

Approved 9/18/2020 Date
[Signature]
City Engineer
for Director of Public Works
Approved September 11, 2020 Date
[Signature]
for General Counsel

WALKERS RIDGE

A REPLAT OF A PORTION OF TRACT 4 AND TRACT 5, BLOCK 4, A PORTION OF THE WEST 1/2 OF TRACT 13, BLOCK 4 AND A PORTION OF THE EAST 1/2 OF TRACT 13, BLOCK 4, ALL IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS ACCORDING TO PLAT THEREOF RECORDED IN THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93.

CAPTION
A REPLAT OF PORTION OF TRACT 4 AND TRACT 5, BLOCK 4, A PORTION OF THE WEST 1/2 OF TRACT 13, BLOCK 4 AND A PORTION OF THE EAST 1/2 OF TRACT 13, BLOCK 4, ALL IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS ACCORDING TO PLAT THEREOF RECORDED IN THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF BRIGHTON PARK ACCORDING TO PLAT THEREOF RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 57, PAGES 69, 69A THROUGH 69B, SAME BEING THE SOUTHWESTERLY CORNER OF SAID TRACT 5, THENCE NORTH 01°30'26" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 5, SAME BEING THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 9455, PAGE 1085, 1,270.09 FEET TO THE NORTHEASTERLY CORNER THEREOF AND TO THE SOUTHERLY RIGHT OF WAY LINE OF NOROAD (A 60 FOOT RIGHT OF WAY BY VARIOUS DEEDS); THENCE NORTH 88°43'25" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NOROAD, 320.19 FEET TO THE EASTERLY LINE OF SAID TRACT 5, SAME BEING THE WESTERLY LINE OF SAID TRACT 4 AND THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 12839, PAGE 589, 737.08 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 88°27'02" EAST, DEPARTING THE EASTERLY LINE OF SAID TRACT 5 AND ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 12839, PAGE 589, 323.54 FEET TO THE SOUTHEASTERLY CORNER THEREOF AND THE EASTERLY LINE OF SAID TRACT 4, SAME BEING THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 14486, PAGE 39; THENCE SOUTH 01°40'06" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND ALONG THE EASTERLY LINE OF SAID TRACT 4, 528.41 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 4, SAME BEING THE NORTHEASTERLY CORNER OF SAID TRACT 13; THENCE SOUTH 01°17'28" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 13, SAME BEING THE WESTERLY LINE OF LANDS DESCRIBED AS PARCEL "B" IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 16868, PAGE 2187 AND THE WESTERLY LINE OF LANDS DESCRIBED AS PARCEL "A" IN SAID OFFICIAL RECORDS BOOK 16868, PAGE 2187, 1,072.03 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 11516, PAGE 2118; THENCE THE FOLLOWING 2 COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LAST MENTIONED LANDS, COURSE NO. 1, THENCE SOUTH 87°51'58" WEST, 134.98 FEET, COURSE NO. 2, THENCE SOUTH 01°23'38" EAST, 180.16 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAME BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 103RD STREET (A 100 FOOT RIGHT OF WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72220-2508); THENCE SOUTH 88°11'32" WEST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 24.34 FEET TO THE WESTERLY LINE OF THE EASTERLY 1/2 SAID TRACT 13; THENCE SOUTH 87°55'32" WEST, CONTINUING ALONG LAST MENTIONED RIGHT OF WAY LINE, 159.02 FEET TO THE WESTERLY LINE OF SAID TRACT 13, SAME BEING THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 11836, PAGE 1107; THENCE NORTH 01°51'29" WEST, DEPARTING LAST MENTIONED RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11836, PAGE 1107, 1,234.59 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAME BEING THE NORTHEASTERLY CORNER OF SAID TRACT 13 AND THE SOUTHEASTERLY CORNER OF SAID TRACT 5; THENCE SOUTH 88°13'03" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 5 AND THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN SAID OFFICIAL RECORDS BOOK 11836, PAGE 1107, 322.64 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAIN 21.88 ACRES, MORE OR LESS.

- NOTES:**
- 1) ● Denotes Set Permanent Reference Monument L.B. No. 8295
 - 2) ■ Denotes Found Permanent Reference Monument (as noted).
 - 3) ● Denotes Set Permanent Control Point L.B. No. 5189
 - 4) Bearing reference: STATE PLANE, FLORIDA EAST ZONE (also see note 13).
 - 5) Certain denoted easements are reserved for the JEA for use in conjunction with the underground electric distribution system.
 - 6) JEA equipment easements (JEA-EE) shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the JEA.
 - 7) 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.
 - 8) 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.
 - 9) The lands platted hereon appear to lie within Flood Zone "X"(UNSHADED), as depicted on Flood Insurance Rate Maps, Community Panel Nos. 12031C-0340H AND 12031C-0509H, dated June 3, 2013. The FIRI information noted 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.
 - 10) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and dedication 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.
 - 11) Coordinates shown as State Plane Coord. #1 and #2 refer to North American Datum NAD 83/90 State Plane Coordinates for the State of Florida, East Zone in U.S. survey feet and decimals thereof.
 - 12) The easements shown hereon and dedicated 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.

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 of the 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 5J-17 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.
Signed this 21th day of AUGUST, 2020.
[Signature]
William J. George
Florida Registered Land Surveyor
and Mapper Certificate No. 5843

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT BREEZE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WALKERS RIDGE, 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.

ALL RIGHTS-OF-WAY, UNOBSTRUCTED DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS AND UNOBSTRUCTED DRAINAGE AND 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:

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.

THE EASEMENT DEDICATED AS AT&T EASEMENT IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY D/B/A AT&T FLORIDA ITS SUCCESSORS AND ASSIGNS FOR THEIR EXCLUSIVE USE.

THE STORMWATER MANAGEMENT FACILITIES/UNOBSTRUCTED DRAINAGE EASEMENTS 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 SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES, UPON FAILURE OF THE HOME OWNERS' ASSOCIATION TO PERFORM THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, AS WELL AS TRACTS AND PARCELS FOR ANY USE, AS SHOWN HEREON, THE OBLIGATION THEREOF WOULD THEN FALL EQUALLY ON ALL LOT OWNERS AS SHOWN ON THIS PLAT.

