

WALKERS RIDGE PHASE 2

A REPLAT OF THE SOUTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, ALSO BEING A REPLAT OF TRACT F OF WALKERS RIDGE REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 29 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



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est. 1988 FLORIDA LB-5075

PLAT BOOK 82, PAGE 72

SHEET 1 OF 2

Approved 2/20/2024
Date
Steven Bohig
City Engineer
for Director of Public Works
Approved 2/8/2024
Date
Suman C. Manjun
for General Counsel

CAPTION:

A REPLAT OF THE SOUTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, ALSO BEING A REPLAT OF TRACT F OF WALKERS RIDGE REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 29 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID TRACT 3, BLOCK 4; THENCE NORTH 88°23'20" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF TRACT 3, BLOCK 4, A DISTANCE OF 324.23 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 3, BLOCK 4; THENCE SOUTH 1°49'39" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18935, PAGE 714, OFFICIAL RECORDS BOOK 13159, PAGE 1115, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 847.67 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18968, PAGE 2187 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°19'11" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18968, PAGE 2187 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 322.85 FEET TO THE SOUTHEAST CORNER OF LOT 86, AFOREMENTIONED WALKERS RIDGE REPLAT; THENCE NORTH 1°40'06" EAST, ALONG THE EAST LINE OF SAID WALKERS RIDGE REPLAT, A DISTANCE OF 100.60 FEET TO THE SOUTH LINE OF TRACT F, SAID WALKERS RIDGE REPLAT; THENCE SOUTH 88°17'28" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 65.60 TO THE EASTERLY LINE OF SAWMILL POINT WAY, A 50 FOOT PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF WALKERS RIDGE, PLAT BOOK 78, PAGE 49, OF SAID CURRENT PUBLIC RECORDS AND TO A POINT ON A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°29'30" EAST, 80.58 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°22'31", AN ARC LENGTH OF 93.70 FEET TO THE SOUTH LINE OF LOT 85 AS SHOWN ON SAID PLAT OF WALKERS RIDGE REPLAT AND TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°46'58", AN ARC LENGTH OF 30.45 TO THE EAST LINE OF SAID LOT 85 AND TO A POINT OF NON-TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°08'52" EAST, 28.60 FEET; THENCE NORTH 1°40'06" EAST, ALONG SAID EAST LINE OF LOT 85, A DISTANCE OF 378.70 FEET TO THE NORTHEAST CORNER OF LOT 85 AS SHOWN ON SAID PLAT OF WALKERS RIDGE REPLAT; THENCE NORTH 1°45'17" EAST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12839, PAGE 588 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 118.58 FEET TO THE POINT OF BEGINNING.

LANDS DESCRIBED CONTAINING 4.8 ACRES MORE OR LESS.

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 PHASE 2", 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 SHOWN HEREON (SAWMILL POINT WAY) AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE 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:

THE UNOBSTRUCTED 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 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 THEREFORE 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.

THE 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 PHASE 2. 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 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" 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 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 "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.

TRACT "A" (OWNER RETAINED TRACT), SHALL REMAIN PRIVATELY OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" (STORMWATER MANAGEMENT FACILITY / COMMON AREA), SHALL REMAIN PRIVATELY OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

