

WILLIAMSTOWN

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

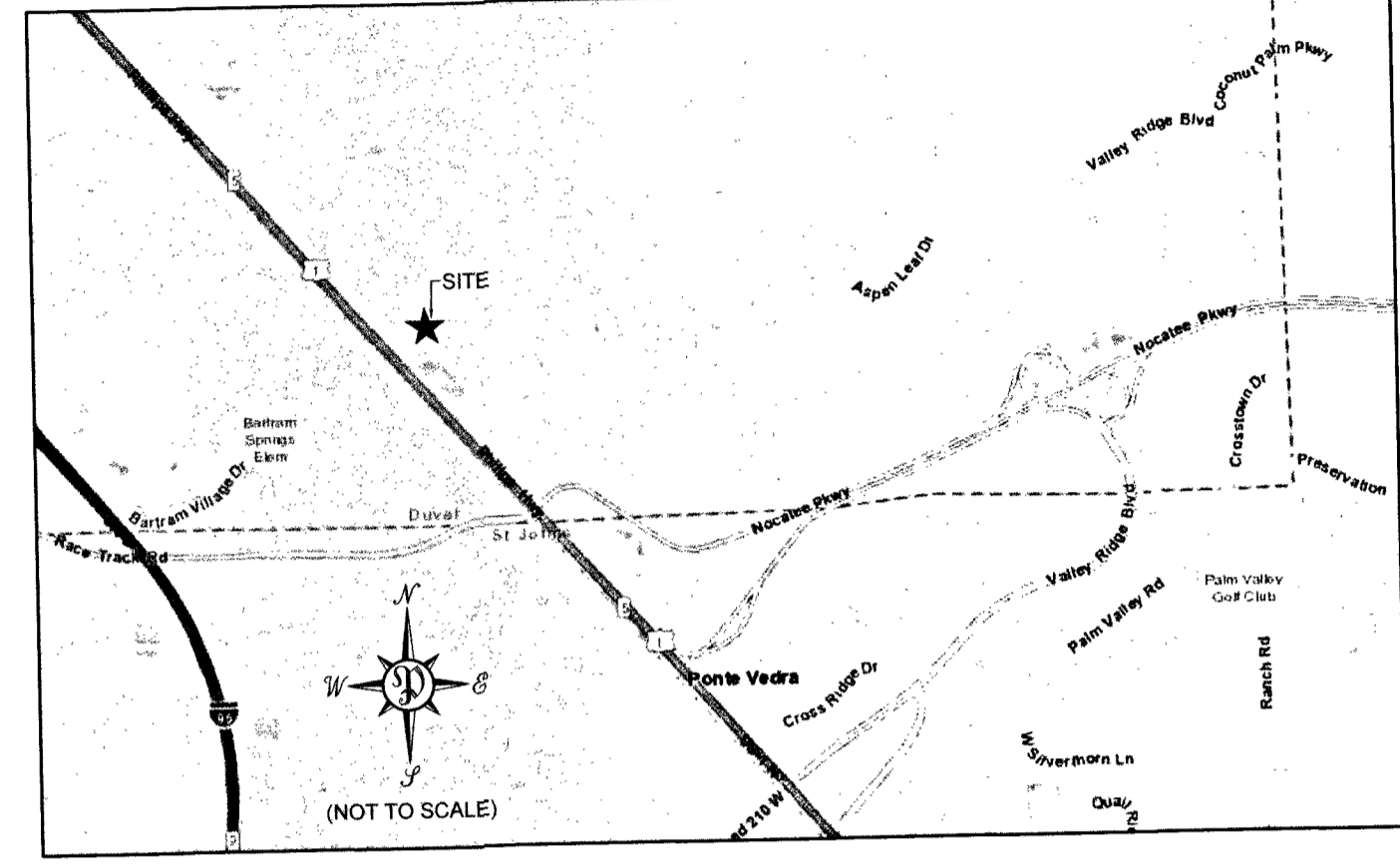
CAPTION

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 88°51'40" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 33 OF SAID TOWNSHIP AND RANGE A DISTANCE OF 1346.74 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°14'51" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1195.13 FEET TO THE SOUTHEASTLY CORNER THEREOF; THENCE SOUTH 88°52'07" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 213.53 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILLIPS HIGHWAY (US HIGHWAY NO. 1A, 150.00 WIDE RIGHT-OF-WAY); THENCE SOUTH 40°59'05" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SECTION 33, ALSO BEING THE NORTHWESTERLY LINE OF THE CHRISTOPHER MUNCHEN GRANT, SECTION 48, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID COUNTY; THENCE NORTH 69°08'12" EAST ALONG SAID SOUTHEASTERLY LINE OF SECTION 33 AND THE NORTHWESTERLY LINE OF THE CHRISTOPHER MUNCHEN GRANT, SECTION 48, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID COUNTY; THENCE NORTH 69°08'12" EAST ALONG SAID SOUTHEASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 55.75 FEET TO THE EASTERLY LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 01°14'00" WEST ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1176.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 44.15 ACRES MORE OR LESS.

VICINITY MAP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS WILLIAMSTOWN, 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, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENTS AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE 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 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.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER AND/OR THE ABUTTING OWNER(S), THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S). THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR 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.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, MAINTENANCE, 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, 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 OR SERVANTS. 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.

TRACT "A" (OPEN SPACE), TRACT "B" (OPEN SPACE), TRACT "E" (MAIL KIOSK), AND TRACT "F" (OPEN SPACE) 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 PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, THE COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "C" (PUMP STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "D" (LANDSCAPE BUFFER) 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 TRACT "D" (LANDSCAPE BUFFER), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

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 TRACT "D" (LANDSCAPE BUFFER), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "C" (PUMP STATION) OR JEA'S EASEMENT UPON TRACT "D" (LANDSCAPE BUFFER). 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 "D" (LANDSCAPE BUFFER) 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.

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 ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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.

ALL TEMPORARY CONSTRUCTION EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "AT&T EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO BELL SOUTH TELECOMMUNICATIONS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T FLORIDA ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, Todd Holder AS DIVISION PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 21st DAY OF Sept, 2018, ON BEHALF OF THE COMPANY.

OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Todd Holder
TODD HOLDER
ITS DIVISION PRESIDENT

PREPARED BY:
PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD, SUITE #6
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

CLERK'S CERTIFICATE 2018249345

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 72, PAGES 68-75 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

19 DAY OF October, 2018.
Ronnie Fussell
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURTS

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 19th DAY OF October, 2018.

John Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

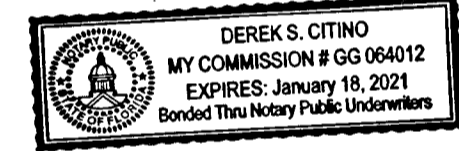
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF Oct, 2018.

