

WELLS LANDING SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 1 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

Approved 5/10/2023
Date
[Signature]
City Engineer
for Director of Public Works
Approved 5/4/2023
Date
[Signature]
for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS WELLS LANDING SUBDIVISION, AND HAVE 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 (BULLSEYE CIRCLE, INTEGRITY WAY, LONGFIN COURT, AND SANDPERCH STREET) AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE UNOBSTRUCTED 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:

- (1) 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 UNOBSTRUCTED DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES 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 OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- (3) 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 WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, AND 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 WELLS LANDING SUBDIVISION. 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.

UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT. OWNER, AND ITS SUCCESSORS AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF WELLS LANDING SUBDIVISION ENCUMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT ASSUMES THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES EASEMENTS FOR ACCESS AND OPERATION AND MAINTENANCE OF SUCH STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES.

TRACT "C" (ACTIVE RECREATION), AND TRACT "D" (ACTIVE RECREATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACTS, THE OBLIGATION SHALL THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

TRACT "B" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "A" (LANDSCAPE BUFFER TRACT) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE 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 HOMEOWNERS' ASSOCIATION, OR OTHER SUCH ENTITY 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 LIFT 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 "A" (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 "B" (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, AND 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 "A" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "B" (LIFT STATION) OR JEA'S EASEMENT UPON TRACT "A" (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. 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 TRACT "A" (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. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF WELLS LANDING SUBDIVISION AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF WELLS LANDING SUBDIVISION ENCUMBERED BY SUCH EASEMENT OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF JEA'S EASEMENT UPON TRACT "A" (LANDSCAPE BUFFER TRACT).

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS THAT ARE NOT ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) OR THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

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.

OWNER, ITS SUCCESSORS AND ASSIGNS, MAY PLANT AND MAINTAIN LANDSCAPING WITHIN THE 20' JEA UTILITY EASEMENT ON LOT 1 FRONTING MORSE AVENUE, PROVIDED HOWEVER THAT IN NO EVENT SHALL JEA BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY SUCH LANDSCAPING, INCLUDING IN THE EVENT THE LANDSCAPING IS DAMAGED BY JEA'S EXERCISE OF ITS EASEMENT RIGHTS.

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.

THE OWNER HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT(S) FOR LANDSCAPING, FENCING AND SIGNAGE OVER ALL LANDSCAPE BUFFERS SHOWN ON THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF SAID LANDSCAPE BUFFERS SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER HEREBY RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL OF SUCH EASEMENT(S) TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL APPLICABLE OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

OWNER 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 GOVERNMENT BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, TRACTS, OR EASEMENT REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 28 DAY OF APRIL, 2023.

[Signature]
WITNESS
PRINT NAME: DAVID WILLIAMS
[Signature]
WITNESS
PRINT NAME: Brandon Snee

OWNER: PULTE HOME COMPANY, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY
BY [Signature]
JUSTIN DUDLEY
ITS VICE PRESIDENT OF LAND ACQUISITION

CAPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19661, PAGE 1169 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF MORSE AVENUE (A 60-FOOT RIGHT-OF-WAY); THENCE SOUTH 02°20'39" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LAST SAID LANDS AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13972, PAGE 325 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1326.61 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 89°45'26" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 106.28 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8349, PAGE 321 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°14'34" EAST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13941, PAGE 2194 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°45'26" WEST, DEPARTING LAST SAID WEST LINE AND ALONG THE NORTH LINE OF LAST SAID LANDS AND THE NORTH LINE OF WESTLAND STATION UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGES 64 THROUGH 64C OF SAID CURRENT PUBLIC RECORDS; A DISTANCE OF 1428.19 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 02°20'58" EAST, DEPARTING LAST SAID NORTH LINE AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 643.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 43.01 FEET; THENCE NORTH 02°20'58" EAST, DEPARTING LAST SAID NORTH LINE, A DISTANCE OF 739.79 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°58'19" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1402.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 43.29 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 10TH DAY OF MAY, 2023.

[Signature]
STEVEN D. LONG JR. P.E.
DIRECTOR OF PUBLIC WORKS

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 81 PAGES 33-40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 11 DAY OF May, 2023.

[Signature]
JODY PHILLIPS
CLERK OF THE CIRCUIT COURTS

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 8TH DAY OF MAY, 2023.

