

Belmont Lakes Unit Two - B
 BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 11
 SHEET 1 OF 4 SHEETS

CAPTION

A portion of Section 22, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 55, as shown on the plat of Belmont Lakes Unit Two-A, as recorded in Plat Book 53, Pages 38, 38A, 38B and 38C, of the Current Public Records of said County, said point being situated in the Westerly line of that certain 25 foot Easement for Utilities and Sewers as recorded in Official Records Volume 7026, Page 511 of said Current Public Records; thence South 06°02'17" West, along said Westerly line of said 25 foot Easement, a distance of 733.00 feet; thence North 77°20'08" West, 111.15 feet; thence North 09°41'13" East, 179.59 feet; thence North 66°48'41" West, 230.00 feet; thence North 45°47'23" West, 107.25 feet; thence South 45°34'36" West, 249.38 feet to a point on a curve concave Northeasterly and having a radius of 355.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 111°02'27", an arc distance of 69.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 48°12'51" East, 69.13 feet; thence South 36°53'09" West, 50.02 feet to a point lying on a curve concave Southerly, having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of 34°51'40", an arc distance of 15.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 72°01'25" West, 14.98 feet; thence South 09°04'34" West, 169.36 feet to a point lying on the Northerly right of way line of Atlantic Boulevard (a 185 foot right of way); thence North 80°55'14" West, along last said line, 220.22 feet to the Southeasterly corner of Belmont Lakes Unit One, as recorded in Plat Book 42, Pages 39, 39A and 39B of said Current Public Records; thence Northerly along the Easterly boundary line of said Belmont Lakes Unit One, run the following two (2) courses and distances: Course No. 1: North 09°04'46" East, 215.38 feet; Course No. 2: North 19°25'14" West, 315.15 feet to the Southwesterly corner of Lot 105, of said Belmont Lakes Unit Two-A; thence Easterly and Northerly along the boundary lines of said Belmont Lakes Unit Two-A, run the following 13 courses and distances: Course No. 1: North 70°34'46" East, 114.60 feet to a point on a curve concave Easterly, having a radius of 350.00 feet; Course No. 2: thence Southerly along the arc of said curve, through a central angle of 01°53'39", an arc distance of 11.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 10°35'01" East, 11.57 feet; Course No. 3: North 78°28'01" East, 50.00 feet; Course No. 4: North 86°31'53" East, 119.74 feet; Course No. 5: South 14°23'09" East, 91.75 feet; Course No. 6: South 73°43'57" East, 192.42 feet; Course No. 7: North 16°38'43" East, 267.92 feet; Course No. 8: North 14°59'58" West, 104.28 feet; Course No. 9: South 88°19'44" East, 202.61 feet; Course No. 10: South 83°57'43" East, 50.00 feet; Course No. 11: North 06°02'17" East, 8.93 feet to the point of curvature of a curve concave Westerly and having a radius of 250.00 feet; Course No. 12: thence Northerly along the arc of said curve, through a central angle of 01°13'51", an arc distance of 5.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°25'21" East, 5.37 feet; Course No. 13: South 83°57'43" East, 140.06 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that W. R. Howell Company, a Florida Corporation, a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as BELMONT LAKES UNIT TWO-B, having caused the same to be surveyed and subdivided, that SouthTrust Bank, N. A., a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to the JEA, its successors and assigns. All roads, parkways, lanes, drives, 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 easements 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 lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives 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 in fee simple title by the abutting owners(s), 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 successor 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 disaction 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 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 damage 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 of omission of its agents, contractors, employees, servants, licensees, or concessionaires within BELMONT LAKES UNIT TWO-B. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all 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 "JEA-E-E" are hereby irrevocably dedicated to the 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 the 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.

In witness whereof W. R. Howell Company, a Florida Corporation, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 5th day of MARCH A.D., 2001.

