

NORTHGLEN

BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 25 EAST, CLAY COUNTY, FLORIDA.

CAPTION

A portion of Section 35, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Southerly right of way line of Brickyard Road (as described and recorded in Official Records Book 1422, Page 217 of the Current Public Records of Clay County, Florida) with the Easterly right of way line of County Road No. 224 and/or College Drive (a 100 foot right of way as presently established); thence South 00°44'00" East, along said Easterly right of way line, 190.04 feet to the POINT OF BEGINNING; thence North 89°21'23" East, 228.82 feet; thence South 00°44'00" East, 27.16 feet; thence North 89°12'26" East, 415.96 feet; thence North 88°20'25" East, 809.36 feet; thence South 14°46'41" West, 310.70 feet; thence South 07°35'29" West, 124.16 feet; thence South 28°36'05" East, 118.70 feet; thence South 14°38'33" West, 80.43 feet; thence South 24°18'14" West, 82.64 feet; thence South 02°07'51" West, 115.19 feet; thence South 01°30'43" East, 36.16 feet; thence North 86°18'08" West, 63.00 feet; thence North 77°25'09" West, 140.34 feet; thence South 27°20'39" West, 58.59 feet; thence South 24°04'47" East, 58.71 feet; thence South 33°37'22" West, 71.65 feet; thence North 89°26'44" West, 120.22 feet; thence South 52°06'48" West, 113.06 feet; thence South 18°50'04" West, 123.22 feet; thence South 41°27'54" West, 61.96 feet; thence South 17°24'00" West, 34.07 feet; thence South 84°17'07" West, 152.93 feet; thence North 87°43'17" West, 121.07 feet; thence South 83°47'44" West, 166.94 feet; thence South 56°32'38" West, 69.65 feet; thence North 76°14'45" West, 310.82 feet to the aforementioned Easterly right of way line of County Road No. 224; thence North 00°44'00" West, along last said line, 1,215.06 feet to the POINT OF BEGINNING.

Containing 1,522,846 square feet and/or 34.96 acres, more or less.

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 28th day of AUGUST, A.D., 2000.

Chelene P. P.
Director, Department of Engineering

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 25th day of AUGUST, A.D., 2000.

Lynn Fisher
Director, Department of Planning

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 25th day of AUGUST, A.D., 2000.

Ronda Jackson
Director, Department of Zoning

COUNTY COMMISSIONERS CERTIFICATE

Examined and approved this 30 day of August, A.D., 2000 by the Board of County Commissioners, Clay County, Florida.

Robert M. Wilson
Chairman

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, and is filed for record in Plat Book 35 Pages 50 thru 52 of the Public Records of Clay County, Florida, this 31st day of August, A.D., 2000.

Jane B. Lott
Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he or she has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.081(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 30 day of August, 2000.

B. L. Pittman
Print name: B. L. Pittman
Florida Registration No. 9827
Print address: 20 River Road
Orange Park, FL 32073

ADOPTION AND DEDICATION

This is to certify that Fortress - Florida, Inc., a Delaware Corporation, hereinafter "Dedicator" is the lawful owner of the lands described in the caption hereon, known as Northglen, 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. Northglen Circle, Laurelton Place, Ashleigh Street and Glen View Street, as shown hereon, hereinafter the "Streets" and all easements for drainage, utilities and sewers and unobstructed easements as shown hereon are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the lands.

The Dedicator, its successors and assigns, owns the underlying fee simple title to the area depicted on this plat as Tract "A", "B", "C" and "D", hereinafter the "Tracts". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tracts cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tracts, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or loss to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns.

Clay County, by the acceptance of this plat for recording, shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed with the Easement; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain or preserve water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Tracts required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein, and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for the purpose of removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come therein; and for the purpose of maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Developer to Clay County unless assigned to a homeowner's association as hereinafter provided, to shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant hereinabove described to a homeowner's association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, existing in perpetuity, and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for the perpetual maintenance of the above-described storm water management facilities. In the event of such assignment by the Dedicator to the Association thereof, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association, wherein the Association affirmatively accepts the assignment of the personal covenant and the responsibility for all matters hereinabove covenanted by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising thereunder, the Association being deemed to have succeeded to the same. If and only if Clay County, its successors or assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors or assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tracts wherein such storm water management facilities have been constructed, then the Dedicator and the Association shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tracts.

Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tracts, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes and filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator and shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the Tracts for any purpose inconsistent with the storm water management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the Tracts, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tracts, including but not limited to fences, hedges, fountains or bulkheads.

IN WITNESS WHEREOF, Fortress - Florida, Inc., A Delaware Corporation, has caused these presents to be signed by its Vice President on the dates shown below and has caused their official to be affixed thereto.

SURVEYOR'S CERTIFICATE

This is to certify that the accompanying plat is a true and correct representation of the lands surveyed, platted and described hereon, that permanent reference monuments have been placed as shown on said plat according to Chapter 177, Florida Statutes, and that permanent control points will be set as shown on said plat in accordance therewith, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all requirements of said Chapter.

Signed this 16th day of August, A.D., 2000.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

Cov/Reste 1896pg. 1825

PLAT BOOK 35 PAGE 50

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

TYPE I SUBDIVISION

FORTRESS - FLORIDA, INC., A DELAWARE CORPORATION

Witness: Ray Casson
Print Name: Ray Casson

By: Kenneth L. Johns, Jr.
Kenneth L. Johns, Jr.
its Vice President

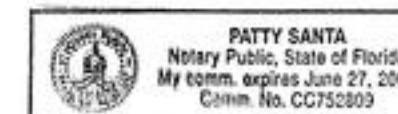
Witness: Michael J. Karsynski
Print Name: Michael J. Karsynski

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of AUGUST, A.D., 2000, by Kenneth L. Johns, Jr., Vice President of Fortress - Florida, Inc., a Delaware corporation, on behalf of the corporation, he is personally known to me and did take an oath.

