

# WYNDHAM PLACE

A REPLAT OF A PORTION OF THE NORTH 1/2 OF TRACTS 13, AND 14 BLOCK 1, TOGETHER WITH TRACT 15, BLOCK 1, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 71 PAGE 7  
SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

### CAPTION

A PORTION OF THE NORTH 1/2 OF TRACTS 13, AND 14, BLOCK 1, TOGETHER WITH TRACT 15, BLOCK 1, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5 PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD MIDDLEBURG ROAD (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THE SOUTHERLY LINE OF SAID TRACT 13; THENCE NORTH 15°31'23" EAST, A DISTANCE OF 706.34 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16312, PAGE 88, SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15°31'23" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, A DISTANCE OF 232.23 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6448, PAGE 651, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°58'39" EAST, ALONG LAST SAID LINE, A DISTANCE OF 347.09 FEET; THENCE NORTH 00°35'07" EAST A DISTANCE OF 460.53 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14551, PAGE 2279, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°07'25" EAST, ALONG LAST SAID LINE, A DISTANCE OF 671.72 FEET TO WEST LINE OF A 30' ALLEY (NOT PHYSICALLY OPEN), AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5 PAGE 93, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°45'54" WEST, ALONG LAST SAID LINE, A DISTANCE OF 695.18 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5298, PAGE 2360, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°55'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 669.35 FEET TO THE EAST LINE OF TRACT 14, BLOCK 1, AS SHOWN ON AFOREMENTIONED PLAT OF JACKSONVILLE HEIGHTS, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°55'37" WEST, ALONG THE SOUTHERLY LINE OF THE NORTH 1/2 OF TRACTS 13 AND 14, BLOCK 1, AND ALONG THE AFOREMENTIONED NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16312, PAGE 88, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 406.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 12.55± ACRES, MORE OR LESS

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME OF JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WYNDHAM PLACE, 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. TRACT 207 (LIFT STATION) IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL DRIVES, LANES, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL LANDSCAPE BUFFERS, TRACT 204 (OPEN SPACE), AND TRACTS 202, 203 (CONSERVATION AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON. TRACTS 201 AND 205 (FUTURE R/W) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON. THE LAKE AND DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED BUT SHALL BE CONTROLLED AND MAINTAINED BY WYNDHAM PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL DRIVES AND LANES AS NOTED ABOVE, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ROAD WAY EASEMENTS (ROADS, WAYS, LANES, DRIVES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- (2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF WYNDHAM PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- (3) 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 MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE OR LOCAL PERMITS INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/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 FOREVER RELEASE, DISCHARGE AND 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 DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/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 WYNDHAM PLACE. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND THIS INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO 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.

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 IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; 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.

TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY JEA 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 DAMAGES 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 THE PUMP STATION TRACT 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 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 WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Approved 16 March 2018  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved March 13, 2018  
Date  
[Signature]  
for General Counsel

OWNER  
KB HOME OF JACKSONVILLE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature]  
TODD HOLDER  
DIVISION PRESIDENT  
WITNESS: [Signature]  
Derek Citino  
TYPE OR PRINT NAME  
WITNESS: [Signature]  
Wes Hinton  
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF Feb  
A.D. 2018, BY TODD HOLDER AS DIVISION PRESIDENT OF KB HOME OF JACKSONVILLE, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN  
TO ME.  
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES 1/18/21  
[Signature]  
Derek S. Citino COMMISSION NUMBER GG 064012  
PRINTED NAME

CLERK'S CERTIFICATE  
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND  
SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 71 PAGE 7 OF THE  
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 19th DAY OF March A.D. 2018.  
[Signature]  
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT  
[Signature]  
K.D. Gaffney  
DEPUTY CLERK

APPROVED FOR 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.  
[Signature]  
JOHN P. PAPPAS, P.E. DATE 3/15/18  
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES,  
THIS 16 DAY OF March, 2018.  
[Signature]  
W. MONROE HAZEN,  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED  
BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THIS PLAT  
IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT  
THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT  
COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA  
STATUTES.  
SIGNED AND SEALED THIS 27th DAY OF Feb, A.D. 2018.

