

# FOSTERS HIDEAWAY - PHASE TWO

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **13** PAGE **154**  
SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Approved 5/15/2019  
[Signature]  
City Engineer  
for Director of Public Works  
Approved May 13, 2019  
[Signature]  
for General Council

**CAPTION**  
A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 38, AS SHOWN ON THE PLAT OF PEGGYVILLE, RECORDED IN PLAT BOOK 16, PAGE 11, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°29'50" EAST ALONG EASTERLY LINE OF NORTHWEST 1/4 OF SOUTHEAST 1/4, 1316.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°13'36" EAST, ALONG THE SOUTHERLY LINE OF FOSTERS HIDEAWAY PHASE ONE AS RECORDED IN PLAT BOOK 71, PAGES 114 THROUGH 119 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 917.39 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF FOSTERS HIDEAWAY THE FOLLOWING THREE CALLS: (1) THENCE NORTH 86°39'19" EAST, 257.17 FEET; (2) THENCE NORTH 88°19'47" EAST, A DISTANCE OF 50.94 FEET; (3) THENCE NORTH 86°39'06" EAST, A DISTANCE OF 132.21 FEET TO THE WEST BOUNDARY LINE OF LOT 46, AS SHOWN ON THE PLAT OF NATURES WOODS, PLAT BOOK 42, PAGES 81 THROUGH 81D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°20'41" EAST, ALONG LAST SAID LINE, A DISTANCE OF 652.44 FEET; THENCE NORTH 86°35'46" EAST, ALONG THE SOUTHERLY LINE OF LOT 31, SAID NATURES WOODS, A DISTANCE OF 94.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.24 FEET TO A POINT OF CUSP ON THE WESTERLY RIGHT OF WAY LINE OF DOVETAIL COURT NORTH, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°23'45" EAST, 35.33 FEET; THENCE SOUTH 03°28'11" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 99.88 FEET TO A POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY LINE OF LOT 30 SAID NATURES WOODS, AN ARC DISTANCE OF 39.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°33'58" WEST, 35.25 FEET; THENCE SOUTH 86°52'57" WEST, ALONG SAID NORTHERLY LINE, 95.01 FEET TO THE WEST BOUNDARY LINE OF SAID NATURES WOODS; THENCE SOUTH 03°23'07" EAST, ALONG SAID LAST LINE, 477.68 FEET; THENCE SOUTH 89°46'34" WEST, A DISTANCE OF 313.83 FEET; THENCE SOUTH 15°36'40" EAST, A DISTANCE OF 51.86 FEET TO A POINT LYING IN THE NORTH LINE OF BLACKWOOD FOREST AS RECORDED IN PLAT BOOK 60, PAGES 138 THROUGH 142; THENCE SOUTH 89°46'34" WEST, ALONG SAID LAST LINE, 1039.38 FEET TO SAID EASTERLY LINE OF NORTHWEST 1/4 OF SOUTHEAST 1/4; THENCE NORTH 03°30'08" WEST, ALONG SAID LAST LINE, 1319.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 38.3± ACRES, MORE OR LESS.

**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 TWO. ALL RIGHTS OF WAYS, DRAINAGE EASEMENTS, AND UNOBTSTRUCTED DRAINAGE EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. TRACT "C" (RECREATION AREA), TRACT "F" (CONSERVATION AREA), TRACT "G" (DEVELOPMENT EDGE/ LANDSCAPE BUFFER), TRACT "H" (UTILITY TRACT), PRIVATE UNOBTSTRUCTED 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 OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, 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 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.
- (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 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.
- (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 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 TWO. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE 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 UNOBTSTRUCTED 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-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.

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.

**BRANCH BANKING & TRUST COMPANY**  
A NORTH CAROLINA BANKING CORPORATION  
WITNESS Nicole D. Reardon  
Nicole D. Reardon  
TYPE OR PRINT NAME  
WITNESS: CAS  
C.H. Swan  
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: [Signature]  
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 13th DAY OF May, 2019, 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.  
Nicole D. Reardon  
NOTARY PUBLIC, STATE OF FLORIDA  
Nicole D. Reardon  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 10/24/2021

OWNER  
SHELLIE ROAD INVESTORS, LLC

BY: JOHN N. DAY  
[Signature]  
AS MANAGER

WITNESS: Mary Victoria Hale  
Mary Victoria Hale  
TYPE OR PRINT NAME

WITNESS: V. Hawley Smith III  
V. HAWLEY SMITH III  
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, A.D., 2019, 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 10/14/19

Donna Passmore  
PRINTED NAME COMMISSION NUMBER FF914862

CLERK'S CERTIFICATE  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND IS ELIGIBLE FOR RECORDING AND IS RECORDED IN PLAT BOOK 13, PAGES 154-159 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13th DAY OF May, A.D., 2019.  
[Signature]  
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT  
[Signature]  
DEPUTY

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 PAPPAS, P.E. DATE 5/16/19  
DIRECTOR OF PUBLIC WORKS

