

BRANDYWINE UNIT THREE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10 AND 11, BLOCK 3, SECTION 5, TOGETHER WITH A PORTION OF TRACT 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.

CAPTION

A portion of Tracts 9, 10 and 11, Block 3, Section 5, Township 3 South, Range 25 East, together with a portion of Tract 16, Block 4, Section 6, 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 Tract 6, as shown on the plat of Brandywine Unit Two, as recorded in Plat Book 54, Pages 91, 91A, 91B, 91C and 91D of said Current Public Records; thence Easterly and Northerly along the Southerly and Easterly boundary lines of said last mentioned plat, run the following 19 courses and distances: Course No. 1: South 76°50'38" East, 30.77 feet; Course No. 2: South 73°45'43" East, 59.49 feet; Course No. 3: South 79°19'32" East, 57.40 feet; Course No. 4: South 82°07'25" East, 65.17 feet; Course No. 5: South 59°25'57" East, 64.31 feet; Course No. 6: North 85°38'38" East, 70.95 feet; Course No. 7: South 76°55'38" East, 53.69 feet; Course No. 8: South 84°56'09" East, 51.05 feet; Course No. 9: South 53°54'26" East, 54.65 feet; Course No. 10: South 81°04'59" East, 76.83 feet; Course No. 11: South 08°00'32" West, 55.00 feet; Course No. 12: South 55°28'48" West, 24.35 feet; Course No. 13: South 00°48'24" West, 30.37 feet; Course No. 14: North 85°26'46" East, 50.81 feet; Course No. 15: North 47°25'39" East, 234.39 feet; Course No. 16: North 42°37'42" East, 165.65 feet; Course No. 17: North 00°13'47" West, 325.58 feet; Course No. 18: North 89°46'13" East, 110.00 feet; Course No. 19: North 00°13'47" West, 60.00 feet to the Southwesterly corner of the Southerly termination of Cold Creek Boulevard (a 60 foot right of way 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 Brandywine Unit One, run the following seven (7) courses and distances: Course No. 1: North 89°46'12" East, 60.00 feet; Course No. 2: North 00°13'47" West, 35.00 feet; Course No. 3: North 89°46'12" East, 234.53 feet; Course No. 4: North 30°31'33" East, 25.80 feet; Course No. 5: North 41°44'06" East, 136.85 feet; Course No. 6: North 10°46'44" East, 65.39 feet; Course No. 7: North 49°51'13" East, 115.27 feet to a point lying on the Easterly line of said Tract 11, Block 3; thence South 00°14'42" East, along last said line, 1,086.62 feet to a point lying on the Northerly right of way line of Stratton Road (a 60 foot right of way as presently established); thence South 89°29'50" West, along last said line, 991.05 feet to a point lying on the Easterly line of said Tract 16, Block 4, said point also being situate in the dividing line between said Sections 5 and 6; thence South 89°43'24" West, continuing along said Northerly right of way line, a distance of 484.66 feet; thence North 00°09'39" West, along the Easterly line of that certain 190 foot Jacksonville Electric Authority Easement as recorded in Official Records Volume 3029, Page 776 of said Current Public Records, a distance of 358.33 feet to the POINT OF BEGINNING.

Containing 17.439 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.

By: [Signature]
Lynn Westbrook
Director of Public Works
Date: 4/25/2003

CLERK'S CERTIFICATE # 2003134042

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 56, Pages 5-5A of the current Public Records of Duval County, Florida, this 27th day of April, A.D., 2003.

By: [Signature] Jlm Fuller
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 7th day of April, 2003.

[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, plotted 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 27th day of February, A.D., 2003.
[Signature]
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No.3848
L.B. No. 5189

ADOPTION AND DEDICATION

This is to certify that Brandywine Lakes, Inc., a Florida corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Brandywine Unit Three, having caused the same to be surveyed and subdivided, that SunTrust Bank, North Florida, N.A., a National Banking Association, is the holder of a 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 easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements, except all private easements and Tracts "A", "B", "C" and "D" and conservation easements 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, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives 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 successor 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 effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, 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 of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Brandywine Unit Three. This indemnification shall run with the land and the 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 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 whereof Brandywine Lakes, Inc., a Florida corporation, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 7th day of April, A.D., 2003.

