

BEATRICE WALK

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, BLOCK 1, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 62, PAGE 67
SHEET 1 OF 4 SHEETS

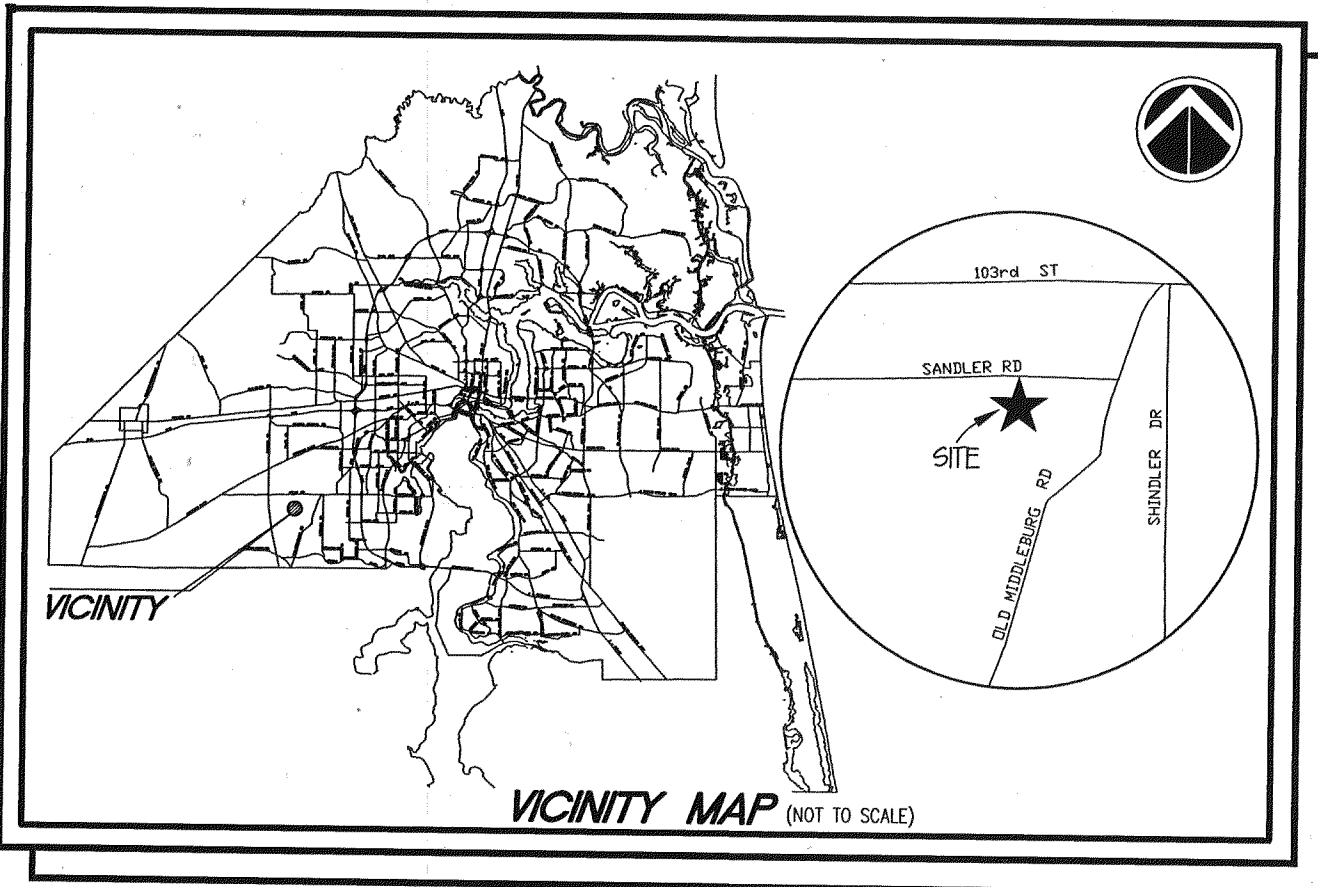
CAPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS 1 AND 2, BLOCK 1, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AND RUN THENCE SOUTH 00°14'49" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 20, (ALSO BEING THE WESTERLY LINE OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AND THE CENTERLINE OF A 30 FOOT ROAD RIGHT OF WAY, AS SHOWN ON THE AFORESAID PLAT OF JACKSONVILLE HEIGHTS), A DISTANCE OF 1,319.34 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT 2, BLOCK 1; THENCE SOUTH 89°28'45" WEST, ALONG AND WITH SAID EASTERLY PROLONGATION, A DISTANCE OF 15.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID 30 FOOT ROAD RIGHT OF WAY, AS SHOWN ON THE AFORESAID PLAT OF JACKSONVILLE HEIGHTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 89°28'45" WEST, ALONG THE AFORESAID SOUTHERLY LINE OF TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS, A DISTANCE OF 651.68 FEET TO THE MONUMENTED SOUTHWEST CORNER OF SAID TRACT 2, BLOCK 1, JACKSONVILLE HEIGHTS; RUN THENCE NORTH 00°04'03" WEST, ALONG THE WESTERLY LINE OF SAID TRACT 2, AND THEN THE WESTERLY LINE OF AFORESAID TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, (ALSO BEING THE EASTERLY LINE OF TRACT 3, BLOCK 1, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, LYING WITHIN SAID PLAT OF JACKSONVILLE HEIGHTS), A DISTANCE OF 1,291.79 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SANDLER ROAD (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THAT INSTRUMENT RECORDED IN DEED BOOK 1552, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE NORTH 89°41'18" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF SANDLER ROAD, A DISTANCE OF 270.13 FEET TO A POINT; RUN THENCE SOUTH 00°14'49" EAST, A DISTANCE OF 290.00 FEET TO A POINT; RUN THENCE NORTH 89°41'18" EAST, A DISTANCE OF 377.50 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE AFORESAID 30 FOOT ROAD RIGHT OF WAY, AS SHOWN ON THE AFORESAID PLAT OF JACKSONVILLE HEIGHTS; RUN THENCE SOUTH 00°14'49" EAST, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 999.40 FEET TO THE MONUMENTED SOUTHEAST CORNER OF SAID TRACT 2, BLOCK 1, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 728,904 SQUARE FEET, OR 16.73 ACRES, MORE OR LESS, IN AREA.



