

RILEY OAKS

A portion of Government Lot 1, Section 24,
Township 4 South, Range 26 East, The City of
Jacksonville, Duval County, Florida

CAPTION

A portion of Government Lot 1, Section 24, Township 4 South,
Range 26 East, Duval County, Florida, being more particularly
described as follows: COMMENCING at the Southeast corner of
Brady Manor, as recorded in Plat Book 43, Page 83 of the
Current Public Records of Duval County, Florida; thence South
73°43'50" East along the Northerly right of way line of Brady
Road (a 60 foot right of way), a distance of 105.75 feet to an
angle point in said right of way line for a POINT OF BEGINNING;
thence North 13°16'53" East, a distance of 195.20 feet; thence
North 52°22'12" East, a distance of 34.96 feet; thence North
00°52'20" West, a distance of 64.05 feet to a point situate on
the Southerly line of Three Oaks, as recorded in Plat Book 64,
Pages 188 through 191, inclusive, of said Current Public Records;
thence North 89°07'40" East, along said Southerly line, a distance
of 265.27 feet to the Northwest corner of those certain lands
recorded in Official Records Book 9984, Page 301 of said Current
Public Records; thence South 00°23'10" East, along the Westerly
line of said last mentioned lands, a distance of 198.00 feet to
the Southwest corner thereof; thence North 89°07'40" East, along
the Southerly line of said last mentioned lands, a distance of
367.30 feet to the Northwest corner of those certain lands
recorded in Official Records Book 14374, Page 1550, of said
Current Public Records; thence South 17°22'20" East, along the
Westerly line of said last mentioned lands, and along the Westerly
line of those certain lands recorded in Official Records Book
10531, Page 1397 and Official Records Book 8125, Page 1671,
both of said Current Public Records, a distance of 575.85 feet to
the Northerly right of way line of Flynn Road West (a 60 foot
right of way); thence South 68°50'30" West, along said Northerly
right of way line, a distance of 173.27 feet to the Northeastly
right of way line of said Brady Road; thence North 53°44'00" West,
along said Northeastly right of way line, a distance of 887.71
feet to the POINT OF BEGINNING.

Containing 8.0293 acres, more or less.

Approved 3/1/2016
Date

[Signature]
City Engineer
for Director of Public Works
Approved Feb. 29, 2016
Date
[Signature]
for General Counsel

ADOPTION AND DEDICATION

This is to certify that Classic Neighborhood - FC Holdings, LLC, a limited liability company under the laws of the State of Texas, the "Owner", is the lawful owner of the lands described in the Caption hereon, known as Riley Oaks, 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 roads, parkways, lanes, courts, walkways, unobstructed easements for drainage, conservation easements and non-access easements, shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon.

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 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 owner, its successors, and assigns.

The undersigned owner(s), its successors and assigns hereby grant to the present and 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 carriers, representatives of the utilities authorized by said owner(s), 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 non-exclusive and perpetual right of ingress and egress over and across said private roadways. The owner(s), its successors and assigns reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Unobstructed easements for service and maintenance of the water and sewer systems shown within the private roadways and on the individual properties on this plat are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns.

The owner(s), 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 to dedicate to the public all or part of the lands on this plat designated as roadways including all unobstructed easements for drainage.

All rights of way, buffers, easements and signage easements shown hereon are hereby dedicated and shall remain privately owned and the sole and exclusive property of the undersigned owner(s), its successors and assigns. The undersigned owner(s) do hereby reserve unto itself, successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements, and also non-exclusive easements over all lands designated as landscape buffers shown on this plat. The maintenance responsibilities of which shall be those of Riley Oaks Homeowners Association, Inc., its successors and assigns.

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

Tract "B" (Landscape Buffer, Access & Utilities) 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. Shown tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent lift station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Classic Neighborhood - FC Holdings, LLC hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "B" (Landscape Buffer, Access & Utilities), 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).

Classic Neighborhood - FC Holdings, LLC hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Classic Neighborhood - FC Holdings, LLC, 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 any part thereof, except to the extent arising from or incidental to JEA's use of Tract "A" (Lift Station). Owner's successors and assigns shall be subject to this release and indemnification and the covenants hereon shall run with the land described and captioned hereon.