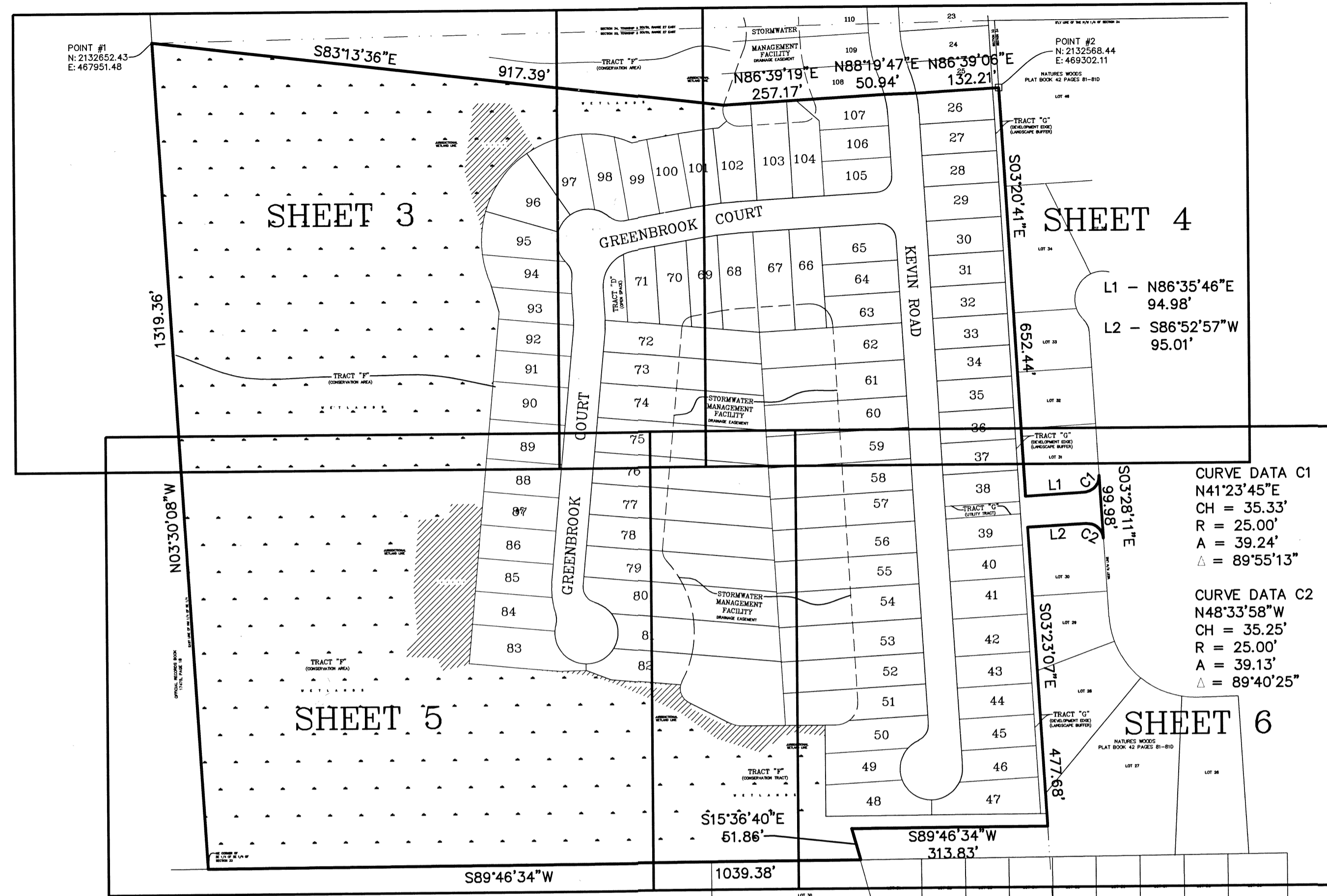
PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 77, FLORIDA STATUTES, THIS 16th DAY OF MAY, 2019.  
FOR: Donna D. Whelan PLSM NO 6902  
W. MONROE GAZEN  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

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 2nd DAY OF May, A.D. 2019.  
[Signature]  
JAMES D. HARRISON, JR.  
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

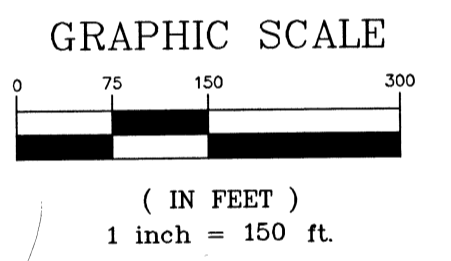
PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

