

HOWARD'S RUN

A REPLAT OF LOT 19, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF SECTION 16, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 7 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **67** PAGE **196**

SHEET 1 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

LOT 19, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF SECTION 16, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 7 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF HOWARD WALK, AS RECORDED IN PLAT BOOK 59, PAGES 196 THROUGH 201, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF HOWARD ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°22'30" EAST, ALONG THE WESTERLY LINE OF SAID HOWARD WALK, 792.08 FEET TO THE SOUTHERLY LINE OF SAID LOT 19, EASTPORT SMALL FARMS; THENCE SOUTH 89°20'59" WEST, ALONG LAST SAID LINE, 274.78 FEET TO THE WESTERLY LINE OF SAID EASTPORT SMALL FARMS; THENCE SOUTH 00°25'20" EAST, ALONG LAST SAID LINE, 1102.42 FEET TO THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 295 (STATE ROAD 9A, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 76°38'51" WEST, ALONG LAST SAID LINE, 212.79 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14676, PAGE 1916 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°09'21" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5508, PAGE 2306 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 761.03 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9314, PAGE 1016 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°28'10" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8164, PAGE 1297 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1082.21 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF HOWARD ROAD; THENCE NORTH 89°23'02" EAST, ALONG LAST SAID LINE, 479.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.76 ACRES, MORE OR LESS.

CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND AS RECORDED IN PLAT BOOK **67**, PAGES **196-201** OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS **16** DAY OF **March**, 2015.
BY: **R. D. Jeffery**
DEPUTY CLERK
CLERK OF CIRCUIT COURT

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE.

BY: **J. M. Robinson**
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

2/26/15
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS **25** DAY OF **Feb**, 2015.

W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER **3398**

HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC.

BY: **Curtis L. Hart**
PRINT: CURTIS L. HART
PRESIDENT

WITNESS: **Suzanne L. Scull**
PRINT: SUZANNE L. SCULL
WITNESS: **Gregory B. Clary**
PRINT: GREGORY B. CLARY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE **16** DAY OF **FEBRUARY**, A.D., 2015.

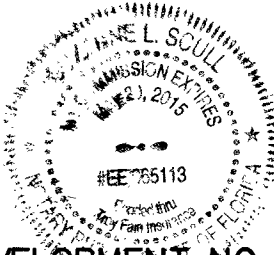
Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

NOTARY FOR HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC.

The foregoing instrument was acknowledged before me this **16** day of **Feb**, 2015, 2015, A.D., by Curtis L. Hart, as President of Howard's Run Homeowners Association, Inc., on behalf of the association. He is personally known to me and did not take an oath.

Suzanne L. Scull
Notary Public
State of Florida at Large
Print Name: **SUZANNE L. SCULL**

May 20, 2015
My Commission Expires:
Serial No. **EE 065113**



CITY DEVELOPMENT NO. : 8770

REVIEWS

OFFICE: **VS**
FIELD: **MTN**

CHECKED BY

CLOSURES/DATA: **VS**
COVER SHEET: **VS**
PRMS: **MTN**

HOWARD'S RUN

A REPLAT OF LOT 19, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF SECTION 16, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 7 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **67** PAGE **197**

SHEET 2 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HOWARD'S RUN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEDA CONSTRUCTION COMPANY, HEREINAFTER REFERRED TO AS THE "OWNERS", ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HOWARD'S RUN, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT AMERICAN ENTERPRISE BANK OF FLORIDA, A FLORIDA BANKING ASSOCIATION, IS A HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16828, PAGE 2164, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID DEDICATIONS, AND THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, IS A HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16841, PAGE 278 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID DEDICATIONS, AND THAT FIDELITY BANK, A GEORGIA BANKING CORPORATION, IS A HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16842, PAGE 246, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID DEDICATIONS, THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL DRIVES, LANES, UNOBSTRUCTED DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, IF ANY, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, ACCESS EASEMENTS, NON-ACCESS LANDSCAPE EASEMENTS AND CONSERVATION EASEMENTS, SHALL BE DEDICATED TO THE HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (DRIVES, CIRCLES AND PARKWAYS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL (DRIVES, CIRCLES AND PARKWAYS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS, 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 HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES AND TREATMENT SYSTEMS.

(3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC. 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 MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 HOWARD'S RUN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., AND SHALL BE SUBJECT TO IT. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

TRACT A (CONSERVATION AREA), TRACT C (STORMWATER MANAGEMENT FACILITY) AND TRACT D (RECREATION/OPEN SPACE) ARE HEREBY IRREVOCABLY DEDICATED TO HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

TRACT B (JEA UTILITY EASEMENT) IS HEREBY IRREVOCABLY 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.

