

# VISTA POINTE

BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 12

SHEET 1 OF 4 SHEETS

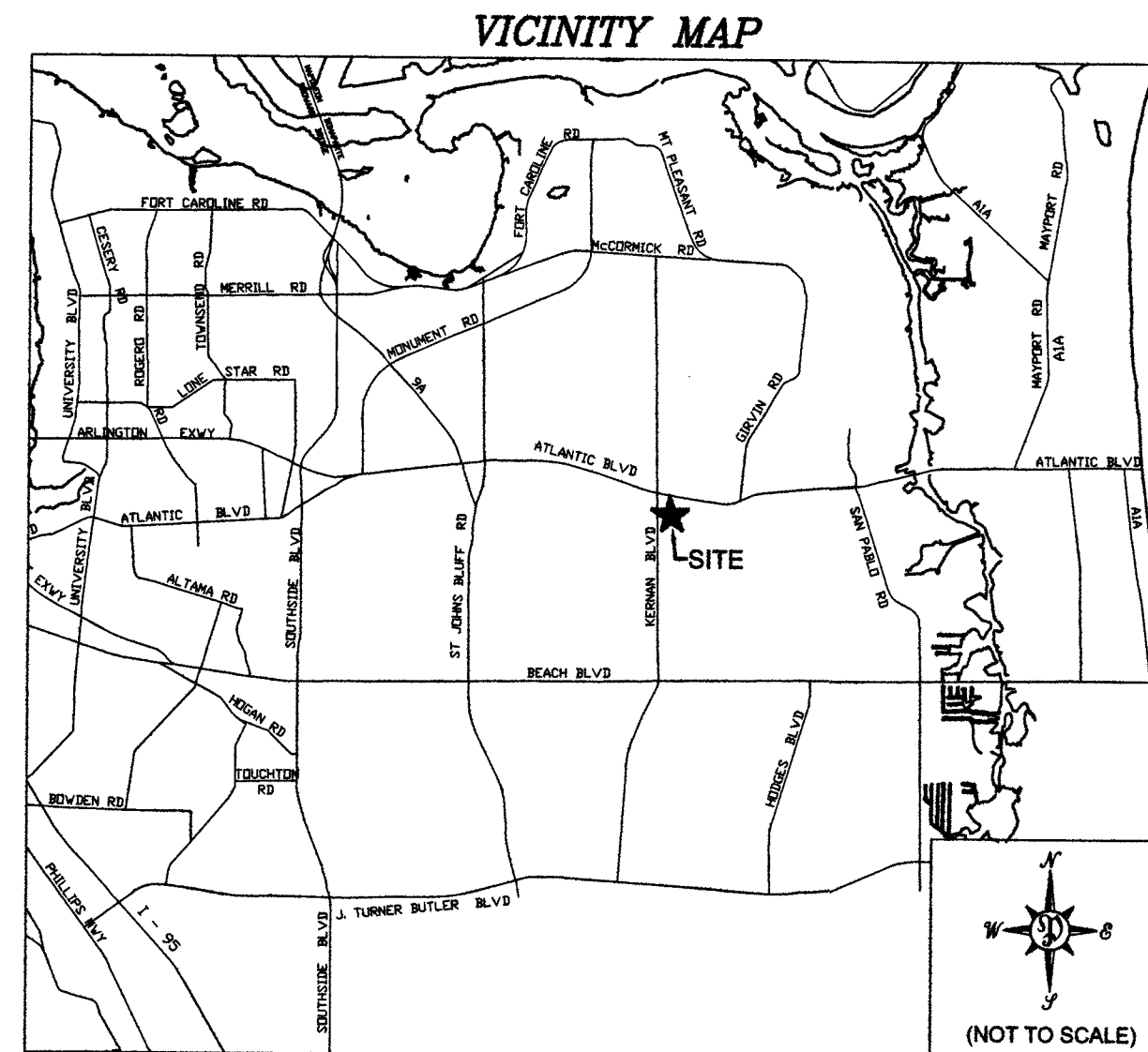
### CAPTION

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 22, THE SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 00°44'44" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SAME BEING THE WESTERLY LINE OF SECTION 22, 2401.98 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°44'44" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, 38.65 FEET; THENCE NORTH 89°15'16" EAST, DEPARTING SAID RIGHT OF WAY LINE, ALONG THE SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 15322, PAGE 2327, THE EASTERLY PROJECTION THEREOF, AND ALONG THE SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 15322, PAGE 2323, 1038.40 FEET; THENCE SOUTH 00°44'44" EAST, ALONG THE WESTERLY LINE OF OFFICIAL RECORDS VOLUME 13085, PAGE 1616, 491.98 FEET; THENCE SOUTH 89°15'16" WEST, ALONG THE NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 14036, PAGE 672, 786.79 FEET; THENCE NORTH 00°44'44" WEST, 342.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.67 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°30'00" WEST, 16.67 FEET; THENCE NORTH 68°15'18" WEST, 10.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 23.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 71.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°28'39" WEST, 23.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 100.04 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°20'01" WEST, 91.97 FEET; THENCE NORTH 18°49'03" EAST, 17.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 147.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 76.