

EAGLE PERCH

A REPLAT OF LOT 7 AND A PORTION OF LOT 8, BLOCK 31, OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING LOCATED IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 65 PAGE 133

SHEET 1 OF 2

DESCRIPTION

OF LAND BEING ALL OF LOT 7 AND A PORTION LOT 8, BLOCK 31, ORTEGA FARMS, AS IN PLAT BOOK 3, PAGE 79, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ARE PARTICULARLY DESCRIBED AS FOLLOWS:
AT THE NORTHWEST CORNER OF SAID LOT 7, SAID CORNER ALSO BEING A POINT ON ONLY RIGHT OF WAY LINE OF ORTEGA FARMS BOULEVARD (A 60 FOOT RIGHT OF WAY AS (D) AND BEING THE SOUTHWEST CORNER OF LOT 20, HAVENWOOD TERRACE AS RECORDED BOOK 44, PAGES 37 AND 37A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; NORTH 89°17'05" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 7, ORTEGA FARMS TO THE SOUTHERLY LINE OF SAID HAVENWOOD TERRACE, A DISTANCE OF 770.23 FEET TO OF A VINYL BULKHEAD AND THE WATERS OF THE ORTEGA RIVER (McGIRTS CREEK); ALONG THE FACE OF THE BULKHEAD AND WATERS OF THE ORTEGA RIVER THE FOLLOWING COURSES: COURSE (1): SOUTH 15°47'07" EAST, A DISTANCE OF 70.94 FEET; COURSE (2): SOUTH 15°24'05" EAST, A DISTANCE OF 28.75 FEET; COURSE (3): SOUTH 15°24'05" EAST, A DISTANCE OF 48.20 FEET; COURSE (4): SOUTH 11°37'39" EAST, A DISTANCE OF 41.84 FEET; COURSE (5): SOUTH 01°01'52" WEST, A DISTANCE OF 38.55 FEET TO THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13463, CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 364.97 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13463, PAGE 2430; THENCE SOUTH 89°26'11" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 90.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CARMEL DRIVE (A 30 FOOT ACCESS EASEMENT); THENCE SOUTH 89°26'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 90.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13463, PAGE 589; THENCE NORTH 00°37'56" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 90.07 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°37'56" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 90.07 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°20'26" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 90.06 FEET TO THE AFOREMENTIONED CORNER OF CARMEL DRIVE; THENCE SOUTH 89°26'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE 149.50 TO THE AFOREMENTIONED CORNER OF CARMEL DRIVE; THENCE SOUTH 89°26'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE 149.50 TO THE AFOREMENTIONED CORNER OF CARMEL DRIVE; THENCE NORTH 00°39'38" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 310.45 FEET TO THE POINT OF BEGINNING.

ADOPTION & DEDICATION:

This is to certify that ORTEGA FARMS PARTNERS, LLC, a Florida limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as EAGLE PERCH, 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 said lands.

All rights of way, walkways, sidewalks, and unobstructed easements for drainage, conservation easements and non-access easements as shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non access easements and non-exclusive easements over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns.

Owner, its successors and assigns, hereby grant to the present and the future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authorities of the law, United States postal carriers, representatives of the utilities authorized by Owner, its successors and assigns, to serve the land shown hereon, holders of mortgage liens of such lands and such other persons as may be designated, the nonexclusive and perpetual right of ingress and egress over and across said private rights of way. Owner, its successors and assigns hereby reserves and shall have the sole and absolute right at any time with the consent of the City of Jacksonville, Florida to dedicate to the public all or part of the lands on this plat designated as private rights of way including all unobstructed easements for drainage.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. An easement for the installation, repair, service and maintenance of water, water reuse and sewer utility systems on, over, across, under and through the private right of ways shown hereon is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. 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.

Tract "A" (Retention Pond) and Tract "B" (Unobstructed Drainage Easement) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, Tract B shall be subject to the City's easement rights hereon.