W. Monroe Hazen
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 3398

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF Sept, 2018, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

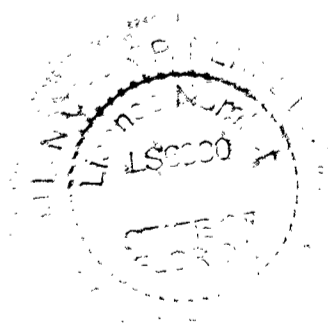
Derek S. Citino
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Derek S. Citino
COMMISSION NO.: GG 064012
MY COMMISSION EXPIRES: 1/16/2021



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 CHAPTER 177, PART 1, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 21st DAY OF September, 2018.
Nathan P. Perret
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

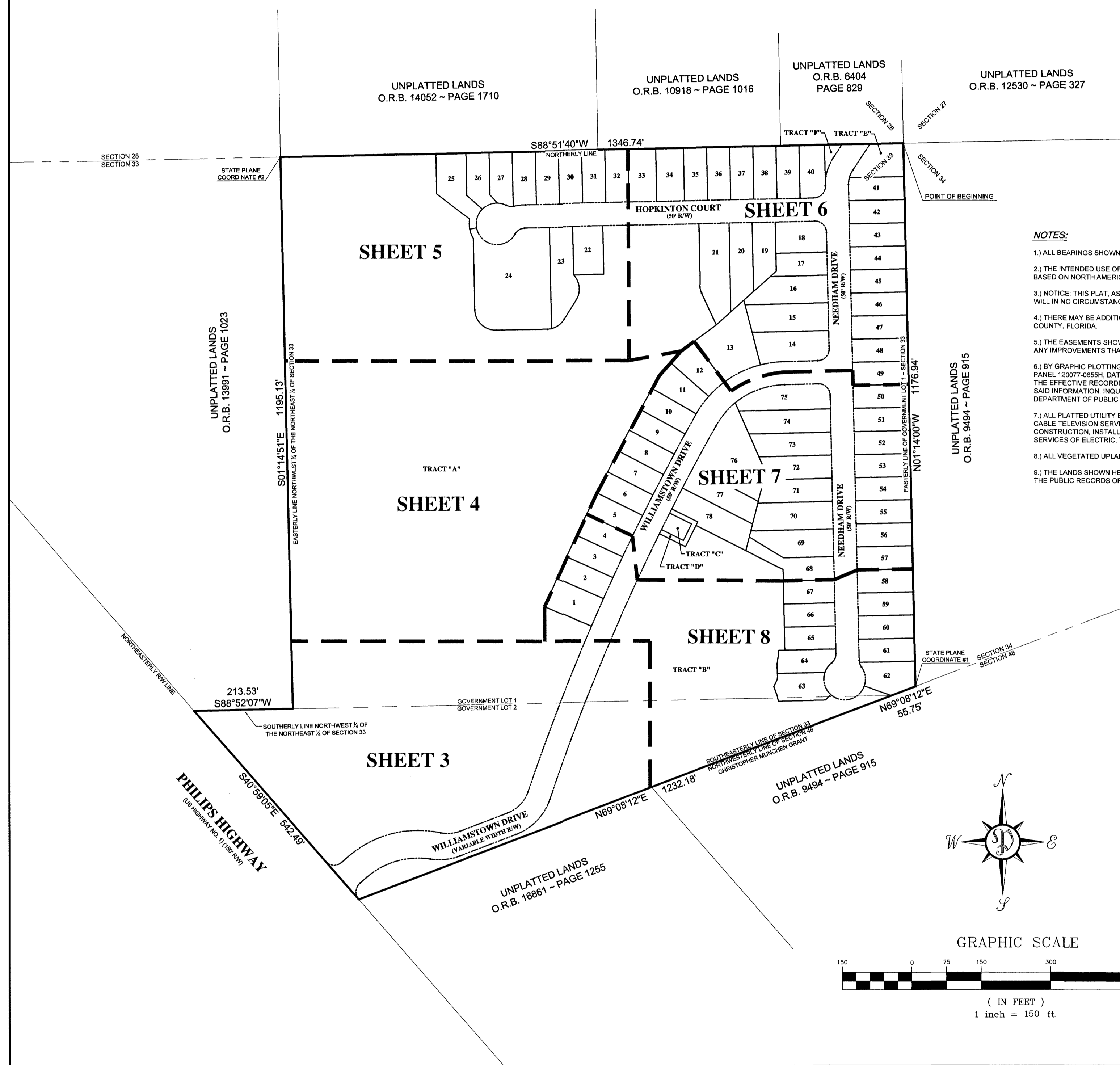


WILLIAMSTOWN

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 2 OF 8 SHEETS



NOTES:

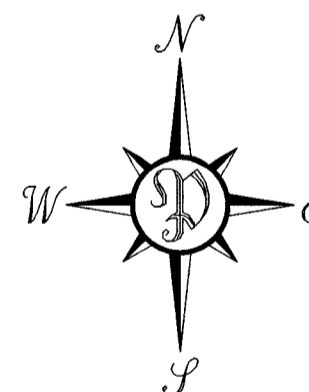
- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE EASTERLY LINE OF GOVERNMENT LOT 1 AS N01°14'00"W.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 3) NOTICE: 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.
- 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 DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
- 6) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 150077-0555H, DATED 6-3-2013 (NAVD-89). 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, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 7) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, 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.
- 8) ALL VEGETATED UPLAND BUFFERS AND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 9) THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 18399, PAGE 1492 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED "ST. REGIS"
- 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
- D DELTA
- R.P. RADIUS POINT
- (100 1) DENOTES DISTANCE TO EASEMENT
- JE-E JEA EASEMENT
- JE-E-E JEA EQUIPMENT EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- U.M.A.E. UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENT
- T.O.B. TOP OF BANK

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2102218.708	503018.211	SOUTHEAST CORNER OF LOT 62
2	2103368.607	501646.401	NORTHWEST CORNER OF TRACT "A"



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

PREPARED BY:

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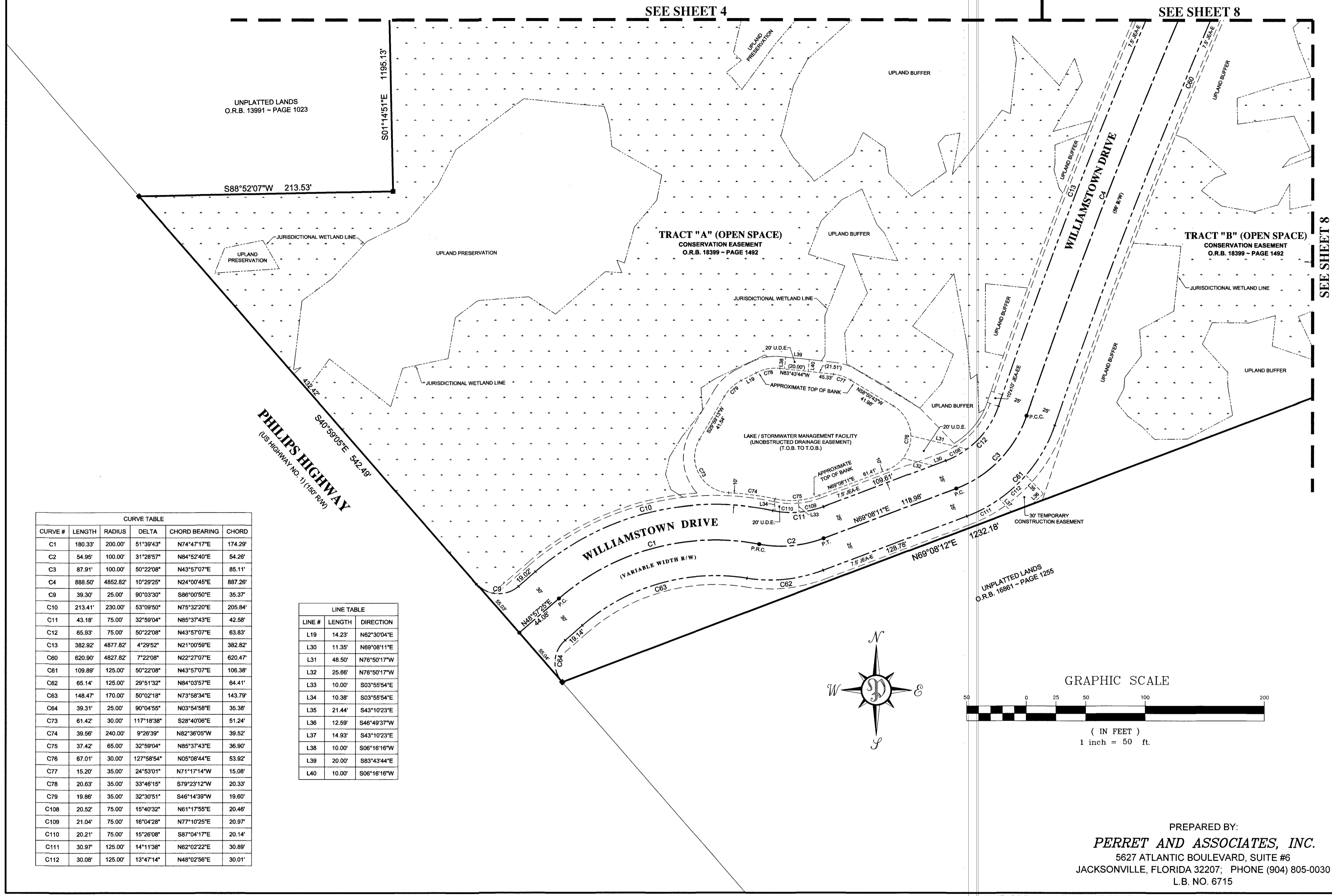
PUD ORDINANCE # : 2017-559-E PLAT AND PLANS CITY DEV.# : 9525.000