Patty Santa
Notary Public, State of Florida at Large

My commission expires: _____



Developer:
Fortress - Florida, Inc.
11217 San Jose Boulevard
Jacksonville, Florida 32257
Phone: 904-268-2745

Surveyor:
Richard A. Miller & Associates, Inc.
6701 Beach Boulevard, Suite 200
Jacksonville, Florida 32216
Phone: 904-721-1226

Engineer:
Agee, Vorpe & Associates, Inc.
9283 San Jose Boulevard
Jacksonville, Florida 32257
Phone: 904-730-3223

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

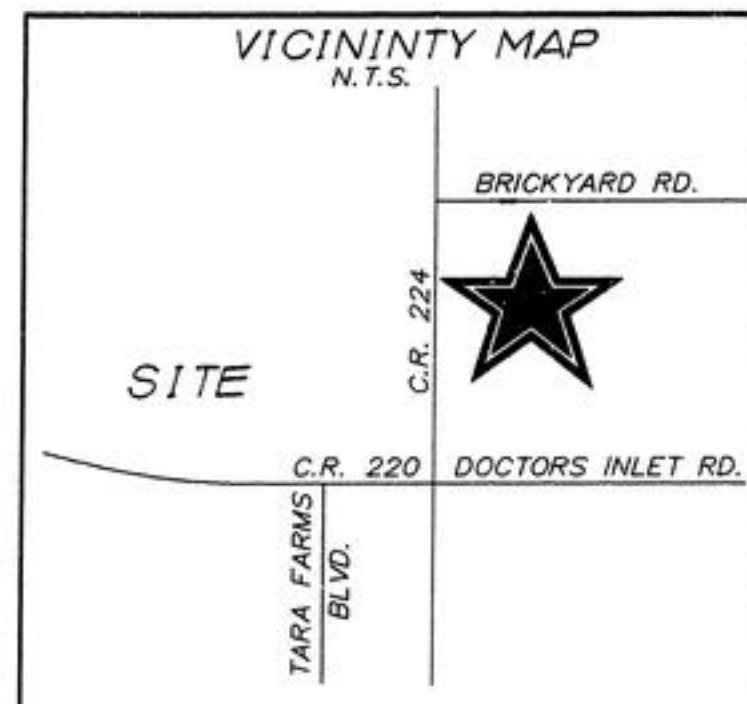
NORTHGLEN

BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 35 PAGE 51

SHEET 2 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

TYPE I SUBDIVISION



NOTES:

