

BRANDYWINE UNIT ONE

BEING A REPLAT OF A PORTION OF BLOCKS 1 AND 3, SECTIONS 5 AND A PORTION OF BLOCKS 1 AND 4, SECTION 6, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

All of Tracts 15 and 16, Block 1, Section 6, a portion of Tracts 4, 13 and 14, Block 1, Section 6, all of Tract 1, Block 4, Section 6, a portion of Tract 2, Block 4, Section 6, together with all of Tracts 7 and 8, Block 3, Section 5, a portion of Tracts 9 and 11, Block 3, Section 5, all in Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida and being more particularly described as follows: COMMENCE at the Northeast corner of said Section 6; thence South 00°50'07" East, along the Easterly line of said Section 6, a distance of 1,321.63 feet to the Northeast corner of said Tract 15, Block 1 for a POINT OF BEGINNING; thence South 00°50'27" East, along the Easterly line of said Tracts 15 and 16, Block 1, a distance of 1,321.63 feet to the Southeast corner of said Tract 16, Block 1, the same being the Northwesterly line of said Tract 7, Block 3; thence North 88°53'08" East, along the Northerly line of said Tract 7, Block 3, a distance of 660.55 feet to the Northeast corner thereof; thence South 00°47'27" East, along the Easterly line of said Tracts 7 and 8, Block 3, a distance of 1,318.32 feet to the Southeast corner of said Tract 8, Block 3, the same being the Northwesterly corner of said Tract 11, Block 3; thence North 88°56'55" East, along the Northerly line of said Tract 11, Block 3, a distance of 330.07 feet to the Northeast corner thereof; thence South 00°48'21" East, along the Easterly line of said Tract 11, Block 3, a distance of 201.94 feet; thence South 49°17'34" West, 115.27 feet; thence South 10°13'05" West, 65.39 feet; thence South 41°10'27" West, 136.85 feet; thence South 29°57'54" West, 25.80 feet; thence South 89°12'33" West, 234.53 feet; thence South 00°47'26" East, 35.00 feet; thence South 89°12'33" West, 60.00 feet to the point of cusp of a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 45°47'27" West, 35.36 feet; thence North 00°47'27" West, 50.00 feet; thence South 89°12'33" West, 85.00 feet; thence North 00°47'27" West, 160.00 feet; thence South 89°12'33" West, 75.00 feet; thence North 00°47'27" West, 77.72 feet; thence North 73°21'27" West, 256.94 feet; thence North 23°57'53" West, 178.36 feet; thence North 71°26'16" West, 159.89 feet; thence North 15°51'30" West, 201.35 feet; thence North 81°22'40" West, 40.26 feet; thence South 89°14'41" West, a distance of 70.00 feet; thence North 69°53'36" West, a distance of 53.51 feet; thence South 89°14'41" West, a distance of 300.00 feet to a point situate in the Westerly line of said Tract 2, Block 4, said point also being situate in the Westerly line of a 190 foot Jacksonville Electric Authority Easement as described in Official Records Volume 3029, Page 776 of the Current Public Records of said County; thence North 00°45'19" West, along last said line and along the Westerly line of said Tracts 1 and 2, Block 4, a distance of 983.19 feet to the Northwesterly corner of said Tract 1, Block 4, the same being the Southeast corner of said Tract 14, Block 1; thence South 89°30'55" West, along the Southerly line of said Tract 14, Block 1, a distance of 313.19 feet; thence North 00°41'54" West, a distance of 952.39 feet; thence North 27°46'53" West, a distance of 590.41 feet to a point situate in the Southeast right of way line of Normandy Boulevard and/or State Road No. 228 (a 150 foot right of way as now established); thence North 61°59'20" East, along last said line, a distance of 79.97 feet; thence South 30°37'07" East, a distance of 224.38 feet to a point situate in the Southerly line of said Tract 4, Block 1; thence North 89°06'10" East, along last said line and along the Northerly line of said Tracts 14 and 15, Block 1, a distance of 1,067.96 feet to the POINT OF BEGINNING.

Containing 74.46 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.

[Signature]
Director of Public Works
Date: 12/20/00

CLERK'S CERTIFICATE 200094383

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 53, Pages 810 thru 812 of the current Public Records of Duval County, Florida, this 22nd day of December, A.D., 2000.

By: *[Signature]*
Henry Cook
Clerk of the Circuit Court

By: *[Signature]*
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 20th day of December, 2000.

[Signature]
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 42522

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 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 11th day of December, A.D., 2000.

[Signature]
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848

ADOPTION AND DEDICATION

This is to certify that South Beach at Ponte Vedra, Inc., a Florida General Partnership, and William J. Joos, as Trustee of, The Joos Trust, under the laws of the State of Florida, are the lawful owners of the lands described in the Caption as Brandywine Unit One, having caused the same to be surveyed and subdivided, and that Suntrust Bank, North Florida, N.A., 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 water and sewer easements and Lift Station Facility shown hereon, are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. All roads, parkways, lanes, courts, walkways, unobstructed drainage easements, drainage easements and access and drainage easements, except all private easements and conservation easements, Tract "A" (signage and landscape area), Tract "B" (signage and landscape area), Tract "C" (conservation and preservation area, subject to JEA easements, unobstructed drainage easements and lift station facilities) and Tract "D" (conservation and preservation area, subject to JEA easements, unobstructed drainage easements and lift station facilities) 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 and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;

(2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(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 successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to affect 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within Brandywine Unit One. This indemnification shall run with the land and the successors and 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 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 designated as "JEA-E.E." 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 thereof, South Beach at Ponte Vedra, Inc., a Florida General Partnership, and The Joos Trust, have caused these presents to be signed by its Vice President. This 12th Day of December, A.D., 2000.

SOUTH BEACH AT PONTE VEDRA, INC.

Witness: *[Signature]*
Print Name: *[Signature]*

By: *[Signature]*
Serena L. Wakefield, Vice President of
SOUTH BEACH AT PONTE VEDRA, INC.

Witness: *[Signature]*
Print Name: *[Signature]*

NOTARY FOR SOUTH BEACH AT PONTE VEDRA, INC.

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of December, A.D., 2000 by Serena L. Wakefield, Vice President of South Beach at Ponte Vedra, Inc., a Florida CORPORATION, on behalf of the CORPORATION, who is personally known to me or who has produced _____ as identification and who has/had not taken an oath on behalf of the CORPORATION.

By: *[Signature]*
Notary Public, State of Florida
Type or print name *[Signature]*
My Commission Expires: _____

LYNN S. BIDLEMAN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 2, 2001
Commission No. CC651927

SUNTRUST BANK, NORTH FLORIDA, N.A.

Witness: *[Signature]*
Print Name: *[Signature]*
Witness: *[Signature]*
Print Name: *[Signature]*

By: *[Signature]*
Lynn Vermilya, Vice President

NOTARY FOR SUNTRUST BANK, NORTH FLORIDA, N. A.

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12 day of December, A.D., 2000 by Lynn Vermilya, Vice President of Suntrust Bank, North Florida, N.A., a National Banking Association, on behalf of the Association, who is personally known to me or who has produced _____ as identification and who has/had not taken an oath on behalf of the Association.

By: *[Signature]*
Notary Public, State of Florida
Type or print name _____
My Commission Expires: _____

Rachel S. Fischer
My Commission CC928733
Expires April 10, 2004

THE JOOS TRUST, A Trust

Witness: *[Signature]*
Print Name: *[Signature]*

By: *[Signature]*
William J. Joos, AS TRUSTEE OF THE
JOOS TRUST, A TRUST

Witness: *[Signature]*
Print Name: *[Signature]*

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of December, A.D., 2000 by William J. Joos, as Trustee of The Joos Trust, a Trust, on behalf of the Trust, who is personally known to me or who has produced _____ as identification and who has/had not taken an oath on behalf of the Trust.