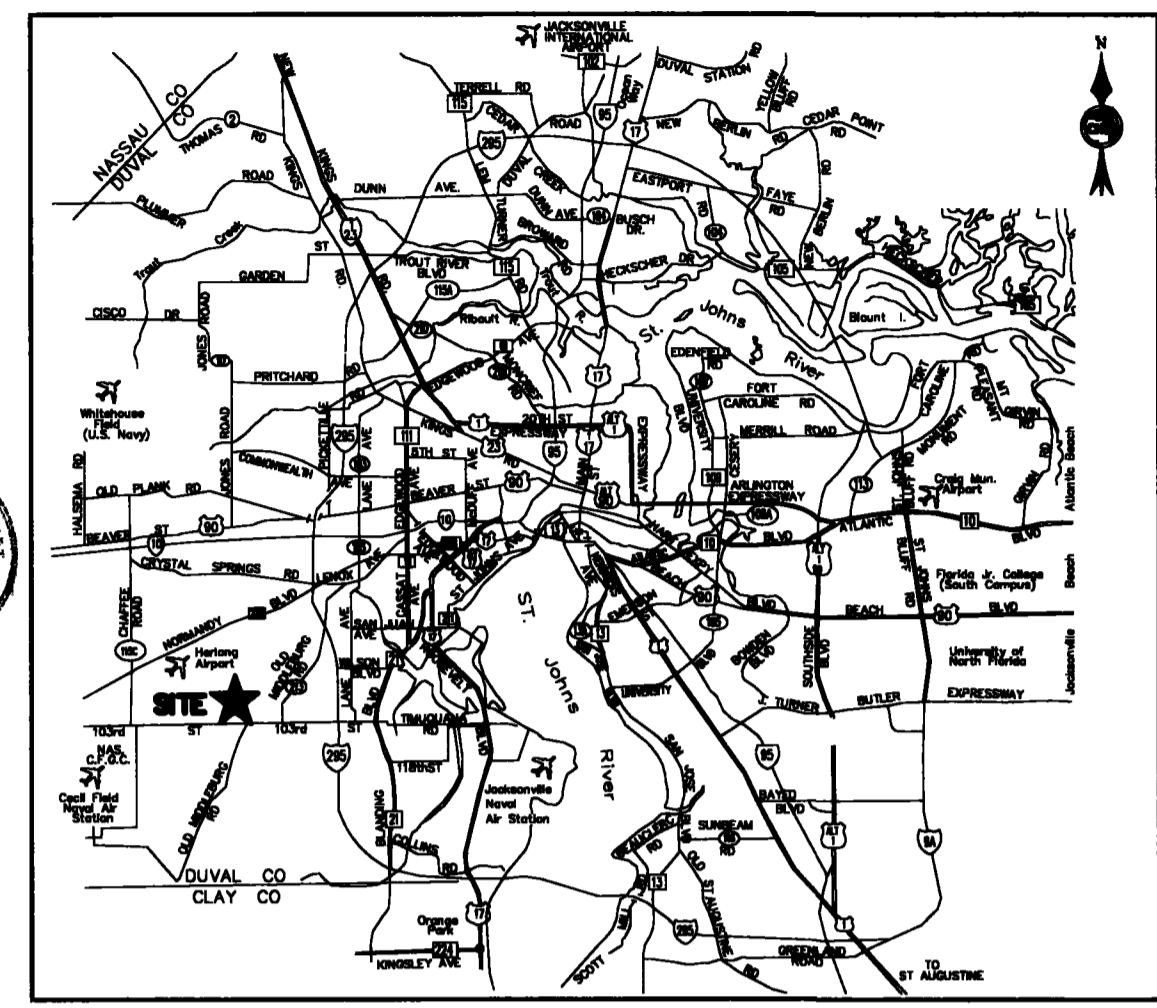
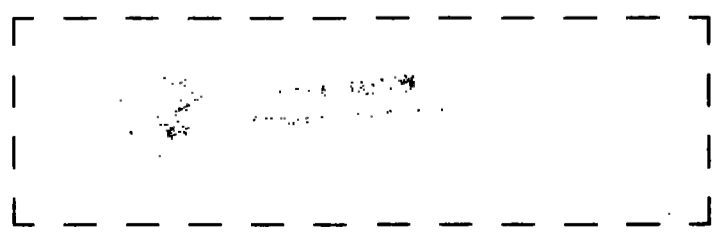
IN WITNESS THEREOF, George Leone, Mgr of CL BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 31 DAY OF JANUARY, 2024 ON BEHALF OF THE COMPANY.

