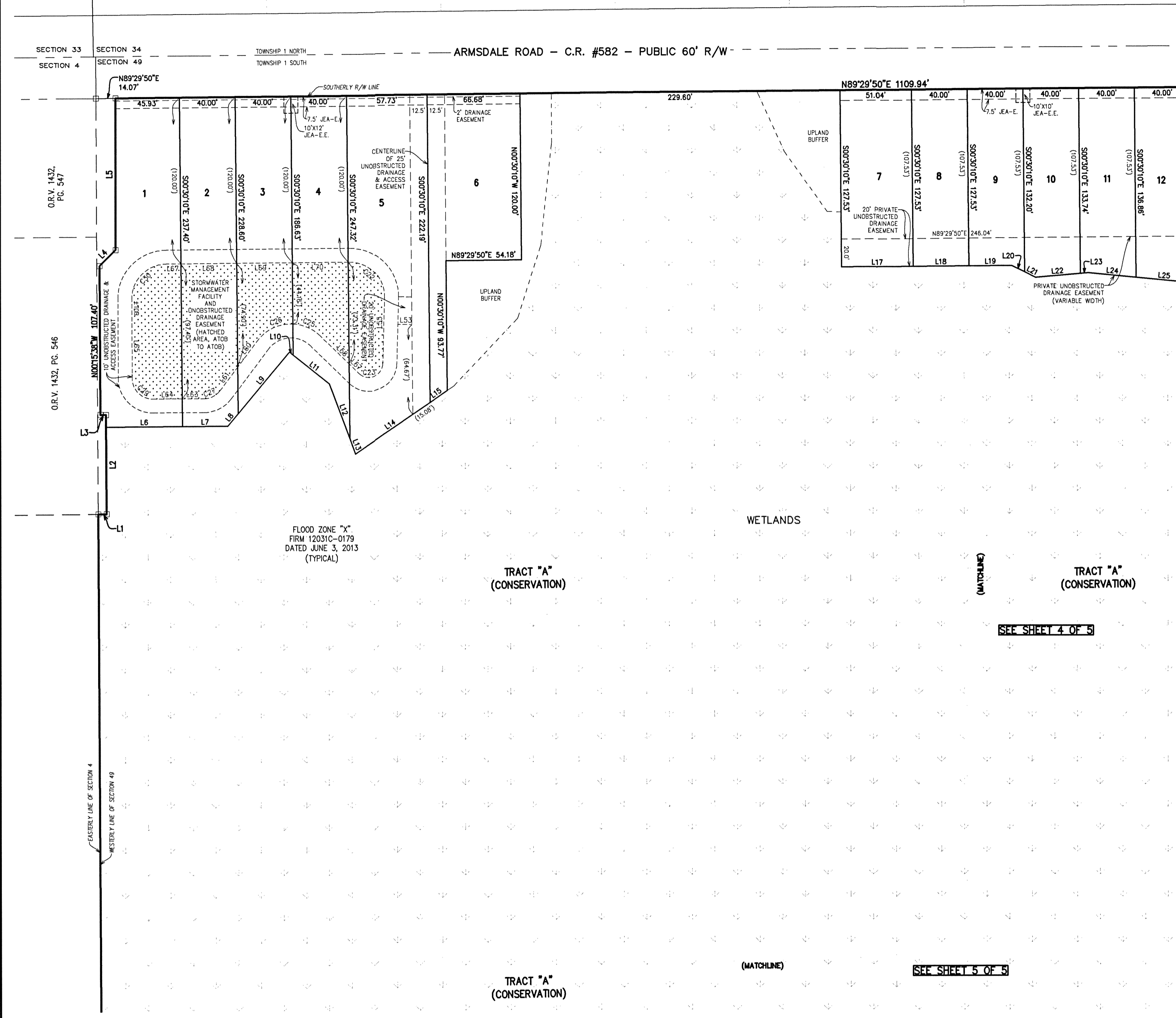
# VICTORIA FOREST

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PLAT BOOK 78 PAGE 55

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

PLAT BOOK 52, PAGES 82, 82A-82C



LINE #	LENGTH	DIRECTION
L1	6.00'	N89°29'50"E
L2	71.55'	N02°15'38"W
L3	4.00'	N89°29'59"W
L4	16.23'	N45°00'00"E
L5	109.54'	N02°07'25"E
L6	55.00'	N89°44'22"E
L7	32.44'	N89°44'22"E
L8	11.71'	N39°43'43"E
L9	57.82'	N39°43'43"E
L10	3.43'	S31°15'46"E
L11	33.27'	S31°15'46"E
L12	42.13'	S20°14'48"E
L13	11.79'	S20°14'48"E
L14	64.82'	N55°30'45"E
L15	15.08'	N55°30'45"E
L16	15.04'	N89°29'50"E
L17	51.04'	N89°29'50"E
L18	40.00'	N89°29'50"E
L19	30.86'	N89°29'50"E
L20	10.28'	S63°28'41"E
L21	8.77'	S63°28'41"E
L22	32.28'	N85°08'44"E
L23	5.72'	N85°08'44"E
L24	34.48'	S84°35'17"E
L25	40.21'	S84°35'17"E
L53	10.02'	S88°31'44"E

LINE #	LENGTH	DIRECTION
L55	47.87'	N01°28'16"E
L57	10.15'	N45°41'51"W
L58	29.06'	N45°41'51"W
L60	23.73'	S36°40'00"W
L61	20.87'	S36°40'00"W
L63	15.37'	S89°44'22"W
L64	20.92'	S89°44'22"W
L65	57.36'	N02°15'38"W
L67	10.61'	N89°29'50"E
L68	40.00'	N89°29'50"E
L69	40.00'	N89°29'50"E
L70	40.00'	N89°29'50"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C22	40.13'	25.00'	91°58'28"	S44°30'57"E	35.86'
C23	23.18'	10.00'	132°49'53"	S67°53'13"W	18.33'
C25	21.70'	30.00'	41°26'41"	N66°25'11"W	21.23'
C26	29.42'	30.00'	56°11'29"	S64°45'44"W	28.28'
C27	13.89'	15.00'	53°04'22"	S63°12'11"W	13.40'
C29	23.56'	15.00'	80°00'00"	N45°15'38"W	21.21'
C30	39.16'	25.00'	89°45'29"	N44°37'05"E	35.28'