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 WALKERS RIDGE. 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.

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.

TRACT "B" (PUMP STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES.

TRACT "C" (LANDSCAPE BUFFER TRACT), TRACT "A", (LANDSCAPE BUFFER), TRACT "D" (LANDSCAPE, DRAINAGE AND UTILITIES) AND TRACT "E" (LANDSCAPE AND SIGNAGE) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE 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 TRACT "C" (LANDSCAPE BUFFER TRACT), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, ACCESS AND OTHER PUBLIC UTILITIES IN CONNECTION WITH JEA'S USE OF TRACT "B" (PUMP 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 TRACT "C" (THE LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "B" (PUMP STATION) OR JEA'S EASEMENT UPON TRACT "C" (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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 21 DAY OF September 2020.

BREEZE HOMES
A Florida limited liability company
By: [Signature] BREEZE HOMES, LLC
by GEORGE LEONE, ITS MANAGER
Witness: [Signature]
Brian Felia
(Print name)
Witness: [Signature]
Michael O'Neil
(Print name)

STATE OF FLORIDA COUNTY OF **DUVAL**
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF September 2, 2020, BY GEORGE LEONE, MANAGER, BREEZE HOMES, LLC

[Signature]
Yvonne Bayton
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)
Tiffany Bayton
(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

PLAT CONFORMITY REVIEW
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 16 day of September, 2020.
[Signature]
DANNY S. WHEELER
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902

PLAT BOOK 76 PAGE 49

SHEET 1 OF 6 SHEETS
(SEE SHEET 2 OF 6 FOR LEGEND)

CONSENT AND JOINDER

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGES, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 19193, PAGE 1666 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALL MODIFICATIONS THERE TO ("MORTGAGES"), 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 MORTGAGES SHALL BE SUBORDINATED TO SAID DEDICATIONS.

Signed in the presence of:
[Signature] Trez Capital (2015) Corp.
a British Columbia corporation
[Signature] By: Trez Capital Funding II, LLC.
A Delaware Limited Liability Company,
its Administrative Agent.
[Signature] By: [Signature]
John D. Hutchinson
Title: President

STATE OF FLORIDA COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF September 1, 2020, BY [Signature] AS President OF TREZ CAPITAL (2015) CORP., A BRITISH COLUMBIA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

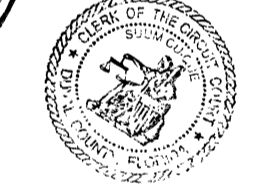
[Signature]
Erin Macworthey
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)
Erin Macworthey
(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

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.

[Signature]
John Pappas, P.E.
Director of Public Works
Date: 9/19/20

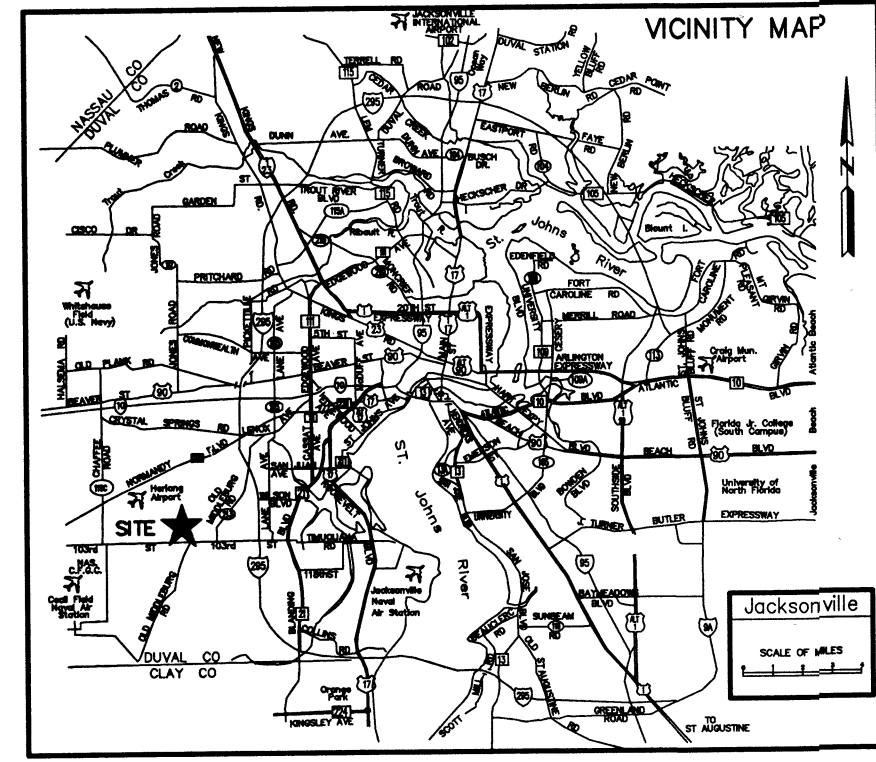
CLERK'S CERTIFICATE
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 76, Pages 49-54 of the current Public Records of Duval County, Florida, this 21 day of September, 2020.

[Signature]
Ronnie Fussell
Clerk of the Circuit Court
[Signature]
Jan Stanton
Deputy Clerk



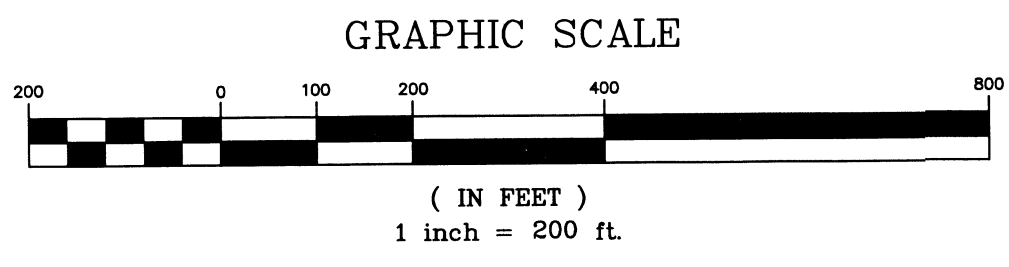
PREPARED BY:
MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
TELEPHONE (904) 721-1226
Certificate of Authorization No. L.B. 8295