OWNER: CL BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
GEORGE LEONE
MANAGER OF CL BREEZE, LLC

[Signature]
WITNESS
[Signature]
PRINT NAME
[Signature]
WITNESS
[Signature]
PRINT NAME
Ezekiel Silverman
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 31 DAY OF JANUARY, 2024, BY GEORGE LEONE, MANAGER OF CL BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Tiffany Bayten
COMMISSION NO.: HH205613
MY COMMISSION EXPIRES: 12-21-24

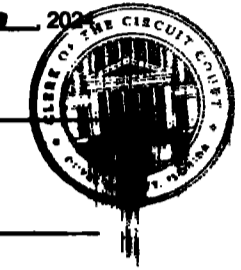


VICINITY MAP (NOT TO SCALE)

CLERK'S CERTIFICATE:

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 82, PAGES 72-73 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 22 DAY OF Feb., 2024
[Signature]
JODY PHILLIPS, CLERK OF THE COURT
[Signature]
DEPUTY CLERK



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 854, ORDINANCE CODE THIS 21st DAY OF February, 2024.

[Signature]
NINA SICKLER, P.E., DIRECTOR OF PUBLIC WORKS

CONSENT AND JOINDER TO PLAT DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20810, PAGE 103, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), 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 MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:

[Signature]
PRINT NAME: Justin Holmes
[Signature]
PRINT NAME: LOC TRUONG

DLP LENDING FUND, LLC
(A DELAWARE LIMITED LIABILITY COMPANY)
BY: [Signature]
PRINT NAME: Anthony Ramez
ITS: Authorized Signatory

STATE OF FLORIDA, COUNTY OF ST. JOHNS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF February, 2024, BY Justin Holmes AS Authorized Signatory OF DLP LENDING FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Kyleigh Egner
COMMISSION NO.: HH297529
MY COMMISSION EXPIRES: 01-16-2026



PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 13th DAY OF February, 2024.

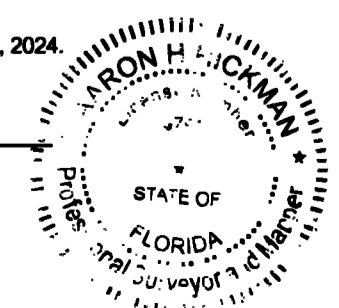
[Signature]
DANNY S. WHEELER, PLS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6902

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "WALKERS RIDGE PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY 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.

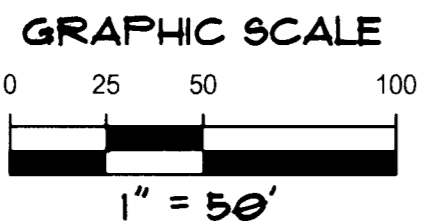
SIGNED AND SEALED THIS 30th DAY OF January, 2024.

[Signature]
AARON H. HICKMAN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6791
CHW, INC.
8465 MERCHANTS WAY, SUITE 102, JACKSONVILLE, FL 32222
LICENSED SURVEYOR NO. 5075





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 Jacksonville, Florida 32222
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 www.chw-inc.com
 Oct. 1988 FLORIDA
 LB-5075



POINT OF BEGINNING
 THE NORTHWEST CORNER OF THE
 SOUTH 1/2 OF TRACT 3, BLOCK 4,
 JACKSONVILLE HEIGHTS, P.B. 5, PG. 93,
 SECTION 8, TOWNSHIP 3 SOUTH, RANGE
 25 EAST, DUVAL COUNTY, FLORIDA

PART OF TRACT 4, BLOCK 4, SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 UNPLATTED LANDS DESCRIBED IN
 O.R.B. 12839, PG. 588

EAST LINE OF
 LANDS DESCRIBED IN
 O.R.B. 12836, PG. 598

N.E. CORNER
 OF LOT 85

EXISTING 20'
 U.D.A.M.E.

EXISTING
 U.D.A.M.E.

EXISTING
 U.D.A.M.E.

EXISTING
 U.D.A.M.E.

EXISTING
 U.D.A.M.E.

EXISTING
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EXISTING
 U.D.A.M.E.

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EXISTING
 U.D.A.M.E.

