

BENTON LAKES

A REPLAT OF ALL OF LOTS 12 THROUGH 18, INCLUSIVE, A PORTION OF LOT 7, ALL OF A 15 FOOT RIGHT-OF-WAY FOR DRAINAGE AND A PORTION OF A 40 FOOT RIGHT-OF-WAY FOR DRAINAGE, ALL LYING IN LOURCEY'S FARMS, AS RECORDED IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 115

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION PARCEL A:

ALL OF LOTS 12 THROUGH 18, INCLUSIVE, ALL OF A 15 FOOT RIGHT OF WAY FOR DRAINAGE AND A PORTION OF A 40 FOOT RIGHT OF WAY FOR DRAINAGE, ALL LYING IN LOURCEY'S FARMS, AS RECORDED IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 88°46'25" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 18, A DISTANCE OF 652.80 FEET TO THE WESTERLY LINE OF SAID LOURCEY'S FARMS; THENCE NORTH 01°17'50" WEST, ALONG LAST SAID LINE (ALSO BEING THE EASTERLY LINE OF WALNUT BEND UNIT TWO, AS RECORDED IN PLAT BOOK 39, PAGES 50, 50A AND 50B, AND THE EASTERLY LINE OF WALNUT BEND UNIT FOUR, AS RECORDED IN PLAT BOOK 42, PAGES 78, 78A THROUGH 78C, INCLUSIVE, BOTH OF SAID CURRENT PUBLIC RECORDS), A DISTANCE OF 1400.32 FEET; THENCE NORTH 02°36'42" WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID WALNUT BEND UNIT FOUR AND ALONG THE EASTERLY LINE OF HUNTINGTON FOREST UNIT SEVEN, AS RECORDED IN PLAT BOOK 41, PAGES 35, 35A AND 35B, A DISTANCE OF 624.52 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10783, PAGE 1942 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°48'11" EAST, ALONG LAST SAID LINE, 684.03 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8981, PAGE 73 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°42'06" EAST, ALONG LAST SAID LINE, 564.23 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ILAH ROAD NORTH, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 88°48'26" WEST, ALONG LAST SAID LINE, 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILAH ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°39'17" EAST, ALONG LAST SAID LINE, 1460.16 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF LOT 7, LOURCEY'S FARMS, AS RECORDED IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 7, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 8, AFORESAID LOURCEY'S FARMS; THENCE NORTH 88°46'40" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 643.22 FEET TO THE EASTERLY LINE OF SAID LOT 7; THENCE SOUTH 01°37'58" EAST, ALONG LAST SAID LINE, 193.81 FEET; THENCE SOUTH 88°46'25" WEST, 643.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ILAH ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 01°39'17" WEST, ALONG LAST SAID LINE, 193.85 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BENTON LAKES L.L.C., A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BENTON LAKES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBMITTED, AND THAT FIDELITY BANK, A GEORGIA BANKING ASSOCIATION, IS THE HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS 13884, PAGE 18, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATIONS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL DRIVES, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS AND UNOBSTRUCTED ACCESS EASEMENTS, IF ANY, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL JEA UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, ACCESS EASEMENTS, NON-ACCESS LANDSCAPE EASEMENTS AND CONSERVATION EASEMENTS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 LANDS.

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL DRIVES AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL DRIVES FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF 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 OWNER 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 UNOBSTRUCTED DRAINAGE EASEMENTS 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, BODY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BENTON LAKES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER, AND SHALL BE SUBJECT TO IT.

TRACT A (LANDSCAPE) AND TRACT C (RECREATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT B (LIFT STATION) AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS 'JEA-E' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION 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 CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS 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.

IN WITNESS THEREOF, BENTON LAKES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF FEBRUARY, 2008.

BENTON LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

Witness: Beverly J. Holland

Print Name: Beverly J. Holland

Witness: Mark Knowles

Print Name: MARK KNOWLES

Joseph D. Collins

President

The Collins Group, Inc., a Florida Corporation,
as Manager of Benton Lakes, L.L.C., a
Florida Limited Liability Company

NOTARY FOR BENTON LAKES, L.L.C.

The foregoing instrument was acknowledged before me this 11th day of February, 2008, by Joseph D. Collins, President of The Collins Group, Inc., a Florida Corporation, as Manager of Benton Lakes, L.L.C., a Florida Limited Liability Company under the laws of the state of Florida, on behalf of the company. He is personally known to me.

Beverly J. Holland
Notary Public
State of Florida at Large

My Commission Expires: 4-14-09
Serial No. 00417944

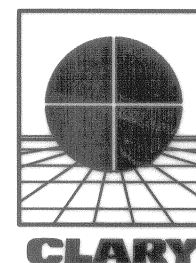
Print Name: Beverly J. Holland



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 REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THE 15th DAY OF FEBRUARY, 2008.

GREGORY B. CLARY
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703

FIDELITY BANK, A GEORGIA BANKING ASSOCIATION

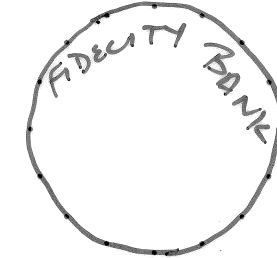
Witness: Deborah D. Barber

Print Name: Deborah D. Barber

Witness: Tammy Simmons

Print Name: Tammy Simmons

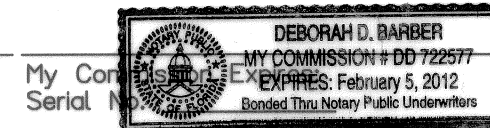
Frazier Dugli
Vice President



NOTARY FOR FIDELITY BANK, A GEORGIA BANKING ASSOCIATION

The foregoing instrument was acknowledged before me this 12th day of February, 2008, by Frazier Dugli, Vice President of Fidelity Bank, a Georgia banking association, on behalf of the bank. He is personally known to me.

Deborah D. Barber
Notary Public
State of Florida at Large



Print Name: Deborah D. Barber

CLERK'S CERTIFICATION 2008073781

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 64, Pages 115-120 of the Public Records of Duval County, Florida. Signed this 21st day of March, 2008.

