

BLUE LAKE ESTATES UNIT TWO

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 65 PAGE 138

SHEET 1 OF 8

CAPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 101, BLUE LAKE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF THE PUBLIC RECORDS OF DUVAL COUNTY; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY AND NORTHEASTERLY BOUNDARY LINES OF SAID BLUE LAKE ESTATES UNIT ONE, THE FOLLOWING EIGHT COURSES: (1) NORTH 05°14'55" EAST, A DISTANCE OF 110.00 FEET; (2) NORTH 15°46'30" WEST, A DISTANCE OF 83.75 FEET; (3) NORTH 09°37'48" WEST, A DISTANCE OF 112.60 FEET; (4) NORTH 74°21'40" WEST, A DISTANCE OF 428.66 FEET; (5) NORTH 80°52'50" WEST, A DISTANCE OF 112.00 FEET; (6) NORTH 55°33'04" WEST, A DISTANCE OF 60.29 FEET; (7) NORTH 61°31'20" WEST, A DISTANCE OF 100.00 FEET; (8) NORTH 77°20'57" WEST, A DISTANCE OF 37.41 FEET; THENCE NORTH 25°19'58" WEST, A DISTANCE OF 520.62 FEET; THENCE NORTH 66°29'03" WEST, A DISTANCE OF 624.60 FEET; THENCE NORTH 31°07'17" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 47°06'54" EAST, A DISTANCE OF 72.56 FEET; THENCE NORTH 65°11'48" EAST, A DISTANCE OF 950.62 FEET; THENCE NORTH 77°22'00" EAST, A DISTANCE OF 39.86 FEET TO THE EAST LINE OF AFORESAID TRACT 2, BLOCK 2; THENCE SOUTH 00°46'40" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.62 FEET TO THE SOUTHEAST CORNER OF TRACT 2; THENCE NORTH 89°38'59" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH LINE OF AFOREMENTIONED TRACTS 13 AND 14, BLOCK 1, A DISTANCE OF 2,082.11 FEET TO THE NORTHEAST CORNER OF SAID TRACT 14, BLOCK 1; THENCE SOUTH 00°47'03" WEST, ALONG THE EAST LINE OF SAID TRACT 14, BLOCK 1, A DISTANCE OF 638.04 FEET; THENCE SOUTH 89°17'09" WEST, A DISTANCE OF 401.77 FEET; THENCE SOUTH 00°42'51" EAST, A DISTANCE OF 574.68 FEET; THENCE SOUTH 79°50'26" WEST, A DISTANCE OF 306.39 FEET; THENCE NORTH 53°59'21" WEST, A DISTANCE OF 242.56 FEET; THENCE SOUTH 88°46'03" WEST, A DISTANCE OF 140.90 FEET; THENCE SOUTH 47°09'12" WEST, A DISTANCE OF 90.63 FEET; THENCE SOUTH 05°09'52" WEST, A DISTANCE OF 222.06 FEET; THENCE SOUTH 67°40'28" WEST, A DISTANCE OF 236.19 FEET; THENCE NORTH 60°28'06" WEST, A DISTANCE OF 86.93 FEET; THENCE NORTH 84°45'05" WEST, A DISTANCE OF 80.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.361 ACRES, MORE OR LESS.

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21 DAY OF April, 2011.

W. MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NO. 3398

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 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 CHAPTER 654, ORDINANCE CODE THIS 21st DAY OF April, 2011.

JOEY V. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

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 65 PAGES 138-145 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 25th DAY OF April, 2011.

CLERK

By: Juan Marshall
DEPUTY CLERK

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT B&C DEVELOPMENT OF DUVAL, INC. (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, HENCEFORTH TO BE KNOWN AS "BLUE LAKE ESTATES UNIT TWO", AND THAT FIFTH THIRD BANK IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 11077, PAGE 755, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS ASSIGNED AND MODIFIED, 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT ANY PRIVATE ACCESS DRAINAGE EASEMENTS AND EXCEPT TRACTS A AND B (SAID TRACTS BEING WETLAND PRESERVATION AREAS) AND TRACT "C" (RECREATION AREA), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, 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 LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES, WALKWAYS AND COURTS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, PARKWAYS, WALKWAYS, LANES AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITY (TRACT "D") SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER FACILITY ARE THE RESPONSIBILITY OF THE OWNER(S), ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITY.

THE LAKE/STORMWATER MANAGEMENT FACILITY (TRACT "E"), SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES.

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/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, 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 OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BLUE LAKE ESTATES UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

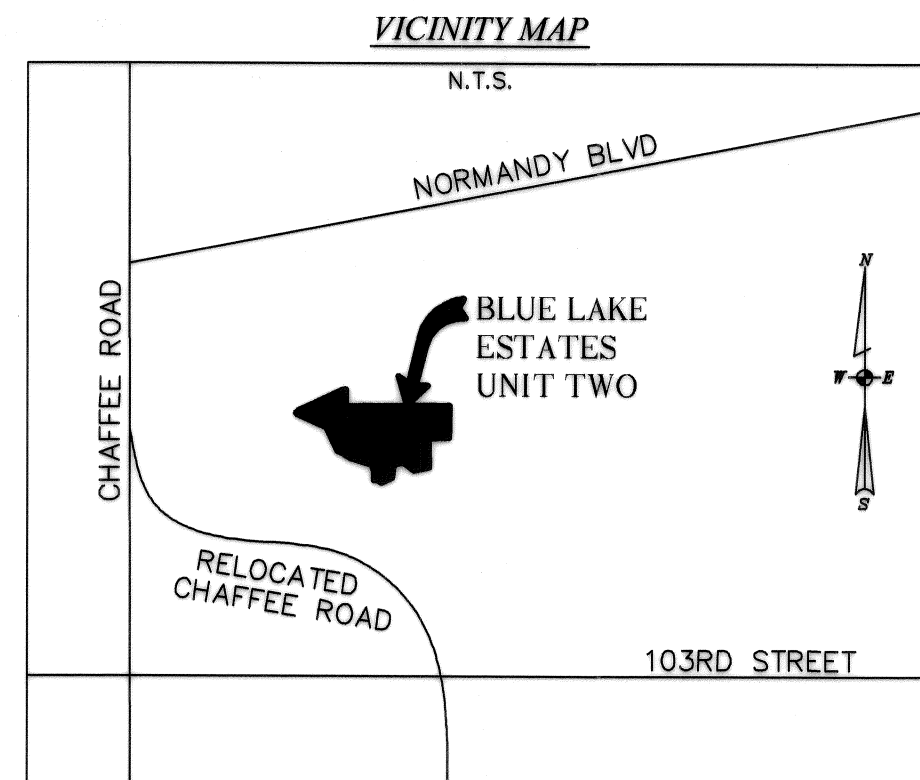
THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

THOSE EASEMENTS DEDICATED AS UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEM. ALL WATER AND SEWER UTILITIES LOCATED WITHIN ROADWAYS OR JEA EASEMENTS ARE HEREBY IRREVOCABLY 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.

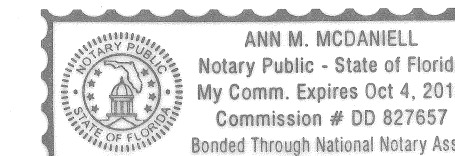
IN WITNESS WHEREOF THE ABOVE NAMED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF April, 2011.