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.

TRACT A IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.

HOWARD'S RUN LLC AND SEDA CONSTRUCTION COMPANY DO HEREBY RESERVE UNTO THEMSELVES AND THEIR ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE HOWARD'S RUN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, HOWARD'S RUN, LLC, AND SEDA CONSTRUCTION COMPANY HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS 26 DAY OF JANUARY, A.D., 2015.

HOWARD'S RUN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:

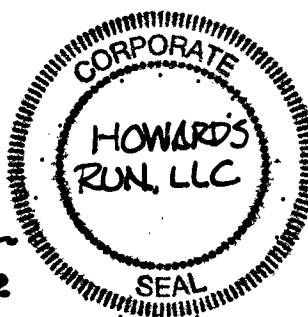
PRINT: JOHN A. SEMANIK
MANAGER

WITNESS:

PRINT: CURTIS L. HART

WITNESS: KATHARINE S. CARPENTIER

PRINT: KATHARINE S. CARPENTIER



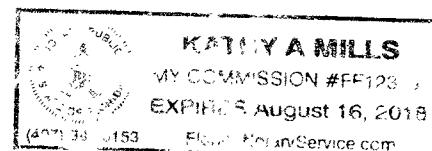
NOTARY FOR HOWARD'S RUN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

The foregoing instrument was acknowledged before me this 26 day of JANUARY, 2015, A.D., by JOHN A. SEMANIK, Managing Member of Howard's Run, LLC, a Florida limited liability company under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Kathy A. Mills
Notary Public
State of Florida at Large

Print Name: KATHY A. MILLS

August 16, 2018
My Commission Expires:
Serial No. FF123239



SEDA CONSTRUCTION COMPANY

BY:

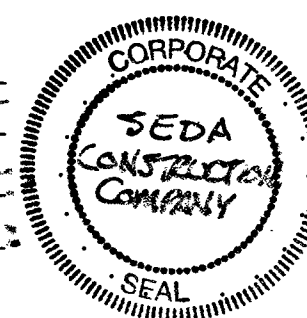
PRINT: JOHN A. SEMANIK
CHIEF EXECUTIVE OFFICER

WITNESS:

PRINT: CURTIS L. HART

WITNESS: KATHARINE S. CARPENTIER

PRINT: KATHARINE S. CARPENTIER



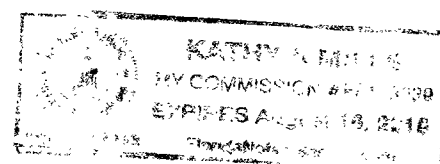
NOTARY FOR SEDA CONSTRUCTION COMPANY

The foregoing instrument was acknowledged before me this 26 day of JANUARY, 2015, A.D., by John A. Semanik, as Chief Executive Officer for SEDA Construction Company, on behalf of the company. He is personally known to me and did not take an oath.

Kathy A. Mills
Notary Public
State of Florida at Large

Print Name: KATHY A. MILLS

August 16, 2018
My Commission Expires:
Serial No. FF123239



AMERICAN ENTERPRISE BANK OF FLORIDA, A FLORIDA BANKING ASSOCIATION

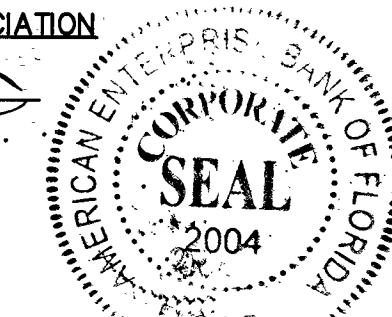
Witness:

Print Name: Amelia B. Sterling

Witness: Curtis L. Hart

Print Name: CURTIS L. HART

Amelia B. Sterling
Vice President



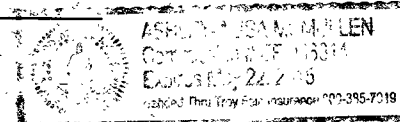
NOTARY FOR AMERICAN ENTERPRISE BANK OF FLORIDA, A FLORIDA BANKING ASSOCIATION

The foregoing instrument was acknowledged before me this 26 day of JANUARY, 2015, by Amelia B. Sterling, Vice President of American Enterprise Bank of Florida, a Florida banking association, on behalf of the bank. She is personally known to me.