SHEET 2 OF 6 SHEETS
(SEE SHEET 1 OF 6 FOR NOTES)

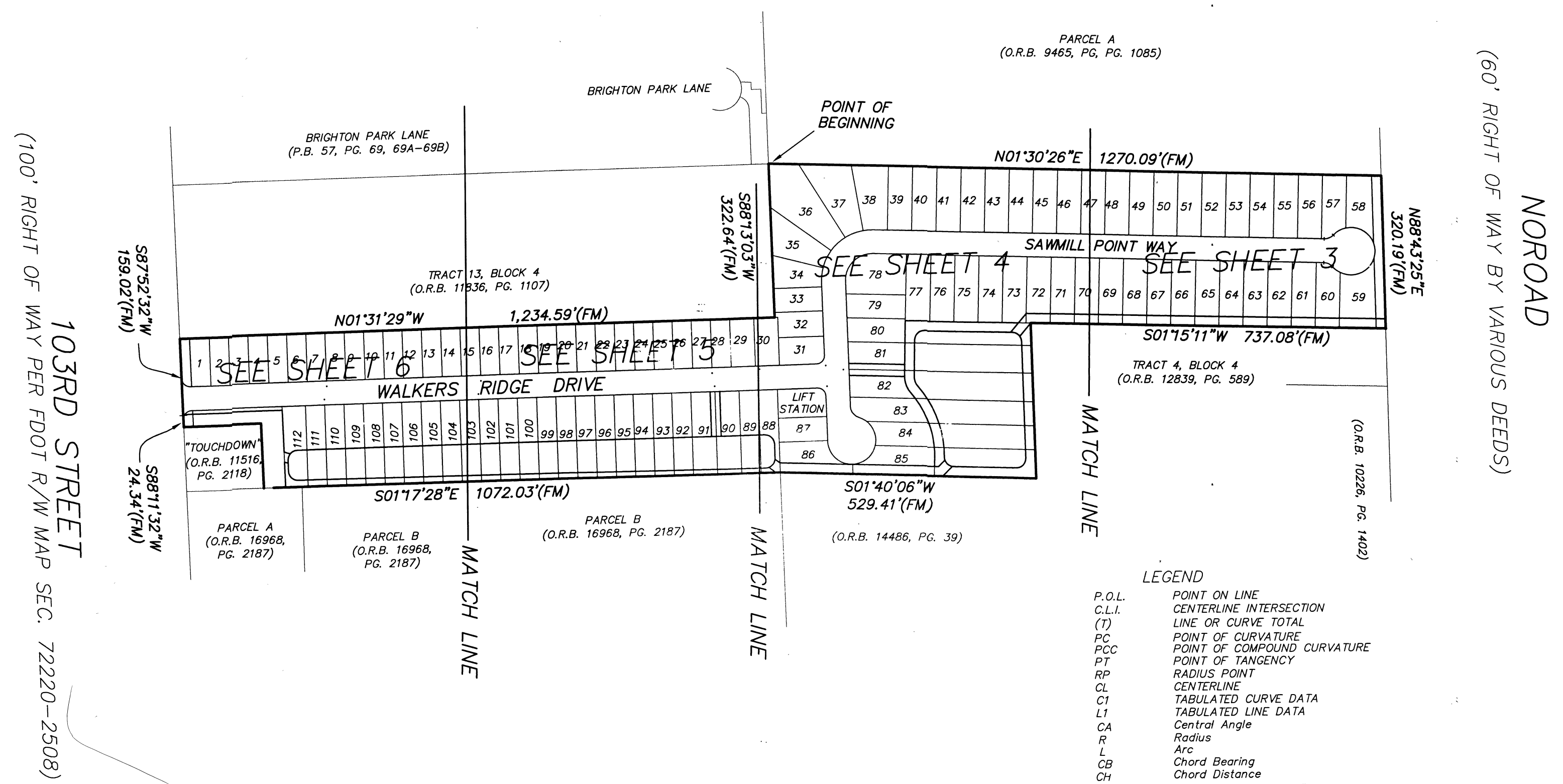


WALKERS RIDGE

A REPLAT OF A PORTION OF TRACT 4 AND TRACT 5, BLOCK 4, A PORTION OF THE WEST 1/2 OF TRACT 13, BLOCK 4 AND A PORTION OF THE EAST 1/2 OF TRACT 13, BLOCK 4, ALL IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS ACCORDING TO PLAT THEREOF RECORDED IN THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93.



KEY MAP



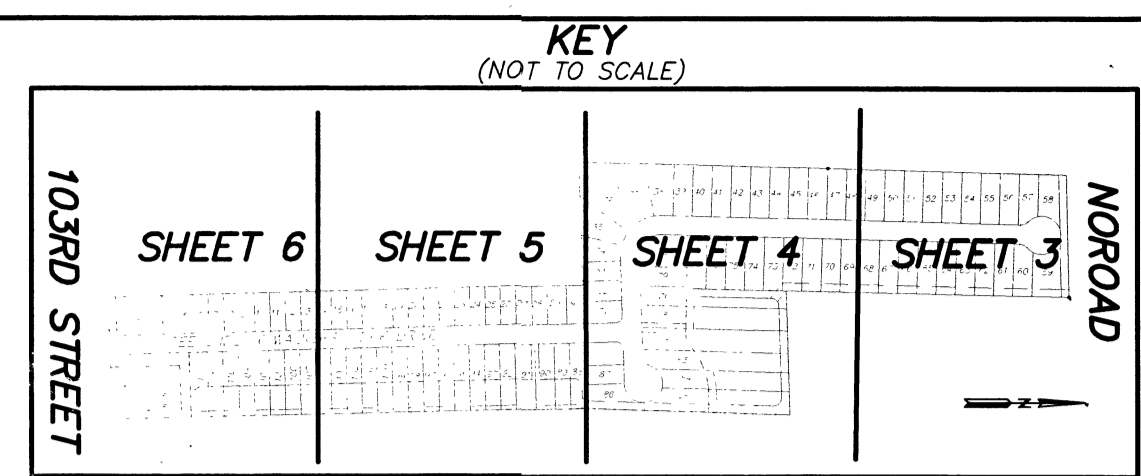
- LEGEND**
- P.O.L. POINT ON LINE
 - C.L.I. CENTERLINE INTERSECTION
 - (T) LINE OR CURVE TOTAL
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PT POINT OF TANGENCY
 - RP RADIUS POINT
 - CL CENTERLINE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - CA Central Angle
 - R Radius
 - L Arc
 - CB Chord Bearing
 - CH Chord Distance
 - ⊙ DENOTES SET 4" X 4" CONCRETE MONUMENT WITH SCREW AND WASHER "L.B. 5843" (PERMANENT REFERENCE MONUMENT)
 - DENOTES FOUND 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE, L.B. 5189 (PERMANENT REFERENCE MONUMENT)
 - DENOTES PERMANENT CONTROL POINT
 - Sq. Ft. SQUARE FEET
 - F.F.E. FINISHED FLOOR ELEVATION
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - F.P. & L. FLORIDA POWER & LIGHT
 - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - (NTS) NOT TO SCALE
 - (ESMT) EASEMENT
 - (NGVD-29) NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - (NAVD88) NORTH AMERICAN VERTICAL DATUM OF 1988
 - (T) TOTAL
 - (D) DEED
 - (FM) FIELD MEASURED
 - UDAE UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
 - U.D.A.M.E. UNOBSTRUCTED DRAINAGE, ACCESS & MAINTENANCE EASEMENT
 - TRACT "C", LANDSCAPE BUFFER

