

# BROWARD COVE UNIT 2

A REPLAT OF A PART OF THE JOSEPH FENWICK GRANT, IN SECTION 48  
TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN DEED BOOK 823, PAGES 433  
THROUGH 445 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BROWARD COVE  
UNIT TWO

PARCEL "F", OF THE MONTGOMERY L. BROWARD ESTATES, BEING A PORTION OF THE JOSEPH FENWICK GRANT, IN SECTION 48, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, 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 REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF C.S.X. RAILROAD RIGHT OF WAY, (FORMERLY KNOWN AS SEABOARD AIRLINE RAILWAY) A 60 FOOT RAILROAD RIGHT OF WAY, AS PRESENTLY MONUMENTED, WITH THE NORTHERLY RIGHT OF WAY LINE OF BROWARD ROAD, ( A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY MONUMENTED AND ESTABLISHED), AND RUN THENCE SOUTH 57°31'20" WEST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF BROWARD ROAD, A DISTANCE OF 1,013.30 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "F", AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED, CONTINUE ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF BROWARD ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: SOUTH 57°31'20" WEST, A DISTANCE OF 35.32 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 523.68 FEET, THROUGH A CENTRAL ANGLE OF 83°05'46" TO THE RIGHT, AN ARC DISTANCE OF 759.49 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "F", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°55'47" WEST, 694.66 FEET; RUN THENCE NORTH 50°36'45" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "F", A DISTANCE OF 559.64 FEET, TO THE NORTHERLY CORNER OF SAID PARCEL "F"; RUN THENCE SOUTH 32°26'17" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "F", A DISTANCE OF 528.08 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF SAID BROWARD ROAD, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 217,549 SQUARE FEET, OR 4.99 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BROWARD ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS "BROWARD COVE UNIT 2", AND THAT MERCANTILE BANK, A FLORIDA BANKING CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES AND COURTS, AND ALL UNOBSTRUCTED DRAINAGE EASEMENT(S) AND UNOBSTRUCTED ACCESS EASEMENT(S), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE UNOBSTRUCTED DRAINAGE EASEMENT(S), OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- 1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES AND COURTS (AS NOTED ABOVE), ARE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, PARKWAYS, LANES AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- 2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORM WATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.
- 3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH SHALL BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THESE EASEMENTS SHOWN HEREON AS "PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS", "LANDSCAPING AND SIGNAGE EASEMENTS", AND "LANDSCAPING AND NON-ACCESS EASEMENTS", ARE HEREBY DEDICATED TO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE, IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, ASSIGNED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN "BROWARD COVE UNIT 2". THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (CURRENT FLORIDA STATUTES 177.091(28)).

WATER AND SEWER UTILITIES WITHIN THE ALL ROADS, PARKWAYS, LANES AND COURTS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

THOSE EASEMENTS DESIGNATED AS "JEA-EE", ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E", ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY. (CURRENT FLORIDA STATUTES 177.091(27)).

IN WITNESS WHEREOF, THE OWNER, BROWARD ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, JAMES PUTNAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF May, A.D., 2005.

BROWARD ROAD DEVELOPMENT, L.L.C.  
A FLORIDA LIMITED LIABILITY CORPORATION  
WITNESS: Justin Hart  
Juliette B. Howard  
TYPE OR PRINT NAME

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

APPROVED: 5/11/2005  
DATE  
Atchell  
CITY ENGINEER  
for DIRECTOR OF PUBLIC WORKS  
APPROVED: 5/20/05  
DATE  
G. Bow  
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. McGreggor  
GLENN E. MCGREGGOR, PLS  
PROFESSIONAL LAND SURVEYOR No. 4252

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  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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 11th DAY OF May, A.D., 2005.  
David M. Mosley  
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2005190388  
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 7-8-9 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SIGNED THIS 24 DAY OF May, A.D., 2005  
BY: Jim Fuller  
CLERK  
BY: Ivan Marshall  
DEPUTY CLERK