B&C DEVELOPMENT OF DUVAL, INC.

WITNESS: Zelka Turgul
PRINT NAME Zelka Turgul R. KENT CURLEY, PRESIDENT
B&C DEVELOPMENT OF DUVAL, INC.

WITNESS: Kathy Jaramila
PRINT NAME Kathy Jaramila



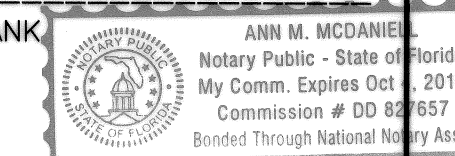
STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2011 BY R. KENT CURLEY, PRESIDENT OF B&C DEVELOPMENT OF DUVAL, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Ann M. McDaniel 10.4.2012
NOTARY PUBLIC, MY COMMISSION EXPIRES:
STATE OF FLORIDA AT LARGE

FIFTH THIRD BANK

WITNESS: Zelka Turgul
PRINT NAME Zelka Turgul PRINT NAME Jennie Fausta
TITLE VP

WITNESS: Kathy Jaramila
PRINT NAME Kathy Jaramila FIFTH THIRD BANK



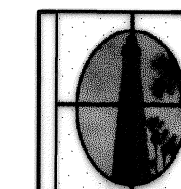
STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2011 BY Jennie Fausta VICE PRESIDENT OF FIFTH THIRD BANK, ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME.

Ann M. McDaniel 10.4.2012
NOTARY PUBLIC, MY COMMISSION EXPIRES:
STATE OF FLORIDA AT LARGE

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 THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 5J-17.05 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. CERTIFIED THIS 19 DAY OF April, 2011.

C. William Faust III
C. WILLIAM FAUST, III
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6600
LANDMARK SURVEYORS, INC.



LANDMARK SURVEYORS, INC.
SURVEYING BUSINESS NUMBER 7778
SURVEYING AND MAPPING * GPS SERVICES
CONSTRUCTION LAYOUT * AS BUILTS
(904) 384-7855 FAX 384-4665
4630 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254

P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5

Approved 4/21/11
Date
[Signature]
City Engineer
for Director of Public Works
Approved 4-21-11
Date
[Signature]
for General Counsel



DUVAL COUNTY, FLORIDA
PLAT BOOK 65, PAGE 138-145
DATE 4/25/11
FILE NO. 90-0-1
PROJECT NO. 2461
DRAWING NO. 2461-01-BLUE LAKE ESTATES UNIT TWO