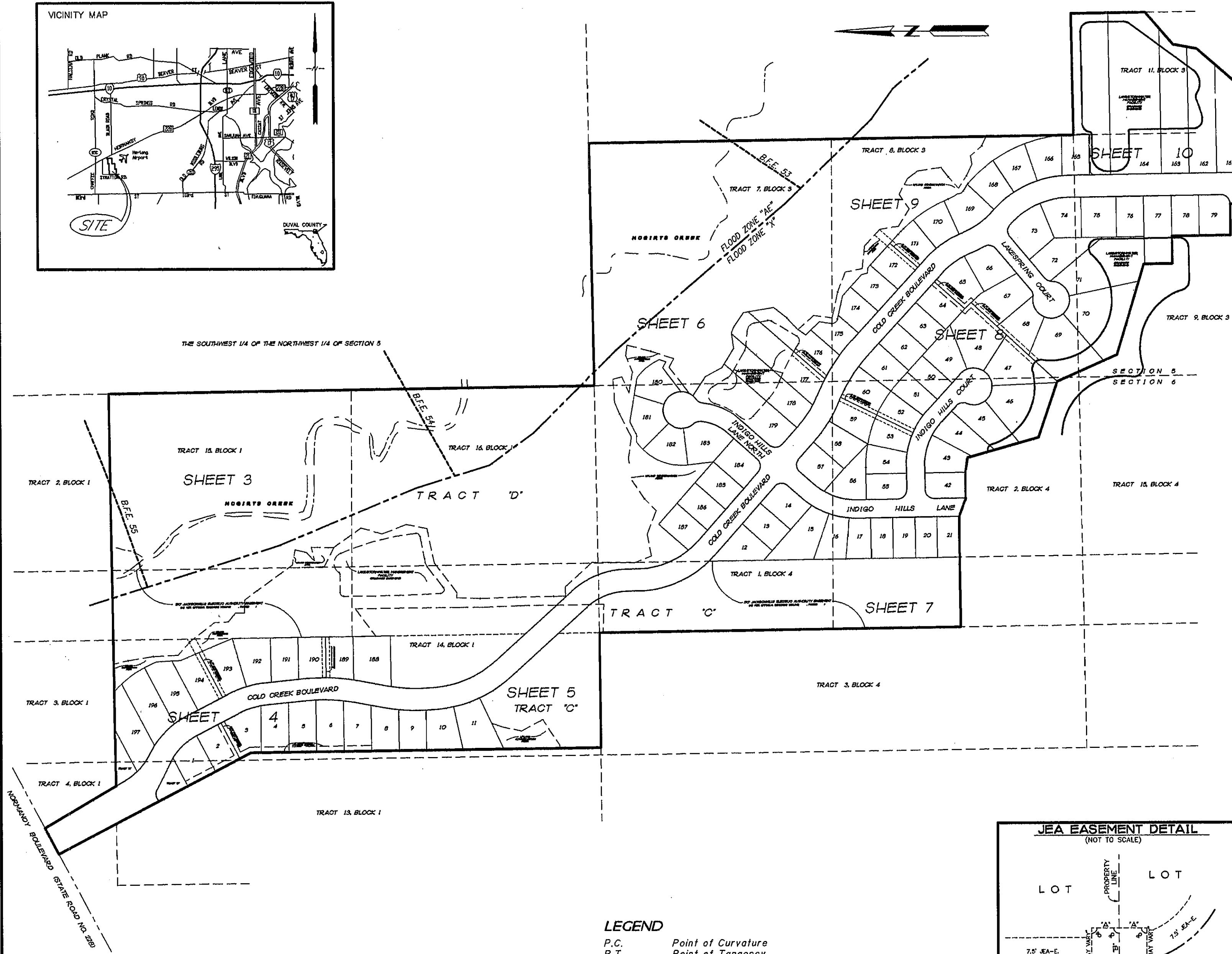
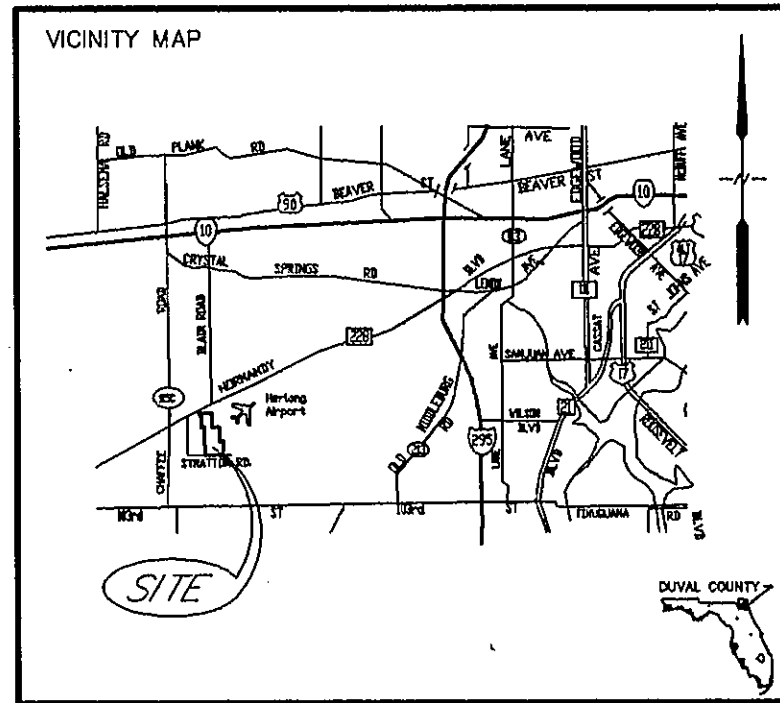
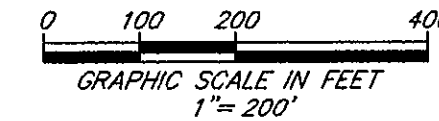
By: *[Signature]*
Notary Public, State of Florida
Type or print name *[Signature]*
My Commission Expires: _____

LYNN S. BIDLEMAN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 2, 2001
Commission No. CC651927

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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BRANDYWINE UNIT ONE

BEING A REPLAT OF A PORTION OF BLOCKS 1 AND 3, SECTIONS 5 AND 6 AND A PORTION OF BLOCKS 1 AND 4, SECTION 6, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES :

1) Bearings shown hereon are based on the Southeasterly right of way line of Normandy Boulevard as being : North 61°55'20" East.

2) 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.

3) All platted Easements shall provide that such Easements shall also be Easements for the 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.

4) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As Built location.

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) The Easement(s) shown hereon and designated as Unobstructed Easements, shall remain totally Unobstructed by any permanent improvements which may impede the use of said Easement by the City of Jacksonville. The construction of Driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City of Jacksonville 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 Easement, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.

7) □ DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.

8) ○ DENOTES PERMANENT CONTROL POINT

9) (100.00') Denotes distance to easement.

10) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

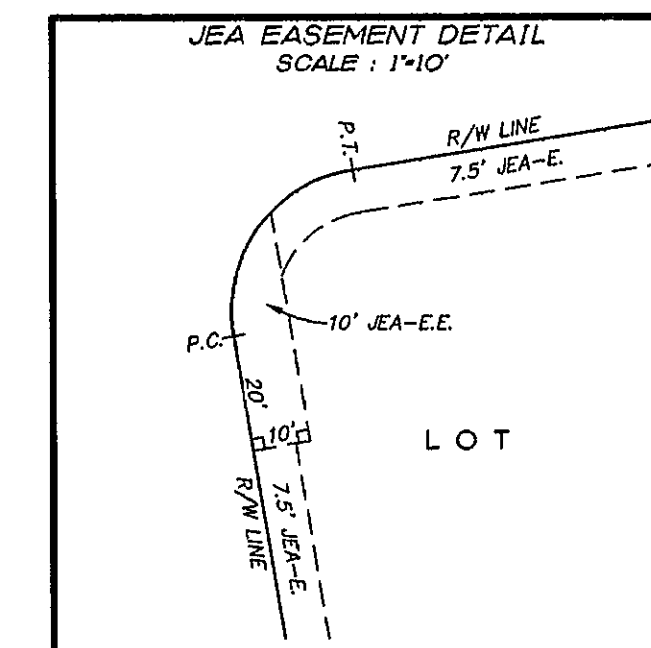
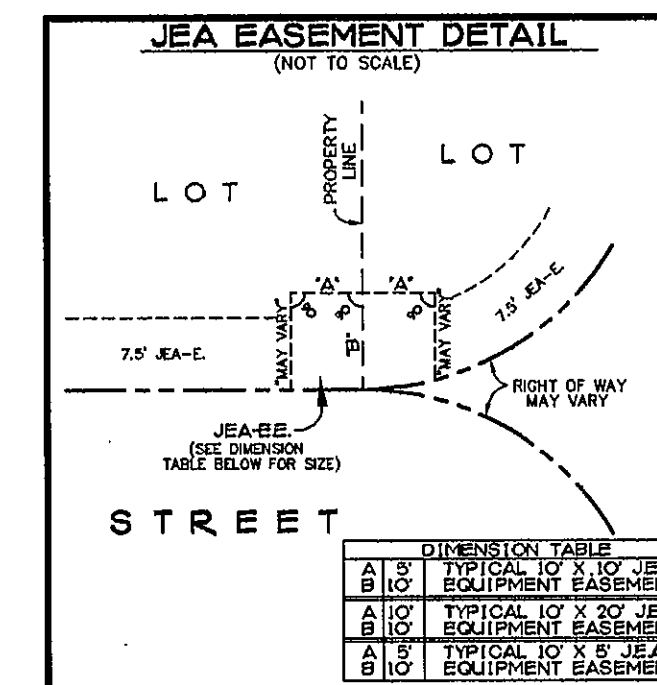
FLOOD ZONE NOTE

The lands shown hereon lie within flood zones "X" and "AE" (B.F.E. 53-55) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077 panel number 0150, suffix E, dated August 15, 1989.

The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.

LEGEND

- P.C. Point of Curvature
- P.T. Point of Tangency
- P.I. Point of Intersection
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- R.P. Radius Point
- R/W Right of Way
- L2 Denotes Tabulated Line Data
- C2 Denotes Tabulated Curve Data
- CL Centerline
- O.R. Vol. Official Records Volume
- pg. page
- MON. Monument
- B.F.E. Base Flood Elevation