All platted utility easements shall provide that such easements shall also be easement 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

Those easements designated as "JEA-EE" 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 "UDE" are hereby retained by the undersigned Owner, its successors and assigns, for its exclusive use in conjunction with water and water reuse systems.

Upon failure of the Homeowners Association to the obligation of maintenance any other matters pertaining to said lake/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.

In witness thereof, Owner has executed this plat on the 24th day of January, 2016.

Classic Neighborhood - FC Holdings, LLC
A Texas limited liability company

By: DM Weekley, Inc., a Delaware Corporation,
its Sole Manager

By: [Signature]
John A. Johnson as President

Witness:

[Signature]
Kody Kobza
(Print name)

Witness:

[Signature]
Tara J. Jordan
(Print name)

STATE OF ~~FLORIDA~~ TX
COUNTY OF ~~DUVAL~~ Harris

The foregoing instrument was acknowledged before me this 24 day of January, 2016 by John A. Johnson as President of DM Weekley, Inc. as Sole Manager of Classic Neighborhood - FC Holdings, LLC, a limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

Notary Public State of TX

Name: Rosemary Purmala

My Commission Expires:

My Commission Number is:

PLAT BOOK 68 PAGE 188
SHEET 1 OF 3 SHEETS

FIRST CONTINENTAL INVESTMENT CO., LTD

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 17250, page 1830 of the Public Records of Duval County, Florida, and all modifications thereto ("mortgage"), 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.

WITNESS: [Signature]
Teresa Adams
PRINT OR TYPE NAME

WITNESS: [Signature]
Cordina Rayne
PRINT OR TYPE NAME

[Signature]
Todd Aiken
Executive Vice-President
First Continental Investment Co., Ltd.

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~DUVAL~~ HARRIS

The foregoing instrument was acknowledged before me this 24th day of January, 2016 by Todd Aiken as Executive Vice-President of First Continental Investment Co., Ltd. He is personally known to me or has produced a driver's license as identification.

Notary Public State of TEXAS

Name: [Signature]

My Commission Expires: 2/16/2018

My Commission Number is: 278588-2

APPROVED FOR THE 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.

By: [Signature]

John Pappas, P.E.
Director of Public Works

Date: 3/1/16

CLERK'S CERTIFICATE

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and is attested to me for recording and is recorded in Plat Book 68, Page 188-190 of the current Public Records of Duval County, Florida, this 4 day of MAR, 2016.

By: [Signature]

Ronnie Fussell
Clerk of the Circuit Court

By: [Signature]

K.D. Offord
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 4 day of MAR, 2016.

By: [Signature]

M. Monroe Hazen, P. L. S.

Professional Land Surveyor Number 3398

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

CITY DEVELOPMENT NO. 9073.000

RILEY OAKS

A portion of Government Lot 1, Section 24,
Township 4 South, Range 26 East, The City of
Jacksonville, Duval County, Florida

PLAT BOOK **68** PAGE **189**
SHEET 2 OF 3 SHEETS

NOTES:

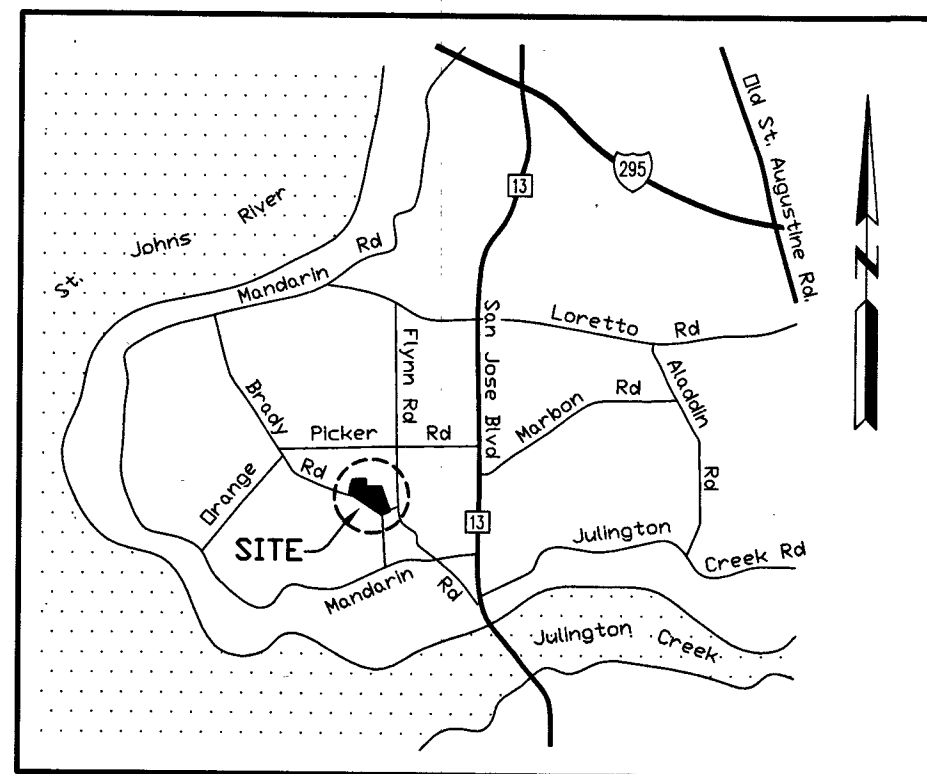
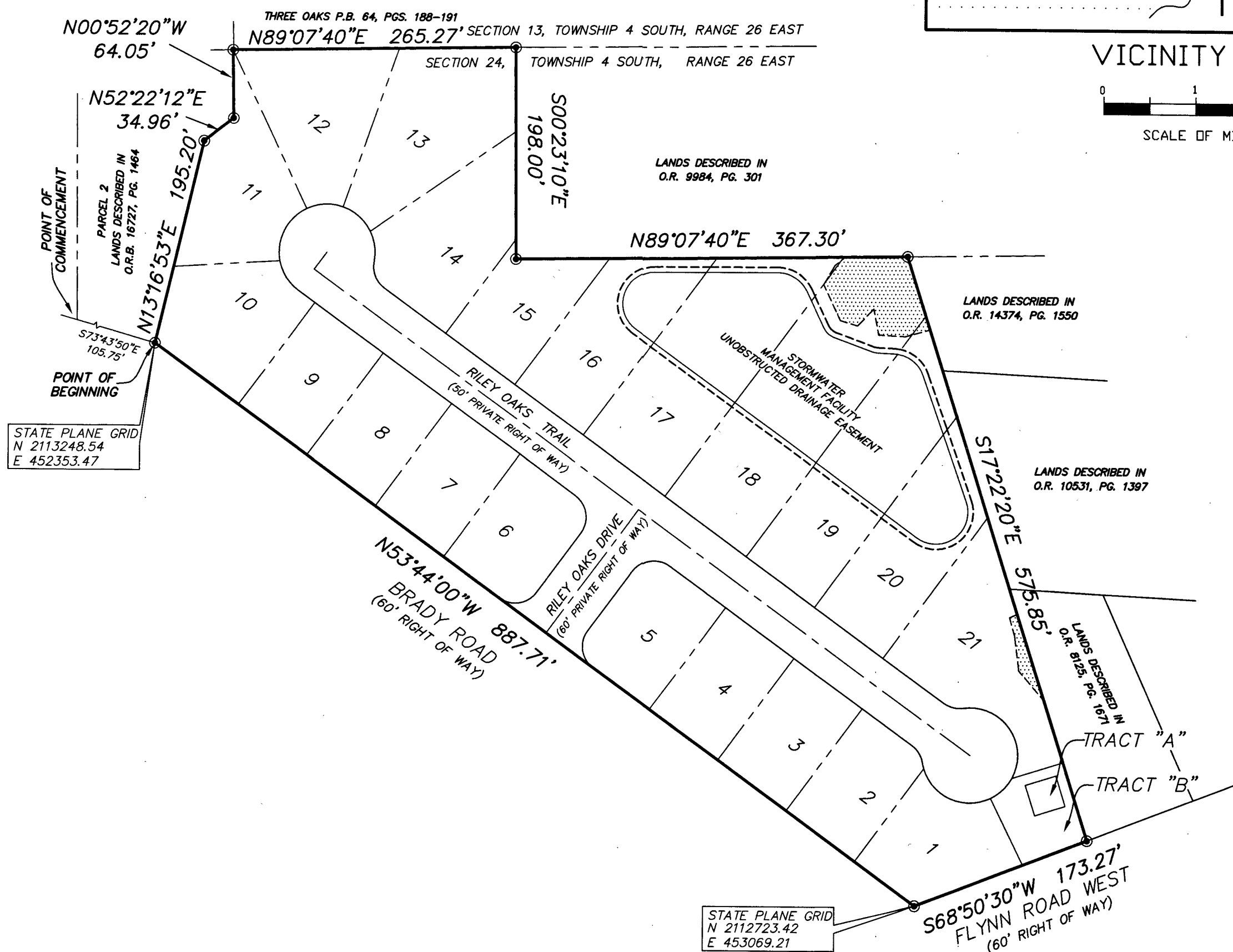
- 1) Denotes Permanent Reference Monument Set P.L.S. No. 3849.
- 2) Denotes Permanent Reference Monument Found.
- 3) Denotes Set Permanent Control Point.
- 4) Bearing reference: N53°44'00"W for the Northeasterly R/W line of Brady Road.
- 5) Certain denoted easements are reserved for the JEA for use in conjunction with the underground electric distribution system.
- 6) JEA equipment easements (JEA-EE) shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the JEA.
- 7) JEA easements (JEA-E) shall remain totally unobstructed by any improvements that may impede the use of said easements by the JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by the JEA at the expense of each lot owner for the removal and for the replacement of such items.
- 8) Owner (and its successors and assigns) shall have the right to use the land within the JEA easements described above, provided however, in no event shall such use interfere with the easement rights granted JEA hereunder.
- 9) 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 form of the plat, whether graphic or digital. There may be additional restrictions not recorded on this plat that may be found in the Public Records of Duval County, Florida.
- 10) The lands platted hereon appear to lie within Flood Zone "X", as depicted on Flood Insurance Rate Maps, Community Panel No. 120077-12031C0544H, dated June 3, 2013 (NAVD 88). The FIRM information notated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.
- 11) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and dedication 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- 12) Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place waterward of the Jurisdictional Wetland Lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owners, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This Wetland Jurisdictional Line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- 13) Upland buffer adjacent to wetlands are to remain natural vegetative and undisturbed.
- 14) Coordinates shown refer to North American Datum NAD 83/90 State Plane Coordinates for the State of Florida, East Zone in U.S. survey feet and decimals thereof.
- 15) The easements shown hereon and dedicated 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.
- 16) The lands platted hereon are bound by the Declaration of Residential Restrictions recorded in Official Records Book 17250, page 1869 of the current Public Records of Duval County, Florida. Sewer Easement recorded in Official Records Book 7421, page 1361 of said Public Records is contiguous and adjacent to the Easterly boundary line of the lands platted hereon.