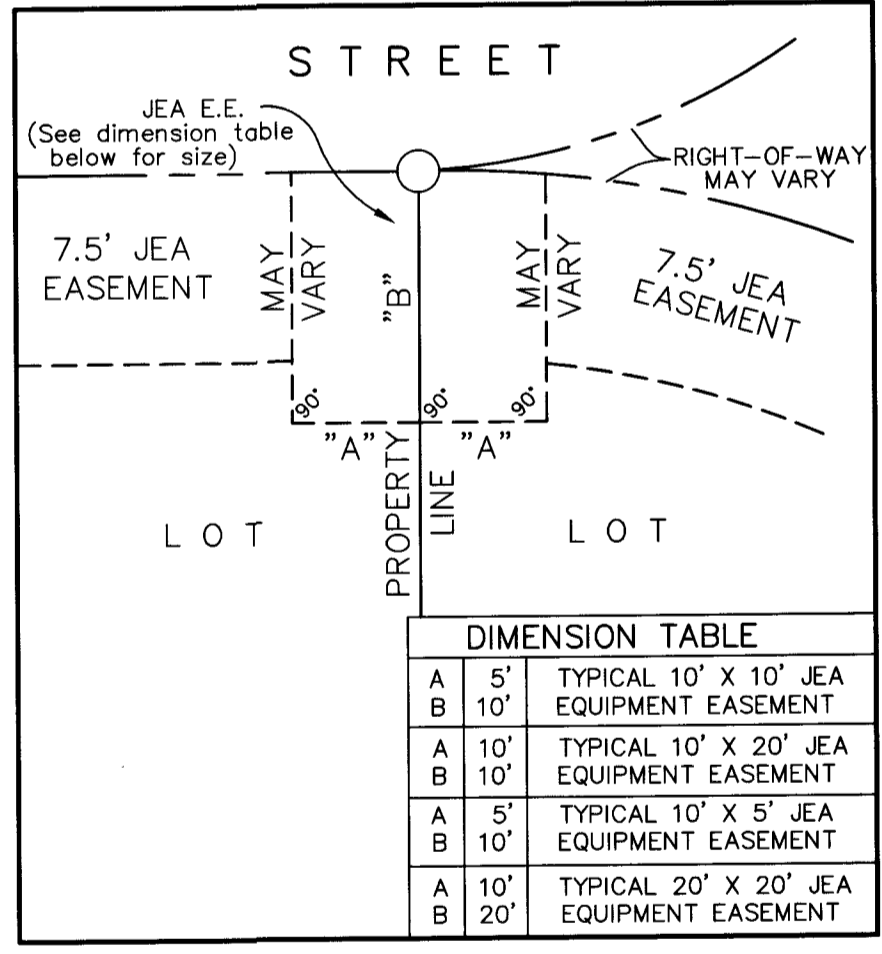
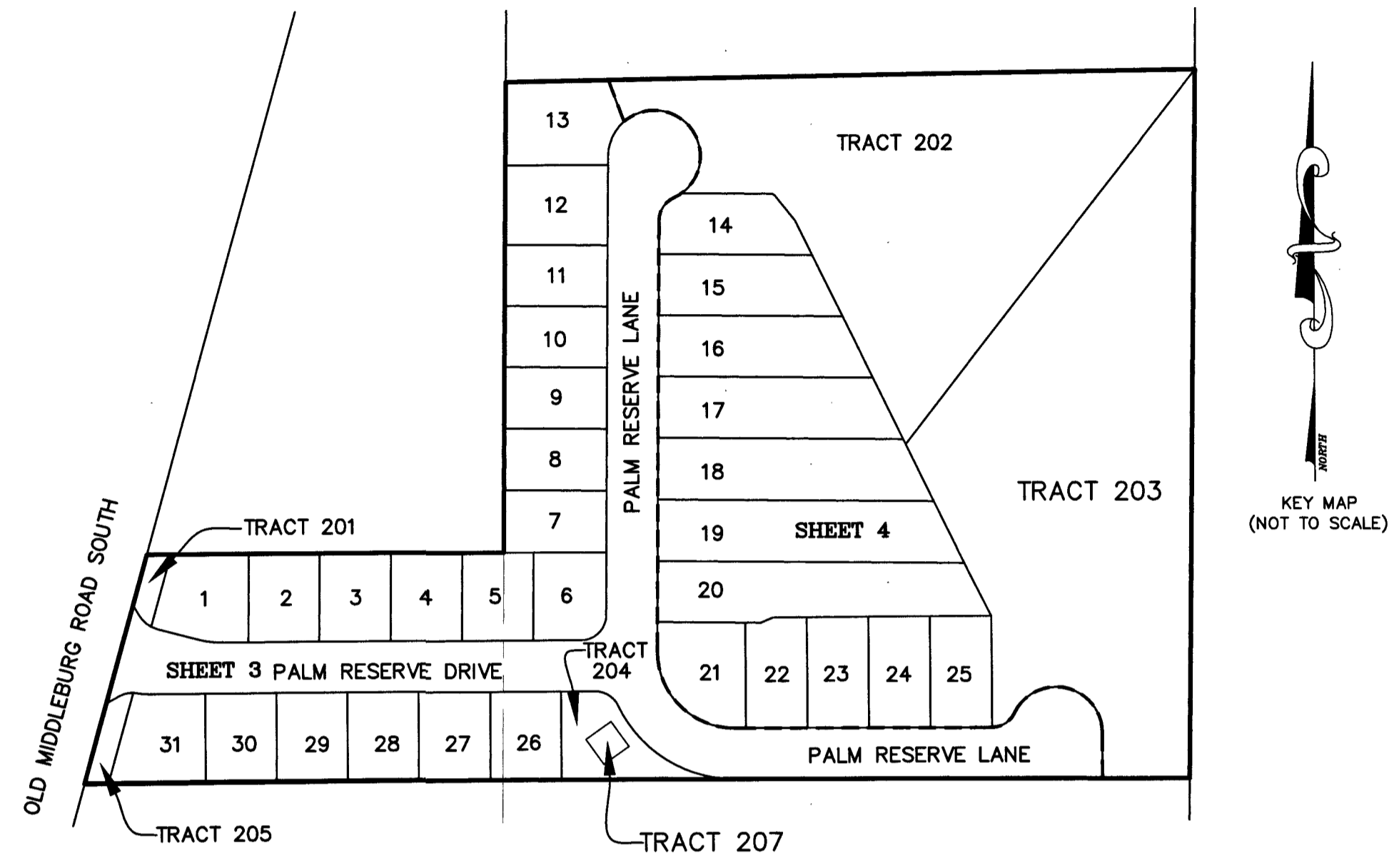
[Signature]  
JAMES D. HARRISON, JR.  
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