WILLIAMSTOWN

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

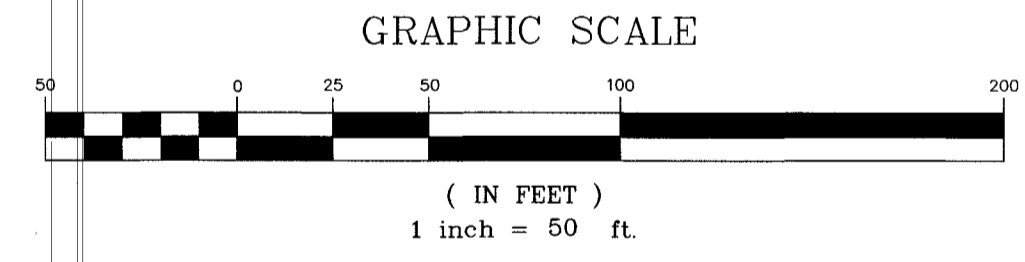
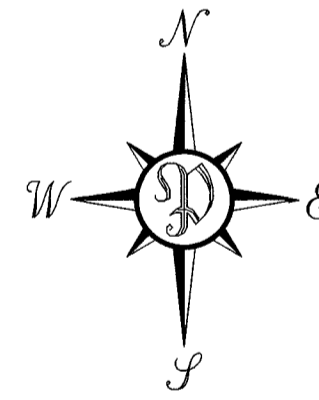
PLAT BOOK 72 PAGE 70

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	180.33'	200.00'	51°38'43"	N74°47'17"E	174.29'
C2	54.95'	100.00'	31°28'57"	N84°52'40"E	54.26'
C3	87.91'	100.00'	50°22'08"	N43°5'07"E	85.11'
C4	888.50'	4852.82'	10°29'25"	N24°00'45"E	887.26'
C9	39.30'	25.00'	90°03'30"	S86°00'50"E	35.37'
C10	213.41'	230.00'	53°09'50"	N75°32'20"E	205.84'
C11	43.18'	75.00'	32°59'04"	N85°37'43"E	42.58'
C12	65.93'	75.00'	50°22'08"	N43°5'07"E	63.83'
C13	382.82'	4877.82'	4°29'52"	N21°00'50"E	382.82'
C60	620.90'	4827.82'	7°22'08"	N22°27'07"E	620.47'
C61	109.89'	125.00'	50°22'08"	N43°5'07"E	106.38'
C62	65.14'	125.00'	29°51'32"	N84°03'57"E	64.41'
C63	148.47'	170.00'	50°02'18"	N73°58'34"E	143.79'
C64	39.31'	25.00'	90°04'55"	N03°54'58"E	35.38'
C73	61.42'	30.00'	117°18'38"	S28°40'06"E	51.24'
C74	39.56'	240.00'	9°28'39"	N82°36'05"W	39.52'
C75	37.42'	65.00'	32°59'04"	N85°37'43"E	36.90'
C76	67.01'	30.00'	127°58'54"	N05°08'44"E	53.92'
C77	15.20'	35.00'	24°53'01"	N71°17'14"W	15.08'
C78	20.63'	35.00'	33°46'15"	S79°23'12"W	20.33'
C79	19.86'	35.00'	32°30'51"	S46°14'39"W	19.60'
C108	20.52'	75.00'	15°40'32"	N81°17'55"E	20.46'
C109	21.04'	75.00'	16°04'28"	N77°10'25"E	20.97'
C110	20.21'	75.00'	15°26'08"	S87°04'17"E	20.14'
C111	30.97'	125.00'	14°11'38"	N62°02'22"E	30.89'
C112	30.08'	125.00'	13°47'14"	N48°02'56"E	30.01'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	14.23'	N82°30'04"E
L30	11.35'	N69°08'11"E
L31	48.50'	N78°50'17"W
L32	25.66'	N78°50'17"W
L33	10.00'	S03°55'54"E
L34	10.38'	S03°55'54"E
L35	21.44'	S43°10'23"E
L36	12.59'	S48°49'37"W
L37	14.93'	S43°10'23"E
L38	10.00'	S06°16'16"W
L39	20.00'	S83°43'44"E
L40	10.00'	S06°16'16"W