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°23'40" WEST, 75.54 FEET; THENCE NORTH 89°25'44" WEST, 37.05 FEET; THENCE SOUTH 89°15'16" WEST, 25.94 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 9.35 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THAT RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 18, 2015 AND RECORDED IN OFFICIAL RECORDS BOOK 17411, PAGE 2329, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Approved July 12, 2016  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved July 16, 2016  
Date  
[Signature]  
for General Counsel

### CLERK'S CERTIFICATE 2016161705

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 69, PAGES 12-15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 14<sup>th</sup> DAY OF July, A.D., 2016.

[Signature]  
RONNIE FUSSELL  
CLERK OF THE CIRCUIT COURTS

[Signature]  
DEPUTY CLERK

### STATE OF FLORIDA, COUNTY OF DUVAL

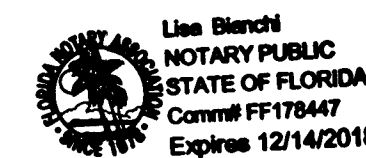
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF July, A.D., 2016, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: Lisa Bianchi

COMMISSION NO.: FF178447

MY COMMISSION EXPIRES: 12/14/18



IN WITNESS WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 1<sup>st</sup> DAY OF July, A.D., 2016.

[Signature]  
WITNESS

PRINT NAME: Wes Hintron

[Signature]  
WITNESS

PRINT NAME: Derek Citino

OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

[Signature]  
BY:

TODD HOLDER

IT'S DIVISION PRESIDENT

### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 12<sup>th</sup> DAY OF 2016, A.D., 2016.

[Signature]  
JOHN PAPPAS, 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 12<sup>th</sup> DAY OF July, A.D., 2016.

[Signature]  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. 3366



### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 1<sup>st</sup> DAY OF July, A.D., 2016.

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

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #6  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

