

# WHITMORE OAKS UNIT TWO

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS H AND I, WHITMORE OAKS, AS RECORDED IN PLAT BOOK 66, PAGE 124, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, SAID DUVAL COUNTY, FLORIDA.

PLAT BOOK **66** PAGE **193**

SHEET 1 OF 3 SHEETS

SEE SHEET 3 FOR GENERAL NOTES

### CAPTION

A portion of Section 14, Township 4 South, Range 27 East, Duval County, Florida, also being a replat of a portion of Tracts H and I, Whitmore Oaks, as recorded in Plat Book 66, page 124, of the current Public Records of said Duval County, Florida, being more particularly described as follows:

For a point of Beginning, commence at the Northeast corner of Lot 54, said Whitmore Oaks; thence South 87°17'50" West, along the Northerly line of said Whitmore Oaks, 110.06 feet; thence South 00°49'58" East, departing said Northerly line, along the Westerly line of said Lot 54, a distance of 43.24 feet to a point on a curve concave Southerly having a radius of 45.00 feet; thence Westerly along the arc of said curve, through a central angle of 85°54'27", an arc length of 67.47 feet to a point of cusp, said arc being subtended by a chord bearing and distance of North 82°43'44" West, 61.33 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 55°09'00", an arc length of 24.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°44'32" East, 23.15 feet; thence North 00°49'58" West, 12.45 feet to a point lying on said Northerly line of Whitmore Oaks; thence along said Northerly line and along the Easterly line of said Whitmore Oaks the following four (4) courses: 1) South 87°17'50" West, 49.43 feet; 2) South 89°26'33" West, 138.69 feet; 3) North 00°06'45" West, 41.18 feet; 4) North 00°49'56" East, 252.25 feet; thence North 87°17'50" East, departing said Easterly line, 71.97 feet to a point lying on the Westerly line of Julington Crossing Unit Three, as recorded in Plat Book 40, page 47, said Public Records; thence along the Westerly line of said Julington Crossing Unit Three the following four (4) courses: 1) South 00°11'30" East, 88.32 feet; 2) North 88°03'47" East, 59.32 feet; 3) North 87°04'41" East, 210.14 feet; 4) South 00°49'45" East, 209.99 feet to the Point of Beginning.

Containing 1.84 acres, more or less.

Approved 3/19/14  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved MARCH 14, 2014  
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, this 19th day of MARCH, 2014.

[Signature]  
James M. Robinson, P.E.  
Director of Public Works

### CLERK'S CERTIFICATE: 2014061053

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 66, pages 193-195, of the current Public Records of Duval County, Florida.

Signed this 19th day of March, 2014.

[Signature]  
by: [Signature]  
Deputy Clerk  
Clerk of the Circuit Court

### PLAT CONFORMITY REVIEW

This plat has been reviewed and found to be in compliance with Part 1, Chapter 177, Florida Statutes, this 19th day of MARCH, 2014.

[Signature]  
W. Monroe Hazen, PLS  
Professional Land Surveyor No. 3398

### SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all the requirements of Florida Statute 177; that Permanent Reference Monuments (PRM), Permanent Control Points (PCP), and lot-corners have been or will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, 6.003, Florida Administrative Code, and Section 654.110, Ordinance Code of the City of Jacksonville, Florida.

[Signature]  
Certified this 19th day of MARCH, 2014.  
Jonathon B. Bowan, Florida Registered Land Surveyor No. 14800

Engineer  
North Florida Engineering Services, Inc.  
263 River Hills Drive  
Jacksonville, Florida  
32216

Utilities  
Electric Service Provided by JEA  
Water and Sanitary Sewer Service Provided by JEA  
Telephone Service Provided by BellSouth

PREPARED BY:  
**A&J LAND SURVEYORS, INC.**  
5847 LUELLA STREET  
JACKSONVILLE, FL 32207 (904) 346-1733  
CERTIFICATE OF AUTHORIZATION NO. LB 6661

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PLAT BOOK **66** PAGE **194**  
SHEET 2 OF 3 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES

## ADOPTION AND DEDICATION

This is to certify that Whitmore Oaks, LLC (A FLORIDA LIMITED LIABILITY COMPANY), THE ALTERRA GROUP, LLC (A FLORIDA LIMITED LIABILITY COMPANY), and KB HOME JACKSONVILLE, LLC (A DELAWARE LIMITED LIABILITY COMPANY) (hereinafter, the "Owner"), are the lawful owners of the lands described in the caption hereon, known as "Whitmore Oaks Unit Two", 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.