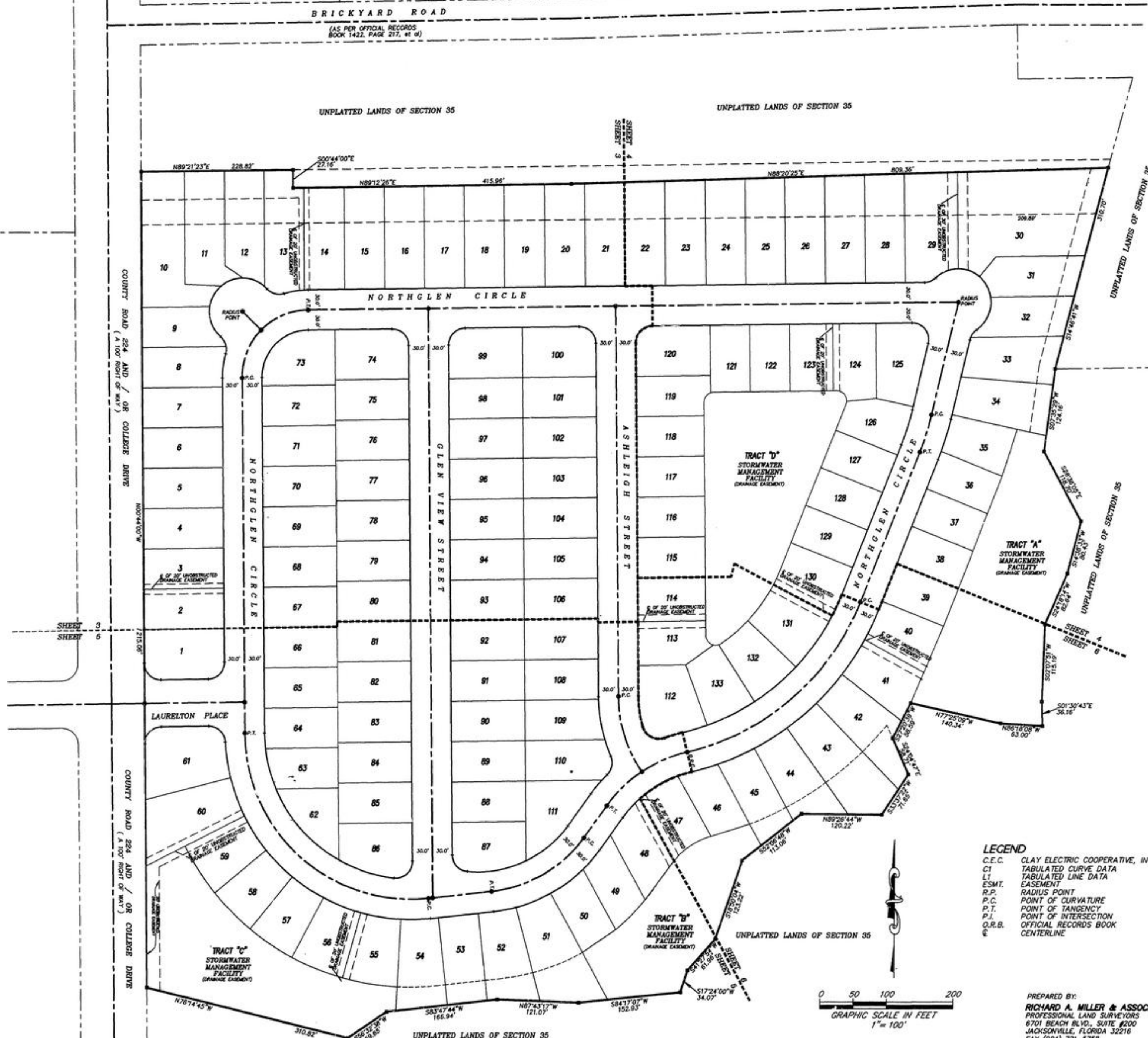
- 1) □ DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 4600.
- 2) ● DENOTES PERMANENT CONTROL POINT SET
- 3) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY OF COLLEGE DRIVE AS BEING NORTH 00°44'00" WEST.
- 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 5) CERTAIN EASEMENTS SHOWN HEREON ARE FOR THE EXCLUSIVE USE OF THE CLAY ELECTRIC COOPERATIVE, INC. IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, AND ARE NOTED HEREON.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 7) ACREAGE OF OVERALL SITE IS 34.96 ACRES, MORE OR LESS.
- 8) PUBLIC WATER AND SEWER PROVIDED BY: CLAY COUNTY UTILITY AUTHORITY.
- 9) ELECTRIC SERVICE PROVIDED BY: CLAY ELECTRIC CO-OPERATIVE, INC.
- 10) FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP DATED NOVEMBER 4, 1992 AND REPRESENT APPROXIMATE LOCATIONS ONLY.
- 11) BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 20 FEET
REAR = 15 FEET
SIDE = 7.5 FEET
- 12) THE 133 LOTS SHOWN HEREON CONFORM TO THE REQUIREMENTS SET FORTH BY THE ZONING OF "RB"; MINIMUM LOT SIZE = 6,000 SQUARE FEET.
- 13) NO BUILDINGS, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED IN THE AREA OF ANY LOT ON WHICH A TRANSMISSION RIGHT OF WAY EASEMENT OR UTILITY EASEMENT EXISTS (HEREINAFTER REFERRED TO AS "EASEMENT AREAS"). CITRUS TREES AND LOW GROWING SHRUBBERIES MAY BE LOCATED IN THE EASEMENT AREA SO LONG AS THE UTILITY'S UNRESTRICTED ACCESS AND USE OF THE EASEMENT AREAS, AND ALL SUCH TREES, SHRUBBERIES OR OTHER PLANTS ARE SUBJECT TO CUTTING, TRIMMING AND CONTROL OF GROWTH BY THE UTILITY. FENCES THAT OTHERWISE DO NOT INTERFERE OR OBSTRUCT THE UTILITY'S UNRESTRICTED ACCESS TO AND THE USE OF THE EASEMENT AREAS MAY BE CONSTRUCTED IN THE BOUNDARIES OF THE EASEMENT AREAS. HOWEVER, ANY FENCE CROSSING OVER EASEMENT AREA SHALL CONTAIN GATES, NO LESS THAN SIXTEEN (16) FEET IN WIDTH ON ALL SIDES ALLOWING FOR VEHICULAR TRAFFIC WITHIN AND ALONG EASEMENT AREA.

FLOOD ZONE NOTE:

At the time that this Plat was recorded, by Graphic Plotting only, the lands shown on this Plat lie within Zone: "X" & "AE" (B.F.E.=5.0) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 120064 0135D
Dated: November 4, 1992

This Flood determination may have been superseded by a Flood Insurance Rate Map dated later than the one used by this Firm, or by a LOMAR, LOMAR-F, CLOMA or CLOMA-F issued by the Federal Emergency Management Agency.

Any Firm or Person utilizing this Plat to make a Flood Zone determination should be aware that one of more of these conditions could exist which make the determination shown on this Plat invalid.



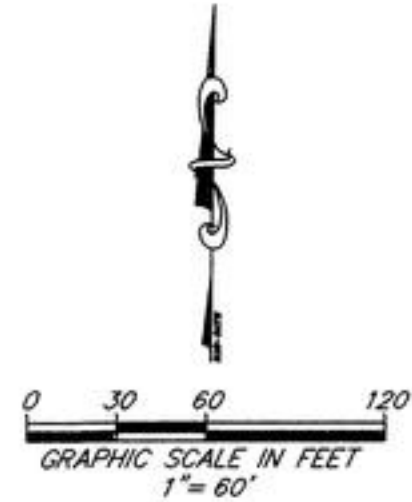
LEGEND

- C.E.C. CLAY ELECTRIC COOPERATIVE, INC.
- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- ESMT. EASEMENT
- R.P. RADIUS POINT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- O.R.B. OFFICIAL RECORDS BOOK
- CL CENTERLINE

PREPARED BY:
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NORTHGLEN

BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 25 EAST, CLAY COUNTY, FLORIDA.



