

BRANDYWINE UNIT TWO

BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 3, SECTION 5, TOGETHER WITH A PORTION OF TRACTS 2, 15 AND 16, BLOCK 4, SECTION 6, ALL LYING WITHIN TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 91
SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Tracts 9 and 10, Block 3, Section 5, together with a portion of Tracts 2, 15 and 16, Block 4, Section 6, all lying within Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Lot 21, as shown on the plat of Brandywine Unit One, as recorded in Plat Book 53, Pages 86, 86A, 86B, 86C, 86D, 86E, 86F, 86G, 86H and 86I, of said Current Public Records; thence Easterly along the Southerly boundary line of said last mentioned plat run the following 14 courses and distances: Course No. 1: North 89°48'20" East, 110.00 feet; Course No. 2: South 69°19'56" East, 53.51 feet; Course No. 3: North 89°48'20" East, 70.00 feet; Course No. 4: South 81°49'01" East, 40.54 feet; Course No. 5: South 15°17'51" East, 200.71 feet; Course No. 6: South 70°52'37" East, 159.89 feet; Course No. 7: South 23°24'14" East, 178.36 feet; Course No. 8: South 72°47'47" East, 256.94 feet; Course No. 9: South 00°13'47" East, 77.72 feet; Course No. 10: North 89°46'13" East, 75.00 feet; Course No. 11: South 00°13'47" East, 160.00 feet; Course No. 12: North 89°46'13" East, 85.00 feet; Course No. 13: South 00°13'47" East, 50.00 feet to a point lying on a curve concave Southwesterly, having a radius of 25.00 feet; Course No. 14: thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°13'47" East, 35.36 feet; thence South 00°13'47" East, 60.00 feet; thence South 89°46'13" West, 110.00 feet; thence South 00°13'47" East, 325.58 feet; thence South 42°37'42" West, 165.65 feet; thence South 47°25'39" West, 234.39 feet; thence South 85°26'46" West, 50.81 feet; thence North 00°48'24" East, 30.73 feet; thence North 55°28'48" East, 24.35 feet; thence North 08°00'32" East, 55.00 feet; thence North 81°04'59" West, 76.83 feet; thence North 53°54'26" West, 54.65 feet; thence North 84°56'09" West, 51.05 feet; thence North 76°55'38" West, 53.69 feet; thence South 85°38'38" West, 70.95 feet; thence North 59°25'57" West, 64.31 feet; thence North 82°07'25" West, 65.17 feet; thence North 79°19'32" West, 57.40 feet; thence North 73°45'43" West, 59.49 feet; thence North 76°50'38" West, 30.77 feet to a point lying on the Easterly line of that certain 190 foot Jacksonville Electric Authority Easement as described and recorded in Official Records Volume 3029, Page 776 of said Current Public Records; thence North 00°09'39" West, along last said line, 1,262.60 feet to the POINT OF BEGINNING.

Containing 21.63 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Brandywine Lakes, Inc., a Florida Corporation, is the lawful owner of the lands described in the Caption as Brandywine Unit Two, 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 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 Tract 6 (Upland Conservation) which shall remain privately owned and the sole and 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 stormwater management facilities/pond 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 Two. 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, Brandywine Lakes, Inc., a Florida Corporation, have caused these presents to be signed by its Vice President. This 24th Day of January, A.D., 2002.

BRANDYWINE LAKES, INC.
A Florida Corporation

Witness: Robert W. Perry By: Serena L. Wakefield
Print Name: ROBERT W. PERRY Serena L. Wakefield, Vice President of
Witness: Lynn S. Bidleman Brandywine Lakes, Inc.
Print Name: Lynn S. Bidleman

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of January, A.D., 2002 by Serena L. Wakefield, Vice President of Brandywine Lakes, 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: Lynn S. Bidleman
Notary Public, State of Florida
Type or print name Lynn S. Bidleman
My Commission Expires: _____

LYNN S. BIDLEMAN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 2, 2005
Commission No. DD016085