Approved 8/28/06 Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 9/6/2006 Date
Patricia Bell
for General Counsel

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS 28 DAY OF AUGUST, A.D. 2006.

W. Monroe Hazen, P.L.S. 3398

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.

THIS 8th DAY OF SEPTEMBER, A.D., 2006.

Joey V. Durcap, PE.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2006317799

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 62 PAGES 67, 68, 69, 70 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 12th DAY OF SEPTEMBER, A.D., 2006.

BY: Jim Fuller
CLERK
BY: Juan Marshall
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. THIS IS ALSO TO CERTIFY THAT NO PORTION OF ANY RIGHT OF WAY SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS IS WITHIN THE BOUNDARIES OF THE LANDS BEING PLATTED HEREBY. CERTIFIED THIS 10th DAY OF JULY, A.D., 2006.

Jonathan B. Bowen
PROFESSIONAL LAND SURVEYOR No. 4600
A & J LAND SURVEYORS, INC.
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
LB 6661

BEATRICE WALK DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Greg Besantschko

TYPE OR PRINT NAME

WITNESS: Jeff Ferguson

TYPE OR PRINT NAME

NOTARY FOR BEATRICE WALK DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JULY, A.D., 2006 BY DAVID A. SHACTER, MANAGING MEMBER OF BEATRICE WALK DEVELOPMENT, INC., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Terry L. Martini
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:

BY: David A. Shacter
DAVID A. SHACTER, MANAGING MEMBER OF BEATRICE WALK DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY

SUNTRUST BANK
A FLORIDA CORPORATION

WITNESS: Julie D. Waite

PRINT NAME: JULIE D. WAITE

WITNESS: Mark Kapelka
FIRST VICE PRESIDENT OF SUNTRUST BANK A FLORIDA CORPORATION

NOTARY FOR SUNTRUST BANK

STATE OF FLORIDA
COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF July, A.D., 2006, BY MARK KAPELKA, FIRST VICE PRESIDENT OF THE BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON SUNTRUST BANK.

Kevin R. Birchfield
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: April 23, 2008

KEVIN R. BIRCHFIELD
MY COMMISSION # DD 313419
EXPIRES: April 23, 2008
Bonded This Notary Public Underwriters

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BEATRICE WALK DEVELOPMENT LLC (HEREINAFTER KNOWN AS THE "OWNER"), A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT SUNTRUST BANK, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, KNOWN AS BEATRICE WALK, 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, AND NON-ACCESS EASEMENTS (EXCEPT ALL PRIVATE EASEMENTS, LANDSCAPE EASEMENTS, BUFFERS, AND WETLAND CONSERVATION EASEMENTS, WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER AND ALSO EXCEPT JEA UNOBSTRUCTED UTILITY EASEMENTS, JEA EASEMENTS, JEA EQUIPMENT EASEMENTS AND JEA WATER AND SEWER UTILITIES), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ROADS, PARKWAYS, LANES AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/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 BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. 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 SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE 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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BEATRICE WALK. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER HEREBY RESERVES UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS AND LANDSCAPE BUFFERS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091 (28).

ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SAID OWNER, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY SAID PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT TO ANY RESPONSIBLE PROPERTY OWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT APPROVED FOR THE CAPTIONED PROPERTY. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING THE DRAINAGE FACILITIES AND STRUCTURES WITHIN SAID PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS.

TRACTS "R" (RECREATION TRACT), "S" (STORMWATER MANAGEMENT FACILITY TRACT), AND "W" (WETLAND CONSERVATION TRACT) ARE TO REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SAID OWNER, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY SAID TRACTS TO ANY RESPONSIBLE PROPERTY OWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR ENVIRONMENTAL GROUP APPROVED FOR THE CAPTIONED PROPERTY.

TRACT "LS" (LIFT STATION), IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

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.

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 THIS COUNTY. Florida Statutes 177.091 (28)

A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207 L.B. No. 6661
Phone (904) 346-1733
Fax (904) 346-1736

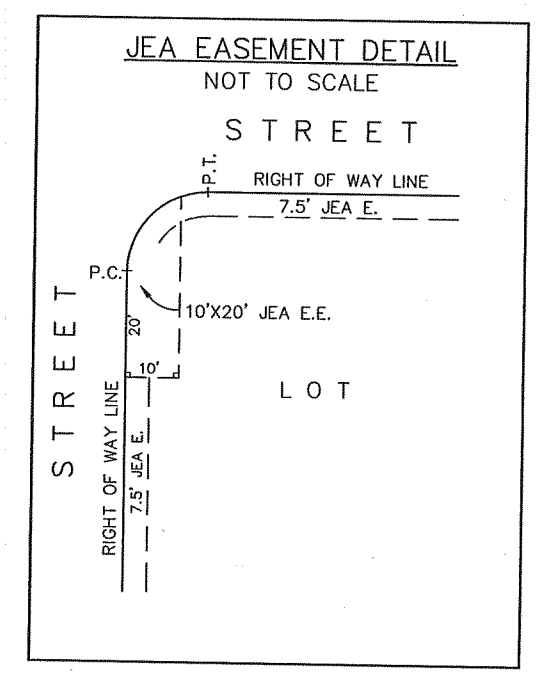
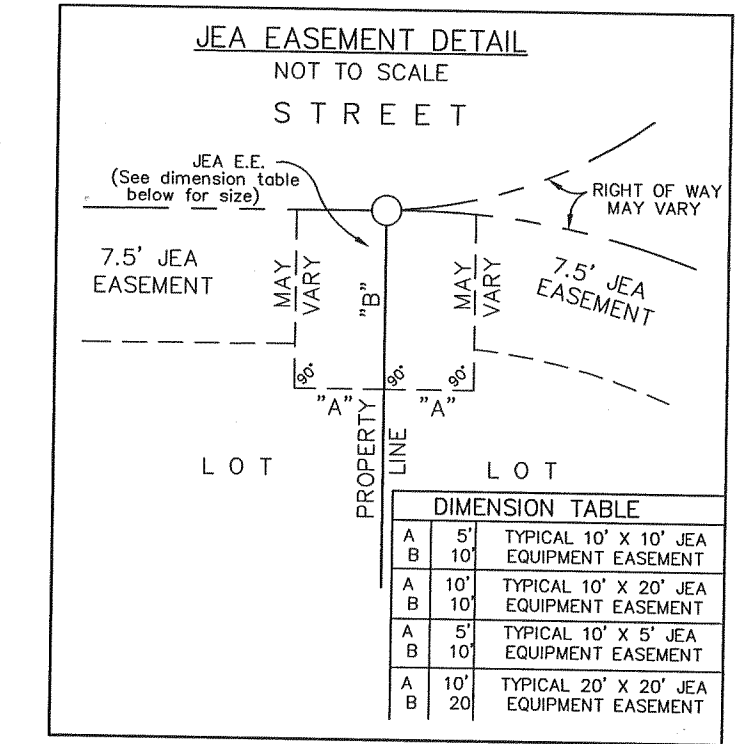
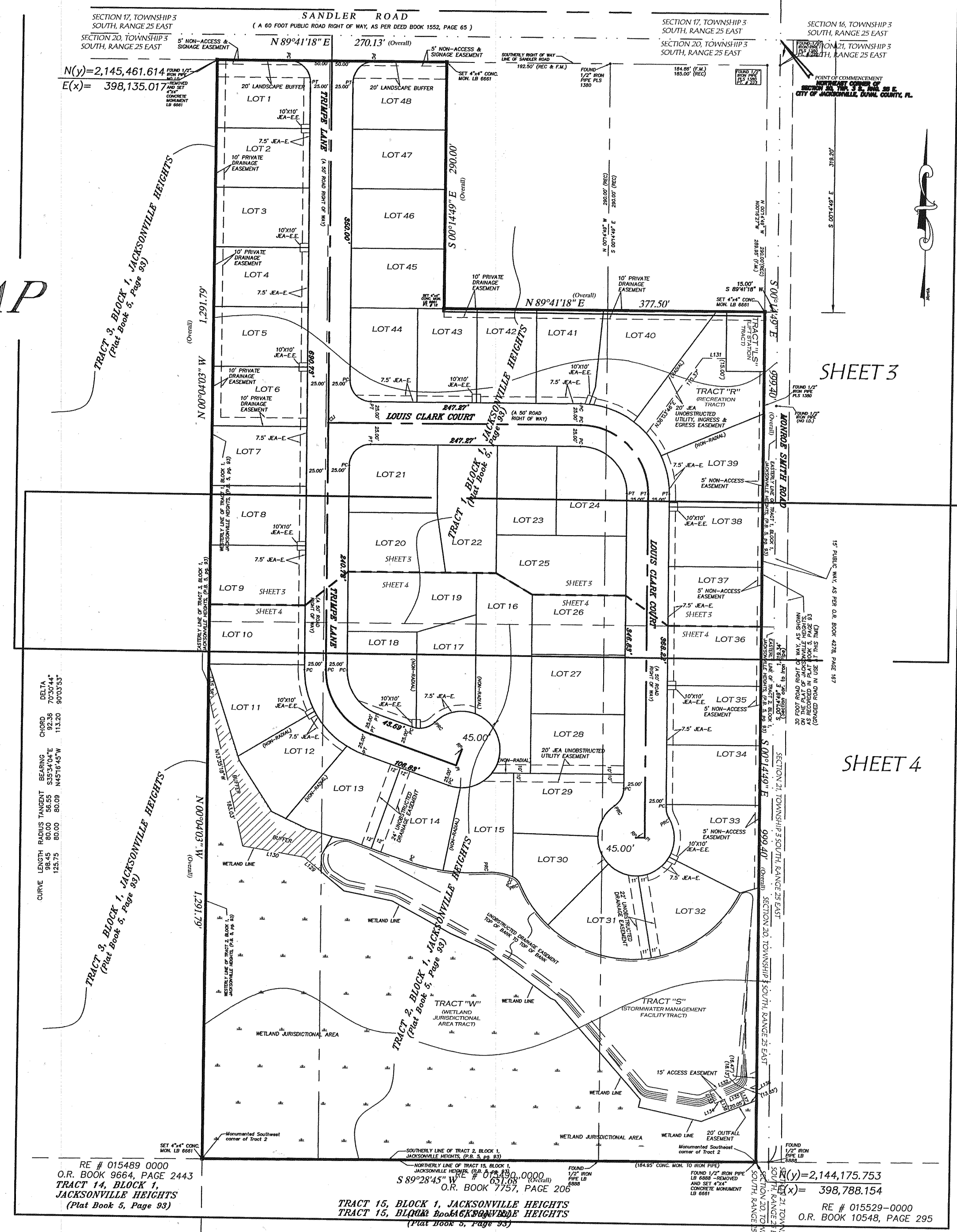
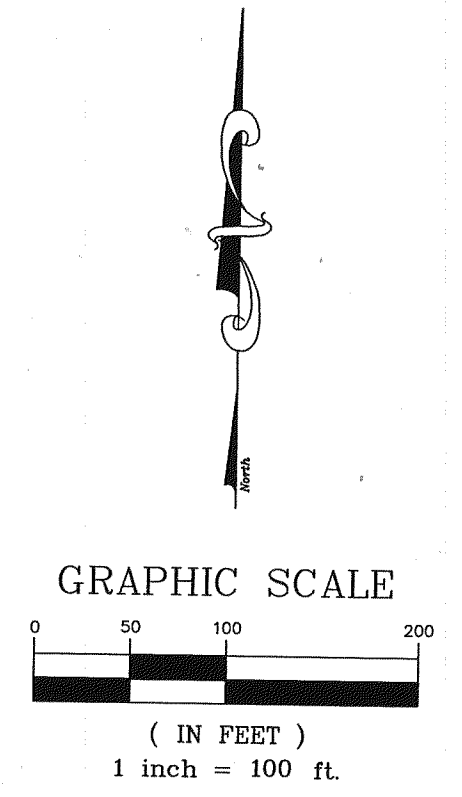
BEATRICE WALK

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, BLOCK 1, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 62, PAGE 68