ALL REFERENCES MADE TO TRACT AND BLOCK REFER TO THE PLAT OF JACKSONVILLE HEIGHTS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93.

PREPARED BY:
MELROSE SURVEYING AND MAPPING, INC.
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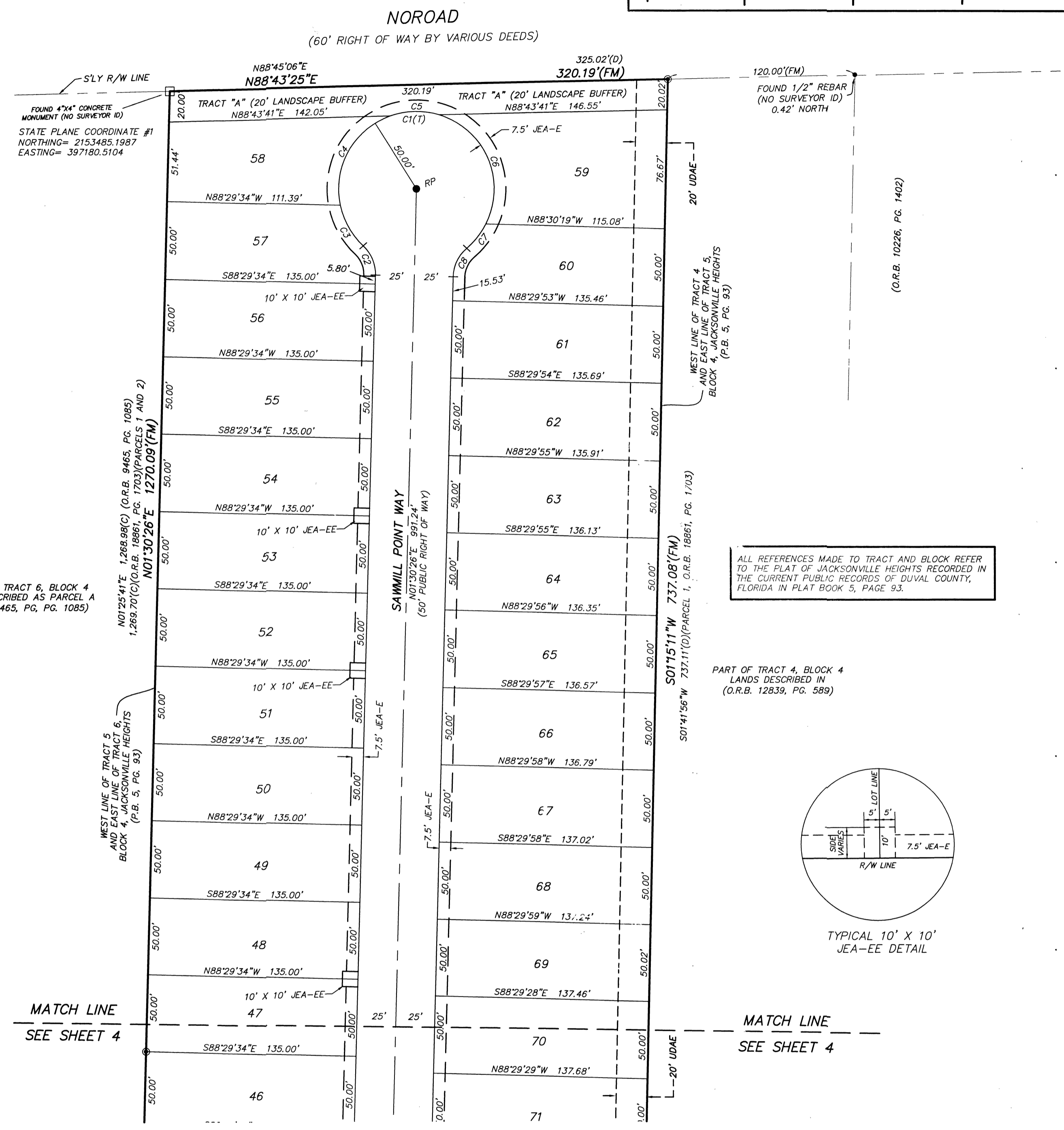
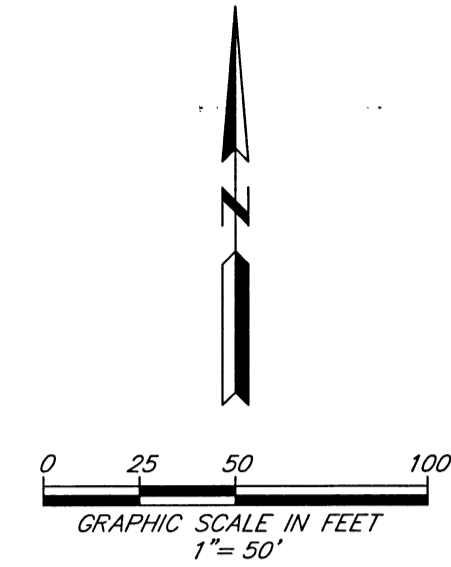
WALKERS RIDGE

