

PLAT BOOK 58, PAGE 4
SHEET ONE (1) of THREE (3) SHEETS
SEE SHEET TWO (2) FOR
GENERAL NOTES

BROWARD COVE UNIT 1

A REPLAT OF PARCEL "C", OF THE MONTGOMERY L. BROWARD ESTATES, BEING A PART OF THE JOSEPH FENWICK GRANT, SECTION 48, AND A PART OF SECTION 24, ALL IN TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN DEED BOOK 823, PAGE 433-445 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

BROWARD COVE UNIT ONE

PARCEL "C", OF THE MONTGOMERY L. BROWARD ESTATES, BEING A PORTION OF THE JOSEPH FENWICK GRANT, IN SECTION 48, AND A PART OF SECTION 24, ALL IN TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 823, PAGES 433 THROUGH 445 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 48, THE JOSEPH FENWICK GRANT, (ALSO BEING THE EASTERLY LINE OF SECTION 24), WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY MONUMENTED AND ESTABLISHED, AND RUN THENCE NORTH 39°22'00" WEST, ALONG THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, A DISTANCE OF 216.10 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL "C"; RUN THENCE NORTH 50°38'00" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 593.90 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "C"; RUN THENCE SOUTH 39°25'45" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 439.79 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; RUN THENCE SOUTH 50°38'00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 594.38 FEET, TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF BROWARD ROAD; RUN THENCE NORTH 39°22'00" WEST, ALONG THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, A DISTANCE OF 223.69 FEET, TO THE AFORESAID WESTERLY LINE OF SAID SECTION 48, THE JOSEPH FENWICK GRANT, (ALSO BEING THE EASTERLY LINE OF SAID SECTION 24), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 261,296 SQUARE FEET OR 5.99 ACRES, MORE OR LESS, IN AREA.

BROWARD ROAD DEVELOPMENT, L.L.C.
A FLORIDA LIMITED LIABILITY CORPORATION

WITNESS: Justin Hart
Justin Hart
TYPE OR PRINT NAME

BY: James Putnal
JAMES PUTNAL, MANAGING PARTNER
OF BROWARD ROAD DEVELOPMENT, L.L.C.,
A FLORIDA LIMITED LIABILITY CORPORATION

WITNESS: Juliette B Howard
Juliette B Howard
TYPE OR PRINT NAME



NOTARY FOR BROWARD ROAD DEVELOPMENT, L.L.C.
A FLORIDA LIMITED LIABILITY CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, A.D., 2005 BY JAMES PUTNAL, MANAGING PARTNER OF BROWARD ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Juliette B Howard
NOTARY PUBLIC, STATE OF FLORIDA

JULIETTE B. HOWARD
Notary Public, State of Florida
My comm. expires May 16, 2006
Comm. No. DD 118631

TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____

MERCANTILE BANK
A FLORIDA BANKING CORPORATION

WITNESS: Juliette B Howard
PRINT NAME: Juliette B Howard

Steve Meadows
STEVE MEADOWS
SR. VICE PRESIDENT
MERCANTILE BANK
A FLORIDA BANKING CORPORATION

WITNESS: Lisa M Gilbert
PRINT NAME: Lisa M Gilbert

NOTARY FOR MERCANTILE BANK

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, A.D., 2005, BY STEVE MEADOWS, SR. VICE PRESIDENT, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON MERCANTILE BANK.

Juliette B Howard
NOTARY PUBLIC, STATE OF FLORIDA AT LA
MY COMMISSION EXPIRES: _____

JULIETTE B. HOWARD
Notary Public, State of Florida
My comm. expires May 16, 2006
Comm. No. DD 118631

APPROVED: 5/11/2005
DATE
[Signature]
CITY ENGINEER
for DIRECTOR OF PUBLIC WORKS
APPROVED: 5/20/05
DATE
[Signature]
GENERAL COUNSEL

PLAT CONFORMITY REVIEW:
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS 11th DAY OF May, A.D., 2005.

Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR No. 4252

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 12th DAY OF May, A.D., 2005.