Amelia B. Sterling
Notary Public
State of Florida at Large

Print Name: AMELIA B. STERLING

22 MAY 2015
My Commission Expires:
Serial No. 92306614



REGIONS BANK, AN ALABAMA BANKING CORPORATION

Witness:

Print Name: MARC ELMORE

Witness: Laura Garner

Print Name: Laura Garner

Shannon L. Schmidt
Vice President



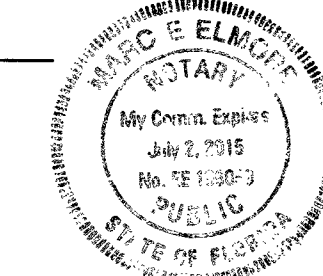
NOTARY FOR REGIONS BANK, AN ALABAMA BANKING CORPORATION

The foregoing instrument was acknowledged before me this 27 day of JANUARY, 2015, by Shannon L. Schmidt, Vice President of Regions Bank, an Alabama Banking Corporation, on behalf of the bank. She is personally known to me.

Marc Elmore
Notary Public
State of Florida at Large

7-2-2015
My Commission Expires:
Serial No. EE16609

Print Name: MARC ELMORE



BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING ASSOCIATION

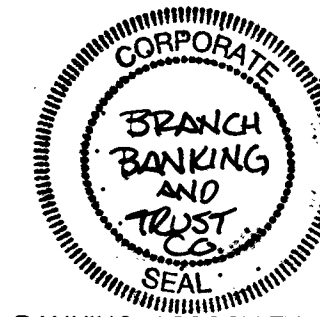
Witness: Kevin L. Troup

Print Name: Kevin L. Troup

Witness: Allyson K. Bess

Print Name: Allyson K. Bess

Kevin L. Troup
Vice President



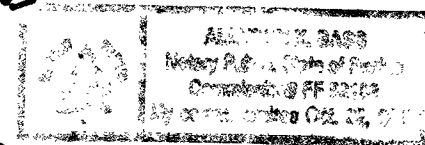
NOTARY FOR BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING ASSOCIATION

The foregoing instrument was acknowledged before me this 28 day of JANUARY, 2015, by Kevin L. Troup, Vice President of Branch Banking and Trust Company, a North Carolina banking association, on behalf of the bank. He is personally known to me.

Allyson K. Bess
Notary Public
State of Florida at Large

October 28, 2017
My Commission Expires:
Serial No. EE52103

Print Name: Allyson K. Bess



FIDELITY BANK, A GEORGIA BANKING CORPORATION

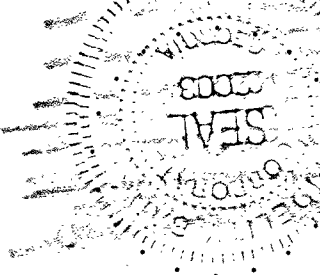
Witness: G. Ross McWilliams

Print Name: G. Ross McWilliams

Witness: Tammy Simmons

Print Name: Tammy Simmons

G. Ross McWilliams
Senior Vice President



NOTARY FOR FIDELITY BANK, A GEORGIA BANKING CORPORATION

The foregoing instrument was acknowledged before me this 29 day of JANUARY, 2015, by G. Ross McWilliams, Senior Vice President of Fidelity Bank, a Georgia Banking Corporation, on behalf of the bank. He is personally known to me.

Deborah Deacon
Notary Public
State of Florida at Large

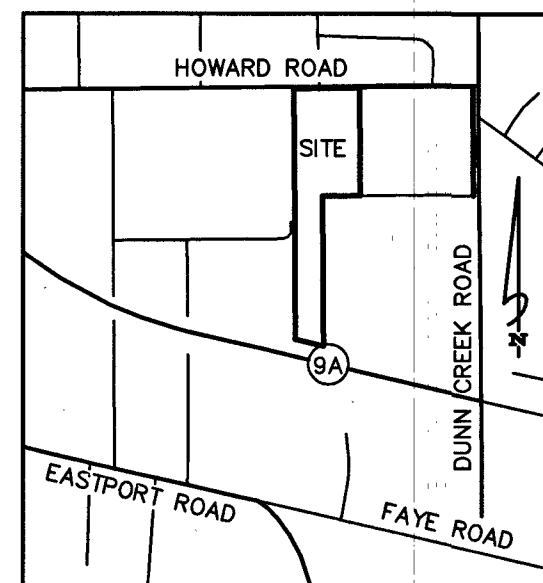
7-29-17
My Commission Expires:
Serial No. FF040464

Print Name: DEBORAH DEACON



CITY DEVELOPMENT NO. : 8770

VICINITY MAP
(NOT TO SCALE)

