

BISCA YNE DOWNS

A REPLAT OF

A PORTION OF LOT 4 AS SHOWN ON THE PLAT OF A SUBDIVISION OF THE J. BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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 Ordinance No. 91-74-79, of said City adopted by its Council and approved by its Mayor.

Signed this 27th day of February, A. D., 1991.

John P. Blount
Mayor of the City of Jacksonville

Kathleen A. Roberts
Asst. Secretary of the Council of the City of Jacksonville

CAPTION

A Portion of Lot 4 as shown on the plat of a Subdivision of the J. Broward Grant Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Page 8 of the former public records of the City of Jacksonville, Duval County, Florida. Commence at the Northeastly corner of Biscayne Estates East Unit One as recorded in Plat Book 45, Pages 9, 9A, 9B and 9C of the current Public Records of said County; Thence South 00° 47' 40" East along the Easterly Boundary of said Biscayne Estates Unit One, 815.79 feet to a point situate on a curve leading to the right and lying in the Westerly Right-of-way line of Biscayne Boulevard (a 100.00 feet Right-of-way as now established); Thence along and around the arc of said curve and said Westerly Right-of-way line, said curve being concave Easterly and having a radius of 2914.79 feet, an arc distance of 288.53 feet, said arc being subtended by a chord bearing and distance of North 11° 51' 09" East, 288.42 feet to the point of tangency of said curve; Thence South 75° 18' 42" East departing from said Westerly Right-of-way line, a distance of 100.00 feet to a point situate in the Easterly Right-of-way line of said Biscayne Boulevard and the Point of Beginning, point also being the point of curvature of a curve leading to the left; Thence along and around the arc of the curve and said Easterly Right of way line, said curve being concave Easterly and having a Radius of 2814.79 feet, an arc distance of 744.83 feet, said arc being subtended by a chord bearing and distance of South 07° 06' 27" West, 742.66 feet to the point of tangency of said curve; Thence South 00° 29' 23" East continuing along said Easterly Right of way line, 1391.69 feet; Thence South 00° 55' 14" East continuing along said Easterly Right of way line 163.19 feet to the Northwesterly corner of those lands described and recorded in Official Records Volume 5976, Page 1949 of the current public records of said County; Thence North 88° 55' 19" East along the Northerly line of those lands thereof, 992.15 feet to the Northeastly corner of those lands thereof, said corner being situate on the Easterly line of those lands described and recorded in Deed Book 1771, Page 51 of the current public records of said County; Thence North 00° 59' 05" West along said Westerly line, 2547 feet, more or less, to its intersection with the South bank of Broward River; Thence Northwesterly along said South Bank and the meanderings thereof, 1100 feet, more or less, to its intersection with the aforementioned Easterly Right of way of Biscayne Boulevard; Thence South 14° 41' 18" West along said Easterly Right of way line, 490 feet, more or less, to the Point of Beginning

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT COPELAND PROPERTIES, INC., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BISCA YNE DOWNS, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT JACKSONVILLE FEDERAL SAVINGS BANK, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, TRACT A, TRACT B FOR RECREATIONAL PURPOSES, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY, WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS. THE UNOBSTRUCTED EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE DRAINAGE EASEMENT THROUGH AND OVER THE DETENTION AREAS AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND 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 DETENTION AREAS AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHT-OF-WAYS ARE HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM RIGHT-OF-WAYS, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DETENTION AREAS AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGES, INJURIES OR LOSSES 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 DETENTION AREAS AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING LAND OWNERS, AND THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID DETENTION AREAS OR FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ADJUTING OWNERS, AND; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION OPERATION, FAILURE OR DESTRUCTION OF ANY 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 DETENTION AREAS AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION AREAS AND FILTRATION SYSTEMS AND THAT WHICH RETAIN IT, TO EFFECT ADEQUATE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. COPELAND PROPERTIES, INC., DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, PROPERTY DAMAGE OR OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE DETENTION AREAS AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF COPELAND PROPERTIES, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONARIES WITH BISCA YNE DOWNS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF COPELAND PROPERTIES, INC., AND SHALL BE SUBJECT TO IT. THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS AS SHOWN ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM. IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 28th DAY OF DECEMBER, A. D., 1990.

CLERK'S CERTIFICATE 90-0020659

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 46, Pages 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of the Public Records of Duval County, Florida.

Signed this 1st day of MARCH, A. D., 1991.

Henry W. Cook
Clerk of Circuit Court: Henry W. Cook

By: *Bridget Y. DeLoughery*
Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Copeland Properties, Inc., has deposited with the city of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining cost for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 28th day of FEB, A. D., 1991.

Daniel M. Copeland
Daniel M. Copeland, President, Copeland Properties, Inc.

John S. Sisson
Director of Public Works

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 28th day of Dec., A. D., 1990.

James D. Harrison, Jr.
James D. Harrison, Jr., Florida Registered Land Surveyor, No. 2647 All American Surveyors, Inc. Jacksonville, Florida

Copeland Properties, Inc.

Witness: *Laura A. Manning*
Amy S. Hilliger

Daniel M. Copeland
Daniel M. Copeland, President Copeland Properties, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of DECEMBER, A. D., 1990, by Daniel M. Copeland, President, Copeland Properties, Inc.