[Signature]
DIRECTOR OF PUBLIC WORKS
Alan Worsley

CLERK'S CERTIFICATE: 2005 190369

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 58, PAGES 4-5-6 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 24th DAY OF MAY, A.D., 2005

BY: Jim Fuller
CLERK: JIM FULLER
BY: Joan Walschal
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND 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 PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-8.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 2 DAY OF MAY, A.D., 2005.

Jonathan B. Bowan
JONATHAN B. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666

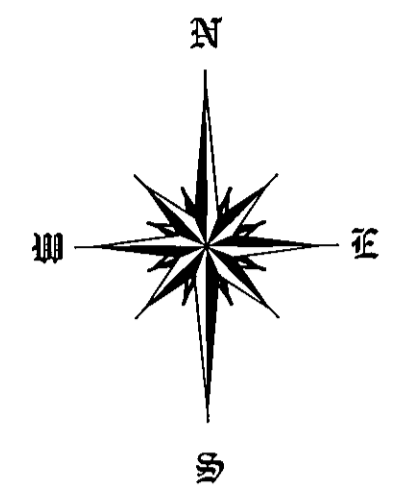
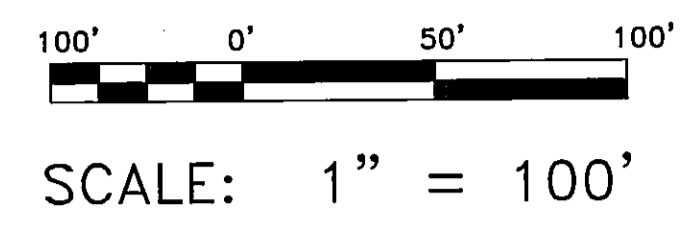


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LB 6661

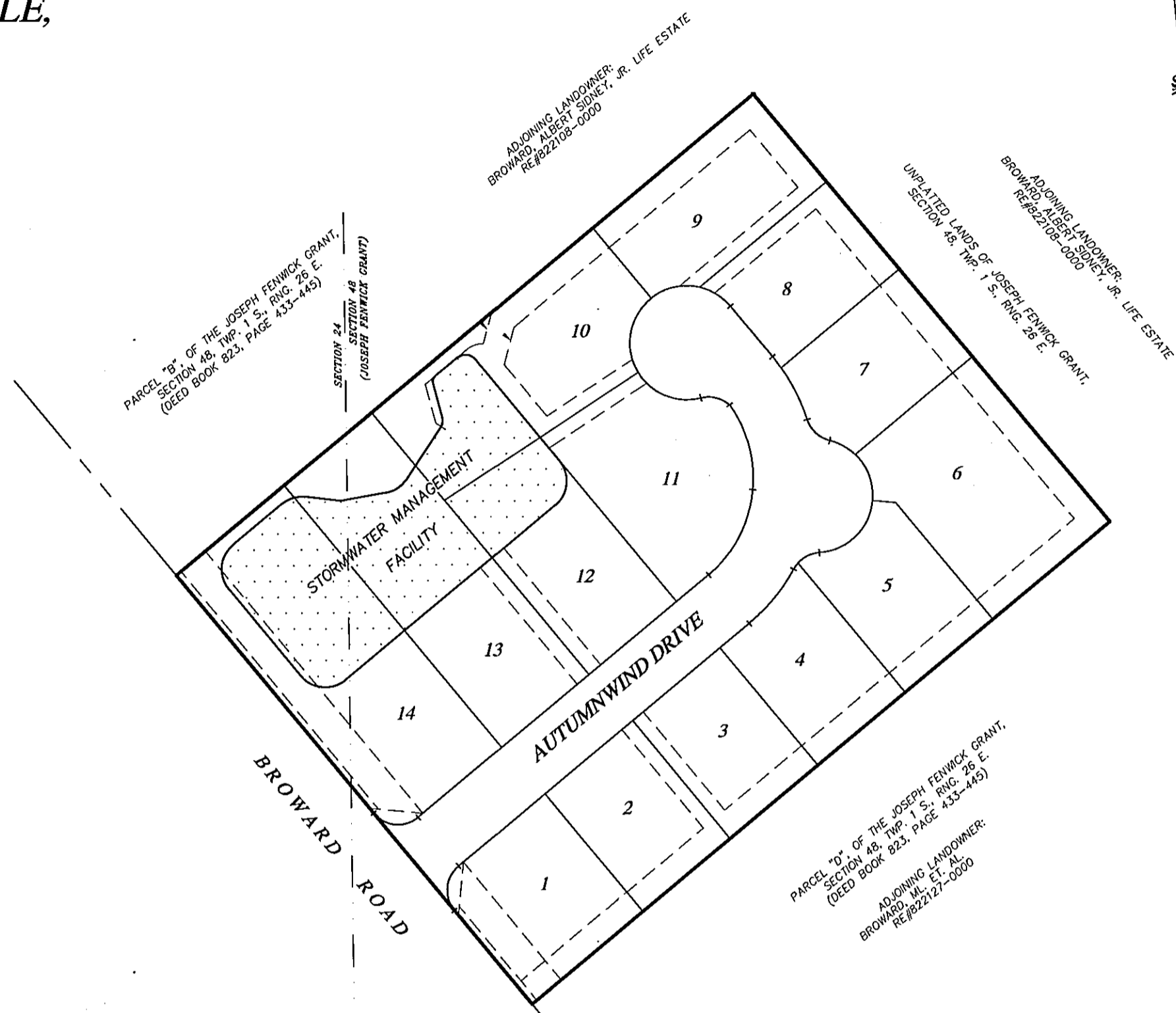
FIRM PANEL No. 120077 0152 E and 120077 0154 E
FLOOD ZONE : AE (EL. 6)