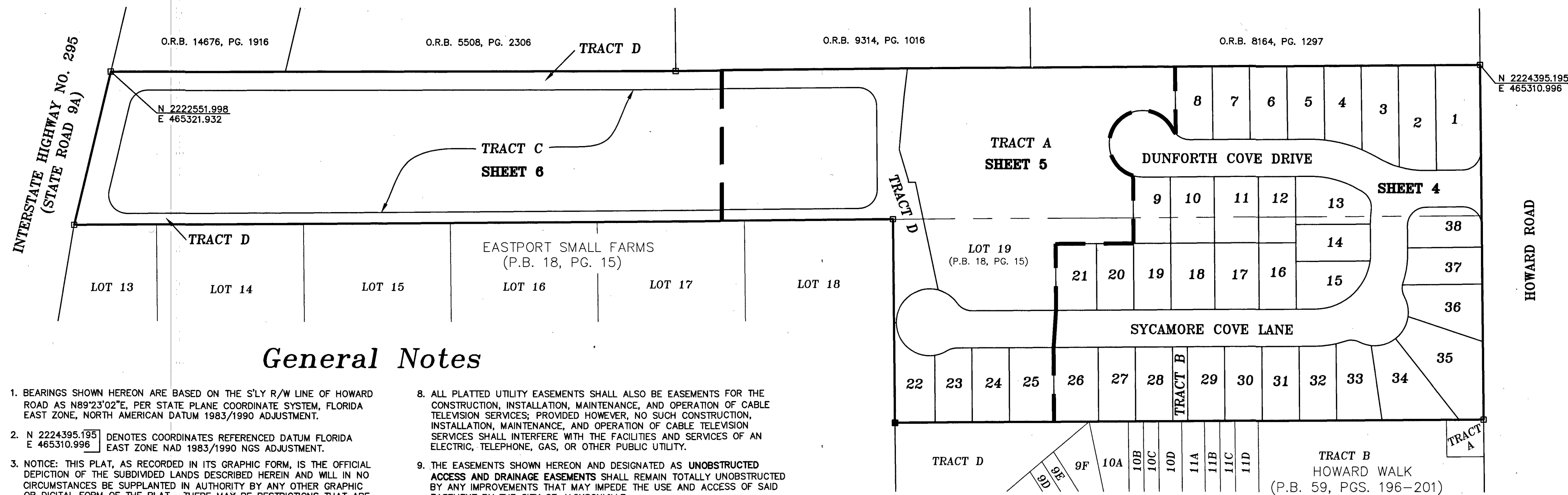


HOWARD'S RUN

PLAT BOOK **67** PAGE **198**

SHEET 3 OF 6 SHEETS
38 LOTS, 3 TRACTS IN THIS UNIT

A REPLAT OF LOT 19, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF SECTION 16, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 7 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

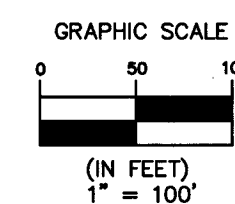
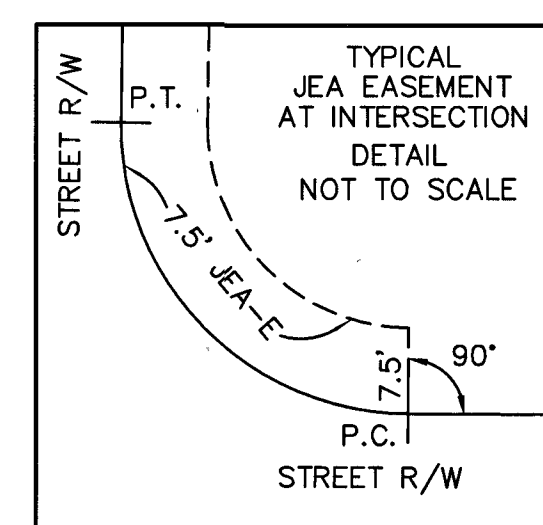
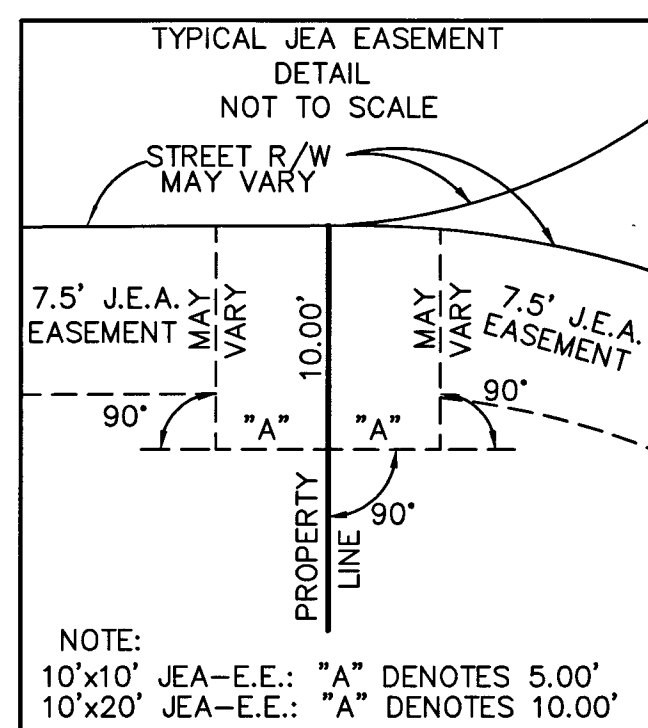