SHEET 2 OF 4 SHEETS

KEY MAP



GENERAL NOTES

- THE BASIS OF BEARINGS FOR BEATRICE WALK ARE THE STATE PLANE COORDINATES SHOWN HEREON AND ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983/ (1990), FLORIDA EAST ZONE, U.S. FEET. STATION NAMES USED IN OBTAINING SAID STATE PLANE COORDINATES ARE AS FOLLOWS:
STATION NAME: JEA 646
STATION NAME: JEA 647
STATION NAME: JEA 649
- 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 EASEMENT BY THE CITY OF JACKSONVILLE.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 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, 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.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- "JEA-EE" 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 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.
- (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
- THE LANDS SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0150, SUFFIX (E), DATED AUGUST 15, 1989. THE (FIRM) INFORMATION AND DELINEATIONS 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 FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

LEGEND

- ESMT..... EASEMENT
- O.R..... OFFICIAL RECORDS
- PG..... PAGE
- (OA)..... OVERALL
- PC..... POINT OF CURVATURE
- PT..... POINT OF TANGENCY
- PRC..... POINT OF REVERSE CURVE
- RP..... RADIUS POINT
- PI..... POINT OF INTERSECTION
- PCC..... POINT OF COMPOUND CURVE
- CLI..... CENTERLINE INTERSECTION
- R..... RADIUS
- L..... ARC LENGTH
- CH..... CHORD DISTANCE
- C4..... TABULATED CURVE DATA
- L4..... TABULATED LINE DATA
- R/W..... RIGHT OF WAY
- DENOTES PERMANENT REFERENCE MONUMENT (AS NOTED)
- RE #..... REAL ESTATE NUMBER
- S.W.M.F..... STORMWATER MANAGEMENT FACILITY
- PERMANENT CONTROL POINT (AS NOTED)
- FOUND IRON PIPE OR ROD POINT (AS NOTED)

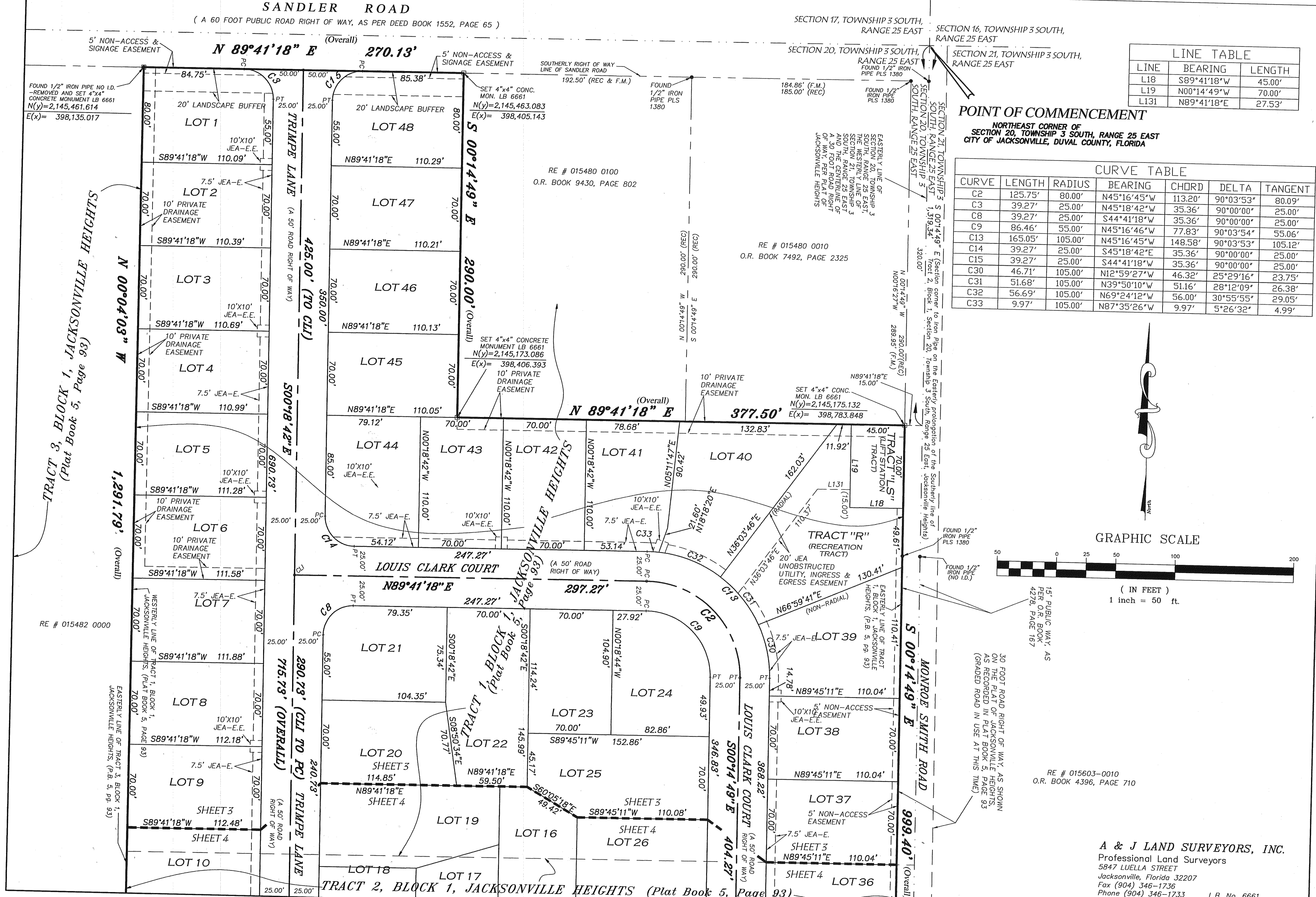
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

