

Approved 7/27/23 Date
[Signature]
City Engineer
for Director of Public Works
Approved 7/25/2023 Date
[Signature]
for General Counsel

WYNDBROOK TOWNHOMES

REPLAT OF A PORTION OF THE EAST 4/5'S (FOUR FIFTHS) OF TRACT 7, BLOCK ONE, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

THE EAST 4/5'S (FOUR/FIFTHS) OF TRACT 7, BLOCK 1, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF 103RD STREET (A 100 FOOT RIGHT OF WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 72220-2508) WITH THE CENTERLINE OF CONNIE JEAN DRIVE (A 30 FOOT RIGHT OF WAY AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 5, PAGE 93), THENCE NORTH 87° 55' 42" EAST, ALONG THE CENTERLINE OF SAID 103RD STREET, 639.92 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 6, BLOCK 1, SAID SECTION 17; THENCE SOUTH 00° 17' 59" EAST, ALONG AFOREMENTIONED NORTHERLY PROLONGATION, 50.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET, SAME BEING THE NORTHWESTERLY CORNER OF SAID TRACT 6 AND TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 00° 17' 59" EAST, ALONG THE LINE COMMON TO SAID TRACT 7 AND SAID TRACT 6, SAME BEING THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 8192, PAGE 1092, 656.37 FEET TO THE SOUTHWESTERLY CORNER OF LAST MENTIONED LANDS, SAME BEING A POINT ON THE NORTHERLY LINE OF TRACT 8, BLOCK 1, SAID SECTION 17; THENCE SOUTH 88° 15' 54" WEST, ALONG LAST MENTIONED NORTHERLY LINE, SAME BEING THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 14594, PAGE 337, 511.55 FEET TO WESTERLY LINE OF SAID EAST 1/5'S (FOUR/FIFTHS) OF TRACT 7; THENCE NORTH 00° 57' 08" WEST, DEPARTING THE NORTHERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 14594, PAGE 337, ALONG LAST MENTIONED WESTERLY LINE, 653.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET; THENCE NORTH 87° 55' 42" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET, 519.07 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 7.74 ACRES MORE OR LESS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ADJ 103RD STREET, LLC (A FLORIDA LIMITED LIABILITY COMPANY) ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WYNDBROOK TOWNHOMES, 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.

TITLE TO TRACT "A" (SMFUDE), TRACTS "C", "D" & "E" (OPEN SPACE), UNOBTSTRUCTED DRAINAGE & ACCESS EASEMENTS ARE HEREBY RETAINED BY 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, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

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

TITLE TO THE LANDSCAPE BUFFER EASEMENT, IS HEREBY RETAINED BY THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNERS 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(S), 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.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND UNOBTSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. 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.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNER OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY. OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBTSTRUCTED EASEMENTS FOR DRAINAGE.

UPON FAILURE OF THE 'OWNER' OR A PROPERTY 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, 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 "B" (LIFT STATION) OR JEA'S EASEMENT UPON THE 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 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.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON AND LANDSCAPE BUFFER EASEMENT, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS 'JEA UTILITY, ACCESS & ELECTRIC 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 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.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 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 GRANTEEES, IF ANY, OF SAID EASEMENTS.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR, SERVICE AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHT OF WAYS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

WITNESS
IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 18th DAY OF May, 2023.

ADJ 103RD STREET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
AJ-DJ 103RD STREET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: [Signature]
KEVIN HINES
PRINT NAME
ANAND JOBALIA
PRINT NAME: ANAND JOBALIA
AS ITS: MANAGER

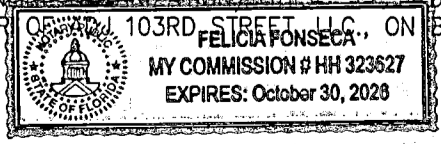
[Signature]
WITNESS
Ethan Bullock
PRINT NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 18th DAY OF May, 2023, BY ANAND JOBALIA AS MANAGER OF AJ-DJ 103RD STREET, LLC., THE MANAGER OF COMPANY HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. _____

[Signature]
Felicia Fonseca
PRINT NAME
MY COMMISSION EXPIRES: _____



SHEET 1 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 2022B, PAGE 2394, 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.