General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE S'LY R/W LINE OF HOWARD ROAD AS N89°23'02"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2224395.195 E 465310.996 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0203H, COMMUNITY No. 0203H, DATED JUNE 3, 2013. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED LINE AND CURVE TABLE(S) SHOWN ON EACH SHEET APPLIES ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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.
- 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- "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.
- "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

Legend

R/W	=	RIGHT-OF-WAY	PUDE	=	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
PC	=	POINT OF CURVATURE	UDE	=	UNOBSTRUCTED DRAINAGE EASEMENT
PT	=	POINT OF TANGENCY	UADE	=	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
O.R.B.	=	OFFICIAL RECORDS BOOK	ATB	=	APPROXIMATE TOP OF BANK
P.B.	=	PLAT BOOK	W.L.	=	WETLAND JURISDICTIONAL LINE
PG(S)	=	PAGE(S)	ESMT.	=	EASEMENT
R.P.	=	RADIUS POINT	○	=	PERMANENT CONTROL POINT
C4	=	TABULATED CURVE DATA	□	=	SET 4"x 4" CONCRETE MONUMENT
L2	=	TABULATED LINE DATA	■	=	FOUND 4"x 4" CONCRETE MONUMENT
PRC	=	POINT OF REVERSE CURVE			STAMPED P.R.M. LB 3731
CL	=	CENTERLINE			
JEA-E.	=	JEA EASEMENT			
JEA-E-E.	=	JEA EQUIPMENT EASEMENT			



CITY DEVELOPMENT NO. : 8770

HOWARD'S RUN

A REPLAT OF LOT 19, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF SECTION 16, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 7 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **67** PAGE **199**

SHEET 4 OF 6 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

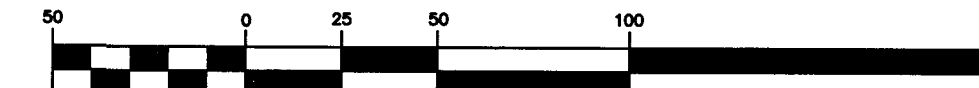
LINE TABLE		
LINE	LENGTH	BEARING
L1	21.48'	S75°16'29"E
L2	37.91'	N89°19'58"E
L3	13.40'	N44°27'50"E
L5	20.00'	N89°35'42"E
L7	99.83'	N89°35'42"E
L8	99.82'	N89°35'42"E
L12	20.00'	S00°36'58"E
L13	24.49'	N89°23'02"E
L15	29.00'	N00°24'18"W
L16	25.00'	N89°35'42"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	40.30'	150.00'	15°23'33"	N07°01'45"E
C2	41.59'	150.00'	15°53'16"	N22°40'09"E
C3	81.21'	150.00'	31°01'05"	S15°06'15"W
C4	78.77'	100.00'	45°07'52"	N68°06'06"W
C5	78.77'	100.00'	45°07'52"	N22°58'14"W
C6	81.89'	150.00'	31°16'49"	N14°58'23"E
C7	157.54'	100.00'	90°15'44"	N45°32'10"W
C8	33.58'	125.00'	15°23'33"	S82°58'15"E
C9	39.25'	25.00'	89°56'56"	N45°38'30"W
C10	35.47'	125.00'	16°15'37"	N07°27'47"E
C11	32.77'	125.00'	15°01'12"	N23°06'11"E
C12	22.69'	175.00'	7°25'40"	S26°53'57"W
C13	52.04'	175.00'	17°02'14"	S14°40'01"W
C14	20.02'	175.00'	6°33'12"	S02°52'18"W
C15	20.92'	25.00'	47°56'35"	N23°33'59"E
C16	7.28'	25.00'	16°40'48"	N55°52'41"E
C17	13.24'	45.00'	16°51'13"	N08°01'18"E
C18	67.67'	125.00'	31°01'05"	S15°06'15"W
C19	5.62'	175.00'	1°50'28"	N29°41'33"E
C21	29.91'	25.00'	68°33'13"	S63°02'56"W
C22	19.60'	150.00'	7°29'08"	S86°25'02"E
C23	1.33'	150.00'	0°30'26"	N89°35'11"E
C24	10.80'	75.00'	8°14'54"	N86°32'35"W
C25	107.36'	75.00'	82°00'49"	N41°24'43"W
C31	28.20'	125.00'	12°55'32"	N06°52'04"W
C32	12.56'	125.00'	5°45'28"	N16°12'35"W
C33	20.15'	25.00'	46°10'46"	S04°00'04"W
C34	16.32'	45.00'	20°46'56"	N16°41'59"E
C35	35.00'	45.00'	44°33'56"	N15°58'27"W
C36	35.00'	45.00'	44°33'57"	N60°32'23"W
C37	27.78'	45.00'	35°20'26"	S79°30'26"W
C38	16.49'	25.00'	37°47'34"	N80°44'00"E
C39	3.66'	25.00'	8°23'12"	S78°10'37"E
C40	40.76'	125.00'	18°41'01"	N81°19'31"W
C41	39.27'	25.00'	90°00'00"	S45°40'02"E
C42	39.29'	25.00'	90°03'04"	S44°21'30"W