W. R. HOWELL COMPANY, A FLORIDA CORPORATION

Witness: Shirley A. Young By: William R. Howell II
 Print Name: Shirley A. Young William R. Howell, II, President
 Witness: Kenneth J. Katoite W. R. Howell Company
 Print Name: Kenneth J. Katoite

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of March A.D., 2001 by William R. Howell II, President of the W. R. Howell Company, a Florida corporation. He is personally known to me and no oath was taken.

Shirley Ann Young
 Notary Public, State of Florida at Large
 My Commission Expires: June 29, 2002

SHIRLEY ANN YOUNG
 Notary Public, State of Florida
 My comm. expires June 29, 2002
 Comm. No. CC 755523

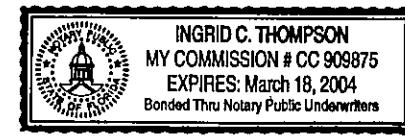
SOUTHTRUST BANK, N.A.
 (FORMERLY KNOWN AS AMERICAN NATIONAL BANK OF FLORIDA)

Witness: Elizabeth Terrel By: Jerry Landowski
 Print Name: Elizabeth Terrel Jerry Landowski, Vice President
 Witness: Tracy Cole Southtrust Bank, N.A.
 Print Name: Tracy Cole (Formerly known as American National Bank of Florida)

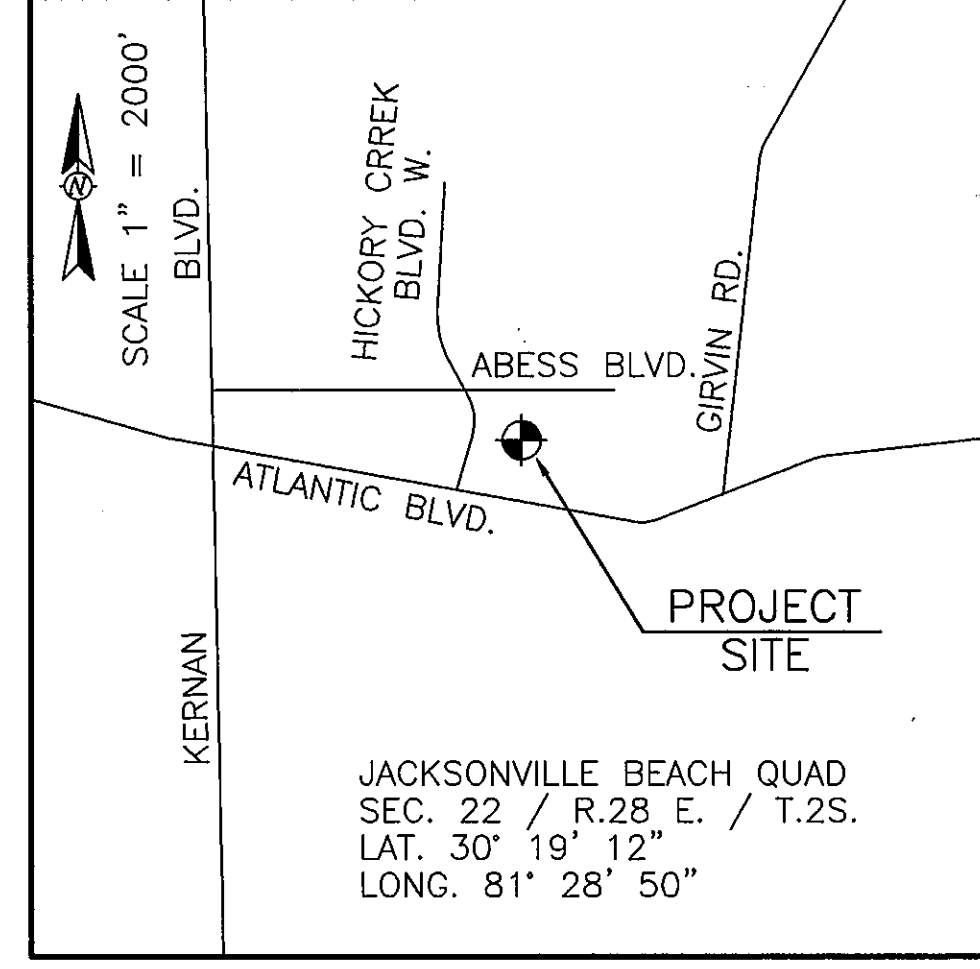
STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of March A.D., 2001 by Jerry Landowski, Vice President, Southtrust Bank, N.A. (formerly known as American National Bank of Florida). He is personally known to me and no oath was taken.