BEATRICE WALK

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, BLOCK 1, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 62, PAGE 69

SHEET 3 OF 4 SHEETS



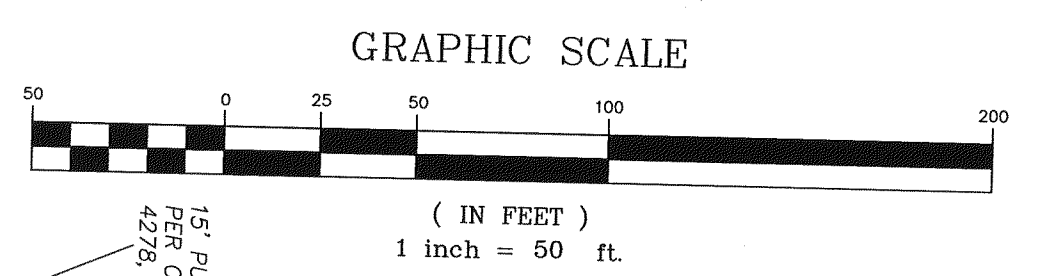
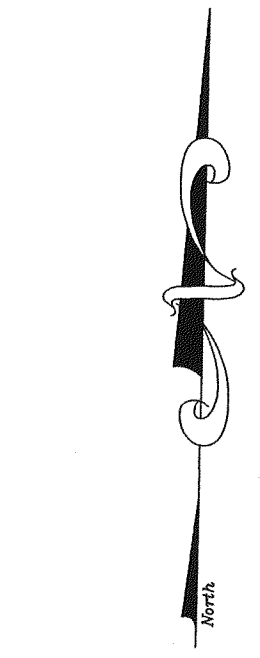
LINE TABLE

LINE	BEARING	LENGTH
L18	S89°41'18"W	45.00'
L19	N00°14'49"E	70.00'
L131	N89°41'18"E	27.53'

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C2	125.75'	80.00'	N45°16'45"W	113.20'	90°03'53"	80.09'
C3	39.27'	25.00'	N45°18'42"W	35.36'	90°00'00"	25.00'
C8	39.27'	25.00'	S44°41'18"W	35.36'	90°00'00"	25.00'
C9	86.46'	55.00'	N45°16'46"W	77.83'	90°03'54"	55.06'
C13	165.05'	105.00'	N45°16'45"W	148.58'	90°03'53"	105.12'
C14	39.27'	25.00'	S45°18'42"E	35.36'	90°00'00"	25.00'
C15	39.27'	25.00'	S44°41'18"W	35.36'	90°00'00"	25.00'
C30	46.71'	105.00'	N12°59'27"W	46.32'	25°29'16"	23.75'
C31	51.68'	105.00'	N39°50'10"W	51.16'	28°12'09"	26.38'
C32	56.69'	105.00'	N69°24'12"W	56.00'	30°55'55"	29.05'
C33	9.97'	105.00'	N87°35'26"W	9.97'	5°26'32"	4.99'



RE # 015603-0010
O.R. BOOK 4396, PAGE 710

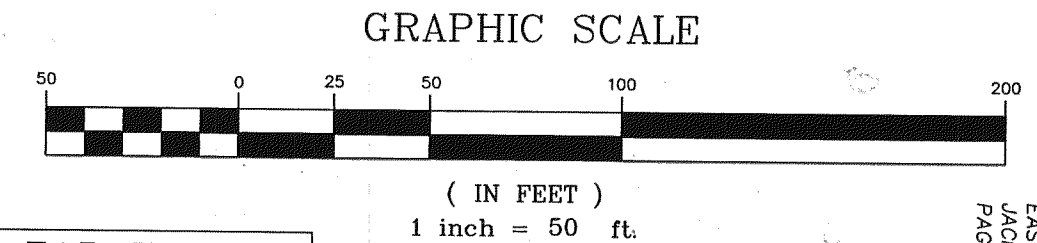
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