Jim Fuller
JIM FULLER
Clerk of Circuit Court

By: Robin B. Buggs
Deputy Clerk

APPROVED FOR THE RECORD

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

By: Joey V. Duncan, P.E.
JOEY V. DUNCAN, P.E.
Director of Public Works

3/21/08
Date

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20 DAY OF March, 2008.

W. Monroe Hazen, P.L.S.
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3998

P.S.D. NO. : 2006-045
CITY DEVELOPMENT NO. : 7118

REVIEWS

OFFICE: OK
FIELD: OK

CHECKED BY

CLOSURES/DATA: OK
COVER SHEET: OK
PRIMS: OK
F.B. 843L

BENTON LAKES

A REPLAT OF ALL OF LOTS 12 THROUGH 18, INCLUSIVE, A PORTION OF LOT 7, ALL OF A 15 FOOT RIGHT-OF-WAY FOR DRAINAGE AND A PORTION OF A 40 FOOT RIGHT-OF-WAY FOR DRAINAGE, ALL LYING IN LOURCEY'S FARMS, AS RECORDED IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 116

SHEET 2 OF 6 SHEETS
96 LOTS, 3 TRACTS IN THIS UNIT

General Notes

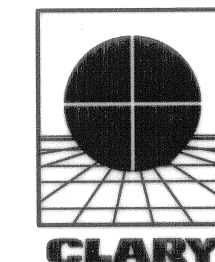
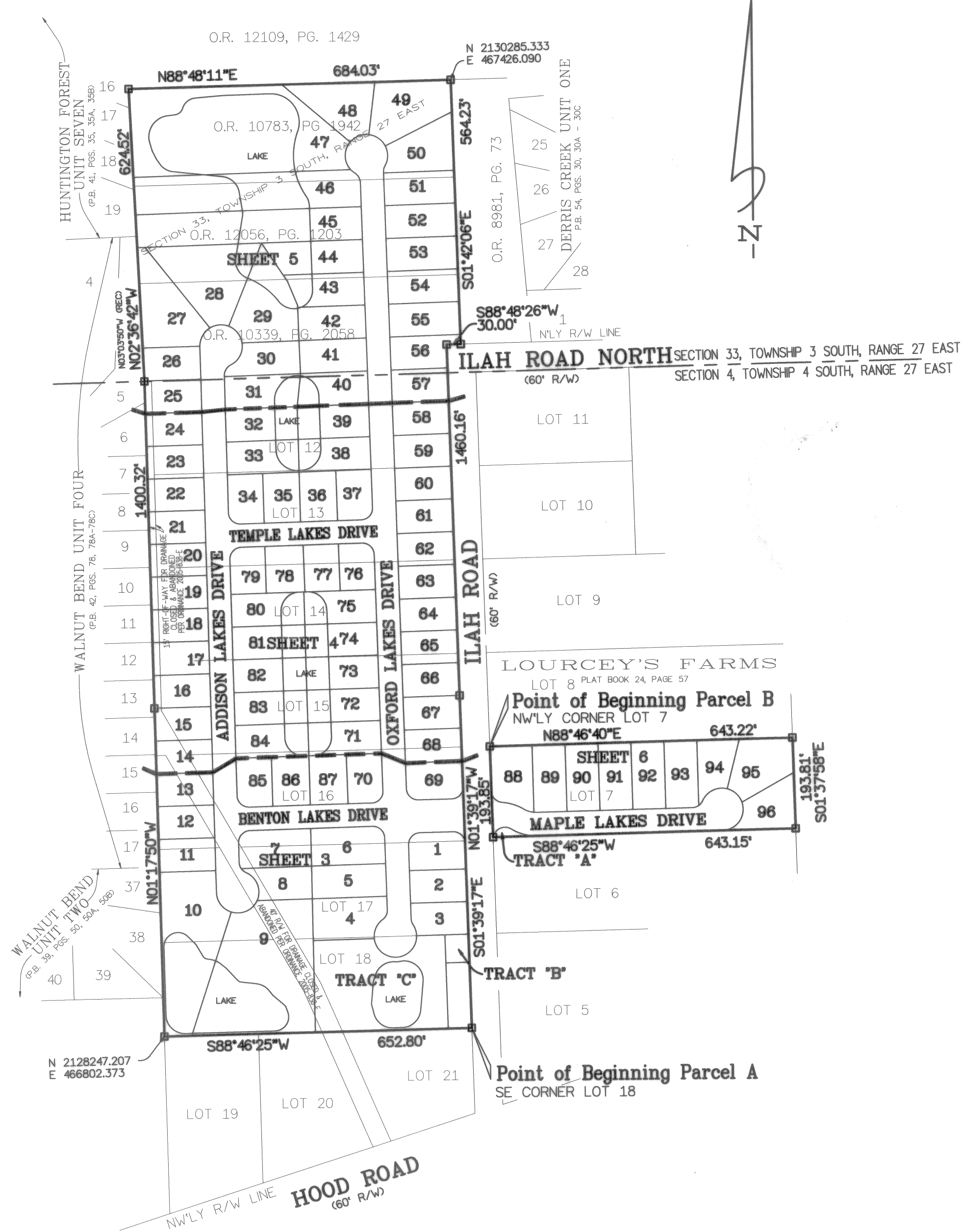
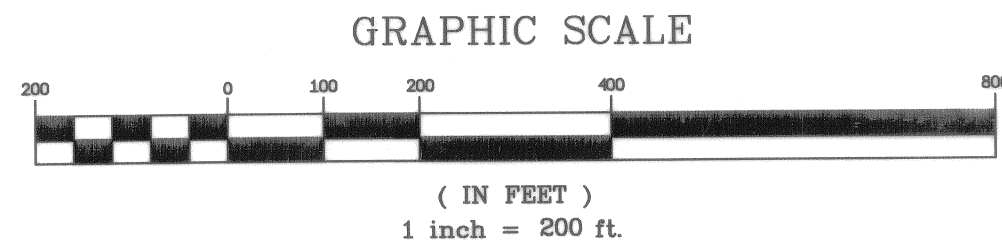
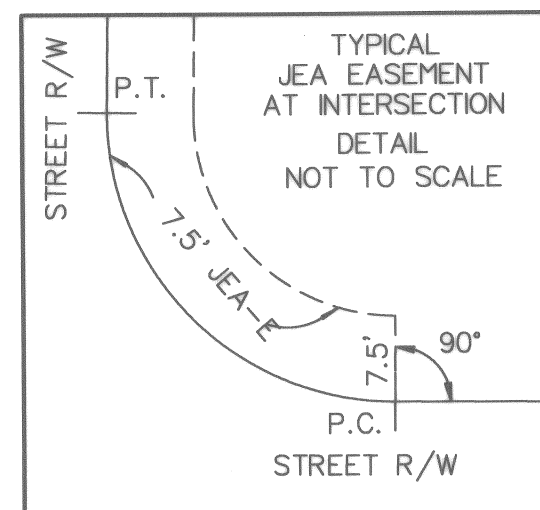
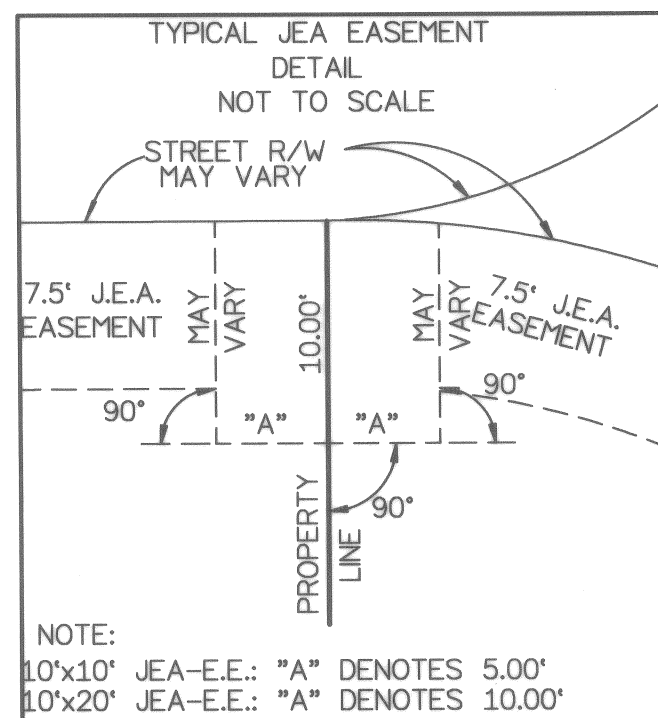
- BEARINGS SHOWN HEREON ARE BASED ON WESTERLY R/W LINE OF ILAH ROAD NORTH AS S01°39'17"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2130285.333
E 467426.090 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT. (US FEET)
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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.
- 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.
- "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. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LOTS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL No. 0070E, 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.