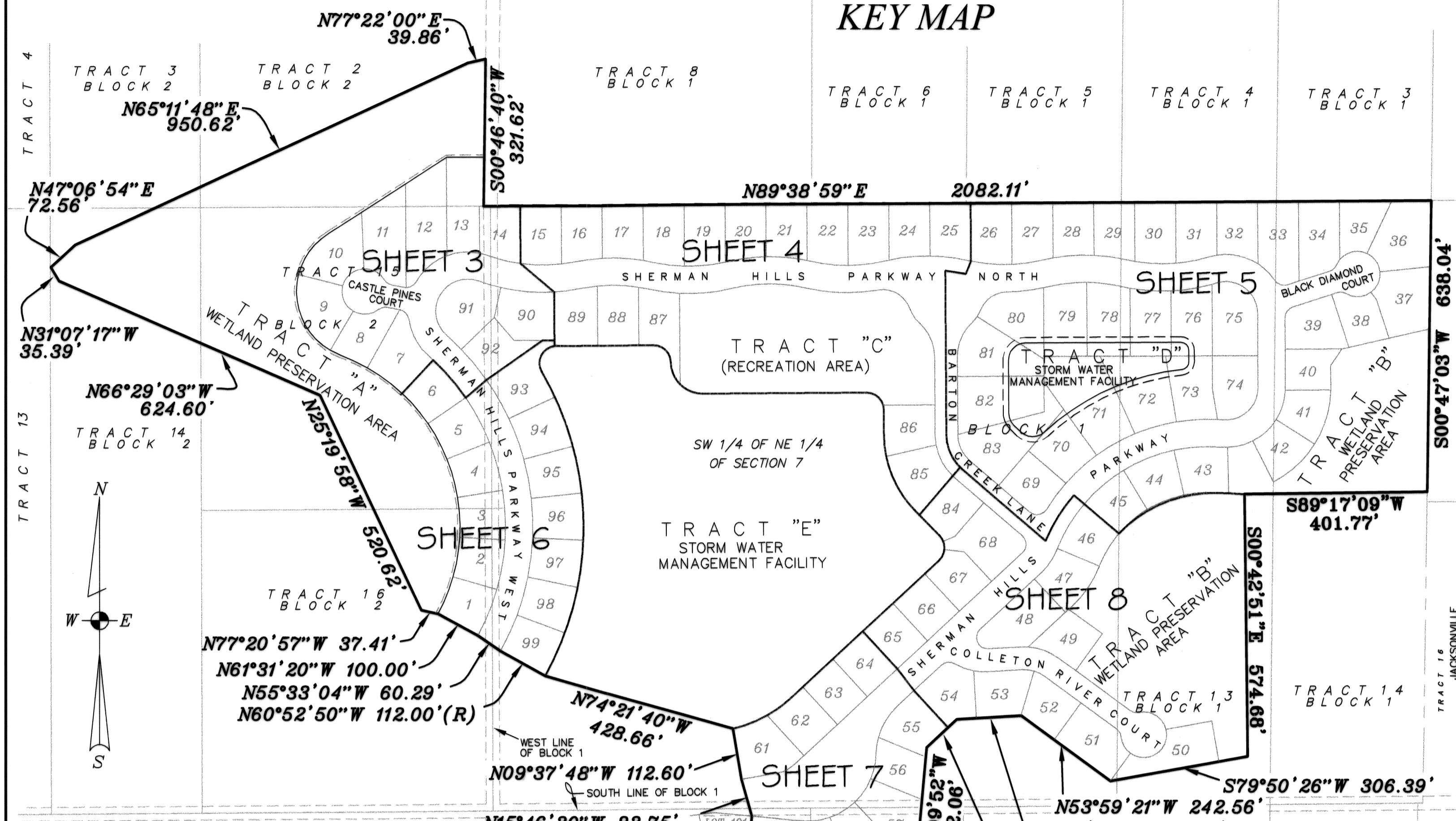
BLUE LAKE ESTATES UNIT TWO

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK **65** PAGE **139**

SHEET 2 OF 8

KEY MAP



CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N09°44'35"W	702.74'	560.00'	759.66'	77°43'25"
C2	N09°53'41"W	662.91'	530.00'	716.16'	77°25'16"
C3	N10°03'50"W	623.07'	500.00'	672.67'	77°04'52"
C4	N30°41'05"E	196.52'	100.00'	276.77'	158°34'47"
C5	N10°49'58"E	66.67'	50.00'	241.20'	276°22'46"
C6	N65°14'32"E	29.10'	25.00'	31.06'	71°10'51"
C7	N60°24'12"E	152.24'	100.00'	173.03'	99°08'28"
C8	S85°52'02"E	191.08'	350.00'	193.54'	31°40'56"
C9	S85°52'00"E	207.46'	380.00'	210.13'	31°41'00"
C10	S85°52'02"E	223.84'	410.00'	226.71'	31°40'56"
C11	S89°26'33"E	174.21'	410.00'	175.54'	24°31'53"
C12	S89°26'33"E	161.46'	380.00'	162.70'	24°31'53"
C13	S89°26'33"E	148.71'	350.00'	149.85'	24°31'53"
C14	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C15	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C16	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C17	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C18	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C19	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C20	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C21	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C22	N86°13'04"E	128.60'	380.00'	129.22'	19°29'00"
C23	S80°36'31"E	45.50'	380.00'	45.52'	6°51'50"
C24	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C25	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C26	N82°50'55"E	91.01'	410.00'	91.20'	12°44'22"
C27	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C28	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C29	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C30	N87°56'15"E	179.82'	350.00'	181.86'	29°46'17"
C31	N87°56'15"E	195.24'	380.00'	197.45'	29°46'17"
C32	N87°56'15"E	210.65'	410.00'	213.04'	29°46'17"
C33	S70°31'43"E	154.36'	130.00'	165.27'	72°50'20"
C34	S60°27'22"E	179.82'	100.00'	181.86'	29°46'17"
C35	S18°03'12"E	66.67'	50.00'	241.19'	276°22'46"
C36	S07°06'21"E	23.88'	100.00'	23.94'	13°42'59"
C37	S47°15'22"W	147.46'	100.00'	165.82'	95°00'28"
C38	S47°15'22"W	191.70'	130.00'	215.57'	95°00'28"
C39	S63°14'00"W	435.05'	416.00'	457.81'	63°03'13"
C40	S58°45'56"W	453.71'	386.00'	484.99'	71°59'21"
C41	S58°01'11"W	425.91'	356.00'	456.55'	73°28'50"
C42	S22°01'31"W	10.05'	386.00'	10.05'	11°29'29"
C43	S34°12'59"W	44.78'	100.00'	45.16'	25°52'25"
C44	S63°45'42"W	57.17'	100.00'	57.97'	33°13'00"
C45	N48°18'14"E	219.21'	150.00'	245.80'	93°53'22"
C46	S24°52'21"E	103.76'	125.00'	107.00'	49°02'40"
C47	S68°02'23"E	85.13'	100.00'	87.94'	50°23'09"
C48	S76°15'47"E	72.97'	125.00'	74.04'	33°56'21"
C49	S73°36'39"E	83.95'	125.00'	85.62'	39°14'36"
C50	S73°36'39"E	67.16'	100.00'	68.49'	39°14'36"
C51	S73°36'39"E	50.37'	75.00'	51.36'	39°14'36"
C52	N36°00'39"E	66.67'	50.00'	241.19'	276°22'46"

LEGEND:

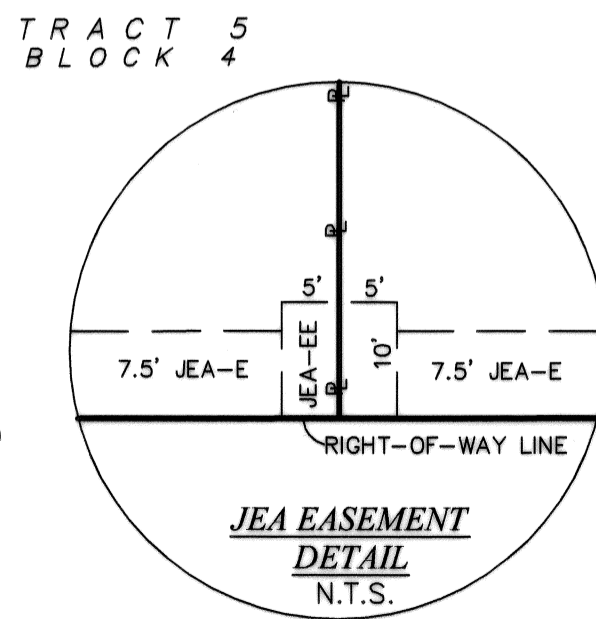
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PI = POINT OF INTERSECTION
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- CH = CHORD DISTANCE
- R = RADIUS
- L = ARC LENGTH
- SEC = SECTION
- IP = IRON PIPE
- Δ = DELTA/CENTRAL ANGLE
- R/W = RIGHT-OF-WAY
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- RP = RADIUS POINT
- PB = PLAT BOOK
- MB = MAP BOOK
- DB = DEED BOOK
- ORV = OFFICIAL RECORDS VOLUME
- PG = PAGE
- CL = CENTERLINE
- N.T.S. = NOT TO SCALE
- FND = FOUND
- TRAV = TRAVERSE
- CM = CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- P = PROPERTY LINE
- PCP = PERMANENT CONTROL POINT
- (R) = RADIAL LINE

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES NAD 83/90 DATA
 - 2) □ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622", UNLESS OTHERWISE NOTED
 - 3) ■ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-6794"
 - 4) ● DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-6794"
 - 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
 - 5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0150, SUFFIX E, DATED JUNE 16, 1999.
- 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. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

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 ARE 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 EASEMENTS BY THE CITY OF JACKSONVILLE.



JEA / CABLE TELEVISION NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL 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.

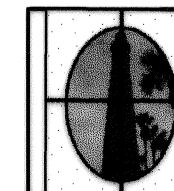
'JEA-E' DENOTES JEA EASEMENT

THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY 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 FOR REPLACEMENT OF SUCH ITEMS.

ALL 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 THE DAMAGES. THIS 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 (CHAPTER 177.091 (28), FLORIDA STATUTES).