Owner hereby irrevocably and without reservation dedicates to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City"), an unobstructed drainage easement with the right, privilege, and authority to the City to construct, operate, lay, maintain, improve and/or repair subsurface pipes, facilities and associated equipment for drainage over, along, through, across and/or under Tract B, and all unobstructed drainage easements shown hereon, together with the right of said Grantee, its successors and assigns, of ingress and egress to and over Tract B, and for doing anything necessary or useful or convenient, for removing at any time any and all of said improvements under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

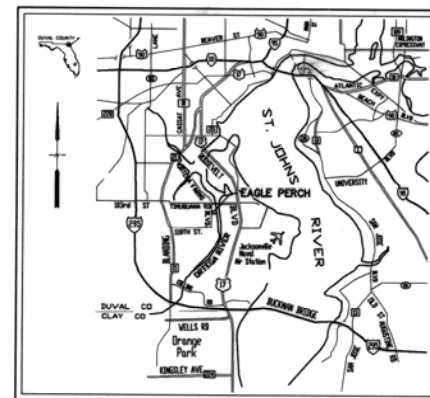
Tract "C" (Lift Station Tract) is hereby irrevocably dedicated to JEA, its successors and assigns.

In witness thereof,

ORTEGA FARMS PARTNERS, LLC, a Florida limited liability company has executed this plat on the 11 day of Feb., 2011.

Signed sealed and delivered in our Presence:

With Donna R. Hunt By Eric M. Bradford
Print or type name Print or type name
Witness Eric M. Bradford
Print or type name



VICINITY MAP
NOT TO SCALE

This 11 day of February, 2011.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day of February, 2011, by Eric M. Bradford, who is personally known to me or produced identification.

Notary Public, State of Florida



SURVEYOR'S CERTIFICATE:

I hereby certify that this Plat is a true and correct representation of the land hereby surveyed, platted, and described in the caption, that the survey was made under my responsible direction and supervision, and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida.

I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 9th day of February, 2011.

By: Charles P. Delcambre
Charles P. Delcambre, P.S.M.
Florida License No. 5100



S CERTIFICATE: 2011040464

I certify that this Plat has been examined and approved by the Council of the City of Jacksonville, Florida, and submitted to the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 2011040464, of the Public Records of Duval County, Florida, on the 11 day of February, 2011.
By: Urban Marshall
Deputy Clerk

REVIEW FOR THE RECORD:

I certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 2011040464, of the Public Records of Duval County, Florida, on the 11 day of February, 2011.

UNCAN, P.E. Director of Public Works

2/11/11
Date

CONFORMITY REVIEW

This has been reviewed and found in compliance with Part 1, Chapter 10 Statutes, this 10th day of February, 2011.

Hazen Jr., PSM
Land Surveyor Number 3398

NOTE

SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE 500 YEAR FLOOD PLAIN), AND FLOOD ZONE AE (EL6) (BASE FLOOD DETERMINED) AS BEST DETERMINED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120077 0143, SUFFIX (E) DATED 8/15/1989. INFORMATION AND DELINEATION ON THIS PLAT ARE VALID ONLY FOR AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE ARE NO SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAIN REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE USED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."



