

FOSTERS HIDEAWAY - PHASE ONE

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **71** PAGE **114**
SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN 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 NORTH 87°58'57" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 491.12 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12875, PAGE 2275, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY, NORTHEASTERLY, SOUTHWESTERLY, AND NORTHWESTERLY ALONG THE BOUNDARY OF OFFICIAL RECORDS BOOK 12875, PAGE 2275, RUN THE FOLLOWING (7) SEVEN COURSES AND DISTANCES: COURSE NO.1: THENCE SOUTH 03°19'48" EAST, A DISTANCE OF 426.27 FEET; COURSE NO.2: THENCE NORTH 88°15'01" EAST, A DISTANCE OF 687.17 FEET; COURSE NO.3: THENCE SOUTH 14°12'57" WEST, A DISTANCE OF 352.25 FEET; COURSE NO.4: THENCE SOUTH 04°26'03" EAST, A DISTANCE OF 32.88 FEET; COURSE NO.5: NORTH 88°15'01" EAST, A DISTANCE OF 194.07 FEET; COURSE NO.6: THENCE NORTH 05°32'52" WEST, A DISTANCE OF 140.85 FEET; COURSE NO.7: NORTH 03°40'54" WEST, A DISTANCE OF 681.02 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15004, PAGE 1836, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 87°58'57" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6647, PAGE 1881, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 59.70 FEET; THENCE SOUTH 03°32'12" EAST, A DISTANCE OF 7.90 FEET TO THE NORTHWEST CORNER OF LOT 4, AS SHOWN ON REED SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 3, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°58'42" EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 680.84 FEET TO THE INTERSECTION OF THE SOUTH LINE OF REED AVENUE (A 30' RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THE NORTHWEST CORNER OF LOT 5, AS SHOWN ON AFORESAID PLAT OF REEDS SUBDIVISION; THENCE SOUTH 03°22'10" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 651.93 FEET TO THE DIVIDING LINE BETWEEN SECTIONS 33 AND 34; THENCE NORTH 89°00'41" EAST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 22.60 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 107.37 FEET; THENCE SOUTH 86°39'06" WEST, A DISTANCE OF 132.21 FEET; THENCE SOUTH 88°19'47" WEST, A DISTANCE OF 50.94 FEET; THENCE SOUTH 86°39'19" WEST, A DISTANCE OF 257.17 FEET; THENCE NORTH 83°13'36" WEST, A DISTANCE OF 917.39 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17425, PAGE 18, SAID PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03°29'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1316.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 34.0± 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 ONE, 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 "C" (RECREATION AREA), TRACTS "D" AND "E" (CONSERVATION AREA), TRACT "F" (DEVELOPMENT EDGE/ LANDSCAPE BUFFER), TRACTS "G" AND "H" (FUTURE USE), 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. TRACT "A" (LIFT STATION) IS HEREBY DEDICATED TO JEA, 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 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.

TITLE TO THE TRACT "B" (JEA 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, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM TRACT B (JEA LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT A (LIFT STATION) OR JEA'S EASEMENT UPON TRACT B (JEA 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 TRACT B (JEA 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.

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 22nd DAY OF May, 2018.

BRANCH BANKING & TRUST COMPANY

A NORTH CAROLINA BANKING CORPORATION

WITNESS: [Signature]

[Signature]

TYPE OR PRINT NAME

WITNESS: [Signature]

[Signature]

TYPE OR PRINT NAME

MORTGAGE 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,

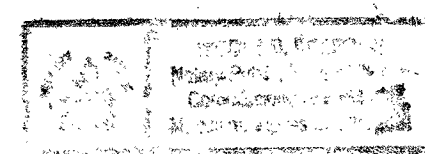
NOTARY FOR BRANCH BANKING & TRUST COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF May, 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.

[Signature]

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: Oct 24, 2021



OWNER
SHELLIE ROAD INVESTORS, LLC

BY: JOHN N. DAY

[Signature]
AS MANAGER

WITNESS: [Signature]

[Signature]

TYPE OR PRINT NAME

WITNESS: [Signature]

[Signature]

TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF MAY, A.D., 2018, BY John N. Day AS MANAGER OF SHELLIE ROAD, LLC, A FLORIDA 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 10/12/19

[Signature]
PRINTED NAME

MY COMMISSION # FF914862

EXPIRES October 12, 2019

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND IS ELIGIBLE TO BE FOR RECORDING AND IS RECORDED IN PLAT BOOK 71, PAGES 114 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22ND DAY OF JUNE, A.D., 2018.

[Signature]
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.

[Signature]
JOHN PAPPAS, P.E. DATE 6/7/18
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF JUNE, 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 COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 22 DAY OF May, A.D. 2018.

