

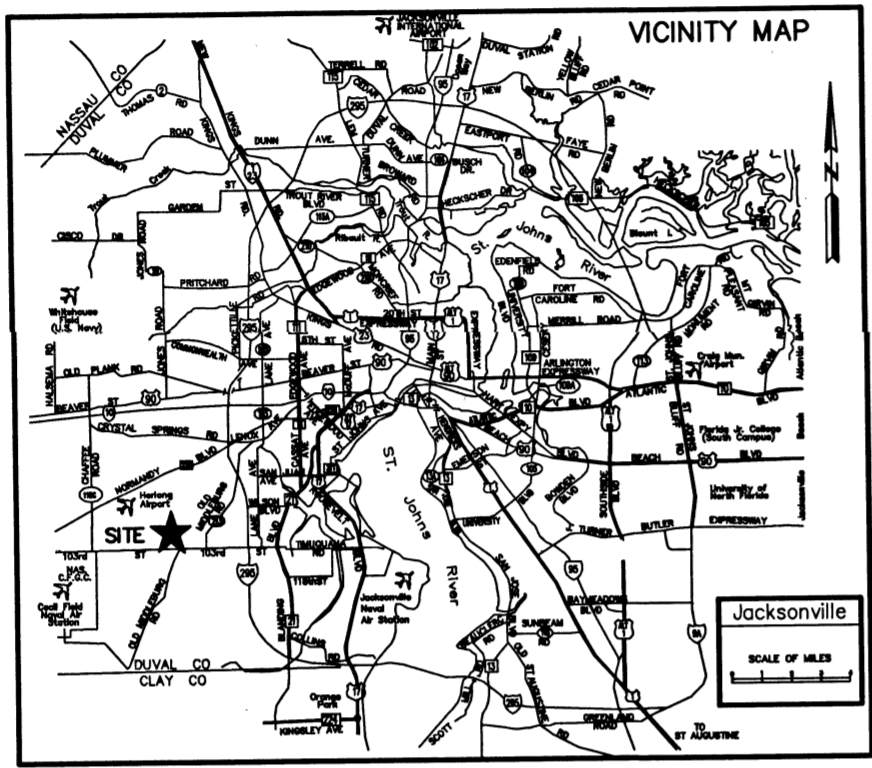
Approved 11/7/2022
 City Director of Public Works
 Date 11/7/2022
 for General Counsel

WALKERS RIDGE REPLAT

A REPLAT OF LOTS 85 AND 86, WALKERS RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 49 THROUGH 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID LANDS LYING IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

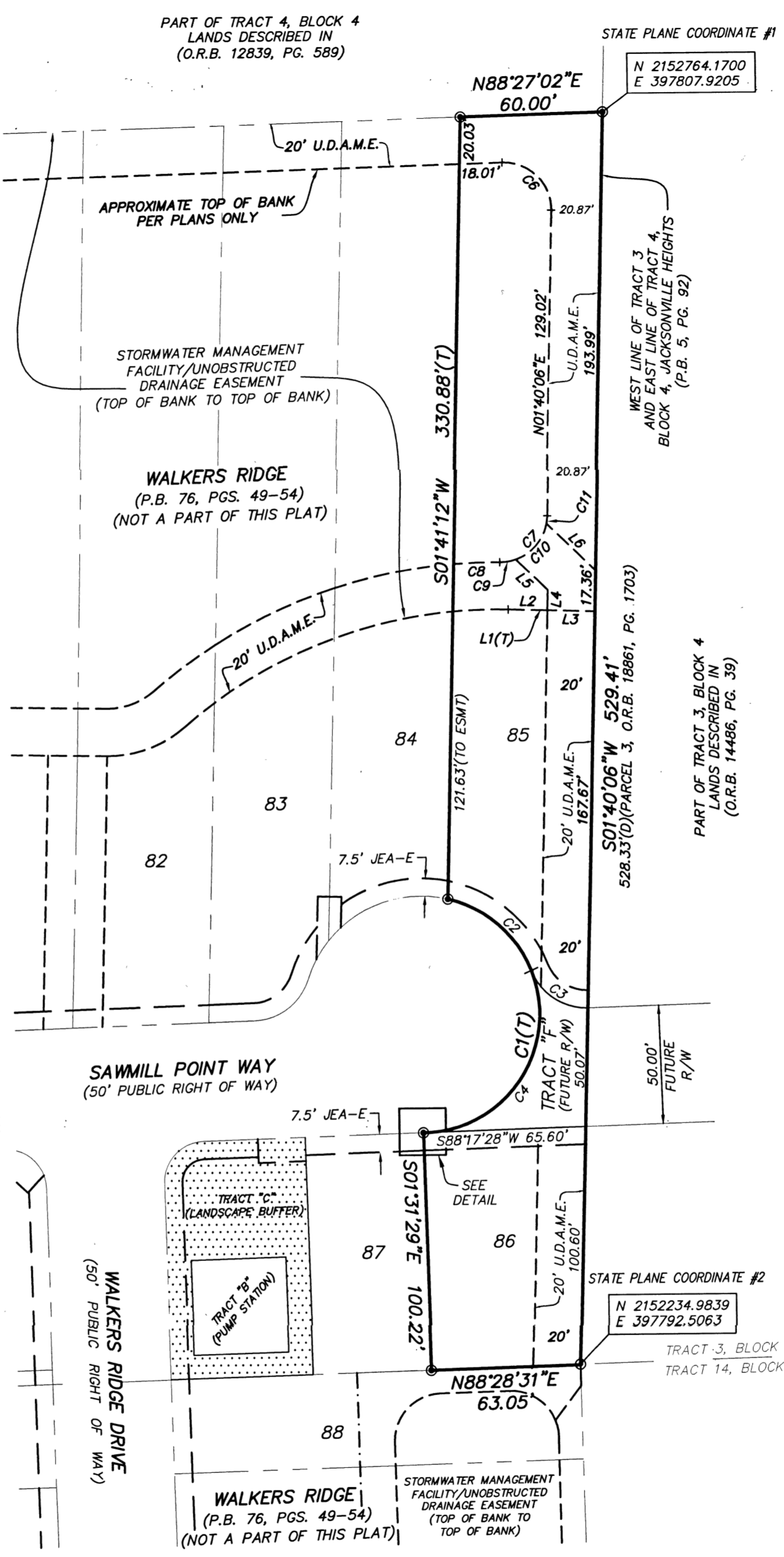
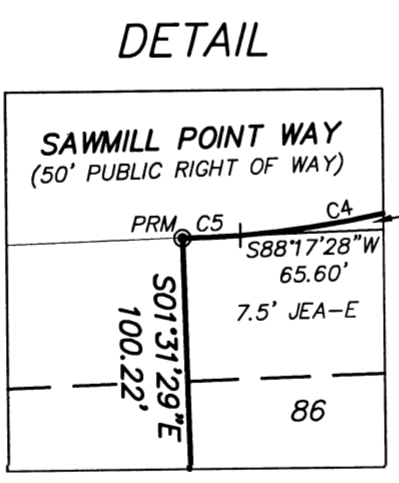
CAPTION
 LOTS 85 AND 86, WALKERS RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 49 THROUGH 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



