

# ORTEGA CROSSING UNIT THREE

PLAT BOOK 54 PAGE 52

SHEET 1 OF 5

A PARCEL OF LAND, BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 9, 11, 12 & 13, BLOCK 3, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 AND ALSO LOT 53, WHISPERING PINES UNIT 4, RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY

## ORTEGA CROSSING UNIT THREE

A PARCEL OF LAND, BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 9, 11, 12 & 13, BLOCK 3, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 AND ALSO LOT 53, WHISPERING PINES UNIT 4, RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF ORTEGA CROSSING UNIT TWO, RECORDED IN PLAT BOOK 53, PAGES 35-35D, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT, ALSO BEING ON THE EASTERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS VOLUME (O.R.V.) 8527, PAGE 955, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE, DEPARTING SAID EASTERLY LINE OF O.R.V. 8527, PAGE 955, AND ALONG THE BOUNDARY LINE OF SAID ORTEGA CROSSING UNIT TWO, THE FOLLOWING COURSES: SOUTH 81°06'53" EAST, A DISTANCE OF 103.74 FEET; THENCE NORTH 71°30'19" EAST, A DISTANCE OF 72.07 FEET; THENCE SOUTH 71°39'06" EAST, A DISTANCE OF 115.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 80.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°20'18" EAST, 2.82 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A LENGTH OF 2.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18°20'54" EAST, A DISTANCE OF 12.07 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°45'30" WEST, 16.37 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A LENGTH OF 16.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 45.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°45'30" WEST, 29.46 FEET; THENCE, ALONG AND AROUND THE ARC OF SAID CURVE, A LENGTH OF 30.01 FEET TO A POINT OF TANGENCY; THENCE, NORTH 18°09'25" EAST, A DISTANCE OF 141.81 FEET; THENCE, NORTH 77°53'17" EAST, A DISTANCE OF 152.38 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF WHISPERING PINES UNIT 4, AS RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°14'01" EAST, DEPARTING SAID BOUNDARY LINE OF ORTEGA CROSSING UNIT TWO AND ALONG THE WESTERLY LINE OF SAID WHISPERING PINES UNIT 4, A DISTANCE OF 650.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 53, WHISPERING PINES UNIT 4; THENCE, NORTH 89°51'57" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 53, A DISTANCE OF 156.97 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER BEING ON THE WEST RIGHT OF WAY LINE OF GREAT PINE LANE WEST, (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 53 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°07'05" EAST, A DISTANCE OF 67.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°14'40" EAST, 12.79 FEET; THENCE (2), ALONG AND AROUND THE ARC OF SAID CURVE, A LENGTH OF 12.79 FEET; THENCE SOUTH 89°48'43" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF GREAT PINE LANE WEST, ALONG THE SOUTH LINE OF SAID LOT 53 AND ALONG THE NORTH LINE OF WHISPERING PINES UNIT 5, RECORDED IN PLAT BOOK 44, PAGES 36 THROUGH 36C, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, A DISTANCE OF 132.43 FEET TO THE NORTHWEST CORNER OF SAID WHISPERING PINES UNIT 5; THENCE SOUTH 00°07'56" EAST, ALONG THE WEST LINE OF SAID WHISPERING PINES UNIT 5, A DISTANCE OF 478.01 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 9A, (INTERSTATE 295, A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5,579.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'36" WEST, 516.24 FEET; THENCE, DEPARTING THE WEST LINE OF SAID WHISPERING PINES UNIT 5, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 9A, ALONG AND AROUND THE ARC OF SAID CURVE, A LENGTH OF 516.43 FEET TO THE POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 9A, NORTH 66°07'40" WEST, A DISTANCE OF 331.15 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THOSE LANDS RECORDED IN SAID O.R.V. 8527, PAGE 955; THENCE, DEPARTING THE LAST DESCRIBED RIGHT OF WAY LINE, AND ALONG SAID EASTERLY LINE OF O.R.V. 8527, PAGE 955 THE FOLLOWING TWO (2) COURSES: (1) NORTH 26°25'59" EAST, A DISTANCE OF 625.27 FEET; THENCE NORTH 00°15'57" WEST, A DISTANCE OF 130.59 FEET TO THE POINT OF BEGINNING.

Approved 8-09-2001  
Date  
Atal  
City Engineer  
for Director of Public Works  
Approved 8-23-2001  
Date  
Thane Darr  
for General Counsel

LAND THUS DESCRIBED CONTAINS AN AREA OF 13.445 ACRES, MORE OR LESS.  
SUBJECT PARCEL THUS DESCRIBED IS A PORTION OF THOSE LANDS RECORDED AND DESCRIBED AS THE EASTERLY PORTION OF "RETAINED PROPERTY" IN EXHIBIT "B" OF OFFICIAL RECORD VOLUME 8527, PAGE 955, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

### STATE PLANE COORDINATES NOTE

THE STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO ONE JEA GLOBAL POSITIONING CONTROL POINT, MONUMENTED BY STANLEY CONSULTANTS ON JUNE 2, 1990. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LENOX AVENUE AND STATE ROAD 103 (LANE AVENUE). SAID POINT IS A BERNTSEN A-2 BREAKAWAY MONUMENT WITH A JEA ALUMINUM GPS DISK SET INTO THE TOP OF A METAL PIPE IMBEDDED IN THE GROUND. SAID DISK IS STAMPED AS STATION 136. THE STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED ON THE SUBJECT SITE BY EMPLOYING THE USE OF GLOBAL POSITIONING EQUIPMENT. PLAT BEARING MUST BE ROTATED COUNTER-CLOCKWISE 01°39'28" TO STATE PLANE ORIENTATION.

### EASEMENT NOTE

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.  
The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the City of Jacksonville.

### FLOOD ZONE NOTE

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE A 100 YEAR FLOOD ELEVATION 6 FEET), AS BEST DETERMINED FROM FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120077 0155, SUFFIX (E) DATED 8/15/1989.  
THE F.I.R.M. INFORMATION AND DELINEATION ON THIS PLAT ARE 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 FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

### 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 PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

## ADOPTION & DEDICATION:

This is to certify that AY. VENTURES, INC., a CORPORATION IN THE STATE OF FLORIDA, is the lawful owner of the lands described in the caption hereon known as ORTEGA CROSSING UNIT THREE, having caused the same to be surveyed and subdivided. This plat, made in accordance with said survey, is hereby adopted as a true and correct plat of those lands. All roads, parkways, streets, lanes, courts, walkways, easements for drainage, and non-access easements, except all private easements and conservation easements, which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easement 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 hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lake/stormwater management facilities these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes and courts as noted above) hereby dedicate, together with all substances or matter which may flow or pour from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lake/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 owners, its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the ORTEGA CROSSING HOMEOWNERS ASSOCIATION INC., its successor and assigns as set forth in the Declarations of covenants, restrictions, conditions and easements for ORTEGA CROSSING. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for 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 developer or any other person within the area of the lands hereby platted, or of the lakes and treatment system 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 the control structures to effect adequate drainage.
- The Owner, 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 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 agent, contractors, employees, servants, licensees or concessionaires within ORTEGA CROSSING UNIT THREE. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non-access easements, and also 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.

"Those easements designated as sewer and water are hereby irrevocably dedicated to JEA, its successors and assigns, for its use in conjunction with those utilities."

"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 "12 foot Private Drainage Easement" and all UNOBSTRUCTED DRAINAGE EASEMENTS, as shown on this plat are hereby dedicated to, and shall be the responsibility of, and maintained by the ORTEGA CROSSING HOME OWNERS ASSOCIATION, INC. (O.C.H.O.A.), its successors and assigns. In addition the O.C.H.O.A. shall have a perpetual non-exclusive easement over all areas of the surface water or storm water management system for access to operate, maintain, or repair the system.

In witness thereof, the AY. VENTURES, INC., has caused these presents to be signed by its President/CEO.  
This 31 Day of May, 2001.

AY. VENTURES, INC.  
Witness: Philip D. Yonge By: Emil S. Aramoonie  
Philip D. Yonge EMIL S. ARAMOONIE, PRESIDENT  
Print or type name Director of AY. VENTURES, INC.  
Witness: Maury Murphy Corp. Seal \_\_\_\_\_  
Maury Murphy  
Print or type name  
This \_\_\_\_\_ Day of \_\_\_\_\_ 2001.