VICINITY MAP
(NOT TO SCALE)



LEGEND

□	= SET 4"x4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731"
○	= SET PERMANENT CONTROL POINT STAMPED CLARY 3377
MON.	= MONUMENT
R/W	= RIGHT-OF-WAY
O.R.	= OFFICIAL RECORDS
P.B.	= PLAT BOOK
P.C.S.	= PARCELS
RADIAL	= RADIAL LINE
CL	= CENTERLINE
L4	= TABULATED LINE DATA
C4	= TABULATED CURVE DATA
TL	= TRAVERSE LINE ONLY
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
R	= RADIUS
RP	= RADIUS POINT
PRC	= POINT OF REVERSE CURVATURE
PDE	= PRIVATE DRAINAGE EASEMENT
ATB	= APPROXIMATE TOP OF BANK
W.L.	= WETLAND JURISDICTIONAL LINE
VNB	= VEGETATED NATURAL BUFFER
UDE	= UNOBSTRUCTED DRAINAGE EASEMENT
UAE	= UNOBSTRUCTED ACCESS EASEMENT
PDE	= PRIVATE DRAINAGE EASEMENT
PRDE	= PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
SHEF & UDE	= STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT
JEA-E	= JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
JEA-EE	= JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
REC	= RECORD



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 365-2703

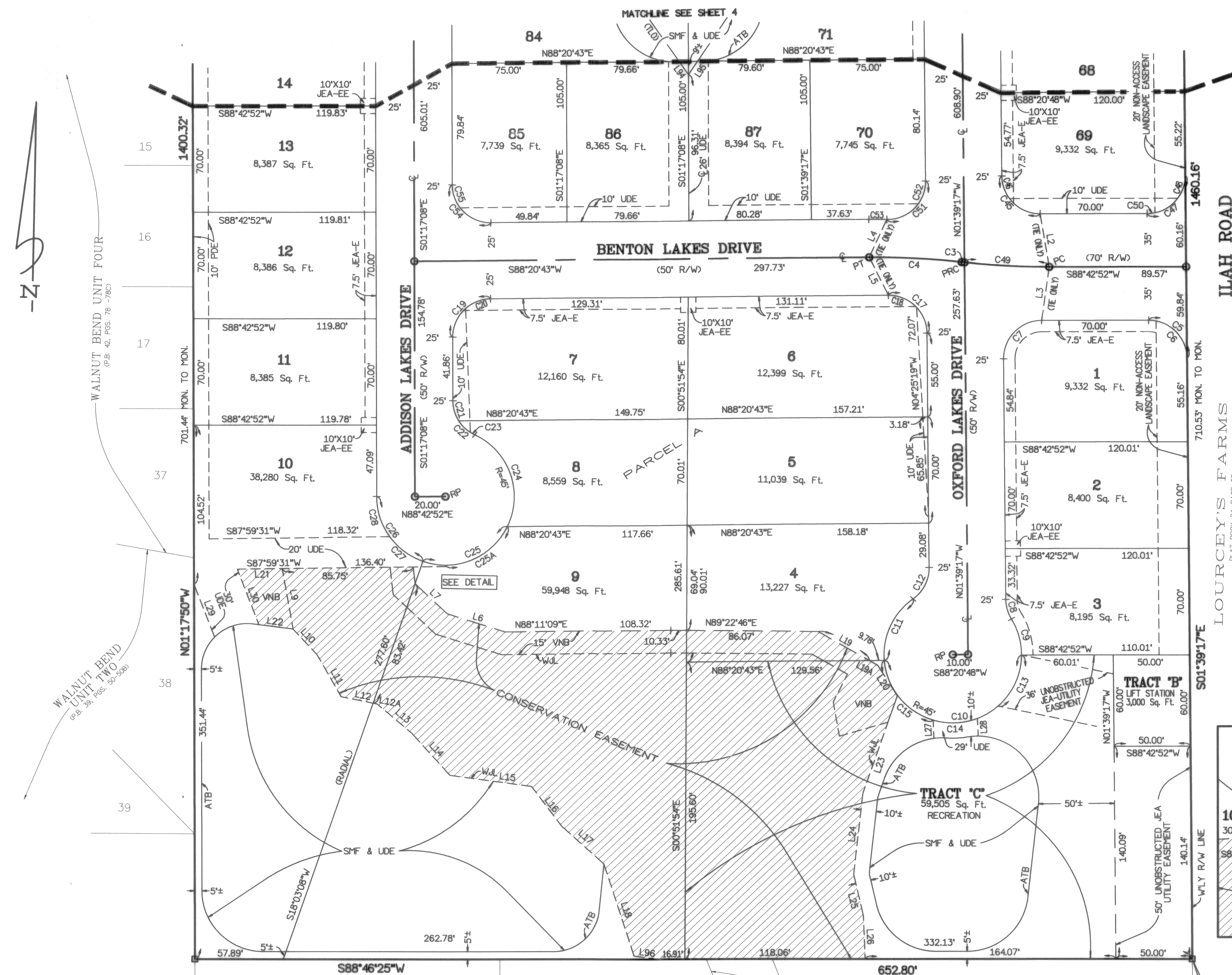
P.S.D. NO. : 2006-045
CITY DEVELOPMENT NO. : 7118