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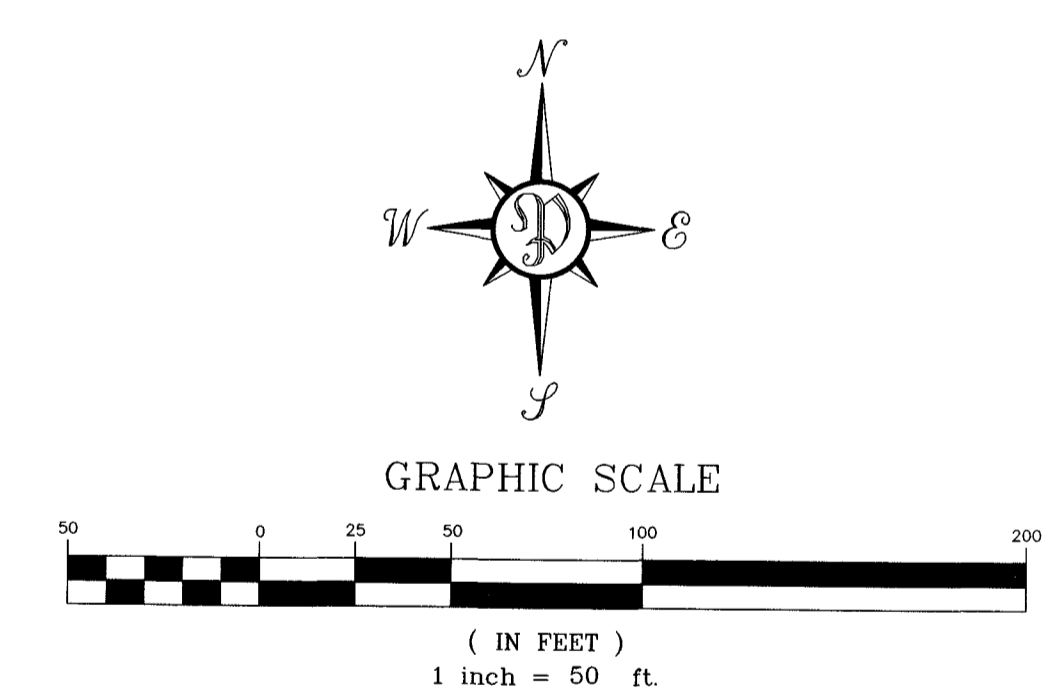
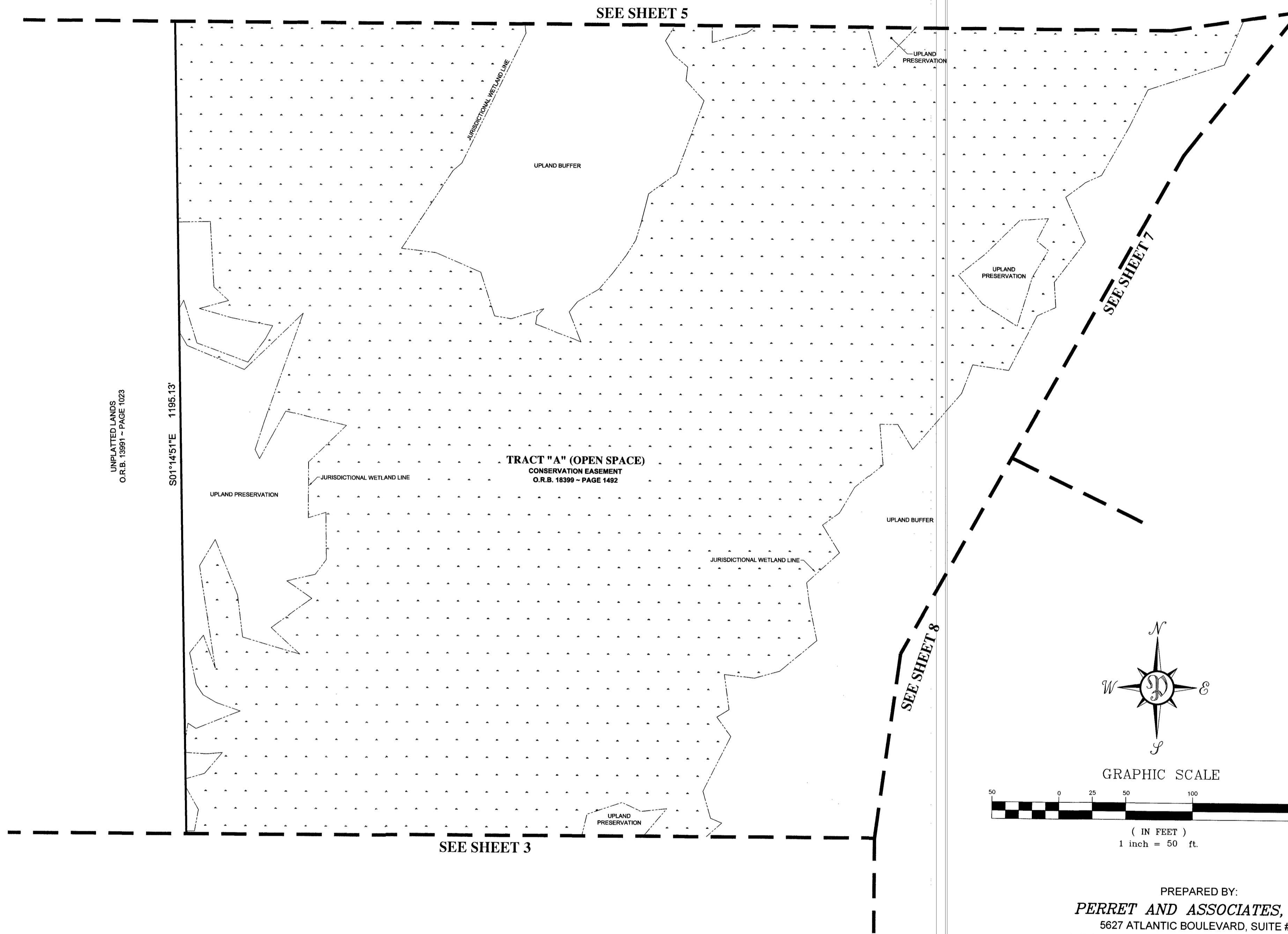
PUD ORDINANCE # : 2017-559-E PLAT AND PLANS CITY DEV.# : 9525.000

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GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 72 PAGE 71