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PLAT BOOK 16 PAGE 51

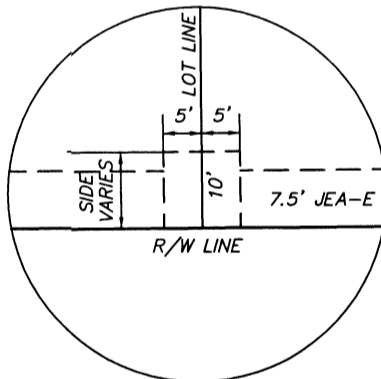
SHEET 3 OF 6 SHEETS
(SEE SHEET 1 OF 6 FOR NOTES)



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	50.00'	241.19'	N88°29'34\"W	66.67'	276°22'46\"
C2	25.01'	21.05'	N22°33'47\"W	20.43'	481°3'20\"
C3	50.00'	10.22'	S29°22'07\"E	29.76'	34°17'40\"
C4	50.00'	71.83'	S29°06'09\"W	65.81'	62°18'51\"
C5	50.00'	32.23'	N88°43'41\"W	31.68'	36°26'09\"
C6	50.00'	87.02'	N22°56'49\"W	76.44'	99°42'51\"
C7	50.00'	19.89'	N38°18'12\"E	19.75'	22°47'12\"
C8	25.00'	21.03'	S25°36'07\"W	20.41'	481°1'23\"

- LEGEND**
- P.C.I. POINT ON LINE
 - C.L.I. CENTERLINE INTERSECTION
 - (T) LINE OR CURVE TOTAL
 - (C) POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.T. POINT OF TANGENCY
 - R.P. RADIUS POINT
 - C.L. CENTERLINE
 - C.T. TABULATED CURVE DATA
 - L.T. TABULATED LINE DATA
 - CA Central Angle
 - R Radius
 - A Arc
 - CB Chord Bearing
 - CD Chord Distance
 - DENOTES SET 4\" X 4\" CONCRETE MONUMENT WITH SCREW AND WASHER \"L.B. 5843\" (PERMANENT REFERENCE MONUMENT)
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 - (NTS) NOT TO SCALE
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 - (NAD-83) NATIONAL GEODETIC VERTICAL DATUM OF 1983
 - (NAD88) NORTH AMERICAN VERTICAL DATUM OF 1988
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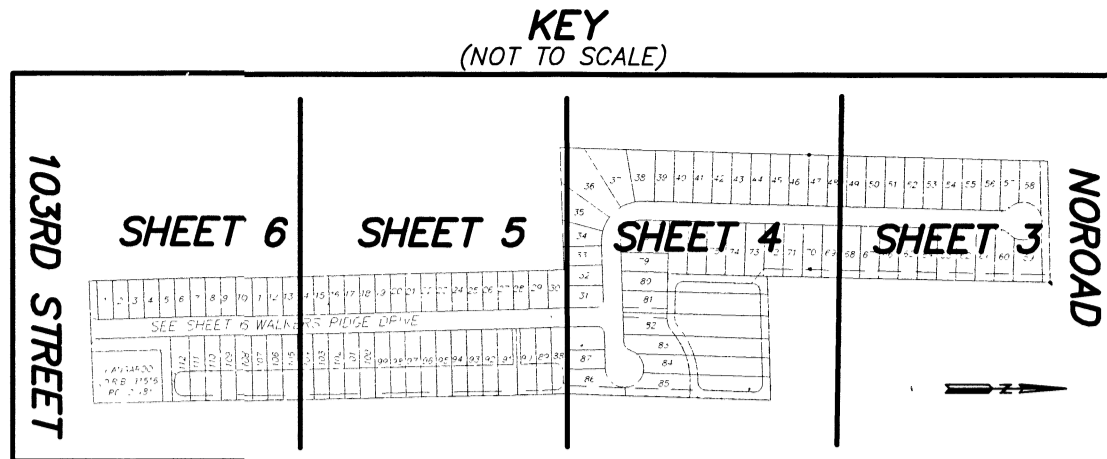
ALL REFERENCES MADE TO TRACT AND BLOCK REFER TO THE PLAT OF JACKSONVILLE HEIGHTS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93.



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Certificate of Authorization No. L.B. 8295