# FOSTERS HIDEAWAY – PHASE TWO

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

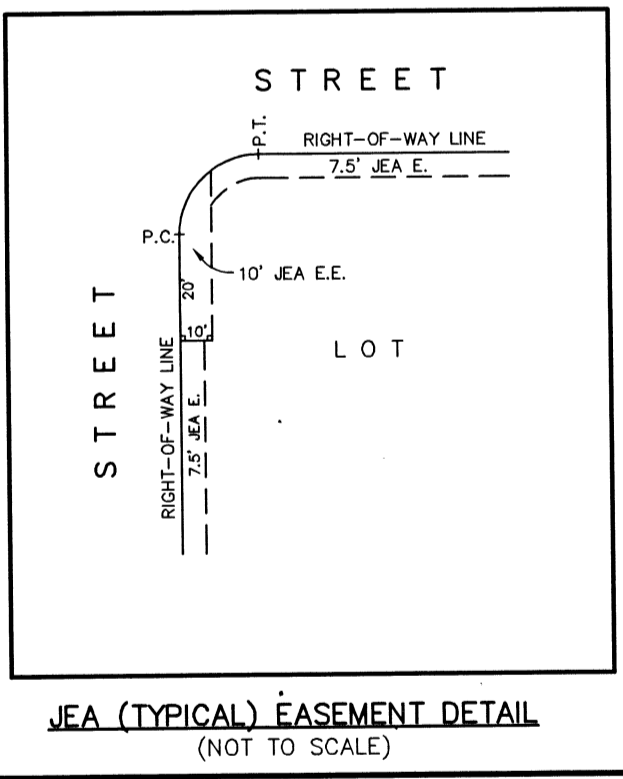
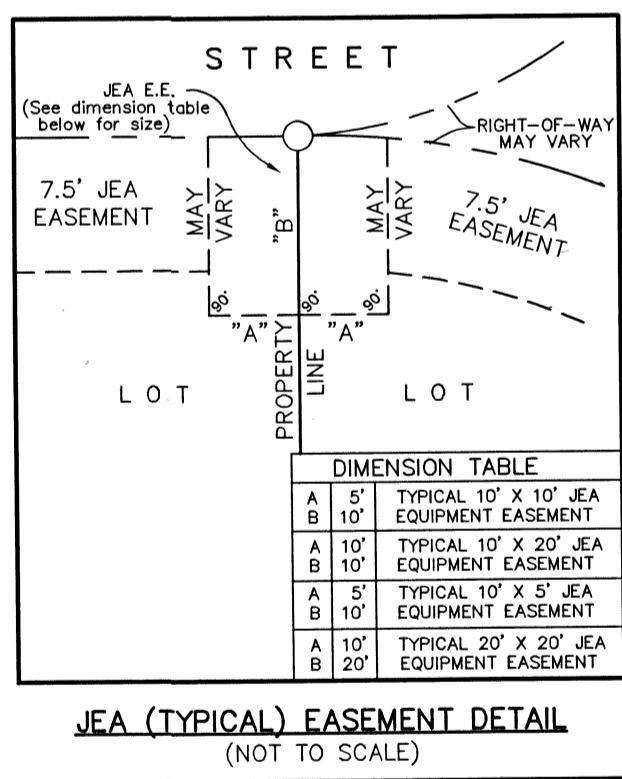
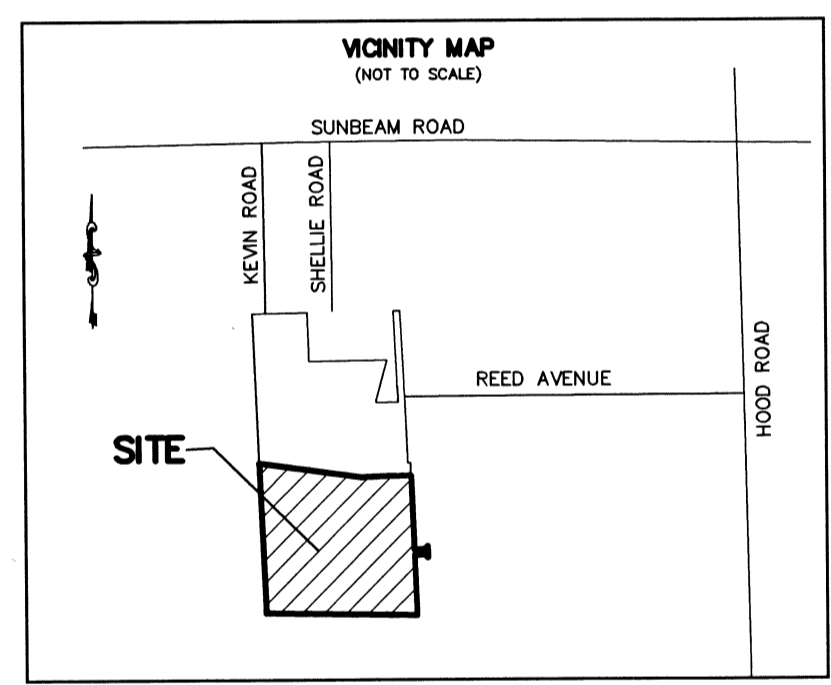


- NOTES:**
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 34 AS BEING N 89°44'30" W.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS 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.
  - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0553J, NAVD-88 DATUM, DATED NOVEMBER 02, 2018. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
  - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  - THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINE(S) THAT APPEAR ON THAT SHEET.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 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.
  - 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.
  - 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.
  - 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.
  - SUBJECT TO EASEMENT CONTAINED IN OFFICIAL RECORDS BOOK 11400, PAGE 427. EASEMENT IS BLANKET IN NATURE AND CANNOT BE DEPICTED.



KEY SHEET AND BOUNDARY INFORMATION

- 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
  - P.G.(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"



| POINT | NORTHING   | EASTING   | DESCRIPTION               |
|-------|------------|-----------|---------------------------|
| 1     | 2132652.43 | 467951.48 | PRM - N.W. CORNER OF PLAT |
| 2     | 2132568.44 | 469302.11 | PRM - N.E. CORNER OF PLAT |

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

# FOSTERS HIDEAWAY - PHASE TWO

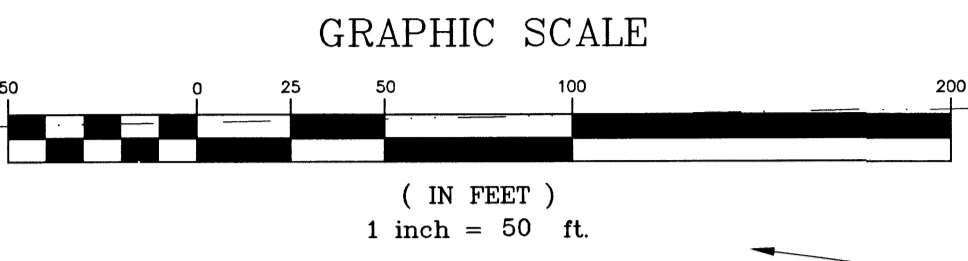
PLAT BOOK **73** PAGE **156**  
SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**POINT OF REFERENCE**  
SW CORNER OF LOT 38, PEGGYVILLE  
PLAT BOOK 16, PAGE 11