Tracy Cole
 Notary Public, State of Florida at Large
 My Commission Expires: 18 March 04



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



Approved 3/30/2001
 Date
St Hall
 City Engineer
 for Director of Public Works
 Approved 4-02-2001
 Date
Shane Rowe Miller
 for General Counsel

Containing 8.47 acres, more or less.

APPROVED FOR THE RECORD

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

By: Joe R. Miller
 Director of Public Works
 Date: April 24, 2001

CLERK'S CERTIFICATE 2001074243

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 54 Pages 11 of the current Public Records of Duval County, Florida, this 3rd day of April A.D., 2001.

By: Jim Fuller By: Shirley A. Young
 Jim Fuller Deputy Clerk
 Clerk of the Circuit Court

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 30th day of March 2001.

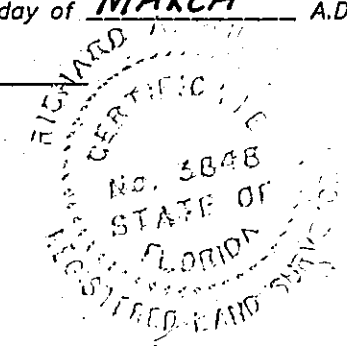
Glenn E. McGregor
 Glenn E. McGregor, P. L. S.
 Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE

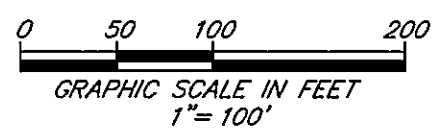
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 616-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 20th day of MARCH A.D., 2001.