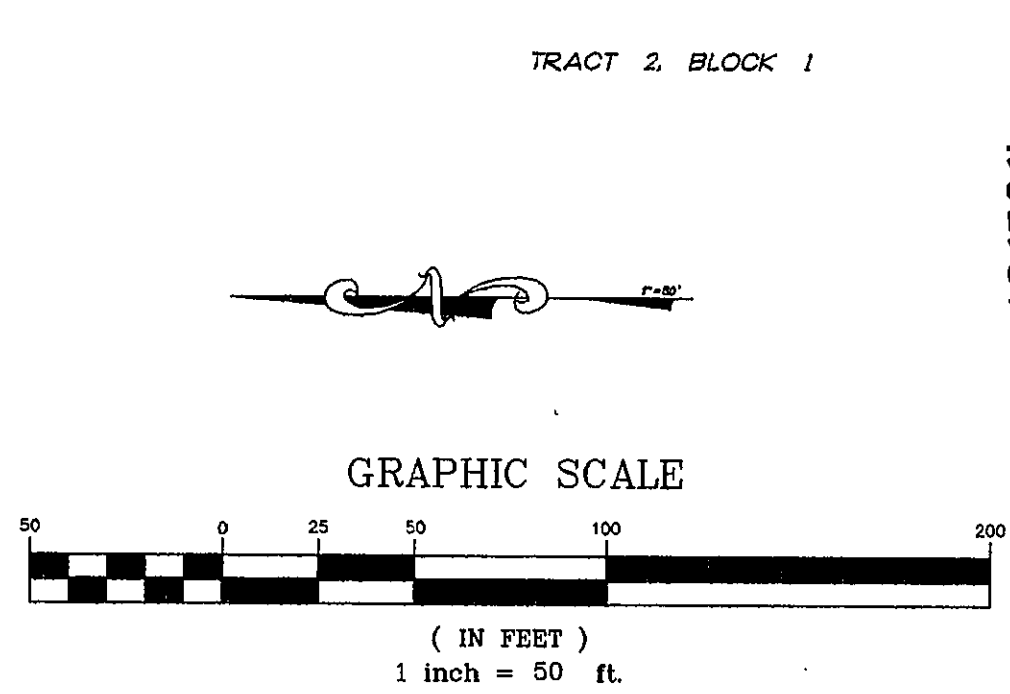
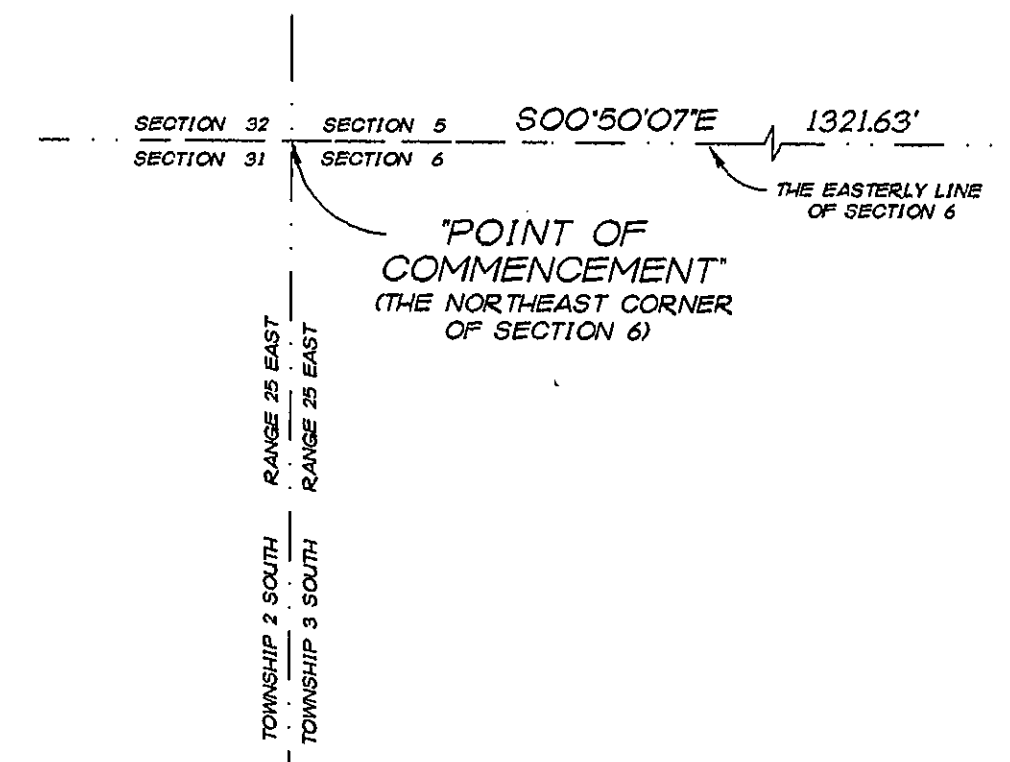
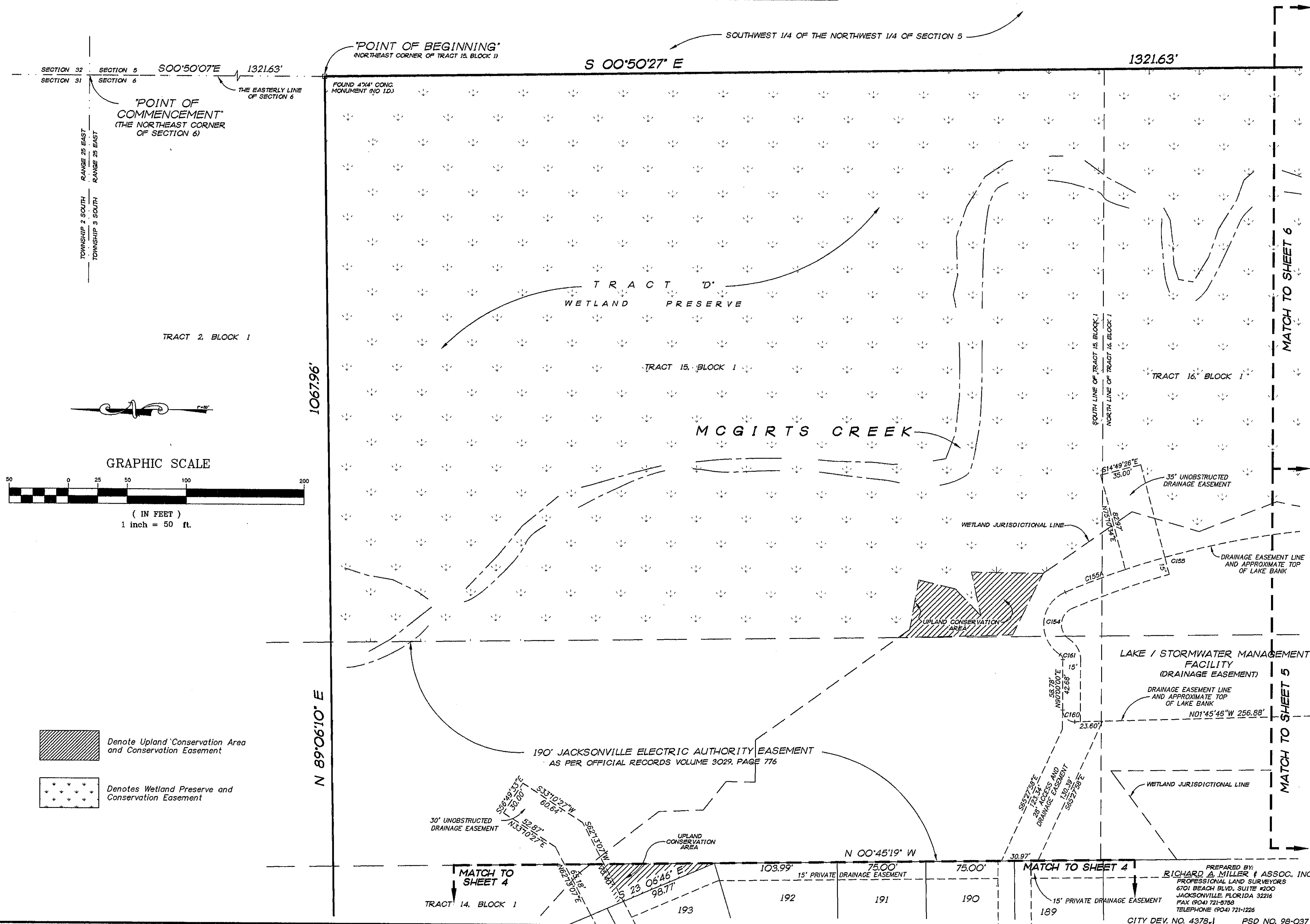


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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C154	30.00'	65.20'	52.04'	53.10'	S 85°34'22" E	124°31'11"
C155	703.71'	212.72'	107.18'	211.91'	S 14°39'11" E	171°19'10"
C155A	703.71'	54.36'	27.19'	54.35'	S21°05'59" E	042°25'34"
C160	10.00'	16.02'	10.31'	14.36'	N44°07'07" E	91°45'46"
C161	5.00'	5.05'	2.76'	4.84'	N 61°05'01" E	57°49'57"

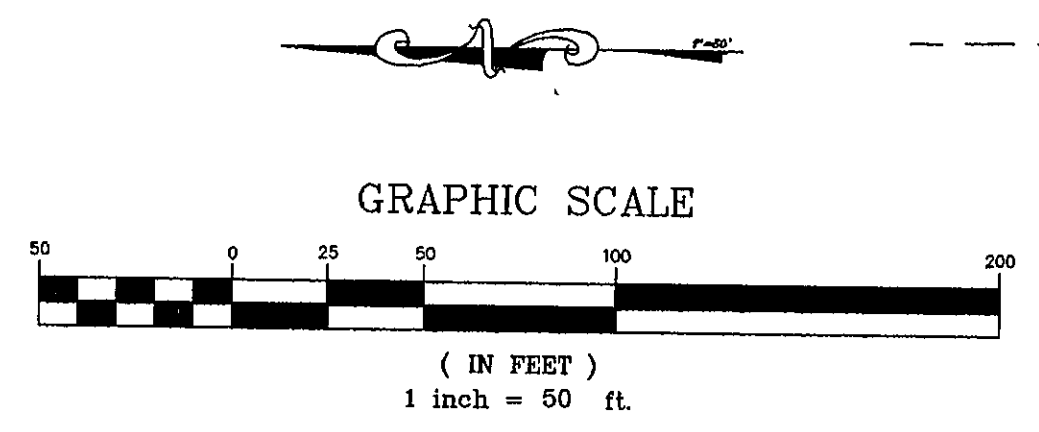


- Denote Upland Conservation Area and Conservation Easement
- Denotes Wetland Preserve and Conservation Easement

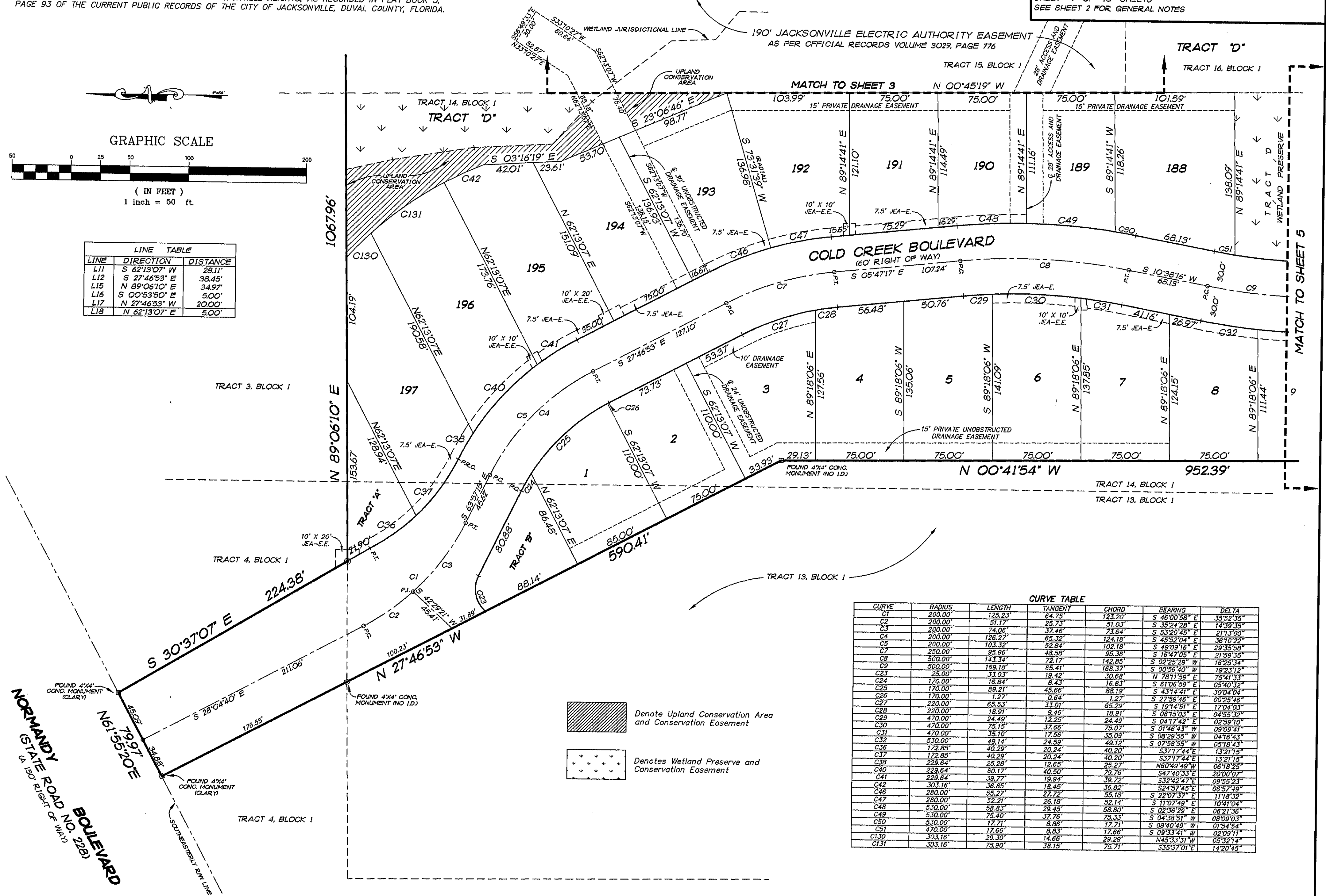
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SHEET 4 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