PEGGYVILLE  
PLAT BOOK 16 PAGE 11  
LOT 38

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**POINT OF BEGINNING**  
FOSTERS HIDEAWAY PHASE TWO



| CURVE TABLE |             |         |         |         |            |
|-------------|-------------|---------|---------|---------|------------|
| CURVE #     | BEARING     | CHORD   | RADIUS  | LENGTH  | DELTA      |
| C3          | S38°23'00"W | 106.49' | 80.00'  | 116.53' | 083°27'21" |
| C4          | N00°59'30"E | 12.10'  | 80.00'  | 12.11'  | 008°40'22" |
| C12         | S61°34'44"W | 50.85'  | 80.00'  | 51.75'  | 037°03'53" |
| C13         | S19°51'03"W | 63.02'  | 80.00'  | 64.77'  | 046°23'28" |
| C46         | S85°24'09"W | 22.96'  | 525.00' | 22.96'  | 002°30'20" |
| C47         | S82°07'50"W | 37.00'  | 525.00' | 37.01'  | 004°02'20" |
| C48         | S73°32'13"E | 22.19'  | 25.00'  | 23.00'  | 052°42'13" |
| C49         | N62°53'19"W | 27.07'  | 50.00'  | 27.41'  | 031°24'25" |
| C50         | S78°23'21"W | 39.10'  | 50.00'  | 40.18'  | 046°02'16" |
| C51         | S35°53'57"W | 33.33'  | 50.00'  | 33.98'  | 038°56'33" |
| C52         | S12°35'06"E | 48.50'  | 50.00'  | 50.64'  | 058°01'33" |
| C53         | S44°11'30"E | 4.53'   | 50.00'  | 4.53'   | 005°11'15" |
| C54         | N19°29'12"W | 22.93'  | 25.00'  | 23.82'  | 054°35'52" |
| C55         | S02°14'02"W | 20.41'  | 105.00' | 20.45'  | 011°09'25" |
| C56         | N01°04'08"W | 4.37'   | 55.00'  | 4.37'   | 004°33'06" |
| C57         | N03°16'03"E | 3.96'   | 55.00'  | 3.96'   | 004°07'16" |
| C67         | N00°59'30"E | 15.88'  | 105.00' | 15.89'  | 008°40'22" |
| C68         | S30°59'37"W | 62.05'  | 55.00'  | 65.92'  | 068°40'35" |
| C69         | S72°43'17"W | 14.15'  | 55.00'  | 14.19'  | 014°46'46" |
| C78         | S82°07'50"W | 45.46'  | 645.00' | 45.47'  | 004°02'20" |
| C79         | N70°44'18"W | 30.49'  | 170.00' | 30.53'  | 010°17'20" |
| C80         | N84°37'45"W | 51.70'  | 170.00' | 51.90'  | 017°29'33" |
| C81         | S70°59'51"W | 91.59'  | 170.00' | 92.73'  | 031°15'15" |
| C82         | S35°53'57"W | 113.33' | 170.00' | 115.54' | 038°56'33" |
| C83         | S04°40'29"W | 69.26'  | 170.00' | 69.74'  | 023°30'23" |
| C84         | S15°27'07"E | 49.51'  | 170.00' | 49.69'  | 016°44'50" |
| C86         | S43°41'24"W | 20.50'  | 20.00'  | 21.52'  | 061°38'47" |
| C105        | S77°18'44"W | 1.95'   | 20.00'  | 1.95'   | 005°35'52" |
| C107        | S09°05'51"W | 2.63'   | 20.00'  | 2.63'   | 007°32'20" |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L2         | N46°57'13"W | 25.96'   |
| L7         | N50°20'19"E | 65.48'   |

DISTANCE OF 1/4 OF SE 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, FLORIDA

OFFICIAL RECORDS BOOK  
17475, PAGE 18

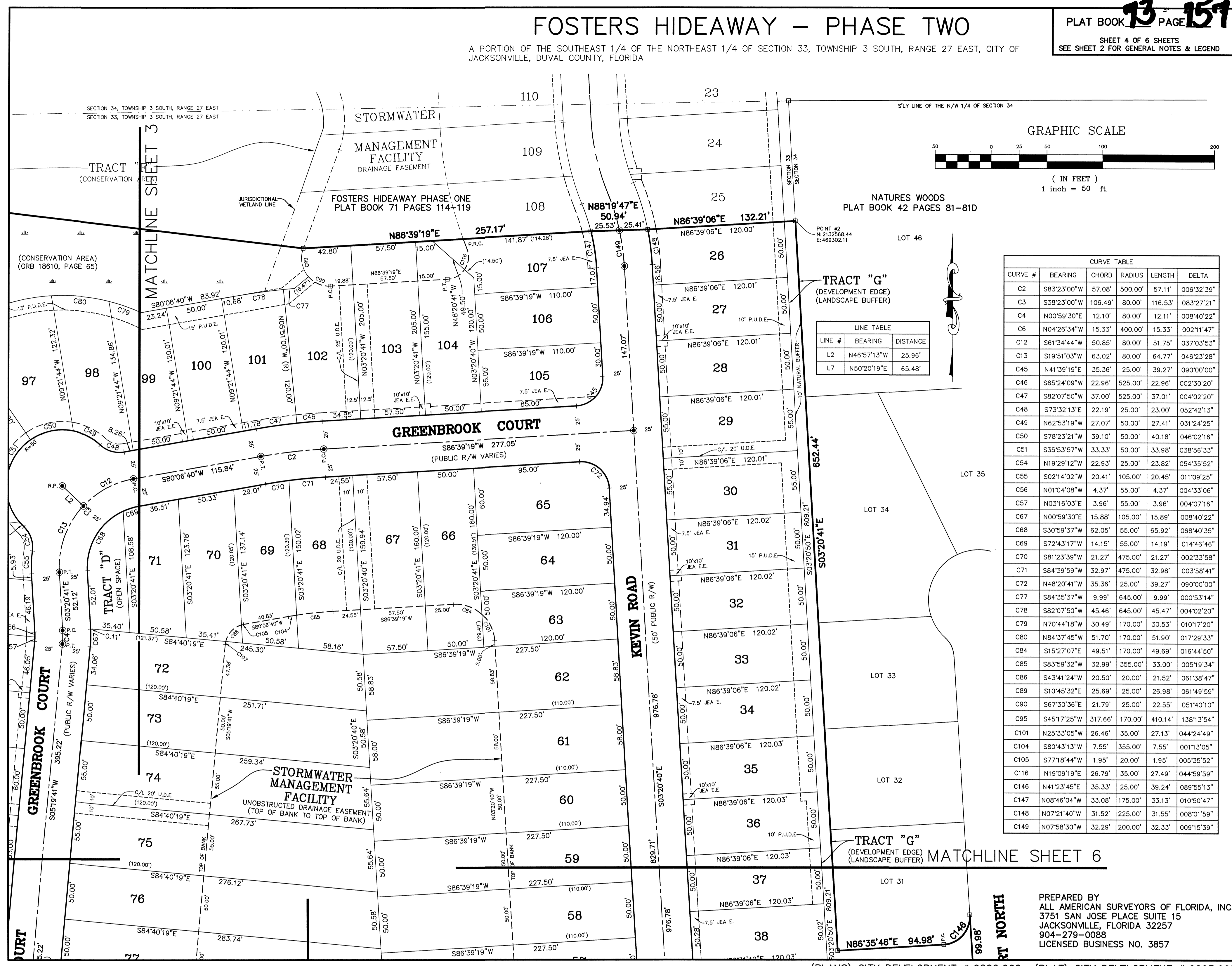
PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