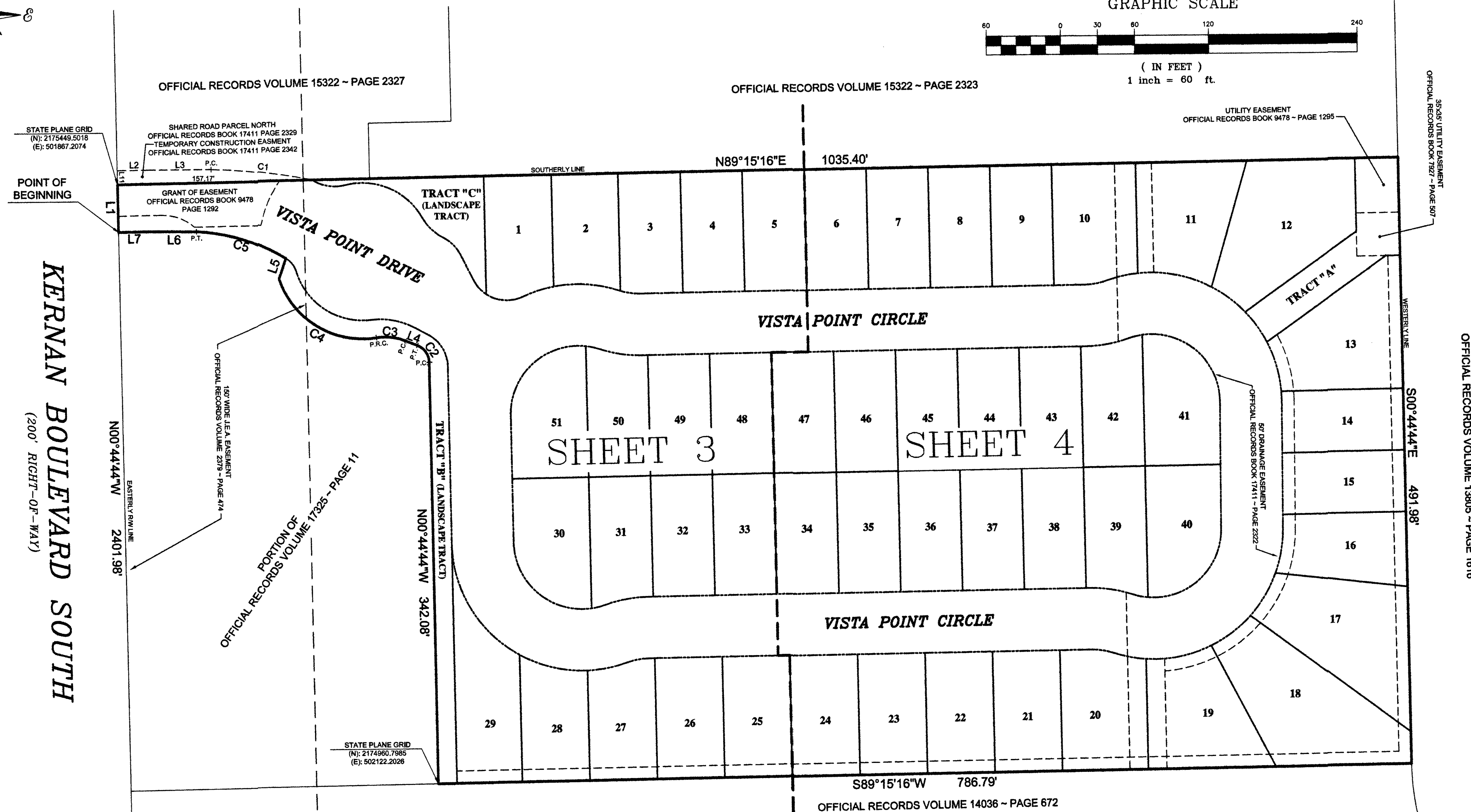
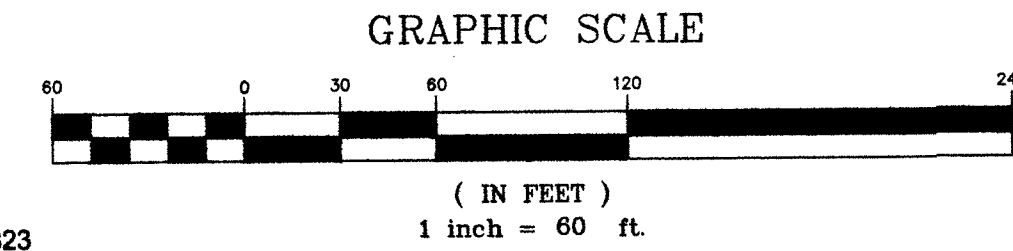
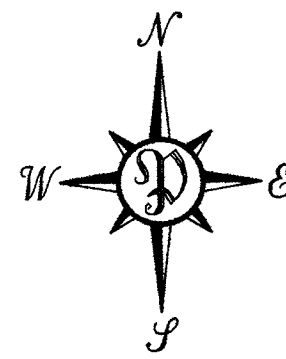
CITY DEV.#: 9102.000