[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE No. 6902

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28 DAY OF APRIL, 2023, BY JUSTIN DUDLEY AS VICE PRESIDENT, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Patti J. Barrett
COMMISSION NO.: GG364011
MY COMMISSION EXPIRES: 8/08/2023

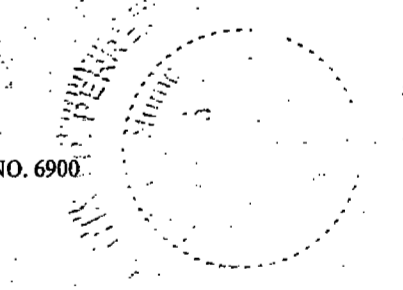


SURVEYOR'S CERTIFICATE

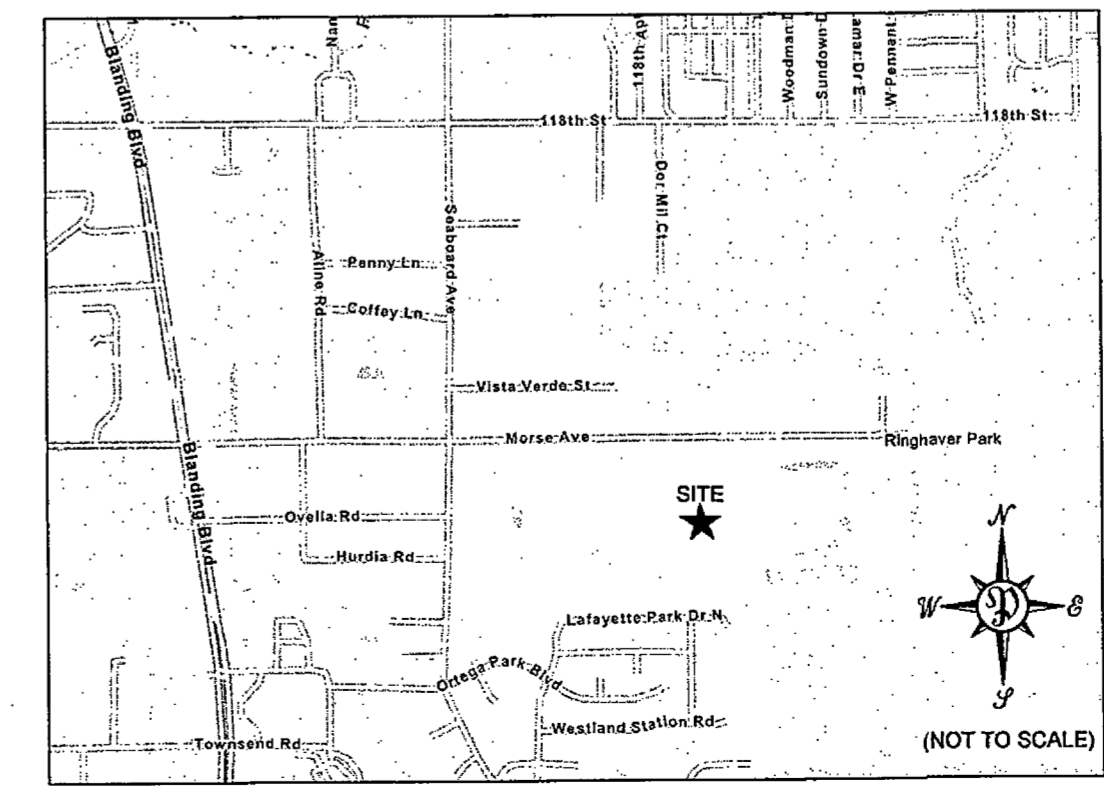
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.52, F.A.C. AND SECTION 654.10, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 26TH DAY OF April, 2023.

[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.