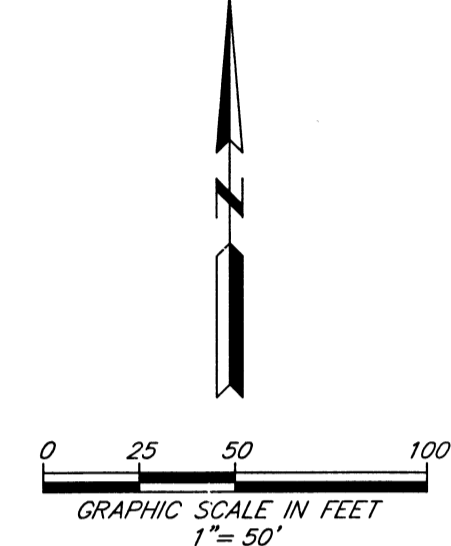
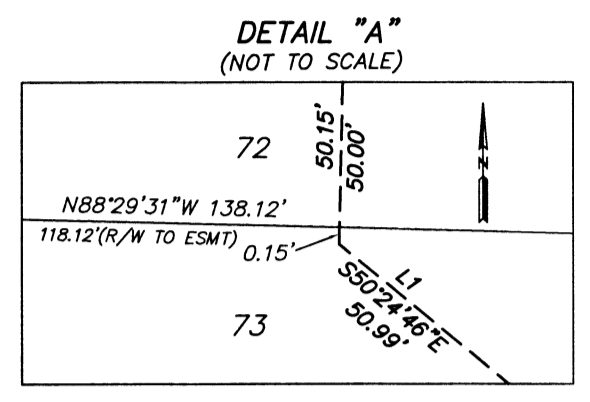
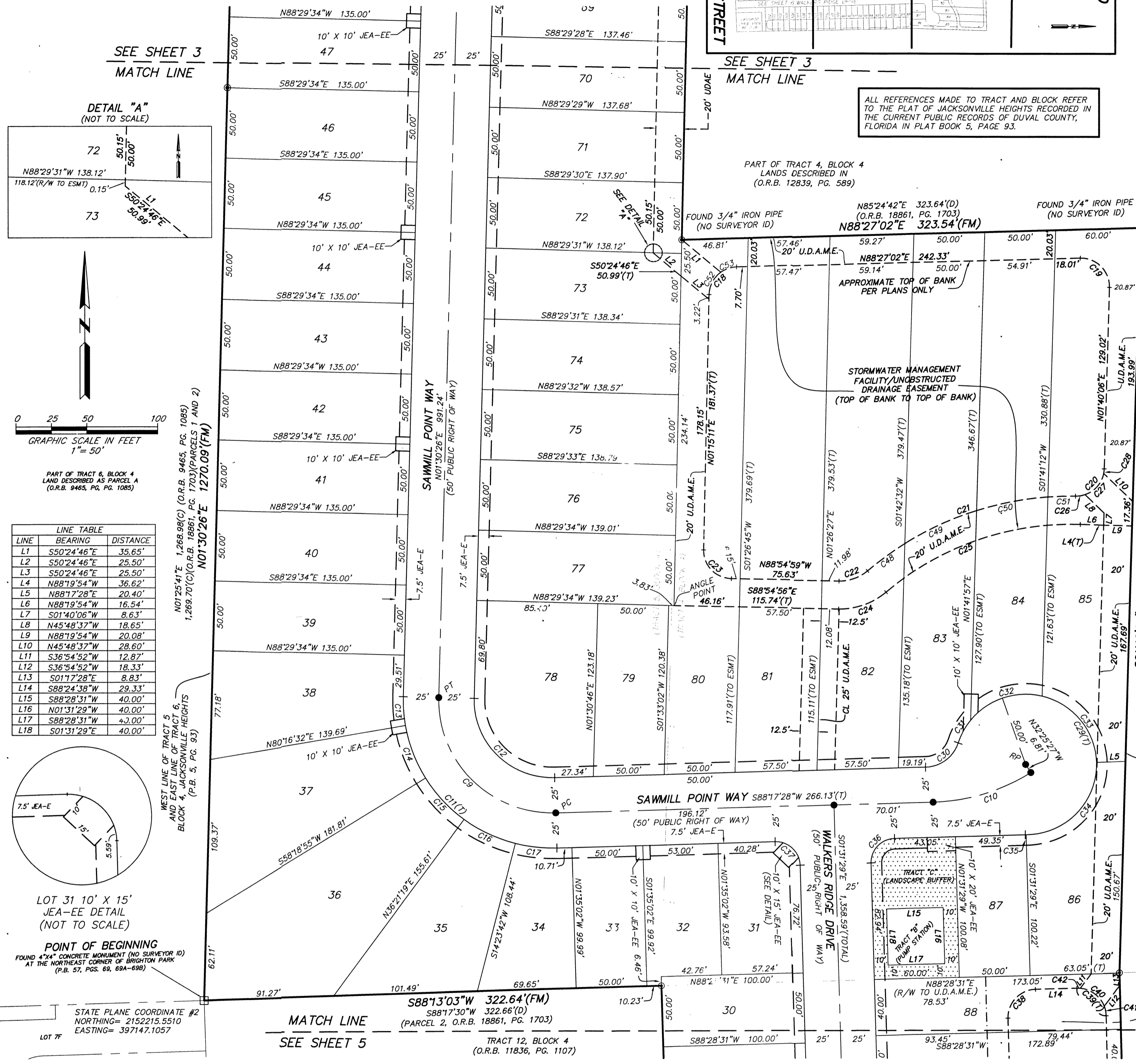
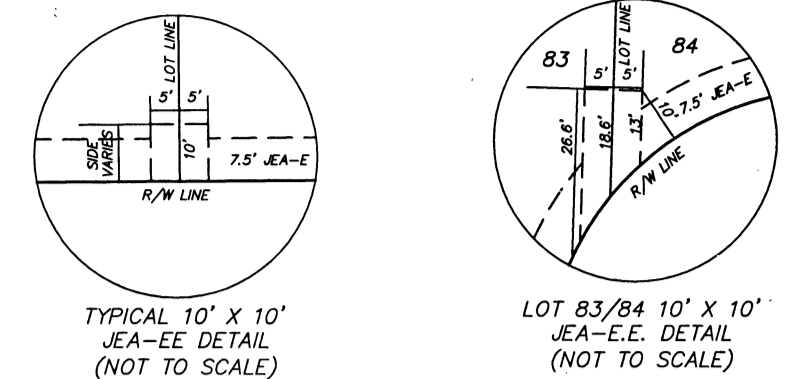
WALKERS RIDGE

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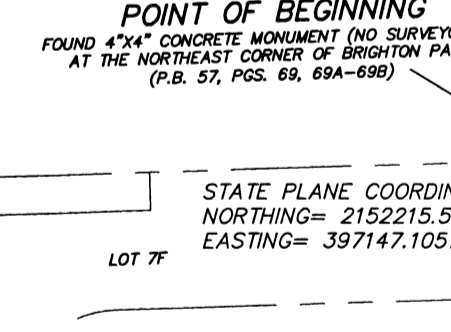
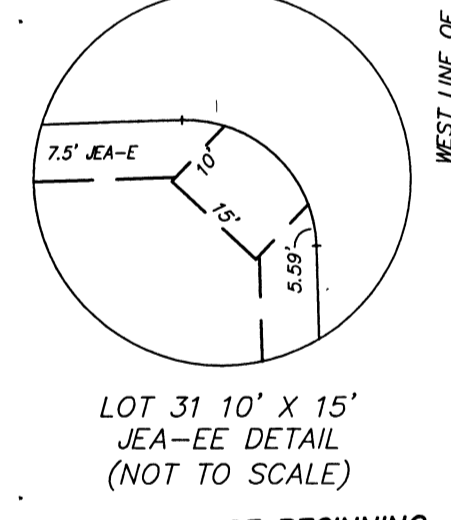
PLAT BOOK 76 PAGE 52