# VISTA POINTE

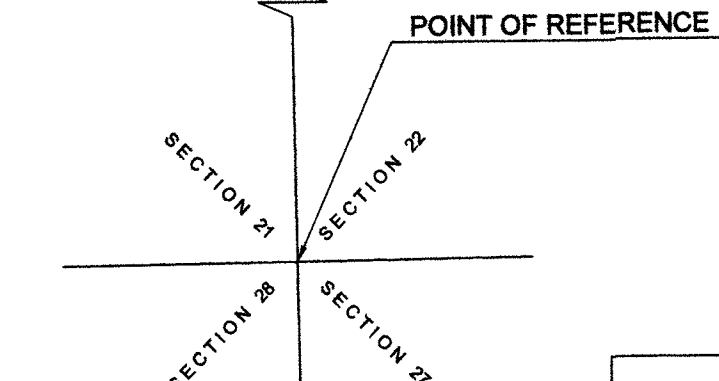
A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 13

SHEET 2 OF 4 SHEETS



KERNAN BOULEVARD SOUTH  
(200' RIGHT-OF-WAY)



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.13'	474.68'	9°54'49"	S83°14'55"E	82.03'
C2	17.67'	15.00'	67°30'48"	N34°30'00"W	16.67'
C3	23.91'	45.00'	30°28'37"	N83°28'39"W	23.63'
C4	100.04'	71.00'	80°44'00"	N58°20'01"W	91.97'
C5	76.39'	147.47'	29°40'48"	N72°23'40"W	75.54'

LINE	LENGTH	BEARING
L1	38.85'	N00°44'44"W
L2	26.59'	N89°15'24"E
L3	49.25'	S90°00'00"E
L4	10.25'	N88°15'16"W
L5	17.57'	N18°49'03"E
L6	37.05'	N89°25'44"W
L7	25.94'	S89°15'15"W
L11	11.38'	N00°44'44"W

**NOTES:**

- 1.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH AS NORTH 00°44'44" WEST.
- 2.) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983(2011), FLORIDA EAST ZONE 9901.
- 3.) 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.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5.) THE LANDS DEPICTED ON THIS PLAT ARE SUBJECT TO THE FOLLOWING:
  - GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9478, PAGE 1292 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9478, PAGE 1295 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7927, PAGE 507 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3378, PAGE 474 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17411, PAGE 2322 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 17488, PAGE 1788 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (BLANKET IN NATURE)
  - DECLARATION OF COVENANTS AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 17477, PAGE 1969 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (BLANKET IN NATURE)
- 6.) THE LANDS DEPICTED ON THIS PLAT ARE TOGETHER WITH THE FOLLOWING:
  - RECIPROCAL EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 17411, PAGE 2329 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - TEMPORARY CONSTRUCTION EASEMENT IN OFFICIAL RECORDS BOOK 17411, PAGE 2342 AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 7.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
- 8.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12007-0408H, DATED 6-3-2013 (NAVD-86), THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 9.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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 ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.

**LEGEND**

- DENOTES PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- JE-A JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JE-A-E JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