[Signature]
WITNESS
[Signature]
Dennis Moran
PRINT NAME

DR HORTON, INC. - JACKSONVILLE,
A DELAWARE CORPORATION
BY: [Signature]
PRINT NAME: Philip Fremonto
AS ITS: Vice President

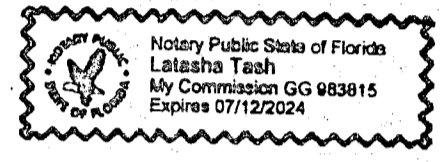
[Signature]
WITNESS
[Signature]
John E. Zakoske
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 22 DAY OF May, 2023, BY Philip Fremonto AS Vice President OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION.

HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED _____ AS IDENTIFICATION.
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

[Signature]
Latasha Tash
PRINT NAME
MY COMMISSION EXPIRES: _____



MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20452, PAGE 422, 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.

[Signature]
WITNESS
[Signature]
Calli Lyon
PRINT NAME

FLAGSTAR BANK, N.A., A NATIONAL
BANK, FORMERLY KNOWN AS FLAGSTAR BANK,
FSB, A FEDERALLY CHARTERED SAVINGS BANK
BY: [Signature]
PRINT NAME: Drew C Szilagyi
AS ITS: First Vice President

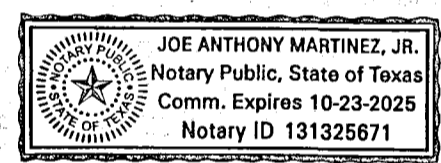
[Signature]
WITNESS
[Signature]
Jason H. Howell
PRINT NAME

STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 25th DAY OF May, 2023, BY Drew C. Szilagyi AS First Vice President OF FLAGSTAR BANK, N.A., A NATIONAL BANK FORMERLY KNOWN AS FLAGSTAR BANK FSB, A FEDERALLY CHARTERED SAVINGS BANK.

HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED _____ AS IDENTIFICATION.
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. _____

[Signature]
Joe A. Martinez, Jr.
PRINT NAME
MY COMMISSION EXPIRES: 10/23/2025



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 27th DAY OF JULY, 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 BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 81, PAGES 147-150 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31 DAY OF JULY, 2023.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

[Signature]
Richard W. Carrier
DEPUTY CLERK



PLAT CONFORMITY REVIEW

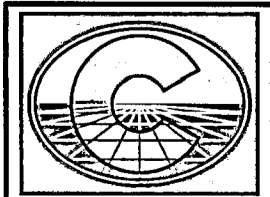
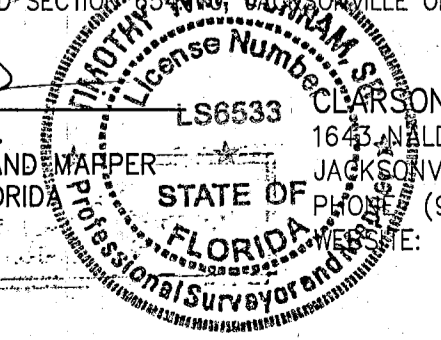
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 26th DAY OF JULY, 2023.

BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTRABOUNDARY AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. (AND SECTION 54.05, JACKSONVILLE ORDINANCE CODE). SIGNED THIS 26th DAY OF May, 2023.