BROWARD COVE UNIT 1

A REPLAT OF PARCEL "C", OF THE MONTGOMERY L. BROWARD ESTATES, BEING OF A PART OF THE JOSEPH FENWICK GRANT, SECTION 48, AND A PART OF SECTION 24, ALL IN TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN DEED BOOK 823, PAGE 433-445 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

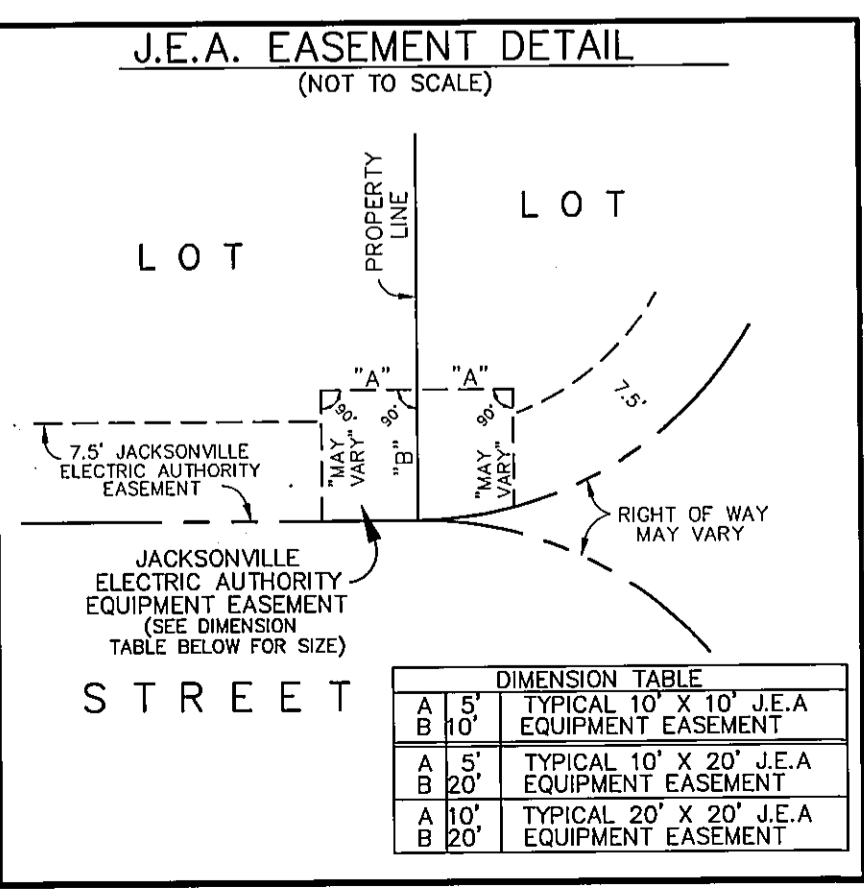
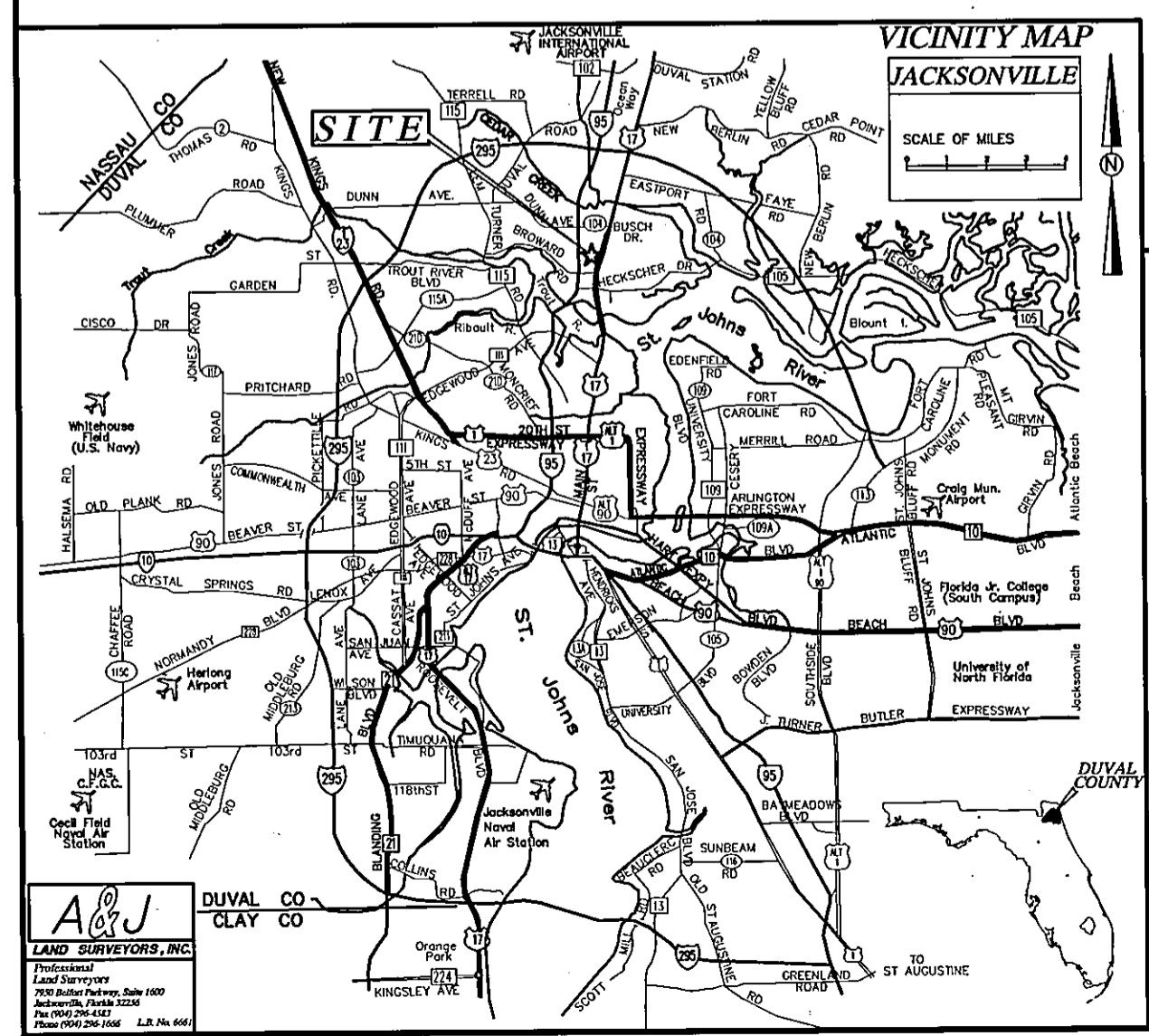