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: Jim M. Clark  
PRINT NAME: Jim M. Clark

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 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.  
CERTIFIED THIS 2 DAY OF May, A.D., 2005.  
Jonathon 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

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 \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
JULIETTE B. HOWARD  
Notary Public, State of Florida  
My comm. expires May 16, 2006  
Comm. No. DD 118631

A & J LAND SURVEYORS, INC.  
5847 Luella Street  
Jacksonville, Florida 32207  
Telephone (904) 346-1733  
Fax (904) 346-1736  
Email: survey\_aj@bellsouth.net  
LB 6661

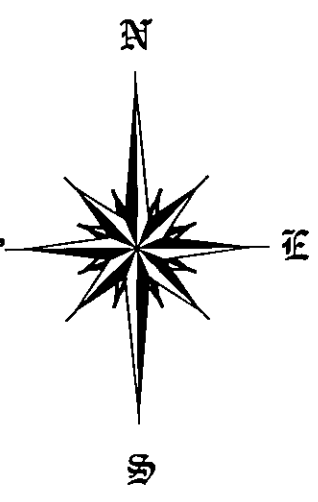
FIRM PANEL No. 120077-0152 E and 120077-0154 E  
FLOOD ZONE : AE (EL. 6)

# BROWARD COVE UNIT 2

A REPLAT OF A PART OF THE JOSEPH FENWICK GRANT, IN SECTION 48 TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN DEED BOOK 823, PAGES 433 THROUGH 445 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

