

FOSTERS HIDEAWAY - PHASE 1A

A REPLAT OF A PORTION OF TRACT "E", TOGETHER WITH ALL OF TRACTS "G" AND "H" AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Approved 1/9/2019 Date
William Pappas
City Engineer
for Director of Public Works
Approved January 2, 2019 Date
V. Hanley Smith, Jr.
for General Counsel

CAPTION

A REPLAT OF A PORTION OF TRACT "E", TOGETHER WITH ALL OF TRACTS "G" AND "H" AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REPLAT PORTION TRACT "E"

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF TRACT "H", AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF KEVIN ROAD, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 49°47'28" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 73.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 4.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°00'18" WEST, 4.80 FEET; THENCE SOUTH 41°46'51" WEST, DEPARTING SAID RIGHT OF WAY LINE, 7.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°46'51" WEST, 2.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.60 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 50.28 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°30'44" WEST, 31.17 FEET; THENCE NORTH 51°27'44" EAST, 2.21 FEET TO A POINT LYING ON SAID JEA EASEMENT, SAID POINT ALSO LYING IN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 29.57 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°22'43" EAST, 29.54 FEET.

REPLAT TRACT "G"

BEGIN AT THE NORTHEAST CORNER OF TRACT "G", AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 01°56'38" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "G", A DISTANCE OF 116.44 FEET TO A POINT LYING IN A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY LINE OF KEVIN ROAD, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AND ALONG SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 4.32 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°33'42" WEST, 4.32 FEET; THENCE SOUTH 82°30'55" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE 267.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AND ALONG SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 83.24 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°38'17" WEST, 80.86 FEET; THENCE NORTH 49°47'28" WEST, CONTINUING ALONG SAID LINE, 120.58 FEET TO THE SOUTHEAST CORNER OF LOT 6 SAID FOSTER HIDEAWAY PHASE ONE; THENCE NORTH 40°12'32" EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 6, 240.70 FEET; THENCE SOUTH 49°47'28" EAST, 111.74 FEET; THENCE NORTH 82°30'55" EAST, 237.24 FEET TO THE POINT OF BEGINNING.

REPLAT TRACT "H"

BEGIN AT THE NORTHWEST CORNER OF TRACT "H", AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF KEVIN ROAD, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 49°47'28" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF LOT 125 OF SAID FOSTERS HIDEAWAY PHASE ONE; THENCE SOUTH 40°12'32" WEST, DEPARTING SAID RIGHT OF WAY LINE, AND ALONG THE WESTERLY LINE OF SAID LOT 125, 228.09 FEET; THENCE SOUTH 81°01'20" WEST, 17.33 FEET; THENCE SOUTH 01°13'32" EAST, 23.06 FEET; THENCE SOUTH 53°50'16" WEST, 38.20 FEET; THENCE NORTH 78°06'56" WEST, 64.41 FEET; THENCE NORTH 23°34'01" WEST, 78.42; THENCE NORTH 02°54'20" WEST, 49.91 FEET; THENCE NORTH 27°08'08" WEST, 36.70 FEET; THENCE NORTH 40°12'32" EAST, 35.18 FEET; THENCE NORTH 14°50'51" WEST, 7.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 32.56 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°14'47" EAST, 30.99 FEET; THENCE NORTH 47°20'24" EAST, 26.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 15.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°07'09" EAST, 15.31 FEET; THENCE NORTH 40°12'32" EAST, 132.08 TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SHELLIE ROAD INVESTORS, LLC UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS FOSTERS HIDEAWAY PHASE 1A, 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. ALL RIGHTS OF WAYS, DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. TRACT "J" (SIGN AREA), PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, AND NATURAL VEGETATED UPLAND BUFFERS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

- 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 RIGHT OF WAYS AS NOTED ABOVE, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM RIGHT OF WAYS; 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.
- 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 FOSTERS HIDEAWAY, INC., ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. 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 SAID PLAT.
- 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 DAMAGED 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 FOSTERS HIDEAWAY PHASE ONE. 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.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND UNOBSTRUCTED NON ACCESS EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 EASEMENT." 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.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 21st DAY OF December 2018.