# WYNDHAM PLACE

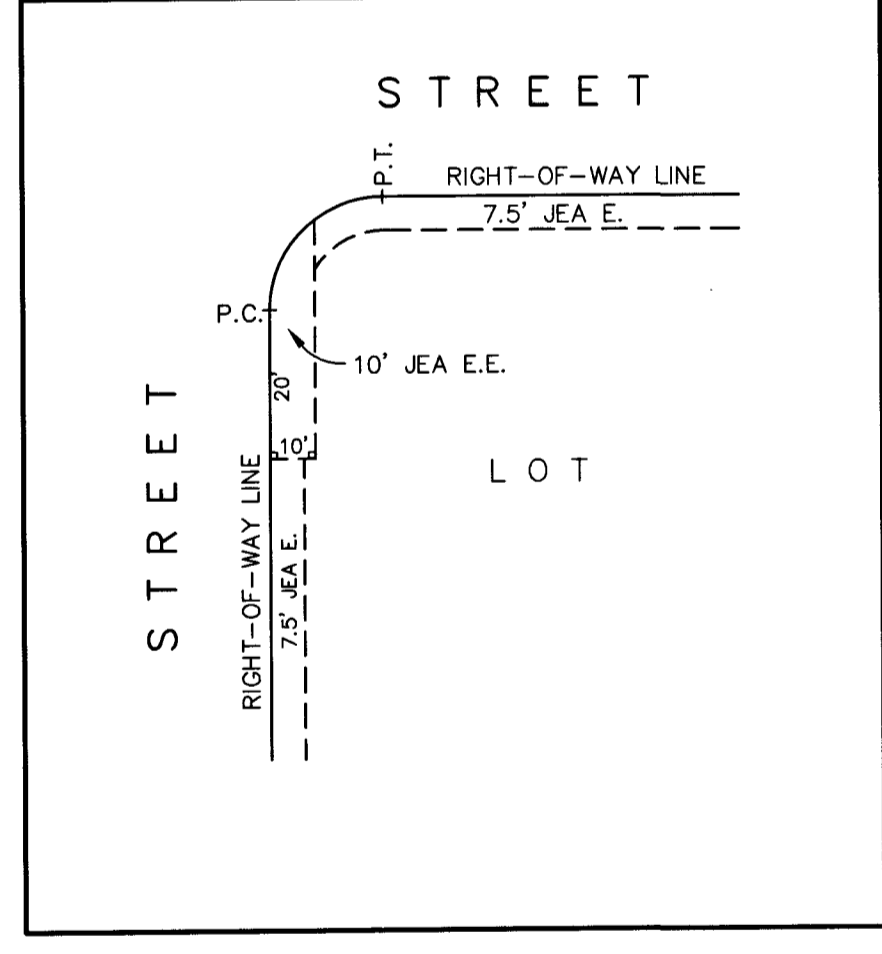
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**NOTES:**

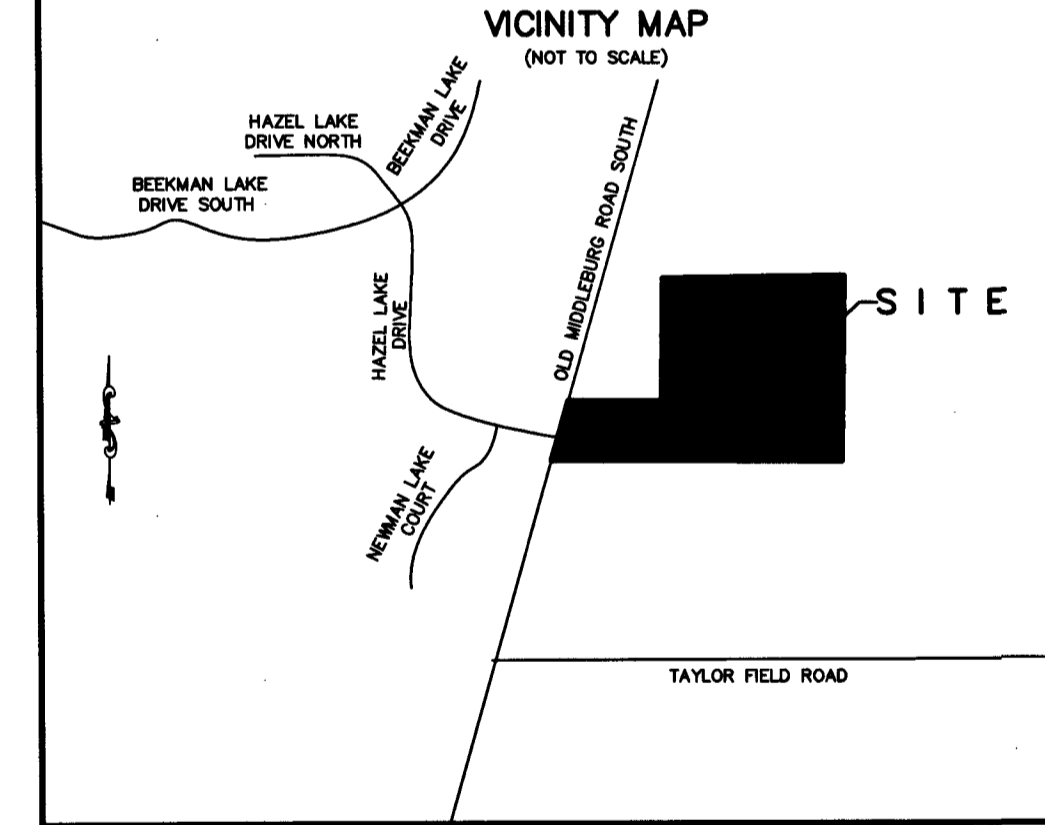
1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHEASTERLY R/W LINE OF OLD MIDDLEBURG ROAD SOUTH AS BEING NORTH 15°31'23" EAST.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NO. 0505H, DATED JUNE 3, 2013 DATUM (NAVD 88). HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. JEA-E. DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
8. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.



