

Waters Edge

PLAT BOOK 59 PAGE 159
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF KAYLOR LANE (A 60 FOOT PRIVATE RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF WATER BLUFF DRIVE EAST (A 60 FOOT PRIVATE RIGHT OF WAY); THENCE NORTH 89°52'21" WEST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF KAYLOR LANE, A DISTANCE OF 999.30 FEET TO A POINT AT THE INTERSECTION WITH THE WEST LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4152, PAGE 109 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 73°23'58" WEST, A DISTANCE OF 28.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°32'17" WEST, A DISTANCE OF 275.36 FEET; THENCE SOUTH 89°39'37" EAST, A DISTANCE OF 363.21 FEET; THENCE SOUTH 36°06'04" EAST, A DISTANCE OF 431 FEET MORE OR LESS TO THE WATERS OF DUNNS CREEK; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE WATERS OF SAID CREEK AND FOLLOWING ITS MEANDERINGS THEREOF, 1261 FEET MORE OR LESS TO AN INTERSECTION WITH THE EAST LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5775, PAGE 1028 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°18'29" EAST ALONG SAID EAST LINE, A DISTANCE OF 558 FEET MORE OR LESS; THENCE SOUTH 89°32'25" EAST, A DISTANCE OF 395.58 FEET TO THE POINT OF BEGINNING.

ADOPTION and DEDICATION

This is to certify that DBR & Associates, Inc. a Corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Waters Edge and has caused the same to be surveyed and subdivided; That Peoples First Community Bank and Katherine G. Register, Roland S. Freeman, Robert O. and Victoria R. Freeman, his wife as individuals are the holders of mortgages on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. Tract "A" (Common Area), Tract "B" (Sign and Landscape), Tract "C" (Private Right-of-Way), Tract "D" (Access Easement), unobstructed easements for drainage, and non-access easements, shall remain private and the sole and exclusive property of the owner, its successors and/or assigns.

The undersigned Owner does hereby reserve unto itself and its successors and/or assigns, an easement for landscaping and construction of signs over all non-access easements, and also easements 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/or assigns.

The undersigned owner, its successors and/or assigns does hereby grant to the present and future owners and/or their guests, invitees, delivery, pickup, maintenance, repair and fire protection services, police and other authorities of the law, United States mail carriers, representatives of the utilities authorized by said owner, its successors and/or assigns to serve the land shown hereon, holders of mortgage liens on such lands, and such other persons as may be designated from time to time, the non-exclusive and perpetual right of ingress and egress over and across said private roadways. The Owner, its successors and/or assigns reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon. Regardless of the preceding provisions, the undersigned Owner, its successors and/or assigns hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other governmental body or agency, then having jurisdiction over the lands shown hereon, to dedicate to the public all or any part of the lands on this plat designated as roadways and/or 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 in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness thereof the Owner and above named mortgagees have caused these presents to be executed by their respective agents and seals affixed this 22 day of November A.D., 2005.

DBR & ASSOCIATES, INC.

Witness: Dorthea Valentin
Witness: Marisa Smith
Douglas B. Register, President

PEOPLES FIRST COMMUNITY BANK

Witness: Barbessa A. Raddant
Witness: Roger Sutton
Roger Sutton, Senior Vice President/City President

CLERK'S CERTIFICATE 2005428822

This is to Certify that this plat has been examined and approved by the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 59 Pages 159-162 of the Public Records of Duval County, Florida.

Signed this 22 day of November A.D., 2005.
By Jim Fuller Clerk
By Sean Marshall Deputy Clerk

Approved 11/21/05 Date
John P. ...
City Engineer
for Director of Public Works
Approved 11/23/05 Date
[Signature]
for General Counsel

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] Date: 11/18/05
Alan R. Mosley, P.E.

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 21st day of Nov. 2005.

Glenn E. McGregor
Professional Land Surveyor No. 4252

SURVEYOR'S CERTIFICATE

I hereby Certify that this is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177 of the Laws of the State of Florida. I further Certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 17th day of Nov. A.D., 2005.

Larry G. Edin
Florida Professional Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

Witness: Dorthea Valentin
Witness: Katherine G. Register
Katherine G. Register

Witness: Dorthea Valentin
Witness: Roland S. Freeman
Roland S. Freeman

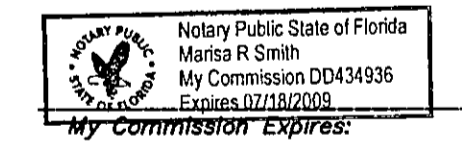
Witness: Dorthea Valentin
Witness: Robert O. Freeman
Robert O. Freeman

Witness: Dorthea Valentin
Witness: Victoria R. Freeman
Victoria R. Freeman

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of NOVEMBER A.D., 2005, by Douglas B. Register, President of DBR & Associates Inc., on behalf of the Corporation who is personally known to me.