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EXISTING
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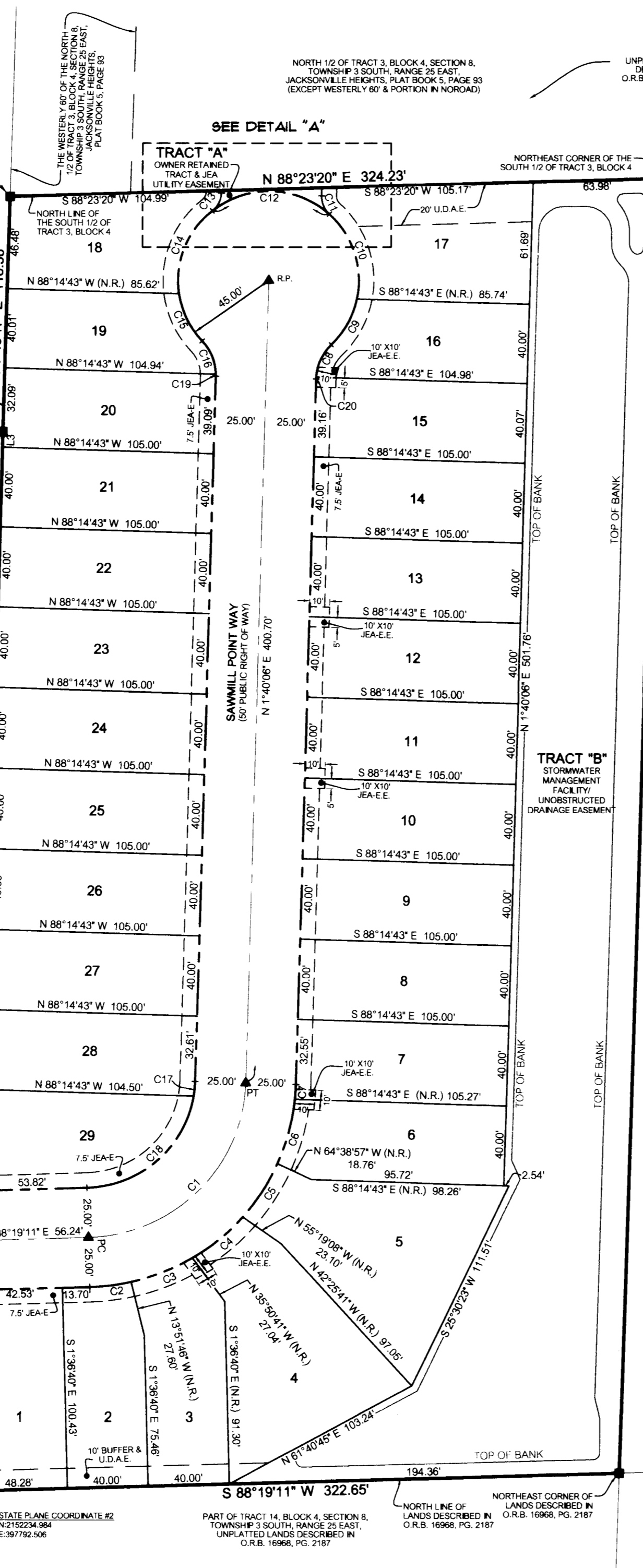
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 U.D.A.M.E.

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 U.D.A.M.E.

EXISTING
 U.D.A.M.E.

EXISTING
 U.D.A.M.E.



UNPLATTED LANDS
 DESCRIBED IN
 O.R.B. 15442, PG. 284

TRACT 1, BLOCK 4, SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 JACKSONVILLE HEIGHTS,
 PLAT BOOK 5, PAGE 93
 (EXCEPT PORTION IN NORROAD)

STATE PLANE COORDINATE #1
 N2152891.784
 E396135.650

PART OF TRACT 2, BLOCK 4, SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 UNPLATTED LANDS DESCRIBED IN
 O.R.B. 18935, PG. 714

PART OF TRACT 2, BLOCK 4, SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 UNPLATTED LANDS DESCRIBED IN
 O.R.B. 1716, PG. 345