BANK OF AMERICA  
Witness: Capt. P. Pettway By: Michael Pritsch  
Crystal R. Perway MICHAEL PRITSCHE, VICE PRESIDENT  
Print or type name  
Witness: Betty J. Johnson  
Betty J. Johnson  
Print or type name

## APPROVED FOR THE RECORD:

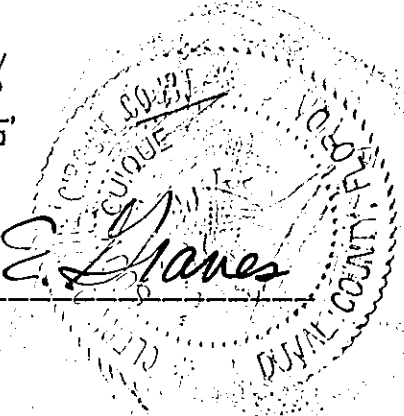
This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

[Signature]  
Director of Public Works  
Date: August 23, 2001

## CLERK'S CERTIFICATE: 2001215147

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording, and is recorded in Plat Book 54 Pages 52 thru 52D, of the Public Records of Duval County, Florida.  
Signed this 28<sup>th</sup> day of August, A.D., 2001.

[Signature]  
Clerk  
By: [Signature]  
Deputy Clerk



## Notary for AY. VENTURES, INC.:

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31 day of May, A.D., 2001, by Emil S. Aramoonie who is personally known to me or produced driver's license as identification and (did) (did not) take an oath.

[Signature]  
Notary Public, State of Florida  
My Commission Expires August 18, 2003

## Notary for BANK OF AMERICA:

STATE OF FLORIDA  
COUNTY OF DUVAL

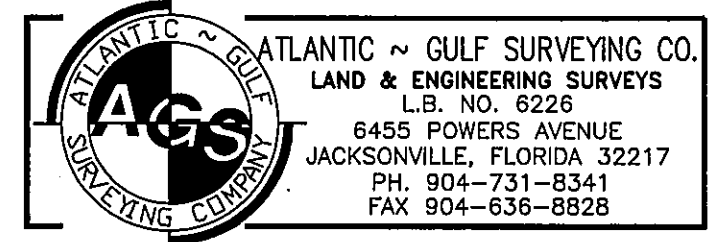
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, A.D., 2001, by Michael Pritsch who is personally known to me or produced identification and (did) (did not) take an oath.

[Signature]  
Notary Public, State of Florida  
My Commission Expires December 20, 2003

## PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9<sup>th</sup> day of August, 2001.

[Signature]  
Glenn E. McGregor, PLS  
Professional Land Surveyor Number 4252



## 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 4<sup>th</sup> day of JUNE, A.D., 2001.  
By: Brian R. Marie  
Brian R. Marie  
Florida Registered  
Land Surveyor, No. 4852

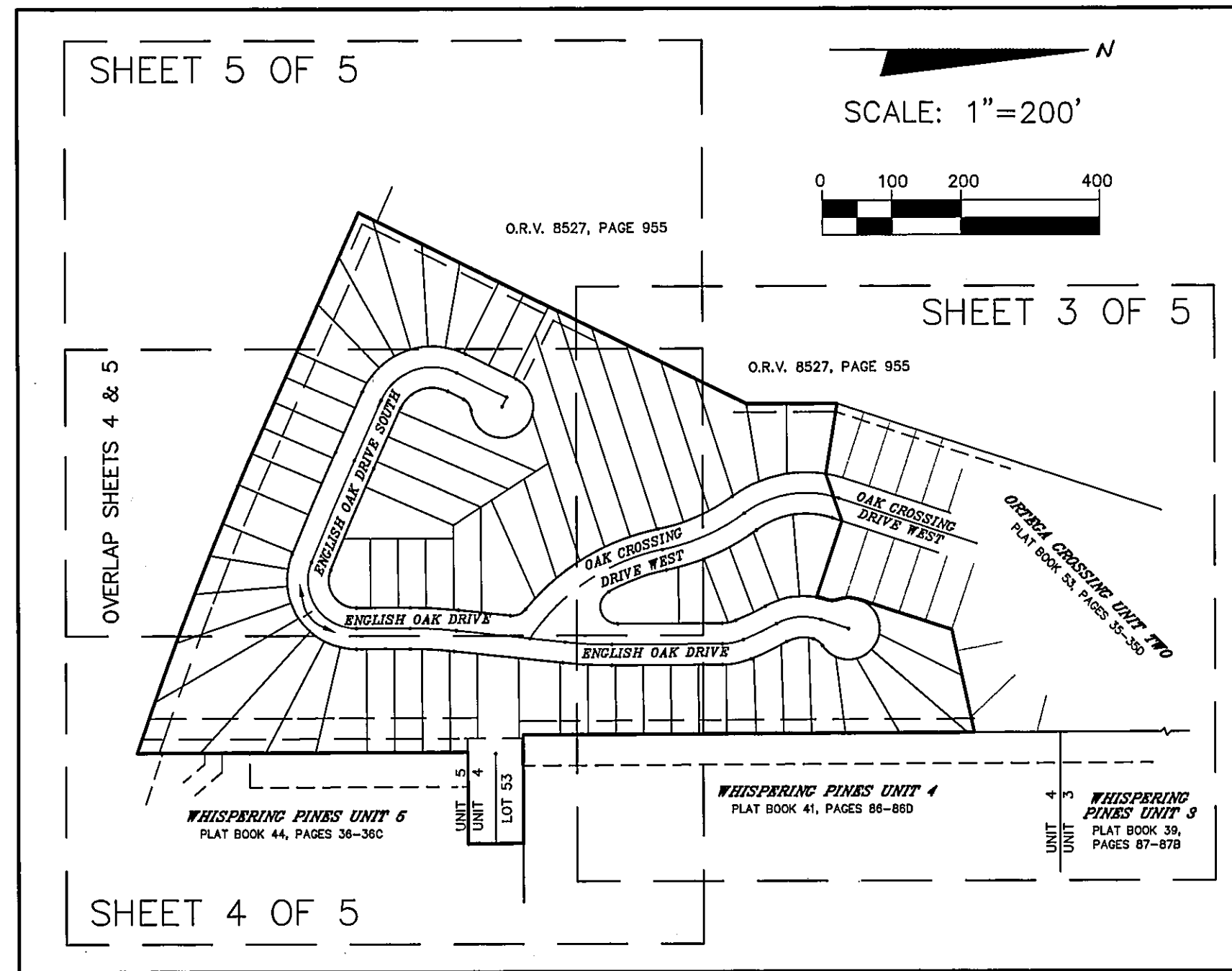
P.S.D. # 98.056  
C.C.A.S. # 18660.1  
City Development # 1402.11

# ORTEGA CROSSING UNIT THREE

A PARCEL OF LAND, BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 9, 11, 12 & 13, BLOCK 3, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 AND ALSO LOT 53, WHISPERING PINES UNIT 4, RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY

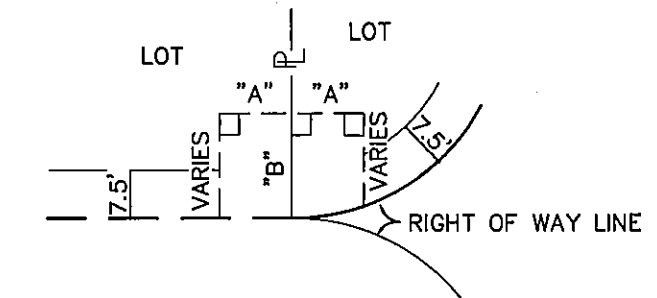
## GENERAL NOTES

1. ALL RIGHTS OF WAY ARE 60.0 FEET WIDE UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, J.E.A. WATER AND SEWER, AND UTILITIES, UNLESS OTHERWISE SHOWN
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF WHISPERING PINES UNIT 3 AND UNIT 4, SAID BEARING BEING N. 00°14'10" W., PER PLAT BOOK 39, PAGE 87-87B (UNIT 3), AND PLAT BOOK 41, PAGE 86-86D (UNIT 4).
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 UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE 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 OF 5 FOR FLOOD NOTES.



KEY PLAN

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 25' ON CURVES & CUL-DE-SACS
2.	MINIMUM OF 20' FRONT YARD
3.	MINIMUM OF 20' REAR YARD
4.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.