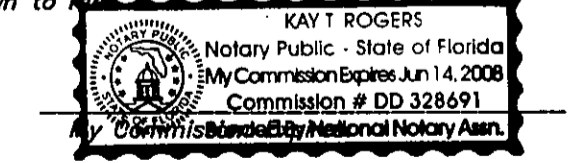
Witness: Marisa Smith
Notary Public State of Florida at Large



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of NOVEMBER A.D., 2005, by Roger Sutton, Senior Vice President/City President of Peoples First Community Bank, on behalf of the Corporation who is personally known to me.

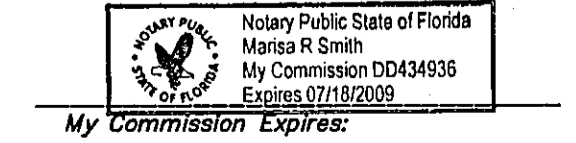
Witness: [Signature]
Notary Public State of Florida at Large



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of NOVEMBER A.D., 2005, by Katherine G. Register, Roland S. Freeman, Robert O. Freeman and Victoria R. Freeman as individuals, who are personally known to me.

Witness: Marisa Smith
Notary Public State of Florida at Large



PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 2003-001 DEV.#6072

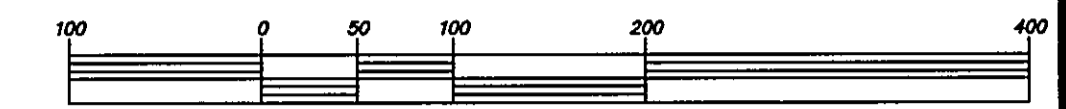
Waters Edge

A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

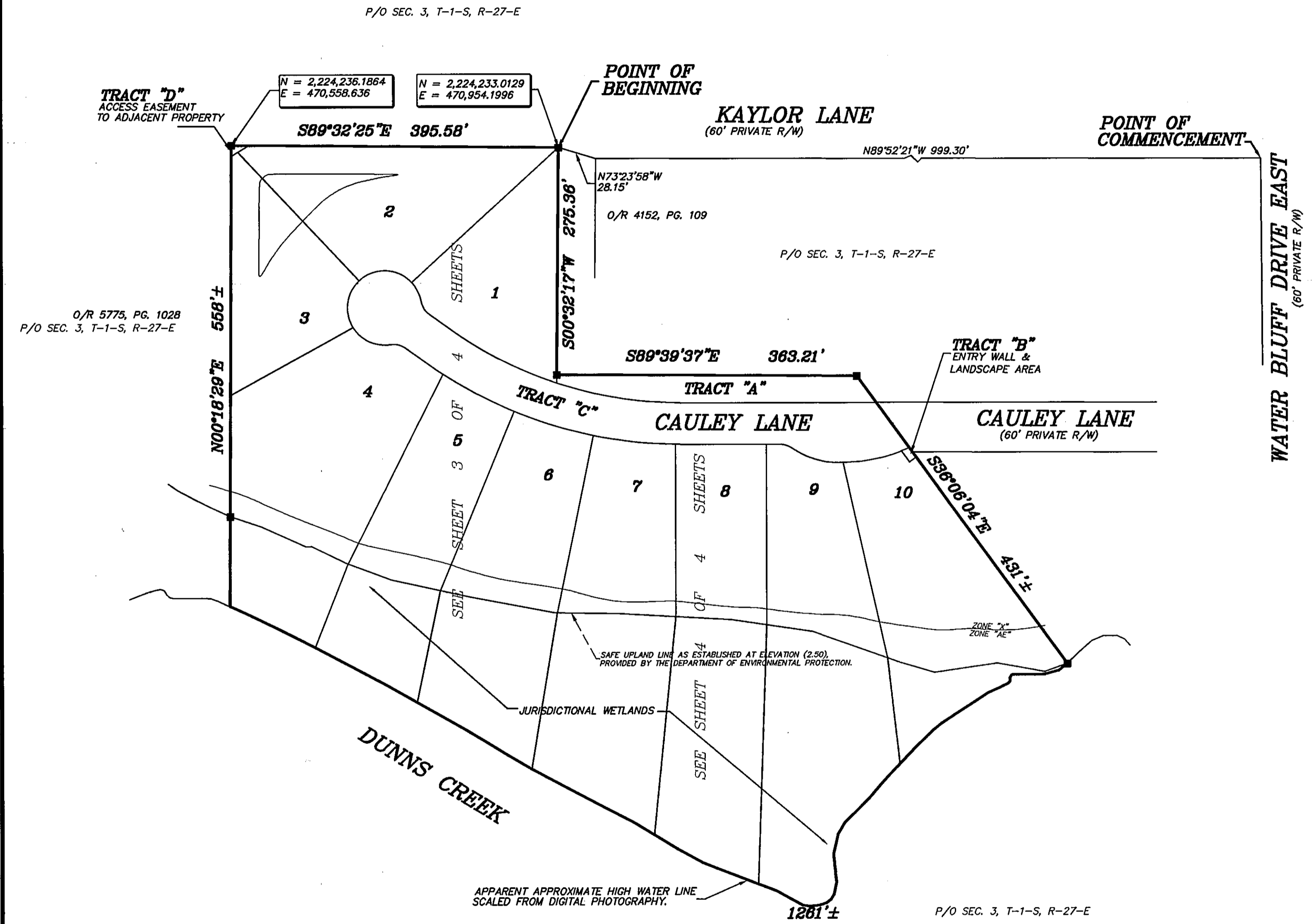
PLAT BOOK 59 PAGE 160
SHEET 2 OF 4 SHEETS