(PLANS) CITY DEVELOPMENT # 6802.002 (PLAT) CITY DEVELOPMENT # 6803.005

# FOSTERS HIDEAWAY – PHASE TWO

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



| CURVE TABLE |             |         |         |         |             |
|-------------|-------------|---------|---------|---------|-------------|
| CURVE #     | BEARING     | CHORD   | RADIUS  | LENGTH  | DELTA       |
| C2          | S83°23'00"W | 57.08'  | 500.00' | 57.11'  | 0°06'32"39" |
| C3          | S38°23'00"W | 106.49' | 80.00'  | 116.53' | 083°27'21"  |
| C4          | N00°59'30"E | 12.10'  | 80.00'  | 12.11'  | 0°08'40"22" |
| C6          | N04°26'34"W | 15.33'  | 400.00' | 15.33'  | 0°02'11"47" |
| C12         | S61°34'44"W | 50.85'  | 80.00'  | 51.75'  | 037°03'53"  |
| C13         | S19°51'03"W | 63.02'  | 80.00'  | 64.77'  | 046°23'28"  |
| C45         | N41°39'19"E | 35.36'  | 25.00'  | 39.27'  | 09°00'00"   |
| C46         | S82°24'09"W | 22.96'  | 525.00' | 22.96'  | 0°02'30"20" |
| C47         | S82°07'50"W | 37.00'  | 525.00' | 37.01'  | 0°02'42"20" |
| C48         | S73°32'13"E | 22.19'  | 25.00'  | 23.00'  | 052°42'13"  |
| C49         | N62°53'19"W | 27.07'  | 50.00'  | 27.41'  | 031°24'25"  |
| C50         | S78°23'21"W | 39.10'  | 50.00'  | 40.18'  | 046°02'16"  |
| C51         | S35°53'57"W | 33.33'  | 50.00'  | 33.98'  | 038°56'33"  |
| C54         | N19°29'12"W | 22.93'  | 25.00'  | 23.82'  | 054°35'52"  |
| C55         | S02°14'02"W | 20.41'  | 105.00' | 20.45'  | 011°09'25"  |
| C56         | N01°04'08"W | 4.37'   | 55.00'  | 4.37'   | 0°04'33"06" |
| C57         | N03°16'03"E | 3.96'   | 55.00'  | 3.96'   | 0°04'07"16" |
| C67         | N00°59'30"E | 15.88'  | 105.00' | 15.89'  | 0°08'40"22" |
| C68         | S30°59'37"W | 62.05'  | 55.00'  | 65.92'  | 068°40'35"  |
| C69         | S72°43'17"W | 14.15'  | 55.00'  | 14.19'  | 014°46'46"  |
| C70         | S81°23'39"W | 21.27'  | 475.00' | 21.27'  | 0°02'33"58" |
| C71         | S84°39'59"W | 32.97'  | 475.00' | 32.98'  | 0°03'58"41" |
| C72         | N48°20'41"W | 35.36'  | 25.00'  | 39.27'  | 09°00'00"   |
| C77         | S84°35'37"W | 9.99'   | 645.00' | 9.99'   | 0°00'53"14" |
| C78         | S82°07'50"W | 45.46'  | 645.00' | 45.47'  | 0°04'02"20" |
| C79         | N70°44'18"W | 30.49'  | 170.00' | 30.53'  | 010°17'20"  |
| C80         | N84°37'45"W | 49.70'  | 170.00' | 51.90'  | 017°29'33"  |
| C84         | S15°27'07"E | 4.51'   | 170.00' | 4.96'   | 016°44'50"  |
| C85         | S83°59'32"W | 32.99'  | 355.00' | 33.00'  | 0°05'19"34" |
| C86         | S43°41'24"W | 20.50'  | 20.00'  | 21.52'  | 061°38'47"  |
| C89         | S10°45'32"E | 25.69'  | 25.00'  | 26.98'  | 061°49'59"  |
| C90         | S67°30'36"E | 21.79'  | 25.00'  | 22.55'  | 051°40'10"  |
| C95         | S45°17'25"W | 317.66' | 170.00' | 410.14' | 138°13'54"  |
| C101        | N25°33'05"W | 26.46'  | 35.00'  | 27.13'  | 044°24'49"  |
| C104        | S80°43'13"W | 7.55'   | 355.00' | 7.55'   | 0°01'13"05" |
| C105        | S77°18'44"W | 1.95'   | 20.00'  | 1.95'   | 0°05'35"52" |
| C116        | N19°09'19"E | 26.79'  | 35.00'  | 27.49'  | 044°59'59"  |
| C146        | N41°23'45"E | 35.33'  | 25.00'  | 39.24'  | 089°55'13"  |
| C147        | N08°46'04"W | 33.08'  | 175.00' | 33.13'  | 010°50'47"  |
| C148        | N07°21'40"W | 31.52'  | 225.00' | 31.55'  | 0°08'01"59" |
| C149        | N07°58'30"W | 32.29'  | 200.00' | 32.33'  | 0°09'15"39" |