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



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WILLIAMSTOWN

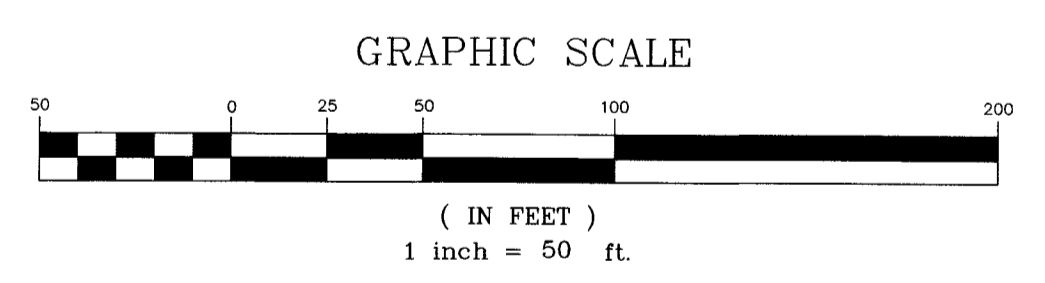
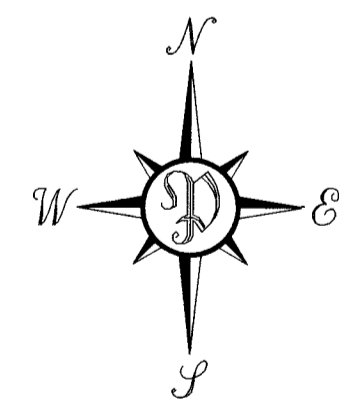
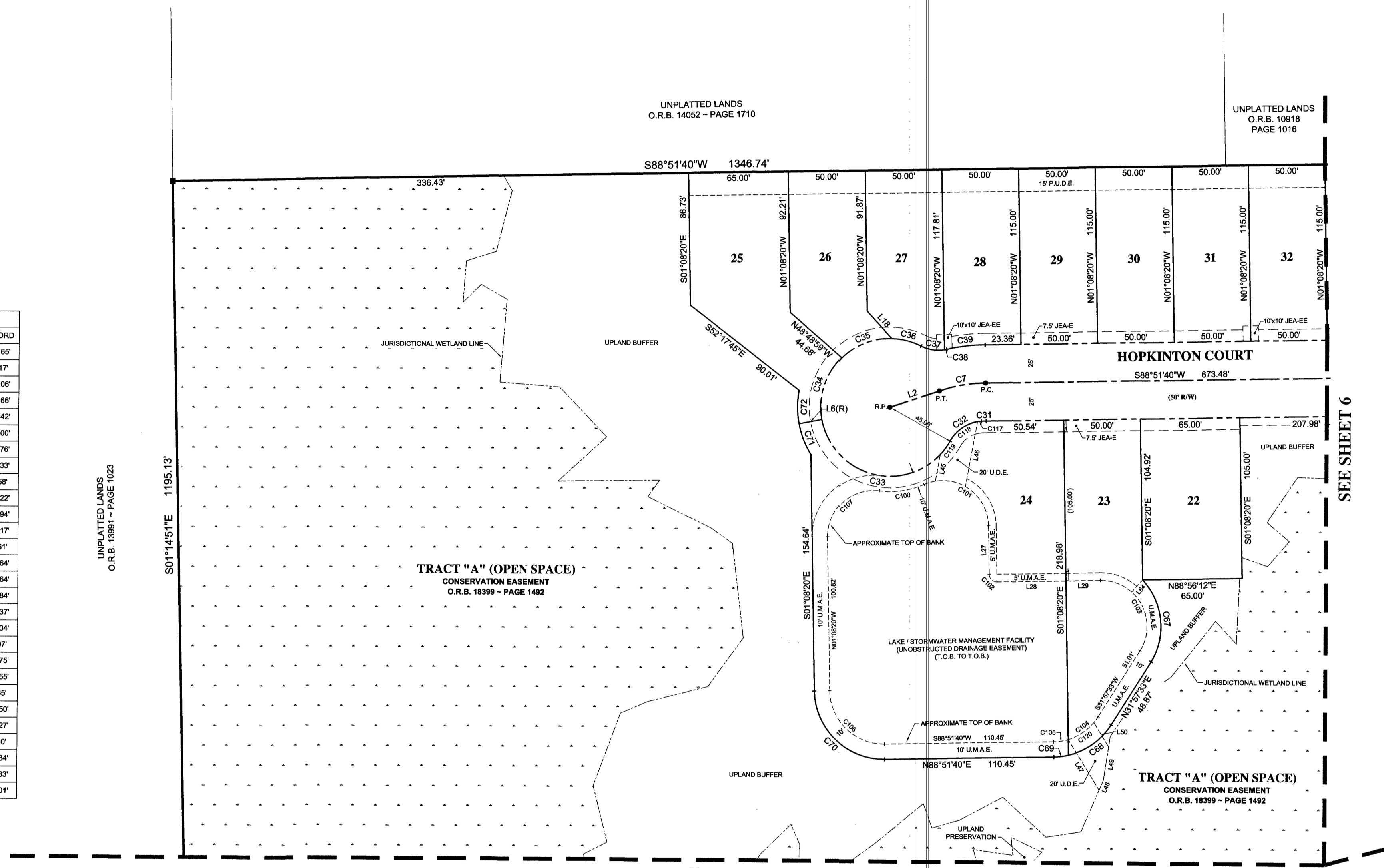
GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 72 PAGE 72

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

LINE #	LENGTH	DIRECTION
L2	34.02'	S71°13'51"W
L6(R)	15.00'	S79°14'40"W
L18	24.09'	S42°10'59"E
L27	31.77'	S01°08'20"E
L28	45.00'	S88°51'40"W
L29	22.49'	S88°51'40"W
L45	17.70'	S10°14'46"W
L46	42.99'	S10°14'46"W
L47	38.88'	S31°30'47"E
L48	6.99'	N23°14'59"E
L49	22.20'	N08°34'23"E
L50	18.59'	S31°30'47"E
L64	10.77'	S41°18'09"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	30.77'	100.00'	17°37'48"	S80°02'46"W	30.65'
C31	3.17'	75.00'	2°25'07"	S87°39'06"W	3.17'
C32	25.11'	25.00'	57°32'19"	S57°40'23"W	24.06'
C33	110.22'	45.00'	140°20'26"	S80°55'33"E	84.66'
C34	44.17'	45.00'	56°14'28"	S17°21'53"W	42.42'
C35	35.95'	45.00'	45°46'09"	S68°22'10"W	35.00'
C36	19.92'	45.00'	25°21'41"	N76°03'55"W	18.76'
C37	15.99'	25.00'	35°43'11"	S81°14'40"E	15.33'
C38	1.58'	25.00'	3°36'49"	N79°05'20"E	1.58'
C39	25.28'	125.00'	11°34'44"	S83°04'17"W	25.22'
C67	57.84'	45.00'	73°38'58"	N06°16'16"W	53.94'
C68	35.05'	45.00'	44°37'40"	N54°17'21"E	34.17'
C69	9.63'	45.00'	12°15'28"	N82°43'55"E	9.61'
C70	70.69'	45.00'	90°00'00"	S46°08'20"E	63.64'
C71	21.76'	60.00'	20°46'38"	S21°08'38"E	21.64'
C72	21.96'	60.00'	20°58'08"	S00°16'16"E	21.84'
C100	28.73'	55.00'	30°58'23"	N81°19'32"E	29.37'
C101	59.18'	30.00'	113°01'19"	N57°39'00"W	50.04'
C102	7.85'	5.00'	90°00'00"	S46°08'20"E	7.07'
C103	64.45'	30.00'	123°05'53"	N29°35'24"W	52.75'
C104	25.08'	35.00'	41°03'38"	N52°29'22"E	24.55'
C105	9.68'	35.00'	15°50'29"	N50°56'25"E	9.65'
C106	54.58'	35.00'	90°00'00"	S46°08'20"E	49.50'
C107	51.29'	30.00'	97°57'04"	S47°50'11"W	45.27'
C117	2.50'	25.00'	5°44'11"	S83°34'27"W	2.50'
C118	22.60'	25.00'	51°48'08"	S54°48'18"W	21.84'
C119	10.86'	45.00'	13°49'33"	N35°49'00"E	10.83'
C120	20.30'	35.00'	33°13'32"	N56°24'25"E	20.01'



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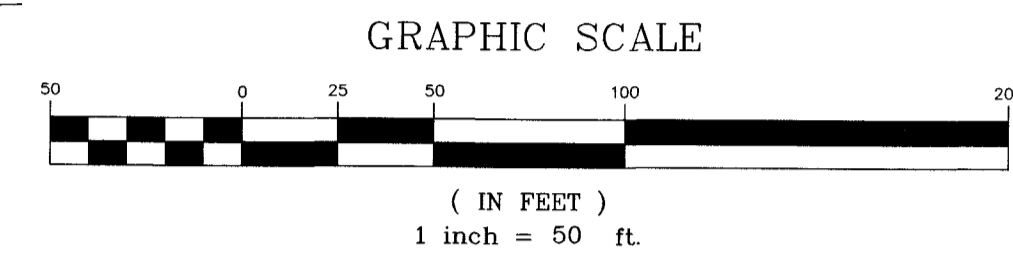
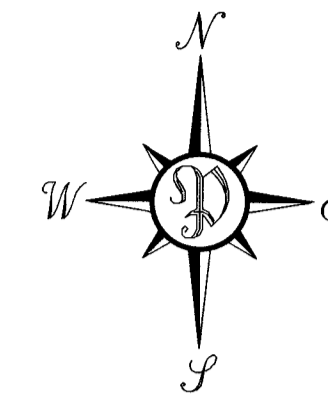
PUD ORDINANCE #: 2017-559-E PLAT AND PLANS CITY DEV.#: 9525.000