- LEGEND AND ABBREVIATIONS:
- ESMTEASEMENT
 - O.R.V.OFFICIAL RECORDS VOLUME
 - O.R.B.OFFICIAL RECORDS BOOK
 - PG.PAGE
 - (OA)OVERALL
 - RRADIAL
 - N.R.NON RADIAL
 - P.C.POINT OF CURVATURE
 - P.T.POINT OF TANGENCY
 - P.R.C.POINT OF REVERSE CURVATURE
 - R.P.RADIUS POINT
 - P.I.POINT OF INTERSECTION
 - P.C.C.POINT OF COMPOUND CURVATURE
 - NNOTHING
 - EEASTING
 - RRADIUS
 - LARC LENGTH
 - CH.CHORD
 - C4TABULATED CURVE DATA
 - L4TABULATED LINE TABLE
 - V.N.B.VEGETATED NATURAL BUFFER
 - R/WRIGHT OF WAY
 - FOUND IRON PIPE OR ROD (AS NOTED)
 - DENOTES PERMANENT REFERENCE MONUMENT (AS NOTED)
 - ⊙ DENOTES PERMANENT CONTROL POINT, SET L.B. No. 661
 - S.W.M.F. STORMWATER MANAGEMENT FACILITY
 - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - U.S.A. C.O.E. UNITED STATES ARMY CORP OF ENGINEERS



VICINITY MAP
SCALE: 1" = 100'

- GENERAL NOTES:
- 1) THE BASIS IF BEARINGS ARE THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD) 1983/(1990), EAST ZONE. THE STATE PLANE CONTROL POINTS USED TO DETERMINE THE VALUES FOR THIS SITE ARE :
STATION NAME: JEA - 544
STATION NAME: JEA - 540
STATION NAME: JEA - 539
 - 2) 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 ITEM(S).
 - 3) 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.
 - 4) THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINE AND CURVES THAT APPEAR ON THAT SHEET.
 - 5) ALL PLATTED UTILITY EASEMENTS SHALL 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.
 - 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - 7) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM
 - 8) "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.
 - 9) "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.
 - 10) (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
 - 11) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S): "AE" (BASE FLOOD ELEV. 6), AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER 120077, PANEL NUMBER 0154, SUFFIX (E), DATED AUGUST 15, 1989.
- THE FLOOD INSURANCE RATE MAP INFORMATION AND DELINEATION ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT.
- A LOMA (LETTERS OF MAP AMENDMENT), A CLOMA (CONDITIONAL LETTER OF MAP AMENDMENT), LOMR-F (LETTER OF MAP REVISION BASED ON FILL), OR CLOMR-F, (CONDITIONAL LETTER OF MAP REVISION BASED ON FILL ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE PROGRAM, AFTER THE RECORDATION OF THIS PLAT, OR A SUBSEQUENT REVISION OF THE FLOOD ZONE MAP(S), AFTER THE RECORDATION OF THIS PLAT, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAY SUPERSEDE THE INFORMATION ON THE RECORDED PLAT.