USD FILE NO. 90/9-1
USD PROJECT NO. 2466
USD DRAWING NO. 2466-03-BLUE-LAKE-ESTATES-UNIT-2-REV-04

P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5

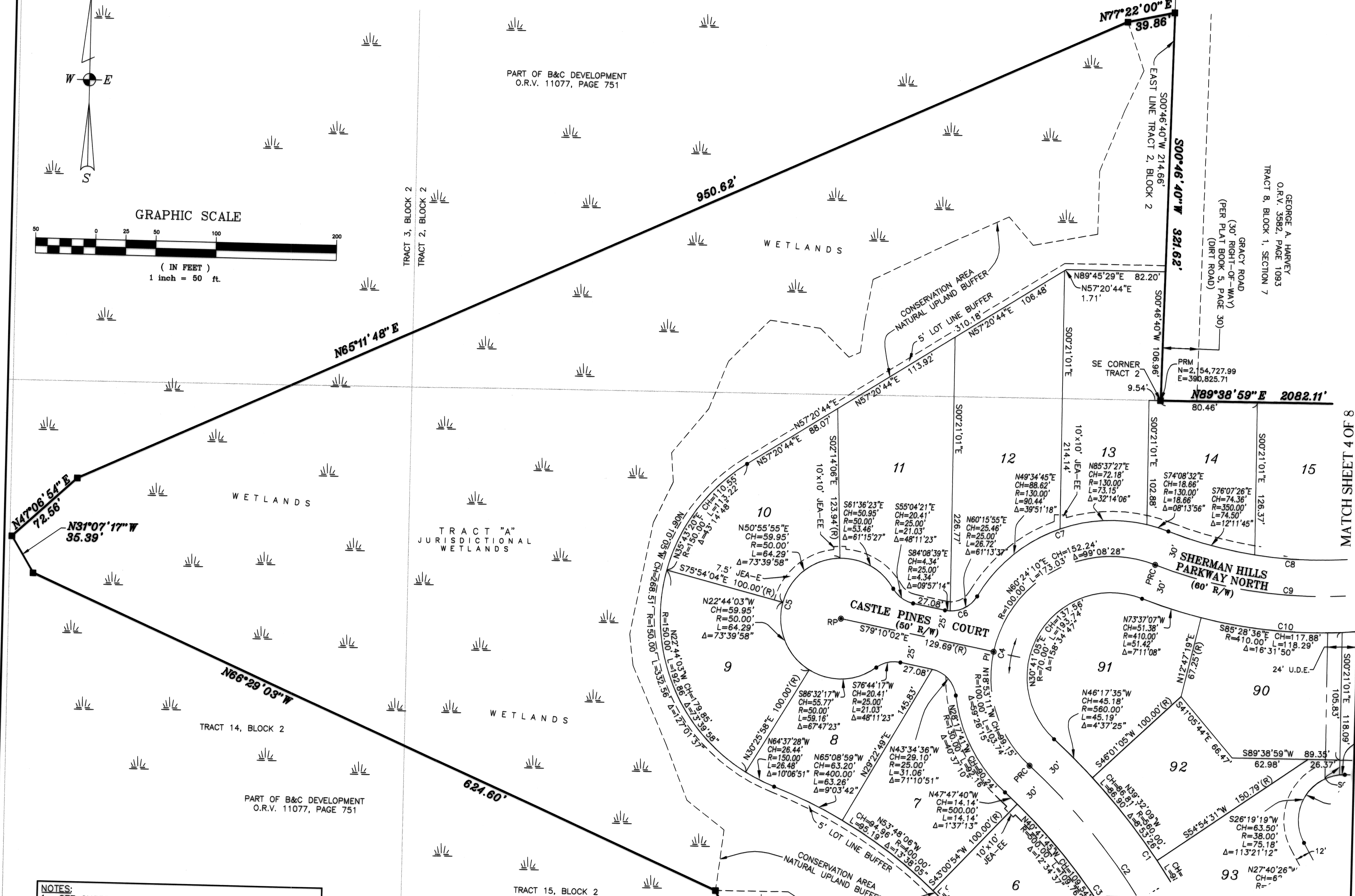
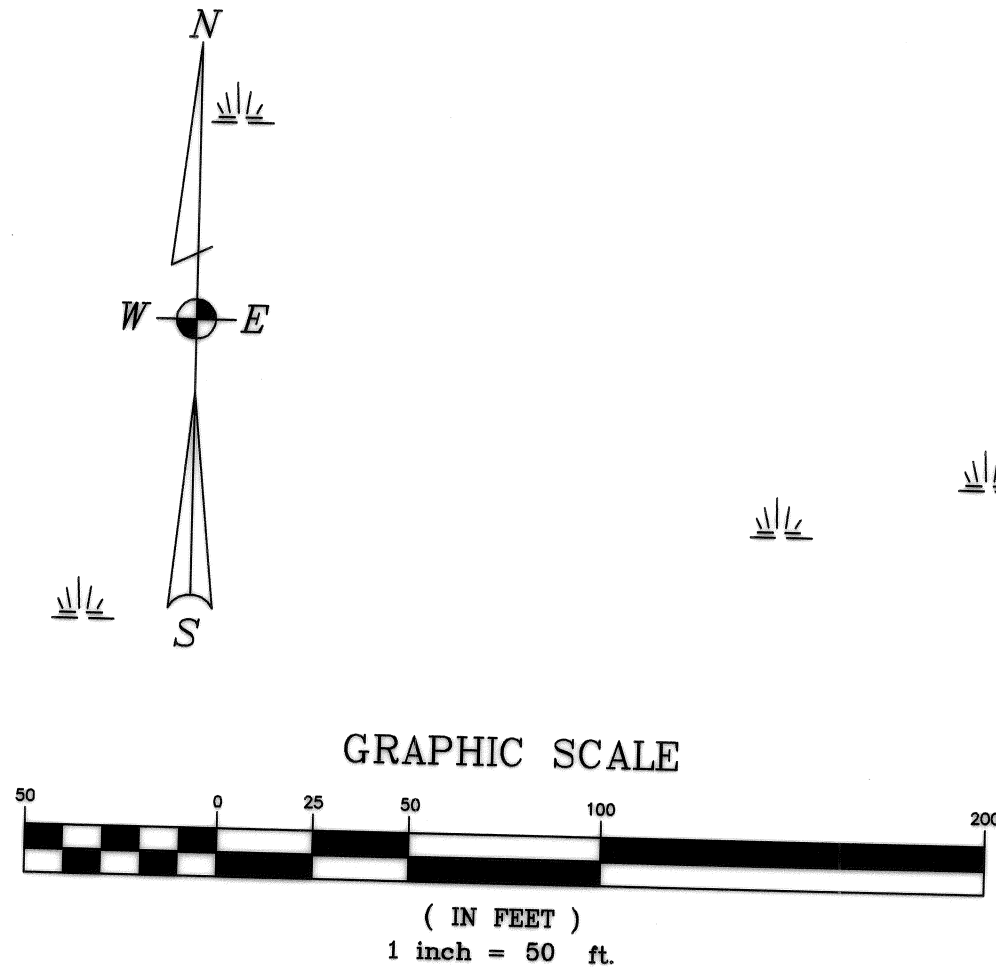


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4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254

BLUE LAKE ESTATES UNIT TWO

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

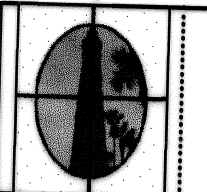
PLAT BOOK **65** PAGE **140**
SHEET 3 OF 8



NOTES:
1. SEE SHEET 2 OF 8 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET 2 OF 8 FOR CURVE DATA.