By: [Signature]
BRANDYWINE LAKES, INC.
A Florida Corporation
Witness: [Signature] Robert W. Perry
Print Name: Robert W. Perry
By: [Signature] Serena L. Wakefield
Print Name: Serena L. Wakefield
Serena L. Wakefield, Vice President of Brandywine Lake, Inc.
Witness: [Signature] Lynn S. Bidleman
Print Name: Lynn S. Bidleman

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of April, A.D., 2003 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/has not taken an oath on behalf of the Partnership.

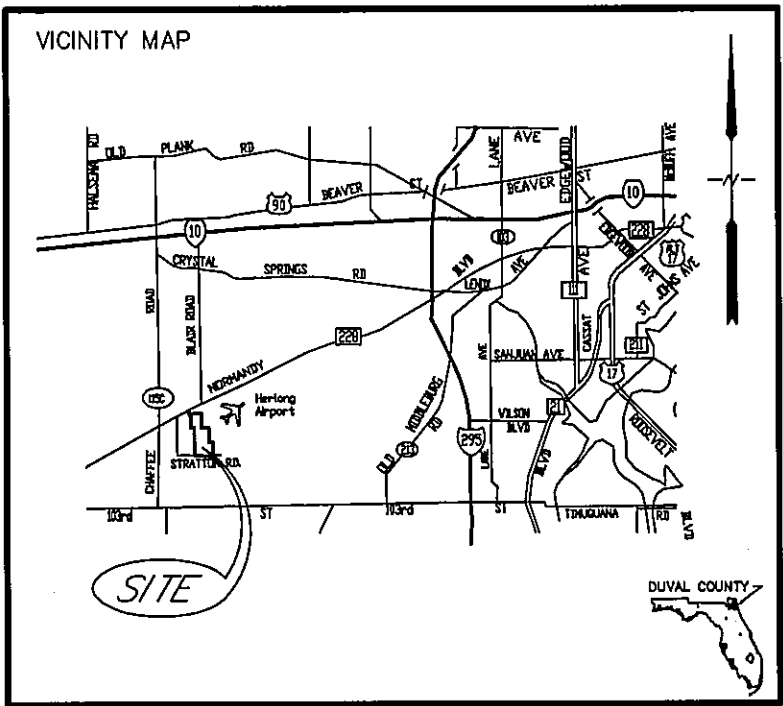
By: [Signature]
LYNN S. BIDLEMAN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 2, 2005
Commission No. DD016085

SUNTRUST BANK, NORTH FLORIDA, N.A.
A National Banking Association
Witness: [Signature] Robert W. Perry
Print Name: Robert W. Perry
By: [Signature] Lynn Vermilya
Print Name: Lynn Vermilya
Lynn Vermilya, Vice President

STATE OF FLORIDA COUNTY OF DUVAL

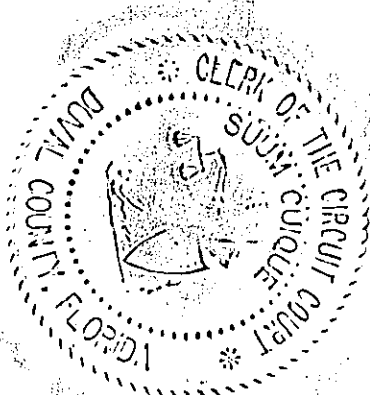
The foregoing instrument was acknowledged before me this 4th day of April, A.D., 2003 by Lynn Vermilya, Vice President of Suntrust Bank, North Florida, N. A., a National Banking Association, on behalf of the Association, who is personally known to me or who has produced _____ as identification and who has/has not taken an oath on behalf of the Association.

By: [Signature]
LYNN S. BIDLEMAN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 2, 2005
Commission No. DD016085