BENTON LAKES

PLAT BOOK 64 PAGE 117

A REPLAT OF ALL OF LOTS 12 THROUGH 18, INCLUSIVE, A PORTION OF LOT 7, ALL OF A 15 FOOT RIGHT-OF-WAY FOR DRAINAGE AND A PORTION OF A 40 FOOT RIGHT-OF-WAY FOR DRAINAGE, ALL LYING IN LOURCEY'S FARMS, AS IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

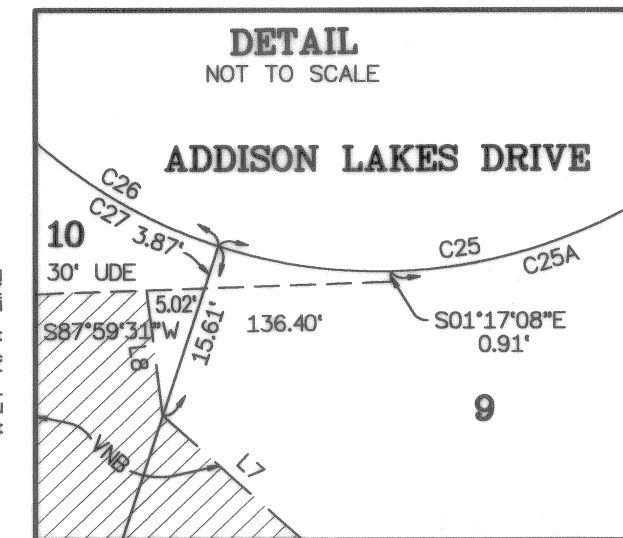
SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Point of Beginning Parcel B

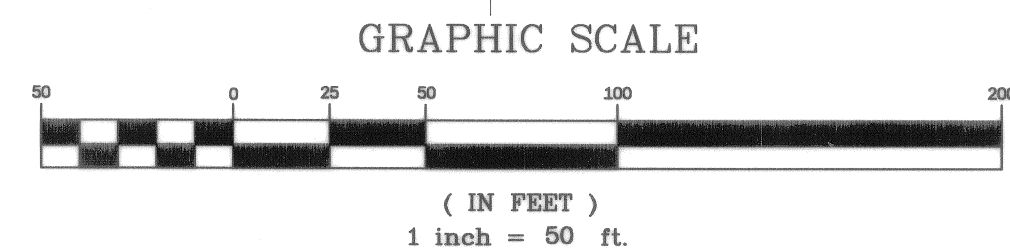
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C3	0°12'52"	1.87'	500.00'	S84°48'38"E	1.87'
C4	6°57'05"	60.66'	500.00'	N88°10'45"W	60.63'
C5	89°37'51"	39.11'	25.00'	N46°28'13"W	35.24'
C6	78°27'47"	34.24'	25.00'	N40°53'11"W	31.62'
C7	90°22'09"	39.43'	25.00'	S43°31'47"W	35.47'
C8	31°00'10"	13.53'	25.00'	S17°09'22"E	13.36'
C9	31°52'54"	25.04'	45.00'	N16°43'00"W	24.72'
C10	174°41'27"	137.20'	45.00'	N86°34'10"E	89.90'
C11	59°34'50"	46.79'	45.00'	S23°42'18"W	44.71'
C12	55°09'00"	24.06'	25.00'	N25°55'13"E	23.15'
C13	48°27'58"	38.07'	45.00'	N23°27'26"E	36.94'
C14	37°35'42"	29.53'	45.00'	N86°34'50"E	29.00'
C15	68°32'12"	53.83'	45.00'	S40°21'13"E	50.68'
C17	90°00'00"	39.27'	25.00'	N46°39'17"W	35.36'
C18	47°11'42"	20.59'	25.00'	N68°03'26"W	20.02'
C19	89°37'51"	39.11'	25.00'	S43°31'47"W	35.24'
C20	40°57'33"	17.87'	25.00'	S67°51'56"W	17.49'
C21	32°05'19"	14.00'	25.00'	S17°19'47"E	13.82'
C22	32°32'05"	14.20'	25.00'	S49°38'29"E	14.01'
C23	7°32'24"	3.29'	25.00'	S62°06'19"E	3.29'
C24	90°46'26"	71.29'	45.00'	N20°31'18"W	64.07'
C25	83°14'13"	65.33'	45.00'	N66°27'32"E	59.75'
C25A	63°50'57"	50.15'	45.00'	N56°47'24"E	47.59'
C26	70°39'44"	55.50'	45.00'	S36°37'00"E	52.05'
C27	34°47'13"	27.32'	45.00'	S54°33'15"E	26.90'
C28	35°52'29"	28.18'	45.00'	S19°13'23"E	27.72'
C45	89°37'51"	39.11'	25.00'	S46°28'13"E	35.24'
C46	36°30'02"	15.93'	25.00'	S19°54'18"E	15.66'
C47	90°22'09"	39.43'	25.00'	N43°31'47"E	35.47'
C48	37°14'21"	16.25'	25.00'	N16°57'53"E	15.96'
C49	6°22'03"	55.57'	500.00'	S88°06'06"E	55.54'
C50	11°54'22"	5.20'	25.00'	N82°46'41"E	5.19'
C51	91°17'21"	39.83'	25.00'	N43°59'23"E	35.75'
C52	36°28'20"	15.91'	25.00'	N16°34'53"E	15.65'
C53	1°17'21"	11.81'	525.00'	S88°59'23"W	11.81'
C54	90°22'09"	39.43'	25.00'	S46°28'13"E	35.47'
C55	37°14'21"	16.25'	25.00'	S19°54'18"E	15.96'