MSD FILE NO. 9078-1
MSD PROJECT NO. 2466
MSD DRAWING NO. 2466-03-BLUE LAKE-ESTATES-UNIT2-REV049

P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5



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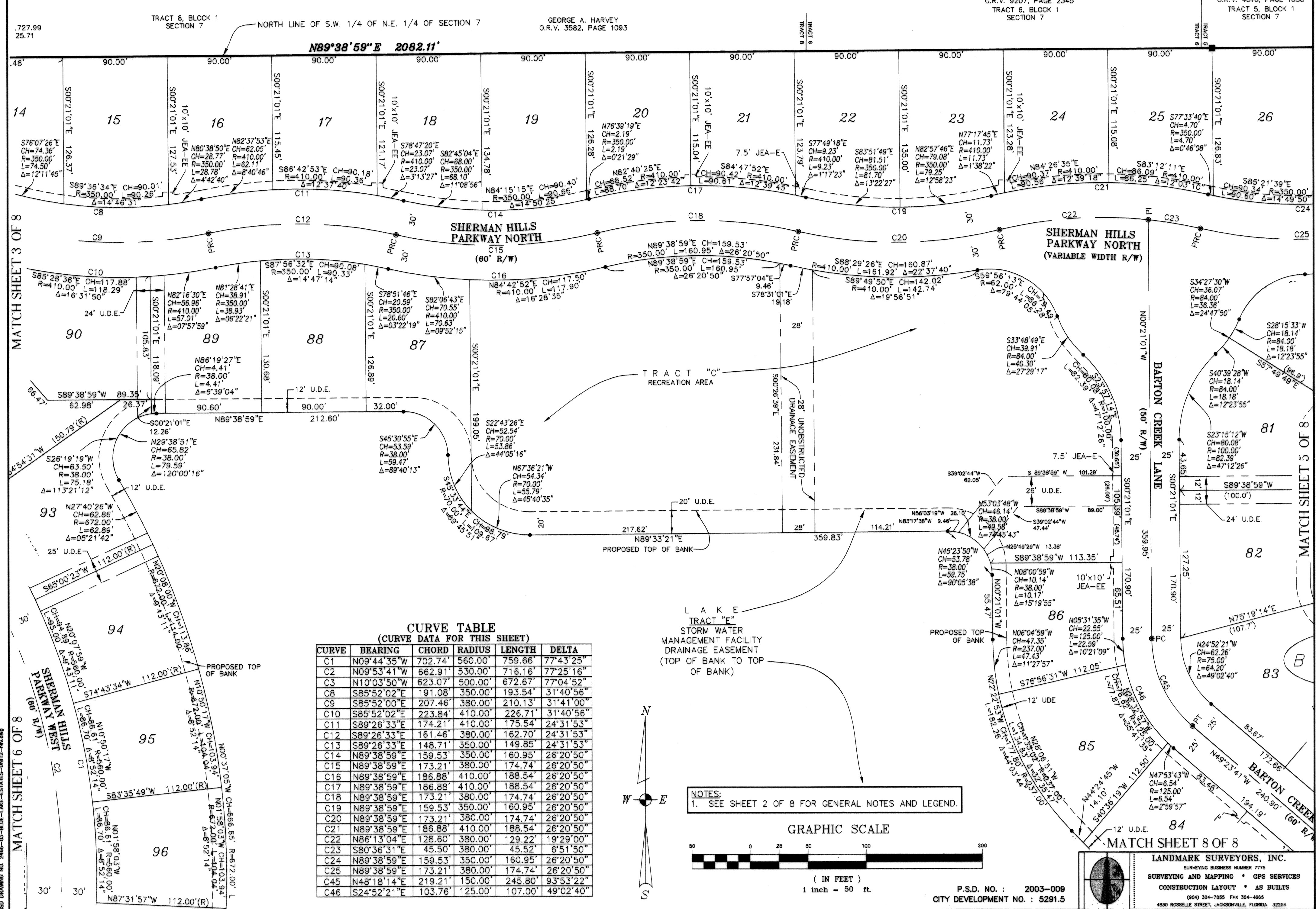
MATCH SHEET 4 OF 8

MATCH SHEET 6 OF 8

BLUE LAKE ESTATES UNIT TWO

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

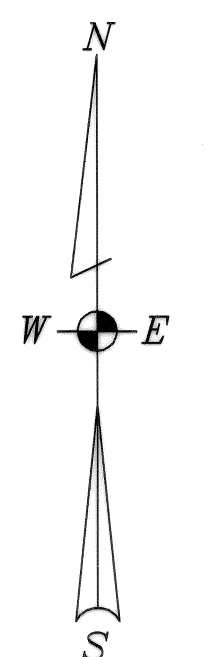
PLAT BOOK **65** PAGE **141**
SHEET 4 OF 8



CURVE TABLE
(CURVE DATA FOR THIS SHEET)

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N09°44'35"W	702.74'	560.00'	759.66'	77°43'25"
C2	N09°53'41"W	662.91'	530.00'	716.16'	77°25'16"
C3	N10°03'50"W	623.07'	500.00'	672.67'	77°04'52"
C8	S85°52'02"E	191.08'	350.00'	193.54'	31°40'56"
C9	S85°52'00"E	207.46'	380.00'	210.13'	31°41'00"
C10	S85°52'02"E	223.84'	410.00'	226.71'	31°40'56"
C11	S89°26'33"E	174.21'	410.00'	175.54'	24°31'53"
C12	S89°26'33"E	161.46'	380.00'	162.70'	24°31'53"
C13	S89°26'33"E	148.71'	350.00'	149.85'	24°31'53"
C14	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C15	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C16	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C17	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C18	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C19	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C20	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C21	N89°38'59"E	186.88'	410.00'	188.54'	26°20'50"
C22	N86°13'04"E	128.60'	380.00'	129.22'	19°29'00"
C23	S80°36'31"E	45.50'	380.00'	45.52'	6°51'50"
C24	N89°38'59"E	159.53'	350.00'	160.95'	26°20'50"
C25	N89°38'59"E	173.21'	380.00'	174.74'	26°20'50"
C45	N48°18'14"E	219.21'	150.00'	245.80'	93°53'22"
C46	S24°52'21"E	103.76'	125.00'	107.00'	49°02'40"

L A K E
TRACT "E"
STORM WATER
MANAGEMENT FACILITY
DRAINAGE EASEMENT
(TOP OF BANK TO TOP
OF BANK)



NOTES:
1. SEE SHEET 2 OF 8 FOR GENERAL NOTES AND LEGEND.

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P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5