JEA (TYPICAL) EASEMENT DETAIL (NOT TO SCALE)



JEA (TYPICAL) EASEMENT DETAIL (NOT TO SCALE)



- LEGEND**
- P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - R.P. RADIUS POINT
  - P.B. PLAT BOOK
  - PG(S) PAGE(S)
  - ORB OFFICIAL RECORDS BOOK
  - JEA-E. JEA-EASEMENT
  - JEA-E.E. JEA-EQUIPMENT EASEMENT
  - ESM'T EASEMENT
  - CI CURVE DATA
  - LI LINE DATE
  - R/W RIGHT OF WAY
  - R RADIUS
  - ☐ SET 4"x4" CONCRETE MONUMENT
  - ☉ STAMPED "3857" (UNLESS OTHERWISE NOTED)
  - ⊙ SET NAIL & DISK STAMPED LB "3857"

PREPARED BY  
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 3751 SAN JOSE PLACE SUITE 15  
 JACKSONVILLE, FLORIDA 32257  
 904-279-0088  
 LICENSED BUSINESS NO. 3857

# WYNDHAM PLACE

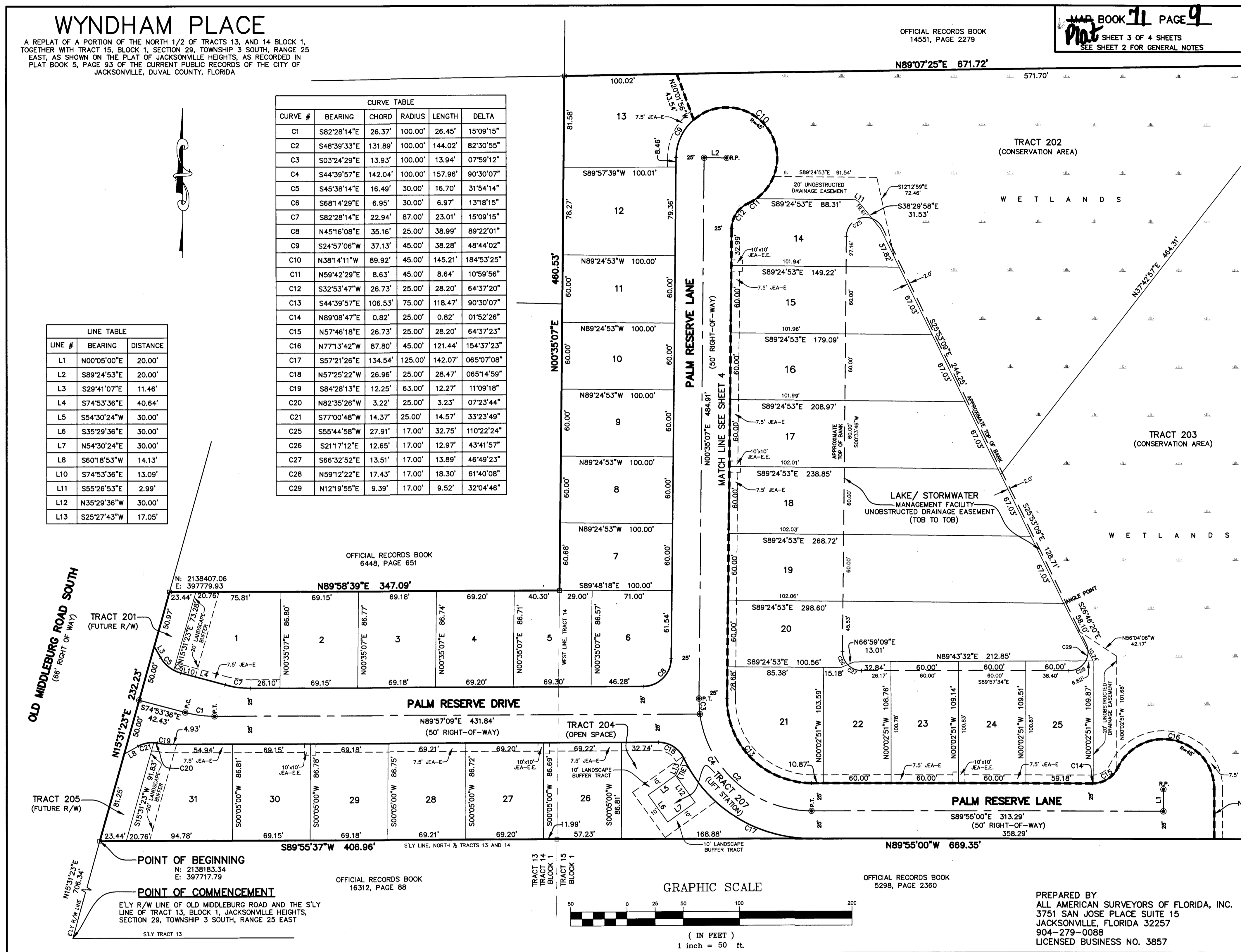
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OFFICIAL RECORDS BOOK  
14551, PAGE 2279