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.O.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
R/I	Right of Intersection
R/W	Right of Way
O.R.	Official Records Volume/Book
D.B.	Deed Book
P.	Page
B.R.L.	Building Restriction Line
Esmt.	Easement
R.P.	Radius Point
P.B.	Plat Book
PUE	Private Utility Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
OHL	Overhead Lines
F.M.	Field Measured
R	Radius equals
L	Arc Length equals
Ch	Chord Bearing & Distance equals
CA	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete
UDAE	Unobstructed Drainage and Access Easement
UDE	Unobstructed Drainage Easement

KEY MAP

SCALE: 1"=100'



VICINITY MAP

SCALE OF MILES

PREPARED BY:
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CITY DEVELOPMENT NO. 9073.000

RILEY OAKS

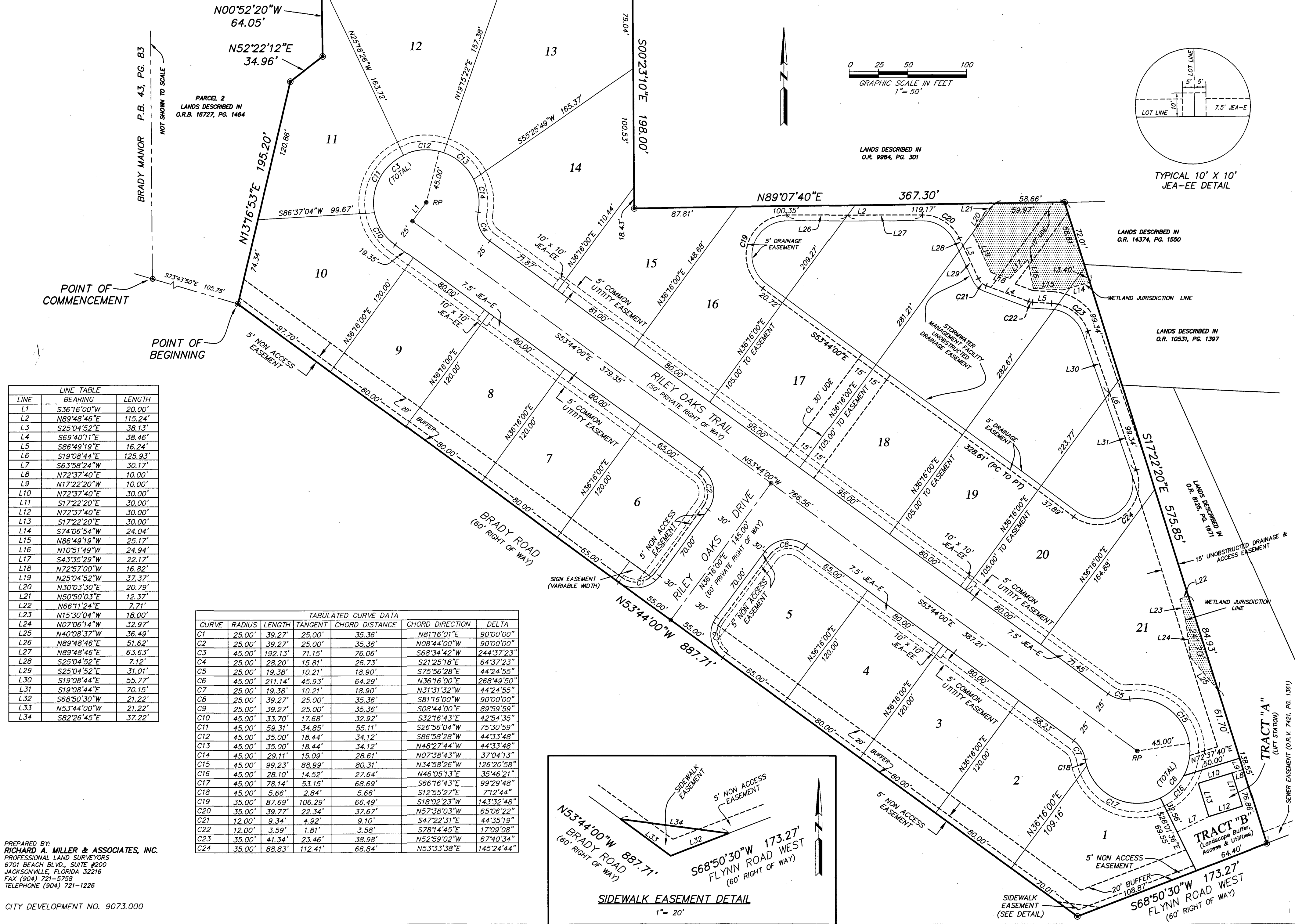
A portion of Government Lot 1, Section 24,
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Jacksonville, Duval County, Florida

15' PRIVATE DRAINAGE EASEMENT
(PER THREE OAKS, P.B. 64, PGS. 188-191)