[Signature]
JAMES D. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

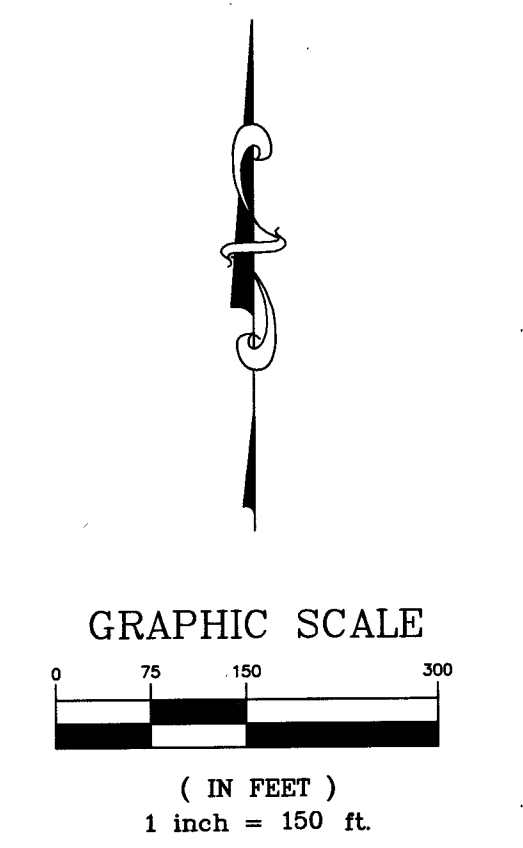
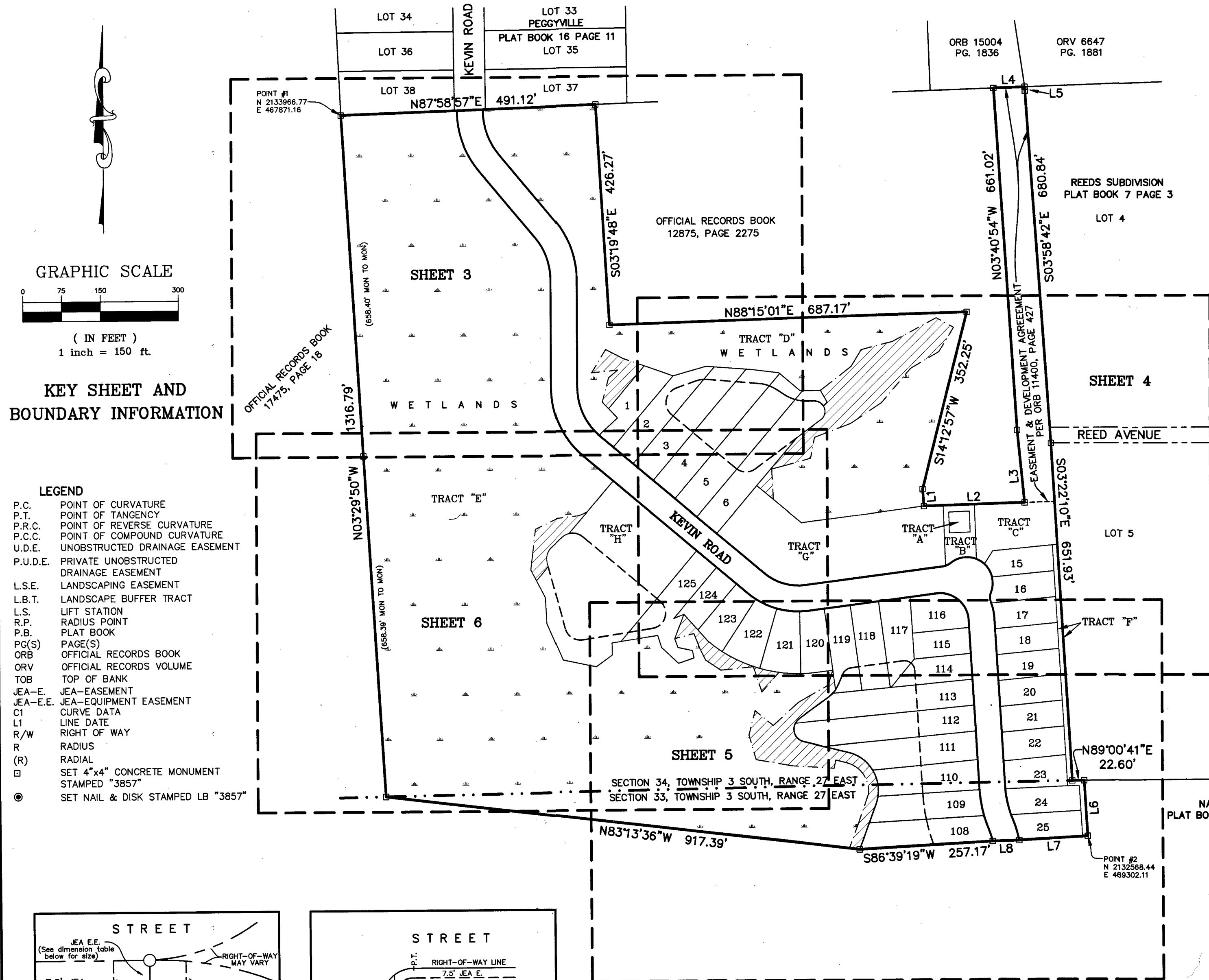


PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

Approved 6/7/2018
Date
[Signature]
City Engineer
for Director of Public Works
Approved June 5, 2018
Date
[Signature]
for General Counsel