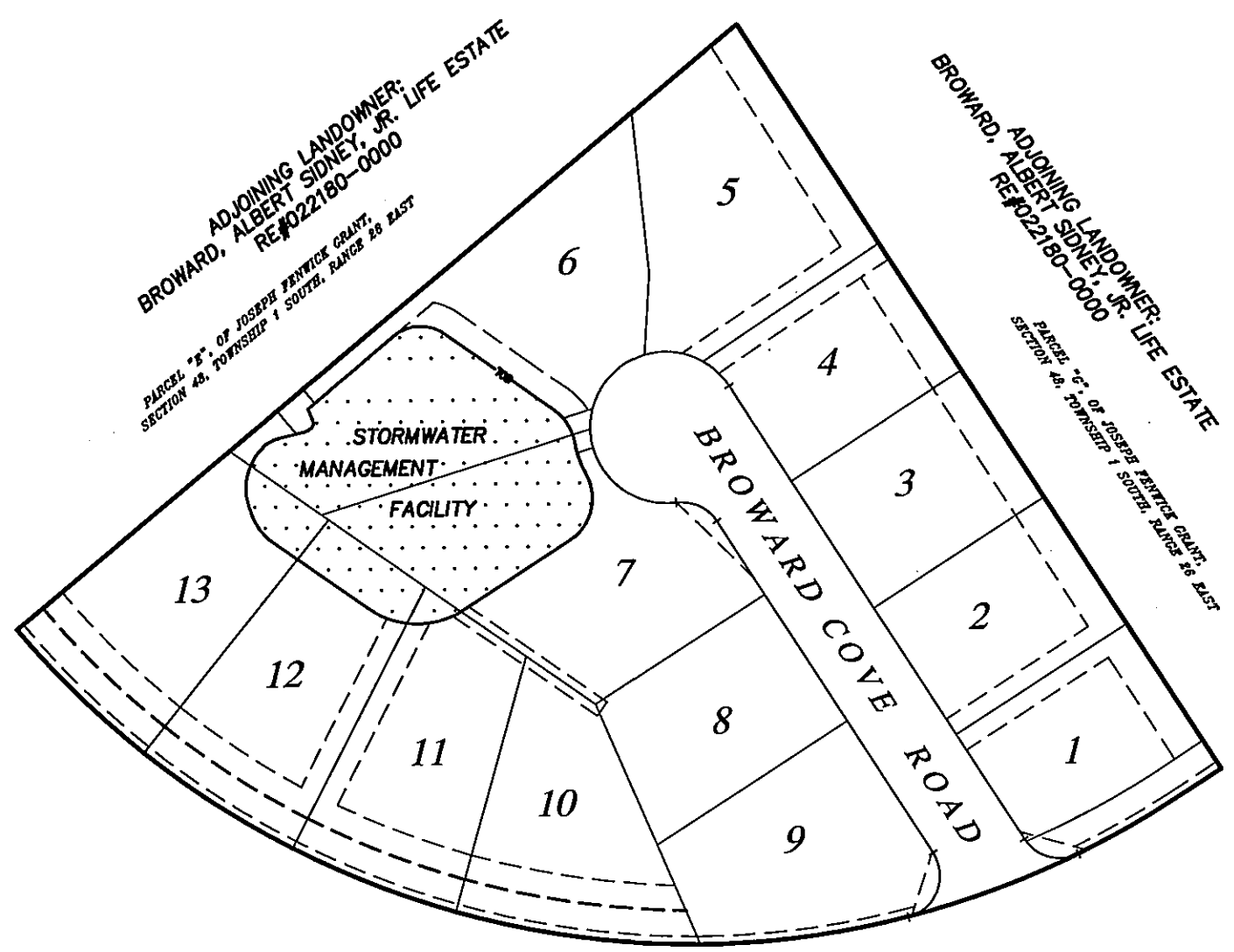


SCALE: 1" = 100'



### LEGEND AND ABBREVIATIONS:

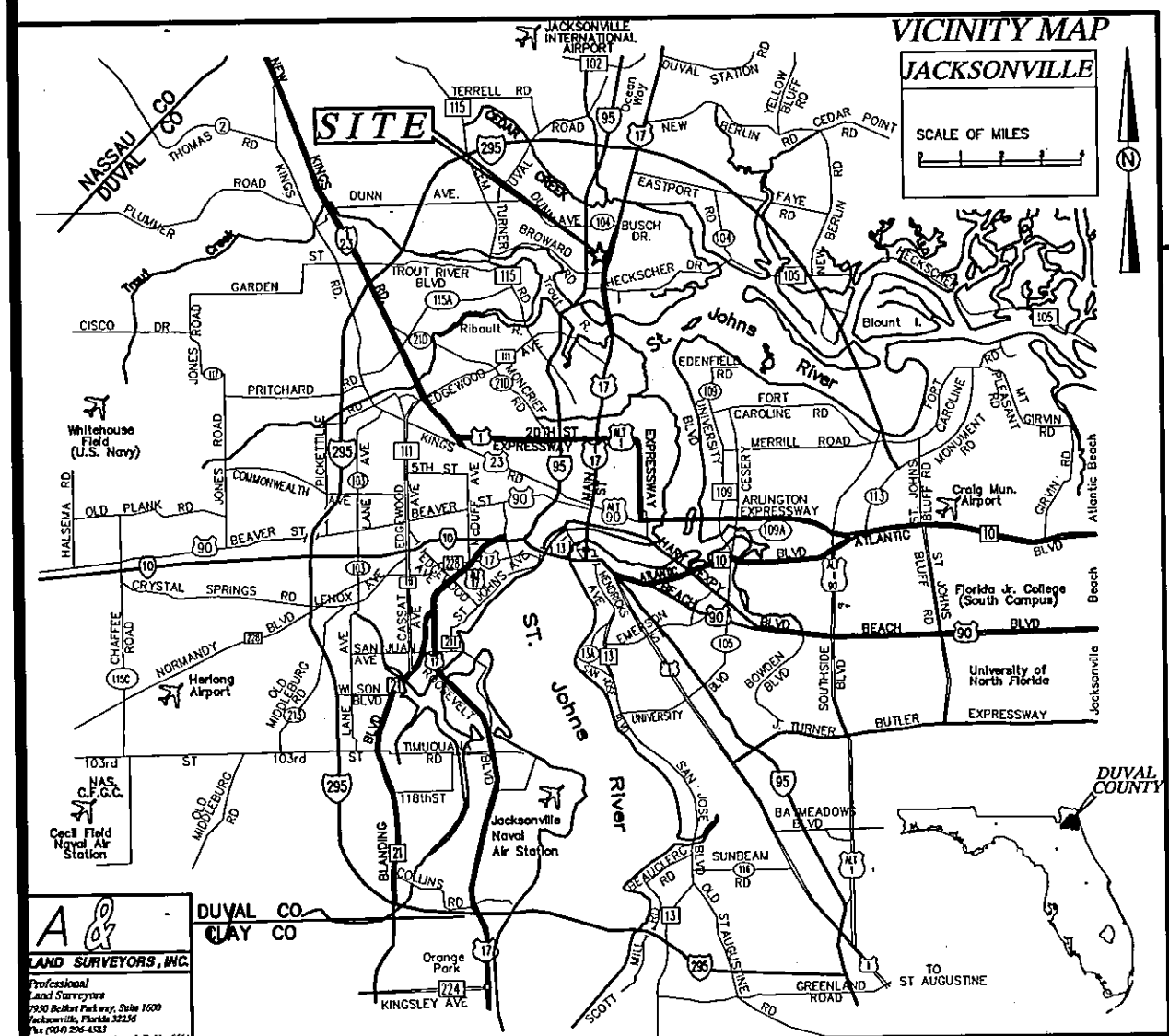
- ESMT .....EASEMENT
- O.R.V. ....OFFICIAL RECORDS VOLUME
- O.R.B. ....OFFICIAL RECORDS BOOK
- PG. ....PAGE
- (OA) .....OVERALL
- R .....RADIAL
- N.R. ....NON RADIAL
- P.C. ....POINT OF CURVATURE
- P.T. ....POINT OF TANGENCY
- P.R.C. ....POINT OF REVERSE CURVATURE
- R.P. ....RADIUS POINT
- P.I. ....POINT OF INTERSECTION
- P.C.C. ....POINT OF COMPOUND CURVATURE
- N .....NORTHING
- E .....EASTING
- R .....RADIUS
- L .....ARC LENGTH
- CH. ....CHORD
- C4 .....TABULATED CURVE DATA
- L4 .....TABULATED LINE TABLE
- V.N.B. ....VEGETATED NATURAL BUFFER
- R/W .....RIGHT 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