KEY SHEET

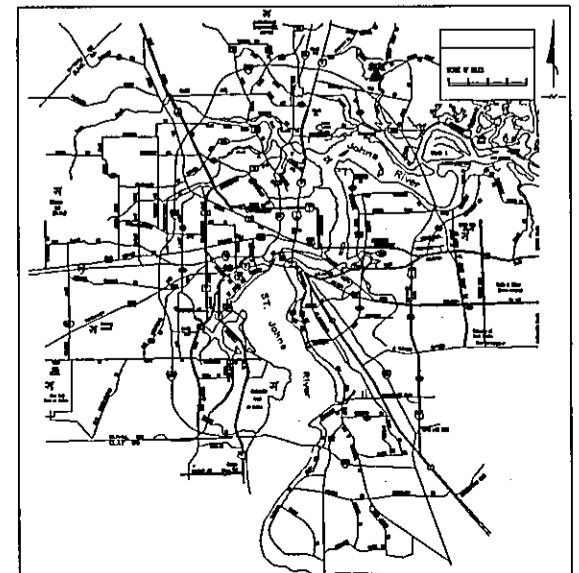
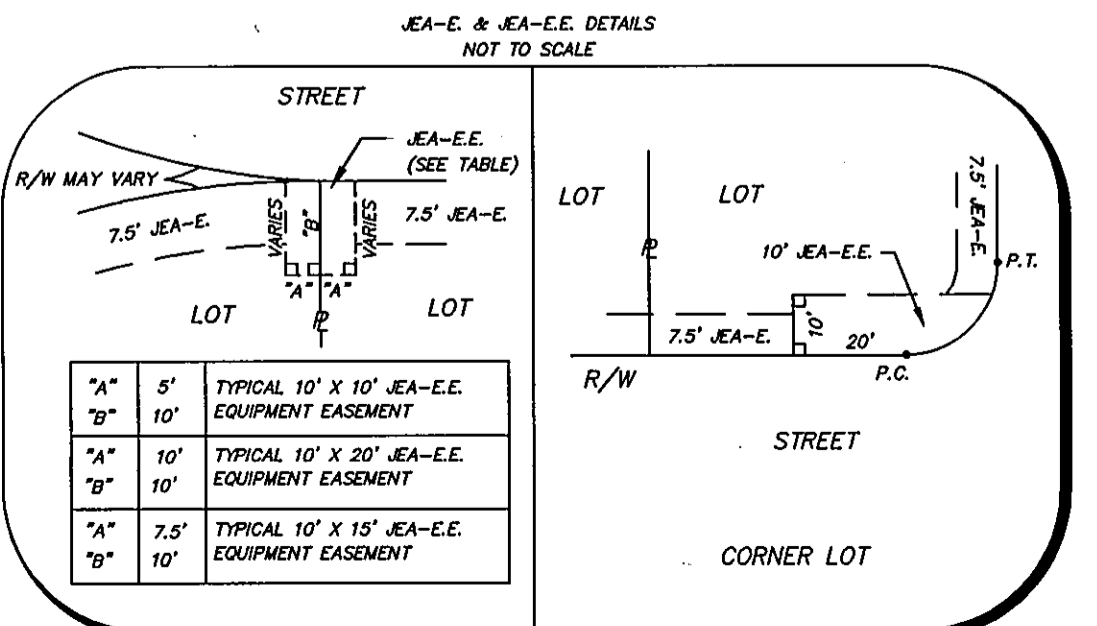
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