WILLIAMSTOWN

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

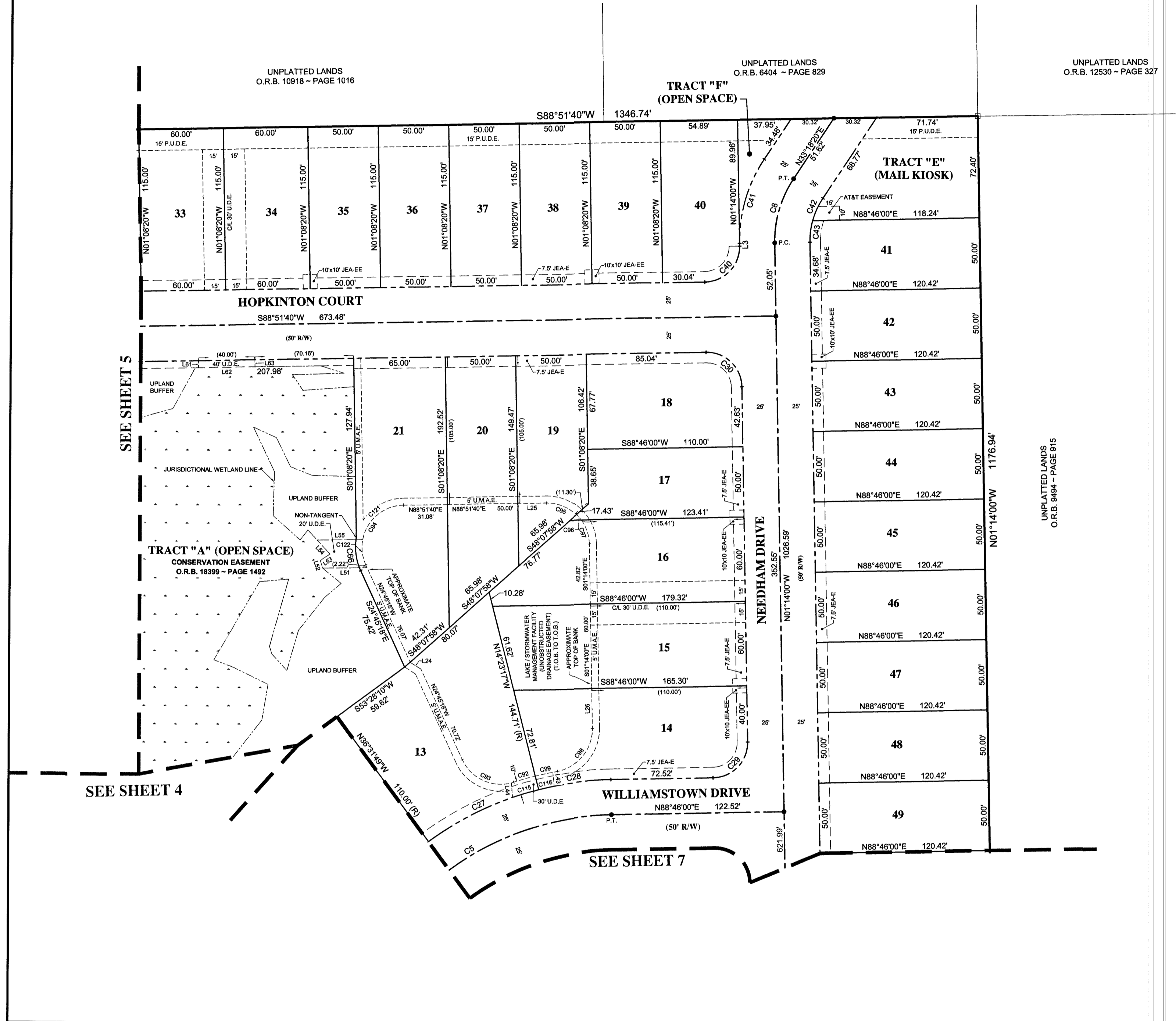
PLAT BOOK 72 PAGE 73

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	1.97'	S01°14'00"E
L24	9.13'	N57°58'31"W
L25	20.22'	N88°51'40"E
L28	28.43'	S01°14'00"E
L43	10.05'	S05°26'34"E
L44	10.35'	S05°26'34"E
L51	31.56'	S89°15'38"W
L52	5.65'	N16°5'37"W
L53	8.21'	N56°19'01"E
L54	13.55'	N42°11'45"W
L55	32.39'	S89°15'38"W
L61	5.00'	S01°08'20"E
L62	40.00'	N88°51'40"E
L63	5.00'	S01°08'20"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	207.73'	200.00'	59°30'32"	N59°00'44"E	198.51'
C8	48.23'	80.00'	34°32'20"	N16°02'10"E	47.50'
C27	96.95'	225.00'	22°08'32"	S64°32'27"W	86.41'
C28	51.66'	225.00'	13°09'17"	S82°11'21"W	51.55'
C29	39.27'	25.00'	90°00'00"	N43°46'00"E	35.36'
C30	39.23'	25.00'	89°54'20"	N46°11'10"W	35.33'
C40	39.31'	25.00'	90°05'40"	N43°48'50"E	35.38'
C41	63.30'	105.00'	34°32'20"	S16°02'10"W	62.34'
C42	17.63'	55.00'	16°22'15"	S24°07'13"W	17.56'
C43	15.52'	55.00'	16°10'05"	S06°51'03"W	15.47'
C66	23.58'	40.00'	33°46'46"	S07°51'55"E	23.24'
C92	15.86'	235.00'	3°51'57"	S73°40'44"W	15.85'
C93	43.72'	30.00'	83°29'57"	S66°30'16"E	39.95'
C94	59.49'	30.00'	113°36'57"	S32°03'11"W	50.21'
C95	23.57'	30.00'	45°00'31"	N68°38'05"W	22.97'
C98	5.22'	30.00'	9°57'51"	N41°08'54"W	5.21'
C97	18.29'	30.00'	34°55'59"	N18°41'59"W	18.01'
C98	42.29'	30.00'	80°46'35"	N39°09'18"E	38.88'
C99	16.12'	235.00'	3°55'53"	S77°34'39"W	16.12'
C115	19.29'	225.00'	4°54'42"	S73°09'22"W	19.28'
C116	11.20'	225.00'	2°51'04"	S77°02'15"W	11.19'
C121	41.12'	30.00'	78°31'45"	S49°35'47"W	37.97'
C122	18.37'	30.00'	35°05'13"	S07°12'41"E	18.09'