Notary Public, State of Florida, at Large *Suzette S. Perret*

My Commission Expires: 2-21-91

JACKSONVILLE FEDERAL SAVINGS BANK

Witness: *Mona M. Bright*
Phyllis W. Weyton

C. L. Patterson
C. L. Patterson, Senior Vice President, Jacksonville Federal Savings Bank

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of DECEMBER, A. D., 1990, by C. L. Patterson, Senior Vice President, Jacksonville Federal Savings Bank

Notary Public, State of Florida, at Large *Phyllis W. Weyton*

My Commission Expires: August 15, 1992

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

BISCAYNE DOWNS

A REPLAT OF

A PORTION OF LOT 4 AS SHOWN ON THE PLAT OF A SUBDIVISION OF THE J. BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE TABLE SHEET 6 OF 7

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	102°45'00"	182.17	326.70	228.00	284.64	S 47°05'53"E
2	6°30'00"	528.32	59.94	30.00	59.90	N 84°46'37"E
3	89°00'00"	59.73	154.91	93.00	139.00	N 43°31'37"E
4	51°26'31"	123.92	111.26	59.69	107.56	N 65°21'26"W
5	37°39'47"	123.92	81.46	42.26	80.00	N 20°48'17"W
6	102°45'00"	207.17	371.53	259.29	323.71	S 47°05'53"E
7	6°30'00"	503.32	57.10	28.58	57.07	N 84°46'37"E
8	90°00'00"	25.00	39.27	25.00	35.36	S 46°58'23"E
9	14°08'45"	148.92	36.27	18.48	36.67	S 09°02'45"E
10	66°28'57"	24.00	27.85	15.73	26.31	S 47°07'21"W
11	180°00'00"	45.00	141.37	0.00	90.00	S 39°38'10"E
12	66°15'59"	25.00	28.91	16.32	27.33	N 83°29'49"E
13	27°42'30"	148.92	72.02	36.73	71.32	S 77°13'26"E
14	44°24'55"	25.00	19.39	10.21	18.90	S 68°52'14"E
15	268°49'50"	45.00	211.14	45.93	64.29	N 01°04'41"W
16	44°24'55"	25.00	19.39	10.21	18.90	S 66°42'51"W
17	89°06'18"	98.92	153.84	97.99	138.80	N 46°31'32"W
18	90°00'00"	25.00	39.27	25.00	35.36	N 43°01'37"E
19	89°00'00"	124.73	193.75	122.57	174.85	N 43°31'37"E
20	269°46'17"	45.00	190.46	97.01	81.64	S 64°08'28"W
21	55°48'38"	25.00	41.81	27.67	37.10	S 02°50'21"E
22	42°57'39"	74.73	56.03	29.41	54.73	S 66°32'47"W
23	6°30'00"	553.32	62.77	31.42	62.74	S 84°46'37"W
24	102°45'00"	157.17	281.86	196.71	245.98	N 47°05'53"W
25	85°24'03"	157.17	234.27	145.04	213.18	S 38°25'24"E
26	17°20'57"	47.59	47.59	23.98	47.41	S 89°47'54"E
27	2°21'26"	553.32	22.76	11.38	22.76	N 82°42'22"E
28	4°08'34"	553.32	40.01	20.01	40.00	N 85°57'20"E
29	66°55'17"	45.00	52.56	29.74	49.62	N 17°17'02"W
30	49°57'00"	45.00	39.23	20.96	38.00	N 41°09'06"E
31	55°48'53"	45.00	44.62	24.34	42.82	S 85°27'57"E
32	55°05'08"	45.00	44.05	23.97	42.31	S 29°00'57"E
33	22°38'10"	124.73	49.20	24.93	48.89	S 10°13'42"W
34	30°12'26"	124.73	65.76	33.66	65.00	S 36°44'00"W
35	30°12'26"	124.73	65.76	33.66	65.00	S 66°56'27"W
36	5°58'57"	124.73	13.02	6.52	13.02	S 85°02'08"W
37	64°27'43"	45.00	50.63	28.37	48.00	N 76°44'15"E
38	52°46'32"	45.00	41.45	22.33	40.00	S 44°39'38"E
39	52°46'32"	45.00	41.45	22.33	40.00	S 60°54'27"W
40	52°46'32"	45.00	41.45	22.33	40.00	S 60°54'27"W
41	46°02'31"	45.00	36.16	19.12	35.20	N 69°41'02"W
42	3°50'53"	148.92	10.00	5.00	10.00	N 89°09'15"W
43	23°51'37"	148.92	62.02	31.46	61.57	N 75°18'00"W
44	45°56'40"	25.00	20.06	10.61	19.53	N 86°21'31"W
45	20°17'19"	25.00	6.85	4.47	6.81	S 60°30'29"W
46	57°04'51"	45.00	44.83	24.47	43.00	S 79°54'15"W
47	79°23'04"	45.00	62.35	37.35	57.48	N 32°51'47"W
48	43°32'04"	45.00	34.17	17.77	33.58	N 26°35'48"E
49	2°16'38"	503.32	20.01	10.00	20.00	S 86°53'18"W
50	4°13'22"	503.32	37.09	18.59	37.09	S 89°38'18"W
51	17°20'57"	207.17	62.73	31.64	62.48	N 89°47'54"W
52	75°56'50"	207.17	274.61	161.71	254.95	N 43°09'01"W
53						
54	0°27'13"	207.17	34.18	17.13	34.14	S 00°24'59"E