DETAIL
NOT TO SCALE
ADDISON LAKES DRIVE

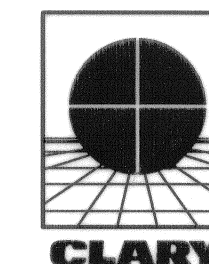


Point of Beginning Parcel A

NUM	BEARING	DISTANCE
L2	S10°43'31"E	35.48'
L3	N06°55'05"E	35.36'
L4	S23°45'04"W	27.53'
L5	S27°58'14"E	27.89'
L6	S73°41'49"E	39.63'
L7	S48°10'47"E	29.02'
L8	S07°12'20"E	11.07'
L9	N11°20'15"W	40.35'
L10	S44°00'56"E	23.21'
L11	N30°44'50"W	31.73'
L12	N79°48'07"W	21.93'
L12A	N79°48'07"W	2.71'
L13	N51°02'22"W	29.82'
L14	N43°19'43"W	37.12'
L15	N83°19'59"W	53.83'
L16	N38°16'01"W	32.80'
L17	N49°10'08"W	37.09'
L18	N19°14'32"W	63.82'
L19	N61°31'04"W	38.66'
L19A	N61°31'04"W	6.24'
L20	N33°40'02"W	23.93'
L21	N87°59'31"E	29.43'
L22	S83°57'55"E	22.60'
L23	N18°11'46"E	68.12'
L24	N05°15'54"E	53.48'
L25	N14°24'40"W	27.88'
L26	N03°29'34"W	28.71'
L27	S03°38'05"E	12.2'
L28	S03°38'05"E	12.2'
L29	N22°21'29"W	37.1'
L30	N22°21'29"W	39.1'
L94	N36°11'35"W	10.55'
L95	N33°07'45"E	10.58'
L96	S83°43'04"E	16.38'



DENOTES CONSERVATION
EASEMENT



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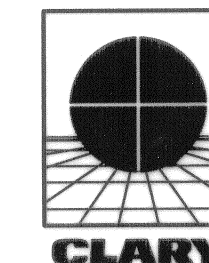
P.S.D. NO. : 2006-045
CITY DEVELOPMENT NO. : 7118

PLAT BOOK 64 PAGE 118

SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	BEARING	DISTANCE
L79	S01°17'08"E	70.00'
L80	S35°48'10"W	6.30'
L81	N38°22'47"W	87.05'
L82	S35°18'27"W	87.90'
L83	S35°20'40"E	6.01'
L84	N01°39'17"W	70.00'
L89	N36°11'35"W	84.98'
L90	N33°07'45"E	85.23'
L91	S35°20'40"E	84.13'
L92	S35°48'10"W	88.18'



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BENTON LAKES

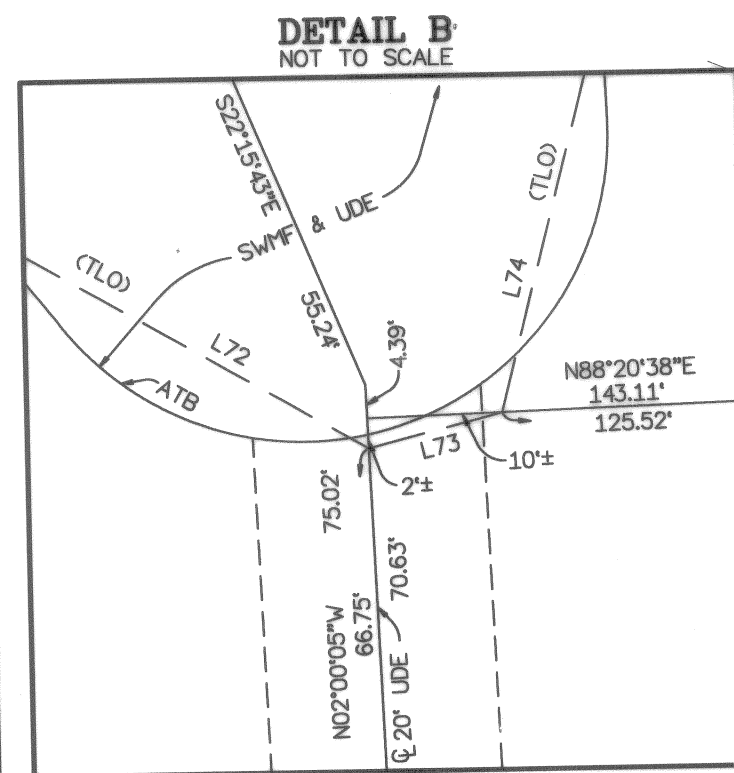
PLAT BOOK 64 PAGE 119

SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

A REPLAT OF ALL OF LOTS 12 THROUGH 18, INCLUSIVE, A PORTION OF LOT 7, ALL OF A 15 FOOT RIGHT-OF-WAY FOR DRAINAGE AND A PORTION OF A 40 FOOT RIGHT-OF-WAY FOR DRAINAGE, ALL LYING IN LOURCEY'S FARMS, AS RECORDED IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