MAP BOOK 71 PAGE 9  
SHEET 3 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S82°28'14"E	26.37'	100.00'	26.45'	15°09'15"
C2	S48°39'33"E	131.89'	100.00'	144.02'	82°30'55"
C3	S03°24'29"E	13.93'	100.00'	13.94'	07°59'12"
C4	S44°39'57"E	142.04'	100.00'	157.96'	90°30'07"
C5	S45°38'14"E	16.49'	30.00'	16.70'	31°54'14"
C6	S68°14'29"E	6.95'	30.00'	6.97'	13°18'15"
C7	S82°28'14"E	22.94'	87.00'	23.01'	15°09'15"
C8	N45°16'08"E	35.16'	25.00'	38.99'	89°22'01"
C9	S24°57'06"W	37.13'	45.00'	38.28'	48°44'02"
C10	N38°14'11"W	89.92'	45.00'	145.21'	184°53'25"
C11	N59°42'29"E	8.63'	45.00'	8.64'	10°59'56"
C12	S32°53'47"W	26.73'	25.00'	28.20'	64°37'20"
C13	S44°39'57"E	106.53'	75.00'	118.47'	90°30'07"
C14	N89°08'47"E	0.82'	25.00'	0.82'	01°52'26"
C15	N57°46'18"E	26.73'	25.00'	28.20'	64°37'23"
C16	N77°13'42"W	87.80'	45.00'	121.44'	154°37'23"
C17	S57°21'26"E	134.54'	125.00'	142.07'	065°07'08"
C18	N57°25'22"W	26.96'	25.00'	28.47'	065°14'59"
C19	S84°28'13"E	12.25'	63.00'	12.27'	11°09'18"
C20	N82°35'26"W	3.22'	25.00'	3.23'	07°23'44"
C21	S77°00'48"W	14.37'	25.00'	14.57'	33°23'49"
C25	S55°44'58"W	27.91'	17.00'	32.75'	110°22'24"
C26	S21°17'12"E	12.65'	17.00'	12.97'	43°41'57"
C27	S66°32'52"E	13.51'	17.00'	13.89'	46°49'23"
C28	N59°12'22"E	17.43'	17.00'	18.30'	61°40'08"
C29	N12°19'55"E	9.39'	17.00'	9.52'	32°04'46"