BY: [Signature]
TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR AND MAPPER
NO. 6533, STATE OF FLORIDA
CLARSON & ASSOCIATES, INC. (LB 1704)
1643 WALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfi.com

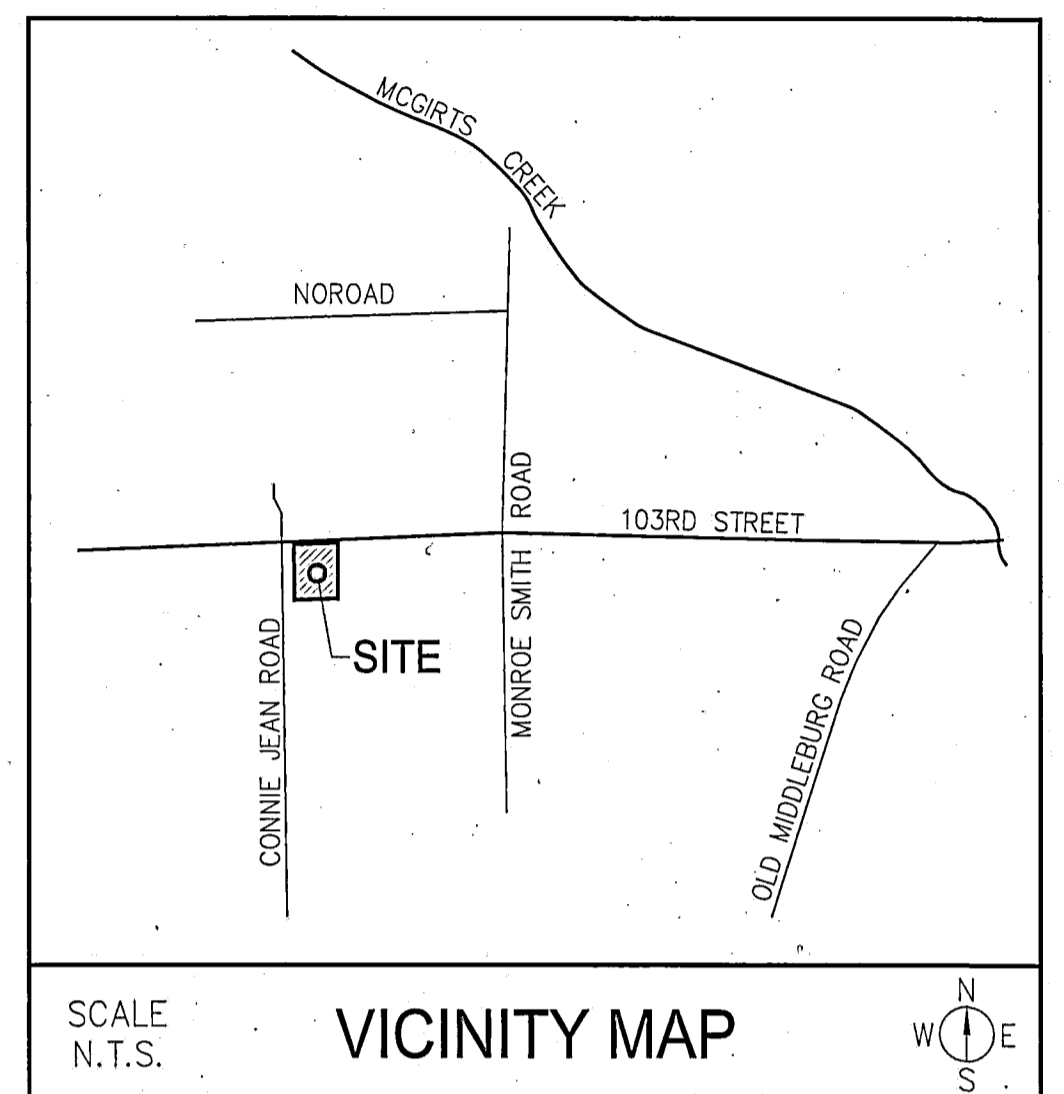
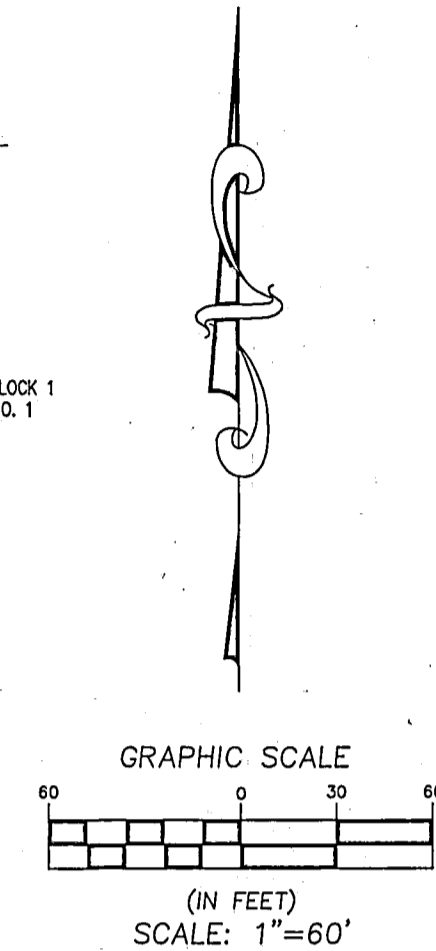
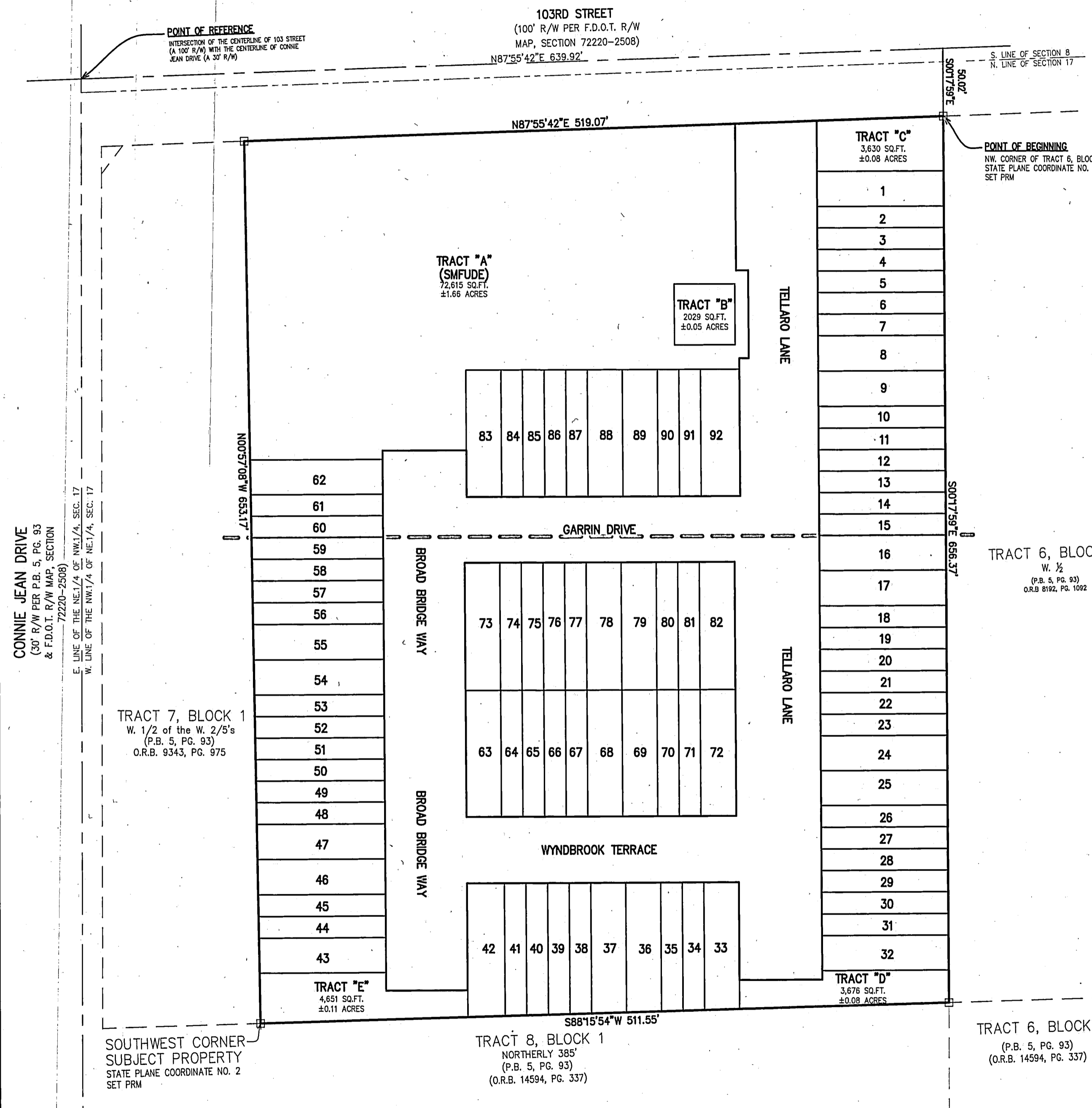


Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Waldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com

WYNDBROOK TOWNHOMES

REPLAT OF A PORTION OF THE EAST 4/5'S (FOUR FIFTHS) OF TRACT 7, BLOCK ONE, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LEGEND	
⊙	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
○	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
□	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ELEC.	ELECTRIC
F.L.E.	FIRE LANE EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA E.	JEA ELECTRIC EASEMENT
JEA E.E.	JEA ELECTRIC EQUIPMENT EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
U.A.D.E.	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
SMFUDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

- NOTES:
- 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 - THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - 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.
 - 92 LOTS AND 5 TRACTS IN THIS SUBDIVISION.

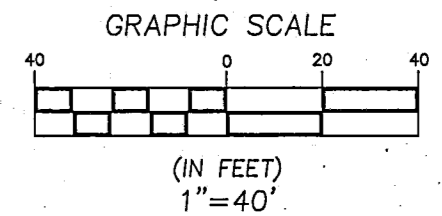
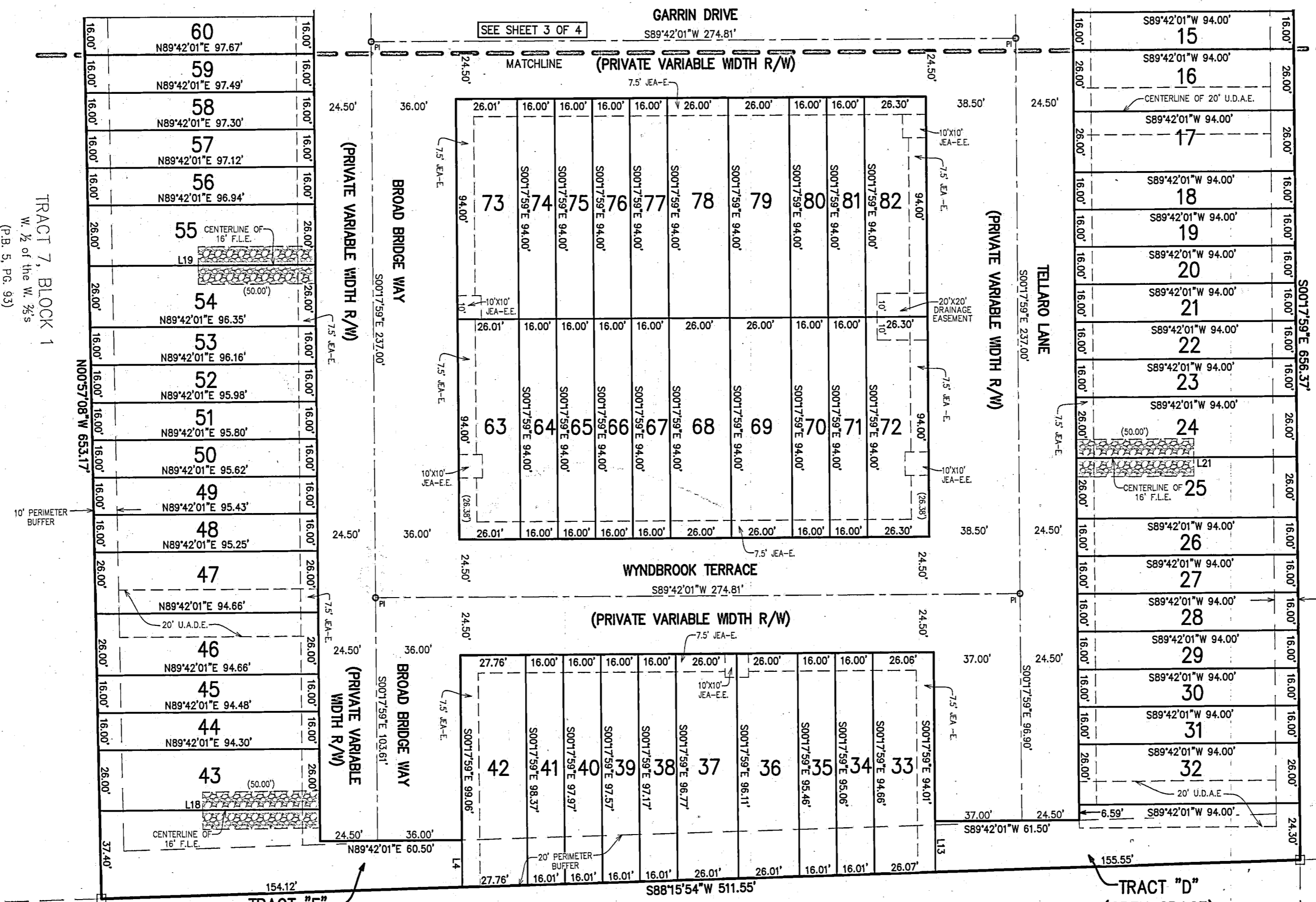
STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2150192.9213	396285.7585	POINT-OF-BEGINNING, SET PRM
2	2150864.7687	396793.6390	SOUTHEAST CORNER SUBJECT PROPERTY SET PRM

Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfl.com

WYNDBROOK TOWNHOMES

REPLAT OF A PORTION OF THE EAST 4/5'S (FOUR FIFTHS) OF TRACT 7, BLOCK ONE, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	19.96'	S001759"E
L13	21.61'	S001759"E
L18	94.00'	N89°42'01"E
L19	96.64'	N89°42'01"E
L21	94.00'	S89°42'01"W

TRACT 7, BLOCK 1
W. 1/2 of the W. 1/2 S
(P.B. 5, PG. 93)
O.R.B. 9343, PG. 975

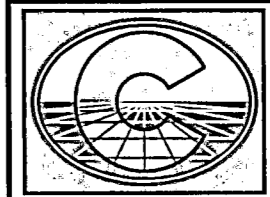
TRACT 6, BLOCK 1
W. 1/2
(P.B. 5, PG. 93)
O.R.B. 8192, PG. 1092

TRACT 6, BLOCK
(P.B. 5, PG. 93)
(O.R.B. 14594, PG. 337)

TRACT "E"
(OPEN SPACE)
±0.11 ACRES

TRACT 8, BLOCK 1
NORTHERLY 385'
(P.B. 5, PG. 93)
(O.R.B. 14594, PG. 337)

TRACT "D"
(OPEN SPACE)
±0.08 ACRES



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfl.com