

VILLAS AT BISHOP OAKS

BEING REPLAT OF A PORTION TRACTS 10, 11, 12 AND 13, BLOCK 4, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS
DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 80 PAGE 96

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

Approved 2/28/23
Date
[Signature]
City Engineer
for Director of Public Works
Approved 2/17/2023
Date
[Signature]
for General Counsel

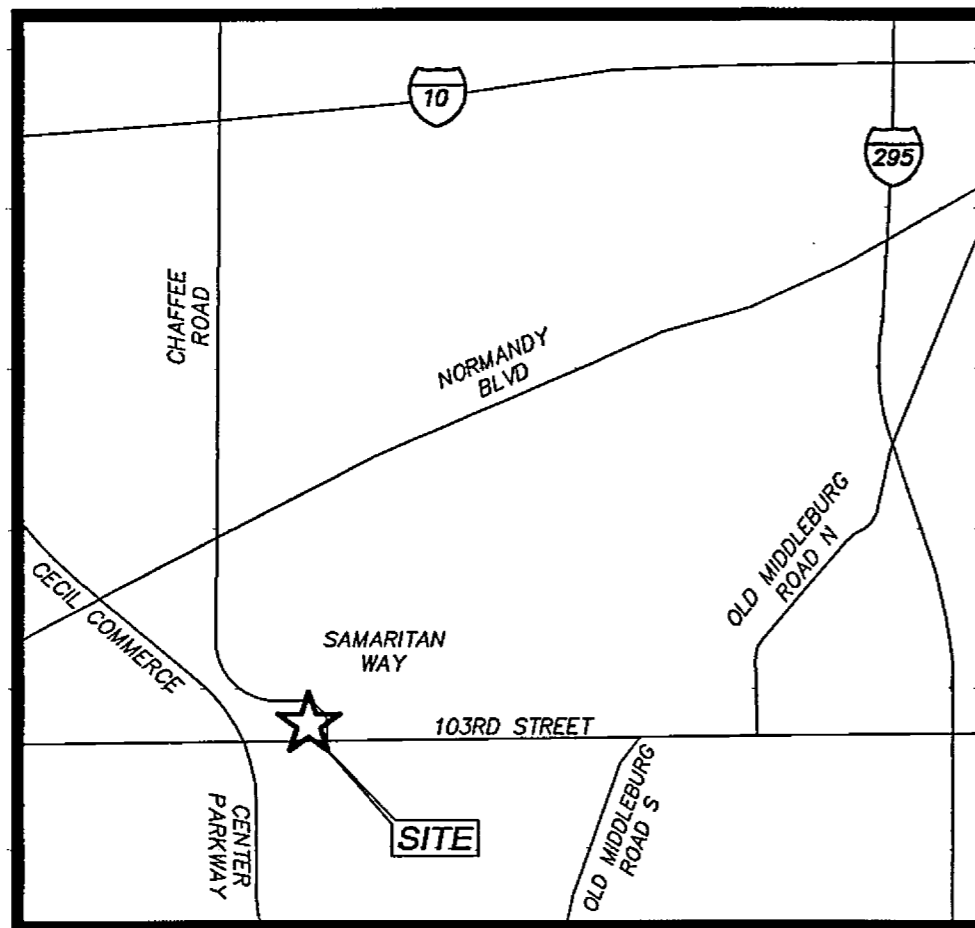
CAPTION

A portion Tracts 10, 11, 12 and 13, Block 4, Section 7, Township 3 South, Range 25 East, as depicted on Map Showing Lands of Jacksonville Heights Improvement Co., according to the plat thereof, recorded in Plat Book 5, Page 93, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly right of way line of 103rd Street, a variable width right of way as presently established, with the Westerly right of way line of Samaritan Way, a 120 foot right of way as described and recorded in Official Records Volume 7238, page 2059, of said current Public Records; thence South 88°55'27" West, along said Northerly right of way line, 995.81 feet to a point lying on the Easterly line of the West one-half of said Tract 10; thence North 00°05'12" West, departing said Northerly right of way line and along said Easterly line, 603.39 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 18254, page 2337, of said current Public Records; thence North 89°00'02" East, departing said Easterly line and along said Southerly line and along the Southerly line of those lands described and recorded in Official Records Book 8992, page 2223 and Official Records Book 16202, page 674, both of said current Public Records, 785.58 feet to the Northwest corner of those lands described as "Lease Parcel" and recorded in Official Records Book 15938, page 1897, of said current Public Records; thence South 01°14'01" East, departing said Southerly line and along the Westerly line of said "Lease Parcel", 78.47 feet to the Southwesterly corner thereof; thence North 88°47'11" East, along the Southerly line thereof and its Easterly prolongation, 196.16 feet to a point lying on said Westerly right of way line of Samaritan Way; thence Southerly along the arc of a non-tangent curve concave Westerly having a radius of 890.00 feet, through a central angle of 05°18'37", an arc length of 82.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 03°41'24" East, 82.46 feet; thence South 01°02'06" East, continuing along said Westerly right of way line, 441.88 feet to the Point of Beginning.

Containing 13.35 acres, more or less.

Subject to a 20-foot Utility Easement, as described and recorded in Official Records Volume 6257, page 1852, of said current Public Records.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2023.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

ADOPTION AND DEDICATION