FOSTERS HIDEAWAY – PHASE ONE

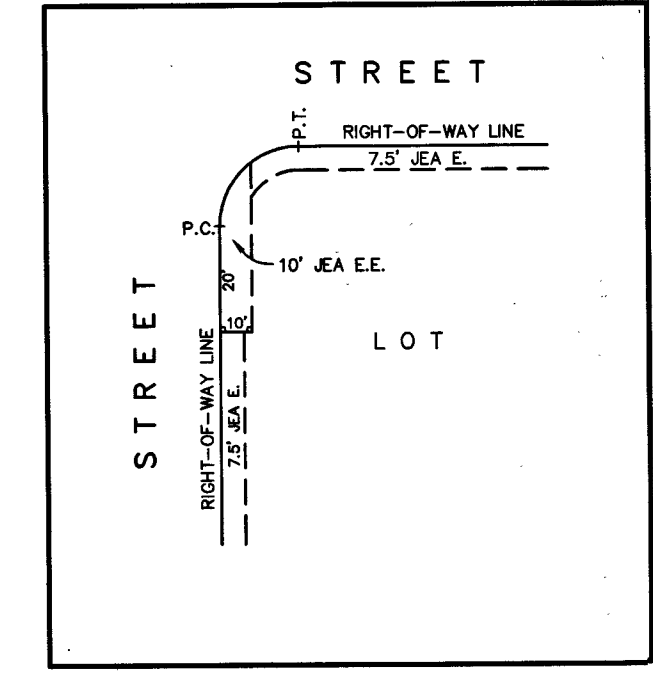
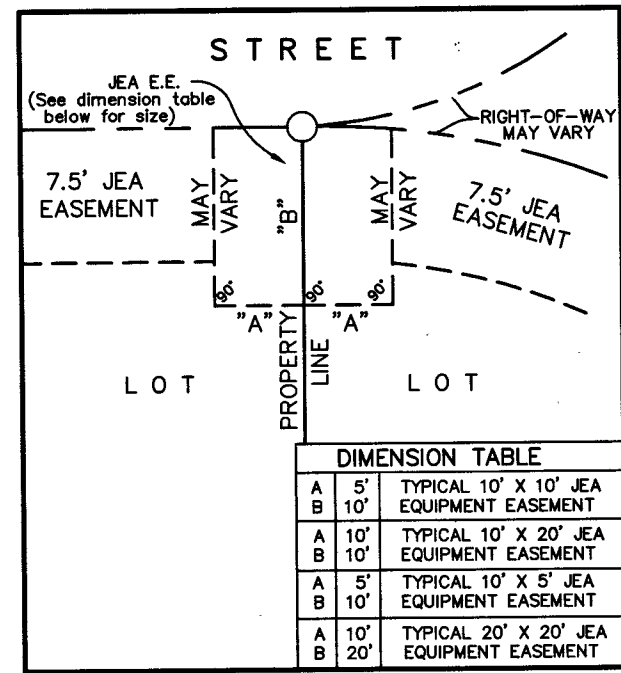
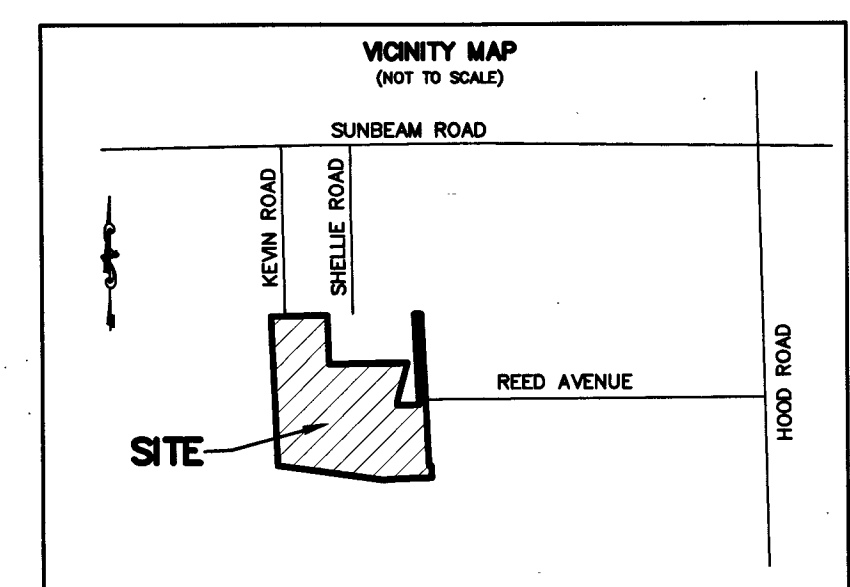
A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



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. LANDSCAPE 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
 - CI CURVE DATA
 - LD 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.



CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	LENGTH
C1	S21°14'11"E	9.04'	335.00'	9.04'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S04°26'03"E	32.88'
L2	N88°15'01"E	194.07'
L3	N05°32'52"W	140.85'
L4	N87°58'57"E	59.70'
L5	S03°32'12"E	7.90'

LINE TABLE		
LINE #	BEARING	DISTANCE
L6	S03°20'41"E	107.37'
L7	S86°39'06"W	132.21'
L8	S88°19'47"W	50.94'

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

(PLANS AND PLAT) CITY DEVELOPMENT #6803.2

FOSTERS HIDEAWAY – PHASE ONE

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **71** PAGE **116**
 SHEET 3 OF 6 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES

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

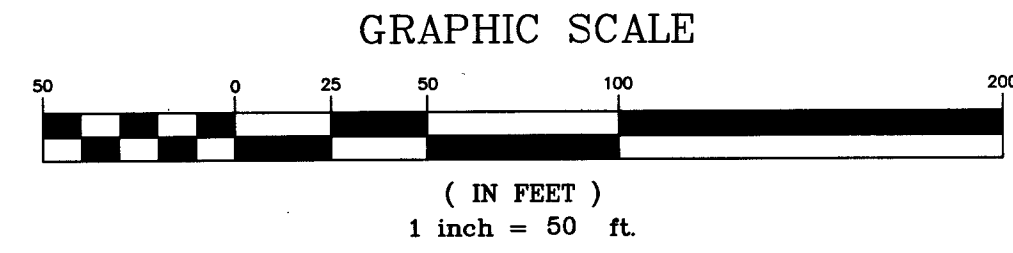
PEGGYVILLE
 PLAT BOOK 16 PAGE 11
 LOT 38

LOT 37

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°33'33"E	3.68'
L2	N40°12'32"E	7.50'
L3	N47°19'38"E	40.98'
L4	N43°00'25"W	24.95'
L20	S55°49'18"E	16.43'

OFFICIAL RECORDS BOOK
 17475, PAGE 18

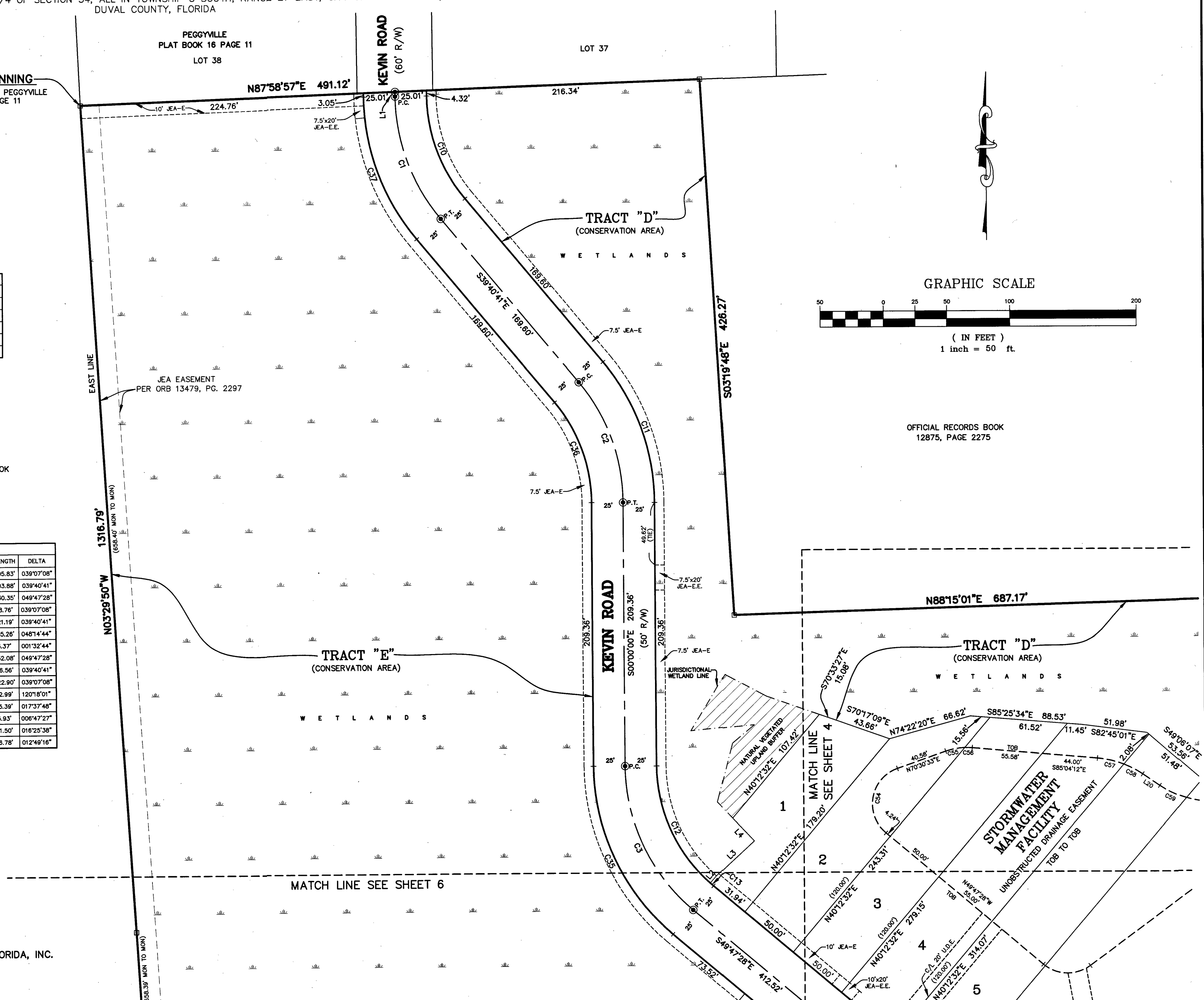
CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S20°07'07"E	103.78'	155.00'	105.83'	039°07'08"
C2	N19°50'21"W	101.81'	150.00'	103.88'	039°40'41"
C3	S24°53'44"E	126.29'	150.00'	130.35'	049°47'28"
C10	S20°07'07"E	87.04'	130.00'	88.76'	039°07'08"
C11	N19°50'21"W	118.78'	175.00'	121.19'	039°40'41"
C12	S24°07'22"E	102.17'	125.00'	105.26'	048°14'44"
C13	S49°01'06"E	3.37'	125.00'	3.37'	001°32'44"
C35	S24°53'44"E	147.34'	175.00'	152.08'	049°47'28"
C36	N19°50'21"W	84.84'	125.00'	86.56'	039°40'41"
C37	S20°07'07"E	120.52'	180.00'	122.90'	039°07'08"
C54	S10°21'33"W	52.04'	30.00'	62.89'	120°18'01"
C55	S79°19'27"W	15.32'	50.00'	15.39'	017°37'48"
C56	N88°27'55"W	5.92'	50.00'	5.93'	006°47'27"
C57	N78°51'22"W	21.43'	75.00'	21.50'	016°25'38"
C58	N62°13'56"W	16.75'	75.00'	16.78'	012°49'16"