Prepared By:  
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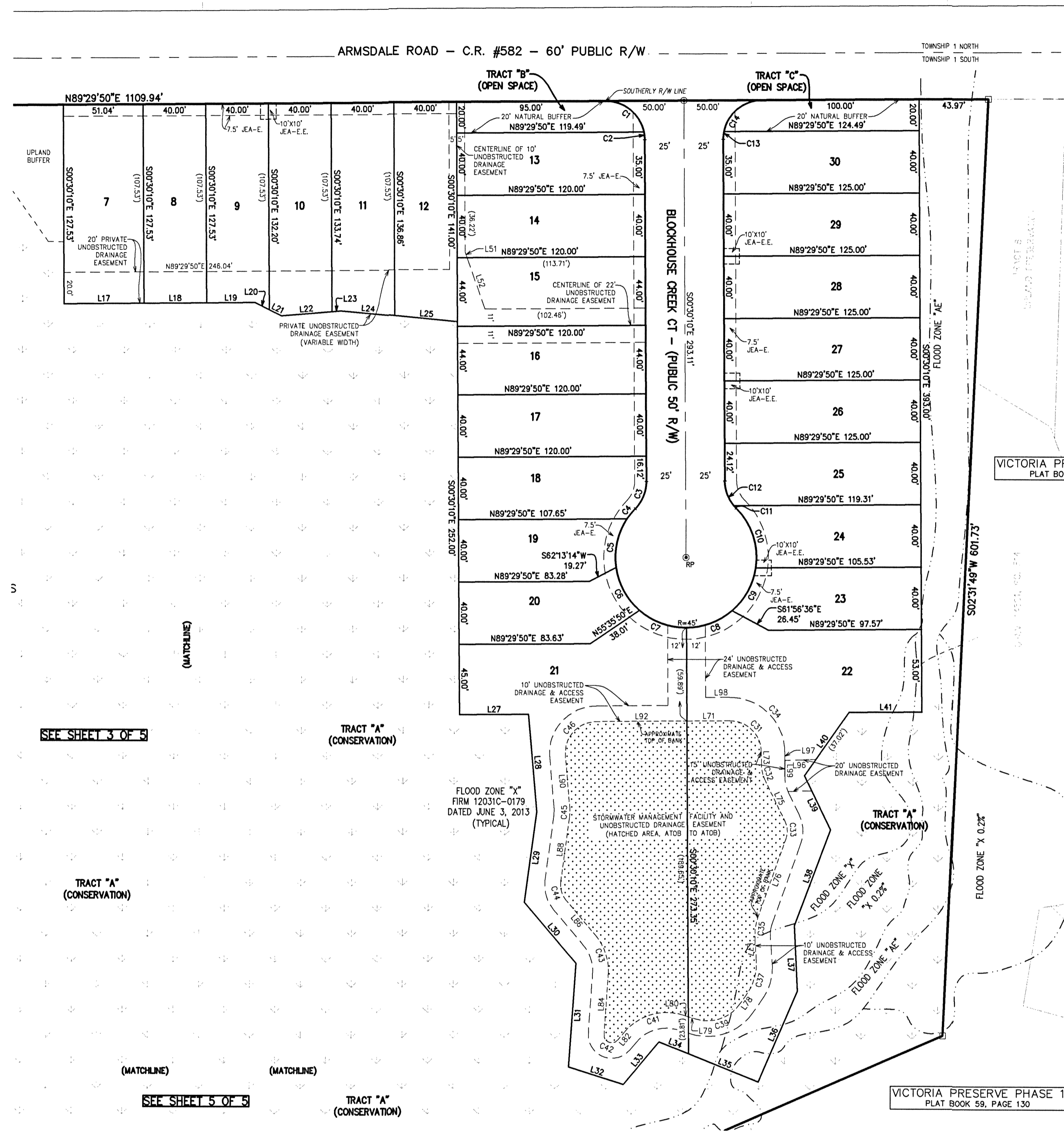
(PLANS) CITY DEVELOPMENT NO. 9955.000  
(PLAT) CITY DEVELOPMENT NO. 9955.000

S:\Subdivisions\Duval County\Victoria Forest\20-036-1 Subdivision\dwg\PLAT.dwg 2021/09/03

# VICTORIA FOREST

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PLAT BOOK 52, PAGES 82, 82A-82C



LINE #	LENGTH	DIRECTION
L17	51.04'	N89°29'50"E
L18	40.00'	N89°29'50"E
L19	30.86'	N89°29'50"E
L20	10.26'	S63°28'41"E
L21	8.77'	S63°28'41"E
L22	32.28'	N85°08'44"E
L23	5.72'	N85°08'44"E
L24	34.48'	S84°35'17"E
L25	40.21'	S84°35'17"E
L26	44.13'	N89°29'50"E
L27	62.70'	S05°00'15"E
L28	58.63'	S07°21'13"W
L29	51.03'	S40°07'10"E
L30	36.67'	S03°49'35"W
L31	66.73'	S72°22'40"E
L32	35.52'	N39°47'23"E
L33	20.30'	S68°05'29"E
L34	47.88'	S68°05'29"E
L35	63.45'	N23°08'45"E
L36	42.03'	N02°39'06"W
L37	65.48'	N20°18'59"E
L38	38.55'	N25°57'39"W
L39	49.73'	N34°46'10"E
L40	46.54'	N89°29'50"E
L41	3.99'	N19°20'03"W
L42	34.87'	N19°20'03"W
L43	27.41'	N89°29'50"E
L44	7.64'	S00°30'10"E