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	157.24'	100.00'	S44°18'42"W	141.53'	100.16'	90°05'23"
C2	78.62'	100.00'	S21°47'21"W	76.61'	41.47'	45°02'42"
C3	78.62'	100.00'	S66°50'02"W	76.61'	41.47'	45°02'42"
C14	36.66'	130.00'	S07°20'45"W	36.54'	18.45'	16°09'29"
C15	10.82'	25.00'	N03°01'37"E	10.73'	5.50'	24°47'45"
C16	17.28'	25.00'	N29°10'04"W	16.93'	9.00'	39°35'36"
C17	49.94'	50.00'	S20°21'06"E	47.89'	27.28'	57°13'31"
C18	35.76'	50.00'	S28°44'54"W	35.00'	18.68'	40°58'29"
C19	35.76'	50.00'	S69°43'23"W	35.00'	18.68'	40°58'29"
C20	36.08'	50.00'	N69°06'59"W	35.30'	18.87'	41°20'48"
C21	5.26'	50.00'	N45°25'40"W	5.26'	2.63'	06°01'49"
C22	28.10'	25.00'	S74°36'26"E	26.64'	15.74'	64°23'21"
C23	31.17'	130.00'	S80°04'05"W	31.10'	15.66'	13°44'22"
C24	5.49'	130.00'	S88°08'50"W	5.49'	2.74'	02°25'07"
C63	39.23'	25.00'	N45°41'18"W	35.33'	24.96'	89°54'37"
C64	110.07'	70.00'	S44°18'42"W	99.07'	70.11'	90°05'23"
C73	39.23'	25.00'	N45°41'18"W	35.33'	24.96'	89°54'37"
C74	39.31'	25.00'	S44°18'42"W	35.38'	25.04'	90°05'23"
C85	39.31'	25.00'	S44°18'42"W	35.38'	25.04'	90°05'23"

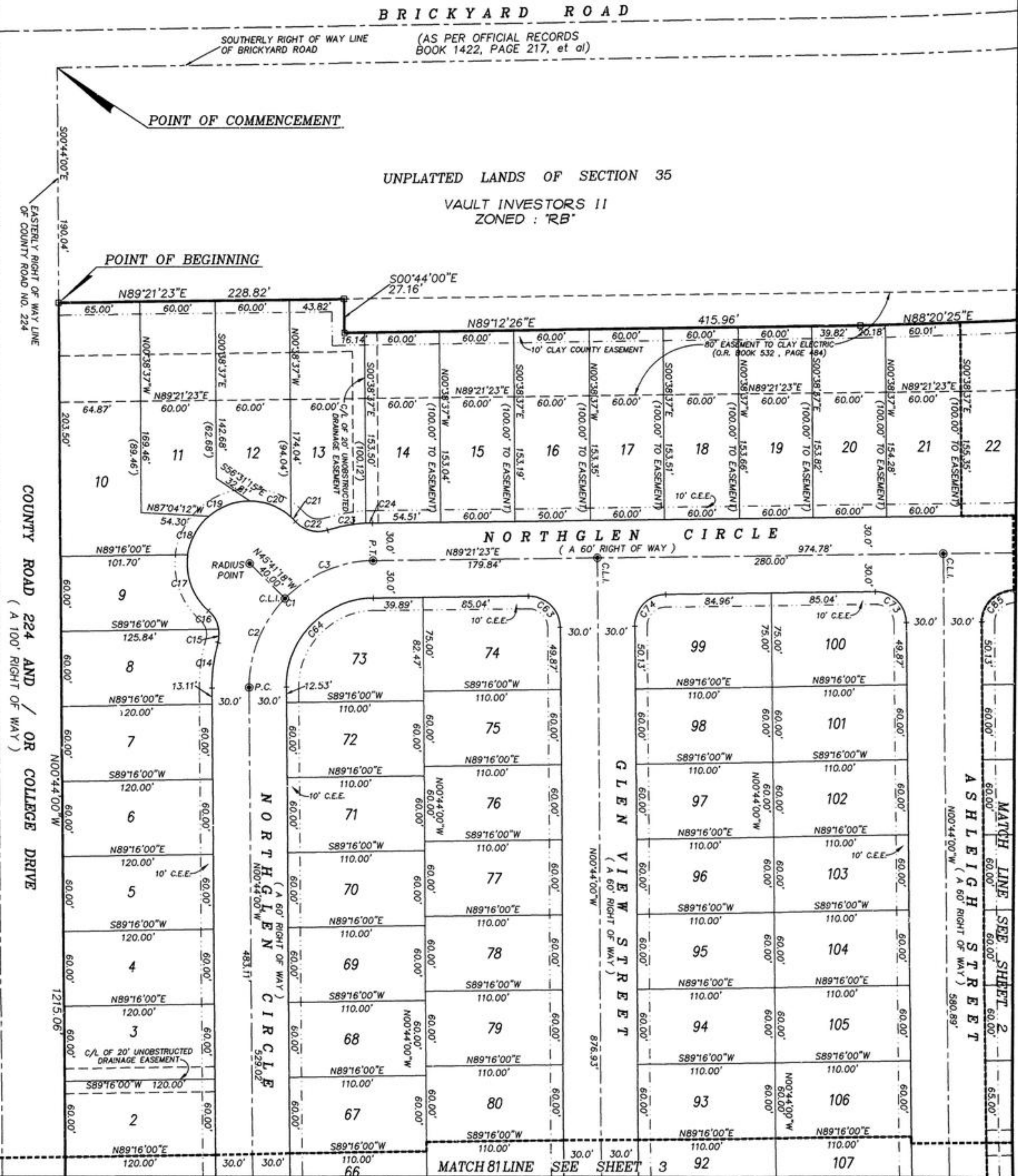
NOTE: Lots 1 through 10 and Lots 60 and 61 only have vehicular access from Northglen Circle.

PREPARED BY:
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PLAT BOOK 35 PAGE 52

SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

TYPE I SUBDIVISION



(D.R.C) PRELIMINARY PLAT DATE: 1-25-00

NORTHGLEN

BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 25 EAST, CLAY COUNTY, FLORIDA.

