

Captiva Bluff Unit One

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST,
AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ALL LYING IN DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 89°26'26" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 3, A DISTANCE OF 30.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°26'26" WEST, ALONG SAID NORTHERLY LINE OF SECTION 3, A DISTANCE OF 1289.88 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE NORTH 01°21'47" WEST, ALONG LAST SAID LINE, 1341.62 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF BURKIT LANE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT HERINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 02°27'17" WEST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD, A DISTANCE OF 446.00 FEET; THENCE SOUTH 81°16'36" WEST, 79.57 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8836, PAGE 493, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°28'18" WEST, ALONG LAST SAID LINE, 381.83 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8836, PAGE 493; THENCE SOUTH 02°32'12" WEST, ALONG LAST SAID LINE, 142.97 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3694, PAGE 189, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°25'59" WEST, ALONG LAST SAID LINE, 232.24 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6242, PAGE 773, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 02°27'17" WEST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6242, PAGE 773, A DISTANCE OF 528.67 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6242, PAGE 773; THENCE SOUTH 87°32'43" EAST, ALONG LAST SAID LINE, 681.50 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD; THENCE SOUTH 02°27'17" WEST, ALONG LAST SAID LINE, 131.60 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 88°20'10" WEST, ALONG LAST SAID LINE, 1262.93 FEET TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; THENCE NORTH 01°39'17" EAST, ALONG LAST SAID LINE, 321 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF CANEY BRANCH; THENCE WESTERLY AND NORTHERLY, ALONG SAID MEAN HIGH WATER LINE OF CANEY BRANCH, A DISTANCE OF 3278 FEET, MORE OR LESS TO AN INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, SAID LINE BEARING SOUTH 89°12'17" EAST FROM REFERENCE POINT "A"; THENCE SOUTH 89°12'17" EAST, ALONG LAST SAID LINE, 326 FEET, MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

CLERK'S CERTIFICATION 2001-1252324

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 54, Pages 65 thru 65I of the Public Records of Duval County, Florida.
Signed this 5th day of October, A.D., 2001.

Jim Fuller By: Debra
JIM FULLER Deputy Clerk
Clerk of Circuit Court

APPROVED FOR THE RECORD

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

By: [Signature] October 23, 2001
Director of Public Works Date

NOTARY FOR CAPTIVA BLUFF, L.L.C.

The foregoing instrument was acknowledged before me this 29th day of August, 2001, A.D., by J.D. Collins, President of The Collins Group, Inc., as Manager of Captiva Bluff, L.L.C., a Corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Beverly J. Holland 4-16-05
Notary Public My Commission Expires:
State of Florida at Large Serial No. CC993535
Print Name: Beverly J. Holland



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 REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.
SIGNED THE 10th DAY OF SEPTEMBER, A.D., 2001.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21st DAY OF September, 2001.

Glenn E. McGreggor
GLENN E. MCGREGGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

ADOPTION AND DEDICATION

This is to certify that Captiva Bluff, L.L.C., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Captiva Bluff Unit One, 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, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements and landscape tract which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, which includes Tracts A & B, water and sewer, 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, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, 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/stormwater management facilities 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 damaged 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, licenses or concessionaires within Captiva Bluff 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 Owners does hereby reserve unto itself 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.

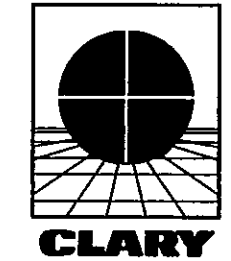
Those easements designated as 'JEA-E.E.' are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

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, Captiva Bluff, L.L.C., has caused these presents to be signed this 29th day of August, 2001.