JEA EQUIPMENT EASEMENT DETAIL

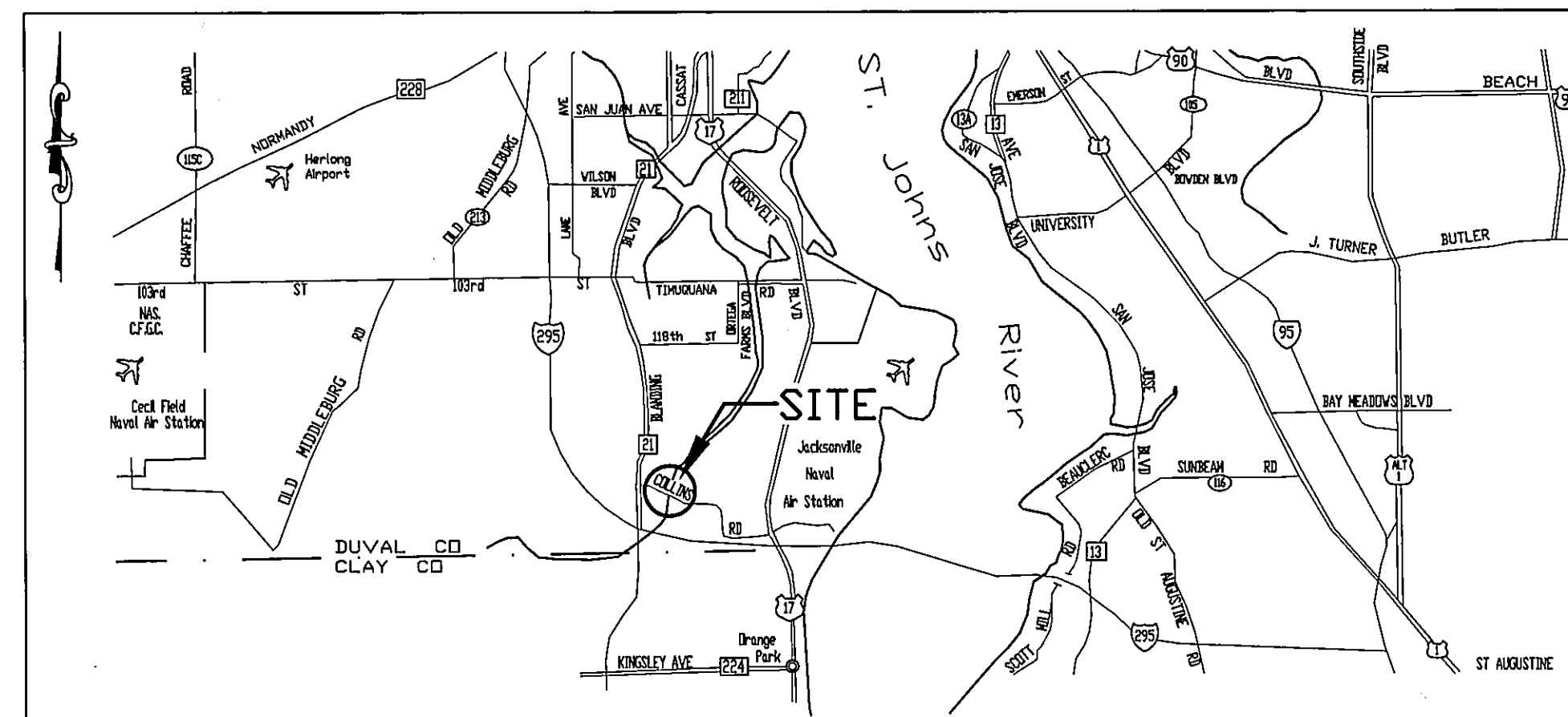
NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

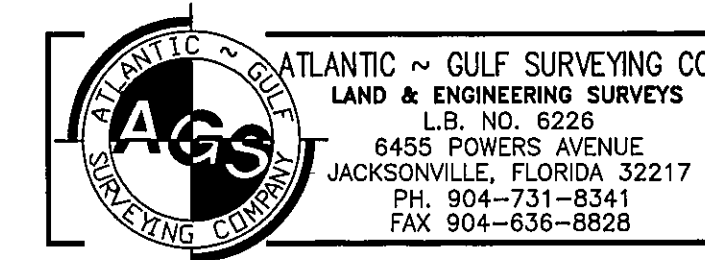
DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT

## LEGEND

- |   |              |
|---|--------------|
| PERMANENT REFERENCE MONUMENT FOUND=       | AS NOTED     |
| PERMANENT REFERENCE MONUMENT FOUND=       | AS NOTED     |
| PERMANENT REFERENCE MONUMENT SET=         | P.L.S. 4852  |
| PERMANENT CONTROL POINT SET=              | P.L.S. 4852  |
| DENOTES STREET NAME CHANGE                | S.J.R.W.M.D. |
| ST. JOHNS RIVER WATER MANAGEMENT DISTRICT |              |
| DEPARTMENT OF ENVIRONMENTAL REGULATION    | D.E.R.       |
| CORPS OF ENGINEERS                        | C.O.E.       |
| OFFICIAL RECORDS VOLUME                   | O.R.V.       |
| PAGE                                      | PG.          |
| PLAT BOOK                                 | P.B.         |
| EASEMENT                                  | ESM'T        |
| RIGHT OF WAY                              | R/W          |
| SECTION                                   | SEC.         |
| RADIAL                                    | (R)          |
| PROPERTY LINE                             | P            |
| PART OF                                   | P/O          |
| OFFICIAL RECORD VOLUME                    | O.R.V.       |
| JEA EQUIPMENT EASEMENT                    | JEA-E.E.     |
| JEA EASEMENT                              | JEA-E.       |