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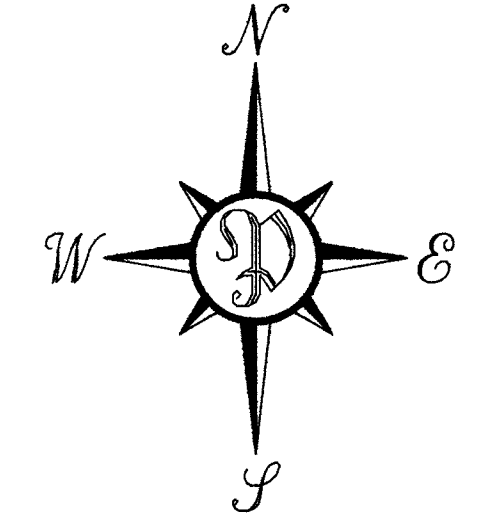
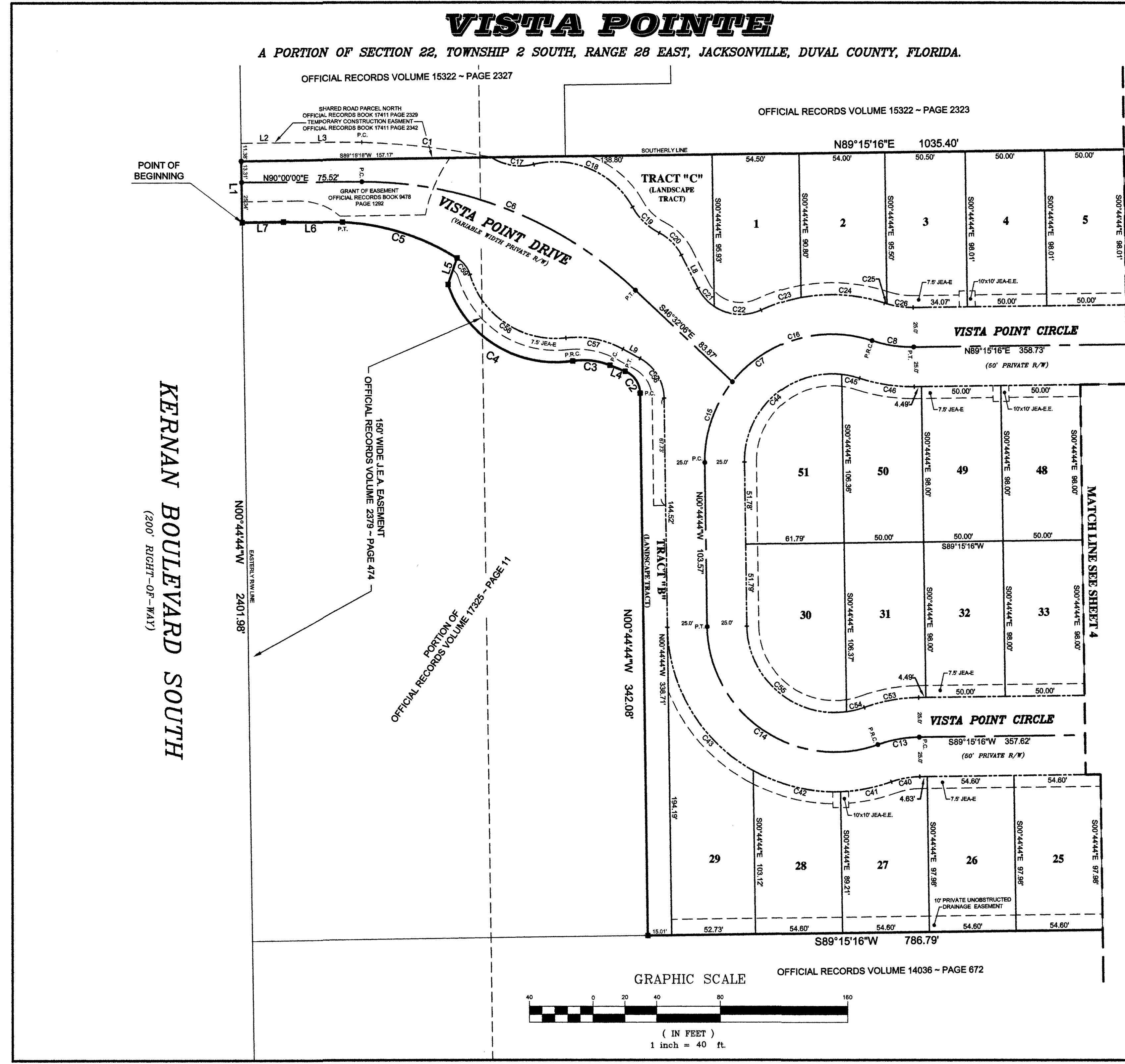
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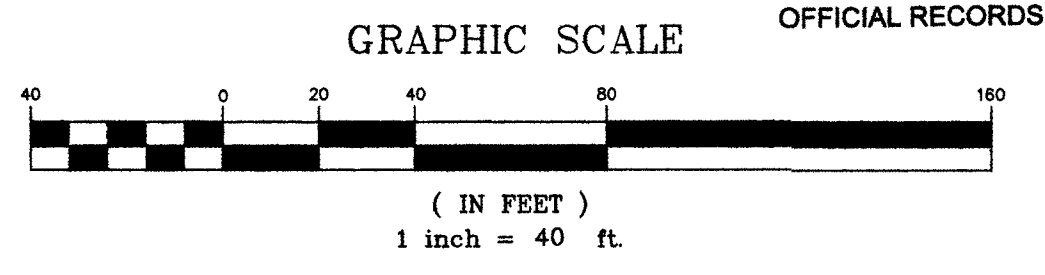
PLAT BOOK 69 PAGE 14