Acosta Oaks Drive, as shown hereon, is hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Being subject to the following covenants which shall run with the land:

1) 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 stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and 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 agents, contractors, employees, servants, licensees or concessionaires within WHITMORE OAKS UNIT TWO. This indemnification shall run with the land and the successors and assigns of the Owner shall be subject to it. The Owner does hereby reserve unto itself and its assigns, an easement for landscaping, maintenance and construction of signs over all easements, private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns.

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 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.

Those easements designated as "JEA-EE" are hereby irrevocably dedicated to the 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 the 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. Water and sewer utilities within roads and unobstructed JEA utility easements are hereby dedicated to JEA, its successors and assigns. Those easements designated as "JEA-UE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utility systems.

In witness whereof: Whitmore Oaks, LLC and The Alterra Group, LLC, have caused these presents to be signed this

10<sup>th</sup> day of March, 2014.

## ACKNOWLEDGEMENT

Alterra Group, LLC  
A Florida Limited Liability Company

Crista Zaffke Witness  
Sh Copeland Witness

By: Lewis Levi Ritter IV Its Vice President  
Crista Zaffke Print Name  
Sarah Copeland Print Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2014, by Lewis Levi Ritter IV, on behalf of said company. He is personally known to me and no oath was taken.

By: Sh Copeland Sarah Copeland  
Print Name



## ACKNOWLEDGEMENT

Whitmore Oaks, LLC  
A Florida Limited Liability Company

Crista Zaffke Witness

By: Lewis Levi Ritter IV Its Managing Member  
Crista Zaffke Print Name  
Sh Copeland Witness

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2014, by Lewis Levi Ritter IV, on behalf of said company. He is personally known to me and no oath was taken.

By: Sh Copeland (Print Name) Sarah Copeland



## 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 16177, PAGE 1905, 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:

WITNESS: Wes Horton  
TYPE OR PRINT NAME

WITNESS: Christopher A. Hill  
TYPE OR PRINT NAME

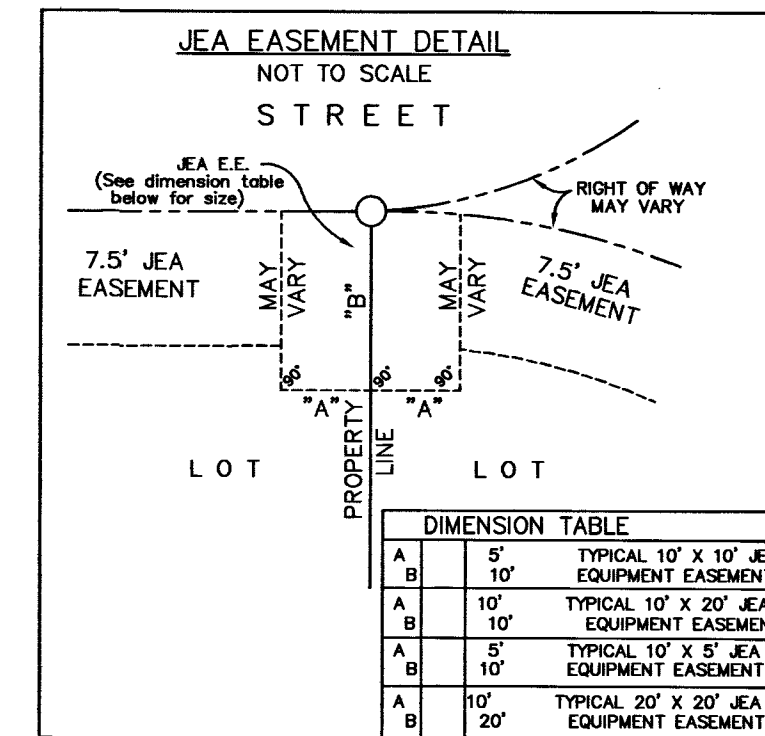
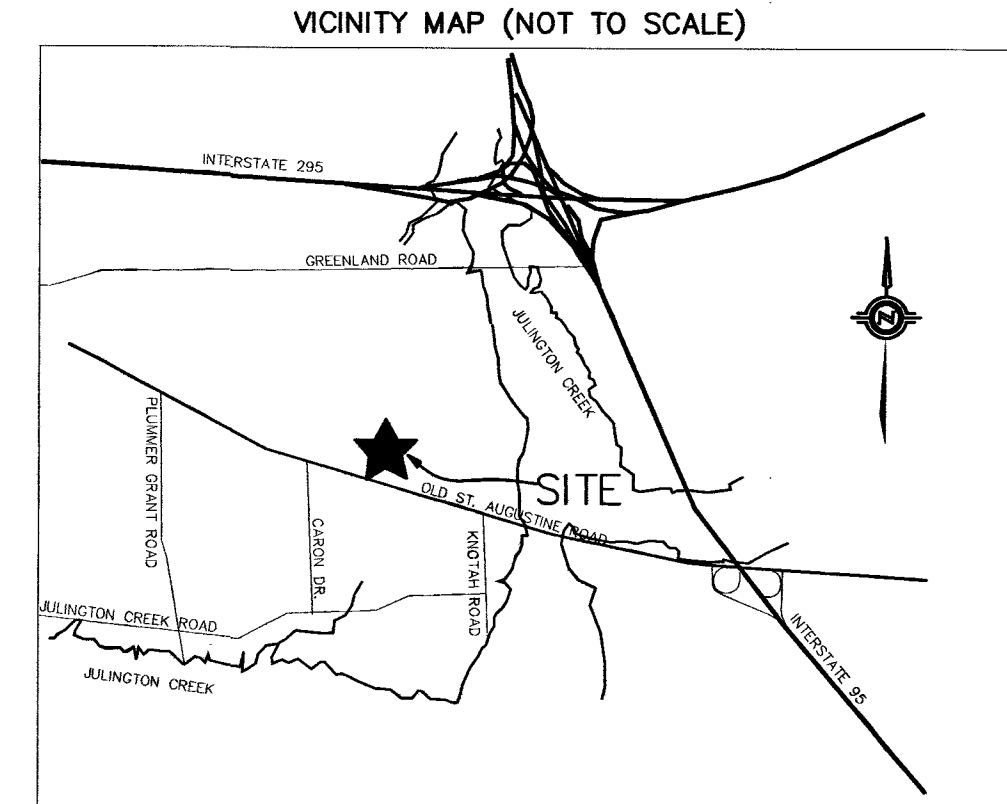
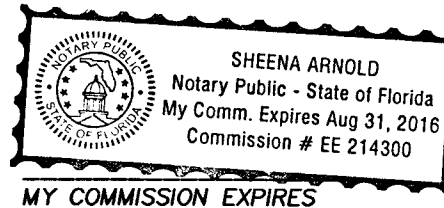
BY: TJH  
KB HOME JACKSONVILLE, LLC

NOTARY FOR KB HOME JACKSONVILLE, LLC

STATE OF: Florida  
COUNTY OF: Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF March, 2014 BY Todd Holder  
KB HOME JACKSONVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