THREE OAKS P.B. 64, PGS. 188-191

SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 26 EAST

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SHEET 3 OF 3 SHEETS



LINE	BEARING	LENGTH
L1	S36°16'00"W	20.00'
L2	N89°48'46"E	115.24'
L3	S25°04'52"E	38.13'
L4	S69°40'11"E	38.46'
L5	S86°49'19"E	16.24'
L6	S19°08'44"E	125.93'
L7	S63°58'24"W	30.17'
L8	N72°37'40"E	10.00'
L9	N17°22'20"W	10.00'
L10	N72°37'40"E	30.00'
L11	S17°22'20"E	30.00'
L12	N72°37'40"E	30.00'
L13	S17°22'20"E	30.00'
L14	S74°06'54"W	24.04'
L15	N86°49'19"W	25.17'
L16	N10°51'49"W	24.94'
L17	S43°35'29"W	22.17'
L18	N72°37'40"W	16.82'
L19	N25°04'52"W	37.35'
L20	N30°03'30"E	20.79'
L21	N50°50'03"E	12.37'
L22	N66°11'24"E	7.71'
L23	N15°30'04"W	18.00'
L24	N07°06'14"W	32.97'
L25	N40°08'37"W	36.49'
L26	N89°48'46"E	51.62'
L27	N89°48'46"E	63.63'
L28	S25°04'52"E	7.12'
L29	S25°04'52"E	31.01'
L30	S19°08'44"E	55.77'
L31	S19°08'44"E	70.15'
L32	S68°50'30"W	21.22'
L33	N53°44'00"W	21.22'
L34	S82°26'45"E	37.22'

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD DIRECTION	DELTA
C1	25.00'	39.27'	25.00'	35.36'	N81°16'01"E	90°00'00"
C2	25.00'	39.27'	25.00'	35.36'	N08°44'00"W	90°00'00"
C3	45.00'	192.13'	71.15'	76.06'	S68°34'42"W	244°37'23"
C4	25.00'	28.20'	15.81'	26.73'	S21°25'18"E	64°37'23"
C5	25.00'	19.38'	10.21'	18.90'	S75°56'28"E	44°24'55"
C6	45.00'	211.14'	45.93'	64.29'	N36°16'00"E	268°49'50"
C7	25.00'	19.38'	10.21'	18.90'	N31°31'32"W	44°24'55"
C8	25.00'	39.27'	25.00'	35.36'	S81°16'00"W	90°00'00"
C9	25.00'	39.27'	25.00'	35.36'	S08°44'00"E	89°59'59"
C10	45.00'	33.70'	17.68'	32.92'	S32°16'43"E	42°54'35"
C11	45.00'	59.31'	34.85'	55.11'	S26°56'04"W	75°30'59"
C12	45.00'	35.00'	18.44'	34.12'	S86°58'28"W	44°33'48"
C13	45.00'	35.00'	18.44'	34.12'	N48°27'44"W	44°33'48"
C14	45.00'	29.11'	15.09'	28.61'	N07°38'43"W	37°04'13"
C15	45.00'	99.23'	88.99'	80.31'	N34°58'26"W	126°20'58"
C16	45.00'	28.10'	14.52'	27.64'	N46°05'13"E	35°46'21"
C17	45.00'	78.14'	53.15'	68.69'	S66°16'43"E	99°29'48"
C18	45.00'	5.66'	2.84'	5.66'	S12°55'27"E	71°24'44"
C19	35.00'	87.69'	106.29'	66.49'	S18°02'23"W	143°32'48"
C20	35.00'	39.77'	22.34'	37.67'	N57°38'03"W	65°06'22"
C21	12.00'	9.34'	4.92'	9.10'	S47°22'31"E	44°35'19"
C22	12.00'	3.59'	1.81'	3.58'	S78°14'45"E	17°09'08"
C23	35.00'	41.34'	23.46'	38.98'	N52°59'02"W	67°40'34"
C24	35.00'	88.83'	112.41'	66.84'	N53°33'38"E	145°24'44"

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