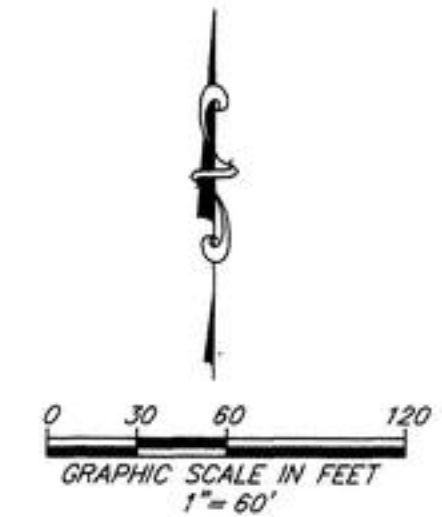
BRICKYARD ROAD

(AS PER OFFICIAL RECORDS
BOOK 1422, PAGE 217, et al)

SOUTHERLY RIGHT OF WAY LINE
OF BRICKYARD ROAD

UNPLATTED LANDS OF SECTION 35

VAULT INVESTORS II
ZONED : 'RB'



UNPLATTED LANDS OF SECTION 35

VAULT INVESTORS II
ZONED : 'AR'

NORTHGLEN CIRCLE

(A 60' RIGHT OF WAY) 974.78'

UNPLATTED LANDS OF SECTION 35

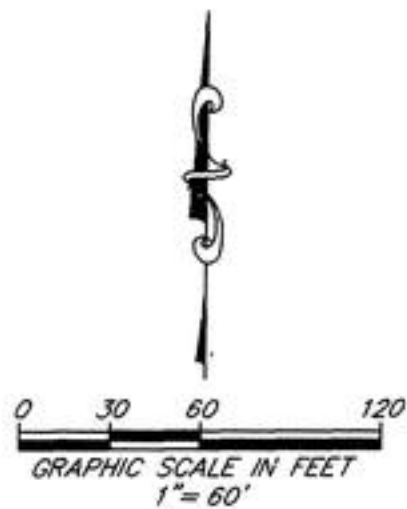
VAULT INVESTORS II
ZONED : 'AR'

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	400.00'	58.54'	29.32'	58.48'	N17°32'04"E	08°23'05"
C25	25.00'	18.69'	9.81'	18.26'	N67°56'23"E	42°50'00"
C26	50.00'	37.40'	19.62'	36.54'	S67°57'10"W	42°51'34"
C27	50.00'	35.76'	18.68'	35.00'	N70°07'49"W	40°58'29"
C28	50.00'	35.76'	18.68'	35.00'	N29°09'20"W	40°58'29"
C29	50.00'	56.99'	31.76'	53.61'	N23°45'13"E	64°50'37"
C30	25.00'	14.83'	7.64'	14.61'	S39°10'58"W	33°59'07"
C31	25.00'	3.86'	1.93'	3.86'	S17°45'58"W	08°50'53"
C32	430.00'	49.71'	24.88'	49.69'	N16°39'15"E	06°37'27"
C33	430.00'	13.21'	6.61'	13.21'	N20°50'47"E	01°45'37"
C82	340.00'	34.42'	17.22'	34.40'	N24°37'36"E	05°48'01"
C83	370.00'	54.15'	27.12'	54.10'	N17°32'04"E	08°23'05"
C84	25.00'	45.37'	31.99'	39.40'	N38°39'03"W	103°59'08"
C85	25.00'	39.31'	25.04'	35.38'	S44°18'42"W	90°05'23"
C104	240.00'	24.30'	12.16'	24.29'	N24°37'36"E	05°48'01"
C105	240.00'	66.22'	33.32'	66.01'	N35°25'55"E	15°48'36"
C110	15.00'	18.46'	10.61'	17.32'	S34°31'52"W	70°31'44"
C111	15.00'	5.12'	2.59'	5.10'	S79°34'33"W	19°33'40"
C112	15.00'	24.47'	15.94'	21.85'	N43°54'31"W	93°28'12"
C113	15.00'	4.95'	2.50'	4.93'	N12°16'35"E	18°54'01"

PREPARED BY:
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NORTHGLEN

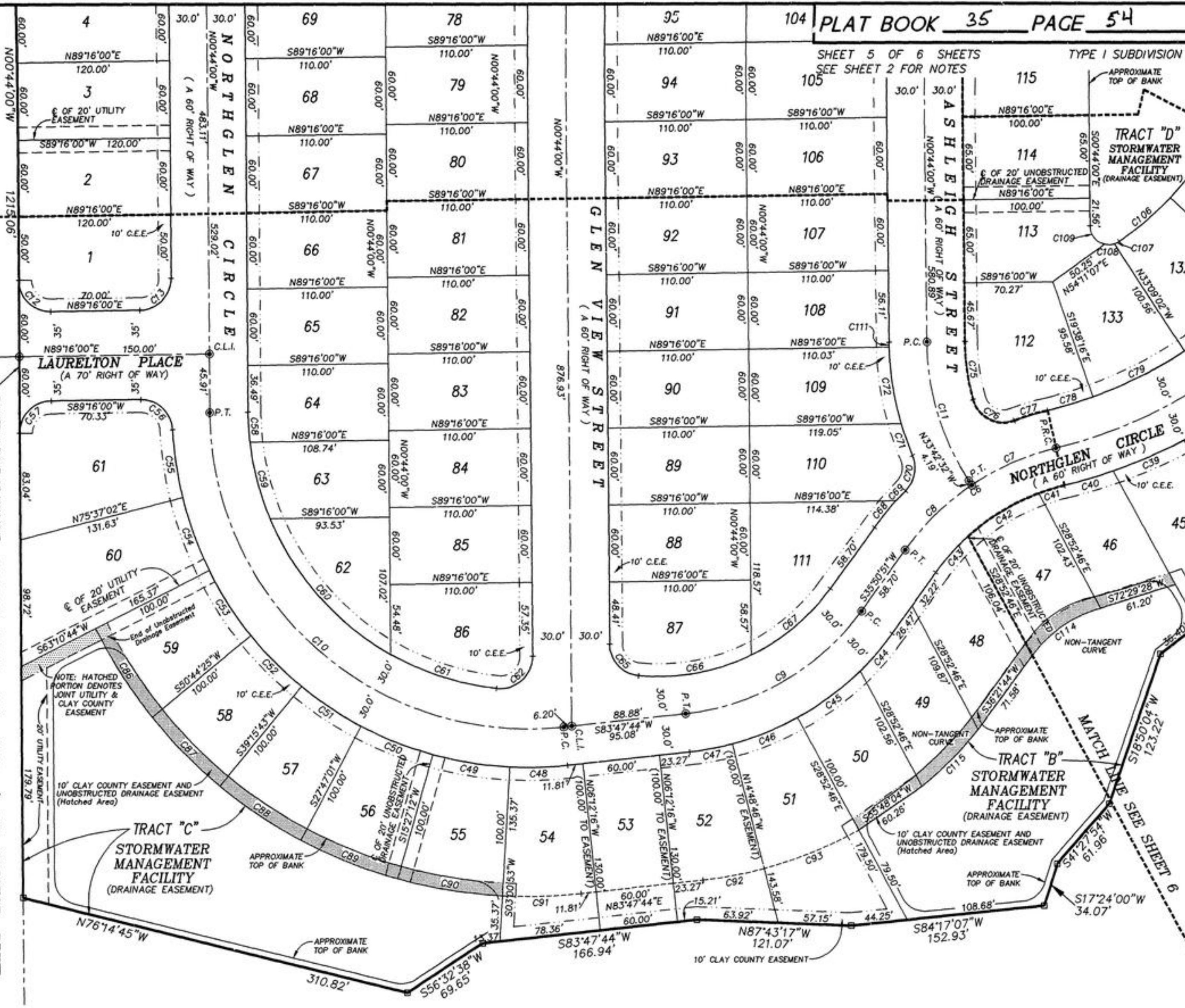
BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 25 EAST, CLAY COUNTY, FLORIDA.