SHEET 4 OF 6 SHEETS
(SEE SHEET 1 OF 6 FOR NOTES)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S50°24'46"E	35.65'
L2	S50°24'46"E	25.50'
L3	S50°24'46"E	25.50'
L4	N88°19'54"W	36.62'
L5	N88°17'28"E	20.40'
L6	N88°19'54"W	16.54'
L7	S01°40'06"W	8.63'
L8	N45°48'37"W	18.65'
L9	N88°19'54"W	20.08'
L10	N45°48'37"W	28.60'
L11	S36°54'52"W	12.97'
L12	S36°54'52"W	18.33'
L13	S01°17'28"E	8.83'
L14	S88°24'38"W	29.33'
L15	S88°28'31"W	40.00'
L16	N01°31'29"W	40.00'
L17	S88°28'31"W	40.00'
L18	S01°31'29"E	40.00'



ALL REFERENCES MADE TO TRACT AND BLOCK REFER TO THE PLAT OF JACKSONVILLE HEIGHTS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93.

TABULATED CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C9	80.00'	130.15'	S45°06'03"E	116.27'	93°12'57"
C10	136.24'	73.03'	N72°56'01"E	72.16'	30°42'55"
C11	105.00'	89.48'	S45°06'03"E	79.83'	93°12'57"
C13	105.00'	20.59'	S04°06'33"E	20.55'	11°13'58"
C14	105.00'	40.26'	S20°42'39"E	40.02'	21°58'13"
C15	105.00'	40.26'	S42°40'49"E	40.01'	21°58'07"
C16	105.00'	40.25'	S44°38'50"E	40.01'	21°57'56"
C17	105.00'	89.47'	S83°40'10"E	28.93'	16°04'43"
C18	20.00'	30.44'	S44°51'07"W	27.58'	87°11'51"
C19	20.00'	32.54'	N44°56'26"W	29.07'	93°13'04"
C20	20.00'	31.14'	N46°16'21"E	28.09'	89°12'28"
C21	220.00'	159.59'	S70°05'43"W	156.11'	41°33'47"
C22	30.00'	21.87'	N70°11'57"E	21.39'	41°46'11"
C23	20.00'	31.52'	S43°46'08"E	28.36'	90°17'40"
C24	50.00'	36.45'	N70°11'57"E	35.65'	41°46'10"
C25	700.00'	148.72'	S70°37'01"W	145.32'	42°36'19"
C26	20.00'	6.88'	N81°02'54"E	6.83'	19°39'22"
C27	20.00'	20.98'	N41°10'28"E	20.03'	60°05'50"
C28	20.00'	3.30'	N06°23'55"E	3.30'	92°7'36"
C29	50.00'	220.45'	N35°54'05"W	80.58'	252°37'02"
C30	25.00'	30.26'	N53°02'27"E	28.86'	70°30'06"
C31	50.00'	18.84'	S88°24'51"W	18.44'	21°14'54"
C32	50.00'	56.27'	S71°16'37"W	53.34'	64°28'37"
C33	50.00'	65.25'	N39°05'48"W	60.72'	74°46'33"
C34	50.00'	79.73'	N43°58'31"E	71.55'	91°22'06"
C35	50.00'	10.65'	S89°58'00"E	10.65'	0°44'52"
C36	17.00'	26.65'	S43°31'00"W	24.00'	80°48'57"
C37	17.00'	26.76'	N46°37'00"W	24.08'	90°11'03"
C38	20.00'	31.35'	S43°30'05"W	28.24'	89°49'05"
C39	20.00'	31.60'	N46°19'13"W	28.42'	90°32'18"
C40	20.00'	22.26'	N53°11'27"W	21.13'	63°45'37"
C41	20.00'	7.07'	N11°10'44"W	7.03'	20°15'19"
C42	20.00'	2.28'	N88°19'41"W	2.28'	6°31'22"
C43	220.00'	32.72'	S53°34'31"W	32.69'	6°31'17"
C44	220.00'	56.09'	S85°08'22"W	56.94'	14°36'26"
C45	220.00'	41.28'	S79°01'31"W	51.16'	13°11'17"
C51	220.00'	19.50'	S88°20'13"W	19.49'	5°04'43"
C52	20.00'	18.91'	S27°45'35"W	17.85'	53°00'47"
C53	20.00'	11.93'	S71°21'30"W	11.76'	34°11'04"

- LEGEND
- P.O.L. POINT ON LINE
 - C.I.I. CENTERLINE INTERSECTION
 - (T) LINE OR CURVE TOTAL
 - P.I.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.T. TANGENCY
 - R.P. RADIUS POINT
 - C.I. CENTERLINE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - CA Centerline Angle
 - R Radius
 - Chord Bearing
 - Chord Distance
 - Denotes Set 4" x 4" CONCRETE MONUMENT WITH SCREW AND WASHER "L.B. 5843" (PERMANENT REFERENCE MONUMENT)
 - Denotes Found 4" x 4" CONCRETE MONUMENT WITH STEEL PLATE, L.B. 5189 (PERMANENT REFERENCE MONUMENT)
 - Denotes Permanent Monument
 - Denotes Permanent Control Point
 - Sq. Ft. SQUARE FEET
 - F.F.E. FINISHED FLOOR ELEVATION
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - F.P. & L. FLORIDA POWER & LIGHT
 - S.U.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - (N.T.S.) NOT TO SCALE
 - (ESMT) EASEMENT
 - (NGVD-29) NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD88)
 - (NAD83) NORTH AMERICAN VERTICAL DATUM OF 1983
 - (T) TOTAL
 - (D) DEED
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 - U.A.M.E. UNRESTRICTED DRAINAGE, ACCESS & MAINTENANCE EASEMENT
 - JEA-EE JACKSONVILLE ELECTRIC AUTHORITY - EQUIPMENT EASEMENT
 - TRACT "C" LANDSCAPE BUFFER