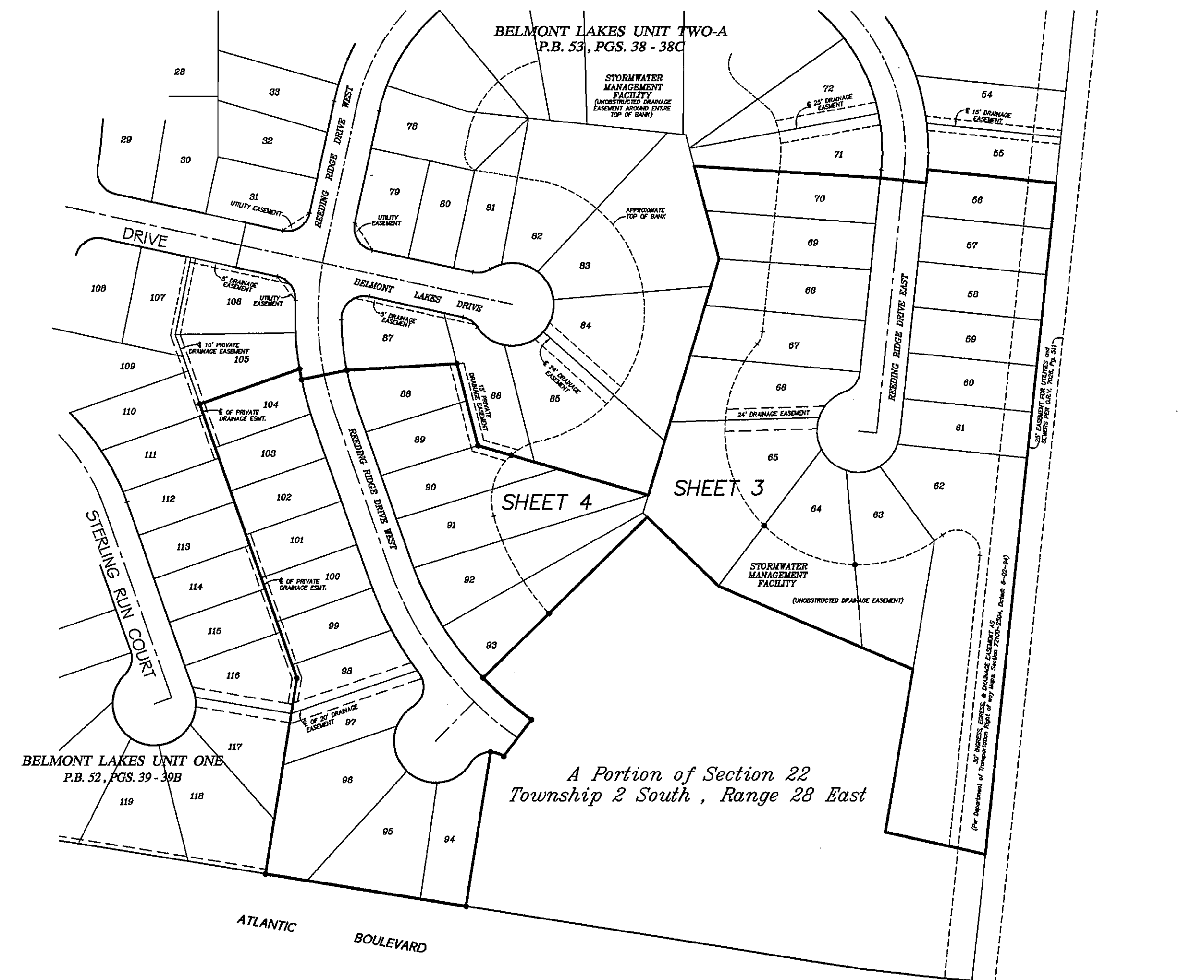
Richard A. Miller
 Richard A. Miller
 Florida Registered Land Surveyor
 and Mapper Certificate No.3848
 L.B. NO. 5189



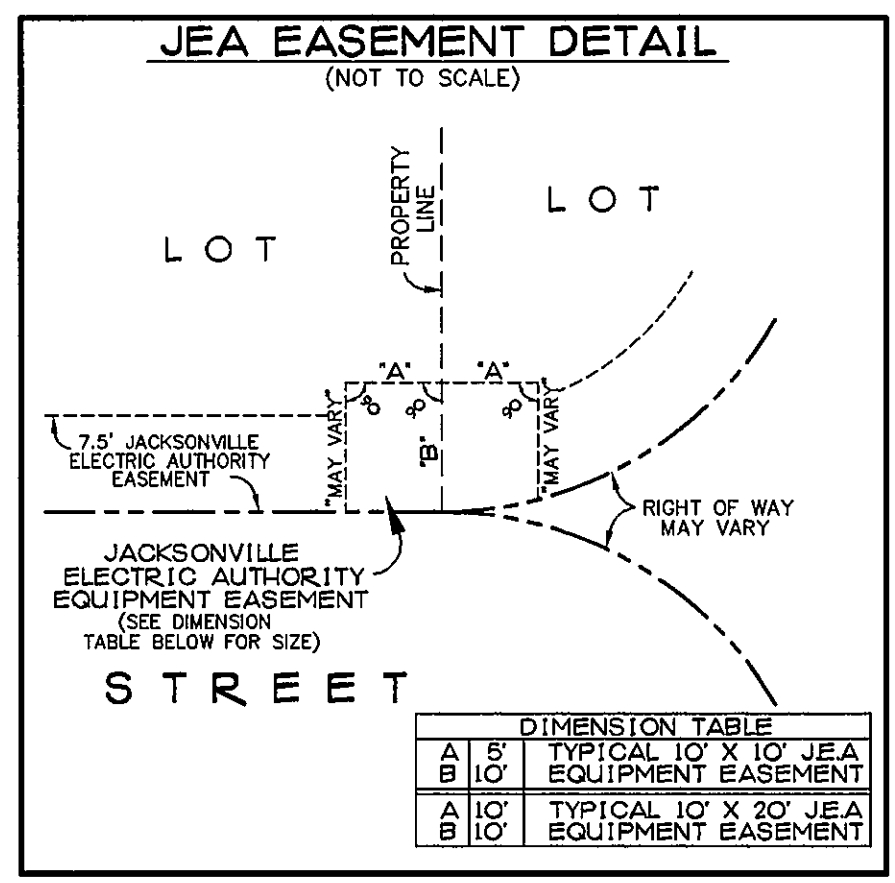
Belmont Lakes Unit Two - B
 BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- LEGEND**
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.I. POINT OF INTERSECTION
 - CA or Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC DISTANCE
 - CH CHORD BEARING AND DISTANCE
 - C1 TABULATED CURVE DATA
 - CL CENTERLINE
- ← → DENOTES CHANGE IN STREET NAME DIRECTION