MATCH LINE SEE SHEET 3

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C6	205.00'	146.21'	76.37'	143.13'	S56°16'46"W	40°31'50"
C7	205.00'	73.06'	36.92'	72.68'	S66°30'04"W	20°25'13"
C8	205.00'	73.15'	36.97'	72.76'	S46°04'09"W	20°26'37"
C9	195.00'	163.19'	86.71'	158.47'	N59°49'17"E	47°56'53"
C10	250.00'	416.57'	275.09'	370.02'	S48°28'08"E	95°28'16"
C11	200.00'	115.11'	59.20'	113.52'	S17°31'16"E	32°58'32"
C12	25.00'	39.27'	25.00'	35.36'	S45°44'00"E	90°00'00"
C13	25.00'	39.27'	25.00'	35.36'	N44°16'00"E	90°00'00"
C39	400.00'	60.34'	30.23'	60.28'	N66°38'39"E	08°38'34"
C40	400.00'	40.11'	20.07'	40.10'	N73°30'18"E	05°44'45"
C41	175.00'	21.37'	10.70'	21.36'	S73°12'44"W	06°59'53"
C42	175.00'	65.42'	33.10'	65.04'	S59°00'11"W	21°25'13"
C43	175.00'	38.01'	19.08'	37.94'	S42°04'13"W	12°26'44"
C44	225.00'	38.51'	19.30'	38.46'	N40°45'03"E	09°48'25"
C45	225.00'	60.73'	30.55'	60.55'	N53°23'15"E	15°22'58"
C46	225.00'	55.24'	27.76'	55.10'	N68°09'14"E	14°04'01"
C47	225.00'	33.80'	16.93'	33.77'	N79°29'29"E	08°36'30"
C48	280.00'	45.05'	22.58'	45.01'	N88°24'19"E	09°13'09"
C49	280.00'	60.79'	30.51'	60.67'	S80°45'57"E	12°26'19"
C50	280.00'	60.26'	30.25'	60.14'	S68°22'54"E	12°19'49"
C51	280.00'	56.09'	28.14'	56.00'	S56°28'38"E	11°28'42"
C52	280.00'	56.09'	28.14'	56.00'	S44°58'56"E	11°28'42"
C53	280.00'	60.79'	30.51'	60.67'	S33°02'26"E	12°26'19"
C54	280.00'	60.79'	30.51'	60.67'	S20°36'07"E	12°26'19"
C55	280.00'	53.76'	26.96'	53.68'	S08°52'55"E	11°00'05"
C56	25.00'	38.11'	23.87'	34.53'	N47°03'26"W	87°21'07"
C57	25.00'	39.27'	25.00'	35.36'	S44°16'00"W	90°00'00"
C58	220.00'	23.55'	11.79'	23.54'	S03°48'01"E	06°08'03"
C59	220.00'	62.10'	31.26'	61.90'	S14°57'16"E	16°10'28"
C60	220.00'	144.73'	75.09'	142.13'	S41°53'14"E	37°41'39"
C61	220.00'	86.91'	44.03'	86.34'	S72°03'01"E	22°38'03"
C62	25.00'	42.48'	28.44'	37.55'	N47°56'59"E	97°21'52"
C63	25.00'	38.61'	22.47'	33.42'	S42°40'52"E	83°53'45"
C64	165.00'	89.99'	46.15'	88.88'	N79°44'45"E	31°15'01"
C65	165.00'	81.42'	41.56'	80.60'	N49°59'03"E	28°16'24"
C66	235.00'	26.57'	13.30'	26.56'	S39°05'13"W	06°28'45"
C67	235.00'	11.01'	5.51'	11.01'	S43°40'09"W	02°41'06"
C70	25.00'	29.83'	16.98'	28.10'	N10°49'26"E	68°22'32"
C71	230.00'	26.10'	13.06'	26.09'	S20°06'47"E	06°30'06"
C72	230.00'	60.85'	30.60'	60.67'	S09°16'58"E	15°09'32"
C73	170.00'	46.17'	23.23'	46.02'	S08°30'47"E	15°33'35"
C74	25.00'	40.88'	26.67'	36.48'	S63°08'35"E	53°42'01"
C75	235.00'	27.50'	13.77'	27.48'	S73°21'33"W	06°42'16"
C76	340.00'	37.68'	18.86'	37.66'	N73°32'12"E	06°20'57"
C77	340.00'	80.19'	40.28'	80.00'	N63°36'21"E	13°30'46"
C78	380.00'	82.50'	41.41'	82.33'	S33°02'26"E	12°26'19"
C79	380.00'	76.13'	38.19'	76.00'	S44°58'56"E	11°28'42"
C80	380.00'	76.13'	38.19'	76.00'	S56°28'38"E	11°28'42"
C81	380.00'	81.78'	41.05'	81.62'	S68°22'54"E	12°19'49"
C82	380.00'	82.50'	41.41'	82.33'	S80°45'57"E	12°26'19"
C83	380.00'	61.14'	30.64'	61.08'	N88°24'19"E	09°13'09"
C84	325.00'	48.83'	24.46'	48.78'	N79°29'29"E	08°36'30"
C85	325.00'	79.79'	40.10'	79.59'	N68°09'14"E	14°04'01"
C86	240.00'	52.41'	26.31'	52.30'	N49°35'33"E	12°30'41"
C87	15.00'	4.24'	2.13'	4.23'	N63°56'50"E	16°11'53"
C88	15.00'	8.15'	4.18'	8.05'	N87°36'58"E	31°08'23"
C89	15.00'	19.92'	11.74'	18.49'	S38°46'25"E	76°04'30"
C90	230.00'	3.89'	1.95'	3.89'	S01°13'06"E	00°58'12"
C91	98.87'	66.53'	34.58'	65.28'	S55°50'04"W	38°33'01"
C92	295.45'	62.58'	31.41'	62.47'	N44°58'01"E	12°08'12"