- 1.) ■ Denotes Permanent Reference Monument Stamped LB #4921.
- 2.) ○ Denotes Permanent Control Point Stamped LB #4921.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) R.P. Denotes Radius Point.
- 11.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
- 12.) JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access to said easement by JEA.
- 13.) Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- 14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 15.) The easements shown hereon and designated 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.
- 16.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easements by the City of Jacksonville.
- 17.) The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The lands shown hereon lie within flood zone "X" and Special Flood Hazard Area (SFHA) "AE" with a base flood Elevation (BFE) of 6 as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 159, suffix E. A conditional Letter of Map Revision (CLOMR), case number _____, dated _____ has been issued for this project and is on file at the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville. The FIRM information delineated on this plat is valid only for the 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, Department of Public Works, City of Jacksonville.
- 19.) The Bearings and the Northing (N) and Easting (E) shown on the PRM's hereon are based on NAD 83 Transverse Mercator System for the East Zone, State of Florida.



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.

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 2003-001 DEV.#6072

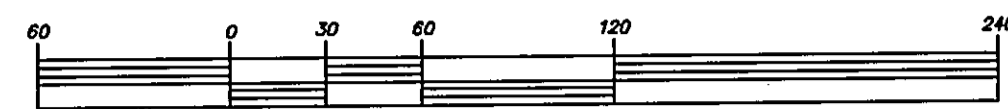
Waters Edge

PLAT BOOK 59 PAGE 161
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

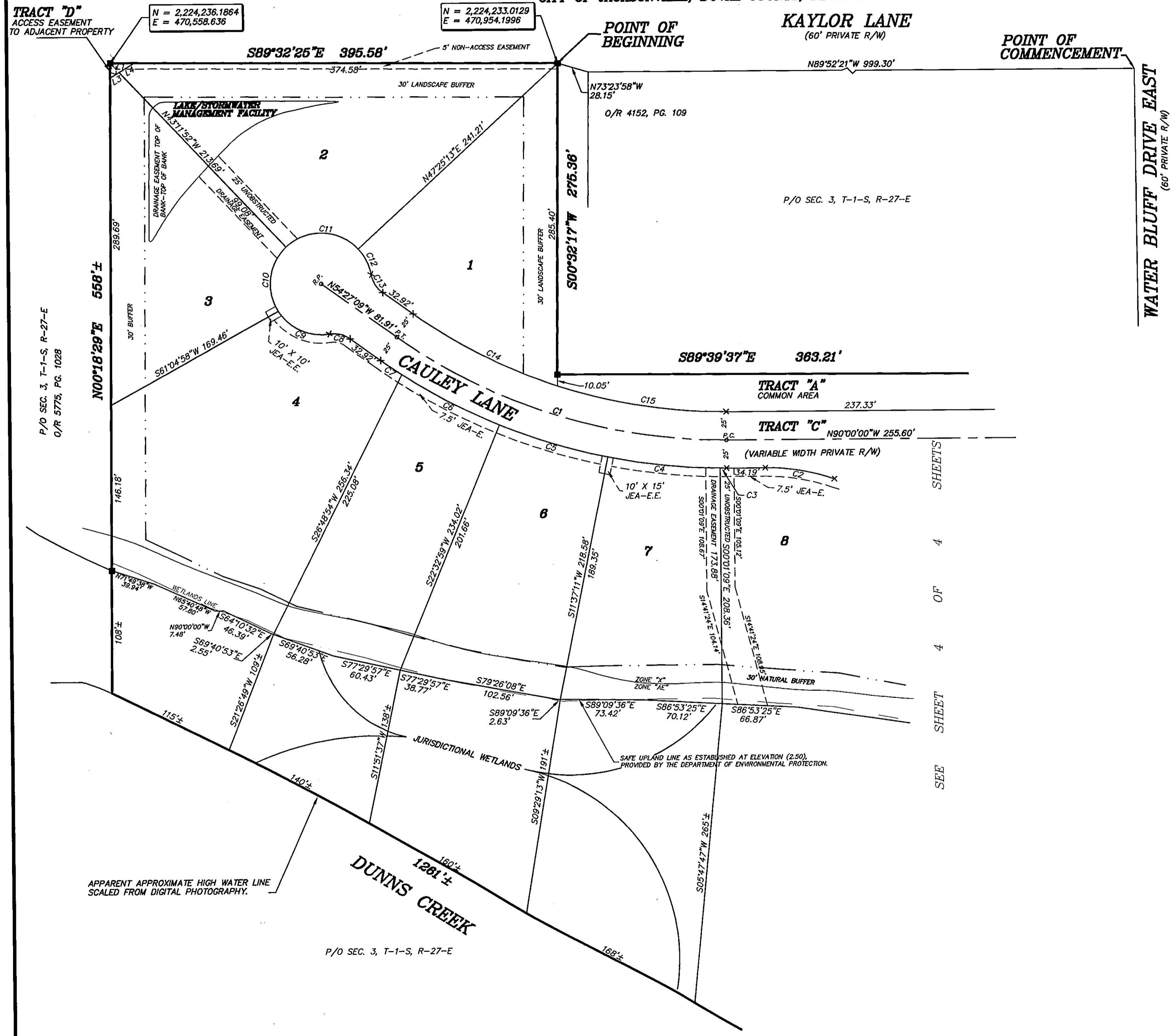
P/O SEC. 3, T-1-S, R-27-E

A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	310.21'	160.28'	305.26'	S72°13'35"E	35°32'51"
C2	186.00'	62.17'	31.38'	61.88'	N80°25'27"W	19°09'07"
C3	525.00'	5.88'	2.94'	5.88'	S89°40'46"E	00°38'29"
C4	525.00'	100.05'	50.18'	99.90'	S83°53'57"E	10°55'09"
C5	525.00'	100.12'	50.21'	99.96'	S72°58'35"E	10°55'34"
C6	525.00'	97.22'	48.75'	97.08'	S62°12'30"E	10°36'35"
C7	525.00'	22.46'	11.23'	22.46'	S55°40'41"E	02°27'03"
C8	25.00'	19.38'	10.21'	18.90'	N76°39'37"W	44°24'55"
C9	45.00'	52.44'	29.65'	49.52'	S65°29'12"E	66°45'45"
C10	45.00'	61.97'	37.03'	57.19'	S07°20'54"W	78°54'26"
C11	45.00'	71.17'	45.49'	63.98'	N87°53'20"W	90°37'06"
C12	45.00'	25.56'	13.13'	25.22'	N26°18'31"W	32°32'33"
C13	25.00'	19.38'	10.21'	18.90'	S32°14'42"E	44°24'55"
C14	475.00'	142.86'	71.97'	142.32'	S63°04'08"E	17°13'56"
C15	475.00'	151.84'	76.57'	151.19'	S80°50'33"E	18°18'54"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N89°32'25"W	21.00'
L2	S00°18'29"W	13.00'
L3	N58°39'30"E	9.14'
L4	N58°39'30"E	15.52'

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 2003-001 DEV.#6072

Waters Edge

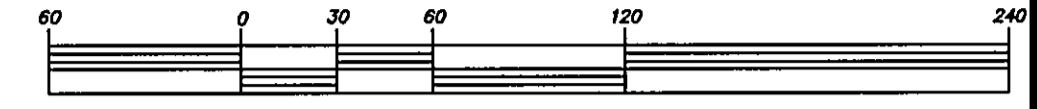
A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 59 PAGE 162

