

dated April 8, 2020
Date
[Signature]
City Engineer
Director of Public Works
dated April 1, 2020
Date
[Signature]
for General Counsel

NINE MILE CREEK

BEING A PART OF FRACTIONAL PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND ALSO THE EAST 2 1/2 CHAINS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 16 PAGE 100
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION
BEING A PART OF FRACTIONAL PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND ALSO THE EAST 2 1/2 CHAINS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF EDMONDSON'S BEVERLY HILLS TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 25 MINUTES EAST, ALONG THE NORTH LINE OF TROUT RIVER BOULEVARD, 25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 30 MINUTES WEST, PARALLEL TO THE EAST LINE OF THE SAID EAST 2 1/2 CHAINS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, 700 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, PARALLEL TO SAID NORTH LINE OF TROUT RIVER BOULEVARD, 860 FEET MORE OR LESS TO THE WATERS OF NINE MILE CREEK; THENCE SOUTHERLY ALONG THE MEANDERINGS OF SAID WATERS OF NINE MILE CREEK, TO SAID NORTH LINE OF TROUT RIVER BOULEVARD; THENCE SOUTH 89 DEGREES 25 MINUTES WEST, ALONG SAID NORTH LINE OF TROUT RIVER BOULEVARD, 570 FEET MORE OR LESS TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND BEING THE SAME PARCEL OF LAND AS LOTS 25 THROUGH 31 AS SHOWN ON MAP OF EDMONDSON'S BEVERLY HILLS TERRACE, PLAT BOOK 15, PAGE 19 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND MARKED "NOT INCLUDED IN THIS PLAT."
THE ABOVE DESCRIBED LANDS CONTAIN 9.88 ACRES, MORE OR LESS.

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 "NINE MILE CREEK", 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 SAID LANDS.
ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE & ACCESS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY").

TRACTS "C" & "E", (OPEN SPACE / CONSERVATION) AND TRACT "B" (LANDSCAPE BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS AND NON-EXCLUSIVE 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 ASSIGNS.

THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES AND TREATMENT SYSTEMS.

LAKES/STORMWATER MANagements FACILITY AND DRAINAGE EASEMENT SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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 "NINE MILE CREEK". OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

TRACT "A" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT "D" IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED 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 THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "A" (LIFT 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 THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "A" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

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-1" 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-2" 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 "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-1 AND JEA-E-2 EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E-1 AND JEA-E-2 EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E-1 AND JEA-E-2 EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 20 DAY OF March, 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:
BY: [Signature]
PRINT NAME: AMERON POFFER
PRINT NAME: Tiffany Gayton
PRINT NAME: Tiffany Gayton
STATE OF FLORIDA
COUNTY OF DUVAL

BREEZE HOMES, LLC
BY: [Signature]
PRINT NAME: YVETTE LEONE
ITS: VP

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 20 DAY OF March, 2020, BY Breeze Homes, THE VP OF Breeze Homes A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
TIFFANY GAYTON
Commission # GG 280978
Expires December 23, 2022
Notarized This Budget Notary Service

LOCAL INITIATIVES SUPPORT CORPORATION, A FLORIDA CORPORATION
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 19036, PAGE 168A, 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: AMERON POFFER
[Signature]
PRINT NAME: LEAH DUCHINS

LOCAL INITIATIVES SUPPORT CORPORATION
BY: [Signature]
PRINT NAME: CHARLES SHEALY
ITS: REAL ESTATE AND LENDING PROGRAM OFFICER

STATE OF FLORIDA
COUNTY OF DUVAL

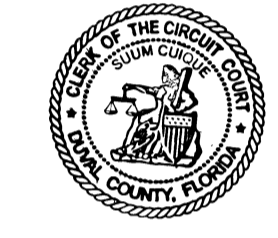
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 20 DAY OF March, 2020, BY Charles Shealy, THE REAL ESTATE AND LENDING PROGRAM OFFICER OF LOCAL INITIATIVES SUPPORT CORPORATION A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
TIFFANY GAYTON
Commission # GG 280978
Expires December 23, 2022
Notarized This Budget Notary Service

CLERK'S CERTIFICATE
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 16, PAGES 100 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 20 DAY OF April, 2020.