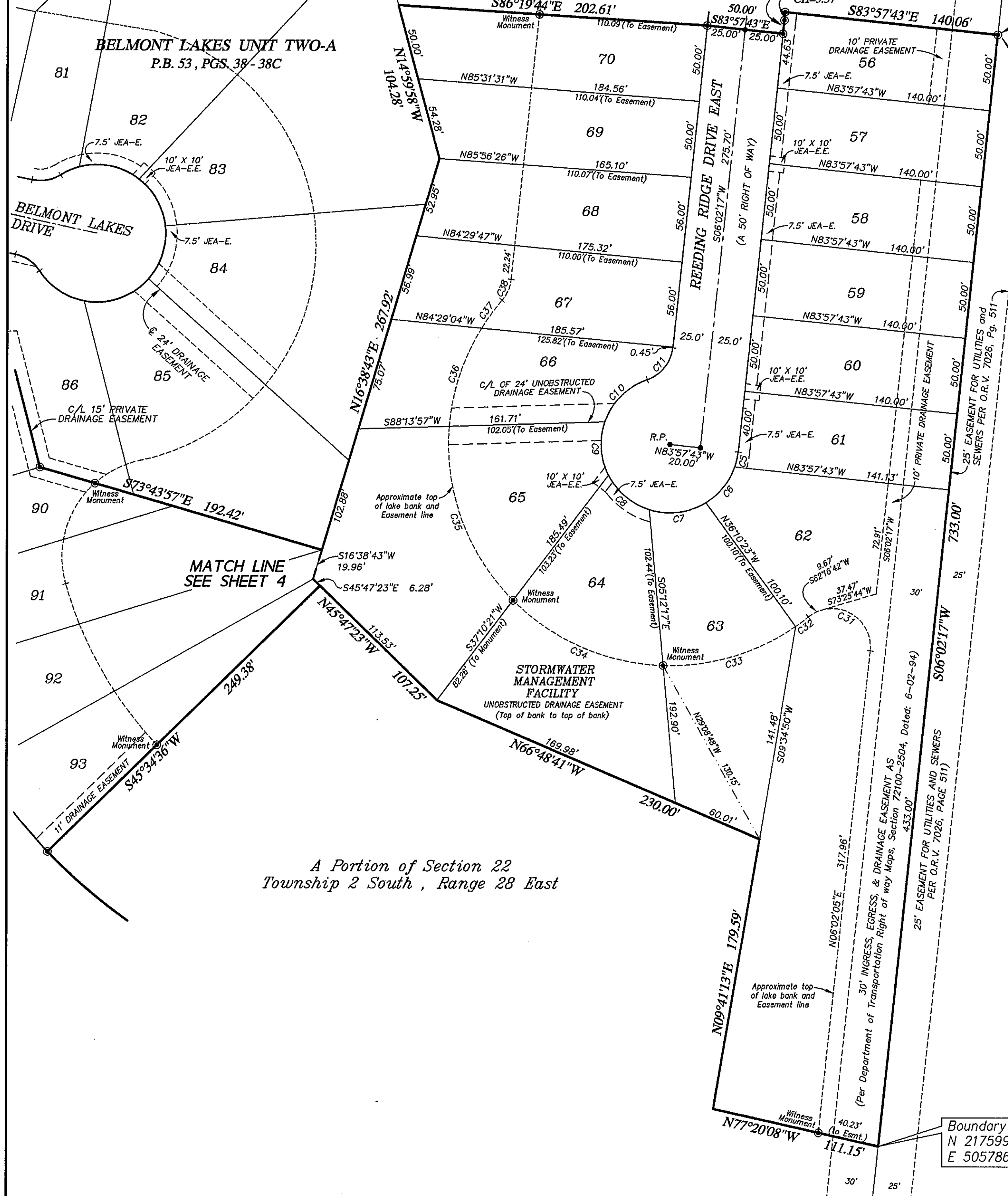


- NOTES:**
- 1) □ DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
 - 2) ● DENOTES PERMANENT CONTROL POINT
 - 3) BEARINGS BASED ON THE EASTERLY BOUNDARY LINE OF BELMONT LAKES UNIT ONE AS BEING : NORTH 09°04'46" EAST.
 - 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, 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 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 EASEMENT 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 REPLACEMENT OF SUCH ITEMS."
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - 7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 8) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
 - 9) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 1200ZZ, PANEL NUMBER 0233, SUFFIX E, DATED AUGUST 15, 1989.
 - 10) BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT = 20 FEET
 SIDE = 5 FEET
 REAR = 15 FEET

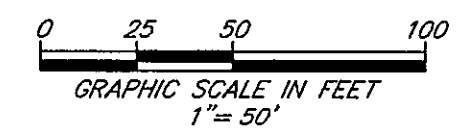


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 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



POINT OF BEGINNING
 Southeast corner of Lot 55
 Boundary Corner
 N 2176722.6096
 E 505863.5478