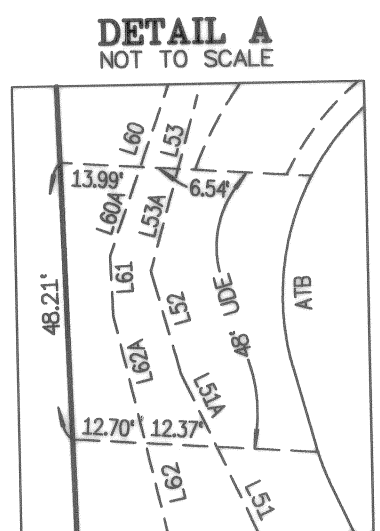
O.R. 12109, PG. 1429

684.03'

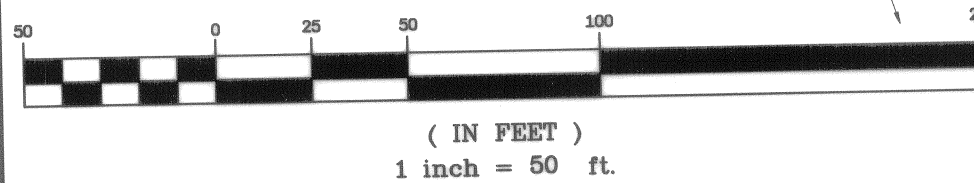


DENOTES CONSERVATION
EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C29	1°16'58"	1.01'	45.00'	S00°38'39"E	1.01'
C30	58°32'24"	45.98'	45.00'	S29°16'02"W	44.00'
C31	53°15'17"	41.83'	45.00'	S85°09'52"W	40.34'
C32	60°11'29"	47.27'	45.00'	N38°06'45"W	45.13'
C33	71°21'15"	56.04'	45.00'	N27°39'38"E	52.49'
C34	64°37'23"	28.20'	25.00'	S31°01'34"W	26.73'
C38	55°09'00"	24.06'	25.00'	N29°13'47"W	23.19'
C39	14°58'11"	11.76'	45.00'	S49°19'12"E	11.72'
C40	82°16'37"	64.62'	45.00'	S00°41'48"E	59.21'
C41	56°28'56"	44.36'	45.00'	S68°40'58"W	42.59'
C42	56°18'03"	44.22'	45.00'	N54°55'32"E	42.46'
C43	56°07'23"	44.08'	45.00'	N01°17'11"E	42.34'
C44	31°00'10"	13.53'	25.00'	S13°50'48"W	13.36'
C45	59°43'46"	51.08'	48.00'	S46°48'34"W	48.80'
C46	66°06'54"	1.15'	1.00'	S50°00'08"W	1.09'