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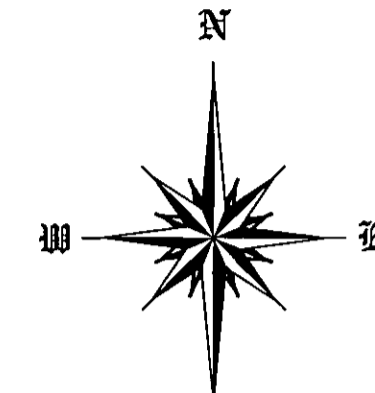
BROWARD COVE UNIT 1

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PLAT BOOK 58, PAGE 6

SHEET THREE (3) of THREE (3) SHEETS

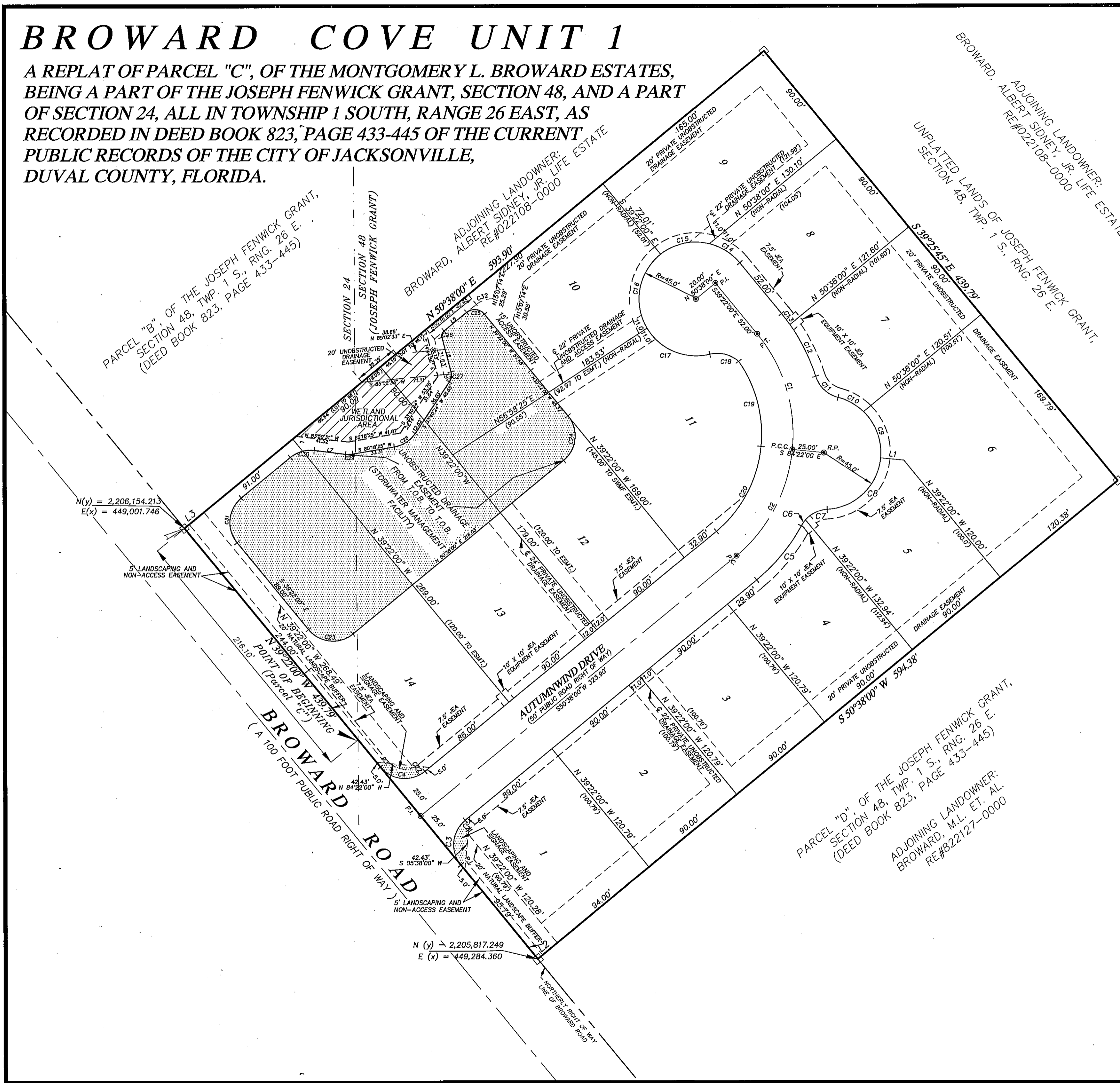
SEE SHEET TWO (2) FOR GENERAL NOTES



SCALE: 1" = 50'