MSD FILE NO. 90/P-1
MSD PROJECT NO. 2466
MSD DRAWING NO. 2466-01-BLUE-LAKE-ESTATES-UNIT2-revised

MATCH SHEET 3 OF 8

MATCH SHEET 6 OF 8

MATCH SHEET 5 OF 8

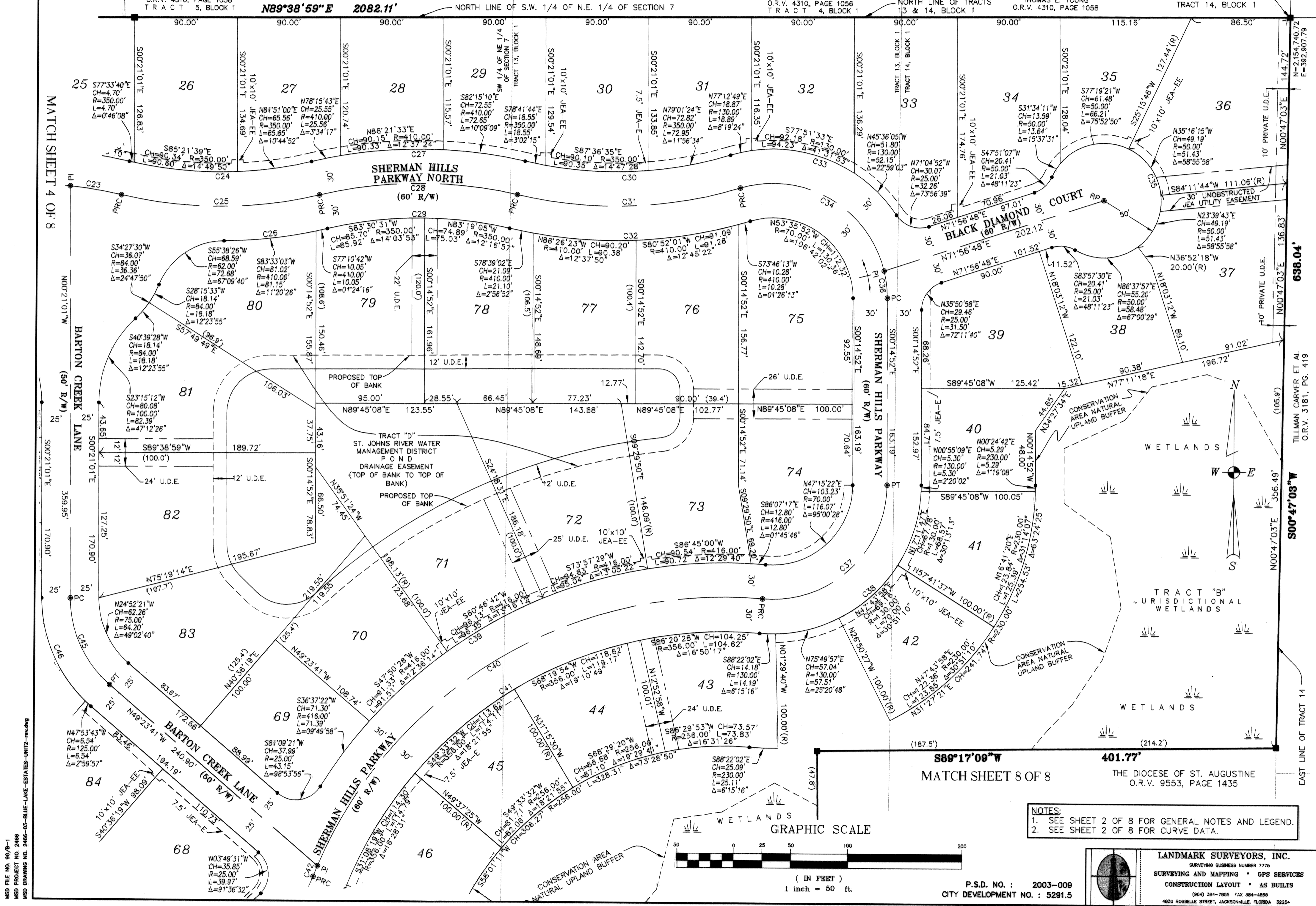
MATCH SHEET 8 OF 8

BLUE LAKE ESTATES UNIT TWO

PLAT BOOK **65** PAGE **142**

SHEET 5 OF 8

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA



MSD FILE NO. 90/9-1
MSD PROJECT NO. 2466
MSD DRAWING NO. 2466-03-BLUE-LAKE-ESTATES-UNIT-2-rev.dwg

NOTES:
1. SEE SHEET 2 OF 8 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET 2 OF 8 FOR CURVE DATA.

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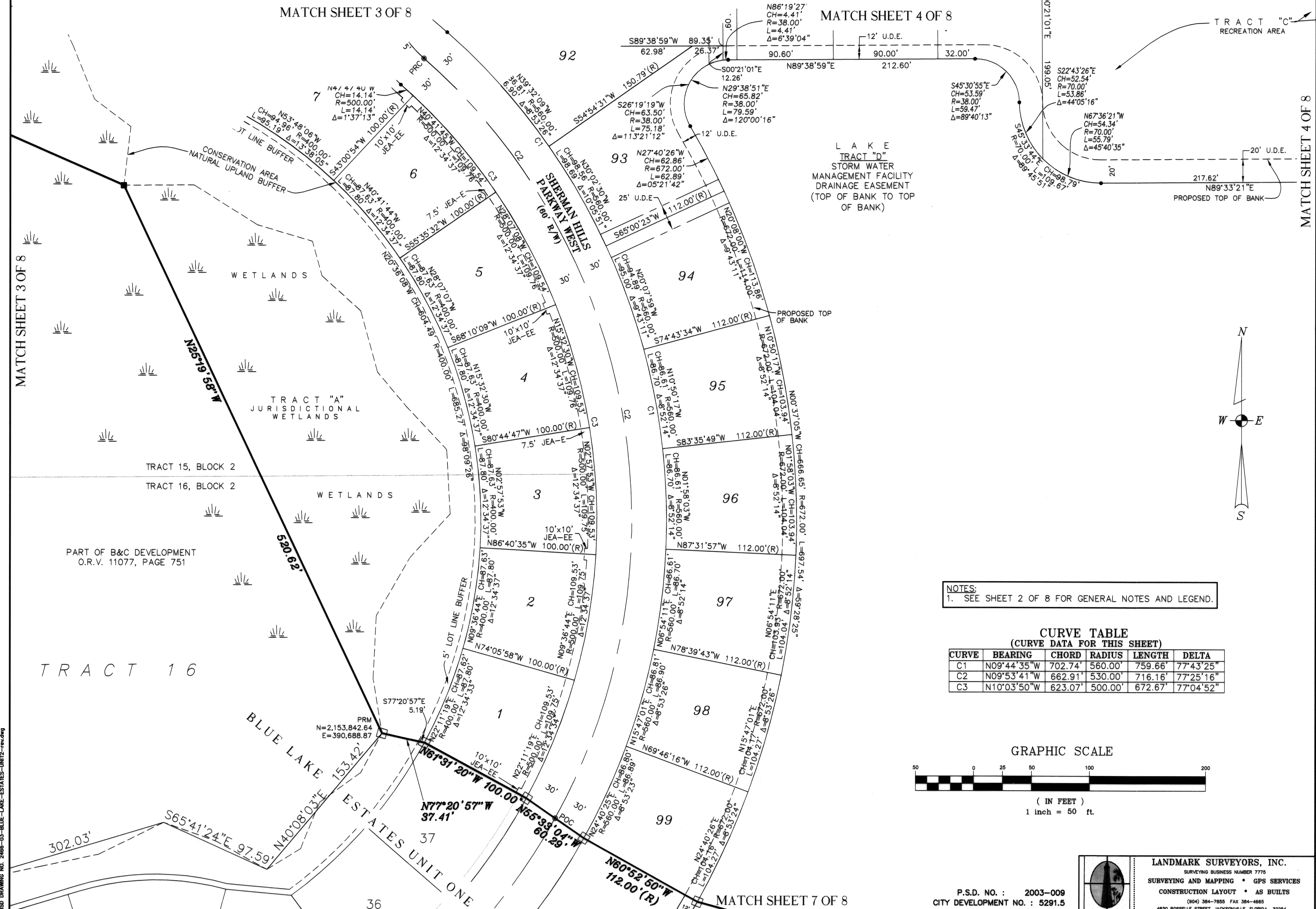
P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5

BLUE LAKE ESTATES UNIT TWO

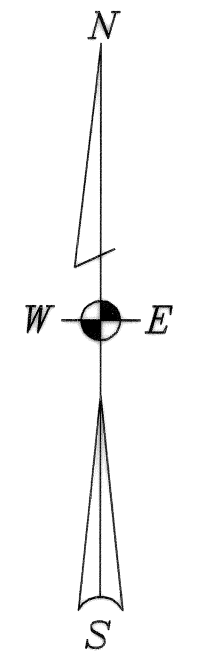
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK **65** PAGE **143**