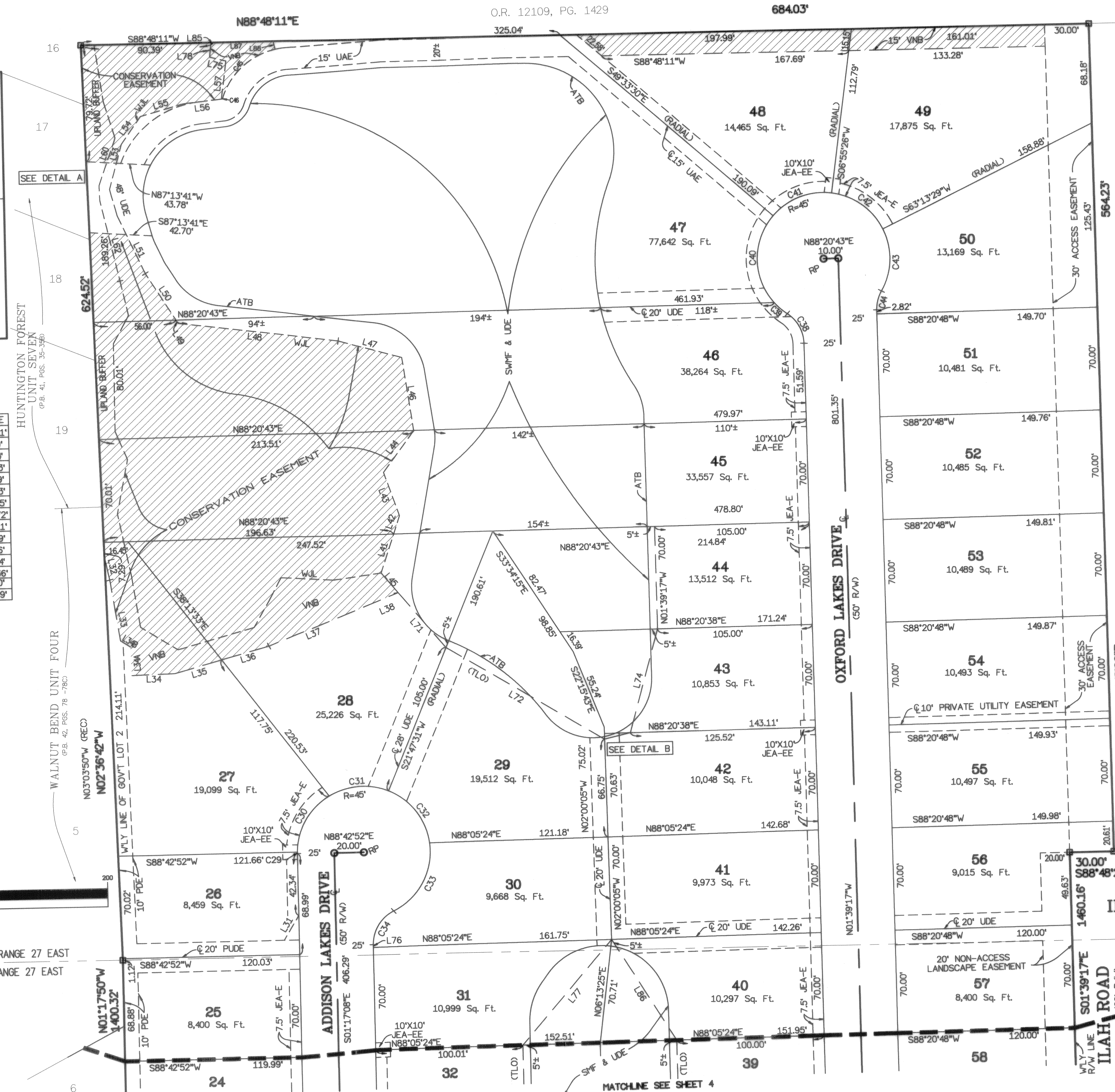


GRAPHIC SCALE



SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST

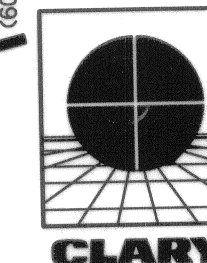
P.S.D. NO. : 2006-045
CITY DEVELOPMENT NO. : 7118



NUM	BEARING	DISTANCE
L31	N30°11'24"E	19.53'
L32	S12°35'53"E	16.85'
L33	S10°03'48"E	42.09'
L34	N87°23'18"E	29.20'
L34A	S02°36'42"E	19.50'
L34B	S88°52'25"E	7.96'
L35	N73°40'57"E	33.04'
L36	N73°40'57"E	33.46'
L37	S67°24'18"W	94.70'
L41	N17°33'13"E	27.98'
L42	N17°33'13"E	13.13'
L43	N20°08'21"W	31.32'
L44	N35°44'04"E	35.11'
L45	N40°23'33"W	17.70'
L46	N09°17'17"W	50.29'
L47	N75°00'30"W	44.61'
L48	N83°39'58"W	109.13'
L49	N33°09'18"W	2.59'
L50	N33°09'18"W	38.04'
L51	S25°56'09"E	29.55'
L51A	S25°56'09"E	14.08'
L52	S16°20'12"E	18.67'
L53	S14°44'47"W	13.28'
L53A	S14°44'47"W	18.40'
L54	S34°19'08"W	22.97'
L55	S73°18'59"W	30.20'
L56	S83°03'35"W	26.18'
L57	S06°37'14"W	26.28'
L60	N18°36'21"E	17.71'
L60A	N18°36'21"E	16.39'
L61	N03°06'35"W	10.30'
L62	N14°02'55"W	33.31'
L62A	N14°02'55"W	22.97'
L71	N40°59'27"W	49.54'
L72	S59°57'31"E	124.37'
L73	S75°51'48"W	17.99'
L74	S14°41'01"W	72.95'
L75	N76°30'02"W	11.28'
L76	S01°17'08"E	1.92'
L77	N39°51'13"E	93.85'
L78	N05°06'20"E	9.20'
L85	N64°50'21"E	2.28'
L86	S32°50'33"E	81.61'
L87	S88°48'11"W	40.15'
L88	S13°19'34"E	5.76'

O.R. 8961, PG. 73

ILAH ROAD NORTH
(60' R/W)