CURVE TABLE SHEET 5 OF 7

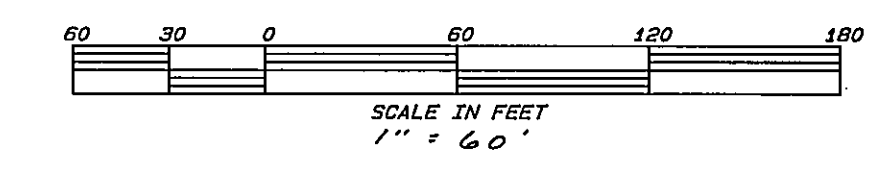
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
55	18°00'00"	410.39	128.93	65.00	128.40	S 81°28'23"E
56	18°00'00"	220.98	69.42	35.00	69.14	S 81°28'23"E
57	13°20'00"	427.78	99.55	50.00	99.32	N 82°51'37"E
58	93°00'00"	202.56	107.56	60.00	115.06	N 01°01'37"E
59	13°15'00"	154.98	35.84	18.00	35.76	N 10°54'07"W
60	22°00'00"	257.23	98.77	50.00	98.16	S 06°43'23"E
61	22°00'00"	257.23	98.77	50.00	98.16	S 06°43'23"E
62	90°00'00"	25.00	39.27	25.00	35.36	N 44°31'37"E
63	12°23'03"	370.39	80.06	40.19	79.81	S 84°16'51"E
64	82°21'55"	25.00	35.94	21.87	32.92	S 36°54'21"E
65	22°00'00"	282.23	108.37	54.66	107.70	S 06°43'23"E
66	22°00'00"	282.23	89.17	45.14	88.62	S 06°43'23"E
67	85°15'00"	25.00	37.20	23.01	33.86	N 46°54'07"E
68	64°37'23"	25.00	28.20	15.81	26.73	S 89°09'41"E
69	244°37'23"	45.00	192.43	71.15	76.06	N 31°50'19"E
70	84°38'24"	25.00	32.93	22.76	33.66	N 48°09'11"W
71	11°53'24"	282.23	58.57	29.99	58.46	N 11°46'41"W
72	22°00'00"	282.23	89.17	45.14	88.62	N 06°43'23"E
73	103°15'00"	25.00	45.05	31.57	39.20	N 55°54'07"E
74	18°00'00"	245.98	77.28	38.96	76.98	S 81°28'23"E
75	13°20'00"	427.78	105.37	52.92	105.19	N 82°51'37"E
76	13°24'55"	427.78	105.38	52.92	105.19	N 81°35'55"E
77	268°49'50"	45.00	211.14	45.93	64.29	N 01°04'41"W
78	44°24'55"	25.00	19.38	10.21	18.90	S 63°59'09"W
79	13°20'00"	402.78	83.73	47.08	83.52	S 82°51'37"E
80	18°00'00"	155.98	61.57	31.04	61.32	N 81°28'23"W
81	84°13'03"	25.00	35.79	22.64	33.58	N 30°18'48"W
82	27°19'09"	108.50	22.56	12.50	107.49	N 01°48'49"W
83	18°33'02"	177.56	57.49	29.00	57.24	S 05°11'52"E
84	99°16'52"	25.00	43.32	29.42	38.10	S 52°43'05"W
85	12°49'53"	450.39	100.87	50.65	100.66	N 84°03'26"W
86	90°00'00"	25.00	39.27	25.00	35.36	N 45°28'23"W
87	1°58'12"	282.23	3.70	4.85	3.70	S 03°17'31"W
88	16°22'02"	282.23	80.43	40.59	80.34	S 05°52'46"E
89	15°42'32"	232.23	63.47	32.04	63.47	S 05°52'07"E
90	4°17'28"	232.23	25.50	12.76	25.49	S 01°07'53"W
91	26°46'39"	25.00	11.68	5.95	11.59	S 77°05'03"E
92	37°50'44"	25.00	16.51	8.57	16.21	S 44°46'22"E
93	86°26'13"	45.00	67.89	42.29	61.63	S 69°04'06"E
94	45°46'15"	45.00	35.95	19.00	35.00	N 44°49'40"E
95	45°52'51"	45.00	36.03	19.05	35.00	N 00°59'53"W
96	45°46'15"	45.00	35.95	19.00	35.00	N 46°49'26"W
97	20°45'50"	45.00	16.31	8.24	16.22	N 80°05'28"W
98	7°50'50"	232.23	31.81	15.93	31.78	N 13°47'58"W
99	44°09'10"	232.23	57.36	29.83	57.22	N 02°47'58"W
100	13°14'02"	245.98	56.82	28.53	56.69	S 79°05'24"E
101	4°45'58"	245.98	20.46	10.24	20.46	S 89°05'24"E
102	4°22'40"	452.78	34.60	17.31	34.59	N 87°20'17"E
103	8°57'20"	452.78	70.77	35.46	70.70	N 80°40'17"E
104	34°01'39"	25.00	14.85	7.85	14.63	S 86°47'39"E
105	10°23'18"	25.00	4.53	2.27	4.53	S 84°35'06"E
106	72°13'15"	45.00	58.72	32.83	53.04	S 84°29'55"E
107	52°46'32"	45.00	41.45	22.33	40.00	N 22°00'01"E
108	58°32'07"	45.00	45.97	25.22	44.00	N 33°39'18"W
109	68°41'20"	45.00	53.95	30.75	50.77	S 82°43'59"W
110	16°36'37"	45.00	13.05	6.97	13.00	S 40°05'00"W
111	14°28'04"	402.78	80.73	40.50	80.59	S 81°58'08"W
112	1°50'59"	402.78	13.00	6.50	13.00	S 89°36'08"W
113	12°22'29"	195.98	42.33	21.25	42.25	N 84°17'08"W
114	5°37'31"	195.98	19.24	9.63	19.23	N 75°17'08"W
115	11°42'51"	227.56	46.52	23.34	46.44	N 05°59'20"E
116	15°36'18"	227.56	61.98	31.18	61.79	N 07°40'14"W
117	3°39'39"	282.23	18.03	9.02	18.03	S 15°53'34"E