[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT

[Signature]
Margaret Mosler
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 654, OF THE ORDINANCE CODE.

BY: [Signature]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS
4/8/20
/DATE

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF April, 2020.

[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

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 REQUIREMENTS OF FLORIDA CHAPTER 177; THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THIS 19 DAY OF MARCH, 2020.

[Signature]
BOB L. FITTMAN
REGISTERED LAND SURVEYOR NUMBER 4827

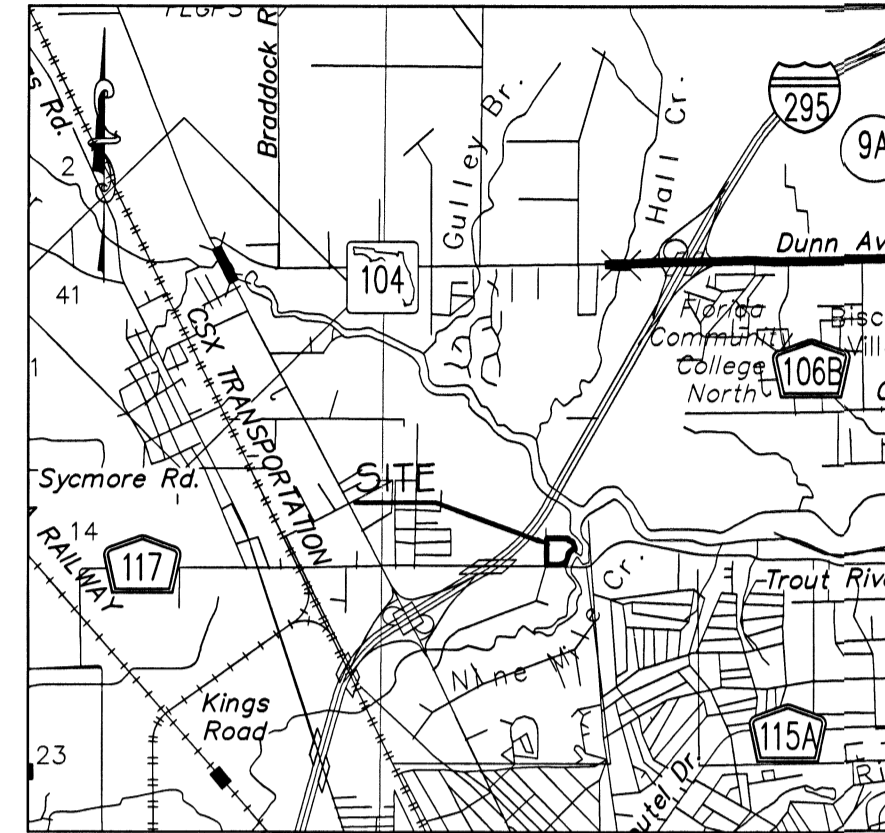
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-304-8377
LICENSED BUSINESS NO. 6487