This is to certify that Century Communities of Florida, LLC, a Colorado limited liability company and CLDG Land V, LLC a Florida limited liability company ("Owners"), are the fee simple owner of the lands described in the caption hereon known as VILLAS AT BISHOP OAKS, 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 "C" (Stormwater Management Facility), Tract "D" (Open Space), Tracts "E" and "F" (Active Recreation), Tract "G" (Commercial) and Tracts "H" & "I" (20' Buffer) shown hereon shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns. Provide however, the owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, community development district, or such entity as will assume all obligation of maintenance and operation thereof under the plat.

The right of way of Waterfield Road, walkways, sidewalks and unobstructed easements for drainage 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 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 Owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of the Owner, its successors and assigns. The City, by acceptance of this plat, assumes no responsibility whatsoever for said stormwater management facilities. Upon failure of the Owner, or other such entity that has assumed the obligation of operation and maintenance pertaining to said stormwater facilities, as well as tracts and parcels associated with those facilities, the obligation would then fall equally on all of the lot Owners as shown on this plat.
- (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's 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, actions, 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 VILLAS AT BISHOP OAKS. 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.

All private easements and conservation easements shown hereon shall remain privately owned and the sole and exclusive property of Owner's, its successors and assigns. Owner's 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.

Tract "A" (Lift Station) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, in fee simple.

Title to the Landscape Buffer Tract "B" 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 "B", for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract "A" (Lift Station).

APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

[Signature] 02/28/2023
Date
Steven D. Long, Jr., P.E.
Director of Public Works

CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 80, pages 90-99 of the Public Records of Duval County, Florida, this 2 day of March, 2023.

[Signature] [Signature]
Jody Phillips, Clerk of the Circuit Court Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 22nd day of FEBRUARY, 2023.

[Signature]
Danny S. Wheeler
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902

ADOPTION AND DEDICATION CONTINUATION

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 "B", or any part thereof, except to the extent arising from or incidental to JEA's use of Tract "A" (Lift Station) or JEA's easement upon the Landscape Buffer Tract "B". 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.

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.

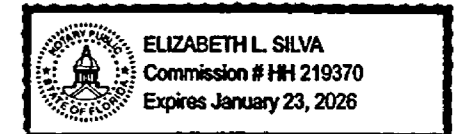
Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E. easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located 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.

In witness whereof, the undersigned Owners have executed this plat on the 10 day of February, 2023.