5' PEDESTRIAN EASEMENT

AREAS WITHIN CONSERVATION EASEMENT

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

CITY DEVELOPMENT NO. : 8770

HOWARD'S RUN

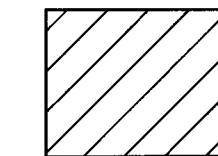
A REPLAT OF LOT 19, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF SECTION 16, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 7 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **67** PAGE **200**

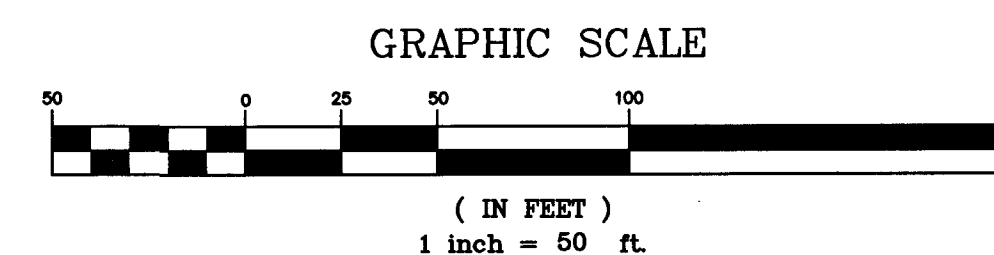
SHEET 5 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	LENGTH	BEARING
L4	10.00'	S89°35'42"W
L6	3.13'	S00°39'51"E
L9	9.62'	N00°24'13"W
L10	29.78'	S00°24'18"E
L11	27.51'	S00°24'18"E
L14	10.00'	S89°35'42"W
L15	29.00'	N00°24'18"W
L16	25.00'	N89°35'42"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	7.28'	25.00'	16°40'48"	7.25'	N55°52'41"E
C17	178.89'	45.00'	227°46'10"	82.29'	S49°40'00"E
C26	24.06'	25.00'	55°09'00"	23.15'	N27°10'12"E
C27	31.55'	45.00'	40°10'05"	30.91'	S34°39'40"W
C28	77.04'	45.00'	98°05'48"	67.97'	N40°17'14"E
C29	17.79'	45.00'	22°38'48"	17.67'	N20°05'04"W
C30	13.53'	25.00'	31°00'10"	13.36'	S15°54'23"E
C43	82.66'	45.00'	105°14'29"	71.52'	S38°02'37"E
C44	39.30'	25.00'	90°03'51"	35.36'	S44°33'46"W
C45	39.26'	25.00'	89°58'58"	35.35'	N45°24'49"W



AREAS WITHIN
CONSERVATION EASEMENT



-2-

O.R.B. 8164, PG. 1297

O.R.B. 9314, PG. 1016

O.R.B. 9314, PG. 1014

N00°09'21"W
761.03'

TRACT D
RECREATION/OPEN SPACE
62,317 sq.ft.