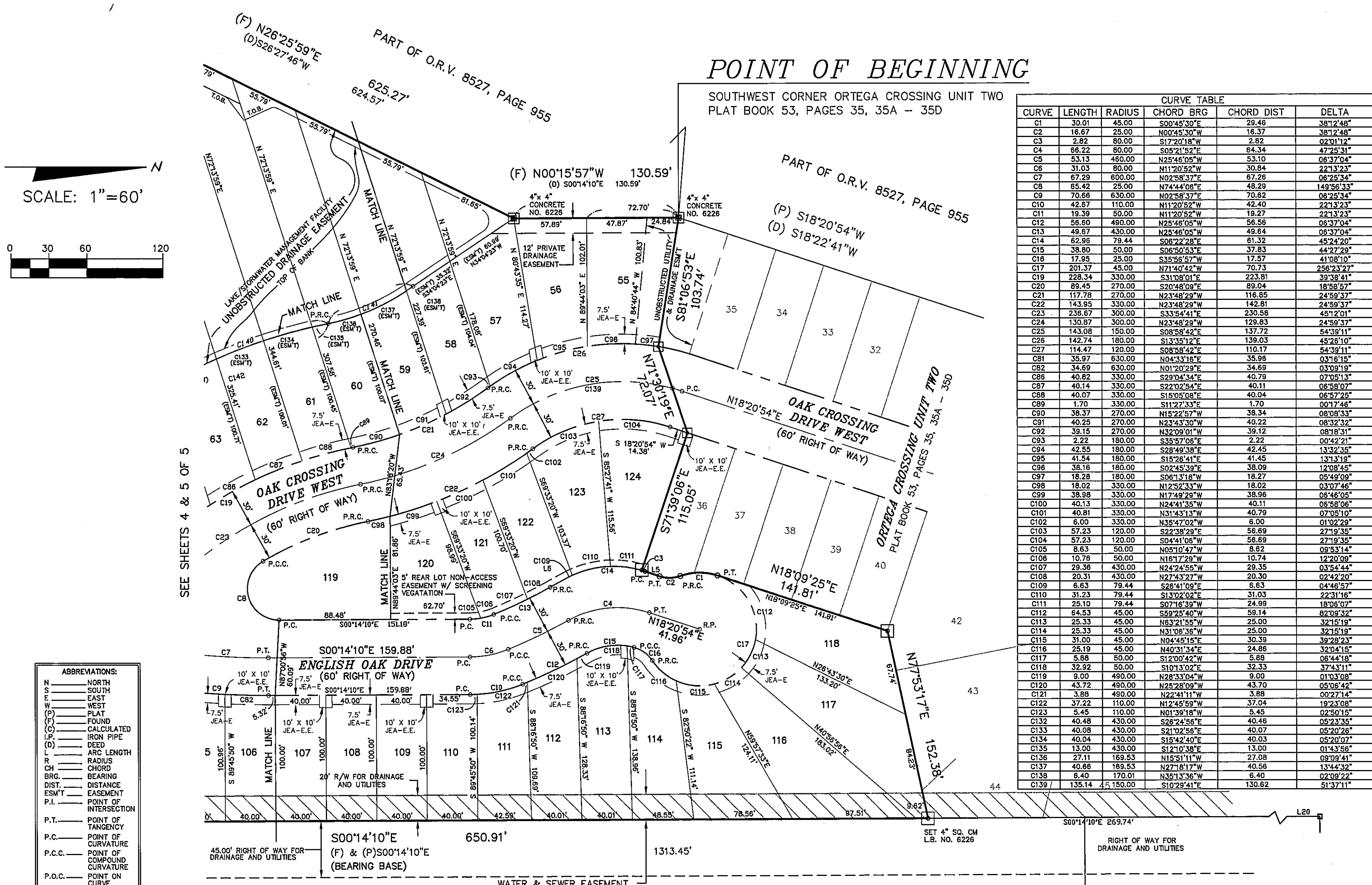


JACKSONVILLE VICINITY MAP  
NOT TO SCALE



# ORTEGA CROSSING UNIT THREE

A PARCEL OF LAND, BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 9, 11, 12 & 13, BLOCK 3, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 AND ALSO LOT 53, WHISPERING PINES UNIT 4, RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY



## POINT OF BEGINNING

SOUTHWEST CORNER ORTEGA CROSSING UNIT TWO  
PLAT BOOK 53, PAGES 35, 35A - 35D

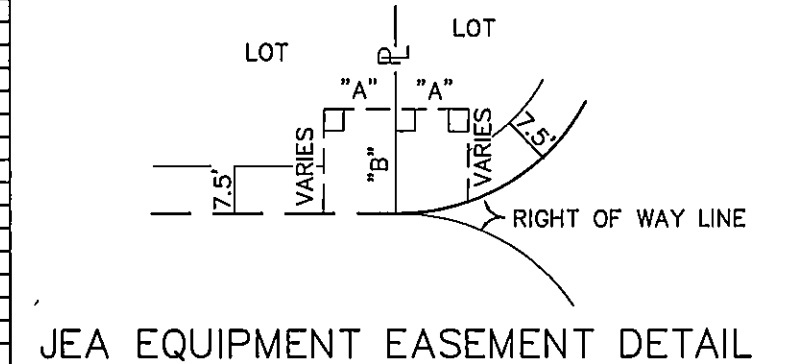
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C1	30.01	45.00	S00°45'30"E	29.46	38°12'48"
C2	16.87	25.00	N00°45'30"W	16.37	38°12'48"
C3	2.82	80.00	S17°20'18"W	2.82	02°01'12"
C4	66.22	80.00	S05°21'52"E	64.34	47°25'31"
C5	53.13	450.00	N25°46'05"W	53.10	08°37'04"
C6	31.03	80.00	N11°20'52"W	30.84	22°13'23"
C7	67.29	600.00	N02°58'37"E	67.26	06°25'34"
C8	85.42	25.00	N74°44'08"E	48.29	149°56'33"
C9	70.69	630.00	N07°58'37"E	70.62	08°25'34"
C10	42.87	110.00	N11°20'52"W	42.40	22°13'23"
C11	19.39	50.00	N11°20'52"W	19.27	22°13'23"
C12	56.60	490.00	N25°46'05"W	56.56	08°37'04"
C13	49.67	430.00	N25°46'05"W	49.64	08°37'04"
C14	62.89	79.44	S06°22'28"E	61.32	45°24'20"
C15	38.90	50.00	S06°52'53"E	37.83	44°27'29"
C16	17.95	25.00	S35°56'57"W	17.57	41°08'10"
C17	201.37	45.00	N71°40'42"W	70.73	256°23'27"
C18	228.34	330.00	S31°08'01"E	223.81	39°38'41"
C19	89.45	270.00	S20°48'09"E	89.04	18°58'57"
C20	117.78	270.00	N23°48'29"W	116.85	24°59'37"
C21	143.95	330.00	N23°48'29"W	142.81	24°59'37"
C22	236.67	300.00	S33°54'41"E	230.56	45°12'01"
C23	130.87	300.00	N23°48'29"W	129.83	24°59'37"
C24	143.08	150.00	S08°58'42"E	137.72	54°39'11"
C25	142.74	180.00	S13°32'12"E	139.03	45°42'10"
C26	114.47	120.00	S08°58'42"E	110.17	54°39'11"
C27	35.97	45.00	N04°33'16"E	35.98	03°16'15"
C28	34.69	630.00	N01°20'29"E	34.69	03°09'19"
C29	40.82	330.00	S29°04'34"E	40.79	07°05'13"
C30	40.14	330.00	S29°04'34"E	40.11	08°59'07"
C31	40.07	330.00	S16°05'08"E	40.04	06°57'25"
C32	1.70	330.00	S11°27'33"E	1.70	00°17'46"
C33	38.37	270.00	N15°22'57"W	38.34	08°09'33"
C34	40.25	270.00	N23°43'30"W	40.22	08°32'32"
C35	59.15	270.00	N36°09'01"W	59.12	08°18'31"
C36	2.22	180.00	S35°57'08"E	2.22	00°42'21"
C37	42.55	180.00	S28°49'38"E	42.45	13°32'35"
C38	41.54	180.00	S15°26'41"E	41.45	13°13'19"
C39	38.16	180.00	S02°45'39"E	38.09	12°08'45"
C40	18.28	180.00	S06°32'18"W	18.27	05°49'09"
C41	18.02	330.00	N17°49'29"W	18.02	03°07'46"
C42	38.98	330.00	N17°49'29"W	38.96	06°46'05"
C43	40.13	330.00	N24°41'35"W	40.11	05°58'06"
C44	40.81	330.00	N31°43'13"W	40.79	07°05'10"
C45	6.03	330.00	N35°47'02"W	6.00	01°22'29"
C46	57.23	120.00	S22°39'29"E	56.69	27°19'35"
C47	57.23	120.00	S04°41'06"W	56.69	27°19'35"
C48	8.63	50.00	N05°10'47"W	8.62	09°53'14"
C49	10.79	50.00	N16°17'29"W	10.74	12°20'09"
C50	29.36	430.00	N24°24'55"W	29.35	03°54'44"
C51	20.31	430.00	N27°43'27"W	20.30	02°42'20"
C52	6.63	79.44	S28°41'09"E	6.63	04°46'57"
C53	31.23	79.44	S13°02'02"E	31.03	22°31'16"
C54	25.10	79.44	S07°16'39"W	24.99	18°05'07"
C55	64.13	45.00	S59°25'40"W	59.14	82°09'52"
C56	25.33	45.00	N63°21'55"W	25.00	39°15'19"
C57	25.33	45.00	N31°08'36"W	25.00	32°15'19"
C58	31.00	45.00	N04°45'15"E	30.39	39°28'23"
C59	25.19	45.00	N40°31'34"E	24.88	32°04'15"
C60	8.89	50.00	N22°41'11"W	8.89	06°44'18"
C61	32.92	50.00	S10°13'02"E	32.33	37°43'11"
C62	9.00	490.00	N28°33'04"W	9.00	01°03'08"
C63	43.72	490.00	N25°28'09"W	43.70	05°06'42"
C64	3.88	490.00	N22°41'11"W	3.88	00°27'14"
C65	37.22	110.00	N12°45'59"W	37.04	19°23'08"
C66	5.45	110.00	N01°39'18"W	5.45	02°50'15"
C67	40.48	430.00	S28°24'56"E	40.46	05°23'35"
C68	40.08	430.00	S21°02'58"E	40.07	05°20'26"
C69	40.04	430.00	S18°42'40"E	40.03	05°20'07"
C70	13.00	430.00	S12°10'38"E	13.00	01°43'56"
C71	27.11	169.53	N15°51'11"W	27.08	09°09'41"
C72	40.66	169.53	N27°18'17"W	40.56	13°44'32"
C73	8.40	170.01	N35°13'36"W	8.40	02°09'22"
C74	135.14	45.150.00	S10°29'41"E	130.62	51°37'11"

### GENERAL NOTES

- ALL RIGHTS OF WAY ARE 60.0 FEET WIDE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, J.E.A. WATER AND SEWER, AND UTILITIES, UNLESS OTHERWISE SHOWN
- BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF WHISPERING PINES UNIT 3 AND UNIT 4, SAID BEARING BEING N. 00°14'10" W., PER PLAT BOOK 39, PAGE 87-87B (UNIT 3), AND PLAT BOOK 41, PAGE 86-86D (UNIT 4).
- PERMANENT CONTROL POINTS TO BE SET AS REQUIRED. SHOWN THUS (o)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 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. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LAND-SCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- SEE SHEET 1 OF 5 FOR FLOOD NOTES.