[Signature]
Witness
[Signature]
Printed Name
[Signature]
Witness
[Signature]
Printed Name

OWNER: Century Communities of Florida, LLC
a Colorado limited liability company

By: [Signature]
Chris Ward
Authorized Signatory



STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10th day of February, 2023, by Chris Ward, the Authorized Signatory of Century Communities of Florida, LLC, a Colorado limited liability company, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
[Signature]
Printed Name

My Commission expires 01/23/2026
Commission Number HH 219370

[Signature]
Witness
[Signature]
Printed Name
[Signature]
Witness
[Signature]
Printed Name

OWNER: CLDG Land V, LLC
a Florida limited liability company

By: [Signature]
George Leone
Manager



STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 14 day of February, 2023, by George Leone, the Manager of CLDG Land V, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
[Signature]
Printed Name

My Commission expires 12-26-2026
Commission Number HH306513

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

VILLAS AT BISHOP OAKS

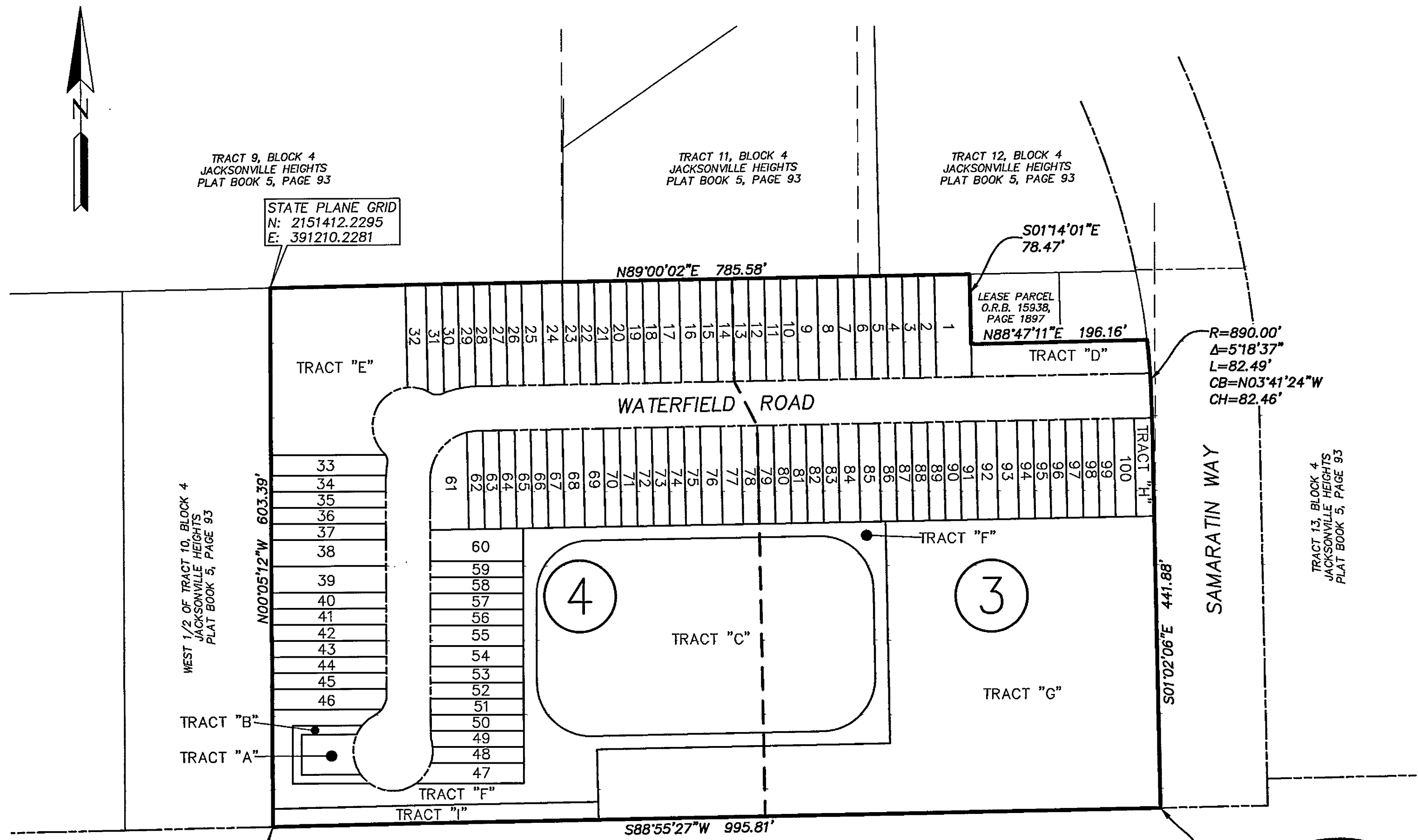
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PLAT BOOK 80 PAGE 97