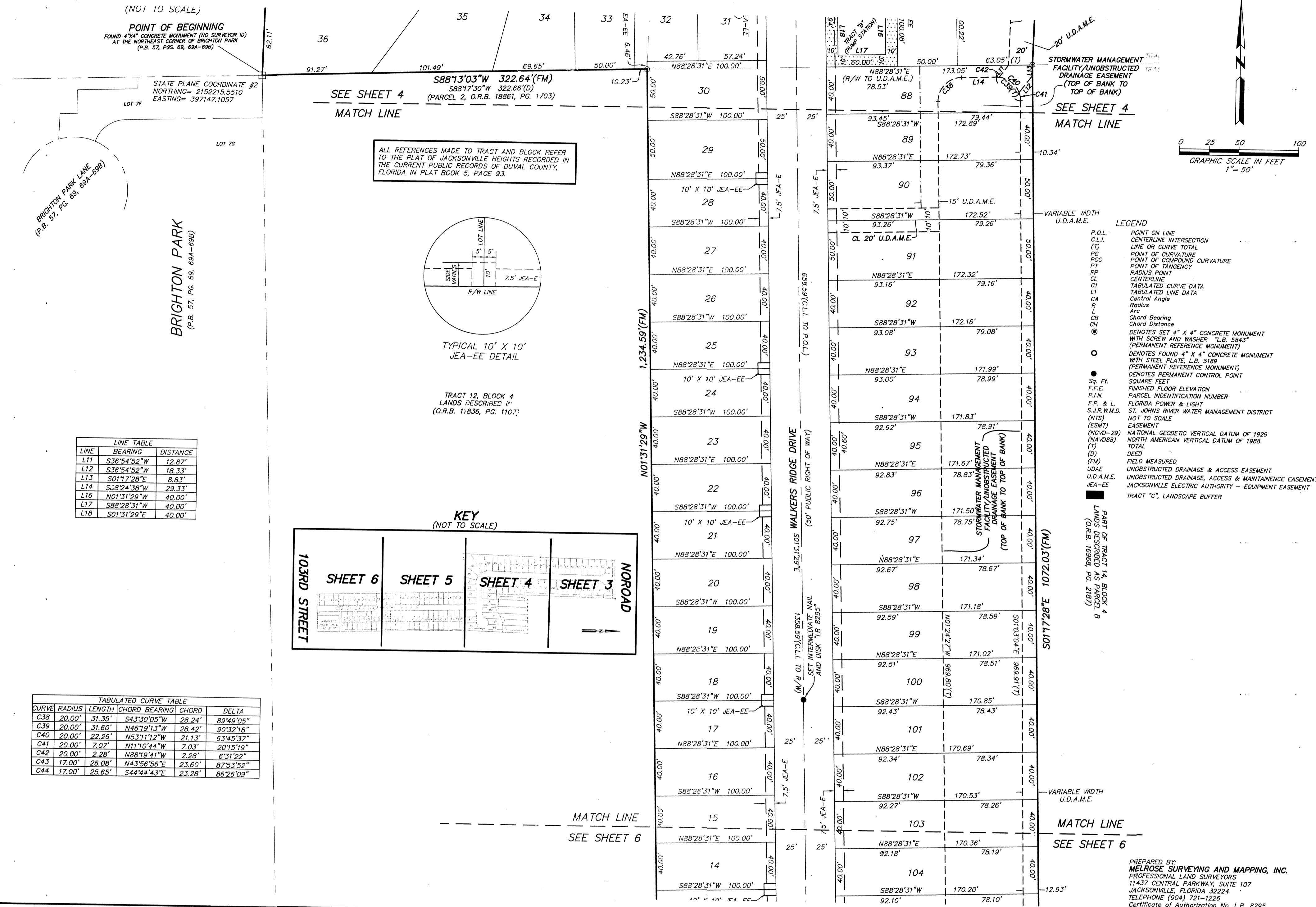
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WALKERS RIDGE

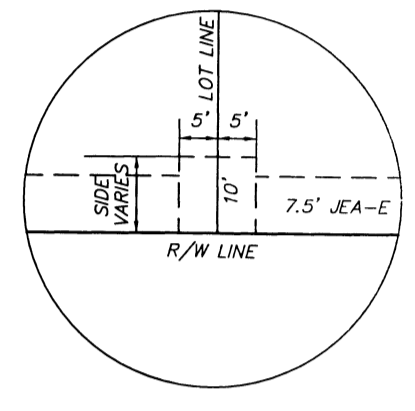
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PLAT BOOK 76 PAGE 53

SHEET 5 OF 6 SHEETS
(SEE SHEET 1 OF 6 FOR NOTES)



ALL REFERENCES MADE TO TRACT AND BLOCK REFER TO THE PLAT OF JACKSONVILLE HEIGHTS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 93.



TRACT 12, BLOCK 4 LANDS DESCRIBED IN: (O.R.B. 11836, PG. 1107)

LINE	BEARING	DISTANCE
L11	S36°54'52"W	12.87'
L12	S36°54'52"W	18.33'
L13	S01°17'28"E	8.83'
L14	S18°24'38"W	29.33'
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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
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C40	20.00'	22.26'	N53°11'12"W	21.13'	63°45'37"
C41	20.00'	7.07'	N11°04'44"W	7.03'	207°51'19"
C42	20.00'	2.28'	N88°19'41"W	2.28'	6°31'22"
C43	17.00'	28.08'	N43°56'56"E	23.60'	87°53'52"
C44	17.00'	28.65'	S44°44'43"E	23.28'	88°26'09"

- LEGEND**
- P.O.L. POINT ON LINE
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 - (T) LINE OR CURVE TOTAL
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.T. POINT OF TANGENCY
 - R.P. RADIUS POINT
 - CL CENTERLINE
 - CT TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - CA Central Angle
 - R Radius
 - Ch Chord
 - CD Chord Distance
 - DENOTES SET 4" X 4" CONCRETE MONUMENT WITH SCREW AND WASHER "L.B. 5843" (PERMANENT REFERENCE MONUMENT)
 - DENOTES FOUND 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE, L.B. 5189 (PERMANENT REFERENCE MONUMENT)
 - DENOTES PERMANENT CONTROL POINT
 - Sq. Ft. SQUARE FEET
 - F.F.E. FINISHED FLOOR ELEVATION
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - F.P. & L. FLORIDA POWER & LIGHT
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