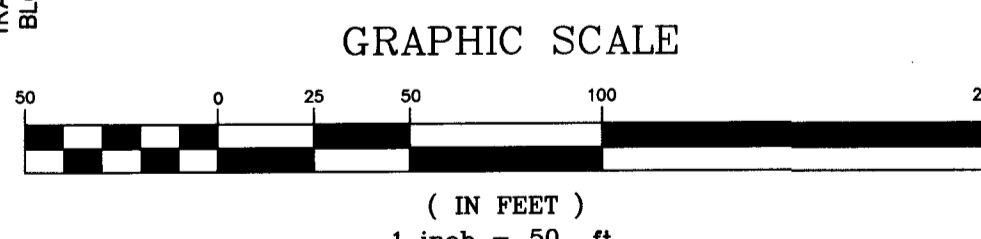
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°05'00"E	20.00'
L2	S89°24'53"E	20.00'
L3	S29°41'07"E	11.46'
L4	S74°53'36"E	40.64'
L5	S54°30'24"W	30.00'
L6	S35°29'36"E	30.00'
L7	N54°30'24"E	30.00'
L8	S60°18'53"W	14.13'
L10	S74°53'36"E	13.09'
L11	S55°26'53"E	2.99'
L12	N35°29'36"W	30.00'
L13	S25°27'43"W	17.05'



OFFICIAL RECORDS BOOK  
6448, PAGE 651

OFFICIAL RECORDS BOOK  
16312, PAGE 88

OFFICIAL RECORDS BOOK  
5298, PAGE 2360



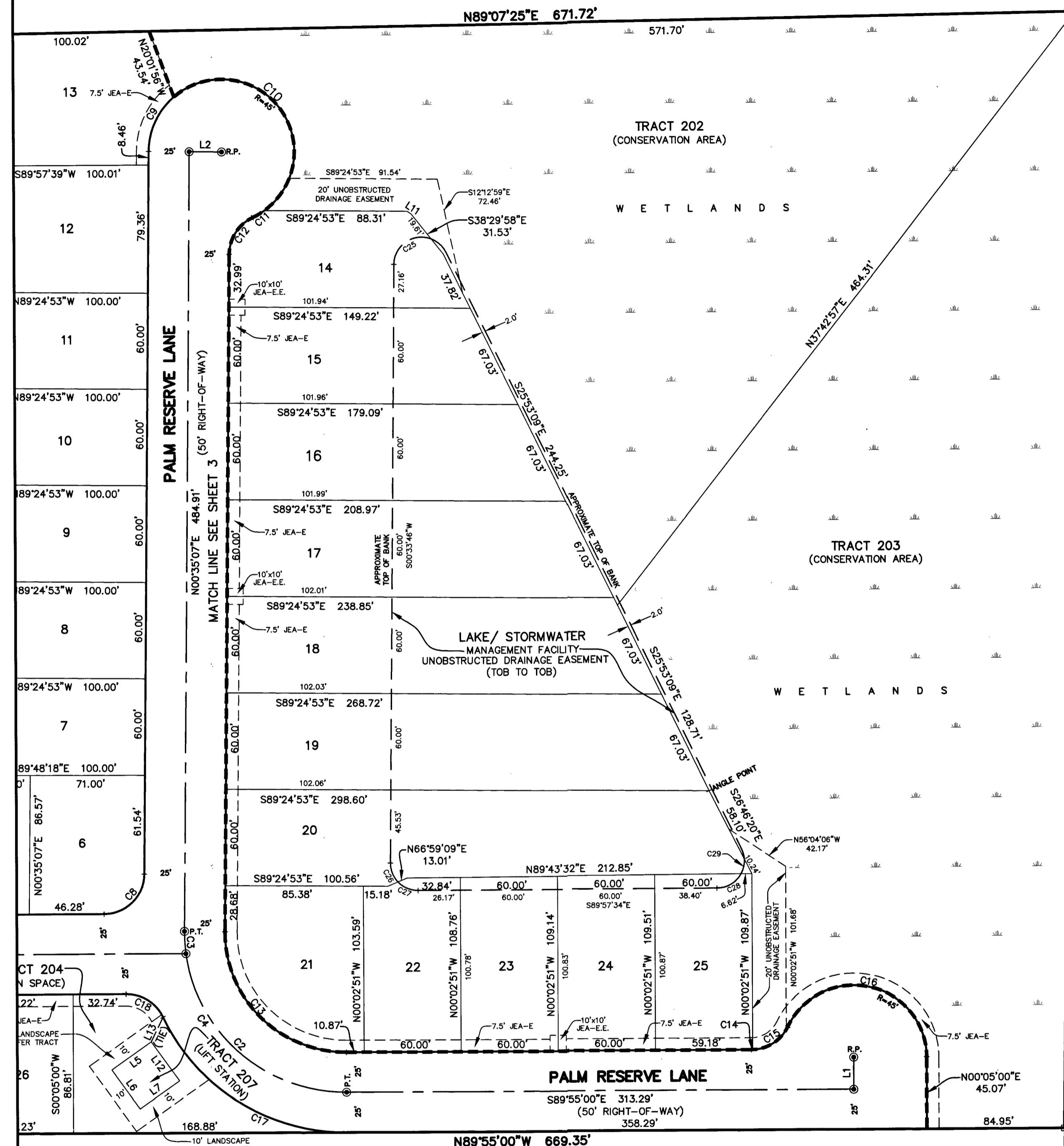
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JACKSONVILLE, FLORIDA 32257  
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LICENSED BUSINESS NO. 3857