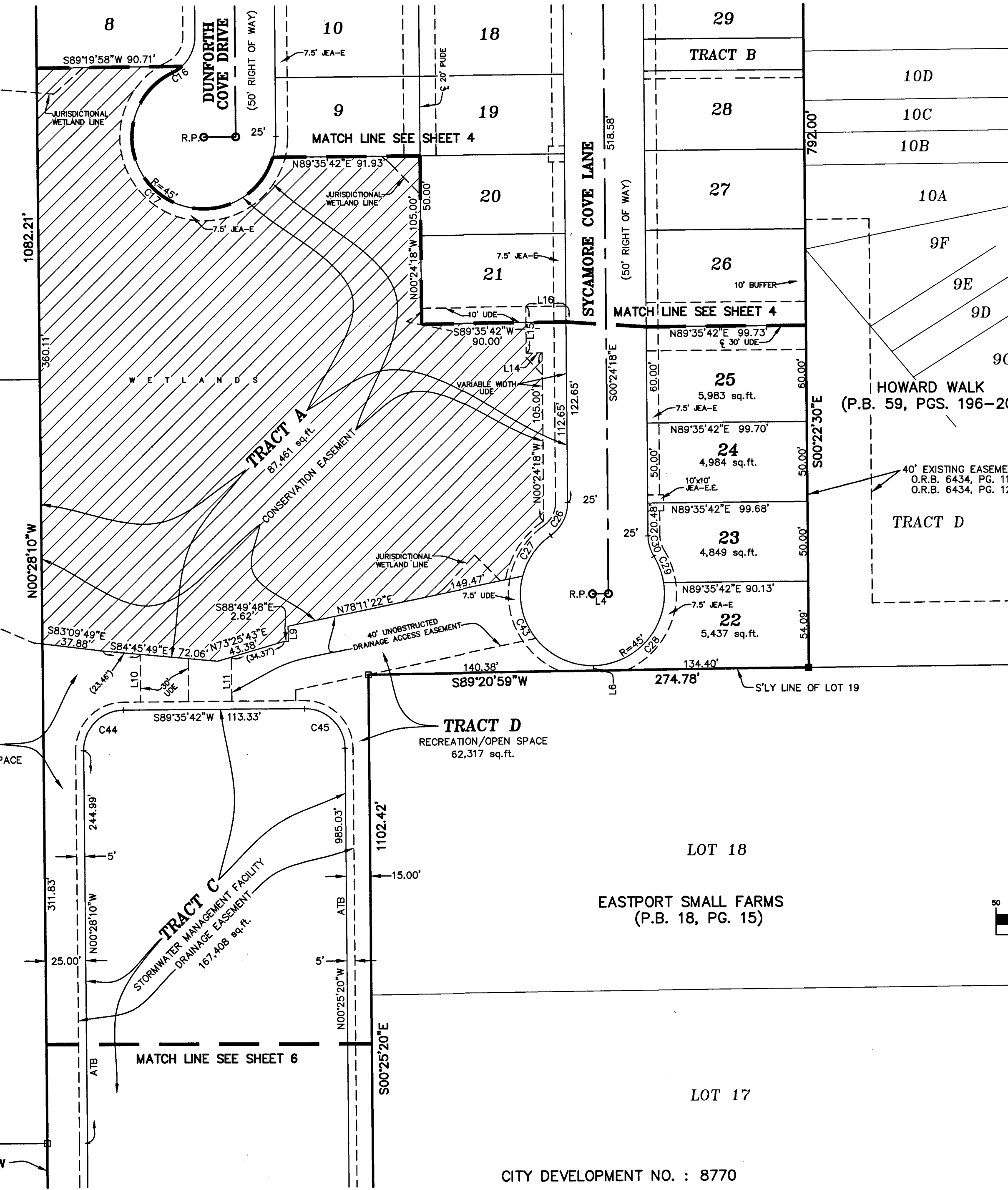
TRACT D
RECREATION/OPEN SPACE
62,317 sq.ft.

TRACT C
STORMWATER MANAGEMENT FACILITY
DRAINAGE EASEMENT
167,408 sq.ft.