BRANCH BANKING & TRUST COMPANY

A NORTH CAROLINA BANKING CORPORATION
WITNESS: M. Victoria Hale
M. Victoria Hale
TYPE OR PRINT NAME

WITNESS: V. Hanley Smith, Jr.
V. Hanley Smith, Jr.
TYPE OR PRINT NAME

MORTGAGEE DEDICATION: "THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 18130, PAGE 22, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BRANCH BANKING & TRUST, 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."

BY: Jim Citrano
JIM CITRANO, AS PRESIDENT OF
BRANCH BANKING & TRUST, A NORTH CAROLINA BANKING CORPORATION,

NOTARY FOR BRANCH BANKING & TRUST COMPANY,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, A.D., 2018 BY JIM CITRANO, PRESIDENT OF BRANCH BANKING & TRUST COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Donna Passmore
NOTARY PUBLIC, STATE OF FLORIDA
Donna Passmore
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/18/19

OWNER
SHELLIE ROAD INVESTORS, LLC

BY: JOHN N. DAY
John N. Day
AS MANAGER

WITNESS: M. Victoria Hale
M. Victoria Hale
TYPE OR PRINT NAME

WITNESS: V. Hanley Smith, Jr.
V. Hanley Smith, Jr.
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF Dec, A.D., 2018, BY John N. Day, AS MANAGER OF SHELLIE ROAD INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

Donna Passmore
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES 10/18/19
Donna Passmore
PRINTED NAME COMMISSION NUMBER FF914862

CLERK'S CERTIFICATE 2019008231
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND IS SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 12 PAGES 119-121 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 10th DAY OF Jan, A.D., 2019.

RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT

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.
John Pappas
JOHN PAPPAS, P.E. DATE 1/10/19
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9 DAY OF January, 2019.

W. Monroe Hazen
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.

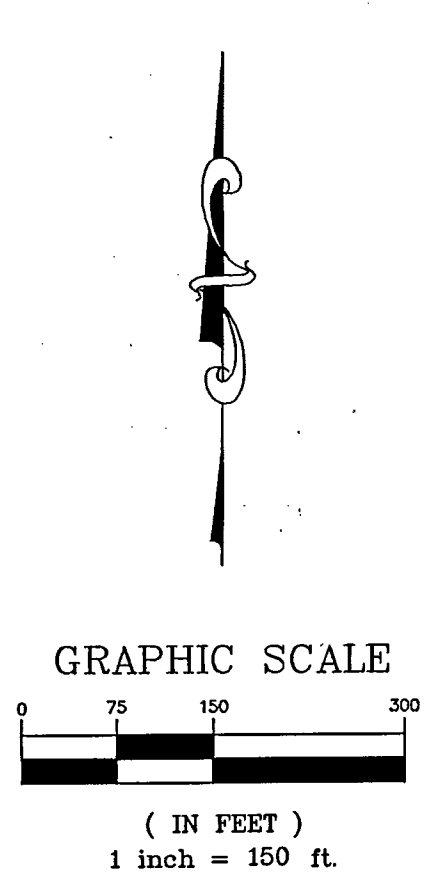
SIGNED AND SEALED THIS 20th DAY OF Dec, A.D. 2018.

James B. Harrison, Jr.
JAMES B. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
STATE OF FLORIDA