SUNTRUST BANK, NORTH FLORIDA, N.A.
A National Banking Association

Witness: Darlene Page By: Lynn Verfilya
Print Name: Darlene Page Lynn Verfilya, Vice President
Witness: Lynn S. Bidleman
Print Name: Lynn S. Bidleman

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of JANUARY, A.D., 2002 by Lynn Verfilya, 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: Frances Darlene Riggs
Notary Public, State of Florida
Type or print name FRANCES DARLENE RIGGS
My Commission Expires: 3-23-02

Frances Darlene Riggs
My Commission CC714583
Expires March 23, 2002

Approved 1-29-2002
Date
[Signature]
City Engineer
for Director of Public Works
Approved 1-31-2002
Date
[Signature]
for General Counsel

APPROVED FOR THE RECORD

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

By: [Signature]
Joe R. Miller
Director of Public Works
Date: 2/1/2002

CLERK'S CERTIFICATE 2002034000

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 54, Pages 91 thru 91D of the current Public Records of Duval County, Florida, this 25th day of February, A.D., 2002.

By: [Signature] By: [Signature]
Jim Miller Deputy Clerk
Clerk of the Circuit Court

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 29th day of Jan 2002.

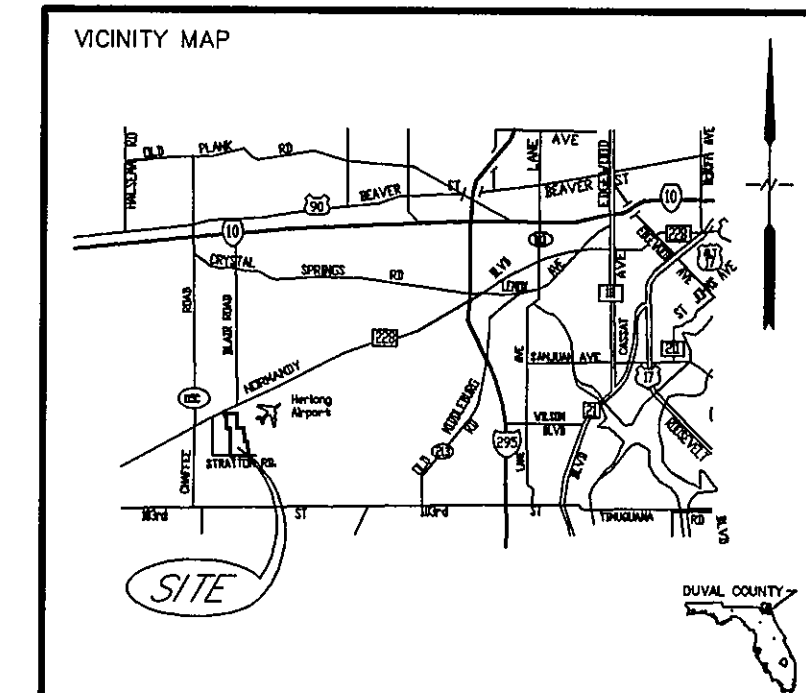
[Signature]
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 23rd day of January, A.D., 2002.