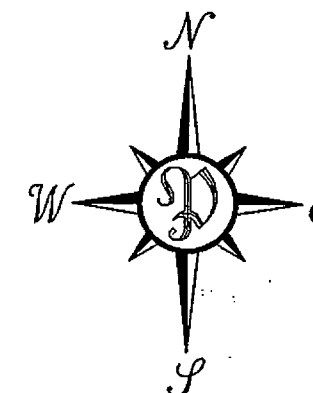
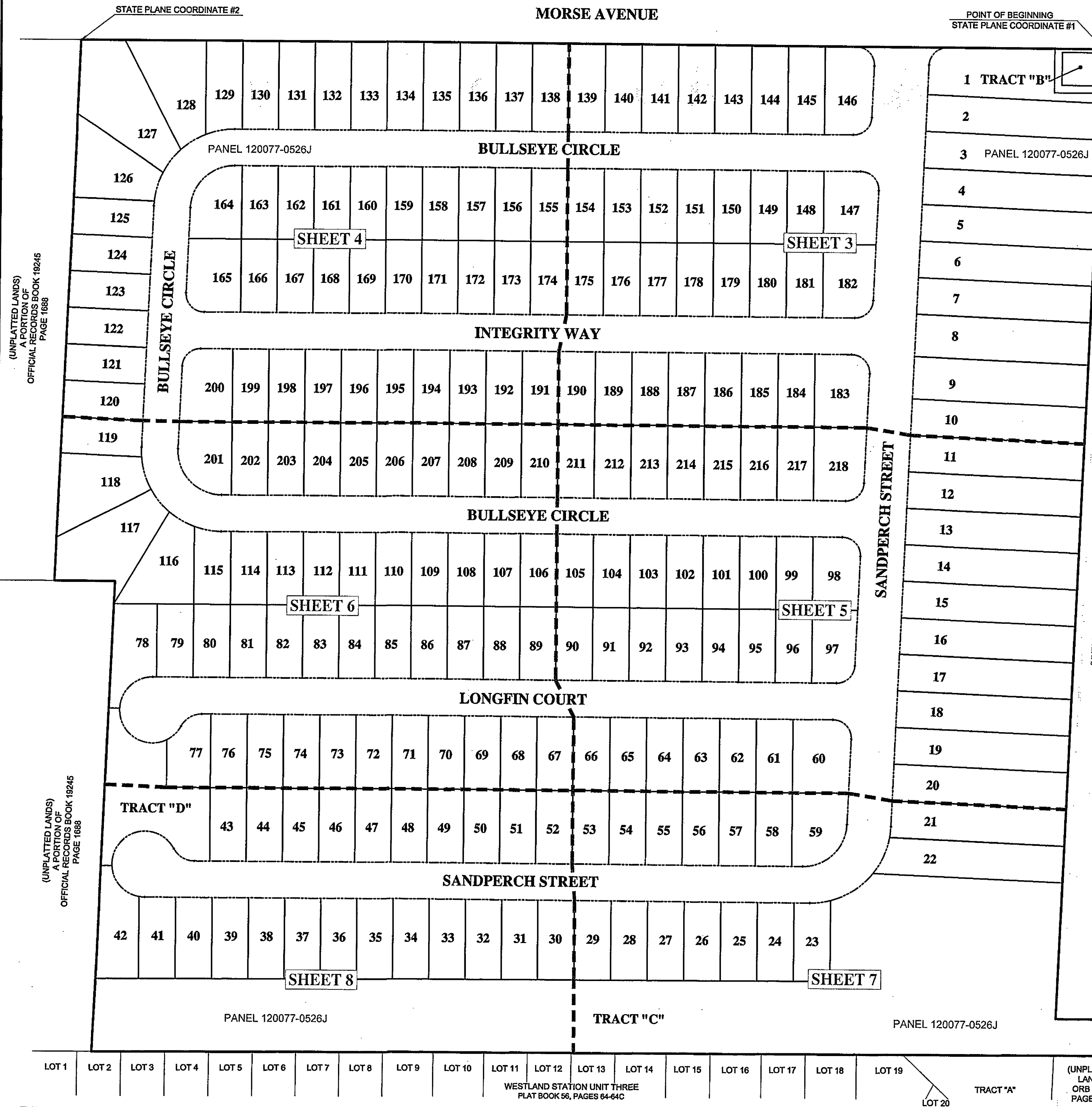
VICINITY MAP



PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

WELLS LANDING SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



TRACT	AREA
C	4.16± ACRES
D	0.42± ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2142832.6641	428026.7226	POINT OF BEGINNING
2	2142833.3530	426624.4582	NORTHWEST CORNER OF LOT 127

GENERAL 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.
- 2.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH R/W LINE OF MORSE AVENUE AS S89°58'19"E.
- 3.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NRS 2011), FLORIDA EAST ZONE 0901
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5.) 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.
- 6.) 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 ELECTRIC, TELEPHONE, GAS, OR ANY 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.
- 7.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0526J, DATED 11-02-2018. THE FLOOD ZONE INFORMATION 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- 8.) LANDS SHOWN HEREON ARE SUBJECT TO AN UNRECORDED 100 FOOT JEA EASEMENT RUNNING EAST TO WEST ALONG THE SOUTH PORTION OF THE PROPERTY AS DEPICTED ON THE PLATS OF WESTLAND STATION UNIT ONE AS RECORDED IN PLAT BOOK 53, PAGES 77, 77A THROUGH 77E AND WESTLAND STATION UNIT THREE AS RECORDED IN PLAT BOOK 56, PAGES 64, 64A, 64B AND 64C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 9.) LANDS SHOWN HEREON ARE SUBJECT TO AN AGREEMENT REGARDING DRAINAGE IMPROVEMENTS RECORDED IN OFFICIAL RECORDS BOOK 20621, PAGE 238 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- (R/W) RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- (SWMF) STORMWATER MANAGEMENT FACILITY

PREPARED BY:

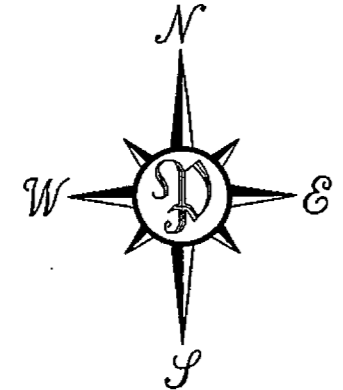
PERRET AND ASSOCIATES, INC.