(PLANS) CITY DEVELOPMENT # 6802.002 (PLAT) CITY DEVELOPMENT # 6803.005

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# FOSTERS HIDEAWAY – PHASE TWO

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

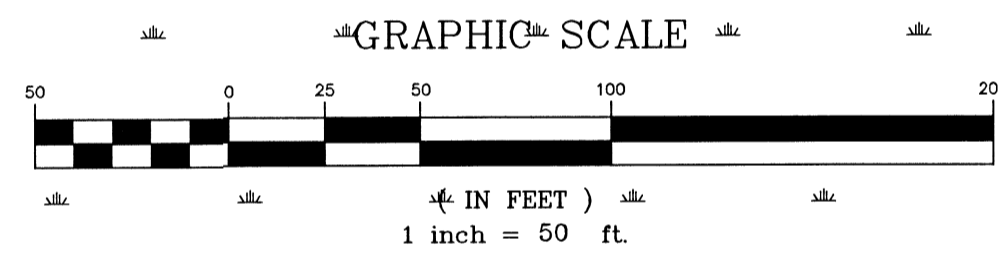
SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

| CURVE TABLE |             |        |         |        |            |
|-------------|-------------|--------|---------|--------|------------|
| CURVE #     | BEARING     | CHORD  | RADIUS  | LENGTH | DELTA      |
| C5          | S10°34'06"E | 54.78' | 100.00' | 55.49' | 031°47'33" |
| C58         | S00°21'56"E | 24.80' | 125.00' | 24.84' | 011°23'14" |
| C59         | S12°25'39"E | 27.73' | 125.00' | 27.79' | 012°44'13" |
| C60         | N00°57'02"W | 15.32' | 25.00'  | 15.57' | 035°41'27" |
| C61         | S10°20'48"W | 11.40' | 50.00'  | 11.43' | 013°05'45" |
| C62         | S42°33'46"E | 72.37' | 50.00'  | 80.92' | 092°43'24" |
| C63         | N60°50'16"E | 50.36' | 50.00'  | 52.77' | 060°28'32" |
| C64         | N03°11'19"W | 55.61' | 50.00'  | 58.97' | 067°34'39" |
| C65         | N55°40'12"W | 32.05' | 50.00'  | 32.62' | 037°23'06" |
| C66         | S34°31'02"E | 32.04' | 25.00'  | 34.77' | 079°41'26" |
| C93         | S24°01'33"E | 31.43' | 25.00'  | 33.98' | 077°52'54" |
| C94         | S76°29'00"E | 18.70' | 40.00'  | 18.87' | 027°02'00" |
| C101        | N25°33'05"W | 26.46' | 35.00'  | 27.13' | 044°24'49" |
| C102        | N70°33'05"W | 27.12' | 35.00'  | 27.85' | 045°35'12" |
| C103        | S83°59'32"W | 32.99' | 355.00' | 33.00' | 005°19'34" |
| C104        | S80°43'13"W | 7.55'  | 355.00' | 7.55'  | 001°13'05" |
| C111        | N16°05'50"W | 59.08' | 170.00' | 59.38' | 020°00'52" |
| C114        | S21°30'45"W | 5.74'  | 25.00'  | 5.76'  | 013°11'42" |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L3         | S26°27'52"E | 40.95'   |