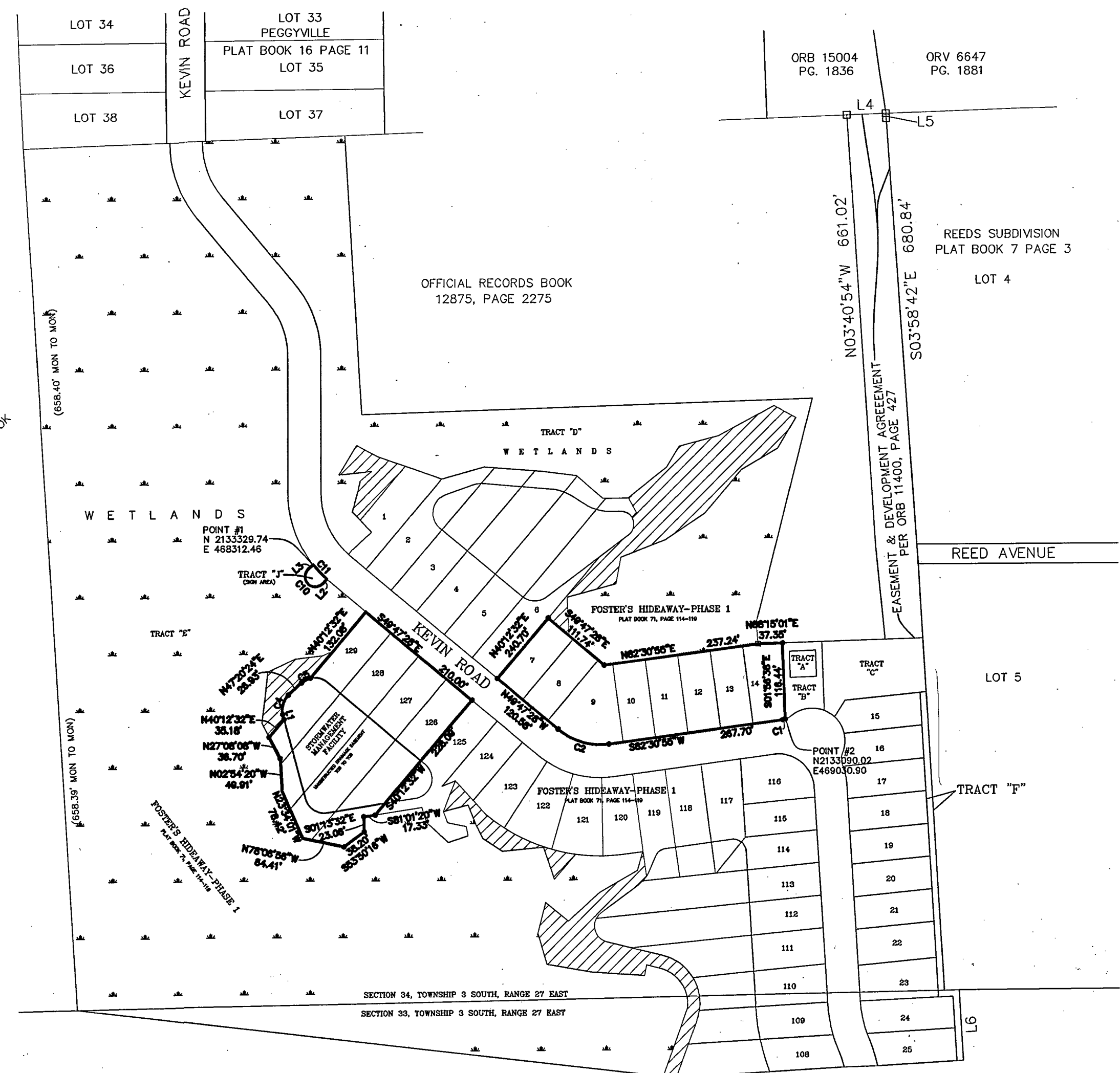
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

FOSTERS HIDEAWAY – PHASE 1A

A REPLAT OF A PORTION OF TRACT "E", TOGETHER WITH ALL OF TRACTS "G" AND "H" AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