BEATRICE WALK

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, BLOCK 1, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

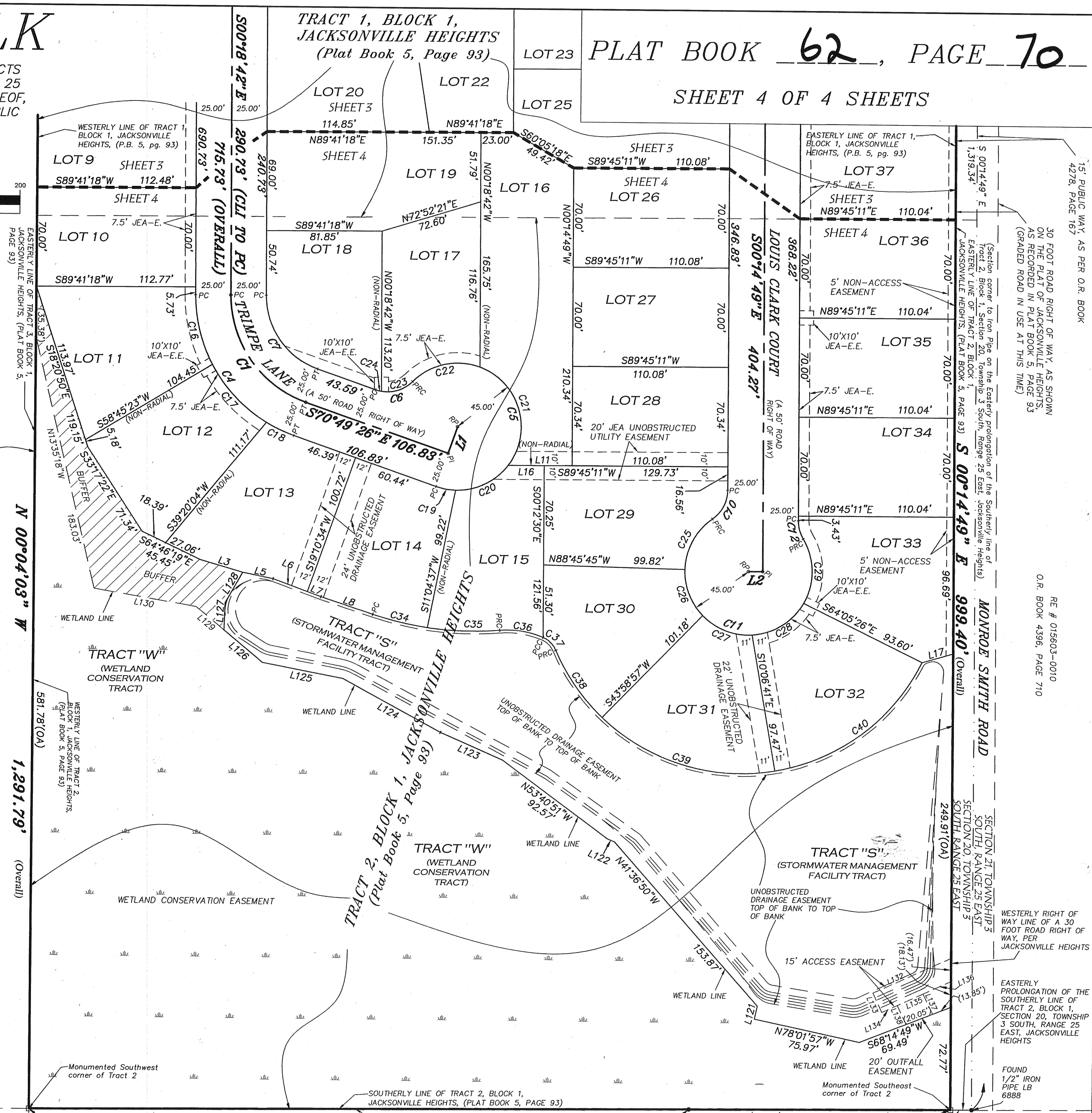
PLAT BOOK 62, PAGE 70

SHEET 4 OF 4 SHEETS



LINE	BEARING	LENGTH
L1	N19°10'34"E	20.00'
L2	S89°45'11"W	10.00'
L3	S73°52'10"E	31.65'
L5	S78°49'47"E	21.86'
L6	S69°49'53"E	26.01'
L7	S69°49'53"E	10.20'
L8	S71°51'05"E	38.77'
L11	N89°45'11"E	45.28'
L16	N89°45'11"E	25.64'
L17	N73°35'20"E	22.84'
L121	N12°34'23"E	9.39'
L122	N66°50'30"W	5.66'
L123	N66°33'10"W	48.11'
L124	N61°41'01"W	78.92'
L125	N79°14'58"W	57.95'
L126	N50°31'19"W	35.51'
L127	N01°46'50"E	19.11'
L128	N29°22'16"E	25.11'
L129	N50°31'19"W	25.76'
L130	N80°25'21"W	73.37'
L132	S65°19'45"W	60.49'
L133	S24°40'15"E	15.00'
L134	N65°19'45"E	12.00'
L135	N65°19'45"E	20.00'
L136	N65°19'45"E	21.67'
L137	S25°55'20"E	15.80'
L138	S25°55'20"E	14.78'

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	98.45'	80.00'	S35°34'04"E	92.36'	70°30'44"	56.55'
C4	129.22'	105.00'	S35°34'04"E	121.22'	70°30'44"	74.22'
C5	192.13'	45.00'	N13°08'07"W	76.06'	244°37'23"	71.15'
C6	28.20'	25.00'	N76°51'53"E	26.73'	64°37'23"	15.81'
C7	67.69'	55.00'	S35°34'04"E	63.50'	70°30'44"	38.88'
C10	24.06'	25.00'	N27°19'41"E	23.15'	55°09'00"	13.06'
C11	209.04'	45.00'	S78°10'23"E	65.74'	266°09'10"	48.13'
C12	13.53'	25.00'	S15°44'54"E	13.36'	31°00'10"	6.93'
C16	50.92'	105.00'	S14°12'14"E	50.42'	27°47'05"	25.97'
C17	56.69'	105.00'	S43°33'44"E	56.00'	30°55'55"	29.05'
C18	21.62'	105.00'	S64°55'34"E	21.58'	11°47'44"	10.85'
C19	14.21'	45.00'	S79°52'12"E	14.15'	18°05'33"	7.16'