A Portion of Section 22
 Township 2 South, Range 28 East

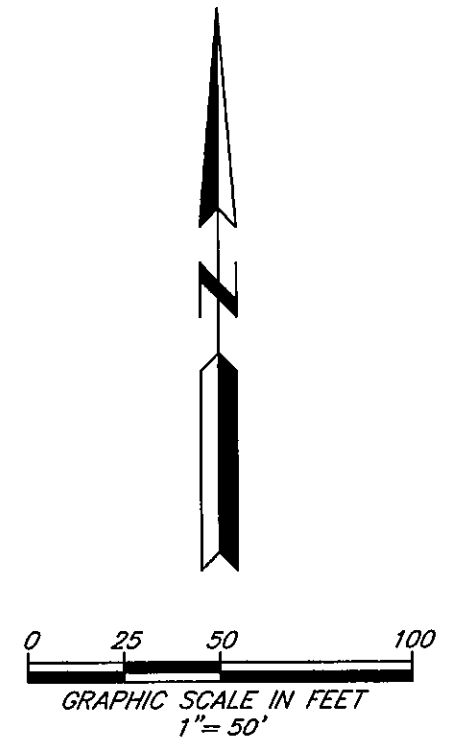
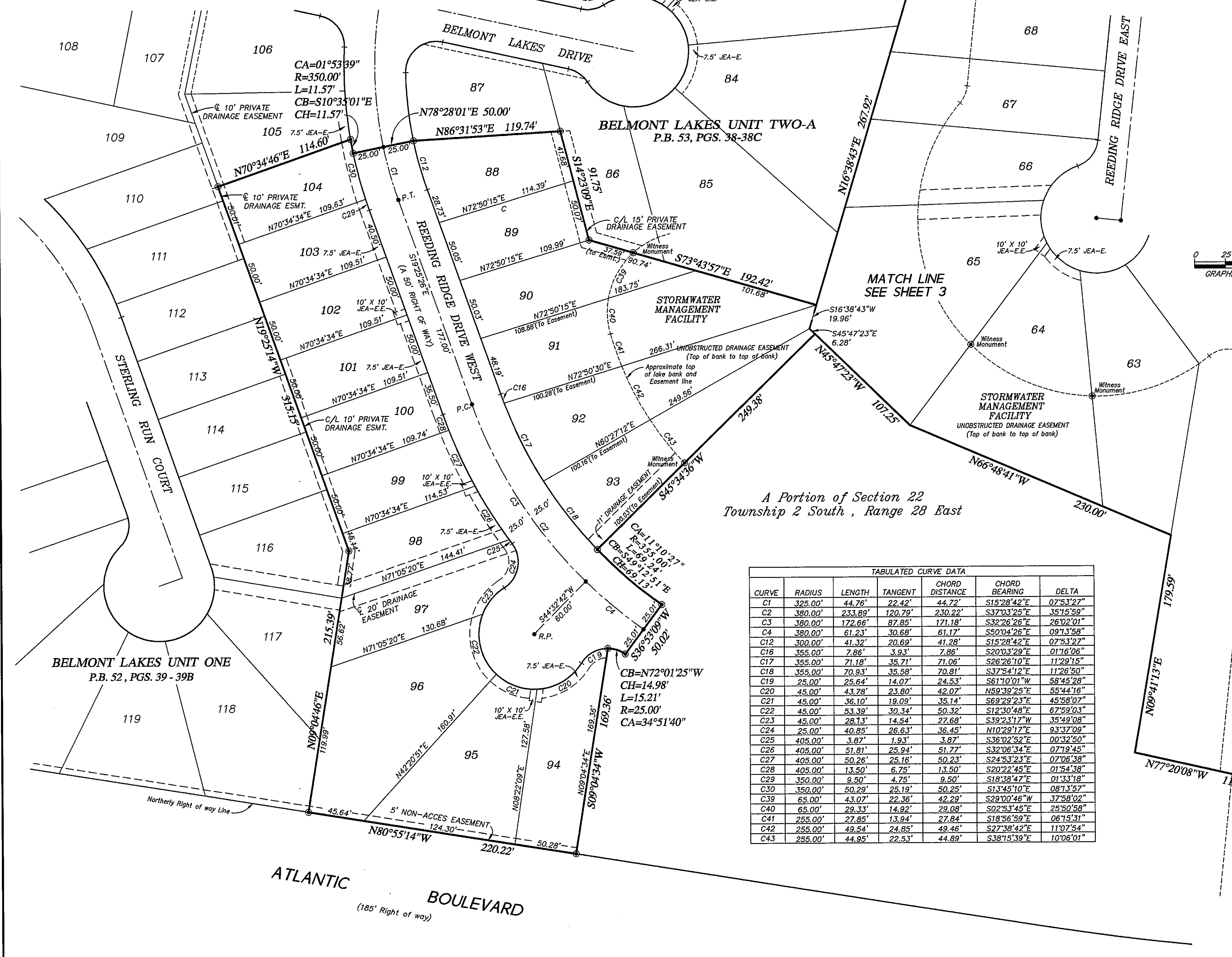
A Portion of Section 22
 Township 2 South, Range 28 East