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WELLS LANDING SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

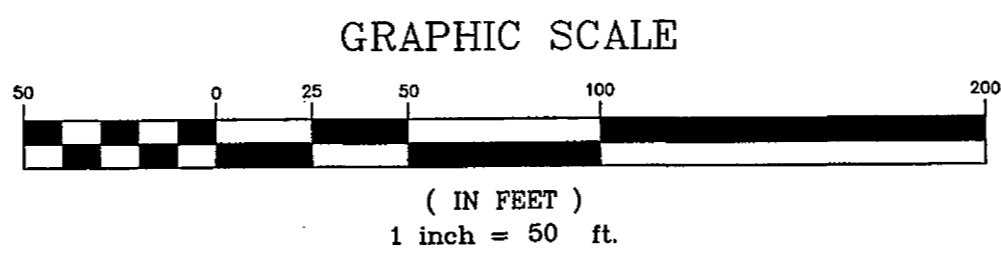


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	38.26'	25.00'	87°41'02"	S48°11'10"W	34.63'
C31	38.26'	25.00'	87°41'02"	N46°11'10"E	34.63'
C32	40.28'	25.00'	92°18'58"	N43°48'50"W	36.06'
C33	40.28'	25.00'	92°18'58"	N43°48'50"W	36.06'
C34	38.26'	25.00'	87°41'02"	N46°11'10"E	34.63'
C37	40.28'	25.00'	92°18'58"	N43°48'50"W	36.06'
C44	0.52'	42.00'	0°42'09"	S45°59'28"W	0.52'
C45	31.58'	28.50'	63°29'12"	S78°01'07"W	29.99'
C46	12.97'	20.00'	37°10'13"	N71°23'12"W	12.75'
C47	19.25'	20.00'	55°08'45"	N25°13'43"W	18.52'
C50	38.58'	112.00'	19°44'02"	S80°06'16"E	38.38'
C51	31.69'	42.00'	43°13'43"	S23°57'31"W	30.94'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	60.00'	N00°01'41"E
L4	65.00'	N89°58'19"W
L5	45.00'	N00°01'41"E
L6	45.00'	N89°58'19"W
L7	45.00'	S00°01'41"W
L8	45.00'	S89°58'19"E
L9	11.36'	N63°51'48"W
L17	21.23'	S02°20'39"W
L18	20.35'	N89°58'19"W
L19	33.59'	N02°20'39"E



SEE SHEET 4
SEE SHEET 6



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PAGE 325

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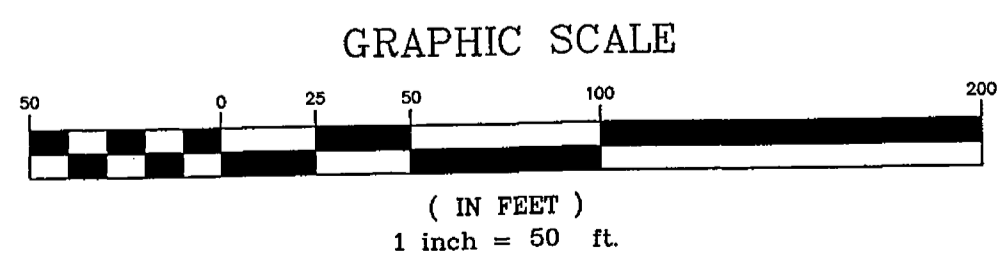
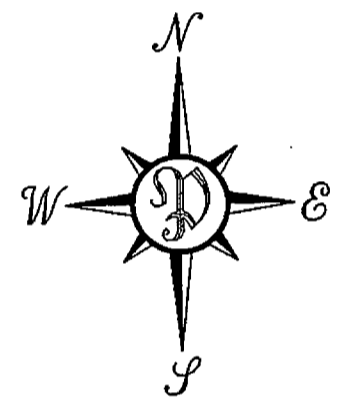
WELLS LANDING SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



(UNPLATTED LANDS)
A PORTION OF
OFFICIAL RECORDS BOOK 19246
PAGE 1688



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	130.08'	85.00'	87°41'02"	N46°11'10"E	117.75'
C26	6.43'	110.00'	3°20'59"	N04°01'09"E	6.43'
C27	41.34'	110.00'	21°32'00"	N16°27'38"E	41.10'
C28	40.00'	110.00'	20°50'05"	N37°38'41"E	39.78'
C29	40.00'	110.00'	20°50'05"	N58°28'46"E	39.78'
C30	40.57'	110.00'	21°07'52"	N79°27'45"E	40.34'
C35	40.28'	25.00'	92°18'58"	S43°48'50"E	36.06'
C36	91.82'	60.00'	87°41'02"	S46°11'10"W	83.12'
C40	38.26'	25.00'	87°41'02"	S46°11'10"W	34.63'