(Plat) CDN: 9517.000 (PLANS & PLAT) CITY DEVELOPMENT NUMBER 9124.000

# WYNDHAM PLACE

A REPLAT OF A PORTION OF THE NORTH 1/2 OF TRACTS 13, AND 14 BLOCK 1, TOGETHER WITH TRACT 15, BLOCK 1, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

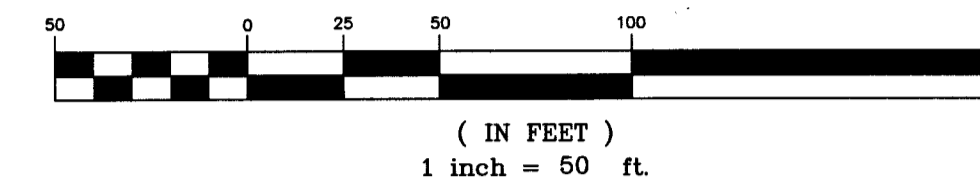
OFFICIAL RECORDS BOOK  
14551, PAGE 2279



OFFICIAL RECORDS BOOK  
5298, PAGE 2360

OFFICIAL RECORDS BOOK  
14580, PAGE 1147

### GRAPHIC SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°05'00"E	20.00'
L2	S89°24'53"E	20.00'
L5	S54°30'24"W	30.00'
L6	S35°29'36"E	30.00'
L7	N54°30'24"E	30.00'
L11	S55°26'53"E	2.99'
L12	N35°29'36"W	30.00'
L13	S25°27'43"W	17.05'

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CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	S48°39'33"E	131.89'	100.00'	144.02'	82°30'55"
C3	S03°24'29"E	13.93'	100.00'	13.94'	07°59'12"
C4	S44°39'57"E	142.04'	100.00'	157.96'	90°30'07"
C8	N45°16'08"E	35.16'	25.00'	38.99'	89°22'01"
C9	S24°57'06"W	37.13'	45.00'	38.28'	48°44'02"
C10	N38°14'11"W	89.92'	45.00'	145.21'	184°53'25"
C11	N59°42'29"E	8.63'	45.00'	8.64'	10°59'56"
C12	S32°53'47"W	26.73'	25.00'	28.20'	64°37'20"
C13	S44°39'57"E	106.53'	75.00'	118.47'	90°30'07"
C14	N89°08'47"E	0.82'	25.00'	0.82'	001°52'26"
C15	N57°46'18"E	26.73'	25.00'	28.20'	64°37'23"
C16	N77°13'42"W	87.80'	45.00'	121.44'	154°37'23"
C17	S57°21'26"E	134.54'	125.00'	142.07'	065°07'08"
C18	N57°25'22"W	26.96'	25.00'	28.47'	065°14'59"
C25	S55°44'58"W	27.91'	17.00'	32.75'	110°22'24"
C26	S21°17'12"E	12.65'	17.00'	12.97'	43°41'57"
C27	S66°32'52"E	13.51'	17.00'	13.89'	46°49'23"
C28	N59°12'22"E	17.43'	17.00'	18.30'	61°40'08"
C29	N12°19'55"E	9.39'	17.00'	9.52'	32°04'46"

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