LINE #	LENGTH	DIRECTION
L75	28.93'	S25°57'39"E
L76	53.23'	S19°17'47"W
L77	13.56'	S03°45'32"E
L78	7.37'	S35°44'15"W
L79	4.97'	N72°48'10"W
L80	3.61'	N72°48'10"W
L81	6.51'	S39°47'23"W
L82	38.67'	N03°49'35"E
L83	29.51'	N40°07'10"W
L84	41.20'	N07°27'13"E
L85	32.87'	N05°00'15"E
L86	57.63'	N89°29'50"E
L87	19.76'	S88°27'35"W
L88	5.58'	N00°30'10"W
L89	15.41'	N89°29'50"E
L90	10.30'	N00°30'10"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	34.24'	25.00'	78°27'47"	N51°16'17"W	31.62'
C2	5.03'	25.00'	11°32'13"	N08°16'17"W	5.03'
C3	19.38'	25.00'	44°24'55"	N21°42'18"E	18.90'
C4	8.25'	45.00'	10°30'11"	S38°39'40"W	8.24'
C5	32.71'	45.00'	41°39'13"	S12°34'57"W	32.00'
C6	32.00'	45.00'	40°44'37"	S28°36'58"E	31.33'
C7	32.61'	45.00'	41°30'54"	S69°44'43"E	31.90'
C8	31.77'	45.00'	40°26'45"	N69°16'28"E	31.11'
C9	32.00'	45.00'	40°44'38"	N28°40'47"E	31.33'
C10	41.80'	45.00'	53°13'33"	N18°16'19"W	40.32'
C11	2.17'	25.00'	4°58'24"	S42°25'53"E	2.17'
C12	17.21'	25.00'	39°26'31"	S20°13'26"E	16.87'
C13	5.03'	25.00'	11°32'15"	S05°15'57"W	5.03'
C14	34.24'	25.00'	78°27'46"	S50°15'57"W	31.62'
C31	31.42'	20.00'	90°00'00"	S45°30'10"E	28.28'
C32	11.11'	25.00'	25°27'29"	S13°13'55"E	11.02'
C33	11.85'	15.00'	45°15'28"	S03°19'56"E	11.54'
C34	54.98'	35.00'	90°00'00"	S45°30'10"E	49.50'
C35	14.08'	35.00'	23°03'18"	S07°46'07"W	13.99'
C37	24.13'	35.00'	39°29'47"	S15°59'21"W	23.65'
C39	31.18'	25.00'	71°27'35"	S71°28'02"W	29.20'
C41	41.18'	35.00'	67°24'27"	S73°29'36"W	38.84'
C42	12.57'	5.00'	144°02'12"	N68°11'31"W	9.51'
C43	26.85'	35.00'	43°58'45"	N18°08'47"W	26.19'
C44	12.45'	15.00'	47°34'23"	N18°19'58"W	12.10'
C45	7.61'	35.00'	12°27'29"	N01°13'29"E	7.60'
C46	32.99'	20.00'	94°30'05"	N42°14'47"E	29.37'

Prepared By:  