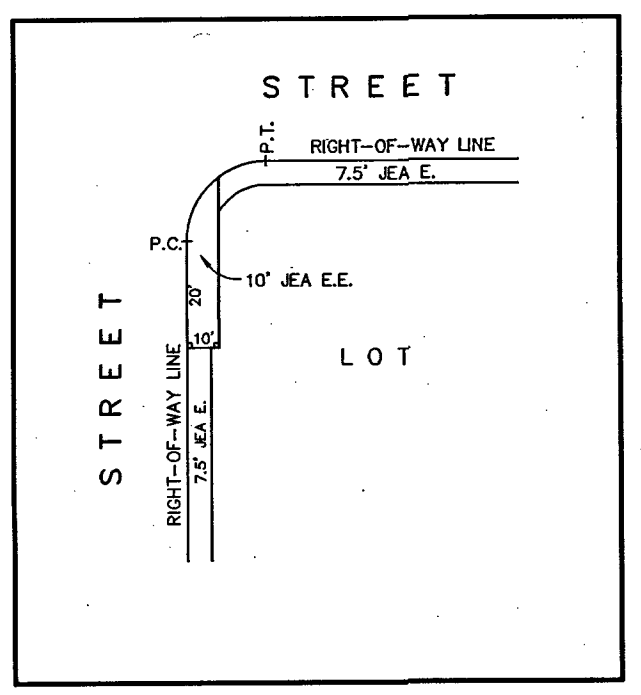
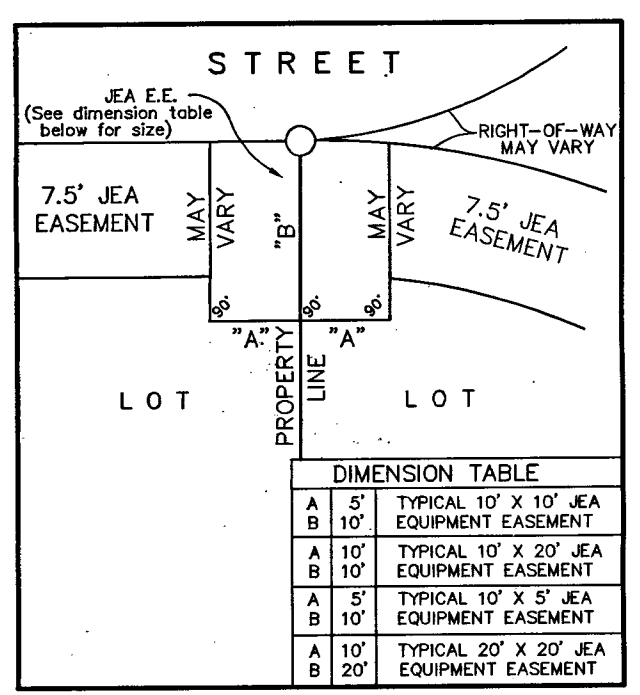
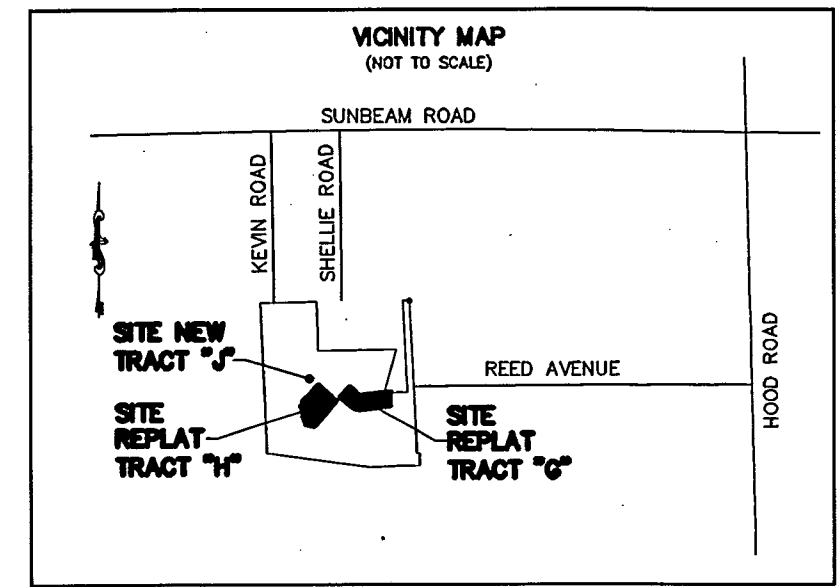