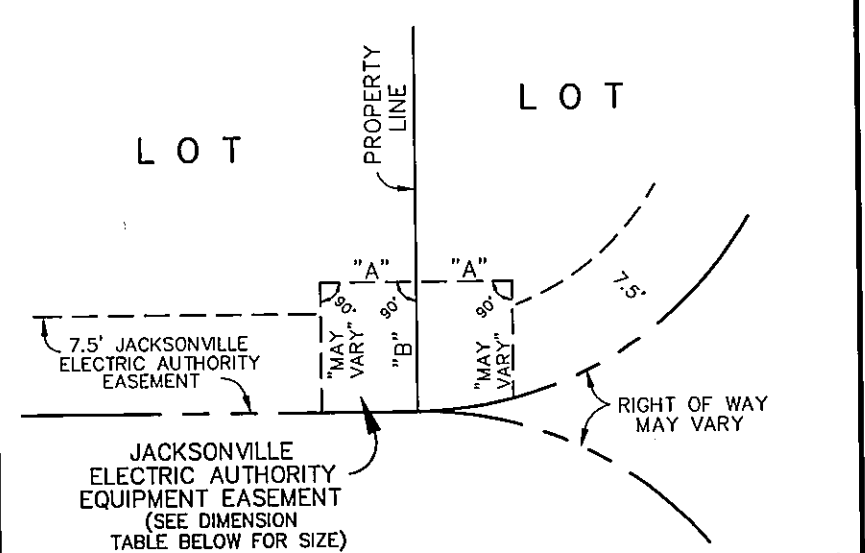
BROWARD ROAD

### VICINITY MAP

SCALE: 1" = 100'



### J.E.A. EASEMENT DETAIL (NOT TO SCALE)



DIMENSION TABLE	
A 5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
B 10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT
A 5'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT
B 20'	TYPICAL 20' X 20' J.E.A. EQUIPMENT EASEMENT

- 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: JEA - 544  
STATION: JEA - 540  
STATION: 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.