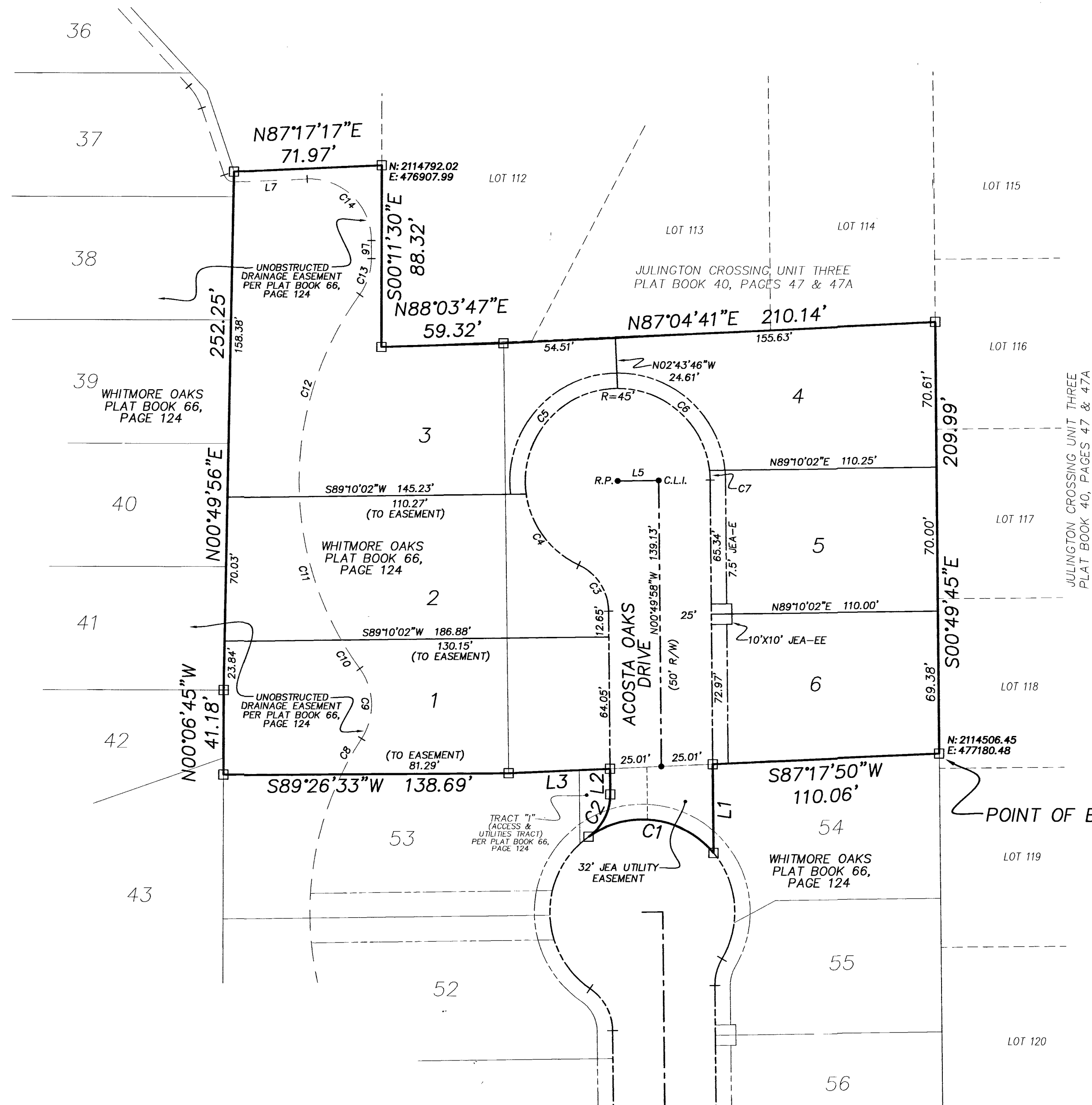
Sheena Arnold  
(NOTARY SIGNATURE)  
PRINT NAME