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 12875, PAGE 2275

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 904-279-0088
 LICENSED BUSINESS NO. 3857

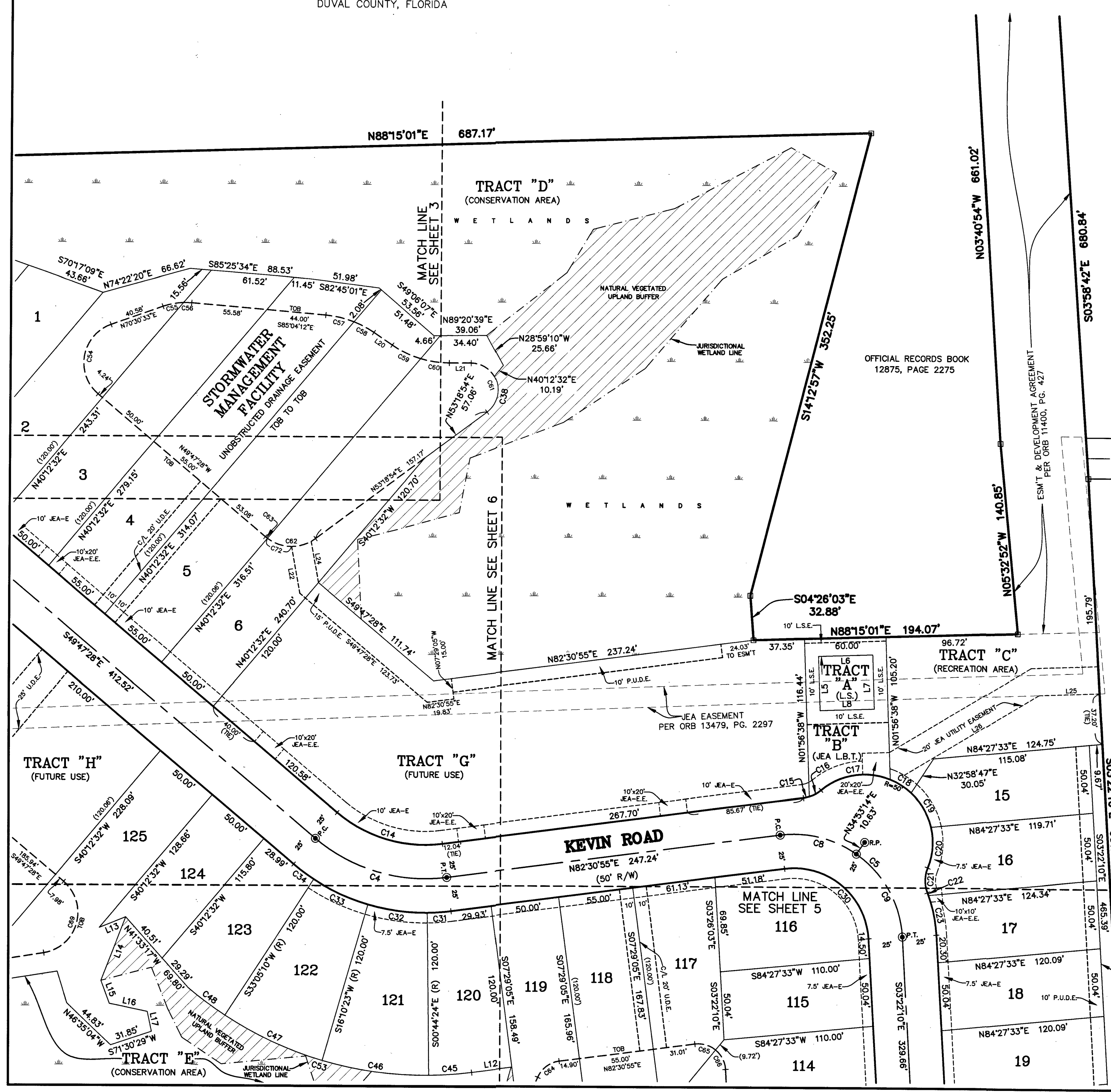
(PLANS AND PLAT) CITY DEVELOPMENT # 6803.2