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

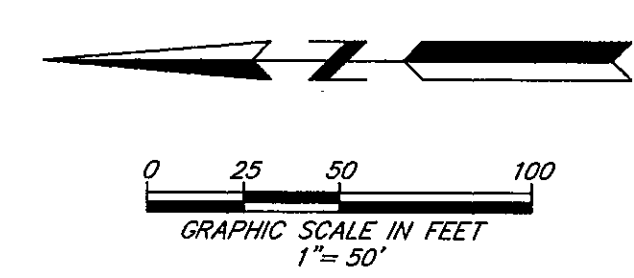
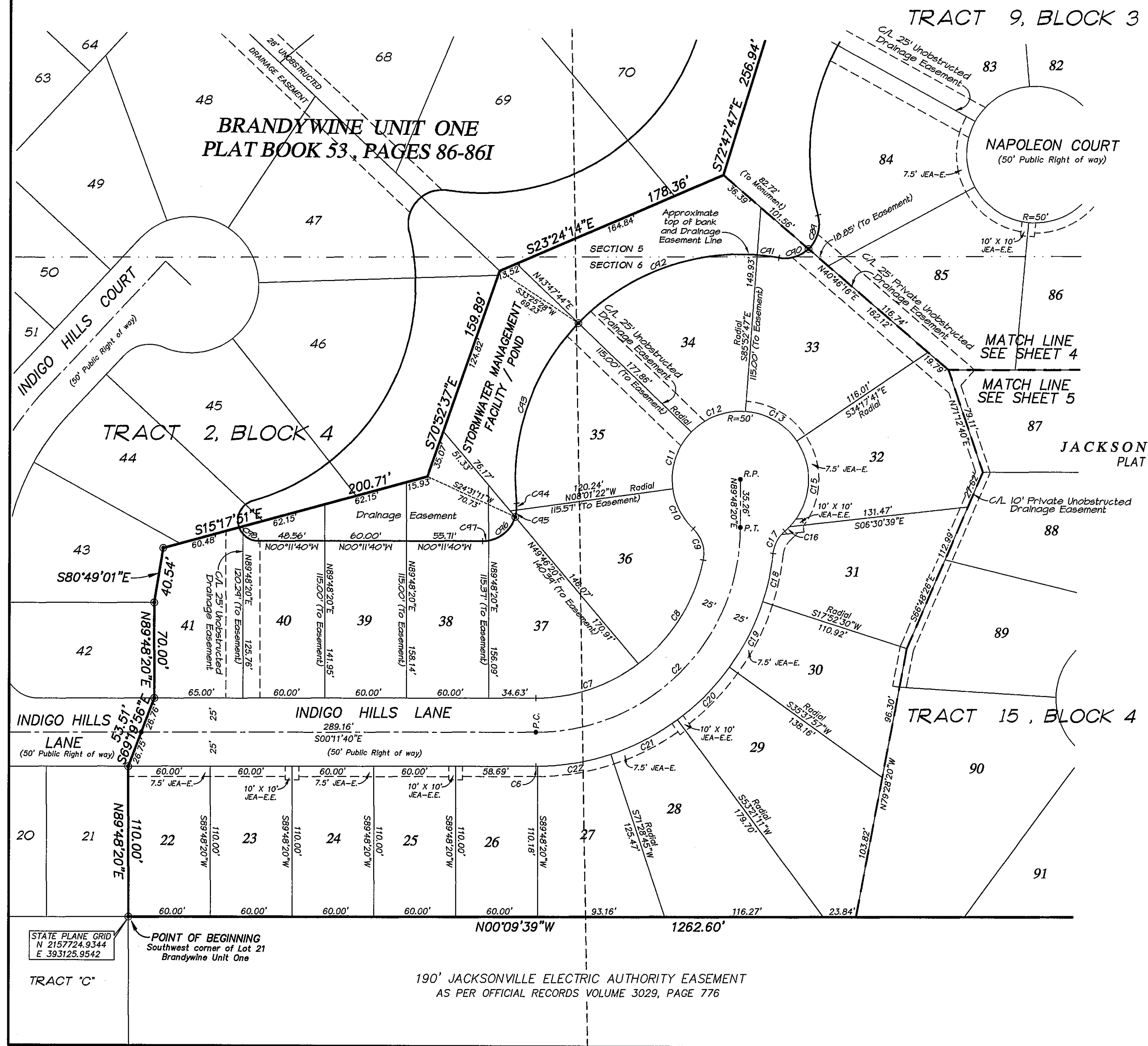


PREPARED BY:
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PSD NO. 98-037
CITY DEVELOPMENT NO. 4378.2