SHEET 3 OF 4 SHEETS  
(SEE SHEET 2 FOR NOTES)



LINE	LENGTH	BEARING
L1	50.03	N00°44'44"W
L2	26.59	N89°19'24"E
L3	49.25	S90°00'00"E
L4	10.25	N89°15'16"W
L5	17.57	N18°49'03"E
L6	37.05	N89°29'44"W
L7	25.94	S89°15'16"W
L8	23.48	N08°38'06"W
L9	12.35	N61°18'32"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.13	474.88	9°54'49"	N83°14'55"W	82.03
C2	17.87	15.00	67°30'48"	N34°30'00"W	16.67
C3	23.91	45.00	30°26'37"	N85°28'39"W	23.83
C4	100.04	71.00	80°44'00"	S56°20'11"E	91.97
C5	78.39	147.47	29°40'48"	N72°23'40"W	75.54
C6	188.85	280.00	43°27'54"	N68°16'03"W	185.14
C7	152.30	80.00	109°04'36"	S55°47'34"W	130.32
C8	26.84	80.00	19°04'36"	S81°12'28"E	26.51
C9	28.64	80.00	19°04'36"	S79°42'58"W	28.51
C10	152.30	80.00	109°04'36"	S55°17'02"E	130.32
C11	54.86	80.00	38°17'31"	S18°54'01"W	53.79
C12	97.44	80.00	89°47'05"	S75°26'19"W	91.53
C13	27.84	33.75	47°15'43"	S80°28'37"E	27.06
C14	72.68	85.50	75°01'52"	N68°35'02"W	67.60
C15	23.79	40.50	33°39'24"	S45°53'48"E	23.45
C16	19.89	31.74	36°05'24"	N44°40'48"W	19.66
C17	15.49	30.00	29°34'41"	S41°29'28"E	15.32
C18	30.82	30.00	58°52'19"	S85°38'51"E	29.49
C19	26.37	105.00	14°23'17"	S72°06'44"W	26.30
C20	53.19	105.00	29°01'29"	N68°10'53"W	52.82
C21	1.82	55.00	1°41'33"	S72°30'54"E	1.82
C22	18.89	55.00	17°23'03"	S82°03'12"E	18.82
C23	18.31	55.00	18°04'36"	S78°42'58"W	18.23
C24	32.63	105.00	17°48'23"	N78°04'51"E	32.50
C25	57.04	105.00	31°07'37"	S76°27'09"E	56.34
C26	110.22	105.00	50°06'37"	S50°49'02"E	105.23
C27	93.20	55.00	97°05'17"	S47°47'55"W	82.44
C28	11.51	55.00	11°59'19"	N77°35'47"W	11.49
C29	34.96	105.00	19°04'36"	S81°12'28"E	34.80
C30	34.96	105.00	19°04'36"	S79°42'58"W	34.80
C31	11.51	55.00	11°59'19"	N76°10'19"E	11.49
C32	93.20	55.00	97°05'17"	S49°17'23"E	82.44
C33	30.65	29.00	60°33'48"	N31°01'38"W	29.25
C34	37.05	60.00	35°22'38"	N78°59'51"W	36.46
C35	78.56	56.00	80°22'56"	S56°29'42"E	72.28
C36	13.55	18.00	43°06'07"	N37°52'16"W	13.23