FOSTERS HIDEAWAY - PHASE ONE

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

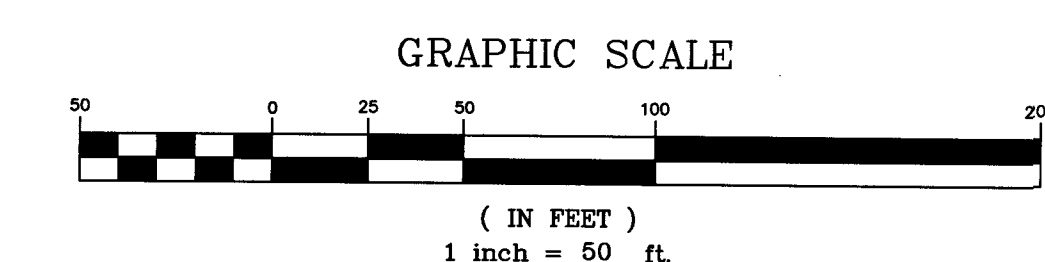
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SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C4	S73°38'17"E	101.07	125.00'	104.05'	047°41'38"
C5	N50°25'38"W	117.13	80.00'	131.41'	094°08'55"
C8	N76°17'56"W	57.82	80.00'	59.16'	042°22'20"
C9	N29°14'28"W	69.82	80.00'	72.25'	051°44'36"
C14	S73°38'17"E	80.86	100.00'	83.24'	047°41'38"
C15	N77°33'42"E	4.32	25.00'	4.32'	009°54'26"
C16	N61°09'41"E	9.92	25.00'	9.99'	022°53'35"
C17	S80°45'29"W	51.57	50.00'	54.18'	082°09'11"
C18	N57°41'34"W	18.23	50.00'	18.34'	021°00'43"
C19	N30°14'04"W	29.16	50.00'	29.59'	035°54'16"
C20	N04°17'49"E	30.20	50.00'	30.68'	035°09'30"
C21	S00°28'58"W	18.24	25.00'	18.67'	042°47'13"
C22	N20°19'02"W	2.18	105.00'	2.18'	001°11'14"
C23	N11°32'47"W	28.87	105.00'	29.97'	016°21'14"
C30	N50°25'38"W	80.52	55.00'	90.34'	094°08'55"
C31	N85°53'15"E	17.85	150.00'	17.86'	006°44'42"
C32	S82°17'00"E	44.12	150.00'	44.28'	016°54'47"
C33	S85°22'13"E	44.12	150.00'	44.28'	016°54'47"
C34	S53°21'09"E	18.64	150.00'	18.65'	007°07'22"
C38	N11°18'25"E	26.77	20.00'	29.33'	084°00'57"
C45	N85°53'15"E	31.77	270.00'	31.78'	006°44'42"
C46	S82°17'00"E	79.41	270.00'	79.70'	016°54'47"
C47	S85°22'13"E	79.41	270.00'	79.70'	016°54'47"
C48	S53°21'09"E	33.54	270.00'	33.57'	007°07'22"

REEDS SUBDIVISION
PLAT BOOK 7 PAGE 3
LOT 4

REED AVENUE
(30' R/W)



REEDS SUBDIVISION
PLAT BOOK 7 PAGE 3
LOT 5

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N01°56'38"W	40.00'
L6	N88°03'22"E	40.00'
L7	S01°56'38"E	40.00'
L8	S88°03'22"W	40.00'
L12	S82°30'55"W	29.93'
L13	N68°10'01"E	21.13'
L14	S21°16'49"W	50.37'
L15	S20°19'20"E	18.10'
L16	S78°13'24"E	28.83'
L17	S12°03'58"E	14.92'
L20	S55°49'18"E	16.43'
L21	N90°00'00"E	16.12'
L22	S10°27'43"E	35.01'
L24	S10°27'43"E	30.78'
L25	S87°51'37"W	44.67'
L26	S38°51'06"W	115.40'

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C53	S73°38'17"E	218.32	270.00'	224.75'	047°41'38"
C54	S10°21'33"W	52.04	30.00'	62.98'	120°18'01"
C55	S79°19'27"W	15.32	50.00'	15.39'	017°37'48"
C56	N88°27'59"W	5.92	50.00'	5.93'	008°47'27"
C57	N76°51'22"W	21.43	75.00'	21.50'	016°25'36"
C58	N62°13'56"W	16.75	75.00'	16.78'	012°49'16"
C59	S64°40'22"E	23.08	75.00'	23.17'	017°42'08"
C60	S81°45'43"E	21.49	75.00'	21.57'	016°28'34"
C61	N18°20'33"W	37.97	20.00'	50.03'	143°18'54"
C62	N89°55'43"E	35.78	30.00'	38.34'	073°13'38"
C63	S51°37'28"E	1.92	30.00'	1.92'	003°40'00"
C64	S52°46'37"W	19.84	20.00'	20.76'	059°28'35"
C65	N74°10'34"W	15.83	20.00'	16.27'	046°37'03"
C66	N27°07'06"W	16.11	20.00'	16.58'	047°59'53"
C69	N15°38'58"E	54.58	30.00'	68.49'	130°48'48"
C72	S71°52'16"E	18.95	30.00'	19.28'	038°49'36"