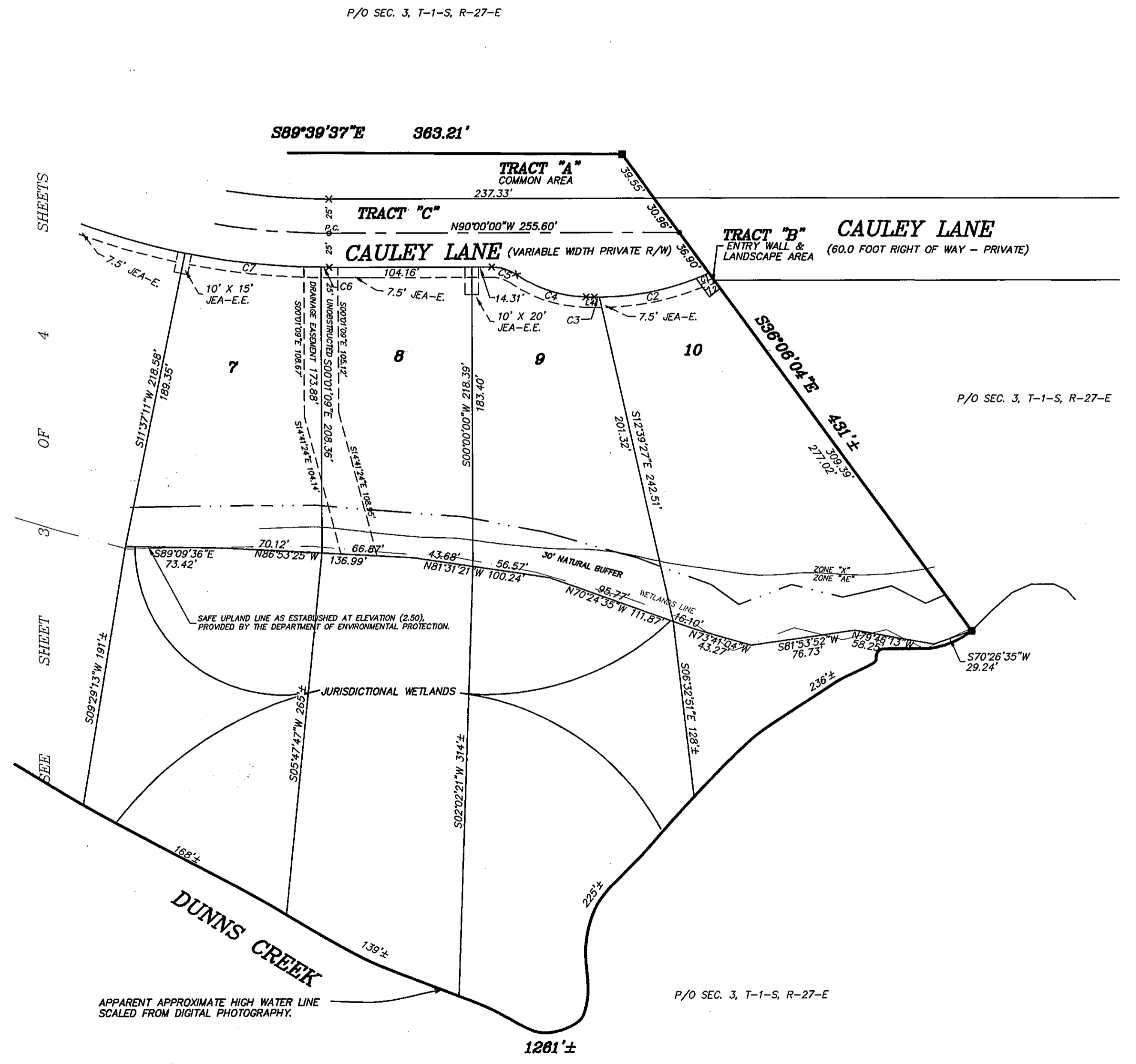
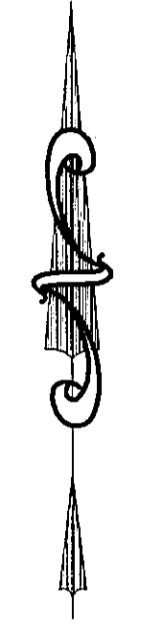
SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



SHEETS
4
OF
3
SHEET
SEE

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	190.59'	10.26'	5.13'	10.26'	N66°52'05"E	03°05'07"
C2	190.59'	72.37'	36.62'	71.93'	N79°17'18"E	21°45'20"
C3	190.59'	3.84'	1.92'	3.84'	S89°15'26"E	01°09'12"
C4	93.23'	54.00'	27.78'	53.25'	S72°05'15"E	33°11'09"
C5	32.20'	19.39'	10.00'	19.10'	N72°44'44"W	34°30'31"
C6	525.00'	5.88'	2.94'	5.88'	S89°40'46"E	00°38'29"
C7	525.00'	100.05'	50.18'	99.90'	S83°53'57"E	10°55'09"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S36°06'04"E	14.02'
L2	S53°53'56"W	10.00'
L3	S36°06'04"E	16.33'
L4	S88°40'50"E	3.98'

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 2003-001 DEV.#6072