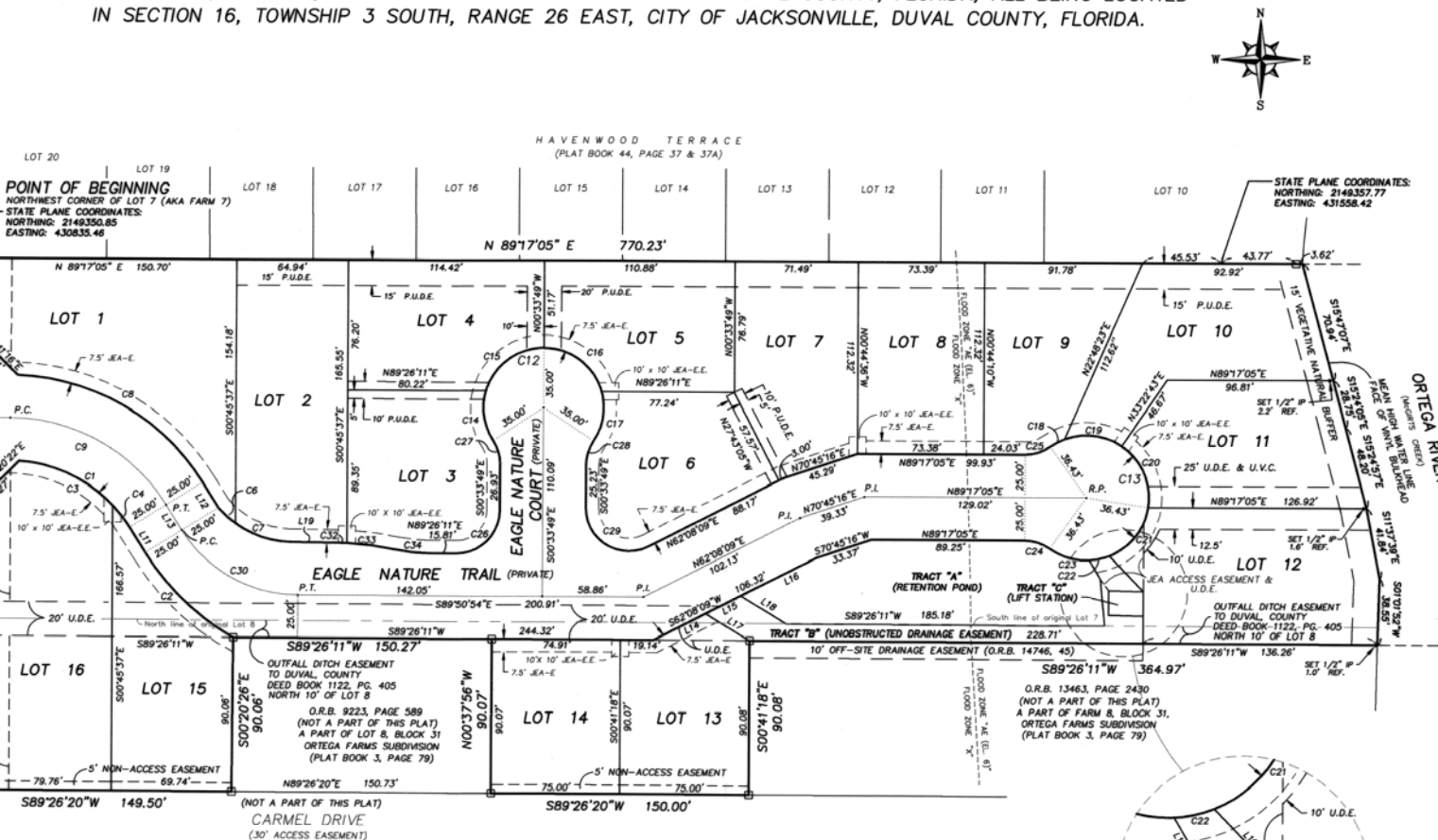
P.S.D. # 2005-005
C.C.A.S. # 39852
City Development # 6880.002

EAGLE PERCH

PLAT BOOK **65** PAGE **134**

A REPLAT OF LOT 7 AND A PORTION OF LOT 8, BLOCK 31, OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING LOCATED IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 2



GENERAL NOTES

1. ALL RIGHTS OF WAY ARE 50.0 FEET WIDE UNLESS OTHERWISE NOTED.
2. ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWER, WATER AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. BEARINGS SHOWN ARE BASED ON THE NORTHERLY LINE OF LOT 7, BEING ALSO THE SOUTHERLY LINE OF HAVENWOOD TERRACE, AS RECORDED IN PLAT BOOK 44, PAGES 37 & 37A. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF N 89°17'05" E BETWEEN MONUMENTS FOUND. THE STATE PLANE COORDINATES SHOWN ON THIS LINE ARE FIXED TO THE N.A.D. 83, FLORIDA EAST ZONE SYSTEM CONVERTED TO U.S. FEET.
4. PERMANENT CONTROL POINTS TO BE SET AS REQUIRED, SHOWN THUS (o)
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
7. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. 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. SEE SHEET 1 FOR FLOOD NOTES.
9. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED 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.
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.



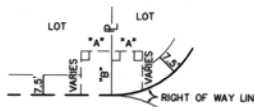
LEGEND

- PERMANENT REFERENCE MONUMENT FOUND=
- PERMANENT REFERENCE MONUMENT SET=
- PERMANENT CONTROL POINT SET=
- DENOTES STREET NAME CHANGE
- PART OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- CONCRETE MONUMENT
- IRON PIPE
- MINIMUM BUILDING RESTRICTION LINE
- OFFICIAL RECORDS VOLUME
- PAGE
- PLAT BOOK
- EASEMENT
- RIGHT OF WAY
- SECTION
- RADIAL
- PROPERTY LINE
- PART OF
- OFFICIAL RECORD VOLUME
- JEA EQUIPMENT EASEMENT
- JEA EASEMENT
- POINT OF CURVATURE
- POINT OF INTERSECTION
- POINT OF TANGENCY
- PERMANENT REFERENCE MARKER
- RADIUS POINT
- UNOBTSTRUCTED DRAINAGE EASEMENT
- UNOBTSTRUCTED VISUAL CORRIDOR