CURVE TABLE SHEET 4 OF 7

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
117	13°00'00"	193.19	50.88	25.43	50.43	N 07°58'23"W
118	76°45'00"	175.53	235.13	139.00	217.94	N 37°54'07"E
119	56°45'00"	259.19	256.73	140.00	246.36	S 75°20'53"E
120	13°00'00"	422.73	109.53	55.00	109.29	N 06°58'23"W
121	34°41'52"	208.07	126.00	65.00	124.09	N 17°49'19"W
122	55°18'09"	175.53	169.42	91.97	162.92	N 27°10'41"E
123	21°26'52"	175.53	65.71	33.24	65.32	N 65°33'11"E
124	15°00'00"	248.19	57.12	28.72	56.96	N 07°58'23"W
125	42°29'36"	200.53	148.72	77.97	145.34	N 20°46'28"E
126	77°11'28"	25.00	33.68	19.95	31.19	N 03°25'29"E
127	34°41'52"	233.07	141.14	72.81	139.00	N 17°49'19"W
128	34°41'52"	183.07	110.66	57.19	109.19	S 17°49'19"E
129	77°11'28"	25.00	33.68	19.95	31.19	S 73°45'59"E
130	8°38'20"	200.53	30.24	15.15	30.21	N 71°57'27"E
131	89°46'00"	25.00	39.16	24.89	35.28	N 31°24'07"E
132	13°00'00"	507.73	115.20	57.65	114.95	N 06°58'23"W
133	13°00'00"	457.73	103.66	52.15	103.63	S 06°58'23"E
134	80°54'22"	25.00	35.30	21.32	32.44	S 53°55'34"E
135	47°24'22"	284.19	235.14	124.77	228.49	S 70°40'34"E
136	44°24'55"	25.00	19.38	10.21	18.90	S 69°10'51"E
137	268°49'50"	45.00	211.14	45.93	64.29	S 43°01'37"W
138	44°24'55"	25.00	19.38	10.21	18.90	N 24°45'55"W
139	56°45'00"	234.19	231.96	126.50	222.60	N 75°20'53"W
140	76°45'00"	150.53	201.64	119.20	186.90	S 37°54'07"E
141	90°00'00"	25.00	39.27	25.00	35.36	S 45°28'23"E
142	64°37'23"	25.00	28.20	15.81	26.73	N 57°12'55"E
143	244°37'23"	45.00	192.43			

BISCAZYNE DOWNS

A REPLAT OF
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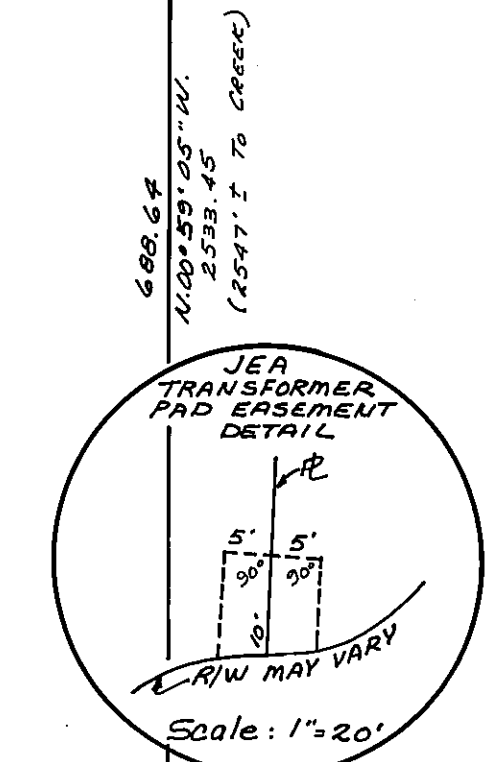


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
177	15° 09' 41"	2814.79	744.83	374.21	742.44	S 07° 26' 27" N
178	6° 39' 24"	2669.79	310.17	155.26	310.00	N 02° 51' 19" E
179	5° 36' 54"	2694.79	264.09	132.15	263.98	N 02° 20' 04" E
180	43° 53' 49"	25.00	19.15	10.07	18.69	N 16° 48' 24" N
181	268° 49' 32"	45.00	211.14	45.93	64.29	S 84° 20' 32" E
182	44° 56' 55"	25.00	19.61	10.34	19.14	S 27° 35' 47" N
183	5° 35' 43"	2644.79	258.28	129.24	258.17	S 02° 19' 28" N
184	44° 24' 55"	25.00	19.38	10.21	18.90	N 22° 40' 51" N
185	268° 49' 50"	45.00	211.14	45.93	64.29	N 89° 31' 37" E
186	44° 24' 55"	25.00	19.38	10.21	18.90	S 21° 44' 05" N
187	49° 18' 52"	45.00	38.79	20.66	37.55	N 19° 17' 06" E
188	63° 52' 56"	45.00	54.89	31.44	51.55	N 40° 18' 48" N
189	52° 46' 32"	45.00	41.45	22.33	40.00	S 78° 21' 28" N
190	80° 14' 53"	45.00	63.03	37.83	58.00	S 11° 50' 45" N
191	16° 36' 37"	45.00	13.05	6.57	13.00	S 36° 35' 00" E
192	0° 45' 09"	2644.79	34.73	17.37	34.73	N 00° 05' 49" N
193	1° 44' 02"	2644.79	80.04	40.02	80.03	N 01° 08' 47" E
194	1° 44' 10"	2644.79	80.14	40.07	80.14	N 01° 52' 53" E
195	1° 22' 22"	2644.79	63.37	31.69	63.37	N 04° 26' 09" E
196	64° 27' 43"	45.00	50.63	28.37	48.00	N 17° 50' 23" E
197	52° 46' 32"	45.00	41.45	22.33	40.00	N 40° 46' 45" N
198	60° 00' 00"	45.00	47.12	25.98	45.00	S 82° 49' 59" N
199	67° 29' 53"	45.00	53.01	30.07	50.00	S 19° 05' 03" N
200	24° 05' 25"	45.00	18.92	9.50	18.78	S 26° 42' 36" E
201	0° 46' 15"	2694.79	36.25	18.13	36.25	S 04° 45' 23" N
202	1° 39' 30"	2694.79	78.00	39.00	78.00	S 03° 32' 30" N
203	1° 42' 09"	2694.79	80.07	40.04	80.07	S 01° 51' 41" N
204	1° 29' 00"	2694.79	69.76	34.88	69.76	S 00° 16' 07" N
205	1° 25' 12"	2814.79	69.76	34.88	69.76	N 00° 14' 19" E
206	1° 37' 47"	2814.79	80.06	40.03	80.06	N 01° 45' 42" E
207	1° 47' 40"	2814.79	88.15	44.08	88.15	N 03° 28' 26" E
208	2° 11' 44"	2814.79	107.86	53.93	107.85	N 05° 28' 07" E
209	3° 29' 02"	2814.79	167.88	83.94	167.85	N 08° 16' 30" E
210	4° 42' 17"	2814.79	231.12	115.53	231.04	N 12° 20' 02" E

GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES PERMANENT CONTROL POINT.
- ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS & CABLE TELEVISION UNLESS OTHERWISE NOTED.
- BEARINGS BASED ON BISCAZYNE ESTATES EAST UNIT ONE, P.B. 45, PGS. 9-9C.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (R) DENOTES RADIAL LINE.
- CI DENOTES TABULATED CURVE DATA.



Prepared By:
 ALL AMERICAN SURVEYORS, INC.
 4220 HOOD ROAD
 JACKSONVILLE, FLORIDA, 32216
 (904) 268-4155

POINT OF REFERENCE
 (N.E. CORNER
 BISCAZYNE EST.
 E. UNIT ONE)

BISCAZYNE ESTATES EAST UNIT ONE
 P.B. 45, PGS. 9-9C

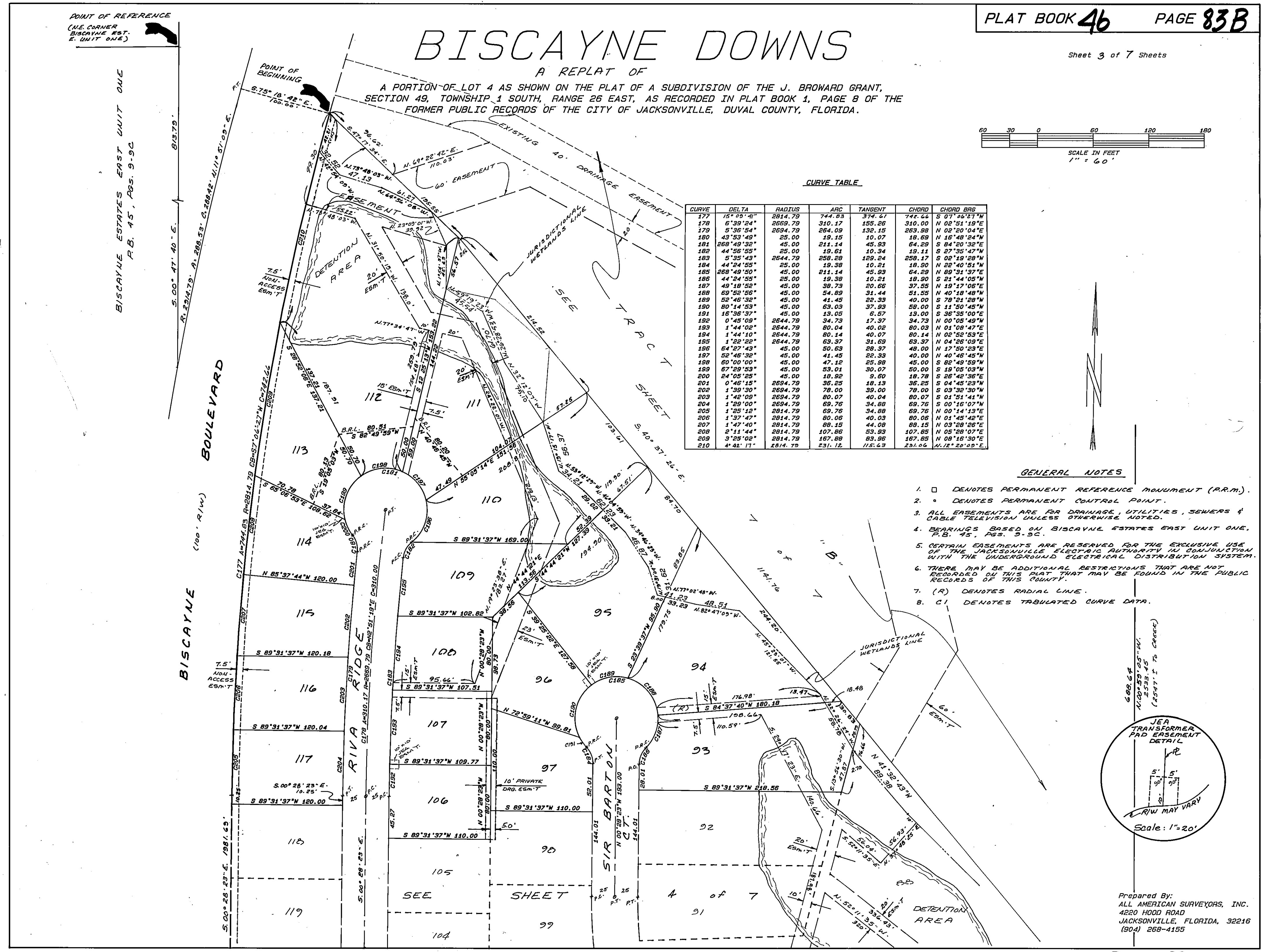
BISCAZYNE BOULEVARD
 (100' R/W)