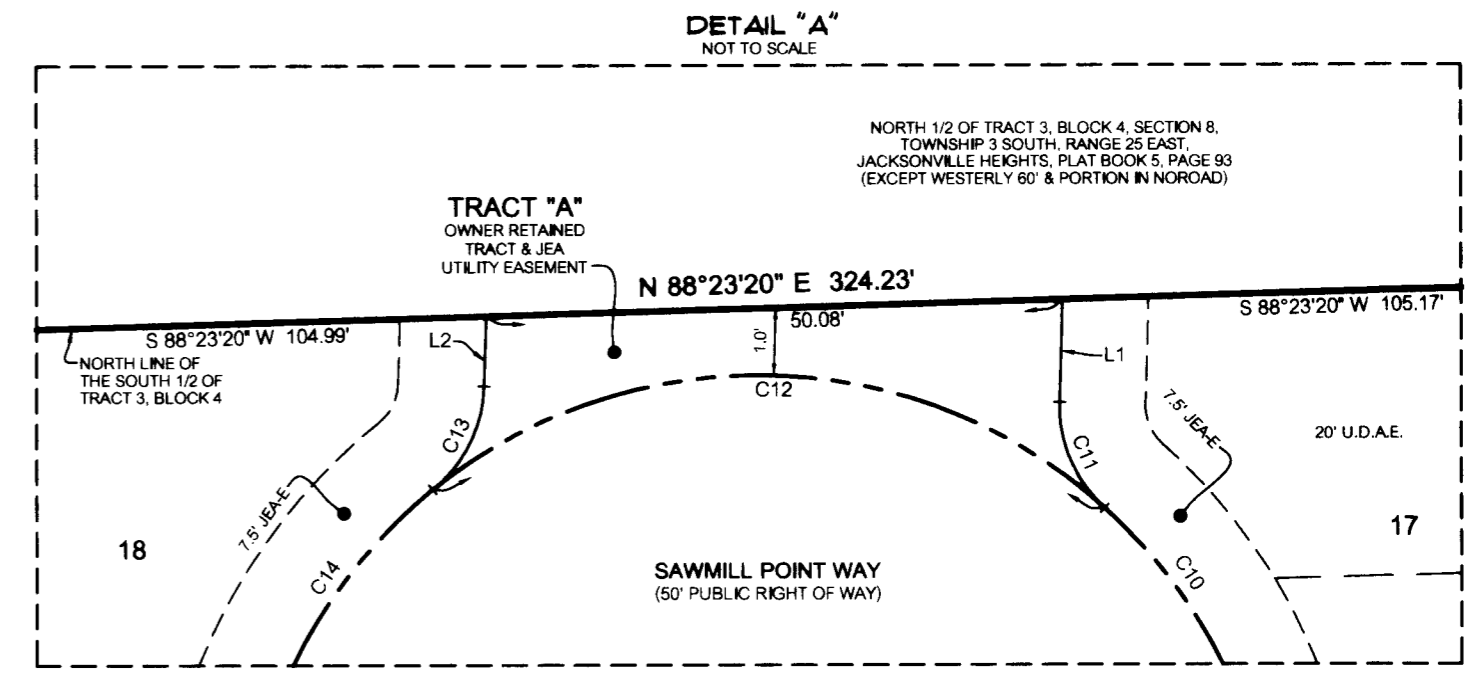
WESTERN LINE OF THOSE LANDS DESCRIBED IN
 O.R.B. 1885, PG. 74; O.R.B. 1716, PG. 345
 & O.R.B. 19136, PG. 1115

PART OF TRACT 2, BLOCK 4, SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 UNPLATTED LANDS DESCRIBED IN
 O.R.B. 13150, PG. 1115

PART OF TRACT 15, BLOCK 4, SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 UNPLATTED LANDS DESCRIBED IN
 O.R.B. 18900, PG. 133

WALKERS RIDGE PHASE 2

A REPLAT OF THE SOUTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, ALSO BEING A REPLAT OF TRACT F OF WALKERS RIDGE REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 29 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LEGEND:

- F.I.R.M. = FLOOD INSURANCE RATE MAP
- JEA-E = JEA EASEMENT
- JEA-EE = JEA EQUIPMENT EASEMENT
- LB = LICENSED BUSINESS
- NO. = NUMBER
- N.R. = NON-RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- P.B. = PLAT BOOK
- PG(S). = PAGE (PAGES)
- R.P. = RADIUS POINT
- R/W = RIGHT OF WAY
- U.D.A.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- U.D.A.M.E. = UNOBSTRUCTED DRAINAGE, ACCESS & MAINTENANCE EASEMENT
- = SET CONCRETE MONUMENT *PRM LB 5075*
- ▲ = SET NAIL AND DISK STAMPED *CHW PCP LB 5075*

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 1°40'06" E	4.08'
L2	S 1°40'06" W	1.21'
L3	N 1°40'06" E	7.91'
L4	S 88°17'28" W	65.60'
L5	N 88°17'28" E	24.13'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	36.31'	105.00'	19°48'51"	36.13'	N 63°54'17" E
C2	20.58'	105.00'	11°13'40"	10.32'	N 82°42'21" E
C3	32.78'	105.00'	17°53'22"	16.53'	N 68°08'50" E
C4	32.35'	105.00'	17°39'14"	16.31'	N 50°22'35" E
C5	32.12'	105.00'	17°31'36"	16.19'	N 32°47'10" E
C6	33.51'	105.00'	18°17'02"	16.90'	N 14°52'51" E
C7	7.46'	105.00'	4°04'14"	7.46'	N 3°42'13" E
C8	18.47'	25.00'	42°20'03"	18.05'	N 24°54'56" E
C9	26.73'	45.00'	34°01'52"	26.34'	N 29°04'02" E
C10	47.05'	45.00'	59°54'24"	44.94'	N 17°54'06" W
C11	10.37'	12.00'	49°31'24"	10.05'	N 23°05'36" W
C12	63.58'	45.00'	80°57'04"	58.42'	N 88°19'50" W
C13	10.37'	12.00'	49°31'32"	10.05'	S 26°54'52" W
C14	46.99'	45.00'	59°49'26"	44.88'	S 21°16'55" W
C15	26.80'	45.00'	34°07'05"	26.40'	S 25°41'20" E
C16	18.47'	25.00'	42°19'55"	18.05'	S 21°34'55" E
C17	7.41'	55.00'	7°43'01"	7.40'	N 5°31'36" E
C18	75.77'	55.00'	78°56'04"	69.92'	N 48°51'09" E
C19	0.91'	25.00'	2°05'03"	0.91'	S 0°37'34" W
C20	0.91'	25.00'	2°04'49"	0.91'	N 2°42'31" W
C21	30.45'	25.00'	69°46'58"	28.60'	S 56°06'52" E
C22	93.70'	50.00'	107°22'31"	80.58'	N 32°29'30" E
C23	50.57'	50.00'	57°56'56"	48.44'	N 57°12'17" E
C24	43.13'	50.00'	49°25'34"	41.81'	N 3°31'02" E

SURVEYOR'S 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 RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF WALKERS RIDGE REPLAT, PLAT BOOK 80, PAGE 29, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AS BEING NORTH 01°40'06" WEST.
3. THE STATE PLANE COORDINATES SHOWN AS #1 AND #2 ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12031C0340H, EFFECTIVE DATE: JUNE 3, 2013. THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR THE DATE UP TO AND INCLUDING THE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE AND WILL SUPERSEDE ABOVE SAID INFORMATION. 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.
5. JEA EASEMENTS (JEA-E) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY 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.
6. JEA EQUIPMENT EASEMENTS (JEA-EE) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY JEA.
7. DRAINAGE EASEMENTS SHOWN HEREON AND DESIGNATED AS "UNOBSTRUCTED" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS 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 INDIVIDUAL LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
8. ALL PLATTED PUBLIC 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.

Tech: Aarohi Plat Date: Jan 28, 2024 12:48pm Filename: N:\2023\22-0143\Department\01_Survey\DWG\Plat - Walkers Ridge Phase 2 - Add Tract F.dwg