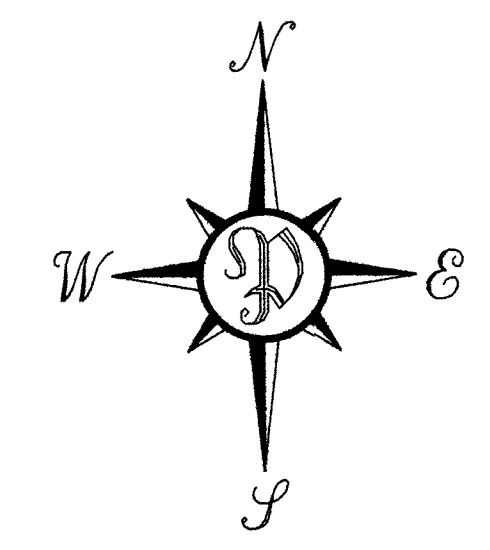
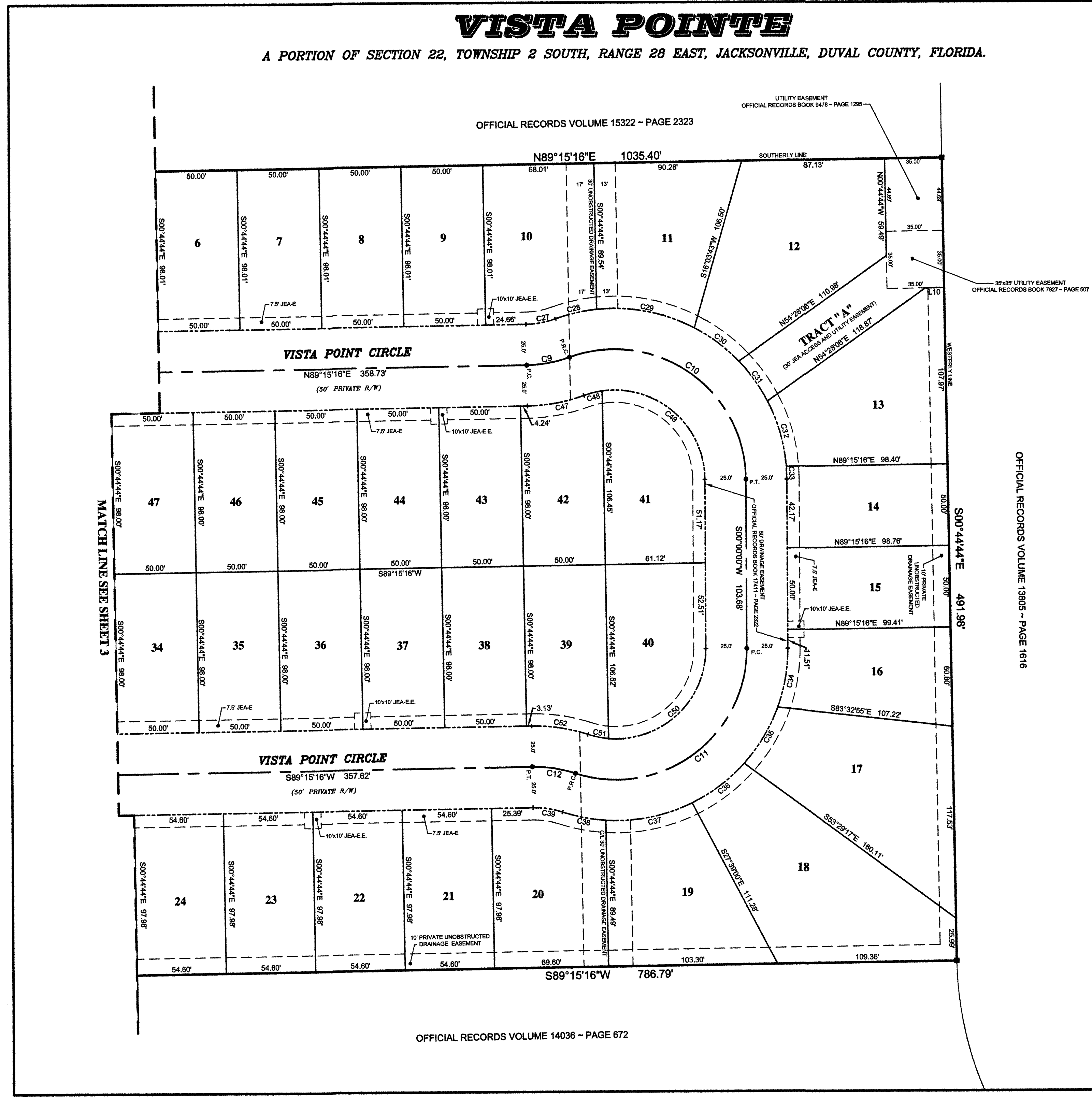
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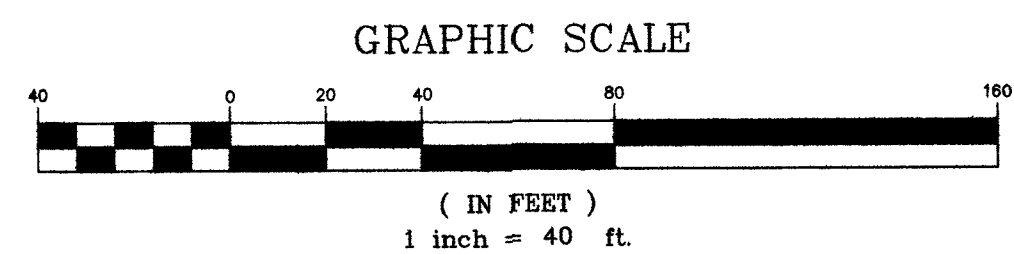
PLAT BOOK 69 PAGE 15