BRANDYWINE UNIT TWO

BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 3, SECTION 5, TOGETHER WITH A PORTION OF TRACTS 2, 15 AND 16, BLOCK 4, SECTION 6, ALL LYING WITHIN TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	150.00'	235.62'	150.00'	212.13'	S45°11'40"E	90°00'00"
C6	175.00'	1.31'	0.66'	1.31'	S00°24'34"E	00°25'48"
C7	125.00'	80.82'	41.88'	79.42'	S18°43'01"E	37°02'43"
C8	125.00'	91.68'	48.01'	89.64'	S58°15'03"E	42°01'20"
C9	25.00'	24.97'	13.64'	23.95'	N72°07'16"E	57°14'02"
C10	50.00'	33.57'	17.45'	32.95'	S62°44'27"W	38°28'23"
C11	50.00'	45.22'	24.29'	43.69'	N72°06'49"W	51°49'05"
C12	50.00'	43.92'	23.49'	42.52'	N21°02'31"W	50°19'29"
C13	50.00'	45.02'	24.16'	43.51'	N29°54'46"E	51°35'06"
C15	50.00'	68.11'	40.52'	62.97'	S85°16'13"E	78°02'56"
C16	50.00'	4.74'	2.37'	4.74'	S43°31'38"E	05°28'15"
C17	25.00'	18.83'	9.89'	18.39'	N62°23'26"W	43°09'52"
C18	175.00'	36.19'	18.16'	36.12'	S78°02'56"E	11°50'52"
C19	175.00'	54.24'	27.34'	54.02'	S63°14'46"E	17°45'27"
C20	175.00'	54.12'	27.28'	53.91'	S45°30'26"E	17°43'13"
C21	175.00'	55.36'	27.91'	55.13'	S27°35'02"E	18°07'34"
C22	175.00'	54.66'	27.56'	54.44'	S09°34'22"E	17°53'47"
C89	25.00'	27.11'	15.06'	25.80'	S74°41'31"E	62°07'41"
C90	25.00'	23.29'	12.57'	22.46'	S16°56'07"E	53°23'07"
C91	165.00'	16.23'	8.12'	16.23'	N06°56'20"E	05°38'14"
C92	165.00'	144.92'	77.51'	140.31'	N21°02'31"W	50°19'29"
C93	165.00'	144.31'	77.13'	139.75'	N71°15'35"W	50°06'39"
C94	25.00'	4.97'	2.49'	4.96'	N89°22'31"E	11°22'51"
C95	25.00'	5.09'	2.55'	5.08'	S79°08'14"E	11°39'38"
C96	25.00'	27.58'	15.38'	26.20'	S41°40'10"E	63°12'30"
C97	25.00'	4.31'	2.16'	4.30'	S05°07'42"E	09°52'15"
C98	15.00'	18.49'	10.63'	17.34'	S35°07'23"W	70°38'05"