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	45.00'	10.08'	5.06'	10.06'	N12°27'28"E	12°50'23"
C6	45.00'	30.99'	16.14'	30.38'	N38°36'31"E	39°27'44"
C7	45.00'	38.61'	20.58'	37.43'	N82°55'04"E	49°09'22"
C8	45.00'	35.95'	19.00'	35.00'	S49°37'08"E	45°46'15"
C9	45.00'	35.95'	19.00'	35.00'	S03°50'53"E	45°46'15"
C10	45.00'	40.55'	21.77'	39.19'	S44°50'57"W	51°37'25"
C11	25.00'	28.20'	15.81'	26.73'	N38°20'58"E	64°37'23"
C31	25.00'	58.86'	60.22'	46.18'	N61°25'07"W	134°54'25"
C32	145.00'	10.37'	5.19'	10.37'	N53°10'37"E	04°05'54"
C33	145.00'	92.24'	47.74'	90.69'	N73°27'00"E	36°26'52"
C34	145.00'	109.69'	57.62'	107.10'	S66°39'14"E	43°20'40"
C35	145.00'	125.38'	66.91'	121.51'	S20°12'37"E	49°32'35"
C36	145.00'	68.41'	34.86'	67.78'	S18°04'40"W	27°02'00"
C37	145.00'	22.79'	11.42'	22.76'	S36°05'47"W	09°00'14"
C38	25.00'	15.08'	7.78'	14.85'	N23°19'05"E	34°33'37"

Boundary Corner
 N 2175993.6740
 E 505786.4455

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 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



A Portion of Section 22
 Township 2 South, Range 28 East

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	325.00'	44.76'	22.42'	44.72'	S15°28'42"E	07°53'27"
C2	380.00'	233.89'	120.79'	230.22'	S37°03'25"E	35°15'59"
C3	380.00'	172.66'	87.85'	171.18'	S32°26'26"E	26°02'01"
C4	380.00'	61.23'	30.68'	61.17'	S50°04'26"E	09°13'58"
C12	300.00'	41.32'	20.69'	41.28'	S15°28'42"E	07°53'27"
C16	355.00'	7.86'	3.93'	7.86'	S20°03'29"E	01°16'06"
C17	355.00'	71.18'	35.71'	71.06'	S26°26'10"E	11°29'15"
C18	355.00'	70.93'	35.58'	70.81'	S37°54'12"E	11°28'50"
C19	25.00'	25.64'	14.07'	24.53'	S61°10'01"W	58°45'28"
C20	45.00'	43.78'	23.80'	42.07'	N59°39'25"E	55°44'16"
C21	45.00'	36.10'	19.09'	35.14'	S69°29'23"E	45°58'07"
C22	45.00'	53.39'	30.34'	50.32'	S12°30'48"E	67°59'03"
C23	45.00'	28.13'	14.54'	27.68'	S39°23'17"W	35°49'08"
C24	25.00'	40.85'	26.63'	36.45'	N10°29'17"E	93°37'09"
C25	405.00'	3.87'	1.93'	3.87'	S36°02'52"E	00°32'50"
C26	405.00'	51.81'	25.94'	51.77'	S32°06'34"E	07°19'45"
C27	405.00'	50.26'	25.16'	50.23'	S24°53'23"E	07°06'38"
C28	405.00'	13.50'	6.75'	13.50'	S20°22'45"E	01°54'38"
C29	350.00'	9.50'	4.75'	9.50'	S18°38'47"E	01°33'18"
C30	350.00'	50.29'	25.19'	50.25'	S13°45'10"E	08°13'57"
C39	65.00'	43.07'	22.36'	42.29'	S29°00'46"W	37°58'02"
C40	65.00'	29.33'	14.92'	29.08'	S02°53'45"E	25°50'58"
C41	255.00'	27.85'	13.94'	27.84'	S18°56'59"E	06°15'31"
C42	255.00'	49.54'	24.85'	49.46'	S27°38'42"E	11°07'54"
C43	255.00'	44.95'	22.53'	44.89'	S38°15'39"E	10°08'01"

30' INGRESS, EGRESS, & DRAINAGE EASEMENT AS
 (Per Department of Transportation Right of way Maps, Section 72100-2504, Dated: 6-02-94)
 25' EASEMENT FOR UTILITIES and
 SEMERS PER O.R.V. 7026, Pg. 511

A Portion of Section 22
 Township 2 South, Range 28 East

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