NINE MILE CREEK

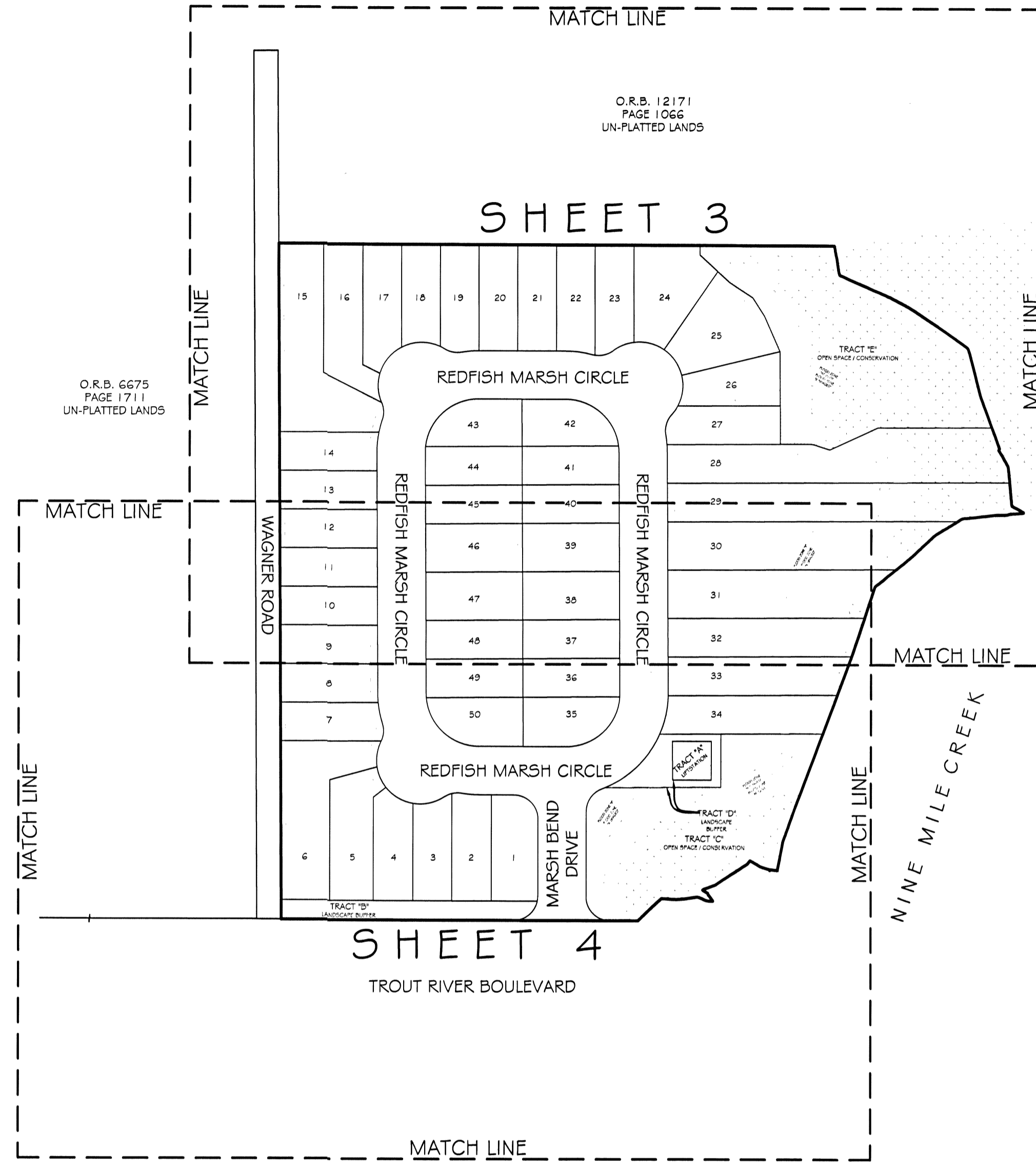
BEING A PART OF FRACTIONAL PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND ALSO THE EAST 2 1/2 CHAINS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 75 PAGE 101
SHEET 2 OF 4 SHEETS

VICINITY MAP
(NOT TO SCALE)



KEY SHEET



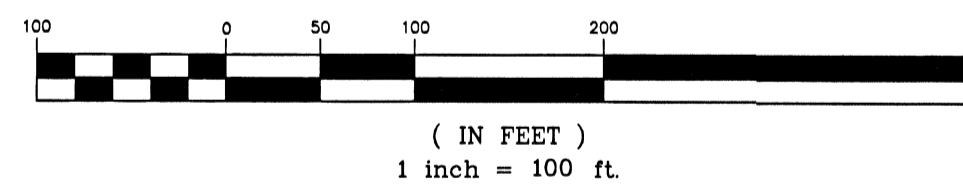
NOTES:

1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES EAST ZONE, N.A.D. OF 1983 AS INDICATED HEREON AND ARE BASED ON THE NORTH LINE OF TROUT RIVER BOULEVARD, BEING SOUTH 89°54'14" EAST.
2. 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.
3. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
4. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
6. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
7. ALL PLATTED UTILITY 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 ANY 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.
8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
10. 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 CONSTRUCTION OF DRIVEWAYS AND 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.
11. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
12. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES 'X', 'X-SHADED' & AE (5.0) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031, SUFFIX 01 06J, DATED 11/02/2010. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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.
13. MEAN HIGH WATER LINE OF NINE MILE CREEK ELEVATION = 1.12 (NAVD_08).