RIVA RIDGE

SIR BARTON

SEE SHEET

4 of 7

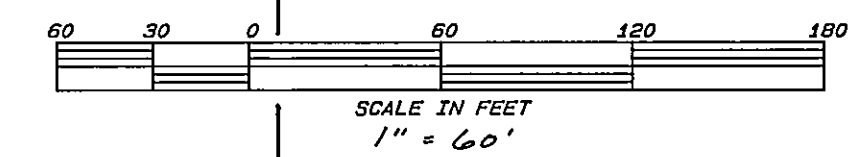
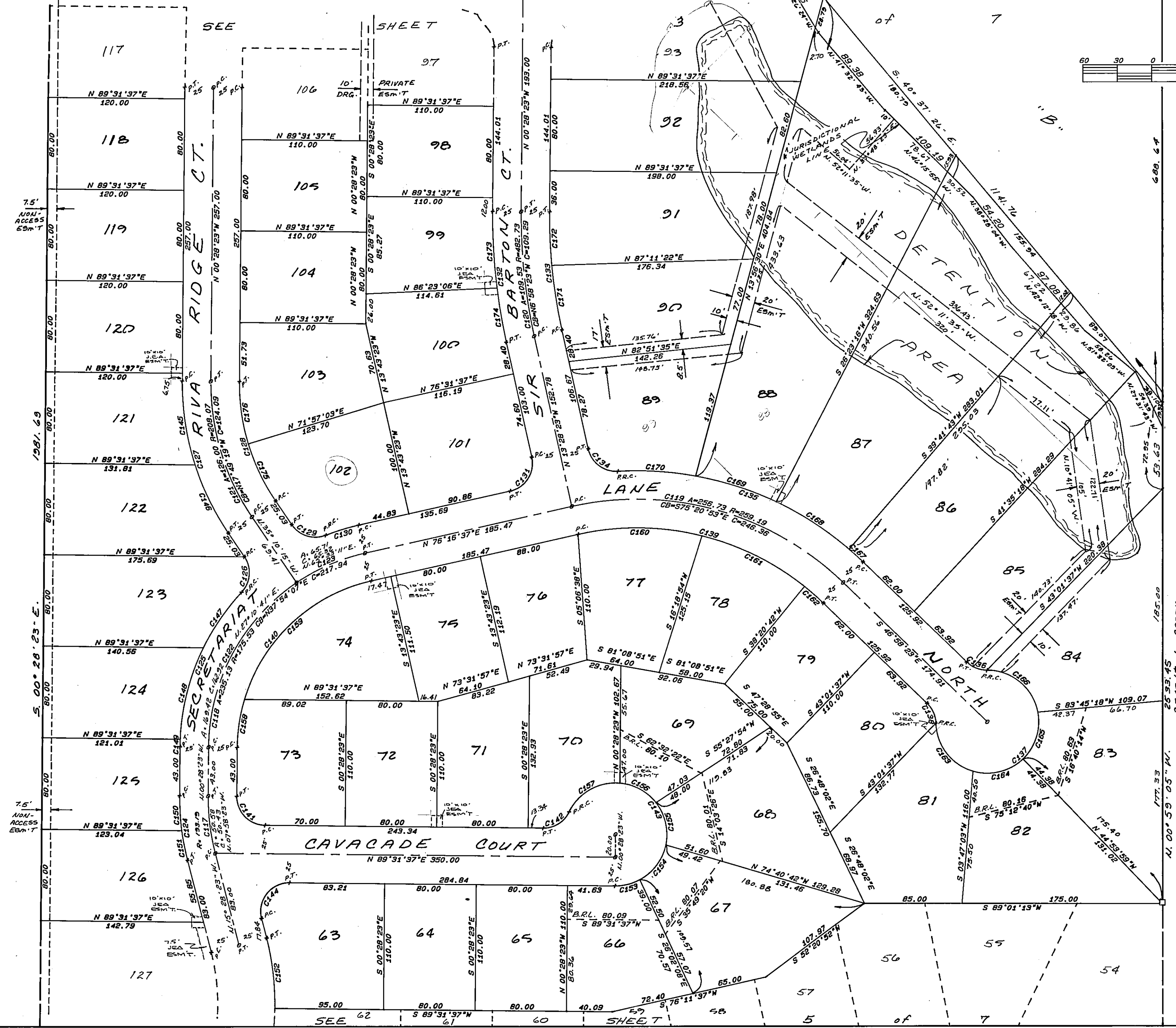


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BISCAYNE BOULEVARD (100' R/W)



- NOTE -
1. SEE SHEET 3 of 7 FOR GENERAL NOTES.
 2. SEE SHEET 2 of 7 FOR CURVE TABLE.