LINE	DIRECTION	DISTANCE
L11	S 62°13'07" W	28.11'
L12	S 27°46'53" E	38.45'
L15	N 89°06'10" E	34.97'
L16	S 00°53'50" E	5.00'
L17	N 27°46'53" W	20.00'
L18	N 62°13'07" E	5.00'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	128.23'	64.73'	123.20'	S 46°00'58" E	35°52'35"
C2	200.00'	51.17'	25.73'	51.03'	S 33°24'28" E	14°39'35"
C3	200.00'	74.06'	37.46'	73.64'	S 53°20'45" E	21°33'00"
C4	200.00'	126.27'	63.32'	124.18'	S 45°52'04" E	36°10'22"
C5	200.00'	103.32'	52.84'	102.18'	S 49°09'16" E	29°35'58"
C6	250.00'	95.96'	48.58'	95.38'	S 16°47'05" E	21°59'35"
C7	500.00'	143.34'	72.17'	142.85'	S 02°25'29" W	16°25'34"
C8	250.00'	169.18'	85.41'	168.37'	S 00°56'40" W	19°23'12"
C9	500.00'	169.18'	85.41'	168.37'	N 78°11'59" E	23°41'53"
C23	25.00'	33.03'	19.42'	30.68'	S 61°06'59" E	05°40'32"
C24	170.00'	16.84'	8.43'	16.83'	S 43°14'41" E	30°04'04"
C25	170.00'	89.21'	45.66'	88.19'	S 27°59'46" E	00°25'46"
C26	170.00'	1.27'	0.64'	1.27'	S 18°14'51" E	17°04'03"
C27	220.00'	65.53'	33.01'	65.29'	S 08°15'03" E	04°55'32"
C28	220.00'	18.91'	9.45'	18.91'	S 04°17'42" E	02°59'10"
C29	470.00'	24.49'	12.25'	24.49'	S 01°46'43" W	08°09'41"
C30	470.00'	75.15'	37.66'	75.07'	S 08°29'55" W	04°16'43"
C31	470.00'	35.10'	17.56'	35.09'	S 07°58'55" W	05°18'43"
C32	530.00'	49.14'	24.59'	49.12'	S 37°17'44" E	13°21'15"
C36	172.85'	40.29'	20.24'	40.20'	S 37°17'44" E	13°21'15"
C37	172.85'	40.29'	20.24'	40.20'	S 37°17'44" E	13°21'15"
C38	229.64'	28.28'	12.65'	28.27'	S 04°38'53" W	08°09'03"
C40	229.64'	80.17'	40.50'	79.76'	S 04°38'53" W	08°09'03"
C41	229.64'	39.77'	19.94'	39.72'	S 32°42'47" E	09°55'23"
C42	303.16'	36.85'	18.45'	36.82'	S 24°57'45" E	08°57'49"
C46	280.00'	55.27'	27.72'	55.18'	S 22°07'37" E	11°18'32"
C47	280.00'	52.21'	26.18'	52.14'	S 11°07'49" E	10°41'04"
C48	530.00'	58.83'	29.45'	58.80'	S 02°38'25" E	06°21'36"
C49	530.00'	75.40'	37.76'	75.33'	S 04°38'53" W	08°09'03"
C50	530.00'	17.71'	8.86'	17.71'	S 09°40'49" W	01°54'54"
C51	470.00'	17.66'	8.83'	17.66'	S 09°33'41" W	02°09'11"
C130	303.16'	29.30'	14.66'	29.29'	N 45°33'31" W	05°32'14"
C131	303.16'	75.90'	38.15'	75.71'	S 35°37'01" E	14°20'45"

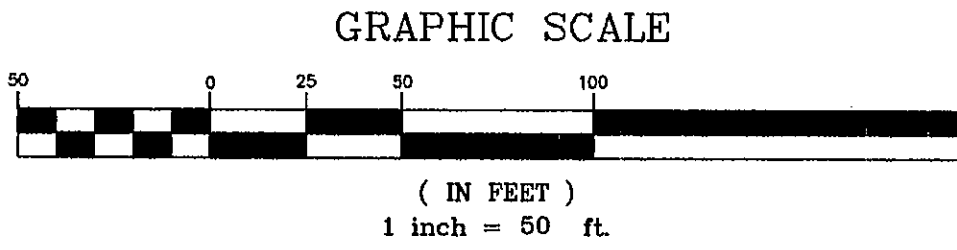
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PREPARED BY:
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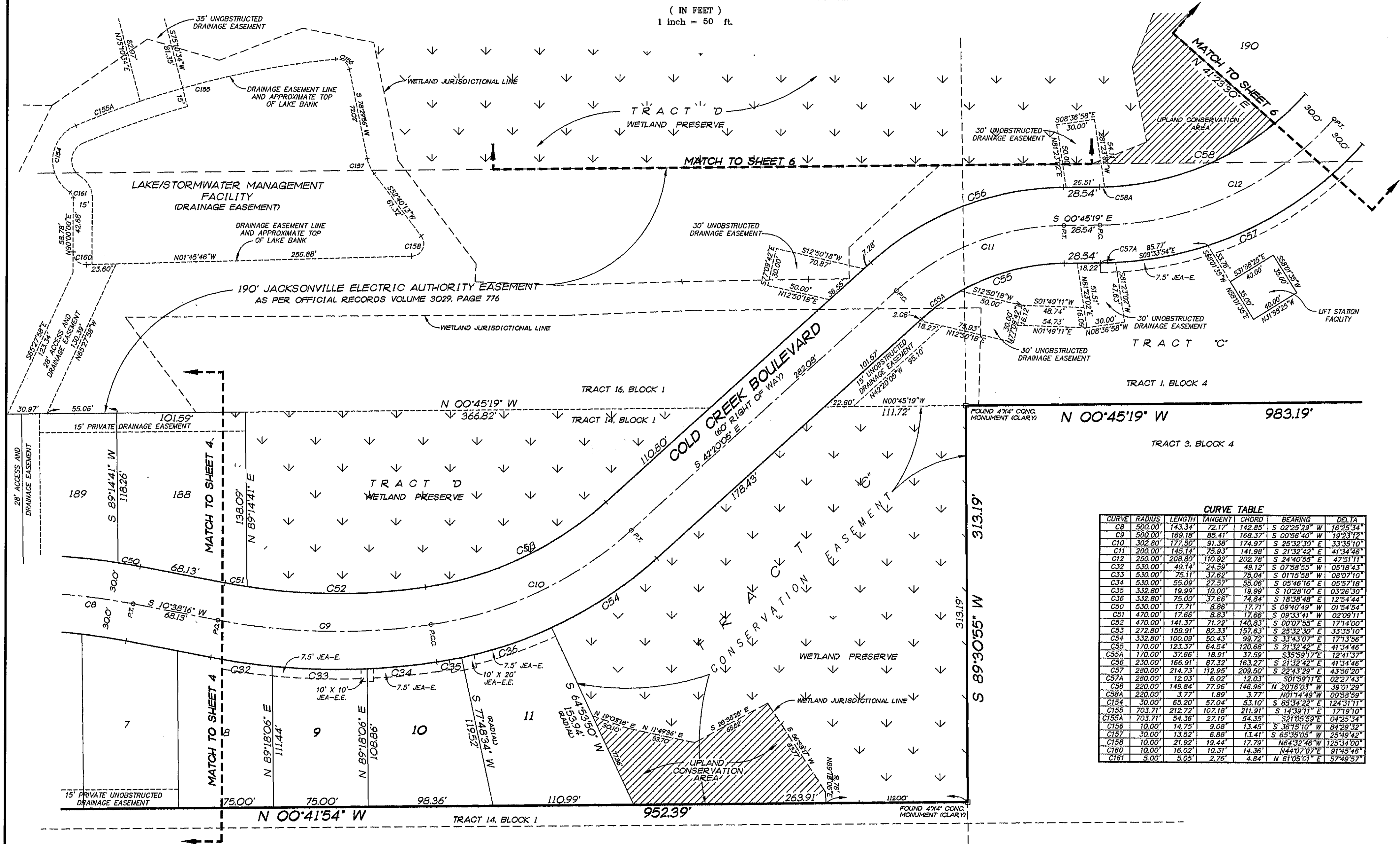
BRANDYWINE UNIT ONE

BEING A REPLAT OF A PORTION OF BLOCKS 1 AND 3, SECTIONS 5 AND A PORTION OF BLOCKS 1 AND 4, SECTION 6, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