### LEGEND

- PERMANENT REFERENCE MONUMENT FOUND= [Symbol]
- PERMANENT REFERENCE MONUMENT FOUND= [Symbol]
- PERMANENT REFERENCE MONUMENT SET= [Symbol]
- PERMANENT CONTROL POINT SET= [Symbol]
- NOTES STREET NAME CHANGE
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- OFFICIAL RECORDS VOLUME
- PAGE
- PLAT BOOK
- EASEMENT
- RIGHT OF WAY
- PART OF
- RADIAL
- SECTION
- PROPERTY LINE
- OFFICIAL RECORD VOLUME
- JEA EQUIPMENT EASEMENT
- JEA EASEMENT



JEA EQUIPMENT EASEMENT DETAIL  
NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

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

#### ABBREVIATIONS:

- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- (F) FOUND
- (C) CALCULATED
- (I.P.) IRON PIPE
- (D) DEED
- (L) ARC LENGTH
- (R) RADIUS
- (CH) CHORD
- (BRG.) BEARING
- (DIST.) DISTANCE
- (ESMT) EASEMENT
- (P.I.) POINT OF INTERSECTION
- (P.T.) POINT OF TANGENCY
- (P.C.) POINT OF CURVATURE
- (P.C.C.) POINT OF COMPOUND CURVATURE
- (P.O.C.) POINT ON CURVE
- (P.R.C.) POINT OF REVERSE CURVATURE
- (T.O.B.) TOP OF BANK

WHISPERING PINES UNIT 4  
PLAT BOOK 41, PAGES 86-86D

WATER & SEWER EASEMENT (HATCHED AREA)  
O.R.V. 5864 PAGE 2263  
O.R.V. 5859 PAGE 1543  
O.R.V. 5864 PAGE 2255  
PARCEL "C"

LINE	LENGTH	BEARING
L1	33.78	S01°58'41"W
L2	20.00	N88°01'19"W
L3	41.36	N01°58'41"E
L4	20.00	S01°58'41"E
L5	12.07	S18°20'54"W
L6	13.48	S29°04'37"E

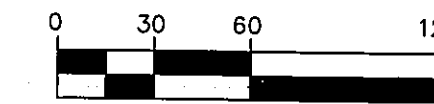
#### BUILDING RESTRICTION DATA

- MINIMUM OF 25' ON CURVES & CUL-DE-SACS
- MINIMUM OF 20' FRONT YARD
- MINIMUM OF 20' REAR YARD
- MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.

# ORTEGA CROSSING UNIT THREE

A PARCEL OF LAND, BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 9, 11, 12 & 13, BLOCK 3, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 AND ALSO LOT 53, WHISPERING PINES UNIT 4, RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY

SCALE: 1"=60'



### GENERAL NOTES

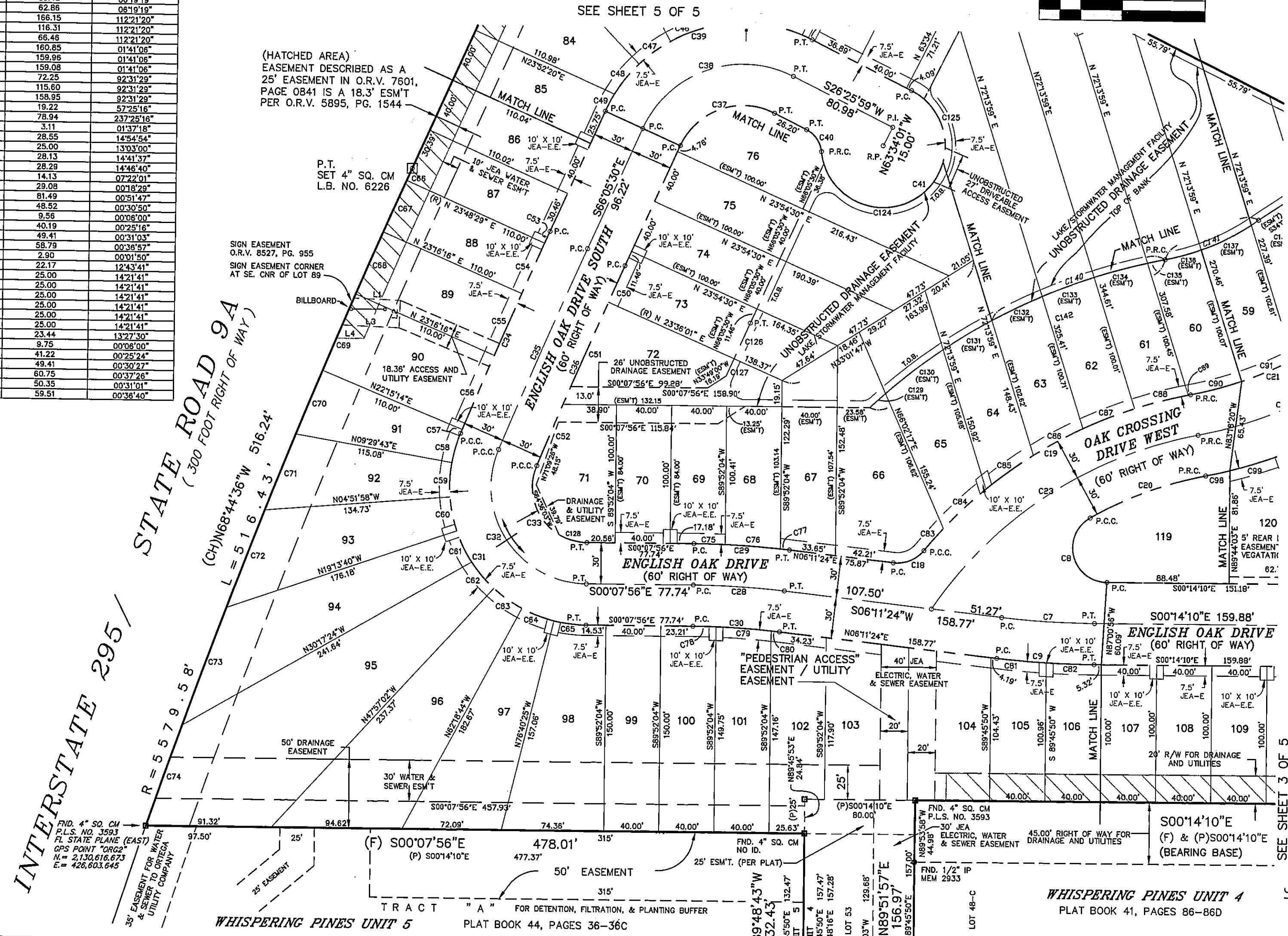
- ALL RIGHTS OF WAY ARE 60.0 FEET WIDE UNLESS OTHERWISE NOTED.
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- JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- SEE SHEET 1 OF 5 FOR FLOOD NOTES.