STATE PLANE GRID
 N 2157724.9344
 E 393125.9542

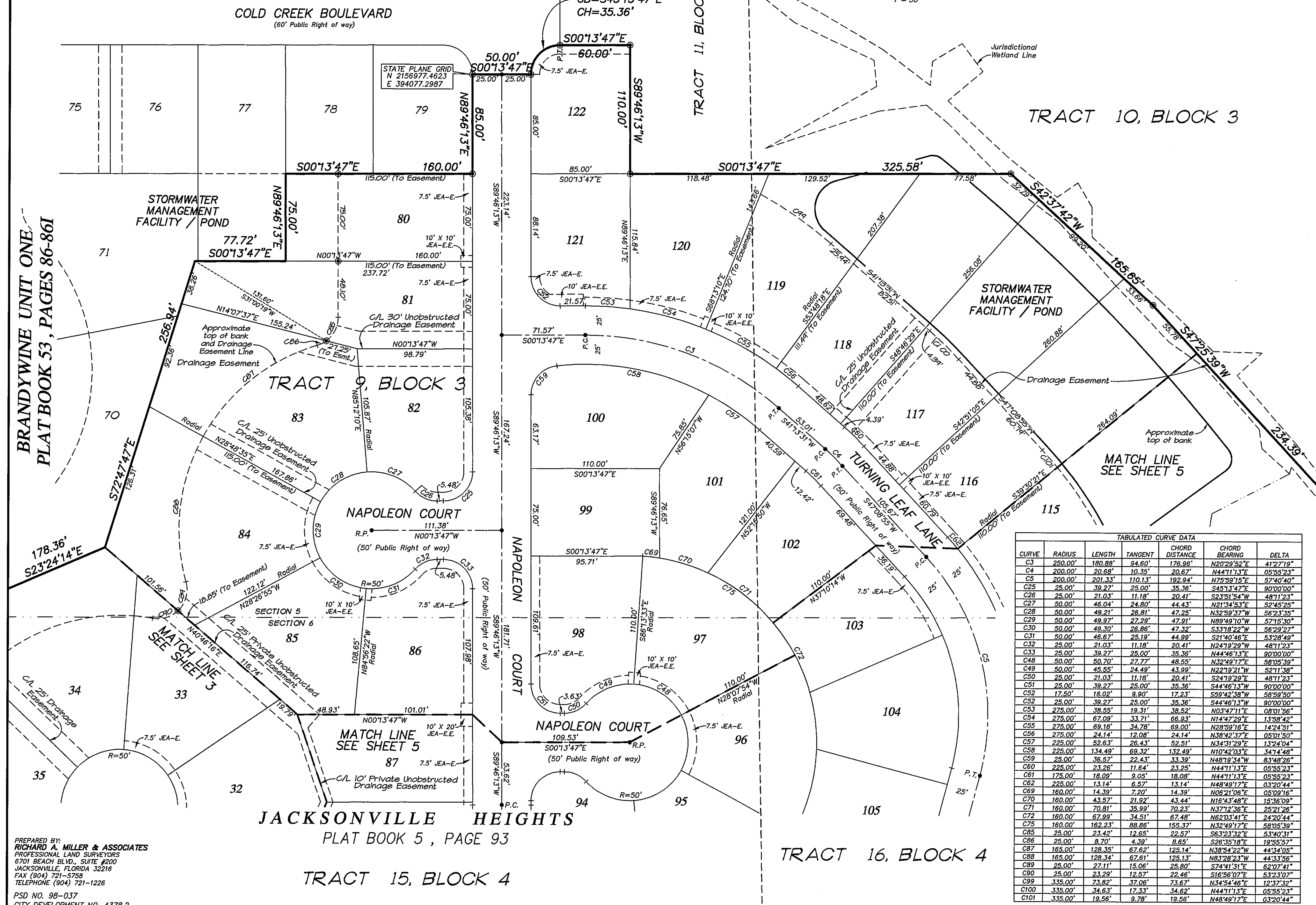
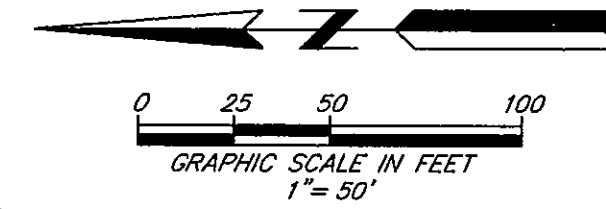
POINT OF BEGINNING
 Southwest corner of Lot 21
 Brandywine Unit One

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

PREPARED BY:
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 CITY DEVELOPMENT NO. 4378.2