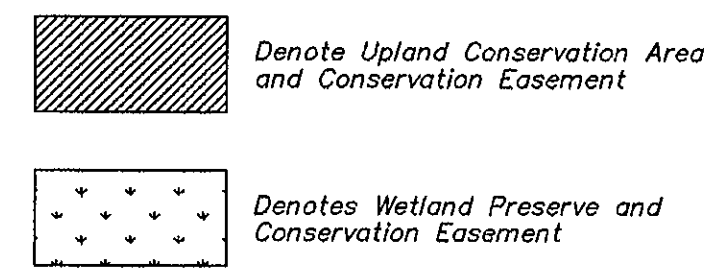
PLAT BOOK 53 PAGE 94 D

SHEET 5 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	500.00	143.34	72.17	142.85	S 02°25'29" W	16°25'34"
C9	500.00	163.18	81.59	163.37	S 00°56'40" W	19°23'37"
C10	302.80	172.50	91.36	174.97	S 25°32'30" E	33°33'10"
C11	200.00	145.14	72.57	141.98	S 21°32'42" E	41°34'46"
C12	250.00	208.80	110.92	202.78	S 24°40'55" E	47°51'11"
C32	530.00	49.14	24.59	49.12	S 07°58'55" W	05°18'43"
C33	530.00	75.11	37.62	75.04	S 01°15'58" W	08°07'10"
C34	530.00	95.09	47.57	95.06	S 05°46'16" E	09°57'18"
C35	332.80	19.99	10.00	19.99	S 10°28'10" E	03°28'30"
C36	332.80	75.00	37.66	74.84	S 18°38'48" E	12°54'44"
C50	530.00	17.71	8.86	17.71	S 09°40'49" W	01°54'54"
C51	470.00	17.66	8.83	17.66	S 09°33'41" W	02°09'11"
C52	470.00	141.37	71.22	140.83	S 00°07'55" E	17°14'00"
C53	272.80	158.91	82.33	157.63	S 25°32'30" E	33°35'10"
C54	332.80	100.09	50.43	99.72	S 33°43'07" E	17°13'56"
C55	170.00	123.37	64.54	120.68	S 21°32'42" E	41°34'46"
C55A	170.00	37.66	18.91	37.59	S 35°59'17" E	12°41'37"
C56	230.00	166.91	87.32	163.27	S 21°32'42" E	41°34'46"
C57	290.00	214.73	112.95	209.50	S 22°43'29" E	43°56'20"
C57A	260.00	12.03	6.02	12.03	S 01°59'11" E	02°27'43"
C58	220.00	149.84	72.96	146.96	N 20°18'03" W	38°51'23"
C58A	220.00	3.77	1.89	3.77	N 01°14'49" W	00°58'58"
C184	30.00	65.20	57.04	53.10	S 85°34'22" E	12°43'11"
C185	703.71	212.72	107.18	211.91	S 14°39'11" E	17°19'10"
C185A	703.71	54.36	27.19	54.35	S 21°05'59" E	04°25'34"
C186	10.00	14.75	9.08	13.45	S 36°15'10" W	84°29'32"
C187	30.00	13.82	6.98	13.41	S 63°35'05" W	25°49'42"
C188	10.00	21.92	12.44	17.79	N 64°32'46" W	125°34'00"
C189	10.00	16.02	10.31	14.36	N 44°07'07" E	91°45'46"
C181	5.00	5.05	2.76	4.84	N 81°05'01" E	57°49'57"



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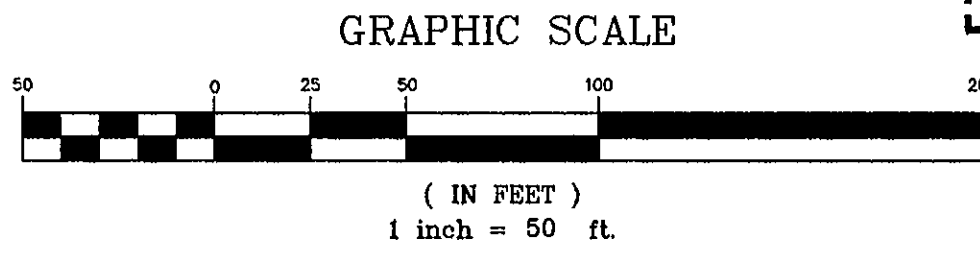
BRANDYWINE UNIT ONE

BEING A REPLAT OF A PORTION OF BLOCKS 1 AND 3, SECTIONS 5 AND A PORTION OF BLOCKS 1 AND 4, SECTION 6, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 6 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE

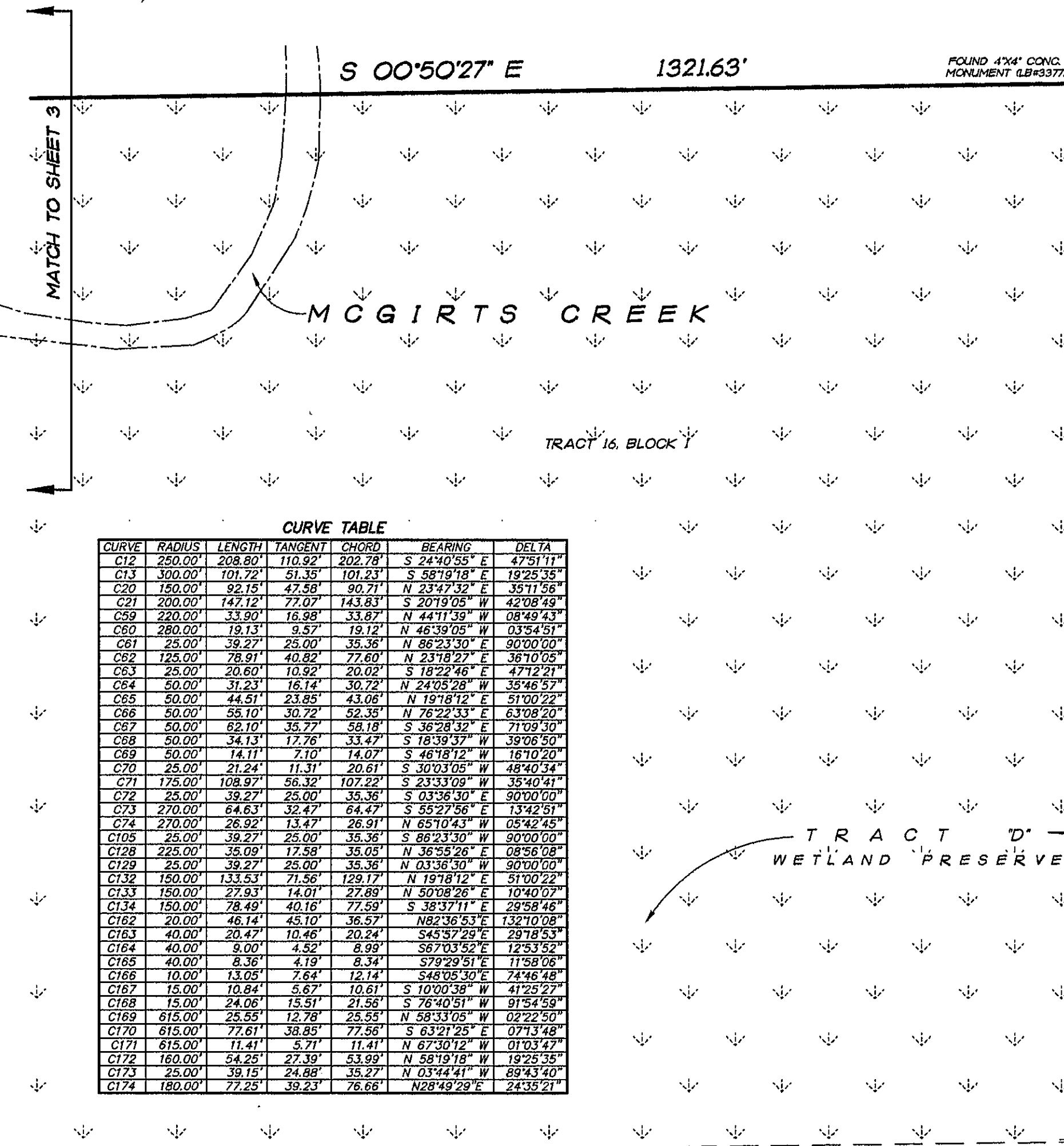
LINE	DIRECTION	DISTANCE
L1	S 17°39'34" W	18.50'
L2	N 62°01'35" W	18.23'
L3	S 72°04'04" E	14.40'
L13	S 0°42'06" E	15.16'
L14	S 10°42'06" E	21.97'



Denote Upland Conservation Area and Conservation Easement

Denotes Wetland Preserve and Conservation Easement

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	250.00'	208.80'	110.92'	202.78'	S 24°40'55" E	47°51'11"
C13	300.00'	101.72'	51.35'	101.23'	S 58°19'18" E	12°25'35"
C20	150.00'	92.15'	47.98'	90.71'	N 23°47'32" E	35°11'56"
C21	200.00'	147.12'	77.07'	143.83'	S 20°19'05" W	42°08'49"
C59	220.00'	33.90'	16.98'	33.87'	N 44°11'39" W	08°49'43"
C60	280.00'	19.13'	9.57'	19.12'	N 46°39'05" W	03°54'51"
C61	25.00'	39.27'	25.00'	35.36'	N 86°23'30" E	90°00'00"
C62	125.00'	78.91'	40.82'	77.60'	N 23°18'27" E	36°10'08"
C63	25.00'	20.60'	10.92'	20.02'	S 18°22'46" E	47°12'21"
C64	50.00'	31.23'	16.14'	30.72'	N 24°05'28" W	35°46'57"
C65	50.00'	44.51'	23.85'	43.06'	N 19°18'12" E	51°00'22"
C66	50.00'	55.10'	30.72'	52.35'	N 76°22'33" E	63°08'20"
C67	50.00'	62.10'	35.72'	58.18'	S 36°28'32" E	71°09'50"
C68	50.00'	54.13'	17.76'	33.47'	S 18°39'37" W	39°05'50"
C69	50.00'	14.11'	7.10'	14.07'	S 46°18'12" W	16°10'20"
C70	25.00'	21.24'	11.31'	20.61'	S 30°03'05" W	48°40'34"
C71	175.00'	108.97'	56.32'	107.22'	S 23°33'09" W	35°40'41"
C72	25.00'	39.27'	25.00'	35.36'	S 03°36'30" E	90°00'00"
C73	270.00'	64.63'	32.47'	64.47'	S 55°27'56" E	13°42'51"
C74	270.00'	26.92'	13.47'	26.91'	N 65°10'43" W	05°42'45"
C105	25.00'	38.27'	25.00'	35.36'	S 86°23'30" W	90°00'00"
C128	225.00'	35.09'	17.58'	35.05'	N 36°55'26" E	08°56'08"
C129	25.00'	39.27'	25.00'	35.36'	N 03°36'30" W	90°00'00"
C132	150.00'	133.53'	71.56'	129.17'	N 19°18'12" E	51°00'22"
C133	150.00'	27.93'	14.01'	27.89'	N 90°08'26" E	10°40'07"
C134	150.00'	78.49'	40.16'	77.59'	S 38°33'11" E	25°58'46"
C162	20.00'	46.14'	45.10'	36.57'	N 82°36'53" E	132°10'08"
C163	40.00'	20.47'	10.46'	20.24'	S 45°57'29" E	29°18'53"
C164	40.00'	9.00'	4.52'	8.99'	S 67°03'52" E	12°53'52"
C165	40.00'	8.36'	4.19'	8.34'	S 79°29'51" E	11°58'06"
C166	10.00'	13.05'	7.64'	12.14'	S 48°05'30" E	74°46'48"
C167	15.00'	10.84'	5.87'	10.61'	S 10°00'39" W	47°25'27"
C168	15.00'	24.06'	15.51'	21.56'	S 76°40'51" W	91°54'59"
C169	615.00'	25.55'	12.78'	25.53'	N 58°33'05" W	02°22'50"
C170	615.00'	77.61'	38.85'	77.56'	S 63°21'25" E	07°13'48"
C171	615.00'	11.41'	5.71'	11.41'	N 67°30'12" W	01°03'47"
C172	160.00'	54.25'	27.39'	53.99'	N 58°19'18" W	19°25'35"
C173	25.00'	39.15'	24.88'	35.27'	N 03°44'41" W	89°43'40"
C174	180.00'	77.25'	39.23'	76.68'	N 28°49'29" E	24°58'21"

190' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS PER OFFICIAL RECORDS VOLUME 3029, PAGE 776

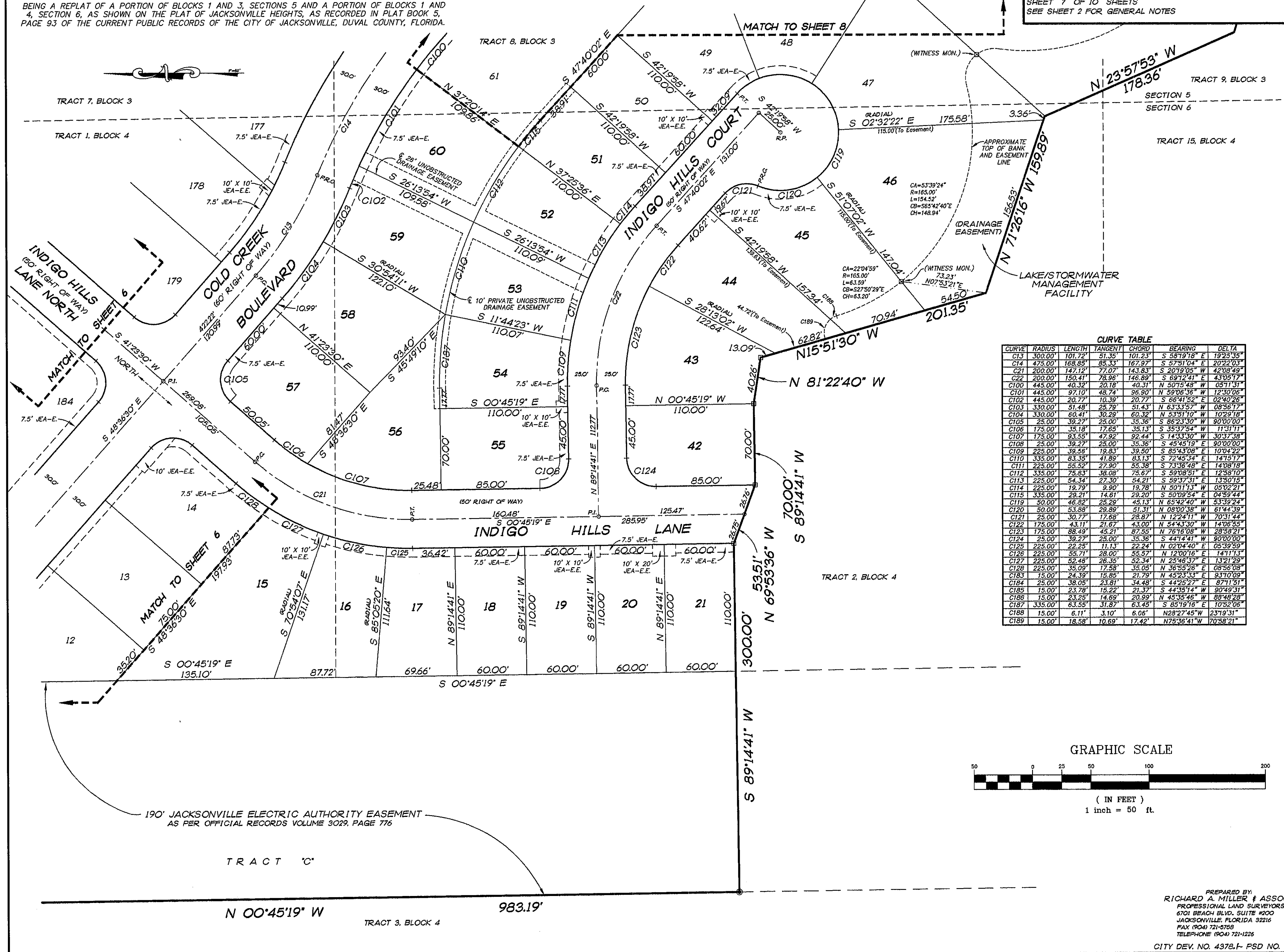
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CITY DEV. NO. 4378, PSD NO. 98-037

BRANDYWINE UNIT ONE

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PLAT BOOK **53** PAGE **86F**

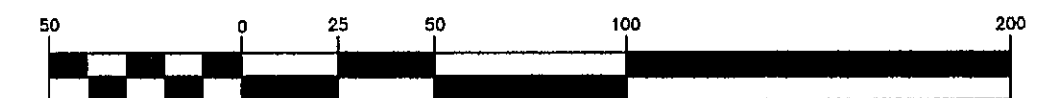
SHEET 7 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	300.00	101.72	51.35	101.23	S 58°19'18" E	19°25'35"
C14	475.00	108.85	85.33	167.97	S 87°51'04" E	20°22'03"
C21	200.00	142.12	77.07	143.83	S 20°19'05" W	42°08'49"
C22	200.00	150.41	78.96	148.89	S 69°12'41" E	43°05'17"
C100	445.00	40.32	20.18	40.31	N 50°15'48" W	05°11'31"
C101	445.00	97.10	48.74	98.90	N 59°08'56" W	12°30'06"
C102	445.00	20.77	10.39	20.77	S 66°41'52" E	02°40'28"
C103	330.00	51.48	25.79	51.43	N 63°33'57" W	08°56'17"
C104	330.00	60.41	30.28	60.32	N 53°11'10" W	10°29'18"
C105	25.00	39.27	25.00	39.38	S 86°23'30" W	80°00'00"
C106	175.00	35.18	17.65	35.13	S 35°37'54" W	11°31'11"
C107	175.00	93.55	47.92	92.44	S 14°33'30" W	30°37'38"
C108	25.00	39.27	25.00	39.38	S 45°45'19" E	90°00'00"
C109	225.00	39.55	19.83	39.50	S 85°43'08" E	10°04'22"
C110	335.00	83.35	41.89	83.13	S 72°45'54" E	14°15'17"
C111	225.00	55.52	27.90	55.38	S 73°36'48" E	14°08'18"
C112	335.00	75.83	38.08	76.67	S 69°08'51" E	12°58'10"
C113	225.00	54.34	27.30	54.21	S 69°37'31" E	13°50'15"
C114	225.00	19.79	9.90	19.78	N 90°11'13" W	05°02'21"
C115	335.00	29.21	14.61	29.20	S 50°09'54" E	04°59'44"
C119	50.00	46.82	25.26	45.13	N 65°42'40" W	53°39'24"
C120	50.00	53.89	29.89	51.31	N 08°00'38" W	61°44'39"
C121	25.00	30.77	17.88	29.87	N 12°24'11" W	70°31'44"
C122	175.00	43.11	21.67	43.00	N 54°43'30" W	14°08'55"
C123	175.00	88.49	45.21	87.55	N 76°16'08" W	28°58'21"
C124	25.00	39.27	25.00	39.38	S 44°14'41" W	90°00'00"
C125	225.00	22.25	11.13	22.24	N 02°04'40" E	05°39'59"
C126	225.00	55.71	28.00	55.57	N 12°00'16" E	14°11'13"
C127	225.00	52.48	26.35	52.34	N 25°46'37" E	13°21'29"
C128	225.00	35.09	17.58	35.05	N 36°55'26" E	08°56'08"
C183	15.00	24.39	15.85	21.79	N 45°23'33" E	93°10'09"
C184	25.00	38.05	23.81	34.48	S 44°25'27" E	87°11'51"
C185	15.00	23.78	15.22	21.37	S 44°35'14" W	90°49'31"
C186	15.00	23.25	14.69	20.99	N 45°35'46" W	88°48'28"
C187	335.00	63.55	31.87	63.45	S 85°19'16" E	10°52'06"
C188	15.00	6.11	3.10	6.06	N28°27'45" W	23°19'31"
C189	15.00	18.58	10.69	17.42	N75°36'41" W	70°58'21"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

190' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
AS PER OFFICIAL RECORDS VOLUME 3029, PAGE 776

TRACT 'C'

N 00°45'19" W

TRACT 3, BLOCK 4

983.19'

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CITY DEV. NO. 4378.F- PSD NO. 98-037