### LEGEND

- PERMANENT REFERENCE MONUMENT FOUND= [Symbol] AS NOTED
- PERMANENT REFERENCE MONUMENT FOUND= [Symbol] AS NOTED
- PERMANENT REFERENCE MONUMENT SET= [Symbol] P.L.S. 4852
- PERMANENT CONTROL POINT SET= [Symbol] P.L.S. 4852
- DENOTES STREET NAME CHANGE= [Symbol]
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT= [Symbol] S.J.R.W.M.D.
- DEPARTMENT OF ENVIRONMENTAL REGULATION= [Symbol] D.E.R.
- CORPS OF ENGINEERS= [Symbol] C.O.E.
- OFFICIAL RECORDS VOLUME= [Symbol] O.R.V.
- PAGE= [Symbol] PG.
- PLAT BOOK= [Symbol] P.B.
- EASEMENT= [Symbol] ESM/T
- RIGHT OF WAY= [Symbol] R/W
- SECTION= [Symbol] SEC.
- RADIAL= [Symbol] (R)
- PROPERTY LINE= [Symbol] P/O
- PART OF= [Symbol] P/O
- OFFICIAL RECORD VOLUME= [Symbol] O.R.V.
- JEA EQUIPMENT EASEMENT= [Symbol] JEA-E.E.
- JEA EASEMENT= [Symbol] JEA-E.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C7	67.29	800.00	N02°58'37"E	87.28	08°25'34"
C8	65.42	25.00	N74°44'09"E	48.23	149°58'33"
C9	70.66	630.00	N02°58'37"E	70.62	06°25'34"
C18	24.93	25.00	N22°22'58"W	23.91	57°08'45"
C19	228.14	330.00	S01°08'01"E	223.81	38°38'41"
C20	89.45	270.00	S02°04'09"E	89.04	18°38'57"
C21	117.78	270.00	N23°48'29"W	116.85	24°53'37"
C22	236.67	300.00	S33°54'41"E	230.58	45°12'01"
C24	130.87	300.00	N23°48'29"W	129.83	24°53'37"
C28	66.20	600.00	S03°01'44"W	66.17	08°19'19"
C29	69.51	630.00	S03°01'44"W	69.48	08°19'19"
C30	62.89	570.00	S03°01'44"W	62.86	08°19'19"
C31	196.10	100.00	N56°02'44"E	166.15	112°21'20"
C32	137.27	70.00	N56°02'44"E	116.31	112°21'20"
C33	78.44	40.00	N56°02'44"E	66.48	112°21'20"
C34	160.85	5469.58	S66°56'03"E	160.85	01°41'06"
C35	159.97	5439.58	S66°56'03"E	159.96	01°41'06"
C36	159.09	5409.58	S66°56'03"E	159.08	01°41'06"
C37	80.74	50.00	S18°49'46"E	72.25	92°31'29"
C38	123.19	80.00	S18°49'46"E	116.60	92°31'29"
C39	177.63	110.00	S18°49'46"E	158.95	92°31'29"
C40	20.04	20.00	S55°08'37"W	18.22	57°22'16"
C41	186.47	45.00	N34°51'23"W	78.94	237°25'16"
C42	3.11	110.00	S25°37'20"W	3.11	01°37'18"
C43	28.63	110.00	S17°21'13"W	28.55	14°54'54"
C46	25.05	110.00	S22°43'42"E	25.00	14°41'37"
C47	28.21	110.00	S38°38'02"E	28.13	13°03'00"
C48	28.37	110.00	S51°20'10"E	28.29	14°46'40"
C49	14.14	110.00	S62°24'30"E	14.13	07°22'01"
C50	29.08	5409.58	S66°56'03"E	29.08	00°18'28"
C51	81.49	5409.58	S66°56'03"E	81.49	00°18'28"
C52	48.52	5409.58	S67°31'11"E	48.52	00°23'50"
C53	9.56	5469.58	S68°08'30"E	9.56	00°08'00"
C54	40.19	5469.58	S66°24'08"E	40.19	00°25'16"
C55	49.41	5469.58	S66°52'18"E	49.41	00°31'03"
C56	58.79	5469.58	S67°20'18"E	58.79	00°36'57"
C57	2.90	5469.58	S67°45'41"E	2.90	00°31'50"
C58	22.21	100.00	S74°08'26"E	22.17	12°43'41"
C59	25.07	100.00	S87°41'07"E	25.00	14°21'41"
C60	25.07	100.00	N72°57'11"E	25.00	14°21'41"
C61	25.07	100.00	N83°33'30"E	25.00	14°21'41"
C62	25.07	100.00	N49°13'48"E	25.00	14°21'41"
C63	25.07	100.00	N34°52'07"E	25.00	14°21'41"
C64	25.07	100.00	N20°30'25"E	25.00	14°21'41"
C65	23.49	100.00	N08°35'50"E	23.44	13°27'30"
C66	9.75	5579.58	S68°38'30"E	9.75	00°08'00"
C67	41.22	5579.58	S68°24'12"E	41.22	00°08'00"
C68	49.41	5579.58	S66°52'08"E	49.41	00°30'27"
C69	60.75	5579.58	S67°28'04"E	60.75	00°37'26"
C70	59.51	5579.58	S68°00'17"E	59.51	00°31'01"
C71	59.51	5579.58	S68°34'08"E	59.51	00°38'40"

ABBREVIATIONS:	
N	NORTH
S	SOUTH
E	EAST
W	WEST
(P)	PLAT
(F)	FOUND
(C)	COMPOUND
(P)	POINT OF INTERSECTION
(D)	DEED
L	ARC LENGTH
R	RADIUS
CH	CHORD
BRG.	BEARING
DIST.	DISTANCE
ESMT	EASEMENT
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE
R/W	RIGHT OF WAY
T.O.B.	TOP OF BANK



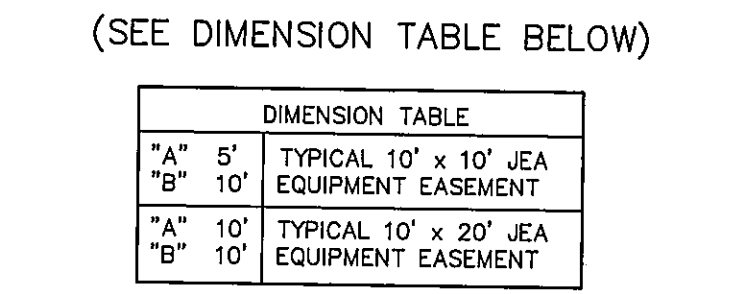
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C72	75.98	5579.58	S69°16'52"E	75.98	00°46'48"
C73	91.71	5579.58	S70°07'31"E	91.71	00°56'30"
C74	77.77	5579.58	S70°58'44"E	77.77	00°47'55"
C75	22.83	630.00	S00°54'21"W	22.83	02°00'34"
C76	40.10	630.00	S03°46'02"W	40.09	03°38'49"
C77	6.99	630.00	S05°51'26"W	6.99	00°36'57"
C78	16.79	630.00	S09°42'42"W	16.79	01°41'16"
C79	40.09	570.00	S03°34'14"W	40.08	02°00'34"
C80	6.01	570.00	S05°53'16"W	6.01	04°01'48"
C81	35.97	630.00	N04°33'16"E	35.96	03°16'15"
C82	34.89	630.00	N01°20'28"E	34.89	03°09'19"
C83	21.33	330.00	S48°06'14"E	21.33	02°42'15"
C84	42.06	330.00	S43°36'01"E	42.06	02°18'11"
C85	42.21	330.00	S36°17'03"E	42.18	07°18'11"
C86	40.82	330.00	S29°04'34"E	40.79	07°09'13"
C87	40.14	330.00	S22°02'54"E	40.11	06°58'07"
C88	40.07	330.00	S19°03'08"E	40.04	06°57'25"
C89	1.70	330.00	S11°22'33"E	1.70	08°33'34"
C90	38.37	270.00	N19°22'57"W	38.34	08°33'34"
C91	40.25	270.00	N23°43'30"W	40.22	08°32'32"
C92	18.02	330.00	N12°52'33"W	18.02	03°07'46"
C93	38.98	330.00	N17°48'29"W	38.98	06°46'05"
C124	125.22	45.00	N04°09'20"E	88.55	159°28'49"
C125	61.25	45.00	S65°28'42"W	56.63	77°59'28"
C126	28.54	5309.58	S66°14'44"E	28.54	00°18'29"
C127	13.78	5309.58	S66°28'26"E	13.78	00°08'55"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C128	21.19	40.00	N15°02'26"E	20.84	39°20'44"
C129	15.52	430.00	S42°38'55"E	15.52	02°44'04"
C130	52.66	430.00	S38°07'04"E	52.62	07°00'58"
C131	41.26	430.00	S31°31'39"E	41.24	05°29'51"
C132	40.48	430.00	S26°24'58"E	40.48	05°23'35"
C133	40.08	430.00	S21°02'56"E	40.07	05°20'26"
C134	40.04	430.00	S15°42'40"E	40.03	05°20'07"
C135	13.00	430.00	S12°10'38"E	13.00	01°43'56"
C136	27.11	189.53	N15°51'11"W	27.08	09°09'41"
C137	40.68	169.53	N27°18'17"W	40.66	13°44'32"
C138	6.40	170.01	N31°33'36"W	6.40	05°20'22"
C140	133.60	430.00	S20°12'42"E	133.06	17°48'04"
C141	74.16	170.00	N23°48'29"W	73.57	24°59'37"
C142	243.03	430.00	S27°30'09"E	238.81	32°22'57"

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.78	S01°58'41"W
L2	20.00	N89°58'11"E
L3	41.36	N01°58'11"E
L4	20.00	S00°10'11"E
L5	12.07	S18°20'54"W
L6	13.42	S29°04'37"E

- ### BUILDING RESTRICTION DATA
- MINIMUM OF 25' ON CURVES & CUL-DE-SACS
  - MINIMUM OF 20' FRONT YARD
  - MINIMUM OF 20' REAR YARD
  - MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.