SEE SHEET 5

SEE SHEET 6

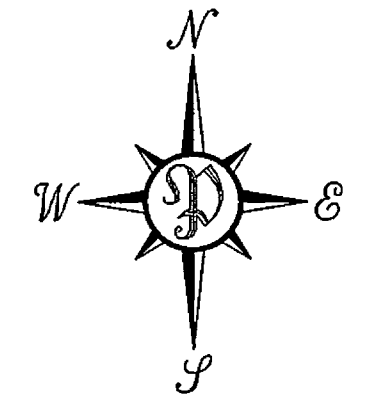
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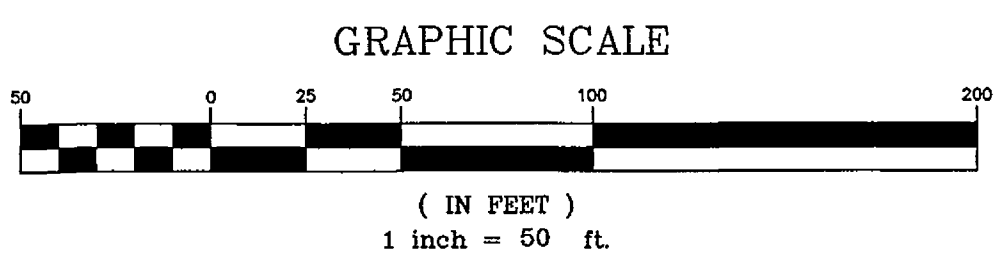
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 5 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



(UNPLATTED LANDS)
OFFICIAL RECORDS BOOK 13972
PAGE 325

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	40.28'	25.00'	92°18'58"	N43°48'50"W	36.06'
C19	38.28'	25.00'	87°41'02"	N46°11'10"E	34.63'
C20	40.28'	25.00'	92°18'58"	N43°48'50"W	36.06'
C38	38.28'	25.00'	87°41'02"	N46°11'10"E	34.63'

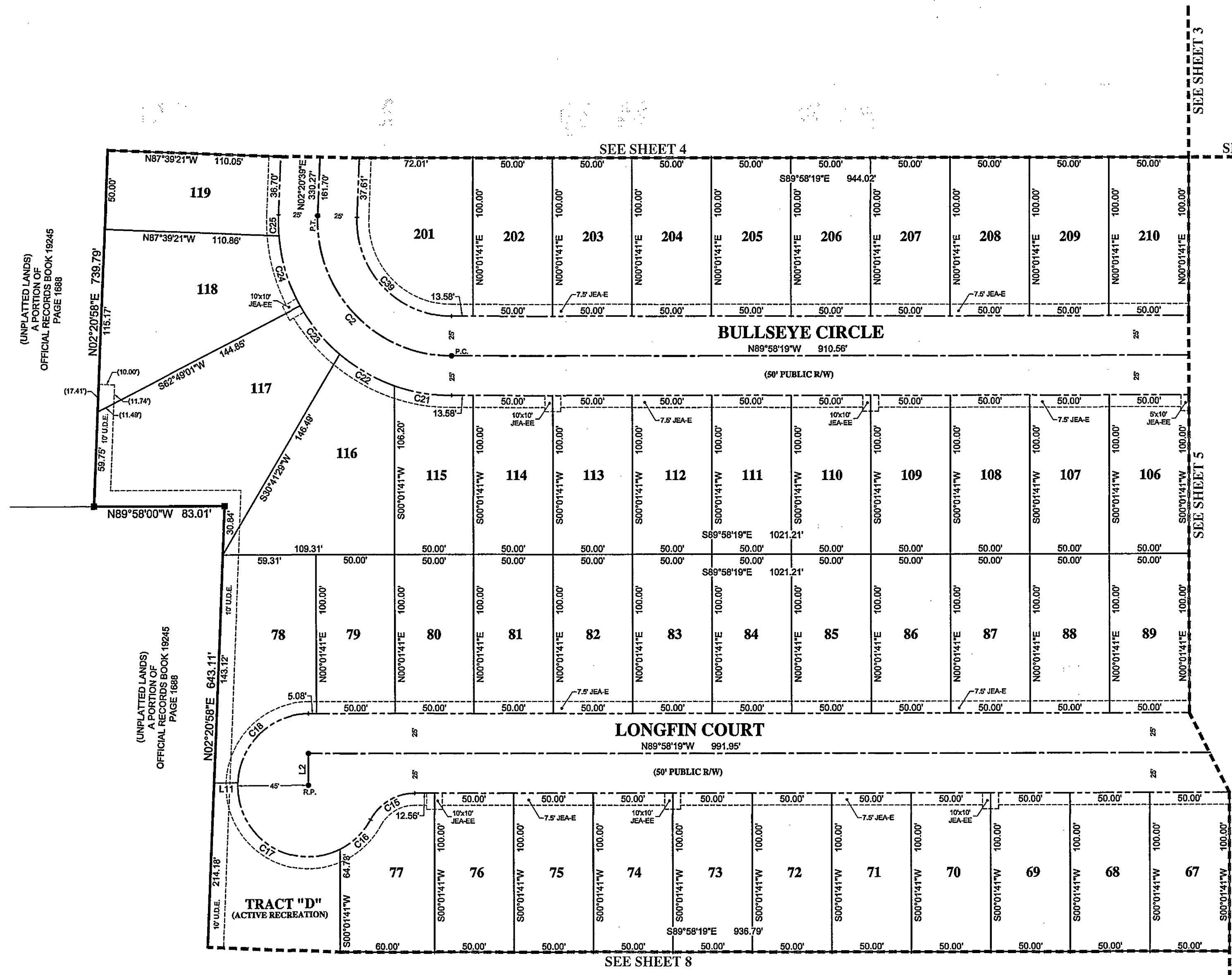
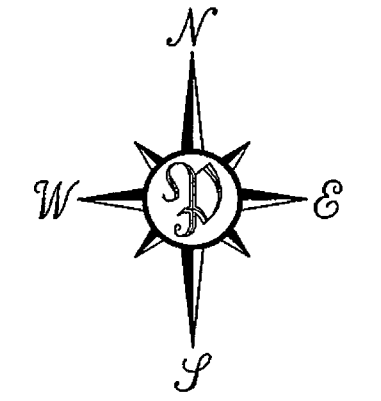