TABULATED CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DELTA
C1	50.00'	144.99'	N06°35'15"E	99.27' 166°08'39"
C2	50.00'	48.25'	N48°50'17"W	46.40' 55°17'35"
C3	50.00'	30.46'	S56°05'55"E	28.61' 69°48'51"
C4	50.00'	93.70'	N32°29'30"E	80.58' 107°22'00"
C5	50.00'	3.04'	N87°55'02"E	3.04' 3°29'04"
C6	20.00'	32.54'	N44°56'26"W	29.07' 93°13'04"
C7	20.00'	20.98'	N41°10'28"E	20.03' 60°05'30"
C8	220.00'	19.50'	S88°20'13"W	19.49' 5°04'43"
C9	20.00'	6.86'	N81°02'54"E	6.83' 19°39'22"
C10	20.00'	20.98'	N41°10'28"E	20.03' 60°05'30"
C11	20.00'	3.30'	N06°23'55"E	3.30' 9°27'36"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°19'54"E	36.62'
L2	N88°19'54"W	16.54'
L3	N88°19'54"W	20.08'
L4	S01°40'06"W	8.63'
L5	N45°48'37"W	18.65'
L6	N45°48'37"W	28.60'

- NOTES:
- Denotes Set Permanent Reference Monument L.B. No. 8295
 - Denotes Found Permanent Reference Monument (as noted).
 - Denotes Set Permanent Control Point L.B. No. 5189
 - Bearing reference: STATE PLANE, FLORIDA EAST ZONE (also see note 13).
 - Certain denoted easements are reserved for JEA for use in conjunction with the underground electric distribution system.
 - JEA equipment easements (JEA-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.
 - 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 supported 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.
 - 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.
 - 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.
 - 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.
 - 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.



ADOPTION AND DEDICATION
 THIS IS TO CERTIFY THAT CL BREEZE LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WALKERS RIDGE REPLAT, 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 STORMWATER MANAGEMENT FACILITIES UNOBSTRUCTED DRAINAGE EASEMENTS 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 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 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" 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 "F" (FUTURE RIGHT OF WAY) IS 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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE ____ DAY OF _____, 2022.

CL BREEZE, LLC
 A Florida limited liability company
 By: CL BREEZE, LLC
 by GEORGE LEONE, ITS MANAGER
 Witness: Mike Bleivins
 (Signature)
Michael Bleivins
 (Print name)
 Witness: L Miller
 (Signature)
Letitia Miller
 (Print name)

STATE OF FLORIDA COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 10-31, 2022, BY GEORGE LEONE, MANAGER, CL BREEZE, LLC
Tiffany 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 _____

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.

By: John Pappas, P.E.
 Director of Public Works
 Date: 11/08/2022

PLAT CONFORMITY REVIEW
 This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 7th day of November, 2022.
Danny S. Wheeler
 DANNY S. WHEELER
 Professional Surveyor and Mapper
 State of Florida Registered Surveyor No. 6902

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 80, Pages 29 of the current Public Records of Duval County, Florida, this 8th day of November, 2022.

By: Jody Phillips
 Clerk of the Circuit Court
 Deputy Clerk

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 and Sealed this 16th day of SEPTEMBER, 2022.
William J. McCross
 William J. McCross
 Florida Registered Land Surveyor
 and Mapper Certificate No. 5843

LEGEND

⊙	DENOTES SET 4" x 4" CONCRETE MONUMENT WITH SCREW AND WASHER "L.B. 8295" (PERMANENT REFERENCE MONUMENT)
●	DENOTES PERMANENT CONTROL POINT
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
ESMT	EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
(T)	TOTAL (LINE OR CURVE)
(D)	DEED
(FM)	FIELD MEASURED
JEA-E	JEA EASEMENT
U.D.A.M.E.	UNOBSTRUCTED DRAINAGE, ACCESS & MAINTENANCE EASEMENT

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