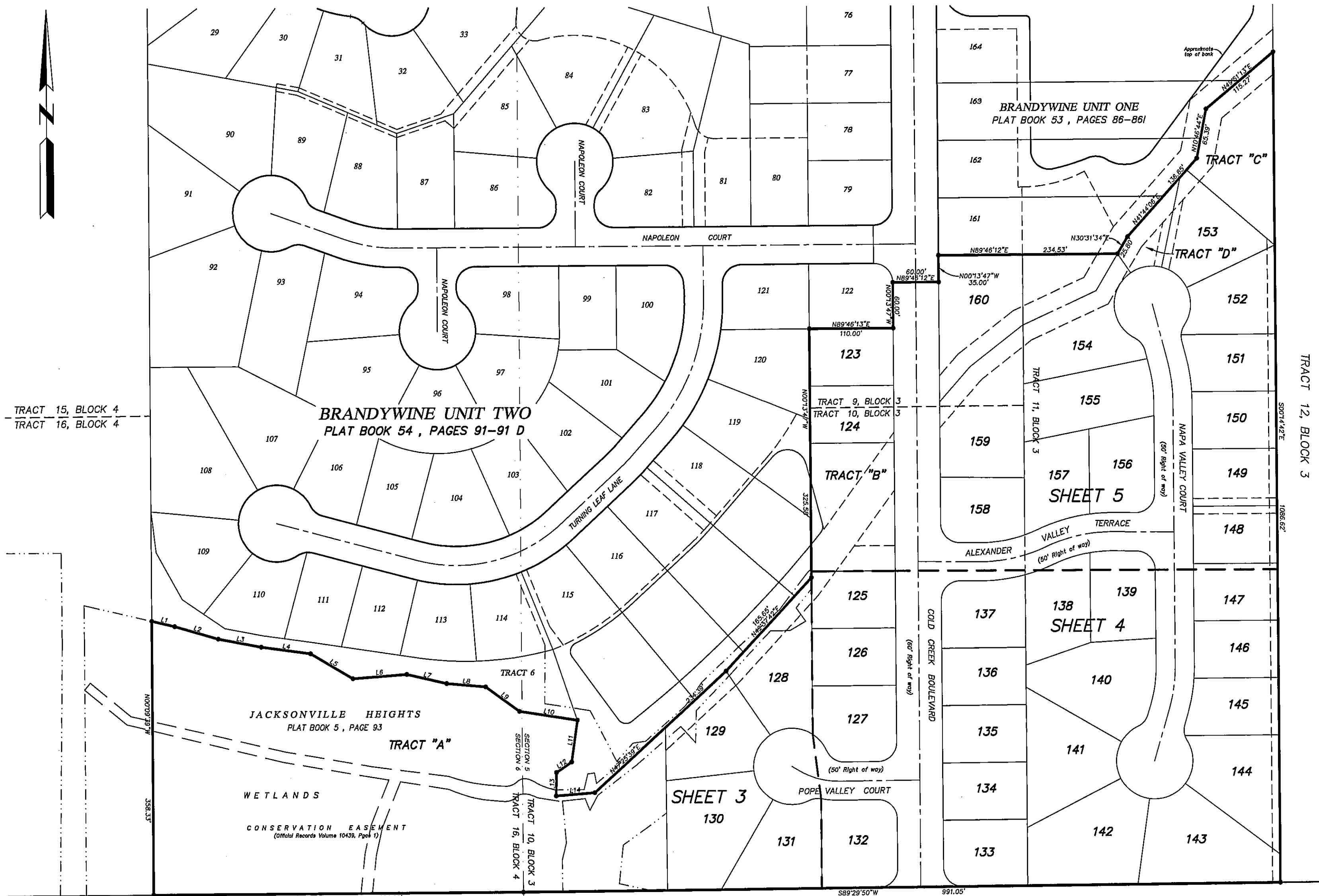
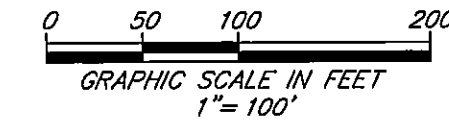
PREPARED BY:
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JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1228
PSD NO. 98-037
CITY DEVELOPMENT NO. 4378

Approved 4/9/03
Date
[Signature]
City Engineer
for Director of Public Works
Approved 4/16/03
Date
[Signature]
for General Counsel