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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3
SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 6 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

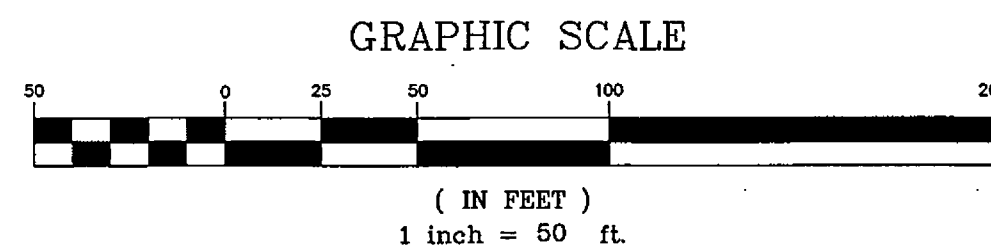


(UNPLATTED LANDS)
A PORTION OF
OFFICIAL RECORDS BOOK 19245
PAGE 1888

(UNPLATTED LANDS)
A PORTION OF
OFFICIAL RECORDS BOOK 19245
PAGE 1888

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	136.95'	85.00'	92°18'58"	N43°48'50"W	122.61'
C15	34.23'	32.00'	61°16'50"	S59°23'16"W	32.62'
C16	27.31'	45.00'	34°46'25"	S46°08'04"W	26.69'
C17	93.51'	45.00'	119°03'15"	N56°57'06"W	77.57'
C18	68.69'	45.00'	87°27'10"	N46°18'07"E	62.21'
C21	37.12'	110.00'	19°20'06"	N80°18'16"W	36.94'
C22	40.09'	110.00'	20°52'58"	N60°11'44"W	39.87'
C23	40.00'	110.00'	20°50'05"	N39°20'12"W	39.78'
C24	48.69'	110.00'	24°19'02"	N16°45'38"W	46.34'
C25	13.34'	110.00'	6°56'46"	N01°07'44"W	13.33'
C39	96.67'	60.00'	92°18'58"	S43°48'50"E	86.55'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	20.00'	N00°01'41"E
L11	15.07'	N89°58'19"W