- LEGEND**
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - L.S.E. LANDSCAPING EASEMENT
 - L.B.T. LANDSCAPE BUFFER TRACT
 - L.S. LIFT STATION
 - R.P. RADIUS POINT
 - P.B. PLAT BOOK
 - PG(S) PAGE(S)
 - ORB OFFICIAL RECORDS BOOK
 - ORV OFFICIAL RECORDS VOLUME
 - TOB TOP OF BANK
 - JEA-E. JEA-EASEMENT
 - JEA-E.E. JEA-EQUIPMENT EASEMENT
 - C1 CURVE DATA
 - L1 LINE DATE
 - R/W RIGHT OF WAY
 - R RADIUS
 - (R) RADIAL
 - SET 4"x4" CONCRETE MONUMENT STAMPED "3857"
 - ⊙ SET NAIL & DISK STAMPED LB "3857"



- NOTES:**
1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 34 AS BEING N 89°44'30" W.
 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 12031C, PANEL NUMBER 0553H & 554H, NAVD-88 DATUM, DATED JUNE 3, 2013. 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.
 10. 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.

KEY SHEET AND BOUNDARY INFORMATION



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N14°50'51"W	7.78'
L2	S41°46'51"W	2.14'
L3	N51°27'44"E	2.21'

CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S77°33'42"W	4.32'	25.00'	4.32'	09°54'26"
C2	N73°38'17"W	80.86'	100.00'	83.24'	47°41'38"
C3	N61°09'41"E	9.92'	25.00'	9.99'	22°53'35"
C4	N16°14'47"E	30.99'	30.00'	32.56'	62°11'15"
C5	N62°07'09"E	15.31'	30.00'	15.48'	29°33'30"
C6	N15°36'56"E	54.56'	30.00'	68.49'	130°48'48"
C7	S56°54'45"E	40.20'	30.00'	44.05'	84°07'49"
C8	S88°46'28"W	39.71'	30.00'	43.39'	82°52'08"
C9	N49°00'18"W	4.80'	175.00'	4.80'	01°34'19"
C10	N43°30'44"W	31.17'	15.60'	50.28'	184°41'54"
C11	S43°22'43"E	30.80'	182.50'	30.84'	09°40'53"

POINT	NORTHING	EASTING	DESCRIPTION
"1"	2133329.74	468312.46	PRM - NW CORNER OF REPLAT
"2"	2133090.02	469030.90	PRM - SE CORNER OF REPLAT