SHEET 4 OF 4 SHEETS  
(SEE SHEET 2 FOR NOTES)



LINE	LENGTH	BEARING
L10	11.49'	N89°15'16"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	26.77'	80.00'	19°10'34"	N79°39'59"E	26.65'
C10	153.48'	80.00'	108°55'18"	N54°57'39"W	131.00'
C11	151.27'	80.00'	108°20'24"	N54°10'12"E	123.72'
C12	26.69'	80.00'	19°05'08"	N81°12'10"W	26.53'
C27	18.41'	55.00'	19°10'34"	N79°39'59"E	18.32'
C28	25.92'	105.00'	14°08'38"	S77°09'01"W	25.85'
C29	81.65'	105.00'	33°38'30"	N75°57'28"W	60.77'
C30	54.09'	105.00'	18°38'12"	N52°50'03"W	33.94'
C31	30.10'	105.00'	18°25'36"	N55°19'10"W	30.00'
C32	41.83'	105.00'	22°49'30"	N15°41'37"W	41.55'
C33	7.89'	105.00'	4°16'52"	N02°08'26"W	7.84'
C34	36.69'	105.00'	20°01'11"	N10°00'35"E	36.50'
C35	40.27'	105.00'	21°58'24"	N31°00'23"E	40.02'
C36	40.26'	105.00'	21°58'46"	N52°58'58"E	40.03'
C37	54.44'	105.00'	29°42'27"	N78°49'34"E	53.83'
C38	28.87'	105.00'	14°39'36"	S78°52'24"E	28.79'
C39	18.32'	55.00'	19°08'08"	N81°12'10"W	18.24'
C47	35.14'	105.00'	19°10'34"	N79°39'59"E	34.98'
C48	11.80'	55.00'	12°04'56"	S76°07'10"W	11.58'
C49	93.92'	55.00'	97°50'22"	N48°58'11"W	82.92'
C50	91.13'	55.00'	94°56'03"	N47°28'01"E	81.06'
C51	12.87'	55.00'	13°24'21"	S78°21'47"E	12.84'
C52	34.98'	105.00'	19°05'08"	N81°12'10"W	34.81'



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