SHEET 2 OF 4 SHEETS

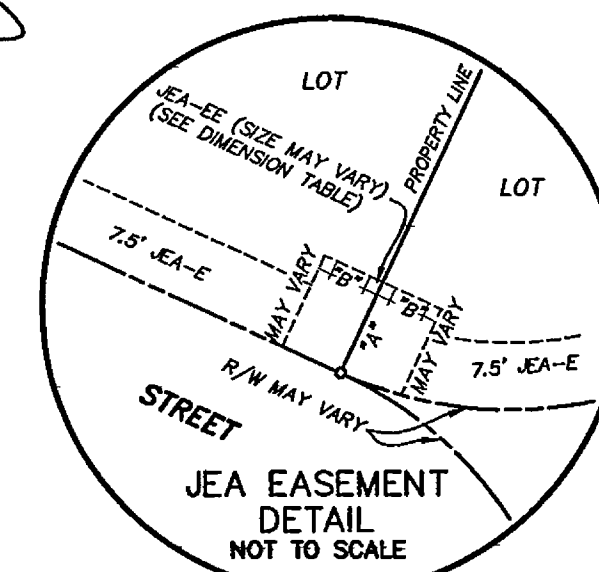
NOTES:

- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
- 2) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly right of way line of 103rd Street as being South 88°55'27" West.
- 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
Station "KREG" (Jacksonville 2) coordinates:
N 2182506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 4) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
- 6) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 8) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 9) 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. 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.
- 10) This plat is not the source of Federal Emergency Management Agency ("FEMA") information. Inquiries relating to FEMA information, Flood Insurance Rate Maps ("FIRM"), or other floodplain management documents should be made to the City of Jacksonville's Department of Planning and Development, Development Services Division.
- 11) This plat is subject to a reciprocal access and drainage easement recorded in official records book 20138, page 748 and is blanket in nature.



LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES SET 5/8" I.R.&C. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- PUE PRIVATE UTILITY EASEMENT
- (NR) NON-RADIAL
- CT TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES UPLAND BUFFER

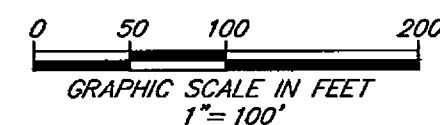


RECREATION TRACTS TABLE		
NAME	SQUARE FOOT	ACREAGE
TRACT "E"	26,686.41 sq. ft.	0.61 ACRE±
TRACT "F"	37,125.60 sq. ft.	0.85 ACRE±
TOTAL	50,544.18 sq. ft.	1.46 ACRE±

OPEN SPACE TRACTS TABLE		
NAME	SQUARE FOOT	ACREAGE
TRACT "D"	7,293.05 sq. ft.	0.17 ACRE±

BUFFER TRACTS TABLE		
NAME	SQUARE FOOT	ACREAGE
TRACT "H"	2,203.76 sq. ft.	0.05 ACRE±
TRACT "I"	7,359.83 sq. ft.	0.17 ACRE±
TOTAL	9,563.59 sq. ft.	0.22 ACRE±

JEA DIMENSION TABLE	
10' x 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
5' x 5'	TYPICAL 5'x5' JEA EQUIPMENT EASEMENT