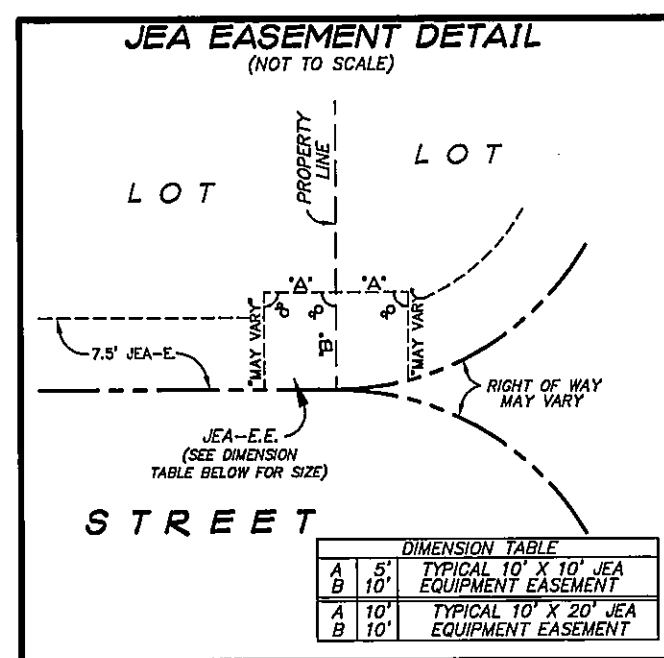
BRANDYWINE UNIT THREE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10 AND 11, BLOCK 3, SECTION 5, TOGETHER WITH A PORTION OF TRACT 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.



- NOTES :**
- 1) \odot Denotes Permanent Reference Monument Set P.L.S. No. 3848.
 - 2) \bullet Denotes Permanent Control Point
 - 3) Bearings based on State Plane Grid East Zone.
 - 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any 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.
 - 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) **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.
 - 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - 9) 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.
 - 10) 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 is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.
 The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
 - 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
 - 12) All lot lines that intersect curves are non-radial, unless otherwise noted.

FLOOD ZONE NOTE
 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 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.



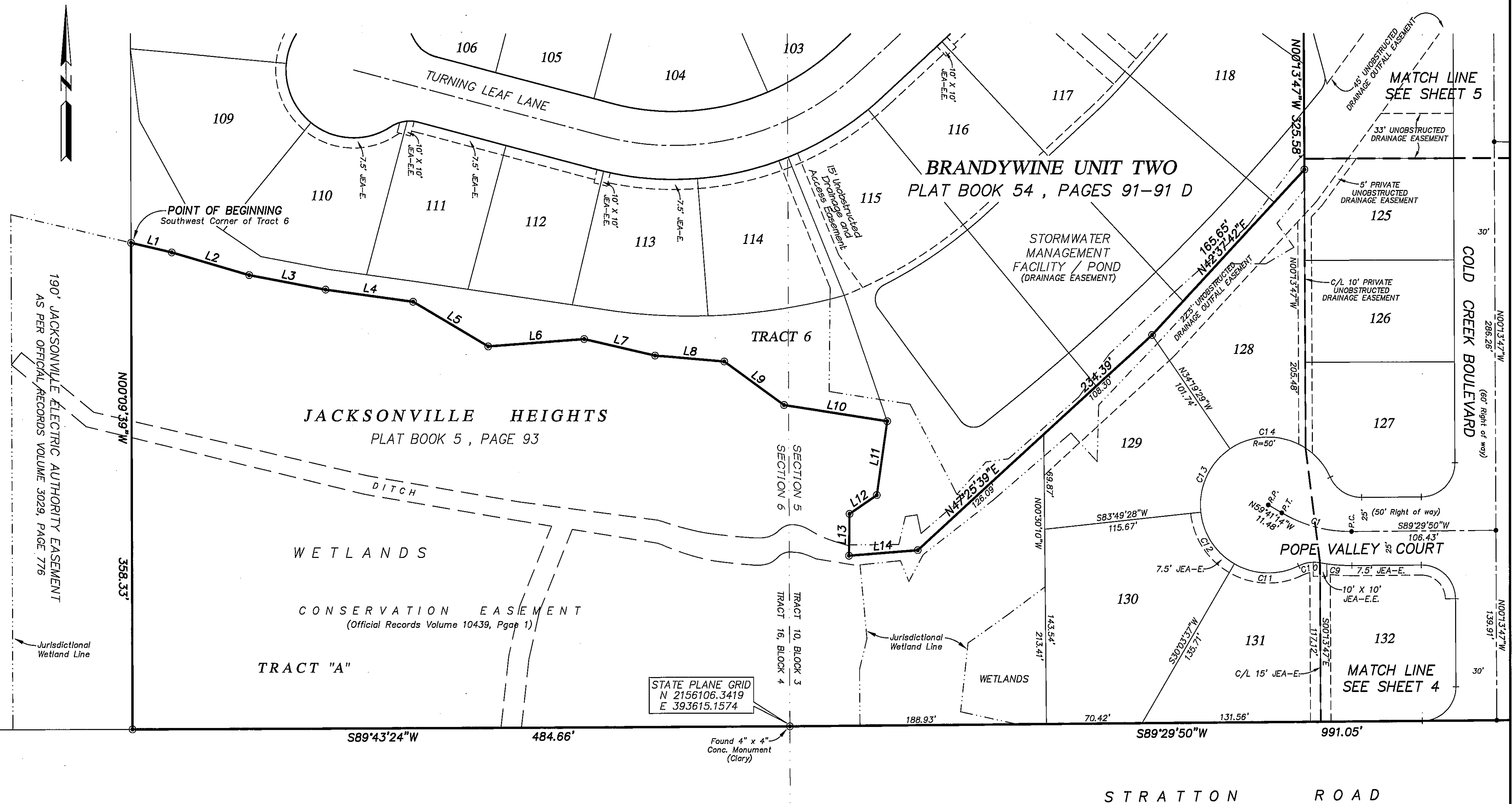
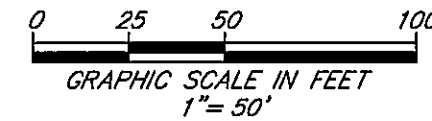
- LEGEND**
- P.C. Point of Curvature
 - P.T. Point of Tangency
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - P.I. Point of Intersection
 - CA Central Angle
 - R Radius
 - L Arc
 - CB Chord Bearing
 - CH Chord Distance
 - C1 Tabulated Curve Data
 - L1 Tabulated Line Data
 - C/L Centerline
 - TOB Top of Bank
 - Match Line