LEGEND

- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
- = SET NAIL # DISK STAMPED LB 6487
- C1 = TABULATED CURVE DATA
- JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- LI = TABULATED LINE DATA
- NAVD_08 = NORTH AMERICAN DATUM OF 1988
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- RP = RADIUS POINT
- TOB = TOP OF BANK

GRAPHIC SCALE



PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

NINE MILE CREEK

BEING A PART OF FRACTIONAL PART OF THE SOUTHEAST ONE-QUARTER AND ALSO THE EAST 1/2 CHAINS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 75 PAGE 62
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

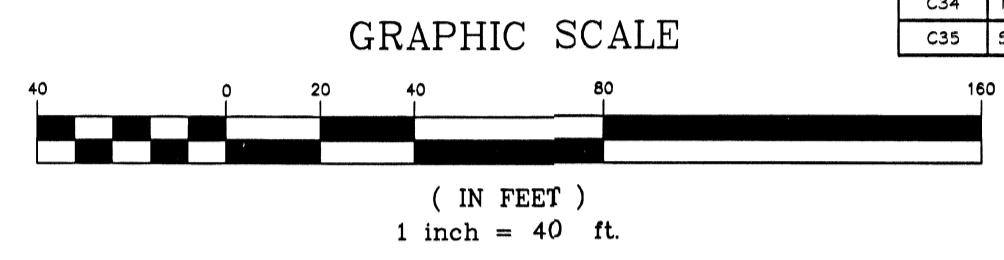
- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6467 UNLESS OTHERWISE NOTED
 - ⊙ = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6467 UNLESS OTHERWISE NOTED
 - ⊕ = SET NAIL & DISK STAMPED LB 6467
 - C = TABULATED CURVE DATA
 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
 - LI = TABULATED LINE DATA
 - NAVD_88 = NORTH AMERICAN DATUM OF 1988
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - RP = RADIUS POINT
 - TOB = TOP OF BANK

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	DELTA
C3	S24°34'01"W	67.62	20.00	69.42
C4	S62°45'40"W	55.62	20.00	56.79
C5	N60°09'40"W	64.42	20.00	66.30
C6	N21°11'19"W	97.50	20.00	58.63
C22	S20°28'29"W	21.10	105.00	21.14
C23	S14°33'49"W	13.35	105.00	13.40
C24	N20°11'41"W	17.71	25.00	18.10
C25	S22°48'52"E	0.20	45.00	0.20
C26	S23°10'37"E	30.06	45.00	30.63
C27	S33°15'17"W	35.03	45.00	36.00
C28	S69°34'14"W	40.21	45.00	41.47
C29	N61°37'09"W	5.32	45.00	5.32
C30	S78°57'10"E	17.71	25.00	18.10
C31	S89°12'25"W	17.96	105.00	17.99
C32	N82°22'05"W	27.54	105.00	27.62
C33	S78°01'35"E	2.79	25.00	2.79
C34	N75°54'03"E	19.44	25.00	19.97
C35	S67°44'11"W	22.87	45.00	23.13