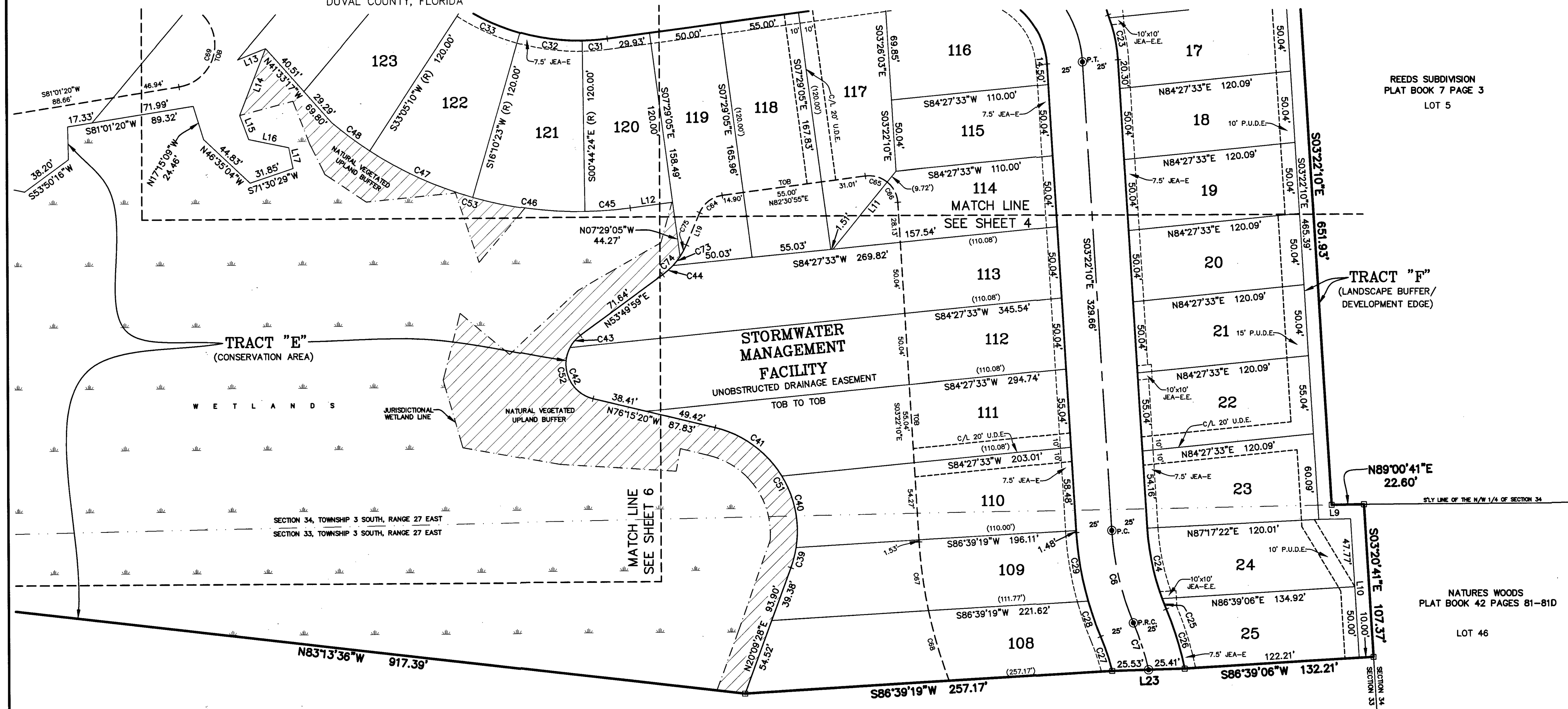
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ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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904-279-0088
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FOSTERS HIDEAWAY – PHASE ONE

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

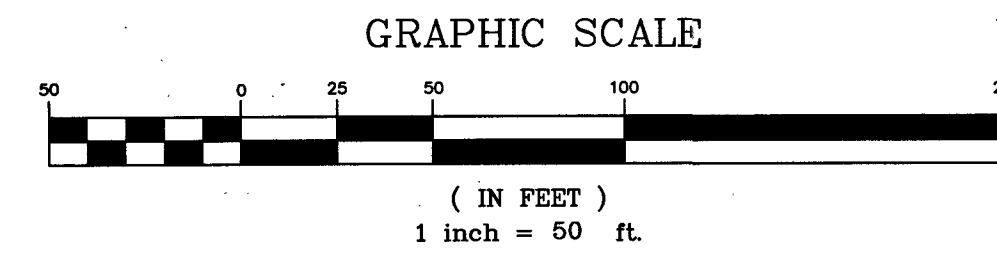


CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	LENGTH
C6	S12°57'24"E	66.62	200.00	66.93
C7	N17°34'29"W	34.65	200.00	34.69
C23	N11°32'47"W	29.87	105.00	29.97
C24	S11°40'29"E	50.56	175.00	50.73
C25	S21°15'43"E	7.83	175.00	7.83
C26	N16°57'39"W	43.78	225.00	43.85
C27	N18°22'03"W	25.49	175.00	25.51
C28	S19°10'58"E	26.38	225.00	26.40
C29	S09°35'44"E	48.80	225.00	48.90
C30	N50°25'38"W	80.52	55.00	90.34
C31	N85°53'15"E	17.65	150.00	17.66
C32	S82°17'00"E	44.12	150.00	44.28
C33	S85°22'13"E	44.12	150.00	44.28
C39	N14°34'22"E	14.60	75.00	14.62
C40	N10°57'08"W	51.16	75.00	52.20
C41	N53°34'26"W	57.84	75.00	59.38
C42	S24°15'43"E	39.40	25.00	45.37
C43	S40°46'56"W	11.29	25.00	11.39
C44	N48°17'10"E	9.67	50.00	9.68
C45	N85°53'15"E	31.77	270.00	31.78
C46	S82°17'00"E	79.41	270.00	79.70
C47	S85°22'13"E	79.41	270.00	79.70