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 PSD NO. 98-037
 CITY DEVELOPMENT NO. 4378

BRANDYWINE UNIT THREE

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PLAT BOOK **56** PAGE **5B**
SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



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

STATE PLANE GRID
N 2156106.3419
E 393615.1574

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	100.00'	53.78'	27.56'	53.14'	S75°05'42"E	30°48'56"
C9	125.00'	23.54'	11.81'	23.51'	S85°06'26"E	10°47'27"
C10	25.00'	16.10'	8.34'	15.82'	S81°50'19"W	36°53'56"
C11	50.00'	49.45'	26.96'	47.46'	S88°16'31"E	56°40'18"
C12	50.00'	46.92'	25.35'	45.22'	S33°03'27"E	53°45'51"
C13	50.00'	53.98'	29.95'	51.39'	S24°45'00"W	61°51'04"
C14	50.00'	59.00'	33.48'	55.64'	S89°28'51"W	67°36'38"

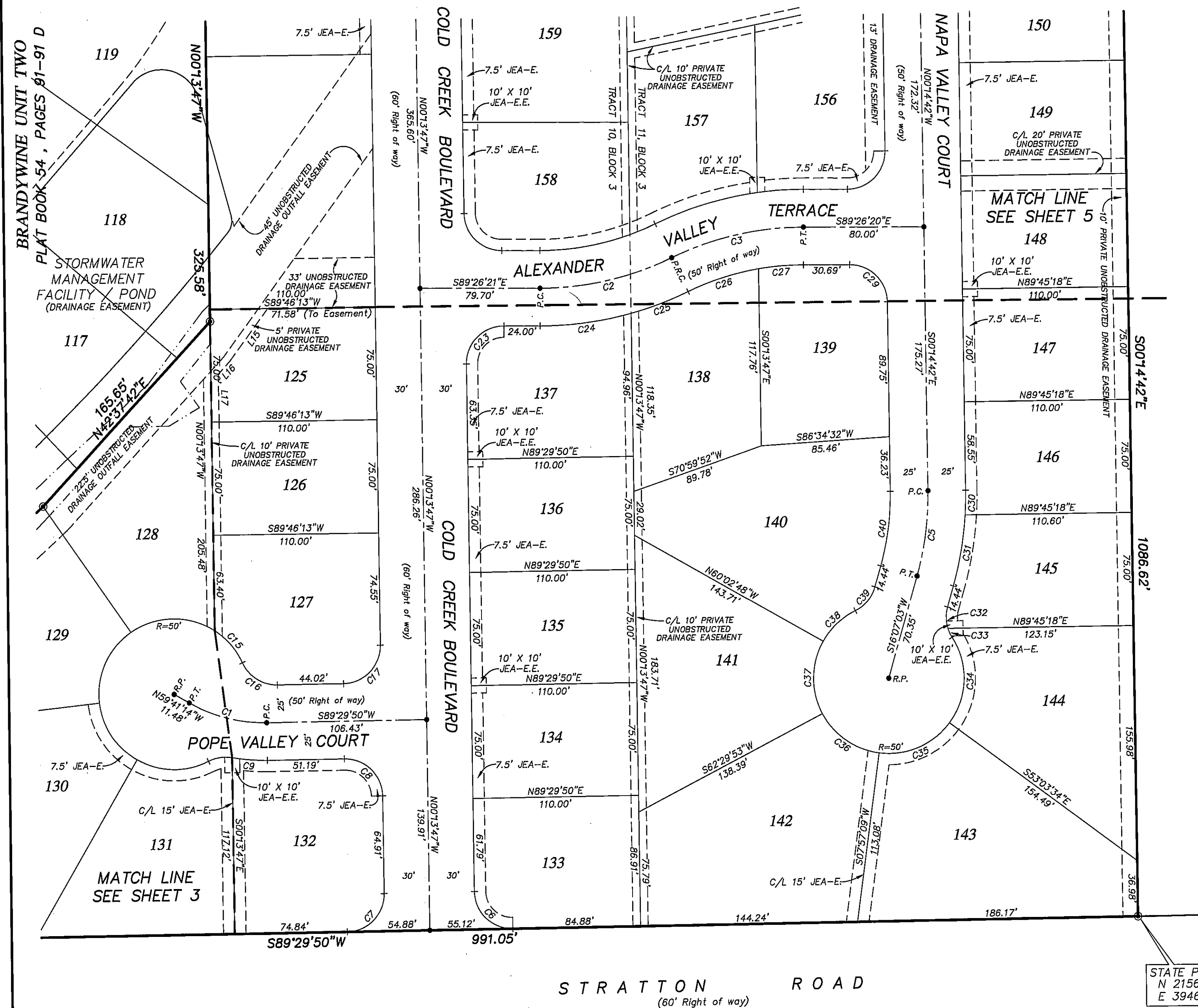
LINE	BEARING	LENGTH
L1	S76°50'38"E	30.77'
L2	S73°45'43"E	59.49'
L3	S79°19'32"E	57.40'
L4	S82°07'28"E	65.17'
L5	S89°25'57"E	64.31'
L6	N85°38'38"E	70.95'
L7	S76°55'38"E	53.69'
L8	S84°56'09"E	51.05'
L9	S53°44'26"E	54.65'
L10	S81°04'59"E	76.83'
L11	S08°00'32"W	55.00'
L12	S55°28'48"W	24.35'
L13	S00°48'24"W	30.73'
L14	N85°26'46"E	50.81'