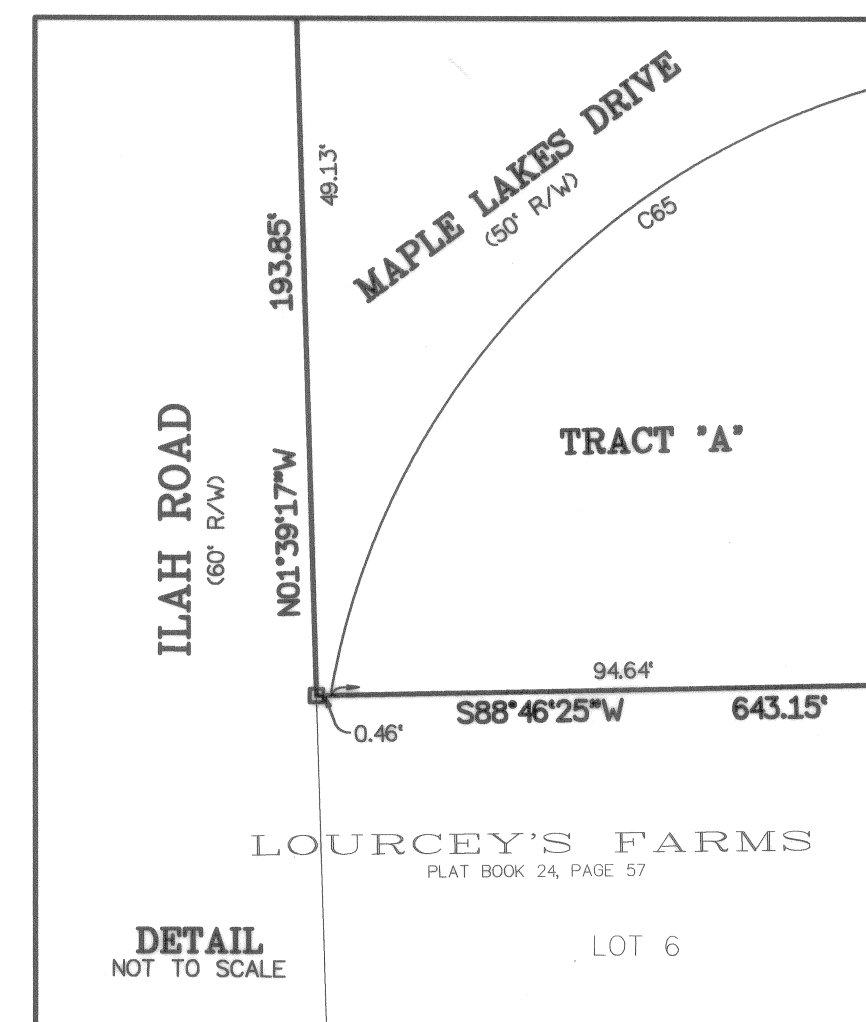
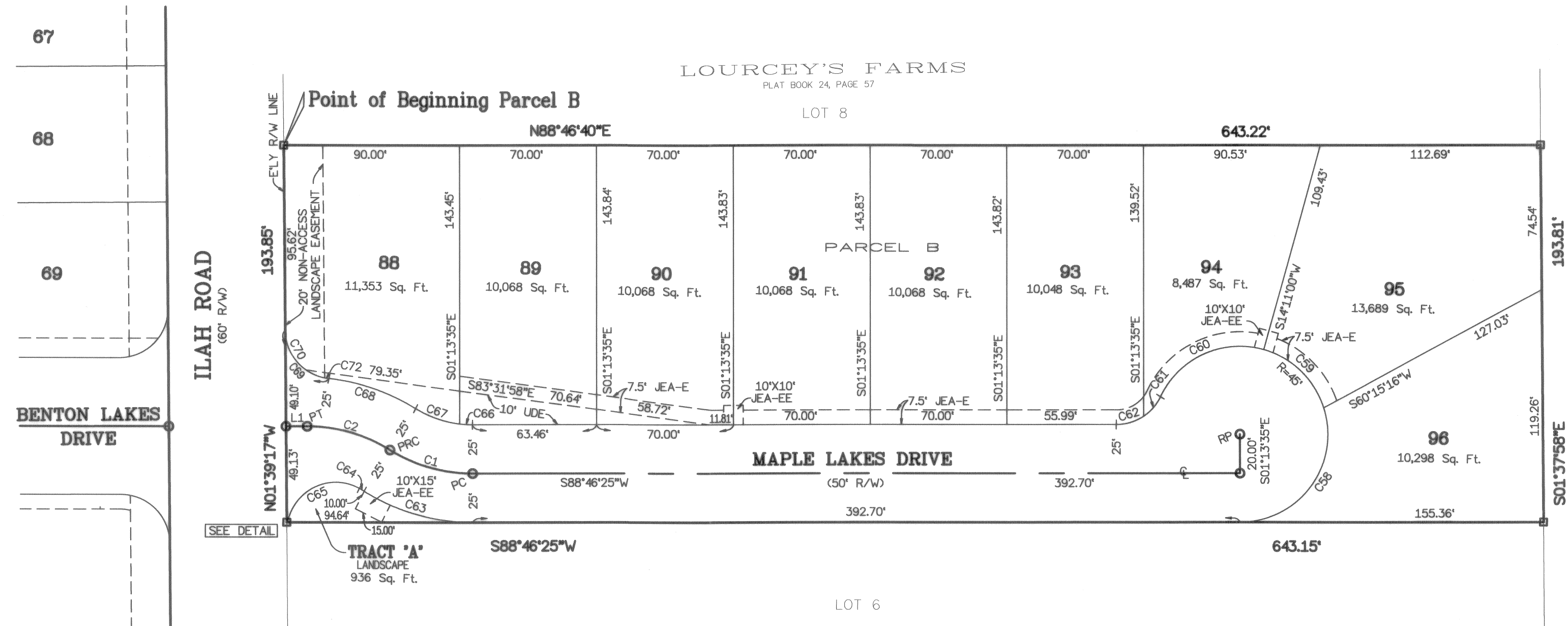
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BENTON LAKES

PLAT BOOK 64 PAGE 120

A REPLAT OF ALL OF LOTS 12 THROUGH 18, INCLUSIVE, A PORTION OF LOT 7, ALL OF A 15 FOOT RIGHT-OF-WAY FOR DRAINAGE AND A PORTION OF A 40 FOOT RIGHT-OF-WAY FOR DRAINAGE, ALL LYING IN LOURCEY'S FARMS, AS RECORDED IN PLAT BOOK 24, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

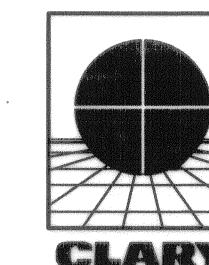
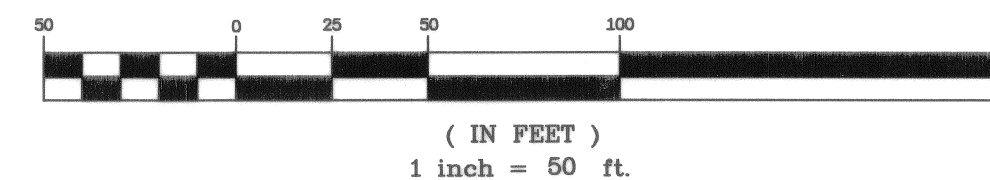
SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	BEARING	DISTANCE
1	S88°42'52"W	10.83'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	31°52'05"	44.58'	80.15'	S75°17'32"E	44.01'
C2	31°55'38"	44.58'	80.00'	N75°19'19"W	44.00'
C58	107°36'04"	84.51'	45.00'	N34°58'23"E	72.63'
C59	56°39'03"	44.49'	45.00'	N47°09'10"W	42.70'
C60	80°22'16"	63.12'	45.00'	S64°20'10"W	58.07'
C61	30°33'09"	13.33'	25.00'	N39°25'37"E	13.17'
C62	34°04'14"	14.87'	25.00'	N71°44'19"E	14.65'
C63	31°52'05"	58.46'	105.15'	S75°17'32"E	57.73'
C64	2°59'03"	2.86'	55.00'	N60°51'01"W	2.86'
C65	108°17'58"	47.25'	25.00'	S63°30'28"W	40.53'
C66	6°48'53"	6.56'	55.15'	S87°49'08"E	6.56'
C67	25°03'11"	24.11'	55.15'	S71°53'06"E	23.92'
C68	25°48'34"	47.30'	105.00'	N72°15'47"W	46.90'
C69	83°30'47"	36.44'	25.00'	S43°24'41"E	33.30'
C70	54°33'16"	23.80'	25.00'	S28°55'55"E	22.91'
C72	5°03'00"	2.20'	25.00'	S82°38'34"E	2.20'

GRAPHIC SCALE



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