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17475, PAGE 18

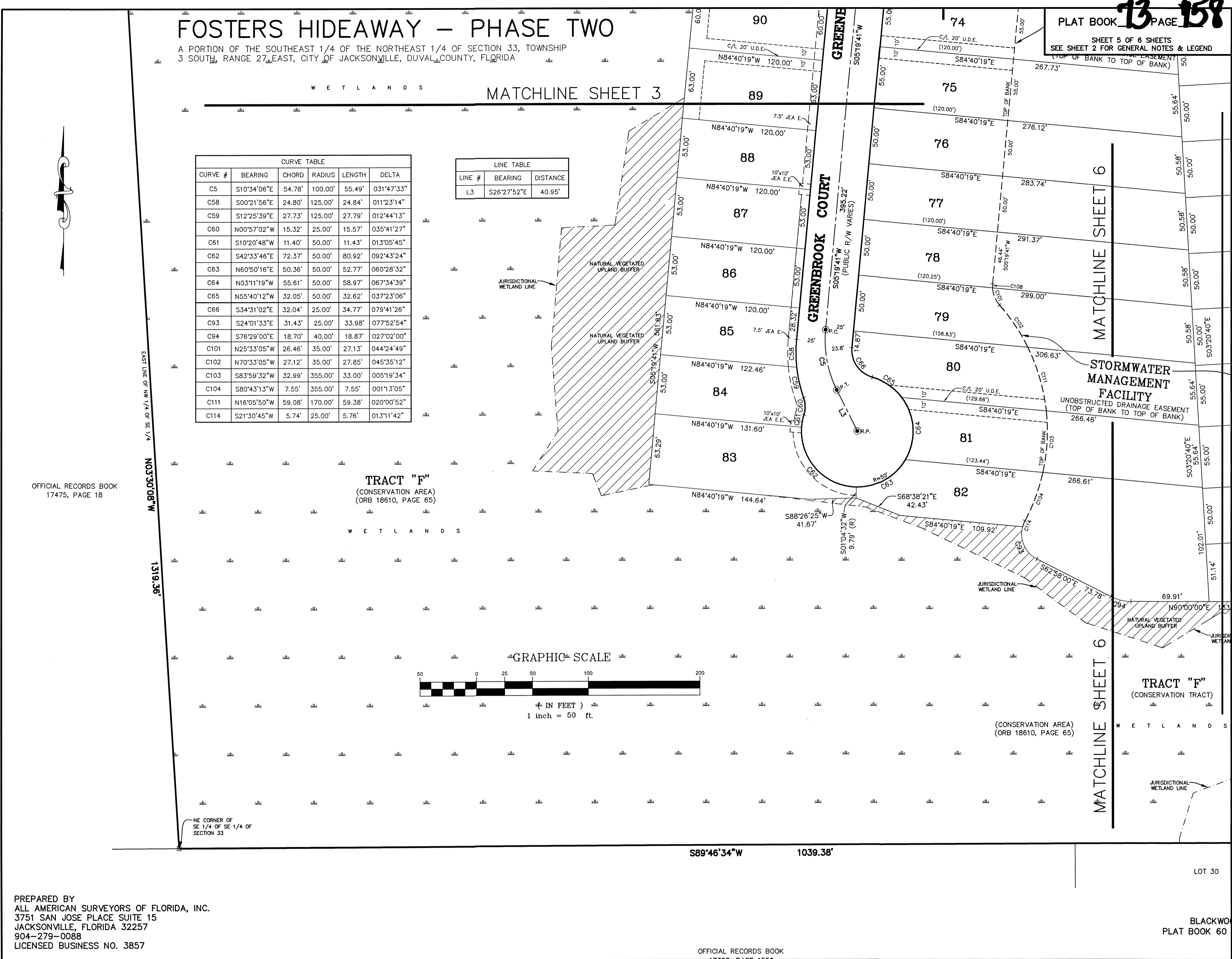
TRACT "F"  
(CONSERVATION AREA)  
(ORB 18610, PAGE 65)