### JEA EQUIPMENT EASEMENT DETAIL



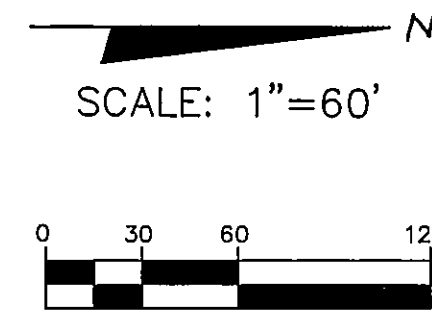
**ATLANTIC GULF SURVEYING CO.**  
**LAND & ENGINEERING SURVEYS**  
 L.B. NO. 6226  
 6455 POWERS AVENUE  
 JACKSONVILLE, FLORIDA 32217  
 PH. 904-731-8341  
 FAX 904-636-8828

# ORTEGA CROSSING UNIT THREE

A PARCEL OF LAND, BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF TRACTS 9, 11, 12 & 13, BLOCK 3, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 AND ALSO LOT 53, WHISPERING PINES UNIT 4, RECORDED IN PLAT BOOK 41, PAGES 86 THROUGH 86D, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY

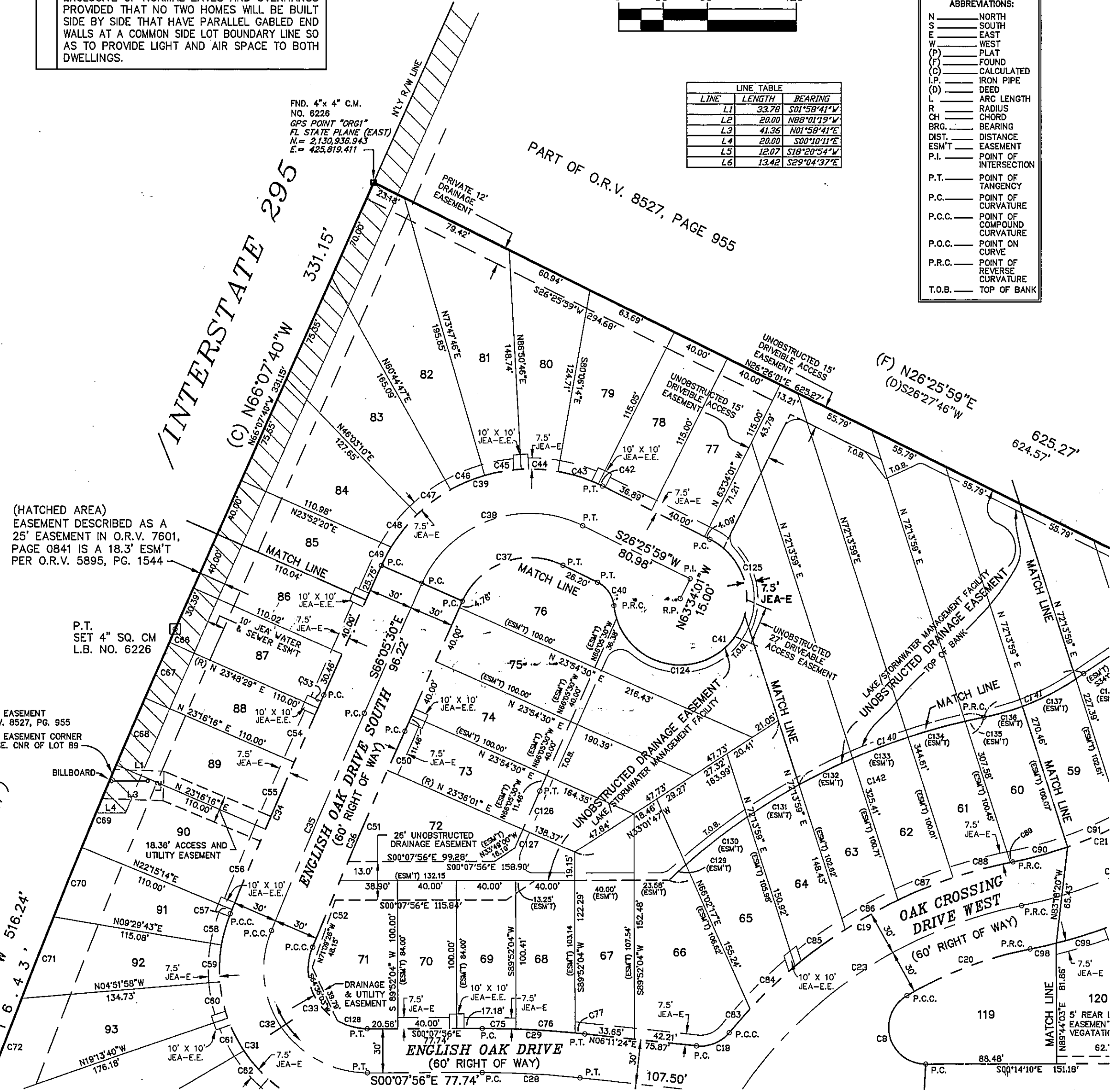
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C8	65.42	25.00	N74°44'06"E	48.29	149°56'33"
C18	24.93	25.00	N22°22'59"W	23.91	57°08'45"
C19	228.34	330.00	S31°08'01"E	223.81	39°38'41"
C20	83.45	270.00	S20°48'09"E	80.04	18°58'37"
C21	117.78	270.00	N23°48'29"W	116.85	24°59'37"
C23	236.87	300.00	S33°54'41"E	230.58	45°12'01"
C24	130.87	300.00	N23°48'29"W	129.83	24°59'37"
C28	68.20	800.00	S03°01'44"W	66.17	06°19'19"
C29	69.51	830.00	S03°01'44"W	69.48	06°19'19"
C31	188.10	100.00	N56°02'44"E	186.15	112°21'20"
C32	137.27	70.00	N56°02'44"E	116.31	112°21'20"
C33	78.44	40.00	N56°02'44"E	68.46	112°21'20"
C34	160.85	5489.58	S66°56'03"E	160.85	01°41'08"
C35	159.97	5439.58	S66°56'03"E	159.96	01°41'08"
C36	159.09	5409.58	S66°56'03"E	159.08	01°41'08"
C37	80.74	50.00	S19°49'46"E	72.25	92°31'29"
C38	129.19	80.00	S19°49'46"E	115.60	92°31'29"
C39	177.63	110.00	S19°49'46"E	158.95	92°31'29"
C40	23.04	20.00	S55°08'37"W	19.22	57°25'16"
C41	186.47	45.00	N34°51'33"W	78.94	232°23'16"
C42	3.11	110.00	S25°37'20"W	3.11	01°37'18"
C43	28.83	110.00	S17°21'13"W	28.55	14°54'54"
C44	25.05	110.00	S03°22'16"W	25.00	130°23'00"
C45	25.05	110.00	S09°49'44"E	25.00	130°23'00"
C46	25.05	110.00	S22°41'42"E	25.00	130°23'00"
C47	28.21	110.00	S36°36'02"E	28.13	14°41'37"
C48	28.37	110.00	S51°20'10"E	28.29	14°46'40"
C49	14.14	110.00	S62°24'30"E	14.13	07°22'01"
C50	23.08	5409.58	S68°44'44"E	23.08	00°48'39"
C51	61.49	5409.58	S68°44'44"E	61.49	00°51'47"
C52	48.52	5409.58	S67°31'11"E	48.52	00°30'50"
C53	9.56	5469.58	S66°08'30"E	9.58	00°06'00"
C54	40.19	5469.58	S66°24'08"E	40.19	00°26'16"
C55	49.41	5469.58	S69°52'18"E	49.41	00°31'03"
C56	58.79	5469.58	S67°52'18"E	58.79	00°36'37"
C57	2.90	5469.58	S67°45'41"E	2.90	00°01'50"
C58	22.21	100.00	S74°08'26"E	22.17	12°43'41"
C59	25.07	100.00	S87°41'07"E	25.00	14°21'41"
C60	25.07	100.00	N77°57'11"E	25.00	14°21'41"
C61	25.07	100.00	N83°53'01"E	25.00	14°21'41"
C62	25.07	100.00	N49°13'48"E	25.00	14°21'41"
C63	25.07	100.00	N34°52'07"E	25.00	14°21'41"
C68	9.75	5579.58	S66°08'30"E	9.75	00°06'00"
C69	41.22	5579.58	S68°24'12"E	41.22	00°25'24"
C68	48.41	5579.58	S68°24'12"E	48.41	00°25'24"
C69	60.75	5579.58	S67°26'04"E	60.75	00°37'26"
C70	50.35	5579.58	S68°00'17"E	50.35	00°31'01"
C71	59.51	5579.58	S69°34'08"E	59.51	00°36'40"
C72	75.98	5579.58	S69°15'52"E	75.98	00°48'48"
C75	22.83	630.00	S00°54'21"W	22.83	02°04'33"
C76	40.10	630.00	S03°46'02"W	40.09	03°38'49"
C77	6.59	630.00	S05°53'25"W	6.59	00°35'57"
C83	21.33	330.00	S49°08'14"E	21.33	03°42'15"
C84	42.06	330.00	S43°39'01"E	42.03	07°18'11"
C85	42.21	330.00	S38°17'03"E	42.18	07°19'45"
C86	40.82	330.00	S29°04'34"E	40.79	07°05'13"
C87	40.14	330.00	S22°02'54"E	40.11	06°58'07"
C88	40.07	330.00	S15°05'08"E	40.04	06°57'25"
C89	1.70	330.00	S11°27'33"E	1.70	00°17'48"
C90	38.37	270.00	N15°22'57"W	38.34	08°08'33"
C91	40.25	270.00	N23°43'30"W	40.22	08°32'32"
C98	18.02	330.00	N12°52'33"W	18.02	03°07'46"
C99	38.98	330.00	N17°49'29"W	38.96	06°46'05"
C124	125.22	45.00	N04°08'20"E	88.55	159°23'49"
C125	61.25	45.00	S85°54'42"W	56.63	77°29'58"
C126	28.54	5309.58	S66°14'44"E	28.54	00°18'29"
C127	13.78	5309.58	S66°28'26"E	13.78	00°08'55"
C128	21.19	40.00	N15°02'26"E	20.94	30°20'44"
C129	15.52	430.00	S42°39'35"E	15.52	02°04'04"
C130	52.68	430.00	S38°07'04"E	52.62	07°00'58"
C131	41.26	430.00	S31°51'39"E	41.24	05°29'51"
C132	40.48	430.00	S26°24'56"E	40.48	05°23'35"
C133	40.08	430.00	S21°02'56"E	40.07	05°20'26"
C134	40.04	430.00	S15°42'40"E	40.03	05°20'07"
C135	13.00	430.00	S12°10'39"E	13.00	01°13'59"
C136	27.11	169.53	N15°51'11"W	27.08	09°09'41"
C137	40.66	169.53	N27°18'17"W	40.56	13°44'32"
C138	6.40	170.01	N35°13'36"W	6.40	02°09'22"
C140	133.80	430.00	S20°12'42"E	133.08	17°48'04"
C141	74.18	170.00	N23°48'29"W	73.57	24°59'37"
C142	243.03	430.00	S27°30'09"E	239.81	32°22'57"