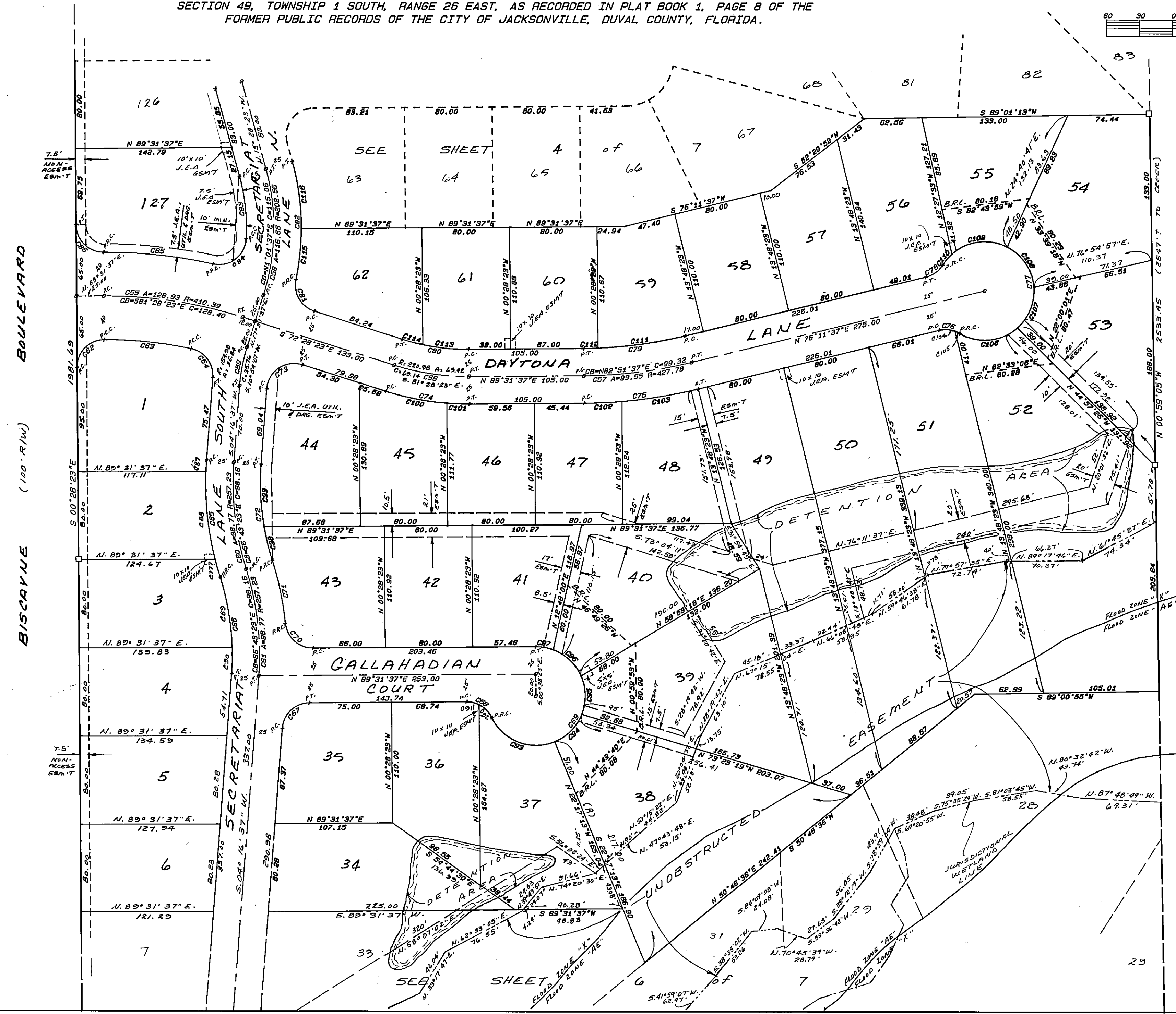
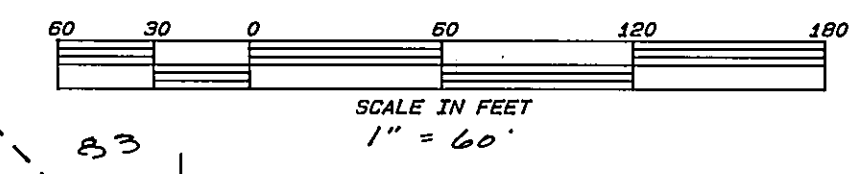
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4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32216
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PAGE 835

NOTE -

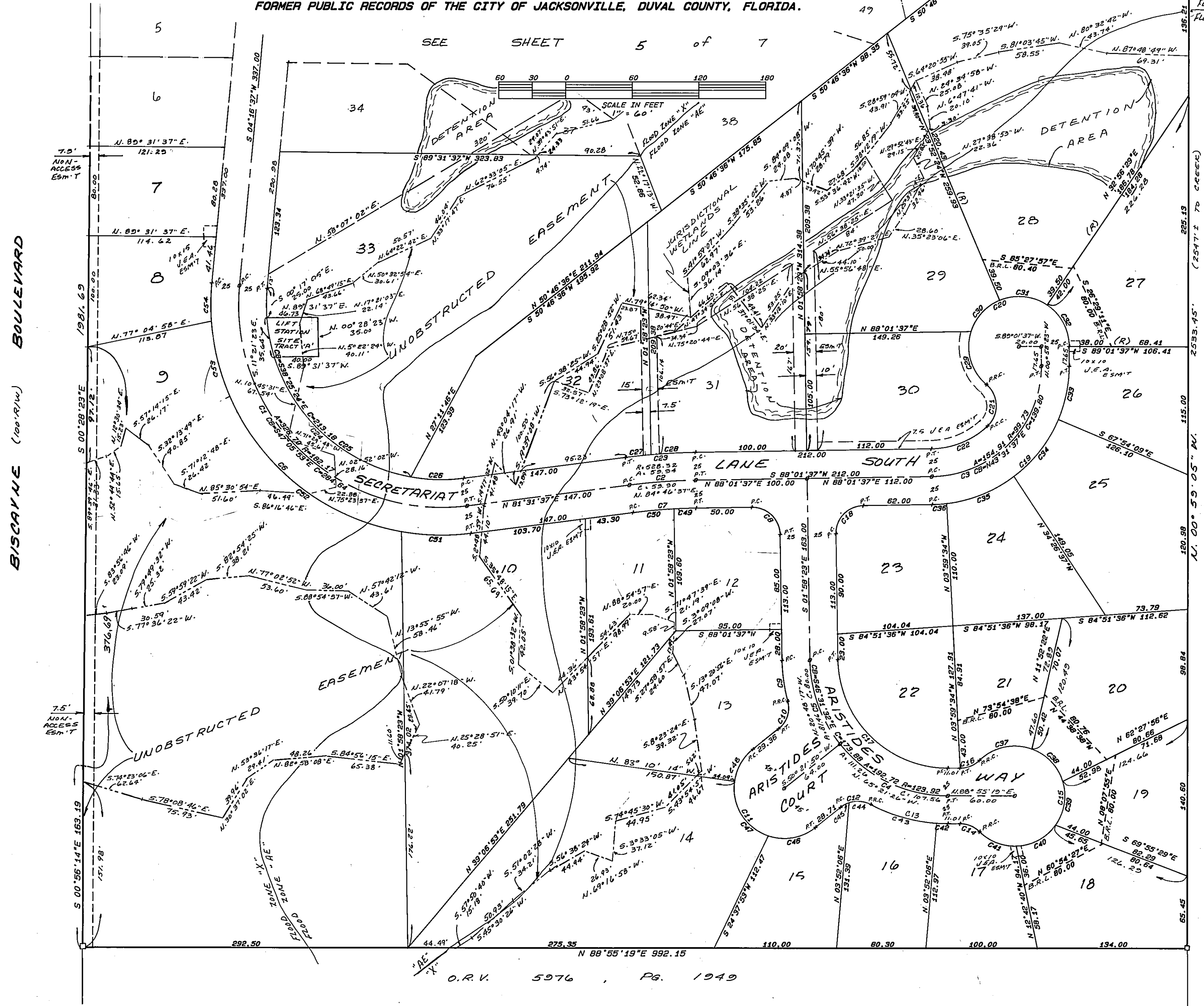
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ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32216
(904) 268-4155