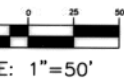
JEA EQUIPMENT EASEMENT DETAIL

NOT TO SCALE

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA
"B" 10'	TYPICAL 10' x 10' JEA
"A" 10'	TYPICAL 10' x 20' JEA
"B" 10'	TYPICAL 10' x 20' JEA



RESTRICTION DATA
FRONT YARD
REAR YARD
SIDE YARD



PREPARED BY:

NTIC ~ GULF SURVEYING CO.
AND ENGINEERING SURVEYS
L.B. NO. 6226
5736 THRUJANA ROAD
JACKSONVILLE, FLORIDA 32217
PH. 904-771-6412
FAX 904-778-8578

CURVE DATA TABLE

CV	LENGTH	RADIUS	TAN	CHORD BEARING & DIST.	DELTA
C1	77.87	82.25	42.13	S59°37'22"E 74.99	54°14'44"
C2	71.82	144.85	36.72	S48°37'25"E 71.18	38°26'30"
C3	61.68	82.25	32.37	S65°28'35"W 60.25	43°58'17"
C4	8.12	82.25	6.12	S38°22'13"W 16.16	1°16'22"
08	13.61	57.92	6.84	N48°28'36"W 13.58	1°32'31"
C7	34.33	57.92	17.68	N72°11'33"W 33.83	3°35'25"
08	128.44	132.25	70.44	N60°46'24"W 124.34	56°34'48"
09	108.43	107.25	58.36	N61°41'59"W 103.87	5°25'38"
C10	13.19	272.50	6.80	S87°44'45"W 53.19	0°46'27"
C12	150.95	35.00	52.77	N89°26'11"E 58.33	247°06'40"
C13	159.61	36.43	51.04	N00°42'55"W 58.30	251°02'09"
C14	30.30	35.00	16.17	N09°19'05"W 29.36	49°36'02"
C15	45.17	35.00	26.35	N52°27'35"E 42.10	73°37'01"
C16	45.17	35.00	26.35	S53°30'14"E 42.10	73°37'01"
C17	30.30	35.00	16.17	S08°11'28"W 29.36	49°36'02"
C18	8.37	36.43	4.71	N81°08'17"E 9.35	14°44'32"
C19	34.89	36.43	18.91	N84°03'22"W 33.57	54°59'11"

CURVE DATA TABLE

CV	LENGTH	RADIUS	TAN	CHORD BEARING & DIST.	DELTA
C20	41.19	36.43	23.11	S24°13'57"E 39.03	64°46'39"
C21	37.77	36.43	20.78	S37°51'41"W 36.10	58°24'38"
C22	11.68	36.43	6.05	S78°59'27"W 11.83	18°50'54"
C23	24.41	36.43	12.69	N74°32'28"W 23.95	39°13'44"
C24	14.64	25.00	7.54	N73°36'01"W 14.44	33°33'49"
C25	15.50	25.00	8.01	N73°13'33"E 15.25	39°31'04"
C26	39.27	25.00	25.00	N44°26'11"E 35.36	80°00'00"
C27	14.64	25.00	7.54	N70°29'28"W 14.43	33°33'20"
C28	14.64	25.00	7.54	S16°12'51"W 14.43	33°33'20"
C29	51.18	25.00	41.04	S59°12'50"E 42.70	117°18'02"
C30	80.75	80.00	44.19	N81°38'55"W 77.38	57°49'50"
C32	7.89	187.83	3.84	S88°45'30"E 7.89	0°21'704"
C33	28.84	187.83	14.30	S83°29'18"E 28.82	08°15'38"
C34	19.56	100.00	8.81	S84°57'35"E 19.53	11°12'29"

LINE TABLE

LINE	BEARING & DISTANCE
L1	N30°50'21"E 25.81'
L2	N08°34'42"W 35.08'
L3	S89°26'11"W 185.18'
L4	S89°22'42"E 40.28'
L5	S00°33'22"E 28.48'
L7	S89°13'31"E 40.62'
L8	N00°42'50"W 28.60'
L9	N00°42'55"W 38.68'
L10	N44°26'44"W 57.64'
L11	S32°44'00"E 17.30'
L12	S32°44'00"E 17.30'
L13	S32°44'00"E 17.30'
L14	S62°08'09"W 33.92'
L15	S62°08'09"W 22.88'
L16	S62°08'09"W 49.52'
L17	S59°24'08"E 30.08'
L18	S59°24'08"E 31.02'
L19	S89°54'22"E 24.99'

P.S.D. # 2005-005
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