PREPARED BY:  
**A&J LAND SURVEYORS, INC.**  
5847 LUELLA STREET  
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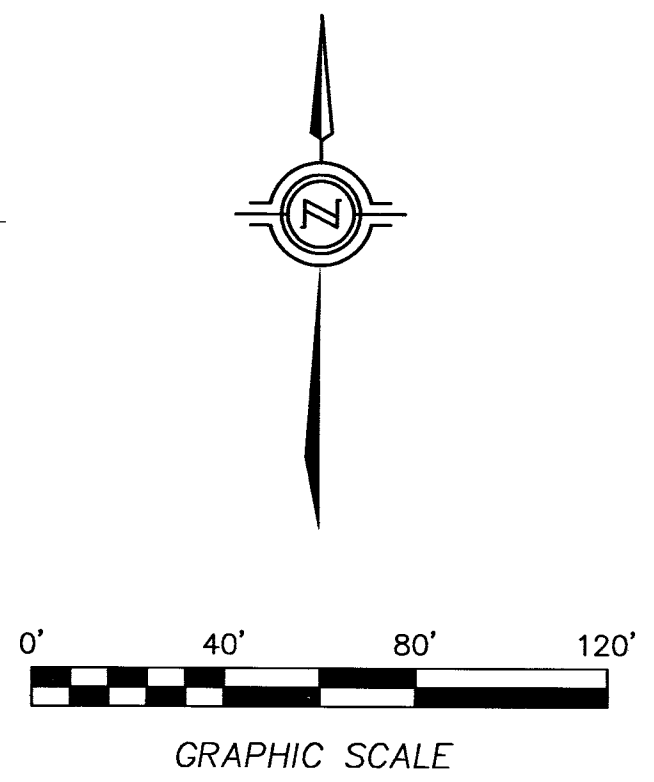
- GENERAL NOTES:
- LOT NUMBERS ASSIGNED BY THIS PLAT, IF SHOWN NON-SEQUENTIALLY, CORRESPOND TO THOSE OF THE APPROVED ENGINEERING PLANS.
  - BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD AS BEING NORTH 73°26'33" WEST.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - EXCEPT DRAINAGE EASEMENTS SPECIFICALLY DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA, ALL EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH 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 SUCH DAMAGES.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AND THE UNDERGROUND UTILITY SYSTEMS.
    - "JEA-EE" DENOTES JEA EQUIPMENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
    - ALL EASEMENTS, FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED JEA-E AND SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.
    - "JEA-UE" DENOTES JEA UTILITY EASEMENTS.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, OR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION / PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION ON SUCH CONSERVATION / PRESERVATION AREAS OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION / PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION / PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. SECTION 704.06(1)(a) THROUGH (q) FLORIDA STATUTES.
  - THE LANDS DEPICTED ON THIS PLAT ARE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:
    - A) MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 16177, PAGE 1905.
    - B) PLAT OF WHITMORE OAKS RECORDED IN PLAT BOOK 66, PAGE 124 THROUGH 132.
    - C) MINERAL RESERVATIONS RECORDED IN DEED BOOK 1236, PAGE 58 AND DEED BOOK 949, PAGE 451.

ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
  - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER: 120077, PANEL NUMBER: 0564, SUFFIX: H, MAP NUMBER: 12031005644, MAP EFFECTIVE DATE: JUNE 3, 2013. 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, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

LINE	BEARING	DISTANCE
L1	S00°49'58"E	43.24'
L2	N00°49'58"W	12.45'
L3	S87°17'50"W	49.43'
L5	N89°10'02"E	20.00'
L6	S00°11'30"E	8.70'
L7	N87°17'17"E	35.39'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45.00'	85°54'27"	67.47'	N82°43'44"W	61.33'
C2	25.00'	55°09'00"	24.06'	N26°44'32"E	23.15'
C3	25.00'	64°37'23"	28.20'	N33°08'40"W	26.73'
C4	45.00'	57°05'59"	44.85'	S38°54'22"E	43.01'
C5	45.00'	97°54'31"	76.90'	S40°35'52"W	67.88'
C6	45.00'	83°40'31"	65.72'	N48°36'37"W	60.03'
C7	45.00'	05°56'23"	4.67'	N03°48'06"W	4.66'
C8	155.00'	07°21'58"	19.93'	S29°08'50"W	19.91'
C9	30.00'	69°06'35"	36.19'	N01°43'28"W	34.03'
C10	155.00'	06°07'50"	16.58'	S33°12'51"E	16.58'
C11	155.00'	27°03'15"	73.41'	S16°34'48"E	72.73'
C12	155.00'	38°37'31"	104.49'	S16°18'05"W	102.52'
C13	30.00'	35°48'20"	18.75'	N17°42'40"E	18.44'
C14	30.00'	92°31'13"	48.44'	N46°27'07"W	43.35'

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.



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