Witness: Beverly J. Holland J.D. Collins
Print Name: Beverly J. Holland President
The Collins Group, Inc., as Manager

Witness: Susan C Harris
Print Name: Susan C Harris



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.B. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32225
(904) 260-2703

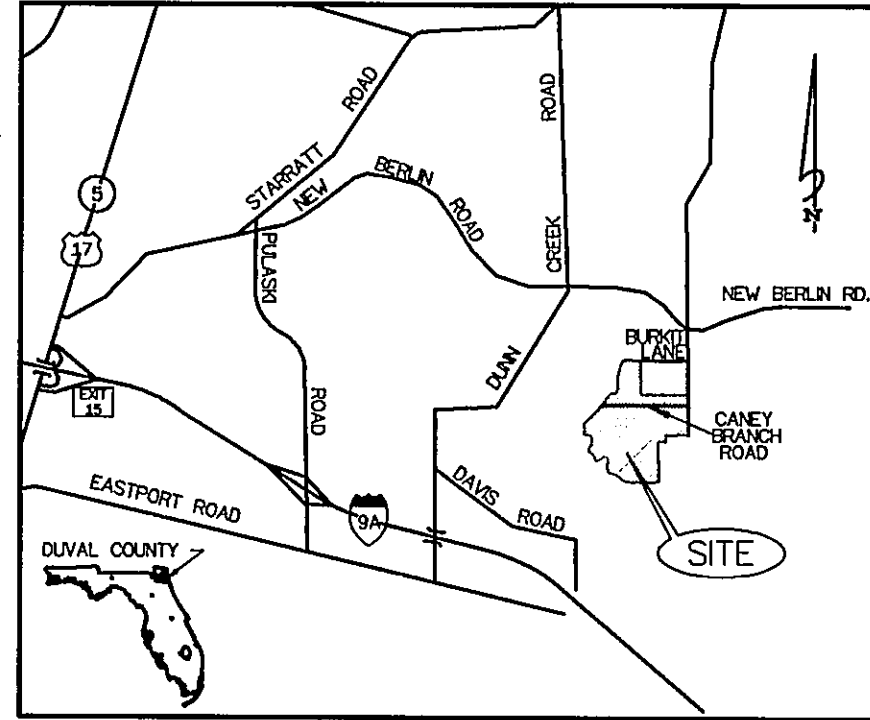
Approved 9-21-2001
Date
[Signature]
City Engineer
for Director of Public Works
Approved 10-03-01
Date
[Signature]
for General Counsel

REVIEWS
OFFICE: [Signature]
FIELD: [Signature]
CHECKED BY
CLOSURES/DATA: [Signature]
COVER SHEET: [Signature]
PRMS: [Signature]

Captiva Bluff Unit One

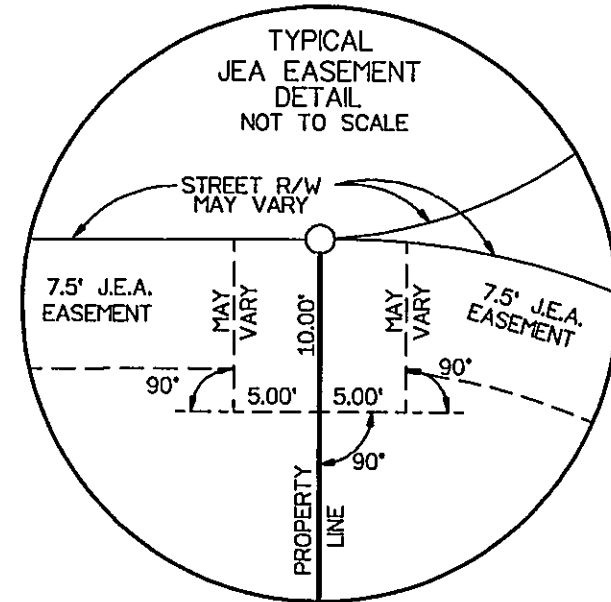
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AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

VICINITY MAP
(NOT TO SCALE)