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	DELTA
C36	N76°34'46"W	32.18	45.00	32.51
C37	N84°00'41"W	32.19	45.00	32.82
C38	N07°13'10"E	32.19	45.00	32.87
C39	N35°06'40"E	10.96	45.00	10.99
C40	S16°04'07"W	21.89	25.00	22.75
C41	N07°13'34"W	10.06	105.00	10.06
C42	N07°13'34"W	7.74	105.00	7.74
C43	S23°43'34"W	5.79	33.00	5.79
C44	S47°55'03"W	73.26	55.00	80.36
C45	N48°35'05"W	72.63	55.00	79.33
C46	N03°46'47"W	6.69	55.00	6.70
C47	N80°38'24"W	6.38	25.00	6.42
C48	S26°35'59"W	13.57	15.00	14.06
C49	S14°11'02"W	12.50	25.00	12.43
C50	S1°13'61"W	12.37	30.00	12.40
C51	S68°49'00"W	7.93	15.00	8.02
C52	S56°42'02"W	23.27	25.00	24.21
C53	S53°49'12"W	30.29	30.00	31.75

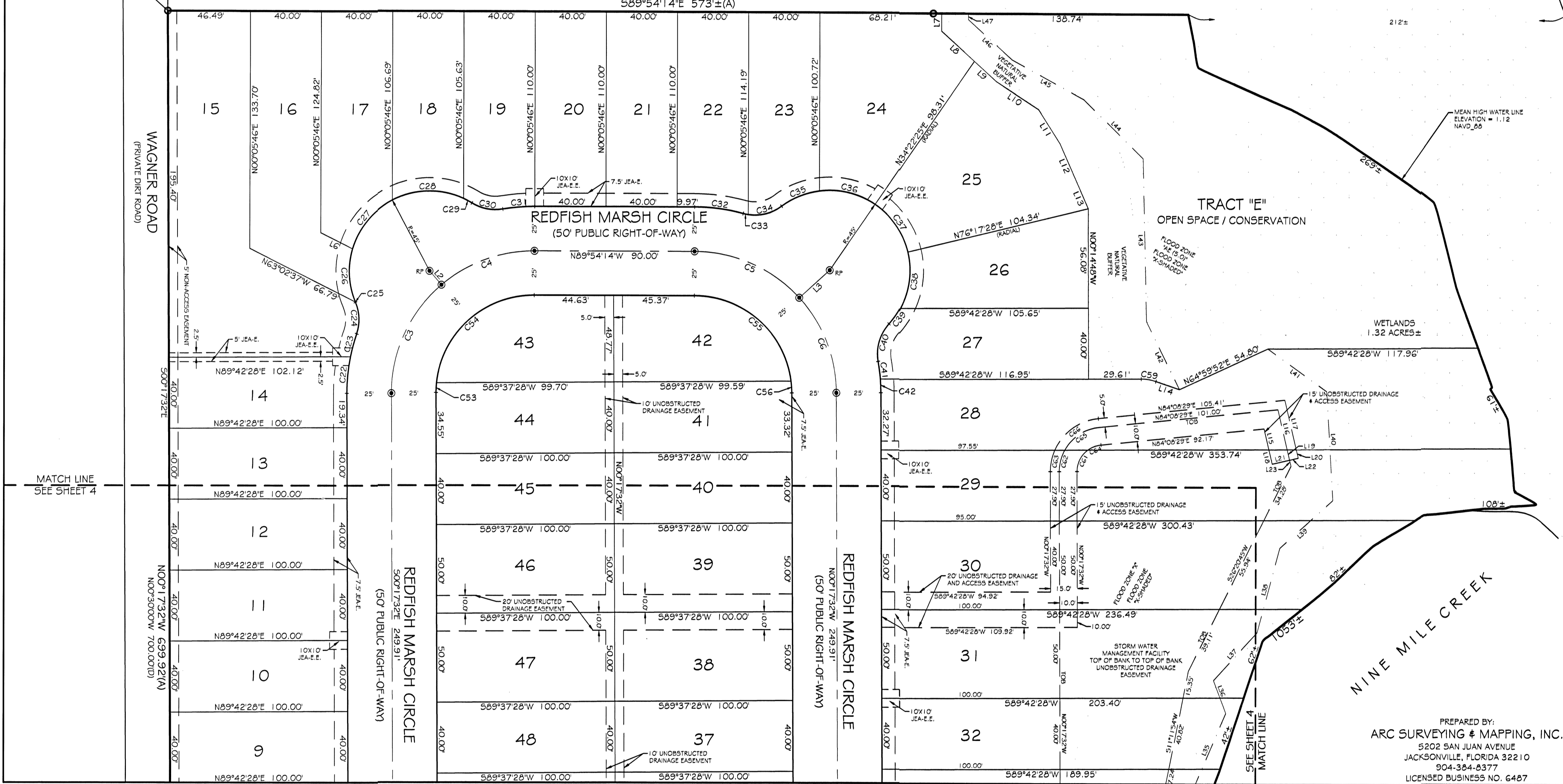
LINE TABLE		
LINE #	BEARING	DISTANCE
L2	S40°34'23"E	10.37
L3	S47°34'54"W	23.11
L4	N63°00'37"W	20.03
L7	N00°00'46"E	9.94
L8	N47°20'59"W	25.08
L9	N47°20'59"W	16.62
L10	N56°33'15"W	28.52
L11	N32°10'34"W	22.62
L12	N23°10'01"W	25.21
L13	N23°10'01"W	14.75
L14	N70°59'16"W	14.00
L15	S13°00'02"E	12.06
L16	S13°00'02"E	23.14
L17	S13°00'02"E	28.68
L18	S13°00'02"E	6.27
L19	S13°00'02"E	6.02
L20	S13°00'02"E	4.29