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SEE SHEET 5 of 7



FLOOD ZONE "AE"
 FLOOD ZONE "X"

O.R.V. 5976 Pg. 1949

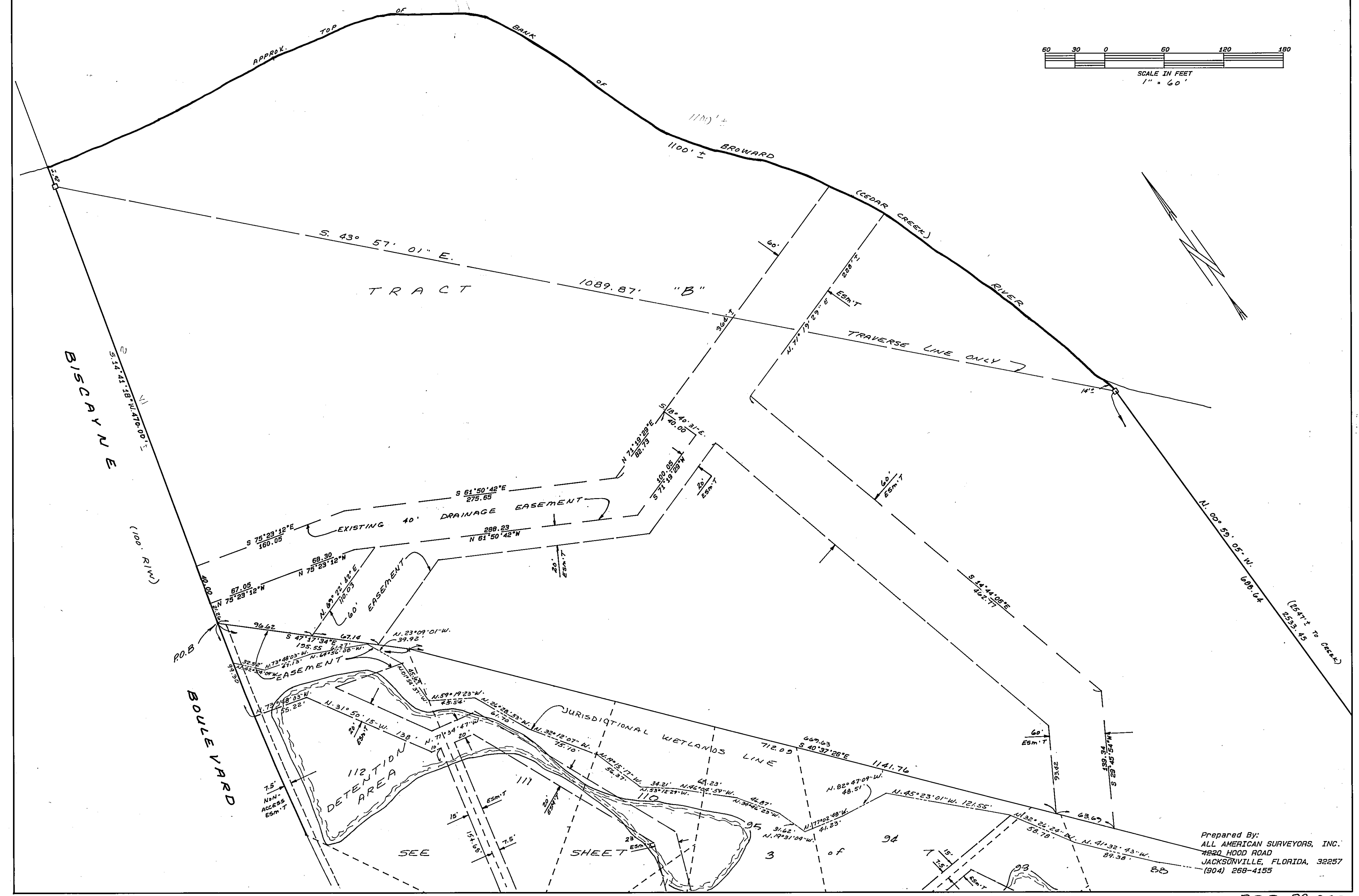
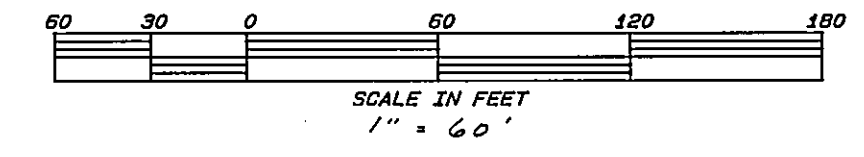
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 4220 HOOD ROAD
 JACKSONVILLE, FLORIDA, 32216
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Prepared By:
ALL AMERICAN SURVEYORS, INC.
4820 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155