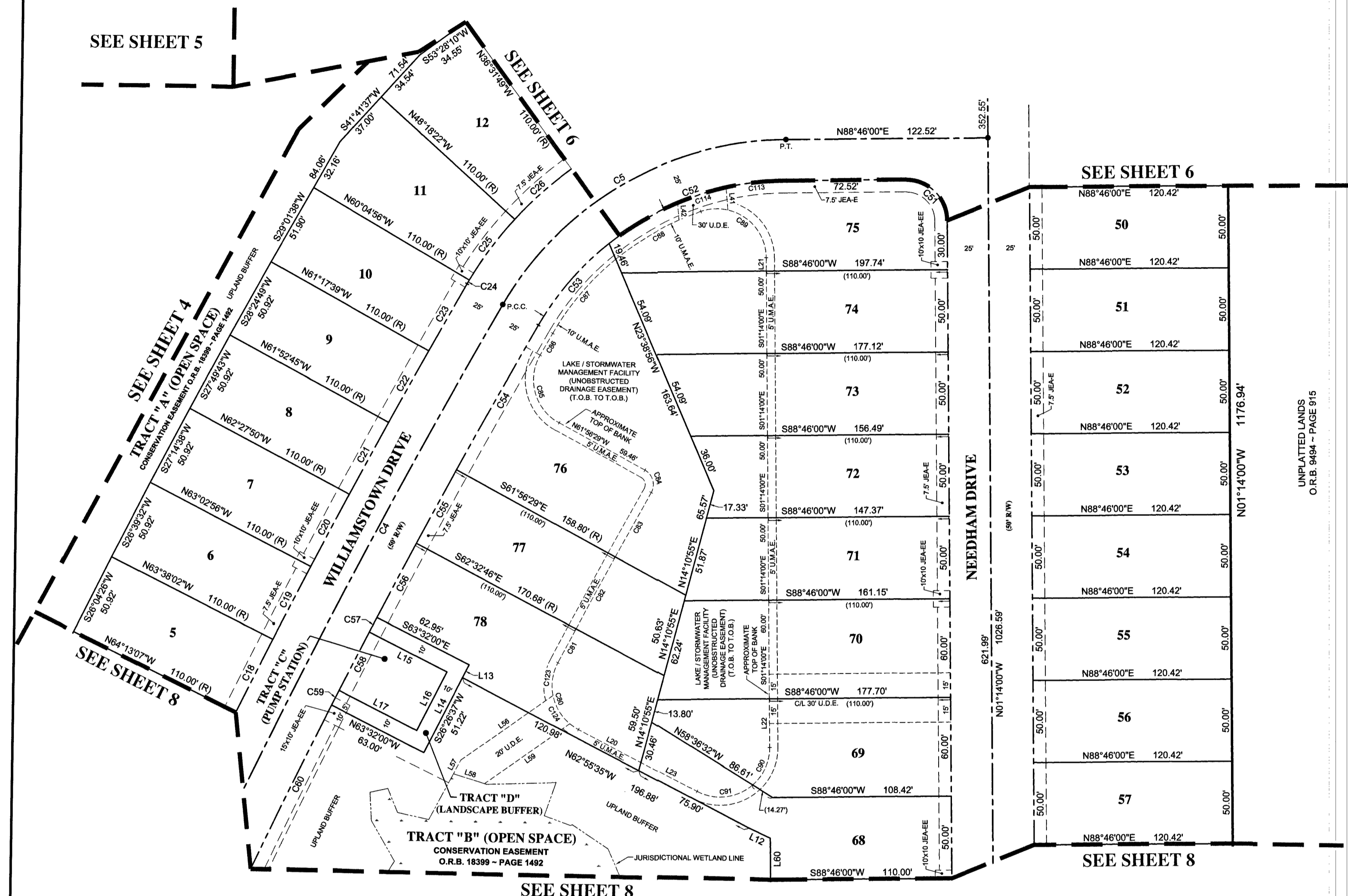
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WILLIAMSTOWN

GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

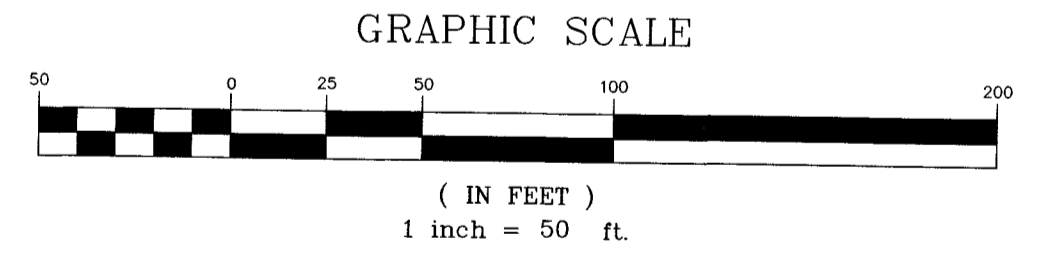
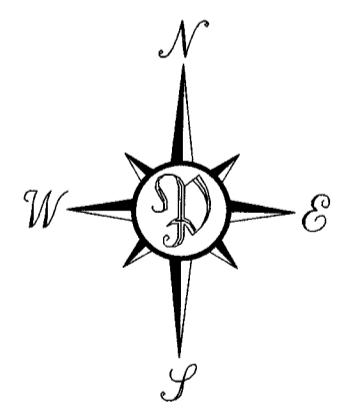
PLAT BOOK 72 PAGE 74

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	14.02'	N65°31'26"W
L13	8.78'	N26°26'37"E
L14	60.00'	S26°26'37"W
L15	53.03'	S63°32'00"E
L16	40.00'	S26°28'00"W
L17	53.05'	N63°32'00"W
L20	42.91'	N62°55'35"W
L21	8.15'	S01°14'00"E
L22	29.56'	S01°14'00"E
L23	38.47'	N62°55'35"W
L41	13.85'	S05°26'34"E
L42	10.54'	S05°26'34"E
L56	68.29'	S54°05'06"W
L57	9.57'	N27°30'56"E
L58	19.79'	S73°18'50"E
L59	63.23'	S54°05'06"W
L60	25.25'	S01°14'00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	888.50'	4852.82'	10°29'25"	N24°00'46"E	887.26'
C5	207.73'	200.00'	59°30'32"	N59°00'44"E	196.51'
C18	49.80'	4877.82'	0°35'06"	S26°04'25"W	49.80'
C19	49.80'	4877.82'	0°35'06"	S26°39'31"W	49.80'
C20	49.80'	4877.82'	0°35'06"	S27°14'37"W	49.80'
C21	49.80'	4877.82'	0°35'06"	S27°49'43"W	49.80'
C22	49.80'	4877.82'	0°35'06"	S28°24'48"W	49.80'
C23	46.99'	4877.82'	0°33'07"	S28°58'55"W	46.99'
C24	2.59'	225.00'	0°39'38"	S29°35'16"W	2.59'
C25	46.24'	225.00'	1°14'33"	S35°48'21"W	46.16'
C26	46.24'	225.00'	1°14'33"	S47°34'54"W	46.16'
C51	39.27'	25.00'	90°00'00"	N46°14'00"W	35.36'
C52	115.83'	175.00'	37°57'22"	S69°47'19"W	113.82'
C53	65.83'	175.00'	21°33'10"	S40°02'03"W	65.44'
C54	101.05'	4827.82'	1°11'57"	S28°39'29"W	101.05'
C55	50.95'	4827.82'	0°36'17"	S27°45'22"W	50.95'
C56	51.02'	4827.82'	0°36'20"	S27°09'04"W	51.02'
C57	10.00'	4827.82'	0°07'07"	S26°47'20"W	10.00'
C58	40.00'	4827.82'	0°28'29"	S26°29'32"W	40.00'
C59	10.00'	4827.82'	0°07'07"	S26°11'44"W	10.00'
C60	620.90'	4827.82'	7°22'08"	N22°27'07"E	620.47'
C80	47.17'	30.00'	90°06'48"	S17°52'41"E	42.46'
C81	23.96'	4717.82'	0°17'01"	S27°18'43"W	23.36'
C82	49.79'	4717.82'	0°36'17"	S27°45'22"W	49.79'
C83	44.91'	4717.82'	0°32'43"	S28°19'52"W	44.91'
C84	15.80'	10.00'	90°32'43"	N16°40'08"W	14.21'
C85	47.66'	30.00'	91°01'02"	S16°25'56"E	42.80'
C86	15.30'	4817.82'	0°10'55"	S29°10'00"W	15.30'
C87	59.28'	165.00'	20°35'06"	S39°33'01"W	58.96'
C88	59.28'	165.00'	20°35'07"	S60°08'07"W	58.96'
C89	56.73'	30.00'	108°20'20"	N55°24'10"W	48.65'
C90	25.82'	30.00'	49°18'58"	N23°25'29"E	25.03'
C91	36.12'	30.00'	68°59'26"	N82°54'41"E	33.98'
C113	36.82'	175.00'	12°03'17"	S62°44'21"W	36.75'
C114	30.82'	175.00'	10°05'21"	S71°40'02"W	30.78'
C123	20.40'	30.00'	38°58'11"	S07°41'07"W	20.01'
C124	20.46'	30.00'	39°04'20"	S31°20'08"E	20.06'