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N76°59'50"E	10.00
L22	N76°59'50"E	5.00
L23	S13°00'02"E	3.58
L24	N20°26'34"W	19.70
L25	N42°04'02"E	32.42
L26	N14°57'11"E	49.42
L27	N47°46'17"E	40.07
L28	N03°16'32"W	61.59
L29	N54°04'48"W	40.94
L30	N03°58'47"W	42.51
L31	N01°17'09"W	31.99
L32	N45°13'24"W	47.15
L33	N61°00'33"W	46.07
L34	N47°20'59"W	33.50
L35	N00°00'46"E	3.35



N.2212744.44'
E.424191.80'

O.R.B. 12171
PAGE 1066
UN-PLATTED LANDS
430.00 L. TO WITNESS A.1
N89°25'00"E 880±(D)
S89°54'14"E 573±(A)



PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
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LICENSED BUSINESS NO. 6467

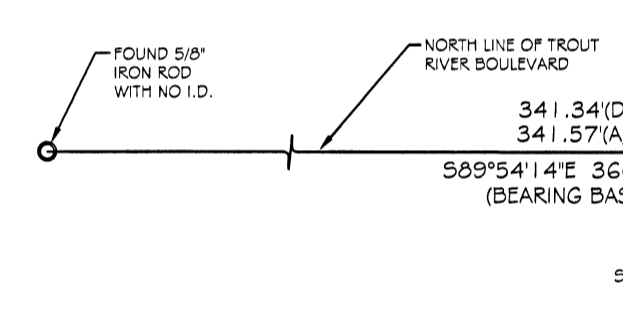
NINE MILE CREEK

PLAT BOOK 16 PAGE 163
SHEET 4 OF 4 SHEETS

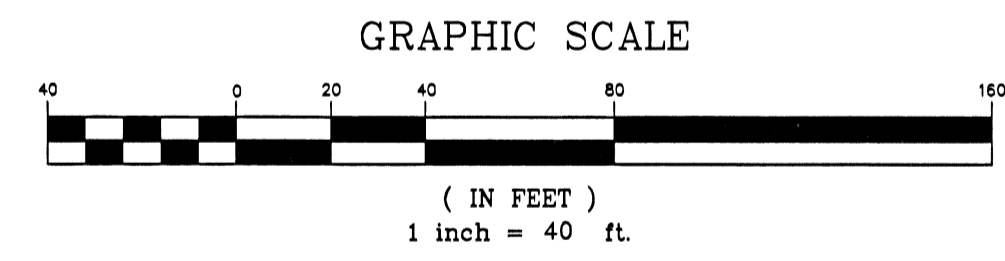
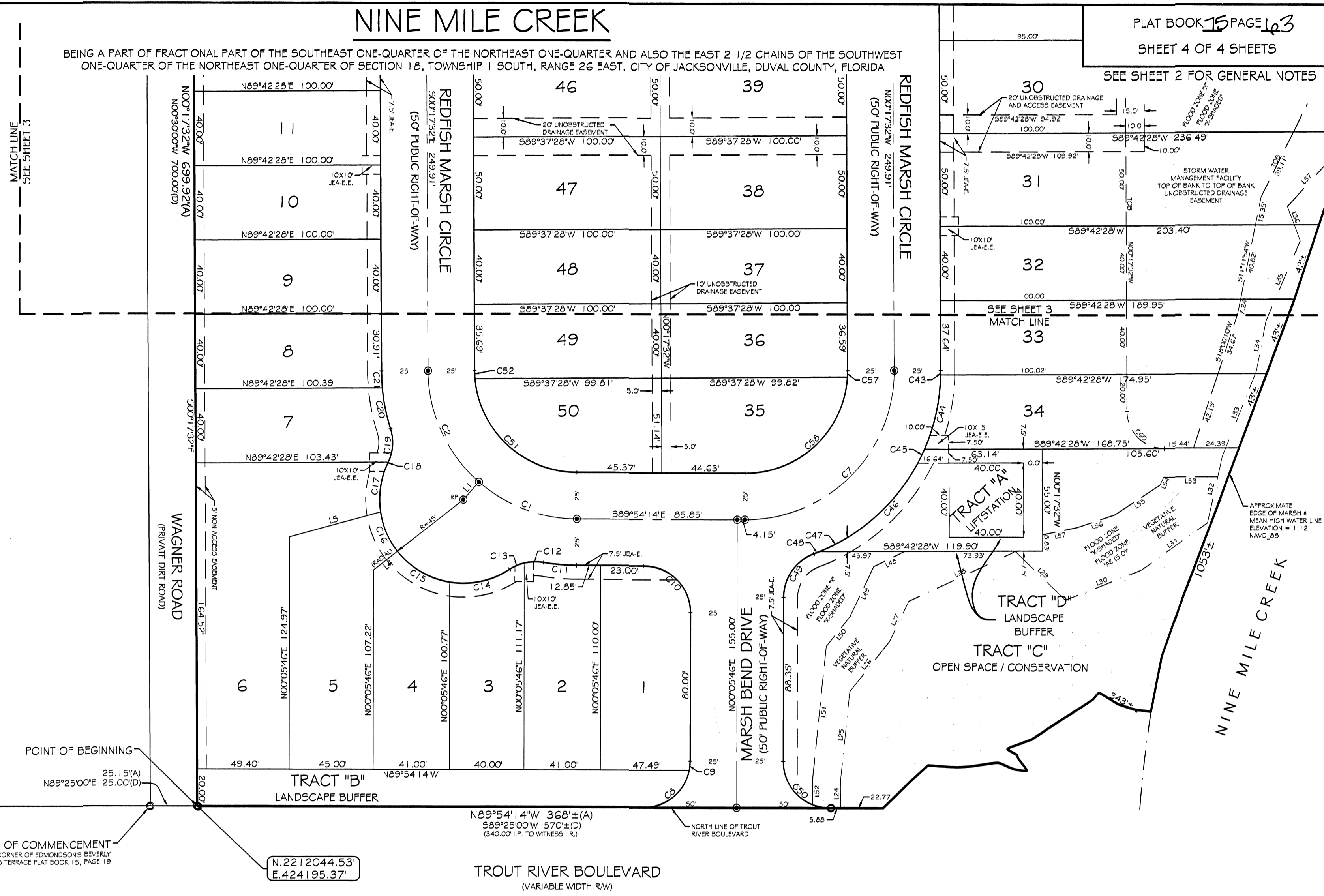
BEING A PART OF FRACTIONAL PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND ALSO THE EAST 1/2 CHAINS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA

O.R.B. 6675
PAGE 1711
UN-PLATTED LANDS

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S69°20'52"E	56.18	80.00	57.40	04°10'44"
C2	S24°32'31"E	65.71	80.00	67.72	048°29'57"
C7	N44°54'07"E	113.52	80.00	126.21	092°23'18"
C8	N50°51'52"E	31.62	25.00	34.24	078°27'47"
C9	N05°51'52"E	5.03	25.00	5.03	01°13'21"
C10	N44°54'14"E	35.32	25.00	39.27	050°00'00"
C11	S64°39'46"E	17.97	105.00	17.99	009°48'53"
C12	S69°04'15"W	10.26	25.00	10.33	023°40'52"
C13	S62°01'00"W	6.58	25.00	6.62	01°48'59"
C14	N77°54'12"E	32.82	45.00	33.67	042°52'02"
C15	S59°23'30"E	32.42	45.00	33.41	042°52'31"
C16	S29°19'40"E	22.98	45.00	23.23	029°34'54"
C17	S08°42'15"W	26.68	45.00	27.09	034°29'11"
C18	N29°23'50"E	0.45	25.00	0.45	001°02'00"
C19	N03°42'35"E	16.08	25.00	16.50	042°24'31"
C20	S11°22'40"E	22.38	105.00	22.42	012°14'01"
C21	S02°46'36"E	9.10	105.00	9.11	004°56'07"
C43	N00°21'04"E	2.36	105.00	2.36	001°17'13"
C44	N12°14'49"E	40.98	105.00	41.24	022°30'17"
C45	N29°46'41"E	6.35	105.00	6.35	004°33'26"
C46	N43°18'21"E	55.23	105.00	55.89	039°29'53"
C47	N63°08'04"E	16.77	105.00	16.78	009°09'30"
C48	N69°34'48"E	3.18	105.00	3.18	001°43'58"
C49	S34°46'16"W	28.45	25.00	30.26	069°21'01"
C50	S44°54'14"E	35.32	25.00	39.27	090°00'00"
C51	S47°20'47"E	74.40	25.00	81.70	085°06'53"
C52	S02°32'27"E	4.32	25.00	4.32	004°29'48"
C57	N01°29'14"E	3.42	25.00	3.42	003°33'34"
C58	N48°42'54"E	75.60	25.00	83.35	086°49'45"
C60	S49°17'32"E	28.28	20.00	31.42	090°00'00"



- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. 6487 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED L.B. 6487
 - C1 = TABULATED CURVE DATA
 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
 - LI = TABULATED LINE DATA
 - NAVD_88 = NORTH AMERICAN DATUM OF 1988
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - RP = RADIUS POINT
 - TOB = TOP OF BANK



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N41°11'20"E	12.66
L4	S51°52'45"W	16.38
L5	N74°39'13"E	50.56
L24	N00°05'46"E	15.71
L25	N05°00'04"E	47.62
L26	N89°27'53"E	34.34
L27	N89°25'11"E	24.00
L28	N64°50'01"E	63.36
L29	S45°47'57"E	37.37
L30	N69°23'53"E	44.00
L31	N54°11'33"E	43.17
L32	N12°30'13"E	36.65
L33	N21°49'53"E	49.35
L34	N10°49'35"E	27.77

LINE TABLE

LINE #	BEARING	DISTANCE
L35	N82°59'27"E	42.79
L36	N20°25'34"W	19.70
L37	N42°04'02"E	36.42
L40	S63°54'29"W	16.68
L48	S32°25'11"W	29.92
L50	S38°27'53"W	20.25
L51	S00°50'54"W	70.95
L52	S00°09'46"W	14.74
L53	S89°42'28"W	28.66
L54	S25°25'25"W	4.63
L55	S56°11'03"W	28.93
L56	S71°11'42"W	21.66
L57	S78°18'59"W	18.80

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LICENSED BUSINESS NO. 6487

P.U.D. No. 2018-73 (PLAT AND PLANS) CITY DEVELOPMENT No. 9530.000 JEA AVAILABILITY # 2018-0027