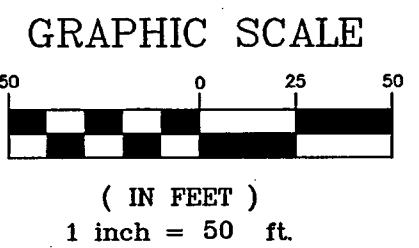
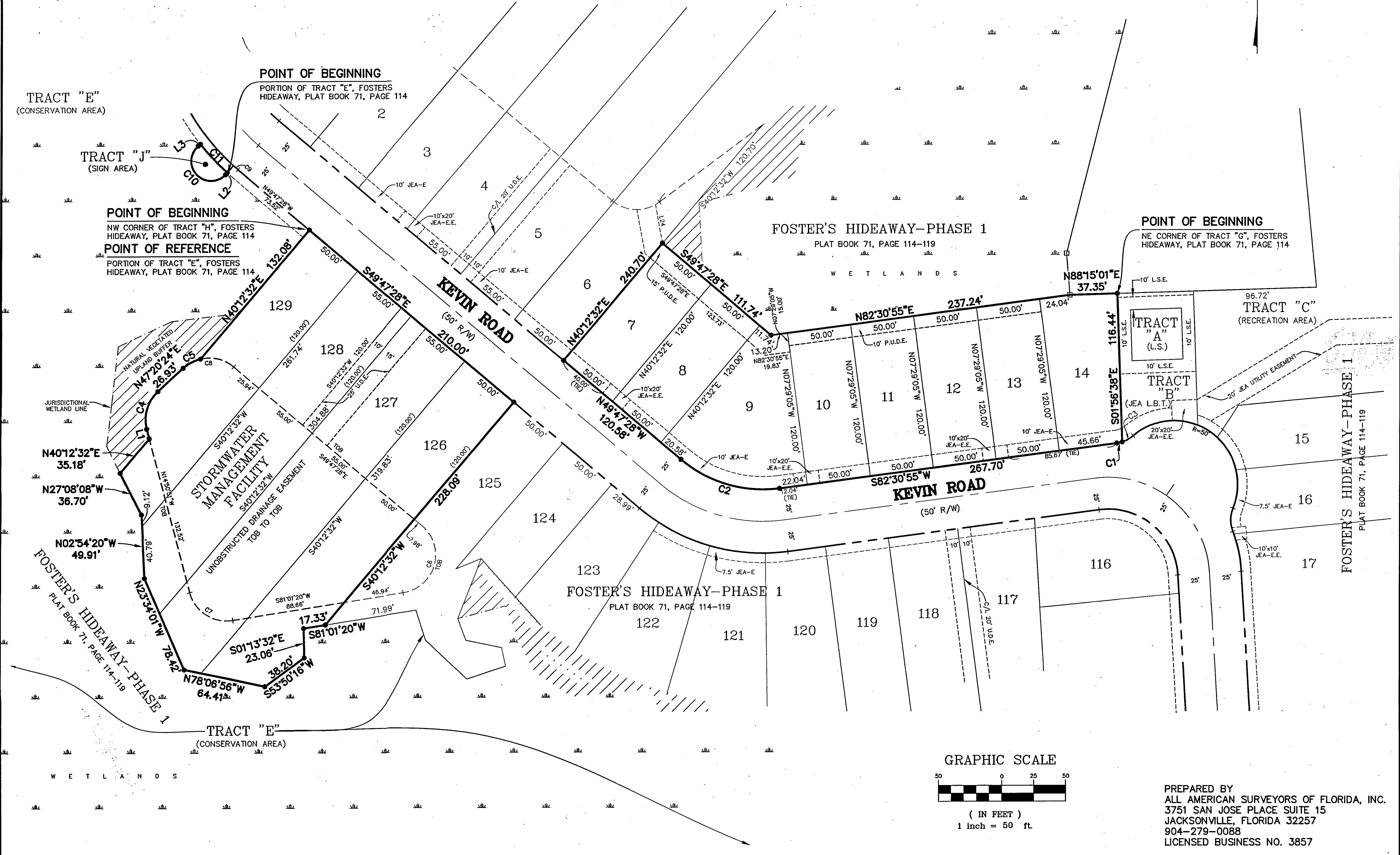
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

FOSTERS HIDEAWAY - PHASE 1A

A REPLAT OF A PORTION OF TRACT "E", TOGETHER WITH ALL OF TRACTS "G" AND "H" AS SHOWN ON THE PLAT OF FOSTERS HIDEAWAY PHASE ONE, RECORDED IN MAP BOOK 71, PAGES 114 THROUGH 119 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S77°33'42"W	4.32'	25.00'	4.32'	09°54'26"
C2	N73°38'17"W	80.86'	100.00'	83.24'	47°41'38"
C3	N61°09'41"E	9.92'	25.00'	9.99'	22°53'35"
C4	N16°14'47"E	30.99'	30.00'	32.56'	62°11'15"
C5	N62°07'09"E	15.31'	30.00'	15.48'	29°33'30"
C6	N15°36'56"E	54.56'	30.00'	68.49'	130°48'48"
C7	S56°54'45"E	40.20'	30.00'	44.05'	84°07'49"
C8	S88°46'28"W	39.71'	30.00'	43.39'	82°52'08"
C9	N49°00'18"W	4.80'	175.00'	4.80'	01°34'19"
C10	N43°30'44"W	31.17'	15.60'	50.28'	184°41'54"
C11	S43°22'43"E	30.80'	182.50'	30.84'	09°40'53"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N14°50'51"W	7.78'
L2	S41°46'51"W	2.14'
L3	N51°27'44"E	2.21'



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