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TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	250.00'	180.88'	94.60'	176.96'	N20°29'52"E	41°27'19"
C4	200.00'	20.68'	10.35'	20.67'	N44°11'13"E	05°55'23"
C5	200.00'	201.33'	110.13'	192.94'	N75°59'15"E	57°40'40"
C25	25.00'	39.27'	19.00'	35.36'	S45°13'47"E	90°00'00"
C26	25.00'	21.03'	11.18'	20.41'	S23°51'54"W	48°12'33"
C27	50.00'	46.04'	24.80'	44.43'	N21°34'53"E	52°45'25"
C28	50.00'	49.21'	26.81'	47.25'	N32°59'37"W	56°23'35"
C29	50.00'	49.97'	27.29'	47.91'	N89°49'10"W	57°15'30"
C30	50.00'	49.30'	26.86'	47.32'	S33°18'22"W	56°29'27"
C31	50.00'	46.67'	25.19'	44.99'	S21°40'46"E	53°28'49"
C32	25.00'	21.03'	11.18'	20.41'	N24°19'29"W	48°11'23"
C33	25.00'	39.27'	19.00'	35.36'	N44°46'13"E	90°00'00"
C48	50.00'	50.70'	27.77'	48.55'	N32°49'17"E	58°05'39"
C49	50.00'	45.55'	24.49'	43.99'	N22°19'21"W	52°11'38"
C50	25.00'	21.03'	11.18'	20.41'	S24°19'29"E	48°11'23"
C51	25.00'	39.27'	19.00'	35.36'	S44°46'13"W	90°00'00"
C52	17.50'	18.02'	9.00'	17.23'	S59°42'38"W	58°59'50"
C53	275.00'	39.27'	19.00'	35.36'	S44°46'13"W	90°00'00"
C54	275.00'	38.55'	19.31'	36.52'	N03°47'11"E	08°01'56"
C55	275.00'	67.09'	33.71'	68.83'	N14°47'29"E	13°58'42"
C56	275.00'	69.18'	34.78'	69.00'	N28°59'16"E	14°24'51"
C57	275.00'	24.14'	12.08'	24.14'	N38°42'37"E	05°01'50"
C58	225.00'	52.63'	26.43'	52.51'	N34°31'29"E	13°24'04"
C59	225.00'	134.49'	69.32'	132.49'	N10°42'03"E	34°14'48"
C60	25.00'	36.57'	22.43'	33.39'	N48°19'34"W	83°48'26"
C61	225.00'	23.26'	11.64'	23.25'	N44°11'13"E	05°55'23"
C62	175.00'	18.09'	9.05'	18.08'	N44°11'13"E	05°55'23"
C63	225.00'	13.14'	6.57'	13.14'	N48°49'17"E	03°20'44"
C64	160.00'	14.39'	7.20'	14.39'	N06°21'06"E	05°09'16"
C70	160.00'	43.57'	21.92'	43.44'	N16°43'48"E	15°36'09"
C71	160.00'	70.81'	35.99'	70.23'	N37°12'36"E	25°21'26"
C72	160.00'	67.99'	34.51'	67.48'	N62°03'41"E	24°20'44"
C75	160.00'	162.23'	88.86'	155.37'	N32°49'17"E	58°05'39"
C85	25.00'	23.42'	12.65'	22.97'	S83°23'32"E	53°40'31"
C86	25.00'	8.70'	4.39'	8.65'	S26°35'18"E	12°54'57"
C87	165.00'	128.35'	67.62'	125.14'	N38°54'22"W	44°34'05"
C88	165.00'	128.34'	67.61'	125.13'	N83°28'23"W	44°33'56"
C89	25.00'	27.11'	15.06'	25.80'	S74°41'31"E	62°07'41"
C90	25.00'	23.29'	12.57'	22.46'	S16°56'07"E	53°23'07"
C99	335.00'	73.82'	37.06'	73.67'	N34°54'46"E	12°37'32"
C100	335.00'	34.63'	17.33'	34.62'	N44°11'13"E	05°55'23"
C101	335.00'	19.56'	9.78'	19.56'	N48°49'17"E	03°20'44"