BRANDYWINE UNIT ONE

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GRAPHIC SCALE



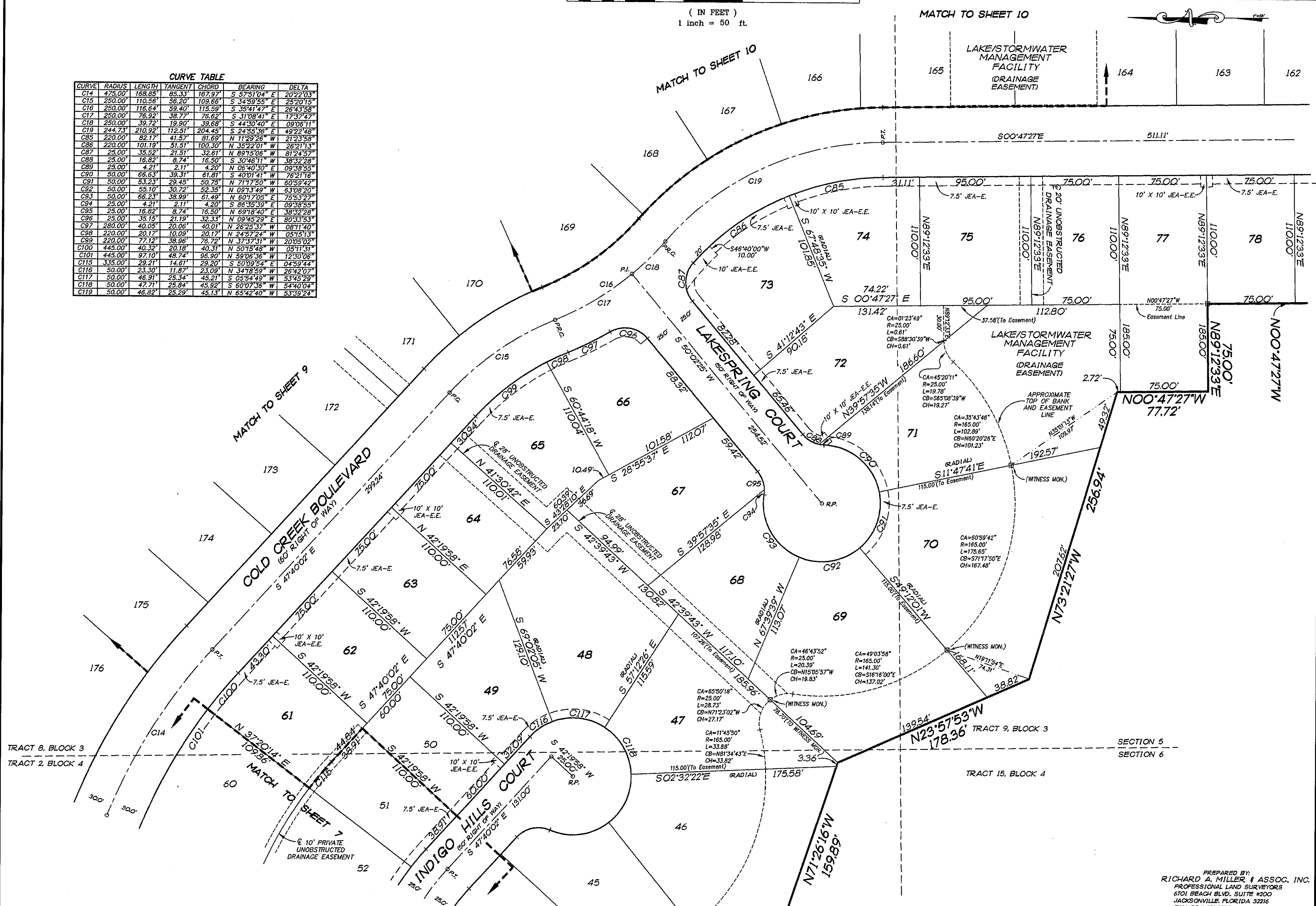
(IN FEET)
1 inch = 50 ft.

MATCH TO SHEET 10

LAKE/STORMWATER
MANAGEMENT
FACILITY
(DRAINAGE
EASEMENT)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	475.00'	188.85'	85.33'	167.97'	S 57°51'04" E	20°22'03"
C15	250.00'	110.56'	56.20'	108.66'	S 34°59'55" E	25°20'15"
C16	250.00'	116.84'	59.40'	115.99'	S 35°41'47" E	26°43'58"
C17	250.00'	76.92'	38.77'	76.62'	S 31°08'41" E	17°37'47"
C18	250.00'	39.72'	19.90'	38.68'	S 44°30'40" E	09°06'11"
C19	244.73'	210.92'	112.51'	204.45'	S 24°55'56" E	49°22'48"
C85	220.00'	82.17'	41.57'	81.69'	N 11°29'26" W	21°23'58"
C86	220.00'	101.19'	51.57'	100.30'	N 35°22'01" W	26°21'13"
C87	25.00'	35.52'	21.57'	32.61'	N 89°15'06" W	81°24'57"
C88	25.00'	16.82'	8.74'	16.50'	S 30°45'11" W	38°32'08"
C89	25.00'	4.21'	2.11'	4.20'	N 06°40'30" E	09°38'55"
C90	50.00'	66.63'	39.31'	61.81'	S 40°01'41" W	76°21'16"
C91	50.00'	53.23'	29.45'	50.75'	N 71°17'50" W	60°59'42"
C92	50.00'	55.10'	30.72'	52.35'	N 09°13'49" W	63°08'20"
C93	50.00'	66.23'	38.99'	61.49'	N 60°17'05" E	75°53'27"
C94	25.00'	4.21'	2.11'	4.20'	S 85°33'33" E	09°38'55"
C95	25.00'	16.82'	8.74'	16.50'	N 69°18'40" E	38°32'08"
C96	25.00'	35.15'	21.19'	32.33'	N 09°45'29" E	80°33'53"
C97	280.00'	40.05'	20.06'	40.01'	N 26°25'37" W	08°11'40"
C98	220.00'	20.17'	10.09'	20.17'	N 24°57'24" W	05°15'13"
C99	220.00'	77.12'	38.96'	76.72'	N 37°37'31" W	20°05'02"
C100	445.00'	40.32'	20.18'	40.31'	N 50°15'43" W	05°11'51"
C101	445.00'	97.10'	48.74'	95.90'	N 59°06'36" W	12°30'06"
C115	335.00'	29.21'	14.61'	29.20'	S 50°09'54" E	04°59'44"
C116	50.00'	23.30'	11.87'	23.09'	N 34°18'59" W	26°42'07"
C117	50.00'	46.91'	25.34'	45.21'	S 05°54'49" W	53°45'28"
C118	50.00'	47.71'	25.84'	45.92'	S 60°07'36" W	54°40'04"
C119	50.00'	48.82'	25.29'	45.13'	N 65°42'40" W	53°39'24"



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CITY DEV. NO. 4378, PSD NO. 98-037

BRANDYWINE UNIT ONE

BEING A REPLAT OF A PORTION OF BLOCKS 1 AND 3, SECTIONS 5 AND A PORTION OF BLOCKS 1 AND 4, SECTION 6, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE



PLAT BOOK 53 PAGE 86 H

SHEET 9 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

TRACT 6, BLOCK 3

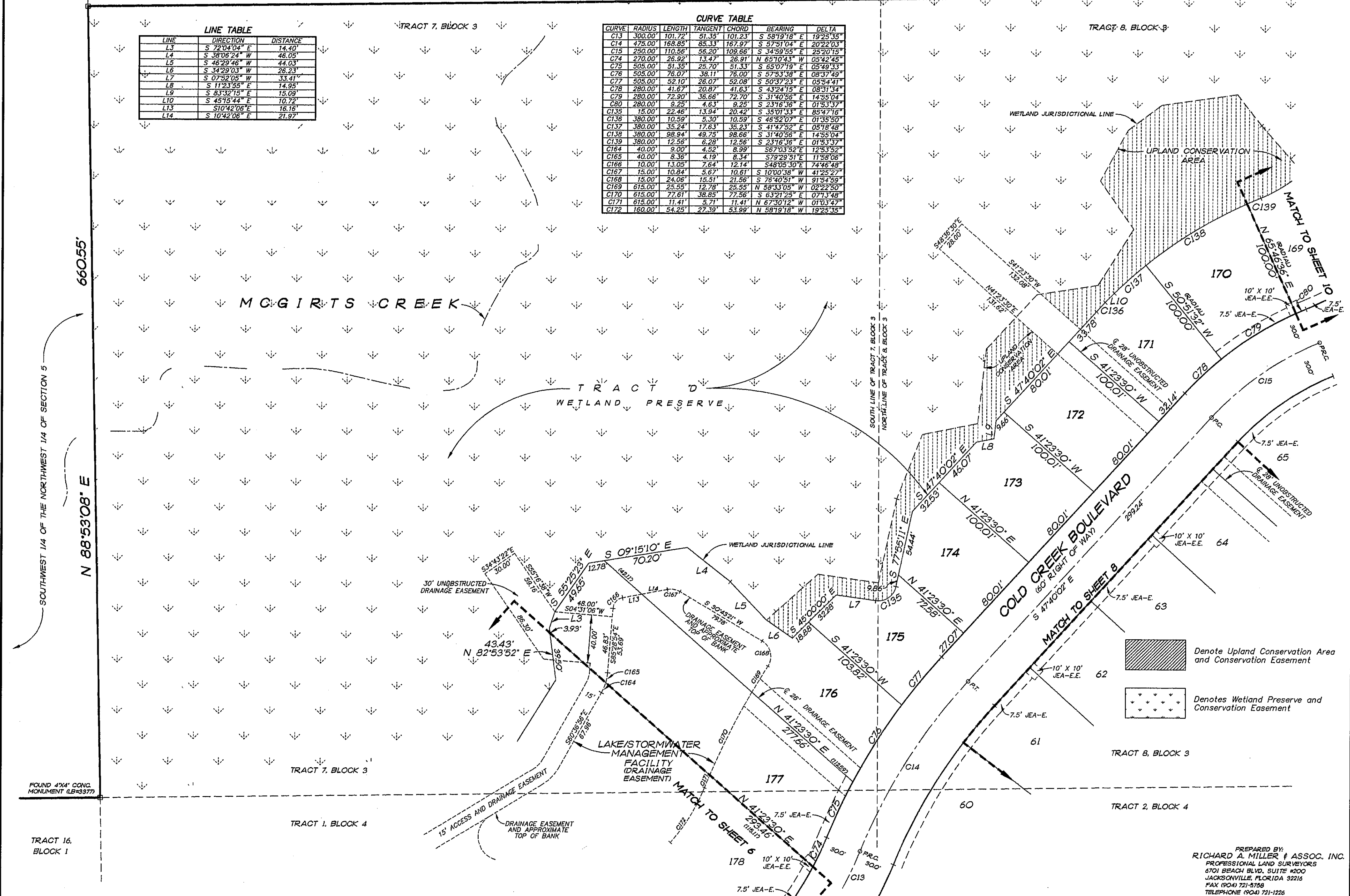
(IN FEET)
1 inch = 60 ft.