SHEET 6 OF 8

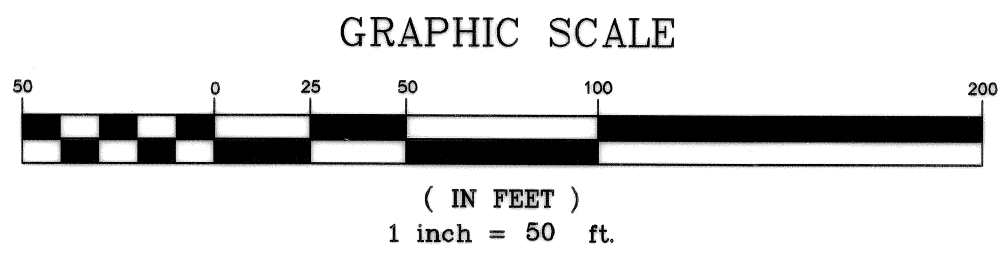


L A K E
TRACT "D"
STORM WATER
MANAGEMENT FACILITY
DRAINAGE EASEMENT
(TOP OF BANK TO TOP
OF BANK)



NOTES:
1. SEE SHEET 2 OF 8 FOR GENERAL NOTES AND LEGEND.

CURVE TABLE (CURVE DATA FOR THIS SHEET)				
CURVE	BEARING	CHORD	RADIUS	DELTA
C1	N09°44'35"W	702.74'	560.00'	77°43'25"
C2	N09°53'41"W	662.91'	530.00'	77°25'16"
C3	N10°03'50"W	623.07'	500.00'	77°04'52"



MSB FILE NO. 9079-1
 MSB PROJECT NO. 2468
 MSB DRAWING NO. 2468-03-BLUE-LAKE-ESTATES-UNIT2-revised

P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5

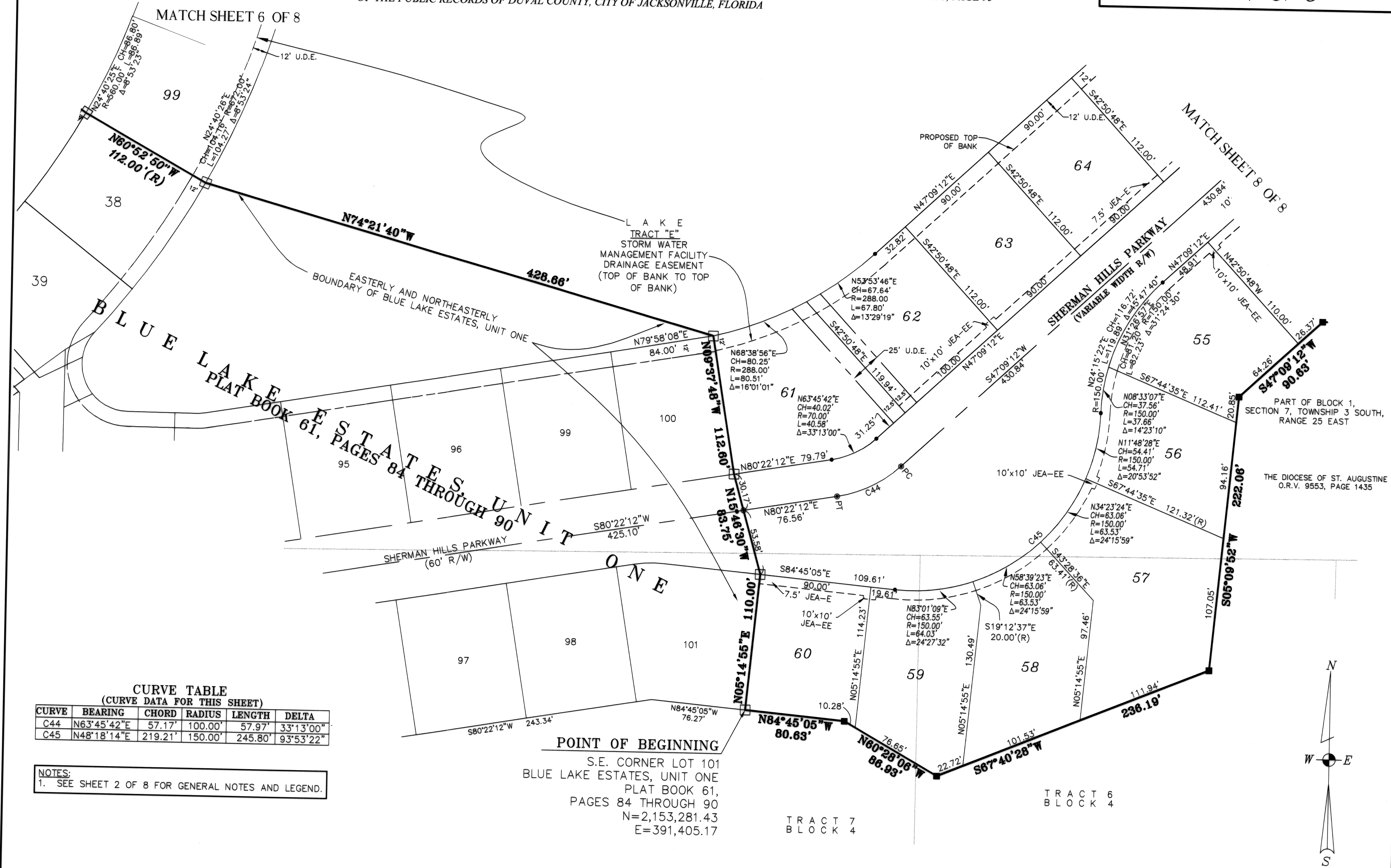
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 (904) 384-7855 FAX 384-4665
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BLUE LAKE ESTATES UNIT TWO

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK **65** PAGE **144**

SHEET 7 OF 8

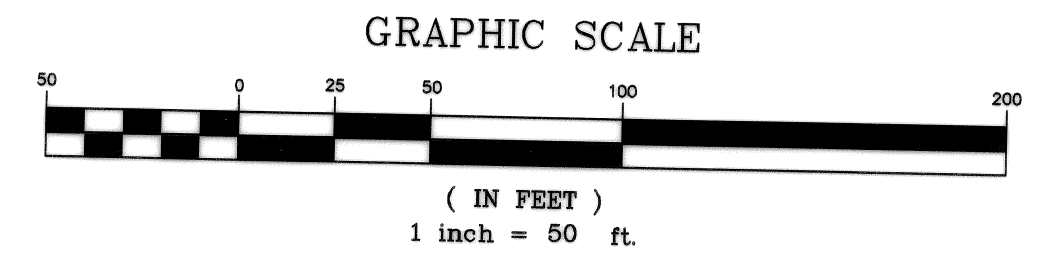


CURVE TABLE
(CURVE DATA FOR THIS SHEET)

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C44	N63°45'42"E	57.17'	100.00'	57.97'	33°13'00"
C45	N48°18'14"E	219.21'	150.00'	245.80'	93°53'22"

NOTES:
1. SEE SHEET 2 OF 8 FOR GENERAL NOTES AND LEGEND.