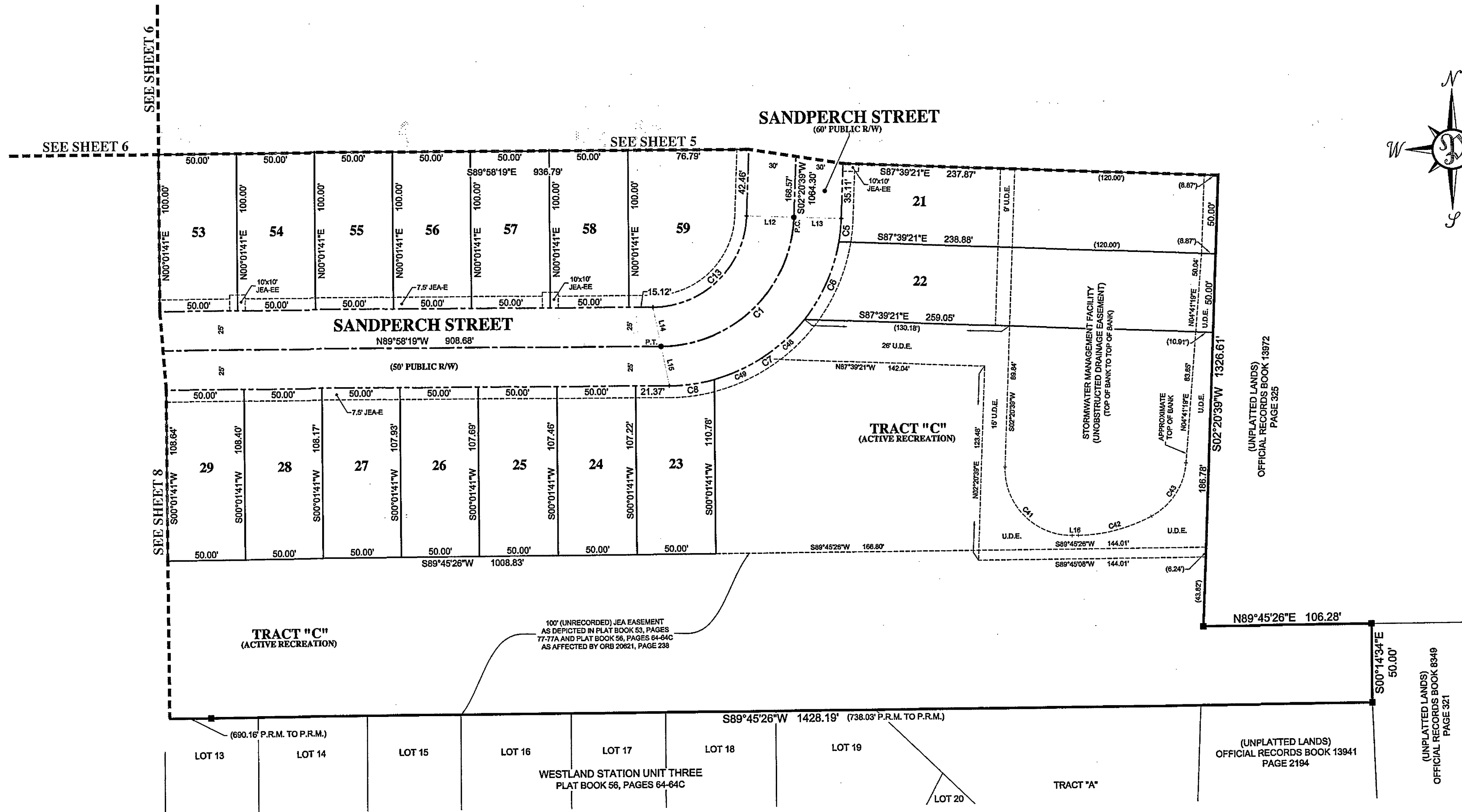
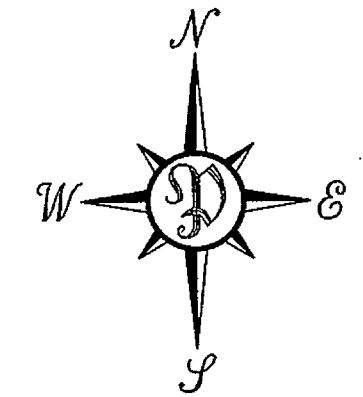


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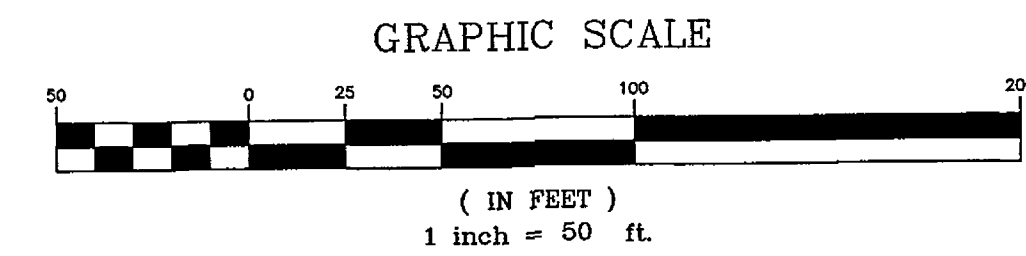
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 7 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	130.08'	85.00'	87°41'02"	S46°11'10"W	117.75'
C5	14.94'	110.00'	7°46'50"	S06°14'04"W	14.93'
C6	54.47'	110.00'	28°22'16"	S24°18'37"W	53.91'
C7	69.97'	110.00'	36°26'47"	S56°43'09"W	68.80'
C8	28.96'	110.00'	16°05'09"	S82°29'07"W	28.88'
C13	91.82'	60.00'	87°41'02"	N46°11'10"E	83.12'
C41	67.87'	42.00'	92°35'31"	S43°57'06"E	60.73'
C42	48.12'	100.00'	27°34'12"	N75°58'22"E	47.86'
C43	42.15'	42.00'	57°29'57"	N33°26'18"E	40.40'
C48	37.57'	110.00'	19°34'04"	S48°16'47"W	37.38'
C49	32.40'	110.00'	16°52'43"	S66°30'11"W	32.29'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	30.00'	N88°02'31"W
L13	30.00'	N88°02'31"W
L14	25.50'	S11°17'27"E
L15	25.50'	S11°17'27"E
L16	4.05'	N89°45'08"E