S 00°47'27" E

1318.32'

LINE	DIRECTION	DISTANCE
L3	S 72°04'04" E	14.40'
L4	S 38°06'24" W	46.05'
L5	S 46°29'46" W	44.03'
L6	S 34°29'03" W	26.23'
L7	S 07°52'05" W	33.41'
L8	S 11°33'55" E	14.95'
L9	S 83°32'15" E	15.09'
L10	S 45°15'44" E	10.72'
L13	S 10°42'06" E	16.16'
L14	S 10°42'06" E	21.97'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	300.00'	101.72'	51.35'	101.23'	S 58°19'18" E	19°25'35"
C14	475.00'	168.85'	85.33'	167.97'	S 57°51'04" E	20°22'03"
C15	250.00'	110.56'	56.20'	109.66'	S 34°59'55" E	25°20'15"
C16	270.00'	26.92'	13.47'	26.91'	N 65°10'43" W	05°42'45"
C17	505.00'	51.35'	25.70'	51.33'	S 65°07'19" E	05°49'33"
C18	505.00'	75.07'	38.11'	76.00'	S 57°53'38" E	08°37'49"
C19	505.00'	52.10'	26.07'	52.08'	S 50°37'23" E	05°54'41"
C20	280.00'	41.67'	20.87'	41.63'	S 43°24'15" E	08°31'34"
C21	280.00'	72.90'	36.66'	72.70'	S 31°40'56" E	14°55'04"
C22	280.00'	9.25'	4.63'	9.25'	S 23°16'36" E	01°53'37"
C135	15.00'	22.46'	13.94'	20.42'	S 35°01'33" E	85°47'18"
C136	380.00'	10.59'	5.30'	10.59'	S 46°52'07" E	01°35'50"
C137	380.00'	35.24'	17.63'	35.23'	S 41°47'52" E	05°18'48"
C138	380.00'	98.94'	49.75'	98.66'	S 31°40'56" E	14°55'04"
C139	380.00'	12.56'	6.28'	12.56'	S 23°16'36" E	01°53'37"
C164	40.00'	9.00'	4.52'	8.99'	S 67°03'52" E	12°53'52"
C165	40.00'	8.36'	4.19'	8.34'	S 79°29'51" E	11°58'06"
C166	10.00'	13.05'	7.64'	12.14'	S 48°05'30" E	74°48'48"
C167	15.00'	10.84'	5.67'	10.61'	S 10°00'38" W	41°25'27"
C168	15.00'	24.06'	15.51'	21.56'	S 76°40'51" W	91°54'59"
C169	615.00'	25.55'	12.78'	25.55'	N 58°33'05" W	02°22'50"
C170	615.00'	77.67'	38.85'	77.56'	S 63°21'25" E	07°13'48"
C171	615.00'	11.41'	5.71'	11.41'	N 67°30'12" W	01°03'47"
C172	180.00'	54.25'	27.39'	53.99'	N 58°19'18" W	19°25'35"



Denote Upland Conservation Area and Conservation Easement

Denotes Wetland Preserve and Conservation Easement

FOUND 4"x4" CONG. MONUMENT (LBR3377)

PREPARED BY:
RICHARD A. MILLER & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
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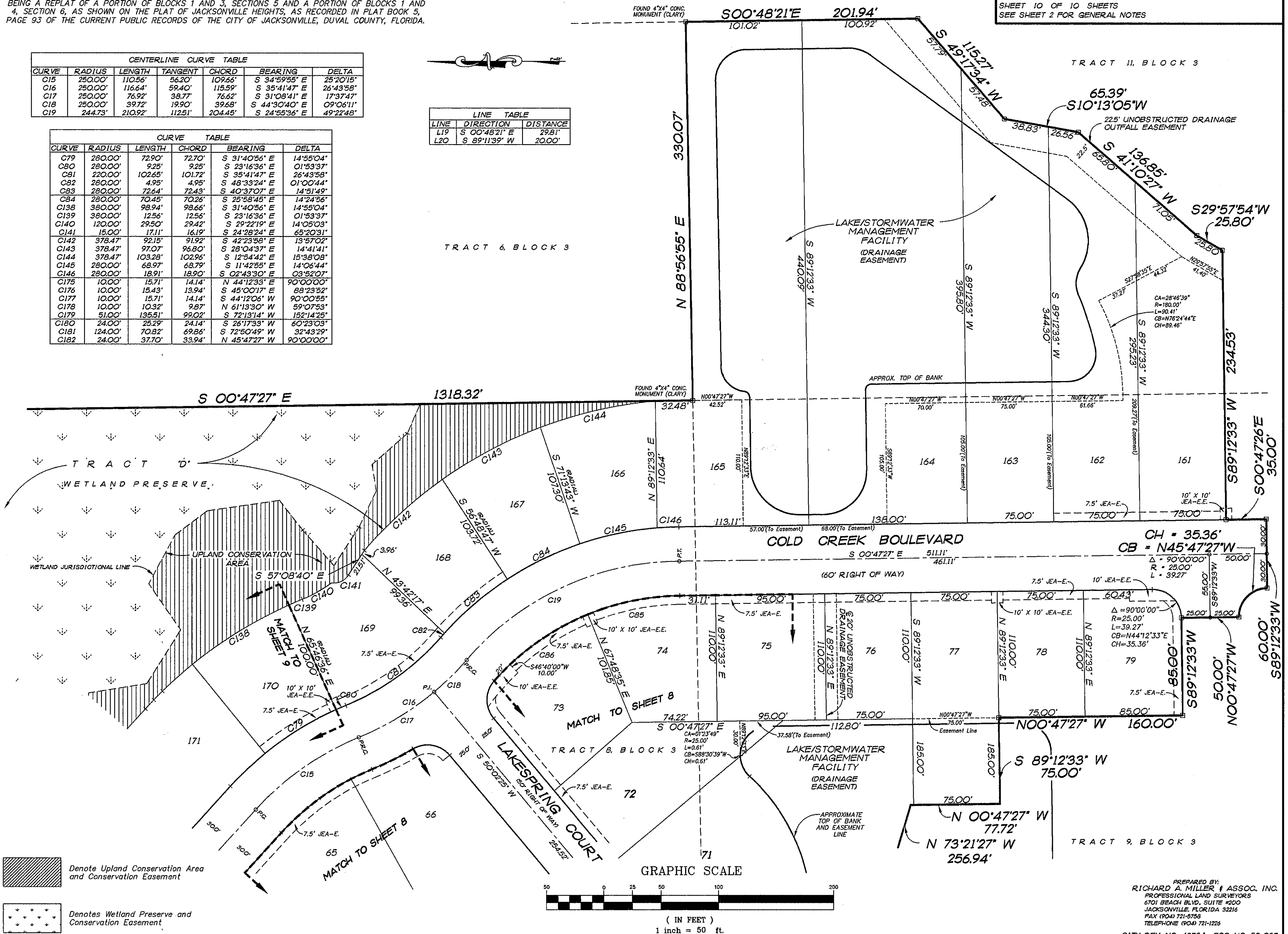
BRANDYWINE UNIT ONE

BEING A REPLAT OF A PORTION OF BLOCKS 1 AND 3, SECTIONS 5 AND A PORTION OF BLOCKS 1 AND 4, SECTION 6, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	250.00'	110.56'	56.20'	109.66'	S 34°59'55" E	25°20'15"
C16	250.00'	116.64'	59.40'	115.59'	S 35°41'47" E	26°43'58"
C17	250.00'	76.92'	38.77'	76.62'	S 31°08'41" E	17°37'47"
C18	250.00'	39.72'	19.90'	39.68'	S 44°30'40" E	09°06'11"
C19	244.73'	210.92'	112.51'	204.45'	S 24°55'36" E	49°22'48"

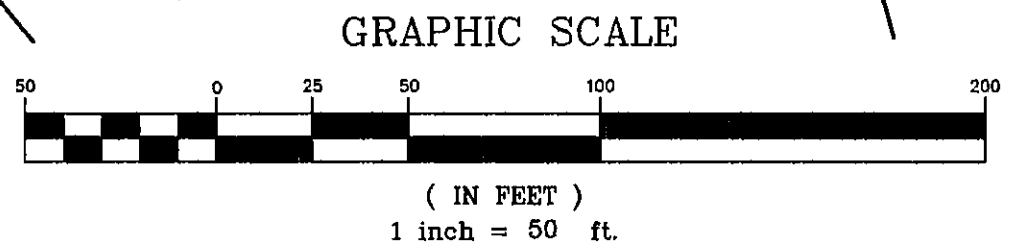
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C79	280.00'	72.90'	72.70'	S 31°40'56" E	14°55'04"
C80	280.00'	9.25'	9.25'	S 23°16'36" E	01°53'37"
C81	220.00'	102.65'	101.72'	S 35°41'47" E	26°43'58"
C82	280.00'	4.95'	4.95'	S 48°33'24" E	01°00'44"
C83	280.00'	72.64'	72.43'	S 40°37'07" E	14°51'49"
C84	280.00'	70.45'	70.26'	S 25°58'45" E	14°24'56"
C138	380.00'	98.94'	98.66'	S 31°40'56" E	14°55'04"
C139	380.00'	125.6'	125.6'	S 23°16'36" E	01°53'37"
C140	120.00'	29.50'	29.42'	S 29°22'19" E	14°05'03"
C141	15.00'	17.11'	16.19'	S 24°28'24" E	65°20'31"
C142	378.47'	92.15'	91.92'	S 42°23'58" E	13°57'02"
C143	378.47'	97.07'	96.80'	S 28°04'37" E	14°41'41"
C144	378.47'	103.28'	102.96'	S 12°54'42" E	15°38'08"
C145	280.00'	68.97'	68.79'	S 11°42'55" E	14°06'44"
C146	280.00'	18.91'	18.90'	S 02°43'30" E	03°52'07"
C175	10.00'	15.71'	14.14'	N 44°12'33" E	90°00'00"
C176	10.00'	15.43'	13.94'	S 45°00'17" E	98°23'52"
C177	10.00'	15.71'	14.14'	S 44°12'06" W	90°00'56"
C178	10.00'	10.32'	9.87'	N 61°13'30" W	59°07'53"
C179	51.00'	135.51'	99.02'	S 72°13'14" W	152°14'25"
C180	24.00'	25.29'	24.14'	S 26°17'33" W	60°23'03"
C181	124.00'	70.82'	69.86'	S 72°50'49" W	32°43'29"
C182	24.00'	37.70'	33.94'	N 45°47'27" W	90°00'00"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L19	S 00°48'21" E	29.81'
L20	S 89°11'39" W	20.00'



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