LOT 18
EASTPORT SMALL FARMS
(P.B. 18, PG. 15)

LOT 17

CITY DEVELOPMENT NO. : 8770

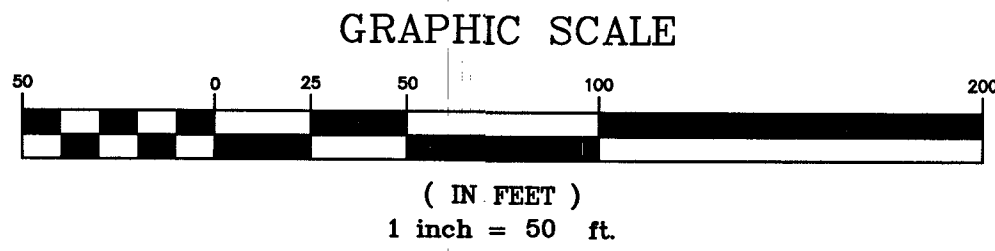
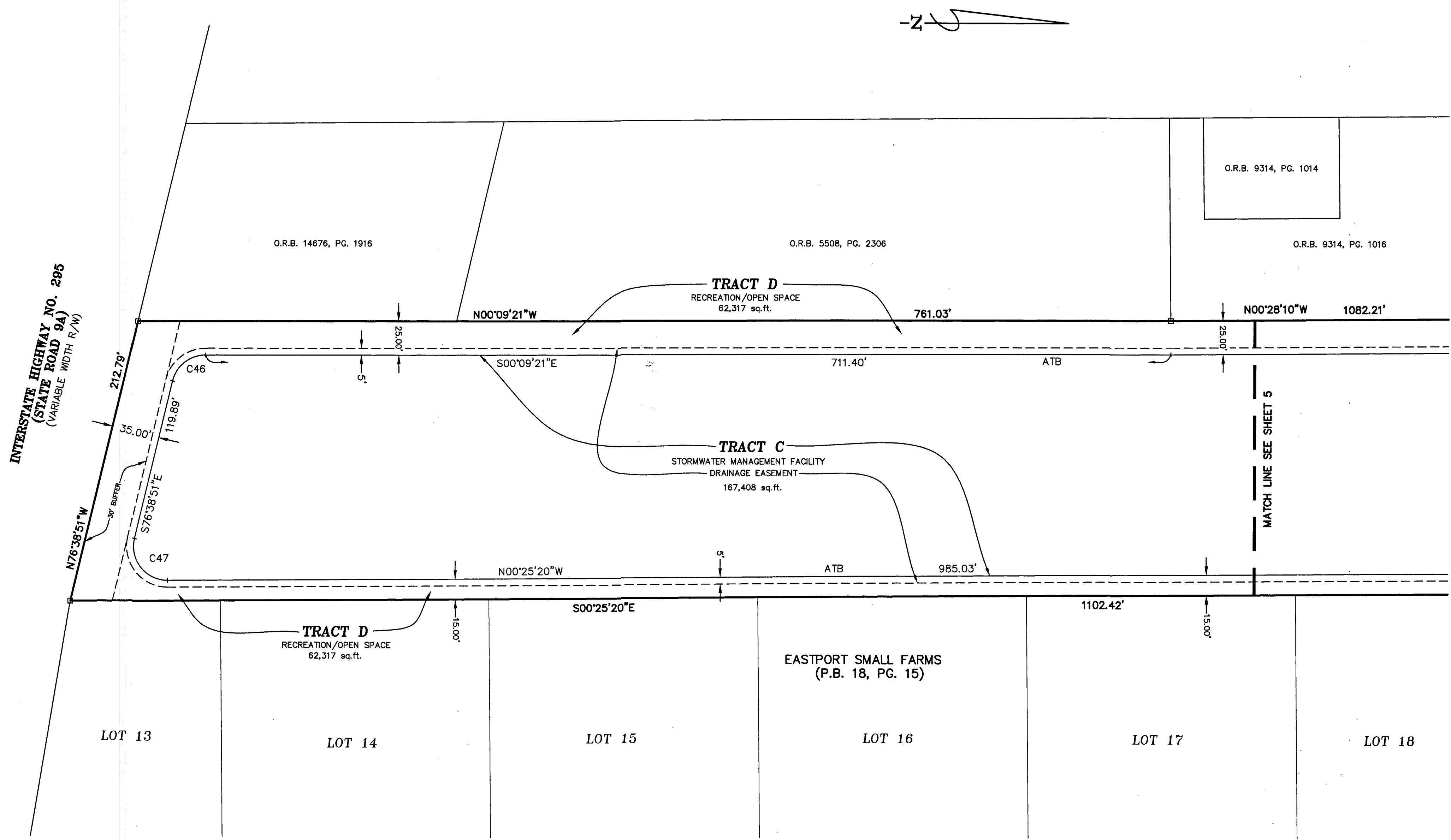


HOWARD'S RUN

PLAT BOOK **67** PAGE **201**

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SHEET 6 OF 6 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C46	33.38'	25.00'	76°29'30"	30.95'	S38°24'08"E
C47	45.28'	25.00'	103°46'29"	39.34'	N51°27'54"E

CITY DEVELOPMENT NO. : 8770

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