General Notes

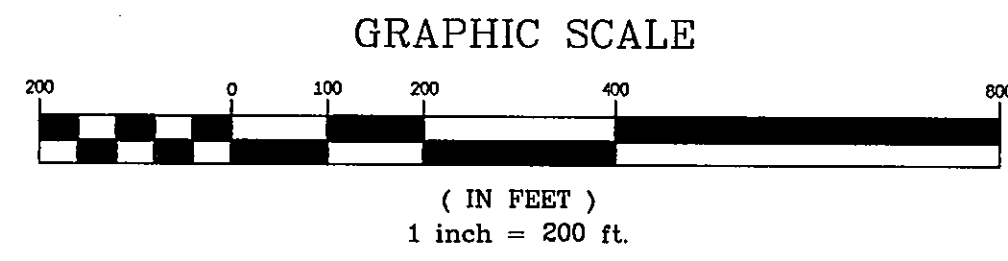
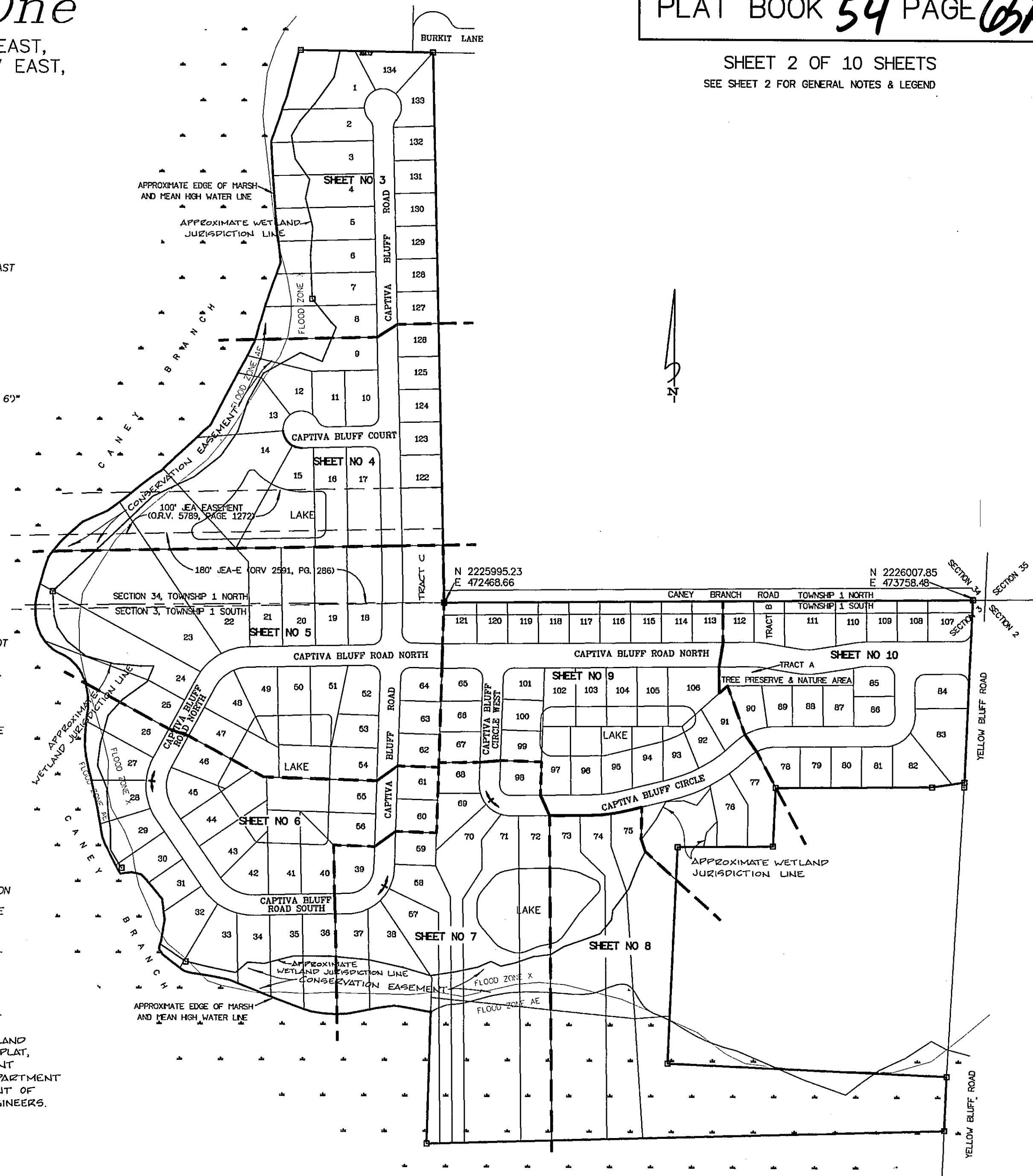
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLAN COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2225995.23 E 472468.66 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "AE", "AE(EL 6) AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 159E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO 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.
- '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. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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 FOR REPLACEMENT OF SUCH ITEMS.
- THE APPROXIMATE EDGE OF MARSH/MEAN HIGH WATER LINE AS SHOWN ON THIS MAP IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL PROTECTION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACTS AND RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY BOUNDARY OR JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW.
- NOTWITHSTANDING CONSERVATION EASEMENTS AND/OR UPLAND VEGETATED TREATMENT BUFFERS AS DEPICTED ON THIS PLAT, DOCKS, PIERS AND PLATFORMS ARE ALLOWED PURSUANT TO PERMITS ISSUED BY THE SURWMD, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FLORIDA DEPARTMENT OF NATURAL RESOURCES, AND THE U.S. ARMY CORP OF ENGINEERS.