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TRACT 12, BLOCK 3
JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	100.00'	53.78'	27.56'	53.14'	S75°05'42"E	30°48'56"
C2	200.00'	90.60'	46.09'	89.83'	N77°35'00"E	25°57'18"
C3	200.00'	90.60'	46.09'	89.83'	S77°35'00"W	25°57'18"
C4	200.00'	57.12'	28.75'	56.92'	N07°56'11"E	16°21'45"
C5	25.00'	39.39'	25.12'	35.44'	S45°21'58"E	90°16'23"
C6	25.00'	39.39'	25.12'	35.44'	N44°38'01"E	89°43'38"
C7	25.00'	39.39'	25.12'	35.44'	N45°21'59"W	90°16'23"
C8	125.00'	23.54'	11.81'	23.51'	S85°06'26"E	10°42'27"
C9	50.00'	28.48'	14.64'	28.09'	N40°23'51"W	32°37'59"
C10	25.00'	28.98'	16.37'	27.39'	S57°17'31"E	66°25'18"
C11	25.00'	39.15'	24.88'	35.27'	N44°38'01"E	89°43'37"
C12	25.00'	39.61'	25.35'	35.60'	S45°09'57"W	90°47'26"
C13	225.00'	61.30'	30.84'	61.11'	N82°45'21"E	15°36'36"
C14	225.00'	40.62'	20.37'	40.57'	N69°46'42"E	10°20'42"
C15	175.00'	49.21'	24.77'	49.05'	S72°39'40"W	16°06'37"
C16	175.00'	30.07'	15.07'	30.03'	S85°38'19"W	09°50'41"