POINT OF BEGINNING
S.E. CORNER LOT 101
BLUE LAKE ESTATES, UNIT ONE
PLAT BOOK 61,
PAGES 84 THROUGH 90
N=2,153,281.43
E=391,405.17



P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5

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USD FILE NO. 90/9-1
 USD PROJECT NO. 2446
 USD DRAWING NO. 2446-05-BLUE-LAKE-ESTATES-UNIT2-IND.dwg

BLUE LAKE ESTATES UNIT TWO

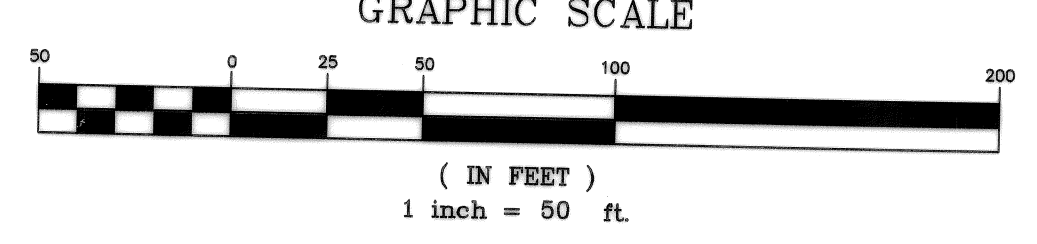
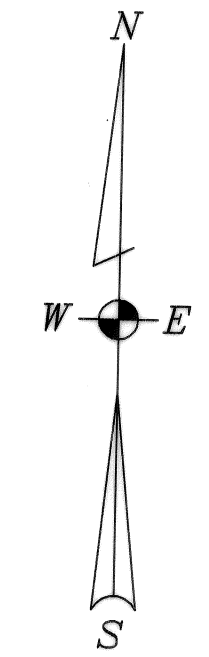
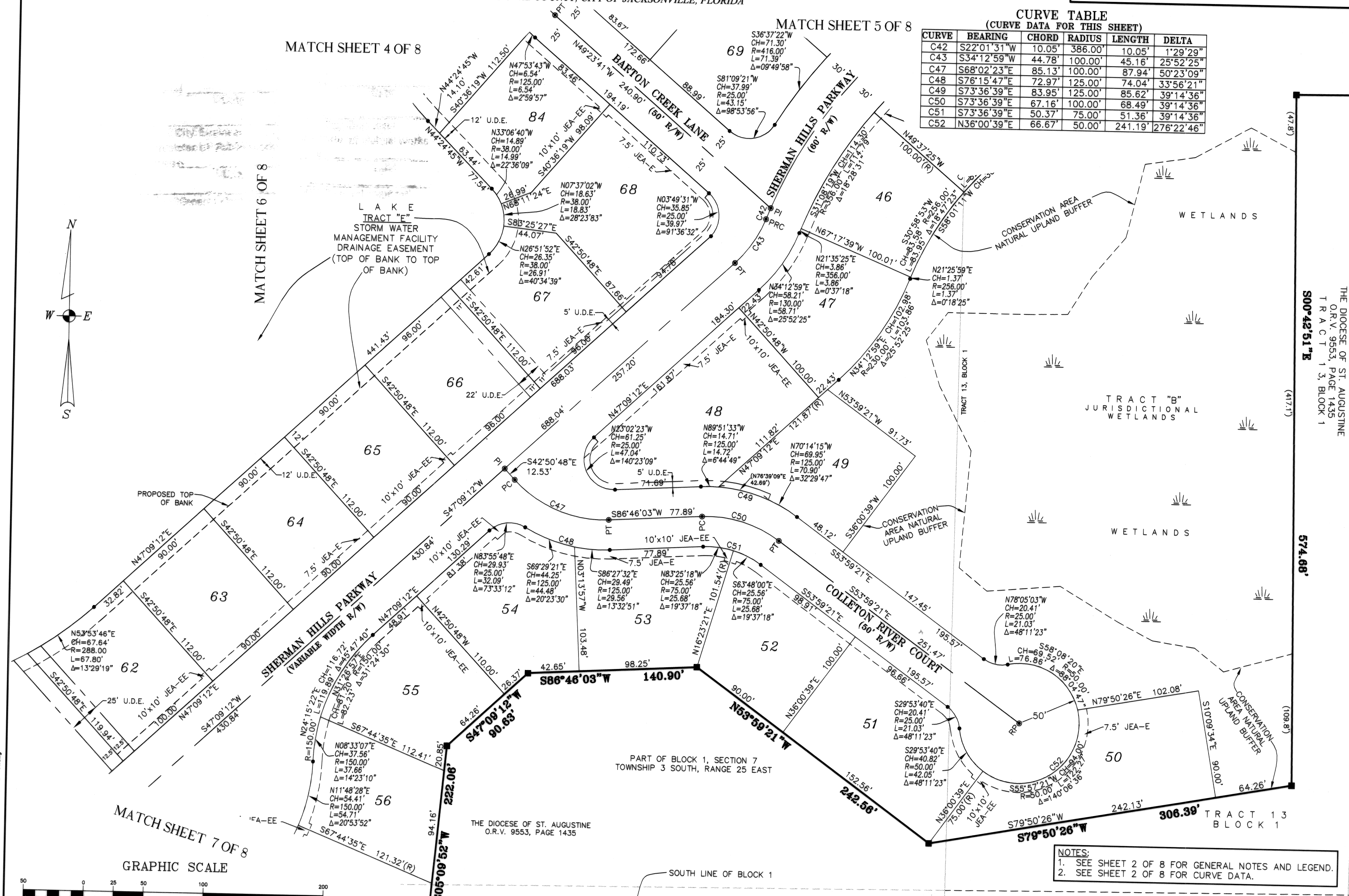
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF TRACTS 13 AND 14, BLOCK 1, A PART OF TRACTS 2, 3, 14, 15 AND 16, BLOCK 2, AND A PART OF TRACTS 6 AND 7, BLOCK 4, ALL IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 65 PAGE 145

SHEET 8 OF 8

CURVE TABLE
(CURVE DATA FOR THIS SHEET)

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C42	S22°01'31"W	10.05'	386.00'	10.05'	1°29'29"
C43	S34°12'59"W	44.78'	100.00'	45.16'	25°52'25"
C47	S68°02'23"E	85.13'	100.00'	87.94'	50°23'09"
C48	S76°15'47"E	72.97'	125.00'	74.04'	33°56'21"
C49	S73°36'39"E	83.95'	125.00'	85.62'	39°14'36"
C50	S73°36'39"E	67.16'	100.00'	68.49'	39°14'36"
C51	S73°36'39"E	50.37'	75.00'	51.36'	39°14'36"
C52	N36°00'39"E	66.67'	50.00'	241.19'	276°22'46"

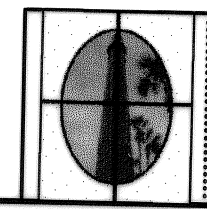


NOTES:
1. SEE SHEET 2 OF 8 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET 2 OF 8 FOR CURVE DATA.

MSD FILE NO. 90/B-1
MSD PROJECT NO. 2466
MSD DRAWING NO. 2466-03-BLUE-LAKE-ESTATES-UNIT2-revised

THE DIOCESE OF ST. AUGUSTINE
O.R.V. 9553, PAGE 1435
TRACT 13, BLOCK 1
500'42'51" E
574.68'

P.S.D. NO. : 2003-009
CITY DEVELOPMENT NO. : 5291.5



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