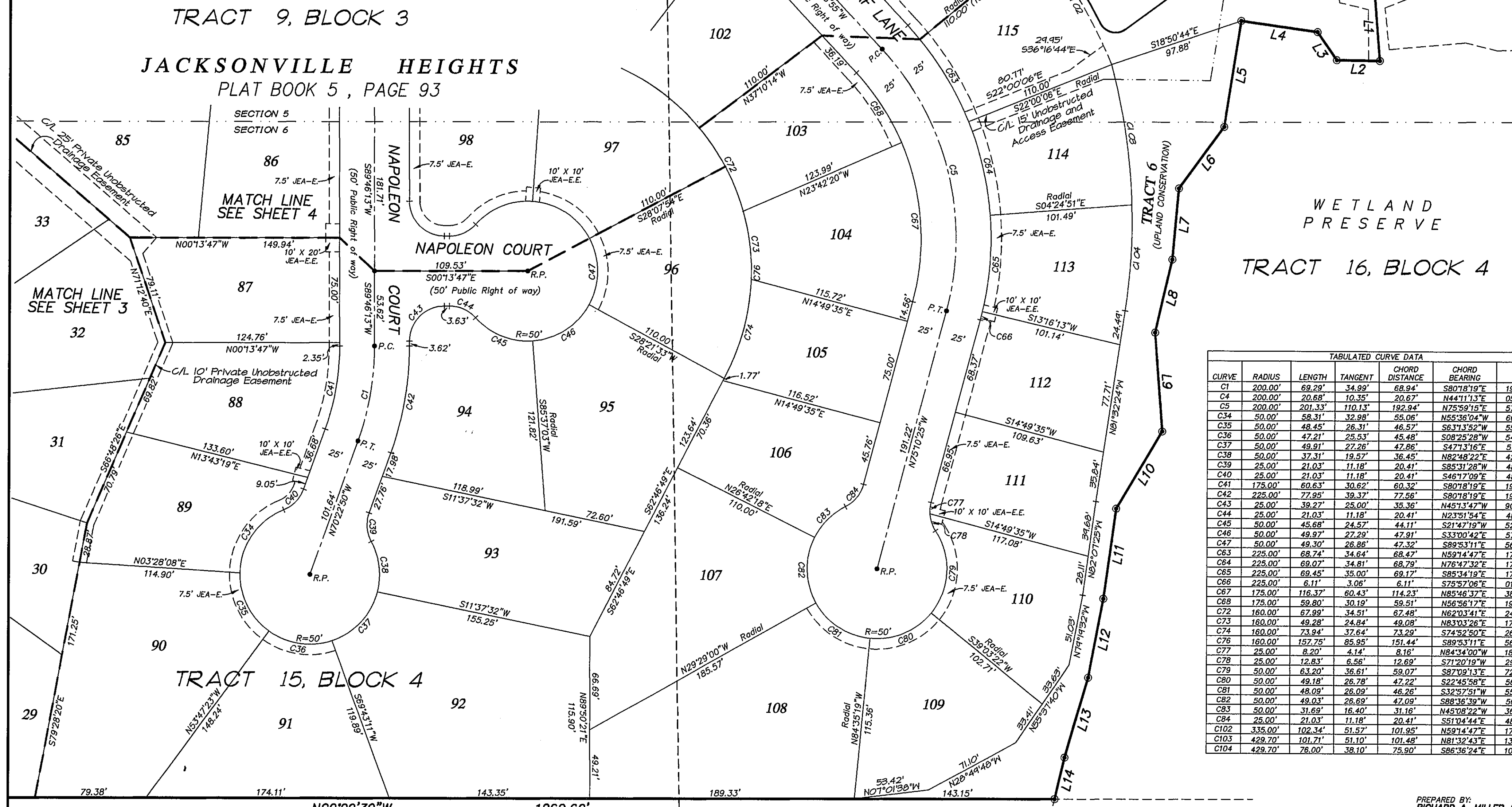
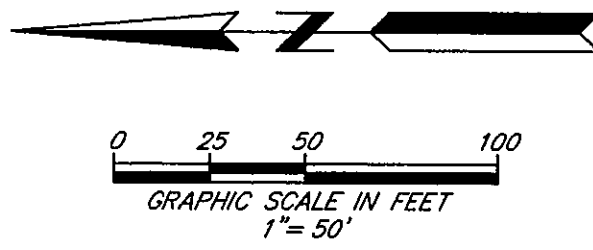
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JACKSONVILLE HEIGHTS
 PLAT BOOK 5, PAGE 93
 TRACT 15, BLOCK 4

BRANDYWINE UNIT TWO

BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 3, SECTION 5, TOGETHER WITH A PORTION OF TRACTS 2, 15 AND 16, BLOCK 4, SECTION 6, ALL LYING WITHIN TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L1	S85°26'46"W	50.81'
L2	N00°48'24"E	30.73'
L3	N55°28'48"E	24.35'
L4	N08°00'32"E	55.00'
L5	N81°04'59"W	76.83'
L6	N53°34'26"W	54.65'
L7	N84°28'09"W	51.05'
L8	N76°55'38"W	53.69'
L9	S85°38'38"W	70.95'
L10	N59°25'57"W	64.31'
L11	N82°07'25"W	65.17'
L12	N79°19'32"W	57.40'
L13	N73°45'43"W	59.49'
L14	N76°50'38"W	30.77'



CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	200.00'	69.29'	34.99'	68.94'	S80°18'19"E	19°50'57"
C4	200.00'	20.68'	10.35'	20.67'	N44°11'13"E	05°55'23"
C5	200.00'	201.33'	110.13'	192.94'	N75°59'15"E	57°40'40"
C34	50.00'	58.31'	32.98'	55.05'	N55°36'04"W	66°49'13"
C35	50.00'	48.45'	28.31'	46.57'	S63°13'52"W	55°30'58"
C36	50.00'	47.21'	28.53'	45.48'	S08°25'28"W	54°05'52"
C37	50.00'	49.91'	27.26'	47.86'	S47°13'16"E	57°11'35"
C38	50.00'	37.31'	19.57'	36.45'	N82°48'22"E	42°45'10"
C39	25.00'	21.03'	11.18'	20.41'	S85°31'28"W	48°11'23"
C40	25.00'	21.03'	11.18'	20.41'	S46°17'09"E	48°11'23"
C41	175.00'	60.63'	30.62'	60.32'	S80°18'19"E	19°50'57"
C42	225.00'	77.95'	39.37'	77.56'	S80°18'19"E	19°50'57"
C43	25.00'	39.27'	25.00'	35.36'	N45°13'47"W	90°00'00"
C44	25.00'	21.03'	11.18'	20.41'	N23°51'54"E	48°11'23"
C45	50.00'	45.68'	24.57'	44.11'	S21°47'19"W	52°20'33"
C46	50.00'	49.97'	27.29'	47.91'	S33°00'42"E	57°15'30"
C47	50.00'	49.30'	26.86'	47.32'	S89°53'11"E	56°29'27"
C81	225.00'	69.07'	34.81'	68.79'	N78°47'32"E	17°35'15"
C84	225.00'	69.07'	34.81'	68.79'	S85°34'19"E	17°41'04"
C65	225.00'	69.45'	35.00'	69.17'	S85°34'19"E	17°41'04"
C66	225.00'	6.11'	3.06'	6.11'	S75°57'06"E	01°33'22"
C67	175.00'	116.37'	60.43'	114.23'	N85°46'37"E	38°05'56"
C68	175.00'	59.80'	30.19'	59.51'	N56°56'17"E	19°34'44"
C72	160.00'	67.99'	34.51'	67.48'	N62°03'41"E	24°20'44"
C73	160.00'	49.28'	24.84'	49.08'	N83°03'26"E	17°38'46"
C74	160.00'	73.94'	37.64'	73.29'	S74°52'50"E	26°28'44"
C76	160.00'	157.75'	85.95'	151.44'	S89°53'11"E	56°29'27"
C77	25.00'	8.20'	4.14'	8.16'	N84°34'00"W	18°47'09"
C78	25.00'	12.83'	6.56'	12.69'	S71°20'19"W	29°24'14"
C79	50.00'	63.20'	36.61'	59.07'	S87°09'13"E	72°25'10"
C80	50.00'	49.18'	26.78'	47.22'	S22°45'58"E	56°21'19"
C81	50.00'	48.09'	26.09'	46.26'	S32°57'51"W	55°06'19"
C82	50.00'	49.03'	26.69'	47.09'	S88°36'39"W	56°11'18"
C83	50.00'	31.69'	16.40'	31.16'	N45°08'22"W	36°18'40"
C84	25.00'	21.03'	11.18'	20.41'	S51°04'44"E	48°11'23"
C102	335.00'	102.34'	51.57'	101.95'	N59°14'47"E	17°30'15"
C103	429.70'	101.71'	51.10'	101.48'	N81°32'43"E	13°33'44"
C104	429.70'	76.40'	38.10'	75.90'	S86°36'24"E	10°08'02"

N00°09'39"W 1262.60'
190' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
AS PER OFFICIAL RECORDS VOLUME 3029, PAGE 776

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