C17	25.00'	38.92'	24.65'	35.11'	N44°50'31"W	89°11'39"
C18	225.00'	16.47'	8.24'	16.46'	N01°51'06"E	04°11'36"
C19	225.00'	47.79'	23.98'	47.70'	N10°01'59"E	12°10'09"
C20	25.00'	14.41'	7.41'	14.21'	S00°23'28"E	33°01'02"
C21	25.00'	6.62'	3.33'	6.60'	S24°29'09"E	15°10'21"
C22	50.00'	60.22'	34.37'	56.65'	N02°26'03"E	69°00'45"
C23	50.00'	53.24'	29.46'	50.76'	N67°26'47"E	61°00'42"
C24	50.00'	47.60'	25.78'	45.82'	S54°46'29"E	54°32'46"
C25	50.00'	50.14'	27.41'	48.06'	S01°13'33"W	57°27'18"
C26	50.00'	29.98'	15.46'	29.53'	S47°07'49"W	34°21'15"
C27	25.00'	21.03'	11.18'	20.41'	N40°12'45"E	48°11'23"
C28	175.00'	49.98'	25.16'	49.81'	N07°56'11"E	16°21'45"

LINE TABLE

LINE	BEARING	LENGTH
L15	S36°14'24"W	42.95'
L16	S42°37'42"W	11.60'
L17	S00°13'47"E	31.95'

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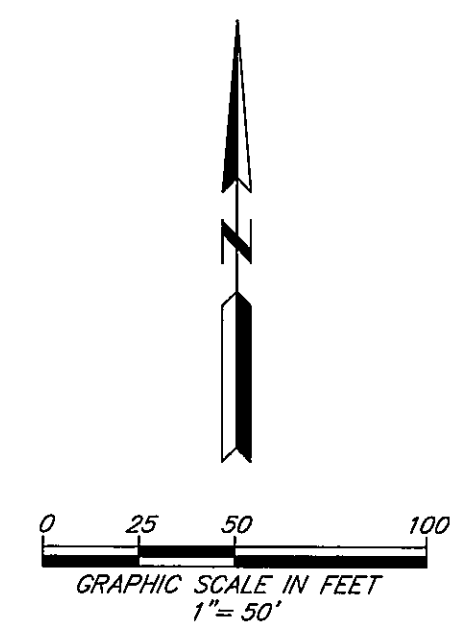
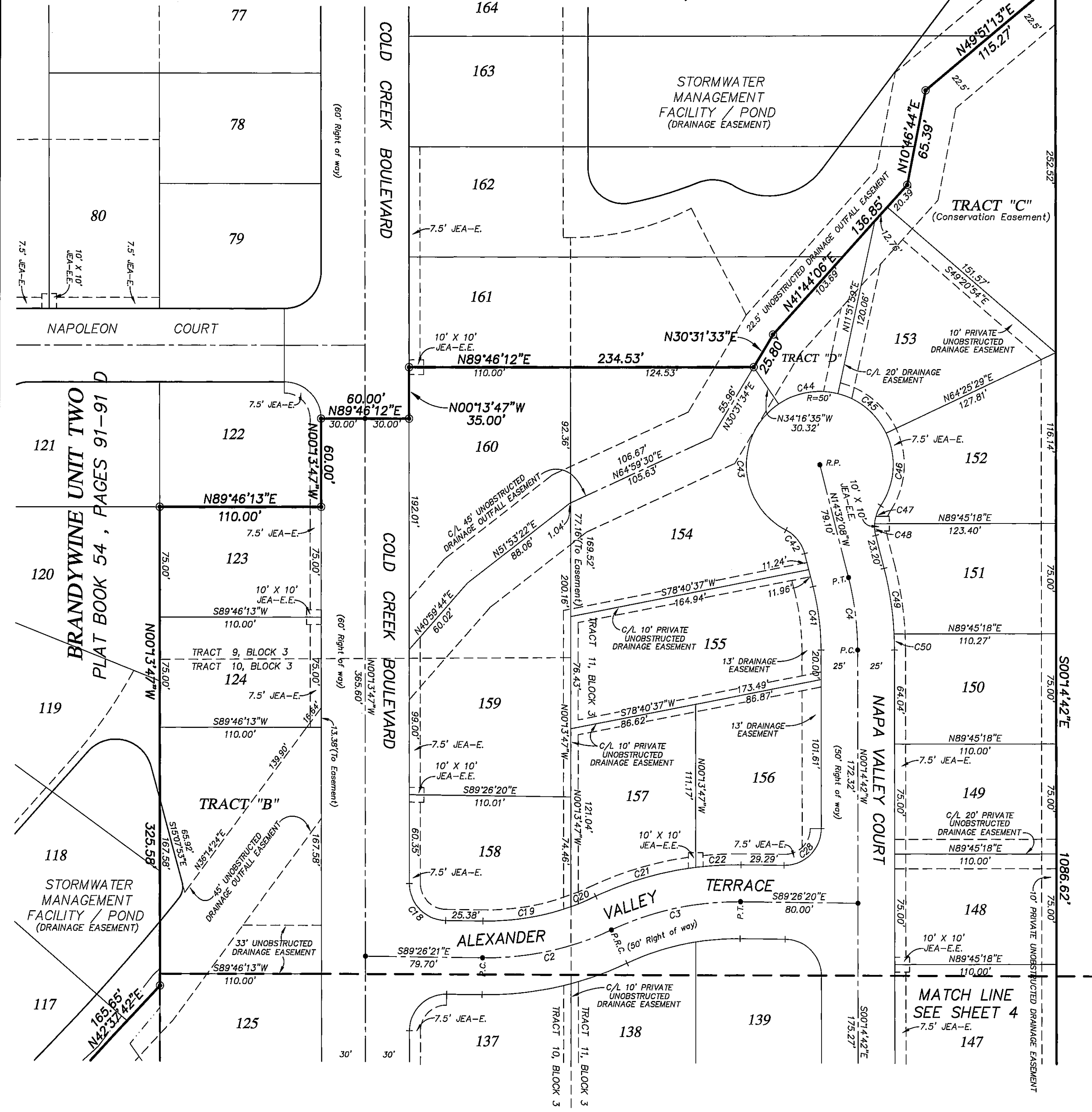
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BRANDYWINE UNIT ONE