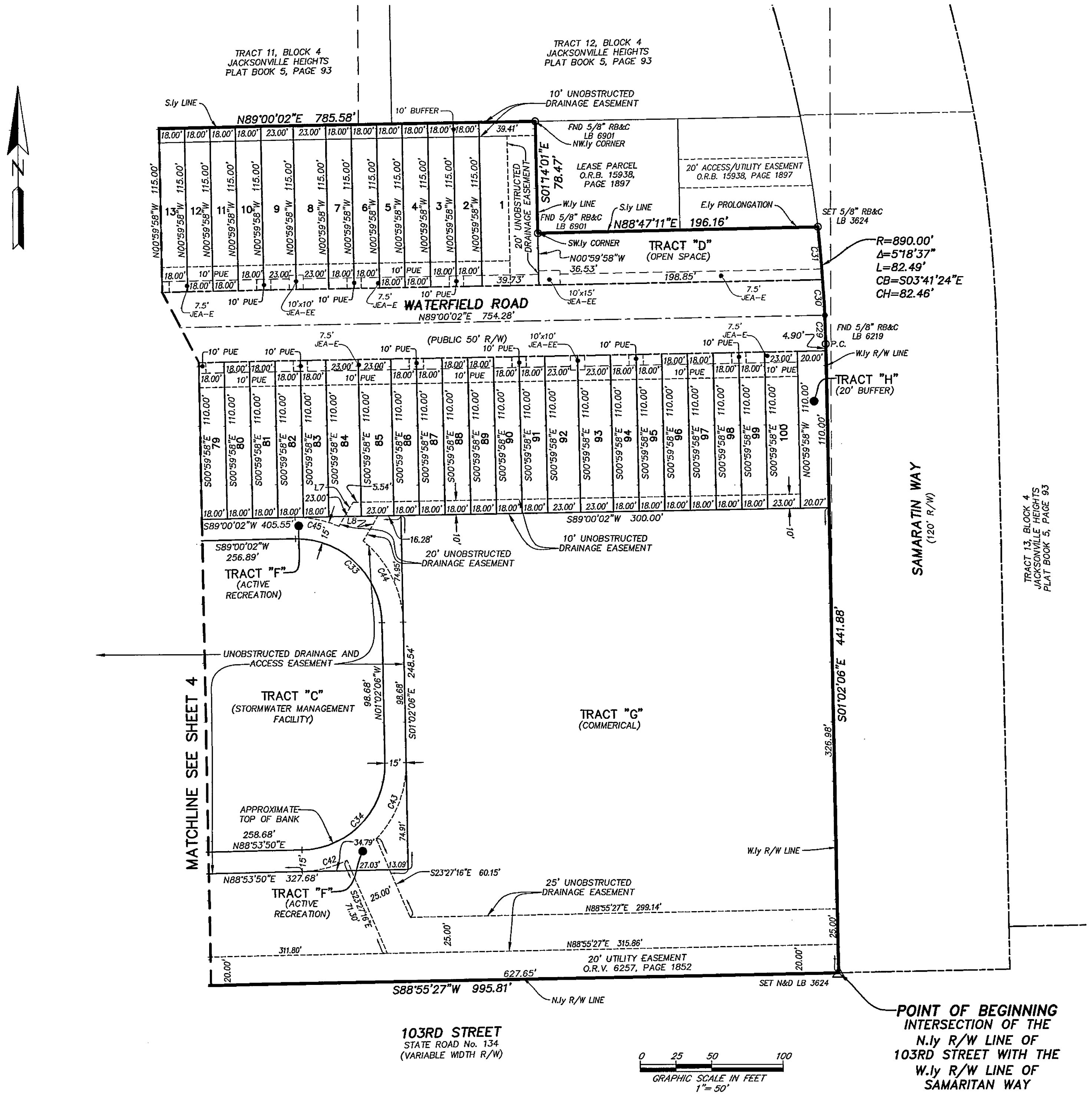


PREPARED BY:
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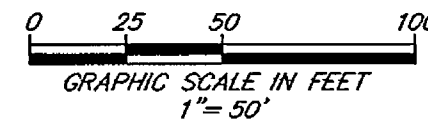
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	890.00'	117°39'	20.10'	N01°40'55"W	20.10'
C30	890.00'	136°38'	25.02'	N03°08'04"W	25.02'
C31	890.00'	224°20'	37.37'	N05°08'33"W	37.36'
C33	60.00'	89°57'52"	94.21'	N46°01'02"W	84.83'
C34	60.00'	89°55'56"	94.18'	N43°55'52"E	84.80'
C42	74.33'	25°22'27"	32.92'	N76°19'32"E	32.65'
C43	75.00'	45°07'15"	59.06'	N21°31'32"E	57.55'
C44	75.00'	50°17'28"	65.83'	N26°10'50"W	63.74'
C45	75.00'	24°20'55"	31.87'	N78°49'30"W	31.63'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N31°00'42"E	19.66'
L8	N31°00'42"E	20.37'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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