C20	42.55'	45.00'	N63°59'47"E	40.98'	54°10'28"	23.02'
C21	83.93'	45.00'	N16°31'22"W	72.28'	106°51'50"	60.66'
C22	51.44'	45.00'	S77°17'57"W	48.68'	65°29'32"	28.94'
C23	23.95'	25.00'	N71°59'37"E	23.04'	54°52'51"	12.98'
C24	4.25'	25.00'	S75°41'42"E	4.25'	9°44'32"	2.13'
C25	42.15'	45.00'	S28°04'13"W	40.63'	53°39'56"	22.76'
C26	35.95'	45.00'	S21°38'52"E	35.00'	45°46'15"	19.00'
C27	38.71'	45.00'	S69°10'41"E	37.53'	49°17'23"	20.65'
C28	44.55'	45.00'	N57°49'04"E	42.75'	56°43'07"	24.29'
C29	47.68'	45.00'	N00°53'44"W	45.48'	60°42'28"	26.35'
C34	39.71'	225.00'	S76°54'26"E	39.66'	10°06'42"	19.91'
C35	51.29'	225.00'	S88°29'38"E	51.18'	13°03'41"	25.76'
C36	31.48'	65.30'	N81°12'42"W	31.18'	27°37'32"	16.05'
C37	13.05'	17.00'	N45°24'09"W	12.73'	43°59'35"	6.87'
C38	58.14'	142.54'	S35°05'29"E	57.74'	23°22'15"	29.48'
C39	132.49'	142.54'	S73°24'18"E	127.77'	53°15'22"	71.47'
C40	134.21'	142.54'	N52°59'39"E	129.30'	53°56'43"	72.54'



RE # 015489 0000
O.R. BOOK 9664, PAGE 2443
**TRACT 14, BLOCK 1,
JACKSONVILLE HEIGHTS**
(Plat Book 5, Page 93)

S 89°28'45" W
651.68' (Overall)

RE # 015490 0000
O.R. BOOK 7757, PAGE 206
TRACT 15, BLOCK 1, JACKSONVILLE HEIGHTS
(Plat Book 5, Page 93)

(184.95' CONC. MON. TO IRON PIPE)
FOUND 1/2" IRON PIPE LB 6888 - REMOVED
AND SET 4"x4" CONCRETE MONUMENT LB 6661
N(y)=2,144,175.753
E(x)= 398,788.154
POINT OF BEGINNING
S89°28'45"W 15.00'
RE # 015529-0000
O.R. BOOK 10548, PAGE 295
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLEA STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733
L.B. No. 6661