PLAT BOOK 53, PAGES 86-861

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



TRACT 12, BLOCK 3
JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	200.00'	90.60'	46.09'	89.83'	N77°35'00"E	25°57'18"
C3	200.00'	90.60'	46.09'	89.83'	S77°35'00"W	25°57'18"
C4	200.00'	49.88'	25.07'	49.75'	N07°23'25"W	14°17'26"
C18	25.00'	38.92'	24.66'	35.11'	S44°50'03"E	89°12'34"
C19	175.00'	61.06'	30.84'	60.75'	N80°33'58"E	19°59'23"
C20	175.00'	18.22'	9.12'	18.21'	N67°35'19"E	05°57'55"
C21	225.00'	71.21'	35.91'	70.92'	S73°40'23"W	18°08'02"
C22	225.00'	30.71'	15.38'	30.69'	S86°39'02"W	07°49'16"
C28	25.00'	39.62'	25.35'	35.60'	N45°09'29"E	90°48'21"
C41	175.00'	43.65'	21.94'	43.54'	N07°23'25"W	14°17'26"
C42	25.00'	21.03'	11.18'	20.41'	N38°37'50"W	48°11'23"
C43	50.00'	103.37'	83.96'	85.92'	S03°30'02"E	118°26'58"
C44	50.00'	42.25'	22.48'	41.00'	S79°55'50"W	48°24'45"
C45	50.00'	43.88'	23.47'	42.49'	N50°43'10"W	50°17'17"
C46	50.00'	51.69'	28.42'	49.42'	N04°02'22"E	59°13'46"
C47	25.00'	13.02'	6.66'	12.88'	S18°43'47"W	29°50'54"
C48	25.00'	8.00'	4.04'	7.97'	S05°21'54"E	18°20'28"
C49	225.00'	45.16'	22.65'	45.08'	N08°47'10"W	11°29'57"
C50	225.00'	10.96'	5.48'	10.96'	N01°38'26"W	02°47'29"

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