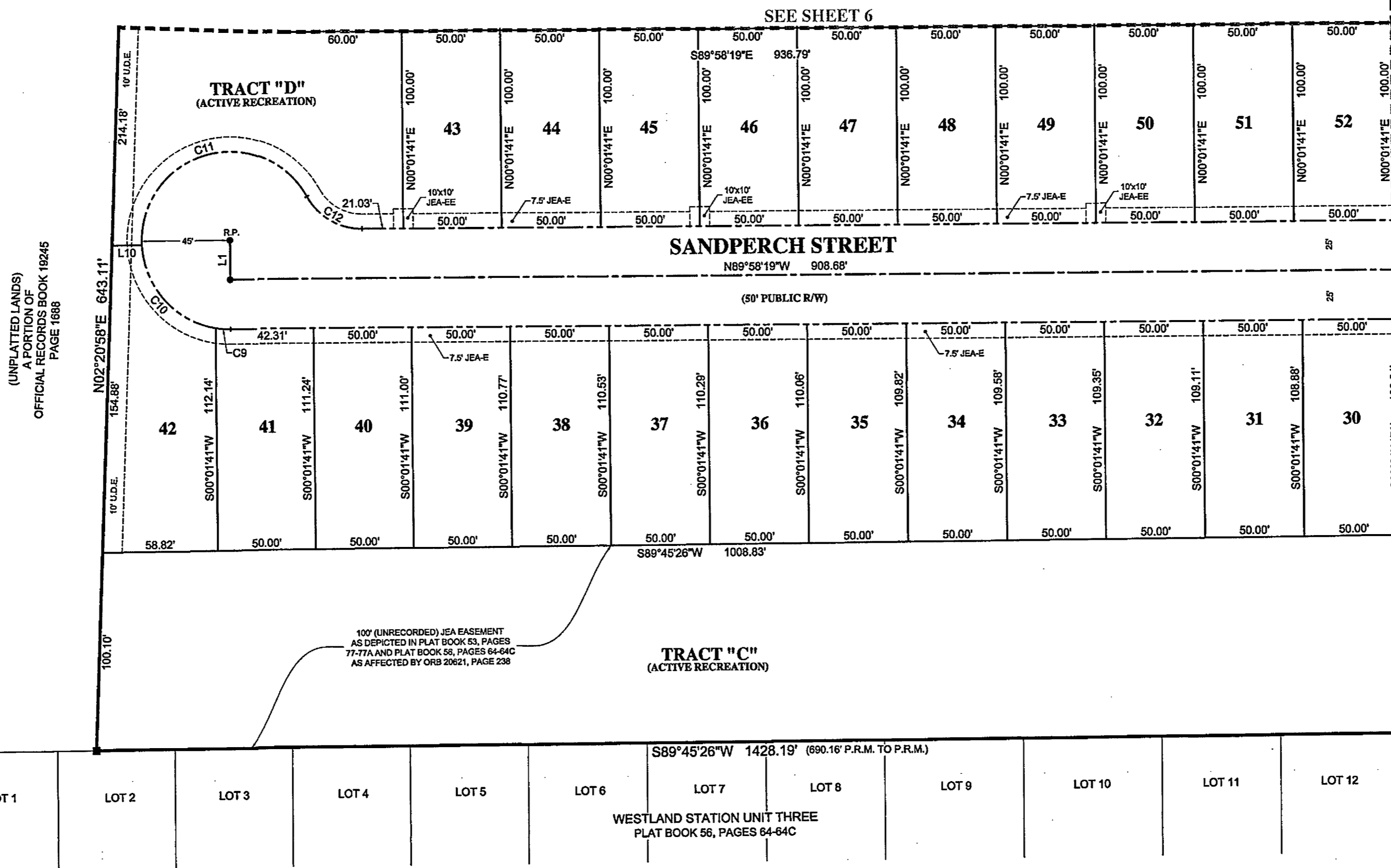
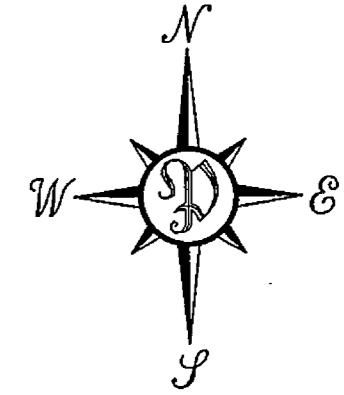


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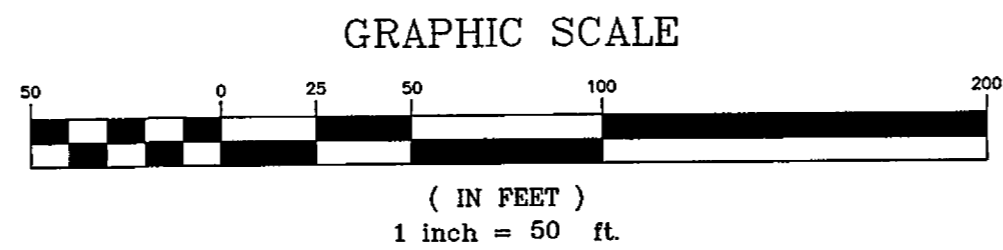
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3
SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 8 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	7.73'	45.00'	9°50'09"	N85°03'14"W	7.72'
C10	60.96'	45.00'	77°37'00"	N41°19'39"W	56.40'
C11	120.82'	45.00'	163°49'41"	N74°23'41"E	87.66'
C12	34.23'	32.00'	61°16'50"	S59°19'53"E	32.62'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N00°01'41"E
L10	15.28'	N89°58'19"W



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