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 25' ON CURVES & CUL-DE-SACS
2.	MINIMUM OF 20' FRONT YARD
3.	MINIMUM OF 20' REAR YARD
4.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.



ABBREVIATIONS:	
N	NORTH
S	SOUTH
E	EAST
W	WEST
(P)	PLAT
(C)	CORD
(CO)	CALCULATED
I.P.	IRON PIPE
(D)	DEED
L	ARC LENGTH
R	RADIUS
CH	CHORD
BRG.	BEARING
DIST.	DISTANCE
ESMT	EASEMENT POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF CURVATURE CURVATURE
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE
T.O.B.	TOP OF BANK

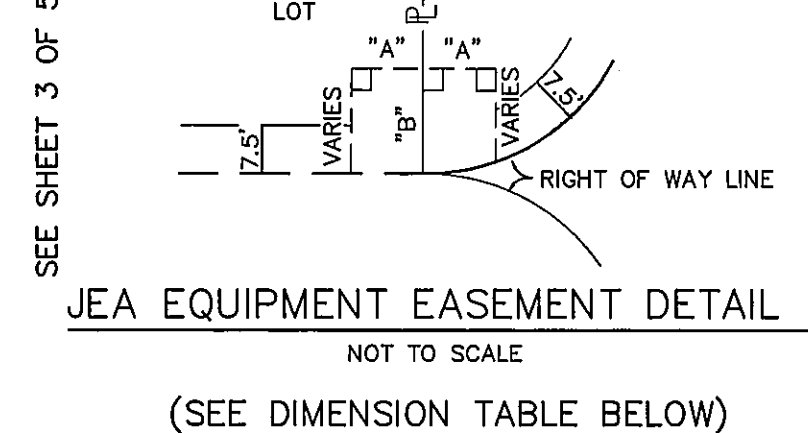
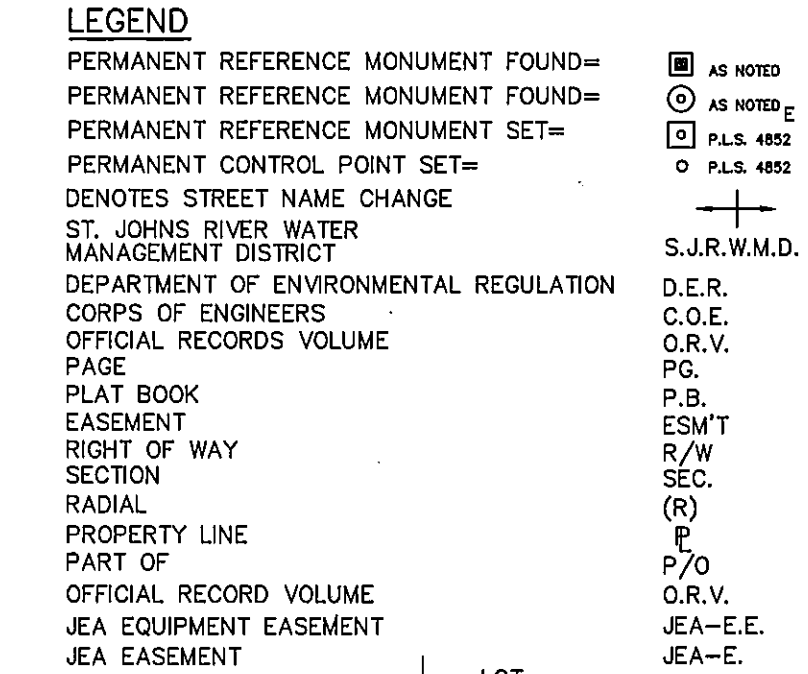
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.78	S01°59'41"W
L2	20.00	N88°07'19"W
L3	41.35	N01°58'41"E
L4	20.00	S00°10'11"E
L5	18.07	S18°20'54"W
L6	13.42	S29°04'37"E



(HATCHED AREA) EASEMENT DESCRIBED AS A 25' EASEMENT IN O.R.V. 7601, PAGE 0841 IS A 18.3' ESM'T PER O.R.V. 5895, PG. 1544

STATE ROAD 94  
(300 FOOT RIGHT OF WAY)  
L = 516.43'  
CH = N68°44'36"W

- ### GENERAL NOTES
- ALL RIGHTS OF WAY ARE 60.0 FEET WIDE UNLESS OTHERWISE NOTED.
  - ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, J.E.A. WATER AND SEWER, AND UTILITIES, UNLESS OTHERWISE SHOWN
  - BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF WHISPERING PINES UNIT 3 AND UNIT 4, SAID BEARING BEING N. 00°14'10" W., PER PLAT BOOK 39, PAGE 87-87B (UNIT 3), AND PLAT BOOK 41, PAGE 86-86D (UNIT 4).
  - PERMANENT CONTROL POINTS TO BE SET AS REQUIRED. SHOWN THUS (o)
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
  - 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 LAND-SCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - SEE SHEET 1 OF 5 FOR FLOOD NOTES.



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

SEE SHEET 3 OF 5