LINE	LENGTH	BEARING
L1	18.47	N84°34'09"W
L2	20.00	S50°38'00"W
L3	20.00	S50°38'00"W
L5	23.12	S50°38'00"W
L6	28.07	S14°44'56"E
L7	24.83	N82°51'41"W
L9	4.99	N56°19'36"W

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C1	125.01'	44°59'51"	98.17'	N16°52'00"W	95.67'
C2	125.01'	44°32'23"	97.18'	N27°54'02"E	94.75'
C3	25.00'	90°00'00"	39.27'	S05°38'00"W	35.36'
C4	25.00'	90°00'00"	39.27'	S84°22'00"E	35.36'
C5	150.01'	21°15'32"	55.66'	N39°32'32"E	55.34'
C6	25.00'	13°18'13"	5.80'	S35°33'53"W	5.79'
C7	25.00'	44°34'52"	19.45'	S64°30'25"W	18.97'
C8	45.00'	81°21'34"	63.90'	N46°07'04"E	58.66'
C9	45.00'	51°16'05"	40.27'	N20°11'46"W	38.94'
C10	45.00'	29°42'12"	23.33'	N60°40'54"W	23.07'
C11	25.00'	57°53'05"	25.26'	S46°55'28"E	24.20'
C12	150.01'	17°30'41"	45.65'	N26°24'16"W	45.67'
C13	150.01'	04°12'18"	11.01'	N37°15'46"W	11.01'
C14	45.00'	36°52'12"	28.96'	N57°48'06"W	28.46'
C15	45.00'	51°51'24"	40.73'	S77°50'06"W	39.35'
C16	45.00'	82°40'08"	64.93'	S10°34'20"W	59.44'
C17	45.00'	73°13'39"	57.51'	S67°22'33"E	53.68'
C18	25.00'	56°00'35"	24.44'	N75°59'05"W	23.48'
C19	100.01'	40°41'43"	71.03'	N14°42'56"W	69.55'
C20	100.01'	44°32'23"	77.74'	N27°54'02"E	75.80'
C21	25.00'	11°32'13"	5.03'	S44°51'53"W	5.03'
C22	25.00'	11°32'13"	5.03'	N56°24'07"E	5.03'
C23	25.00'	90°00'00"	39.27'	S84°22'00"E	35.36'
C24	25.00'	90°00'00"	39.27'	N05°38'00"E	35.36'
C25	10.00'	90°00'00"	15.71'	N84°22'00"W	14.14'
C26	5.00'	65°22'56"	5.71'	S17°56'32"W	5.40'
C27	10.00'	48°25'20"	8.45'	N09°27'44"E	8.20'
C28	25.00'	46°38'01"	20.35'	N56°59'24"E	19.79'
C29	25.00'	13°40'31"	5.97'	N87°08'40"E	5.95'
C30	25.00'	46°30'19"	20.29'	S73°53'10"W	19.74'
C31	25.00'	90°00'00"	39.27'	S05°38'00"W	35.36'
C32	20.00'	40°03'28"	13.98'	S70°39'44"W	13.70'



PARCEL "D", OF THE JOSEPH FENWICK GRANT, SECTION 48, TWP. 1 S., RNG. 26 E. ADJOINING LANDOWNER: BROWARD, M.L. ET. AL. RE#822127-0000

PARCEL "B", OF THE JOSEPH FENWICK GRANT, SECTION 48, TWP. 1 S., RNG. 26 E. (DEED BOOK 823, PAGE 433-445)

BROWARD, ADJOINING LANDOWNER: ALBERT SIDNEY, JR. LIFE ESTATE RE#022108-0000

BROWARD, ADJOINING LANDOWNER: ALBERT SIDNEY, JR. LIFE ESTATE RE#022108-0000

N(y) = 2,206,154.213
E(x) = 449,001.746

N(y) = 2,205,817.249
E(x) = 449,284.360

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