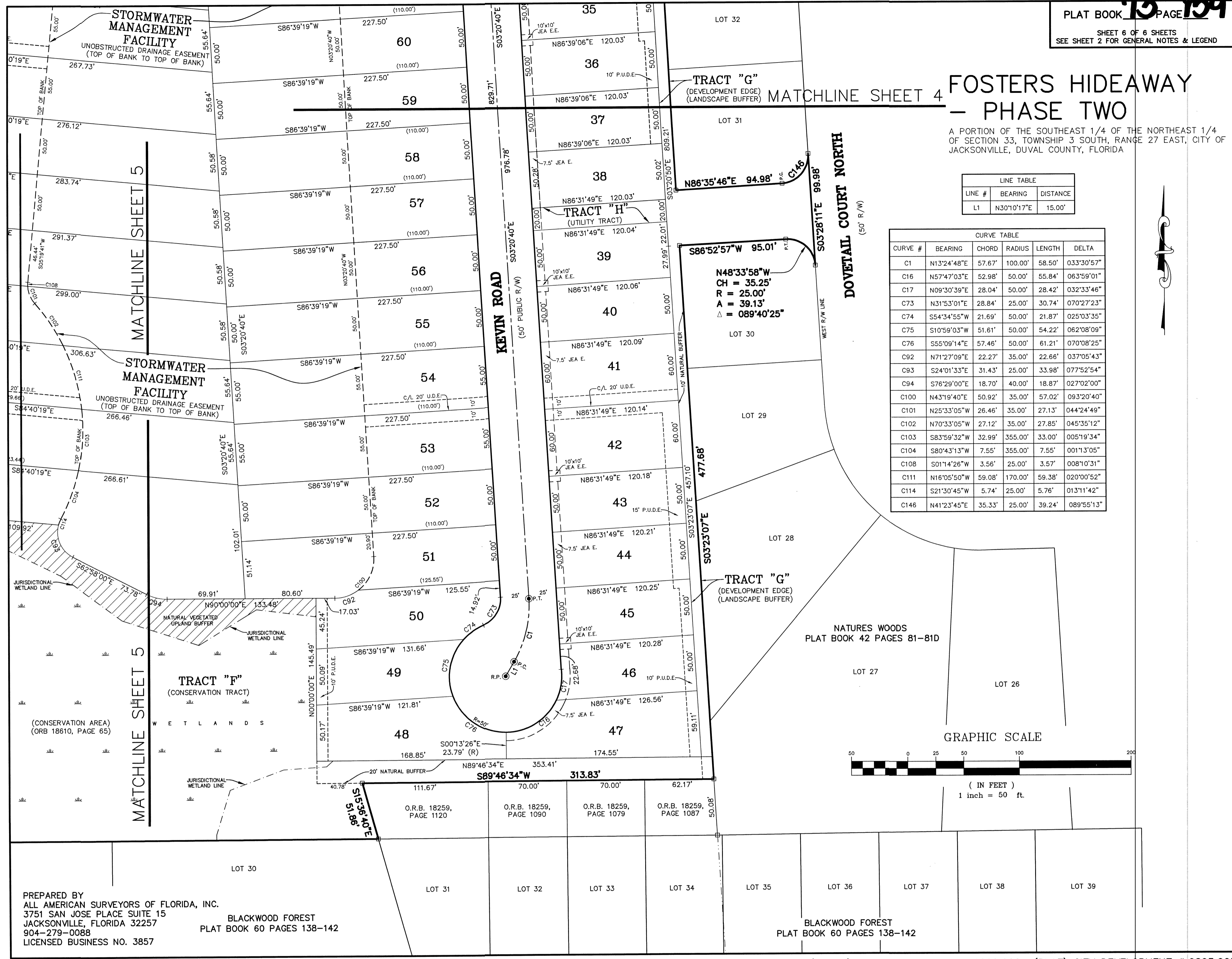


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OFFICIAL RECORDS BOOK

(PLANS) CITY DEVELOPMENT # 6802.002 (PLAT) CITY DEVELOPMENT # 6803.005





# FOSTERS HIDEAWAY - PHASE TWO

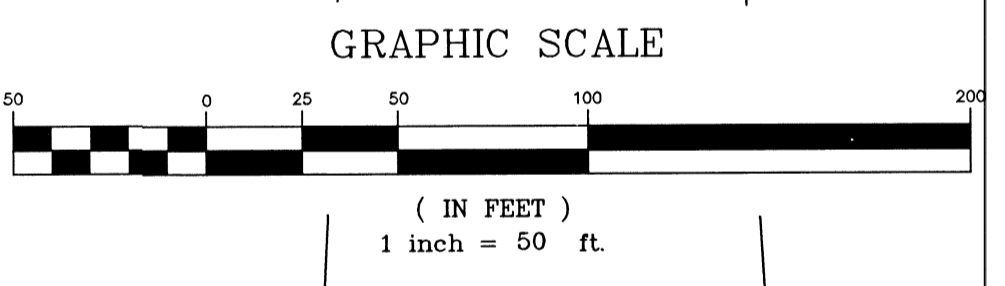
A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

LINE TABLE

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | N30°10'17"E | 15.00'   |

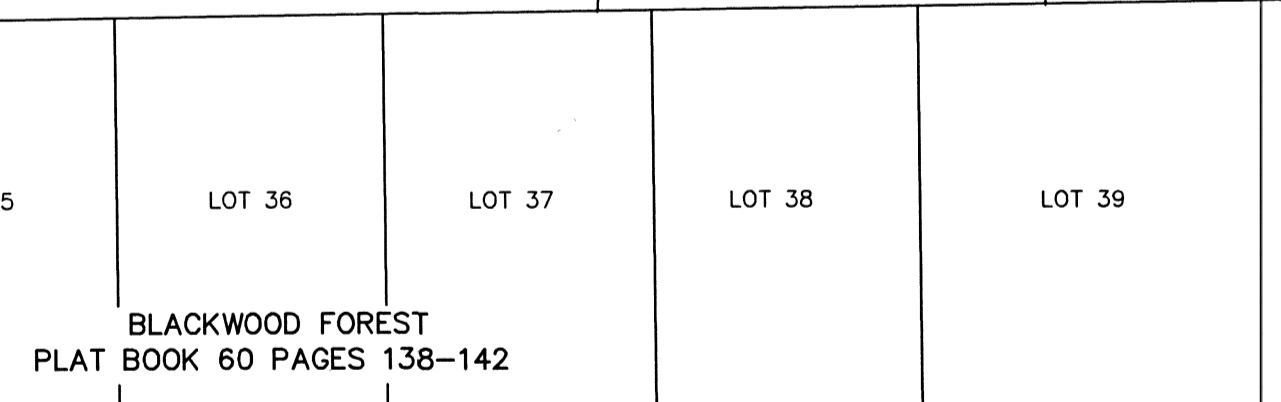
CURVE TABLE

| CURVE # | BEARING     | CHORD  | RADIUS  | LENGTH | DELTA      |
|---------|-------------|--------|---------|--------|------------|
| C1      | N13°24'48"E | 57.67' | 100.00' | 58.50' | 033°30'57" |
| C16     | N57°47'03"E | 52.98' | 50.00'  | 55.84' | 063°59'01" |
| C17     | N09°30'39"E | 28.04' | 50.00'  | 28.42' | 032°33'46" |
| C73     | N31°53'01"E | 28.84' | 25.00'  | 30.74' | 070°27'23" |
| C74     | S54°34'55"W | 21.69' | 50.00'  | 21.87' | 025°03'35" |
| C75     | S10°59'03"W | 51.61' | 50.00'  | 54.22' | 062°08'09" |
| C76     | S55°09'14"E | 57.48' | 50.00'  | 61.21' | 070°08'25" |
| C92     | N71°27'09"E | 22.27' | 35.00'  | 22.66' | 037°05'43" |
| C93     | S24°01'33"E | 31.43' | 25.00'  | 33.98' | 077°52'54" |
| C94     | S76°29'00"E | 18.70' | 40.00'  | 18.87' | 027°02'00" |
| C100    | N43°19'40"E | 50.92' | 35.00'  | 57.02' | 093°20'40" |
| C101    | N25°33'05"W | 26.46' | 35.00'  | 27.13' | 044°24'49" |
| C102    | N70°33'05"W | 27.12' | 35.00'  | 27.85' | 045°35'12" |
| C103    | S83°59'32"W | 32.99' | 355.00' | 33.00' | 005°19'34" |
| C104    | S80°43'13"W | 7.55'  | 355.00' | 7.55'  | 001°13'05" |
| C108    | S01°14'26"W | 3.56'  | 25.00'  | 3.57'  | 008°10'31" |
| C111    | N16°05'50"W | 59.08' | 170.00' | 59.38' | 020°00'52" |
| C114    | S21°30'45"W | 5.74'  | 25.00'  | 5.76'  | 013°11'42" |
| C146    | N41°23'45"E | 35.33' | 25.00'  | 39.24' | 089°55'13" |



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