**RICHARD P. CARLSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: carlsonfi.com

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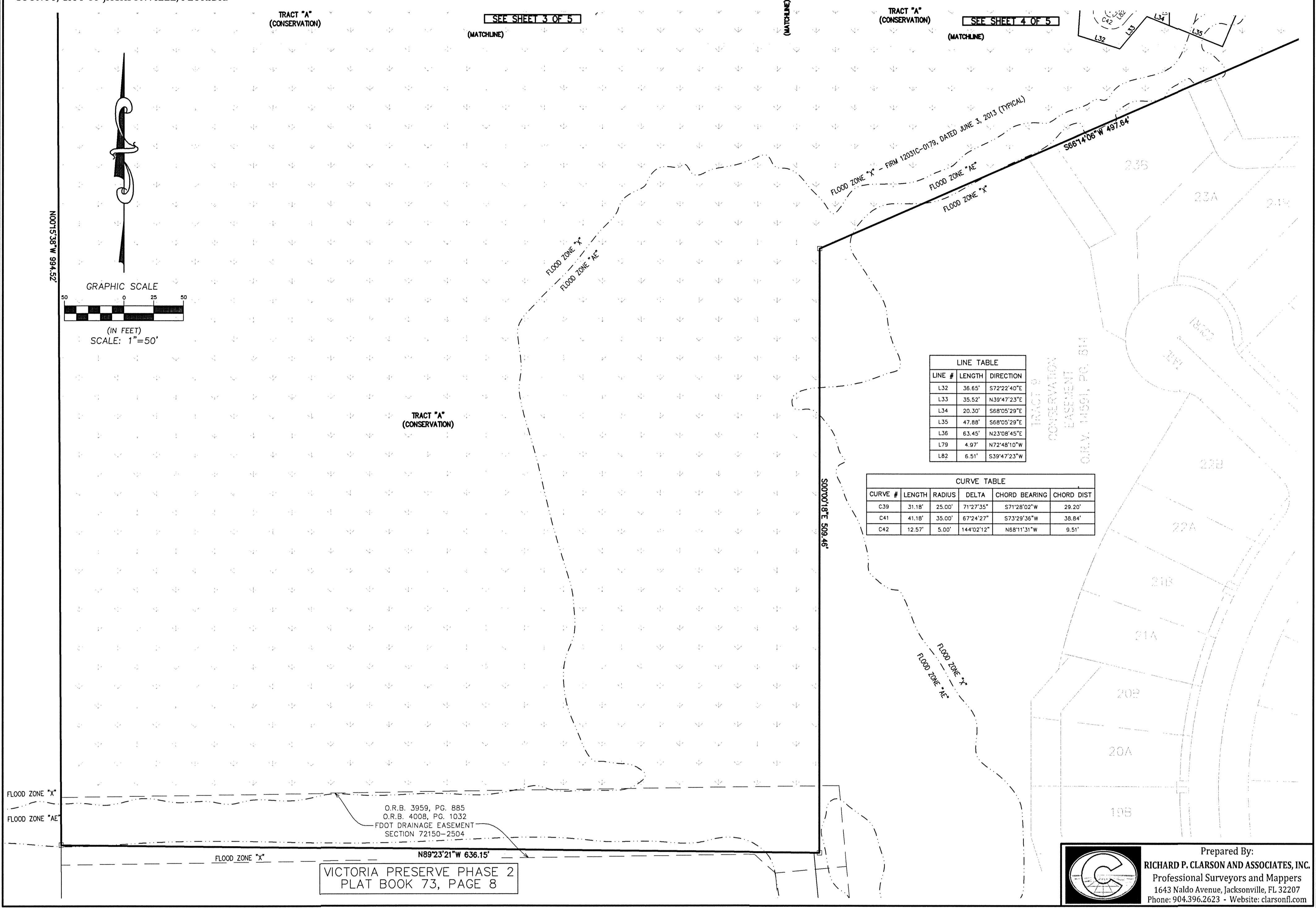
(PLANS) CITY DEVELOPMENT NO. 9955.000  
(PLAT) CITY DEVELOPMENT NO. 9955.000

# VICTORIA FOREST

PLAT BOOK **73** PAGE **57**

A REPLAT OF A PORTION OF LOT 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9935, PAGE 779 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, CITY OF JACKSONVILLE, FLORIDA.

SHEET 5 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsoni.com

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