**A & J LAND SURVEYORS, INC.**  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 Telephone (904) 346-1733  
 Fax (904) 346-1736  
 Email: survey\_aj@bellsouth.net

LB 6661

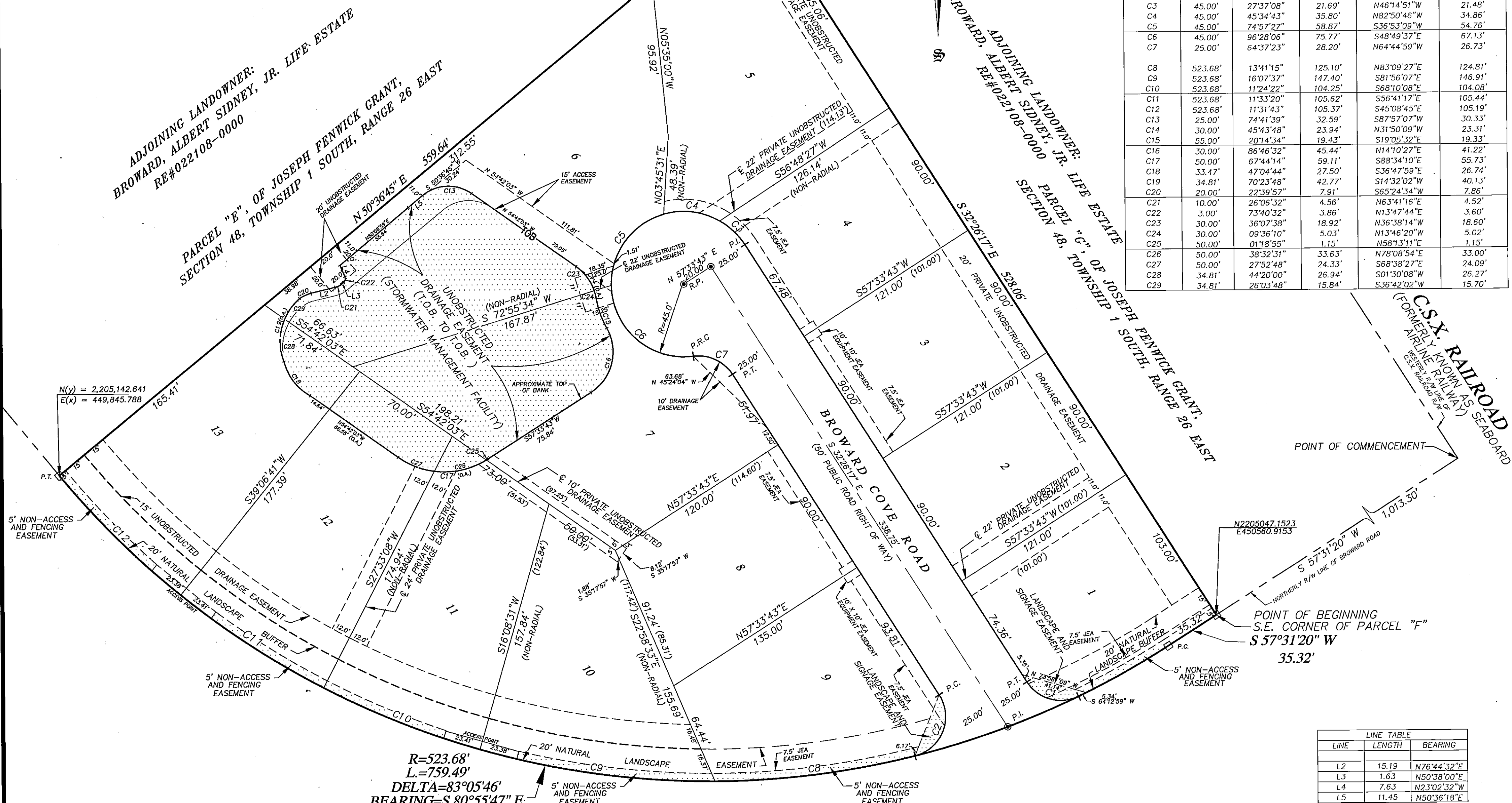
# BROWARD COVE UNIT 2

A REPLAT OF A PART OF THE JOSEPH FENWICK GRANT, IN SECTION 48  
TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN DEED BOOK 823, PAGE 433  
THROUGH 445 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 28, PAGE 7  
SHEET THREE (3) of THREE (3) SHEETS

SEE SHEET TWO (2) FOR  
GENERAL NOTES

CURVE TABLE					
CURVE No.	RADIUS	DELTA	ARC LGTH.	CHORD BEAR.	CHORD DIST.
C1	25.00'	83°03'13"	36.24'	S73°57'53"E	33.15'
C2	25.00'	108°45'07"	47.45'	N21°56'16"E	40.64'
C3	45.00'	27°37'08"	21.69'	N46°14'51"W	21.48'
C4	45.00'	45°34'43"	35.80'	N82°50'46"W	34.86'
C5	45.00'	74°57'27"	58.87'	S36°53'09"W	54.76'
C6	45.00'	96°28'06"	75.77'	S48°49'37"E	67.13'
C7	25.00'	64°37'23"	28.20'	N64°44'59"W	26.73'
C8	523.68'	13°41'15"	125.10'	N83°09'27"E	124.81'
C9	523.68'	16°07'37"	147.40'	S81°56'07"E	146.91'
C10	523.68'	11°24'22"	104.25'	S68°10'08"E	104.08'
C11	523.68'	11°33'20"	105.62'	S56°41'17"E	105.44'
C12	523.68'	11°31'43"	105.37'	S45°08'45"E	105.19'
C13	25.00'	74°41'39"	32.59'	S87°57'07"W	30.33'
C14	30.00'	45°43'48"	23.94'	N31°50'09"W	23.31'
C15	55.00'	20°14'34"	19.43'	S19°05'32"E	19.33'
C16	30.00'	86°46'32"	45.44'	N14°10'27"E	41.22'
C17	50.00'	67°44'14"	59.11'	S88°34'10"E	55.73'
C18	33.47'	47°04'44"	27.50'	S36°47'59"E	26.74'
C19	34.81'	70°23'48"	42.77'	S14°32'02"W	40.13'
C20	20.00'	22°39'57"	7.91'	S65°24'34"W	7.86'
C21	10.00'	26°06'32"	4.56'	N63°41'16"E	4.52'
C22	3.00'	73°40'32"	3.86'	N13°47'44"E	3.60'
C23	30.00'	36°07'38"	18.92'	N36°38'14"W	18.60'
C24	30.00'	09°36'10"	5.03'	N13°46'20"W	5.02'
C25	50.00'	01°18'55"	1.15'	N58°13'11"E	1.15'
C26	50.00'	38°32'31"	33.63'	N78°08'54"E	33.00'
C27	50.00'	27°52'48"	24.33'	S68°38'27"E	24.09'
C28	34.81'	44°20'00"	26.94'	S01°30'08"W	26.27'
C29	34.81'	26°03'48"	15.84'	S36°42'02"W	15.70'



R=523.68'  
L=759.49'  
DELTA=83°05'46"  
BEARING=S 80°55'47" E  
CHORD=694.66'

LINE TABLE		
LINE	LENGTH	BEARING
L2	15.19	N76°44'32"E
L3	1.63	N50°38'00"E
L4	7.63	N23°02'32"W
L5	11.45	N50°36'18"E

**A & J LAND SURVEYORS, INC.**  
5847 Luella Street  
Jacksonville, Florida 32207  
Telephone (904) 346-1733  
Fax (904) 346-1736  
Email: survey\_aj@bellsouth.net