UNPLATTED LANDS
O.R.B. 9494 - PAGE 915

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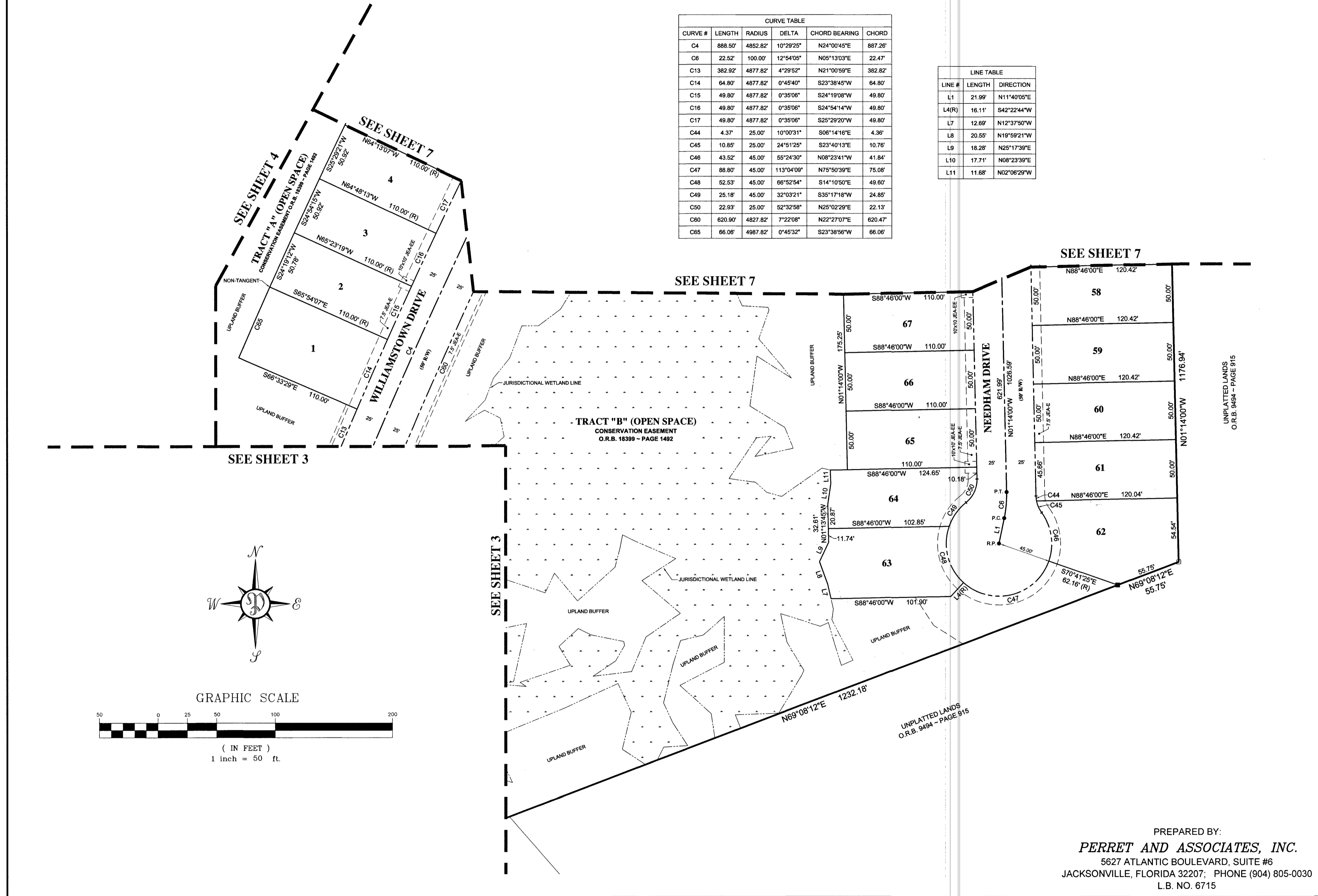
GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	888.50'	4852.82'	10°29'25"	N24°00'45"E	887.26'
C6	22.52'	100.00'	12°54'05"	N05°13'03"E	22.47'
C13	382.92'	4877.82'	4°29'52"	N21°00'59"E	382.82'
C14	64.80'	4877.82'	0°45'40"	S23°38'45"W	64.80'
C15	49.80'	4877.82'	0°35'06"	S24°19'08"W	49.80'
C16	49.80'	4877.82'	0°35'06"	S24°54'14"W	49.80'
C17	49.80'	4877.82'	0°35'06"	S25°29'20"W	49.80'
C44	4.37'	25.00'	10°00'31"	S06°14'16"E	4.36'
C45	10.85'	25.00'	24°51'25"	S23°40'13"E	10.76'
C46	43.52'	45.00'	55°24'30"	N08°23'41"W	41.84'
C47	88.80'	45.00'	113°04'09"	N75°50'39"E	75.08'
C48	52.53'	45.00'	66°52'54"	S14°10'50"E	49.60'
C49	25.18'	45.00'	32°03'21"	S35°17'18"W	24.85'
C50	22.93'	25.00'	52°32'58"	N25°02'29"E	22.13'
C50	620.80'	4827.82'	7°22'08"	N22°27'07"E	620.47'
C55	66.06'	4987.82'	0°45'32"	S23°38'56"W	66.06'

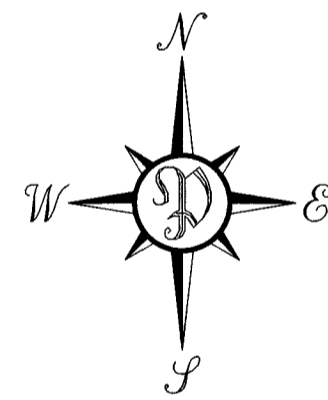
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.99'	N11°40'05"E
L4(R)	16.11'	S42°22'44"W
L7	12.66'	N12°37'50"W
L8	20.55'	N19°59'21"W
L9	18.28'	N25°17'39"E
L10	17.71'	N08°23'39"E
L11	11.68'	N02°06'29"W



SEE SHEET 7

SEE SHEET 7

SEE SHEET 3



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

UNPLATTED LANDS
O.R.B. 9484 - PAGE 915

UNPLATTED LANDS
O.R.B. 9484 - PAGE 915

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