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	LENGTH
C48	S33°21'09"E	33.54	270.00	33.57
C51	N28°02'56"W	111.83	75.00	126.20
C52	S11°12'41"E	45.33	25.00	56.76
C53	S73°38'17"E	216.32	270.00	224.75
C64	S52°46'37"W	19.84	20.00	20.76
C65	N74°10'34"W	15.83	20.00	16.27
C66	N27°07'06"W	16.11	20.00	16.56
C67	S07°31'43"E	48.59	335.00	48.64
C68	S16°04'33"E	51.26	335.00	51.31
C69	N15°36'56"E	54.56	30.00	68.49
C73	N38°09'28"E	7.99	50.00	8.00
C74	N43°42'16"E	17.59	50.00	17.68
C75	N28°18'27"E	9.18	50.00	9.20

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N89°00'41"E	22.27
L10	S03°20'41"E	97.77
L11	S39°07'57"W	70.31
L12	S82°30'55"W	28.93
L13	N88°10'01"E	21.13
L14	S21°16'49"W	50.37
L15	S20°19'20"E	18.10
L16	S78°13'24"E	28.63
L17	S12°03'58"E	14.92
L19	N23°02'20"E	24.61
L23	S88°19'47"W	50.94

UNPLATTED LANDS OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST



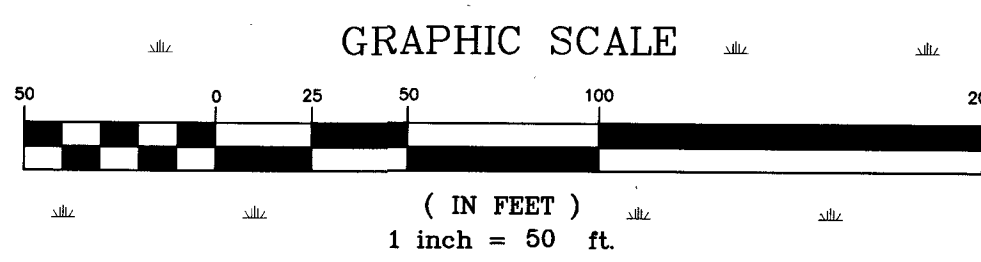
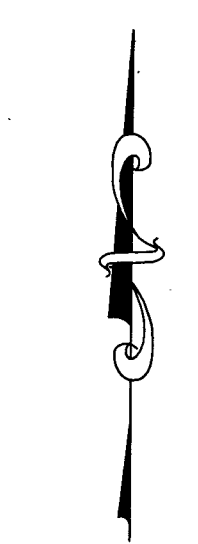
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(PLANS AND PLAT) CITY DEVELOPMENT # 6803.2

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PLAT BOOK **71** PAGE **119**
 SHEET 6 OF 6 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES



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LINE #	BEARING	DISTANCE
L13	N68°10'01"E	21.13'
L14	S21°16'49"W	50.37'
L15	S20°19'20"E	18.10'
L16	S78°13'24"E	28.63'
L17	S12°03'58"E	14.92'
L18	N14°50'51"W	7.78'
L22	S10°27'43"E	35.01'
L24	S10°27'43"E	30.78'

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C4	S73°38'17"E	101.07'	125.00'	104.05'	047°41'38"
C14	S73°38'17"E	80.86'	100.00'	83.24'	047°41'38"
C32	S82°17'00"E	44.12'	150.00'	44.28'	016°54'47"
C33	S65°22'13"E	44.12'	150.00'	44.28'	016°54'47"
C34	S53°21'09"E	18.64'	150.00'	18.65'	007°07'22"
C46	S82°17'00"E	79.41'	270.00'	79.70'	016°54'47"
C47	S65°22'13"E	79.41'	270.00'	79.70'	016°54'47"
C48	S53°21'09"E	33.64'	270.00'	33.57'	007°07'22"
C49	S16°14'47"W	30.99'	30.00'	32.56'	062°11'16"
C50	S62°07'09"W	15.31'	30.00'	15.48'	029°33'30"
C53	S73°38'17"E	218.32'	270.00'	224.75'	047°41'38"
C62	N89°55'43"E	35.78'	30.00'	38.34'	073°13'36"
C63	S51°37'28"E	1.92'	30.00'	1.92'	003°40'00"
C69	N15°36'56"E	54.56'	30.00'	68.49'	130°48'48"
C70	S56°54'45"E	40.20'	30.00'	44.05'	084°07'49"
C71	S88°46'28"W	39.71'	30.00'	43.39'	082°52'08"
C72	S71°52'16"E	18.95'	30.00'	19.28'	036°49'36"

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UNPLATTED LANDS OF
 SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST

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