EASTERLY RIGHT OF WAY LINE
COUNTY ROAD 224 AND / OR COLLEGE DRIVE
(A 100' RIGHT OF WAY)



NOTE: Lots 1 through 10 and Lots 60 and 61
only have vehicular access from Northglen Circle.

UNPLATTED LANDS OF SECTION 35
MITIGATION PROPERTIES, LTD
ZONED: 'BA'

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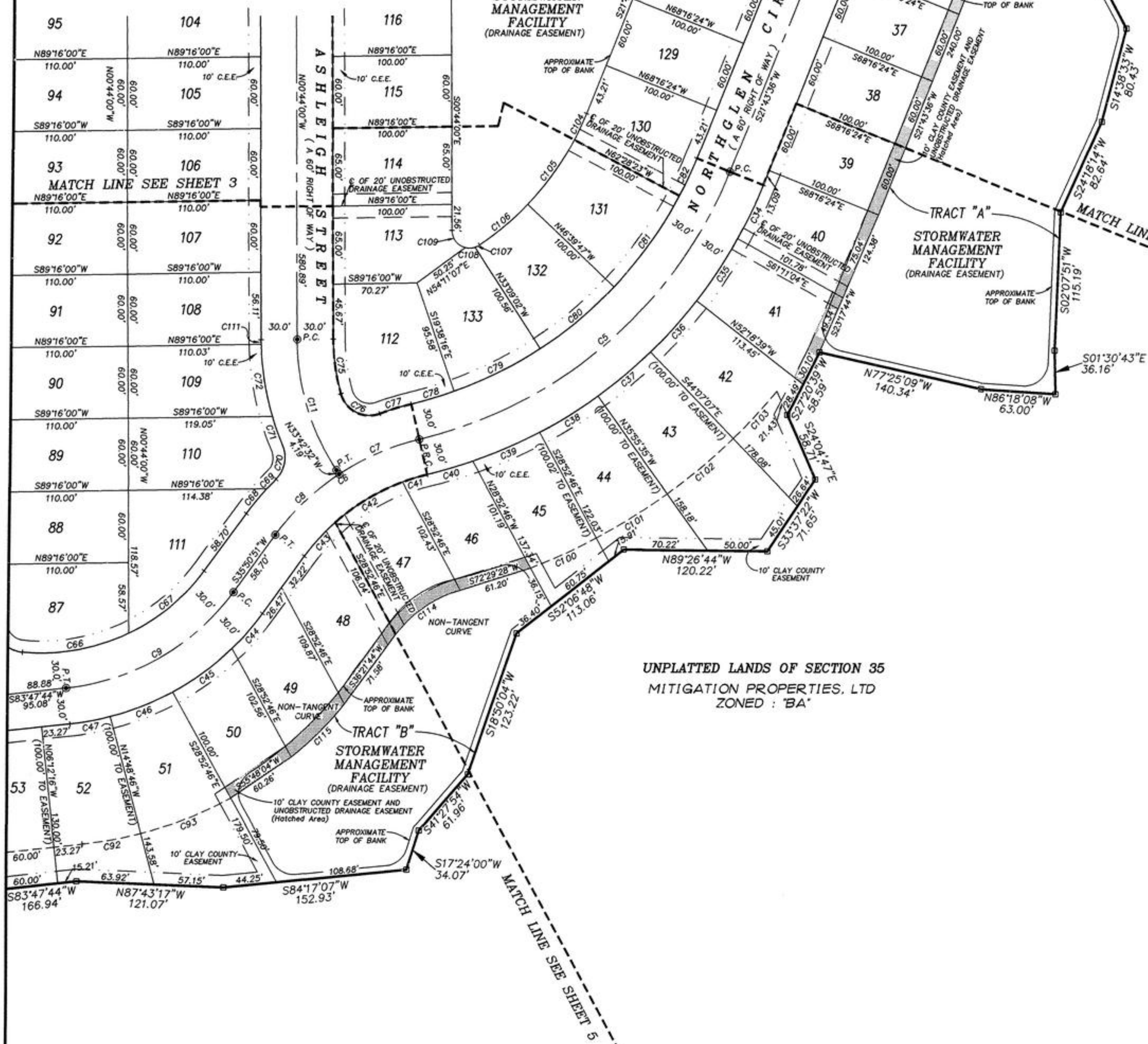
NORTHGLEN

BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 25 EAST, CLAY COUNTY, FLORIDA.

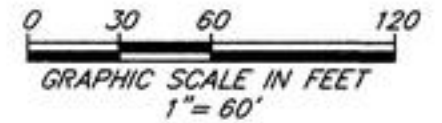
PLAT BOOK 35 PAGE 55

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

TYPE I SUBDIVISION



UNPLATTED LANDS OF SECTION 35



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	370.00'	355.08'	192.55'	341.61'	N49°13'08"E	54°59'05"
C6	205.00'	146.21'	76.37'	143.13'	S56°16'46"W	40°51'50"
C7	205.00'	73.06'	36.92'	72.68'	S66°30'04"W	20°25'13"
C8	205.00'	73.15'	36.97'	72.76'	S46°04'09"W	20°26'37"
C9	195.00'	163.19'	86.71'	158.47'	N59°49'17"E	47°56'53"
C11	200.00'	115.11'	59.20'	113.52'	S17°13'16"E	32°58'32"
C33	430.00'	13.21'	6.61'	13.21'	N20°50'47"E	01°45'37"
C34	400.00'	49.49'	24.78'	49.46'	N25°16'16"E	07°05'20"
C35	400.00'	61.95'	31.04'	61.89'	N33°15'09"E	08°52'26"
C36	400.00'	57.19'	28.64'	57.14'	N41°47'07"E	08°11'32"
C37	400.00'	57.19'	28.64'	57.14'	N49°58'39"E	08°11'32"
C38	400.00'	57.59'	28.85'	57.54'	N58°11'53"E	08°14'58"
C39	400.00'	60.34'	30.23'	60.28'	N66°38'39"E	08°38'34"
C40	400.00'	40.11'	20.07'	40.10'	N73°50'18"E	05°44'45"
C41	175.00'	21.37'	10.70'	21.36'	S73°12'44"W	06°59'53"
C42	175.00'	65.42'	33.10'	65.04'	S59°00'11"W	21°25'13"
C43	175.00'	38.01'	19.08'	37.94'	S42°04'13"W	12°26'44"
C44	225.00'	38.51'	19.30'	38.46'	N40°45'03"E	09°48'25"
C45	225.00'	60.73'	30.55'	60.55'	N53°23'15"E	15°27'58"
C46	225.00'	55.24'	27.76'	55.10'	N68°09'14"E	14°04'01"
C47	225.00'	33.80'	16.93'	33.77'	N79°28'29"E	08°36'30"
C66	165.00'	89.99'	46.15'	88.88'	N79°44'45"E	31°15'01"
C67	165.00'	81.42'	41.56'	80.60'	N49°59'03"E	28°16'24"
C68	235.00'	26.57'	13.30'	26.56'	S39°05'13"W	06°28'45"
C69	235.00'	11.01'	5.51'	11.01'	S43°40'09"W	02°41'06"
C70	25.00'	29.83'	16.98'	28.10'	N10°49'26"E	68°22'32"
C71	230.00'	26.10'	13.06'	26.09'	S20°06'47"E	06°30'06"
C72	230.00'	60.85'	30.60'	60.67'	S09°16'58"E	15°09'32"
C75	170.00'	46.17'	23.23'	46.02'	S08°30'47"E	15°33'35"
C76	25.00'	40.88'	26.67'	36.48'	S63°08'35"E	93°42'01"
C77	235.00'	27.50'	13.77'	27.48'	S73°21'33"W	06°42'16"
C78	340.00'	37.68'	18.86'	37.66'	N73°32'12"E	06°20'52"
C79	340.00'	80.19'	40.28'	80.00'	N63°36'21"E	13°30'46"
C80	340.00'	80.19'	40.28'	80.00'	N50°05'35"E	13°30'46"
C81	340.00'	93.82'	47.21'	93.52'	N35°25'55"E	15°48'36"
C82	340.00'	34.42'	17.22'	34.40'	N24°37'36"E	05°48'01"
C92	325.00'	48.83'	24.46'	48.78'	N79°29'29"E	08°36'30"
C93	325.00'	79.79'	40.10'	79.59'	N68°09'14"E	14°04'01"
C100	500.00'	60.21'	30.14'	60.18'	N65°31'57"E	06°54'00"
C101	500.00'	69.89'	35.00'	69.83'	N58°04'40"E	08°00'32"
C102	500.00'	71.49'	35.81'	71.43'	N49°58'39"E	08°11'32"
C103	500.00'	53.60'	26.82'	53.57'	N42°48'38"E	06°08'31"
C104	240.00'	24.30'	12.16'	24.29'	N24°37'36"E	05°48'01"
C105	240.00'	66.22'	33.32'	66.01'	N35°25'55"E	15°48'36"
C106	240.00'	52.41'	26.31'	52.30'	N49°35'33"E	12°30'41"
C107	15.00'	4.24'	2.13'	4.23'	N63°56'50"E	16°11'53"
C108	15.00'	8.15'	4.18'	8.05'	N87°36'58"E	31°08'23"
C109	15.00'	19.92'	11.74'	18.49'	S38°46'25"E	76°04'50"
C111	230.00'	3.89'	1.95'	3.89'	S01°13'06"E	00°58'12"
C114	98.87'	66.53'	34.58'	65.28'	S55°50'04"W	38°33'01"
C115	295.45'	62.58'	31.41'	62.47'	N44°58'01"E	12°08'12"

UNPLATTED LANDS OF SECTION 35
MITIGATION PROPERTIES, LTD
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(D.R.C.) PRELIMINARY PLAT DATE: 1-25-00