LEGEND

- R/W = RIGHT-OF-WAY
- = PERMANENT CONTROL POINT STAMPED CLARY 3377
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ORV = OFFICIAL RECORDS VOLUME
- FB = PLAT BOOK
- PG(S) = PAGE(S)
- A = ARC LENGTH
- T = TANGENT
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- RP = RADIUS POINT
- C4 = TABULATED CURVE DATA
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- RDL = RADIAL LINE
- JEA/E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JEA/EE = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- = SET 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "CLARY 3377"
- D.B. = DEED BOOK
- O.R. = OFFICIAL RECORDS
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.D.E. = UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
- L4 = TABULATED LINE DATA
- P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

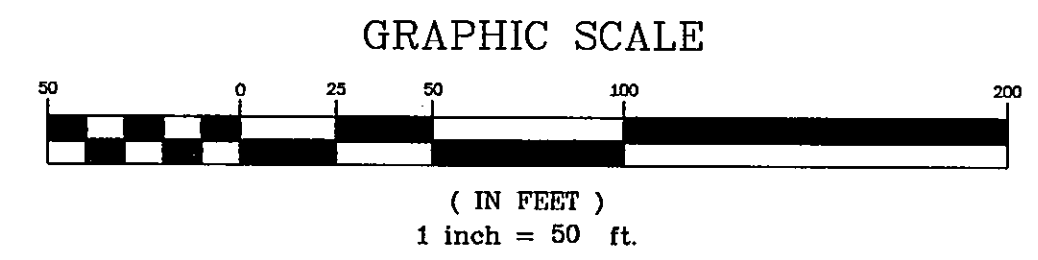
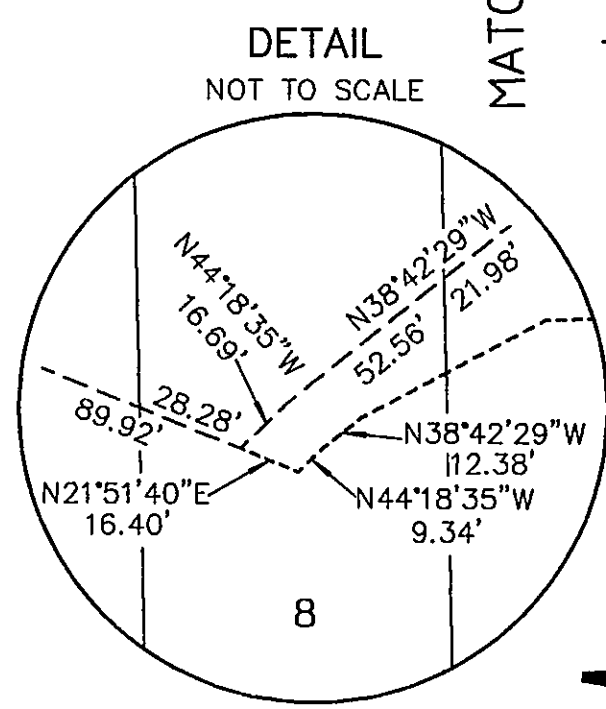
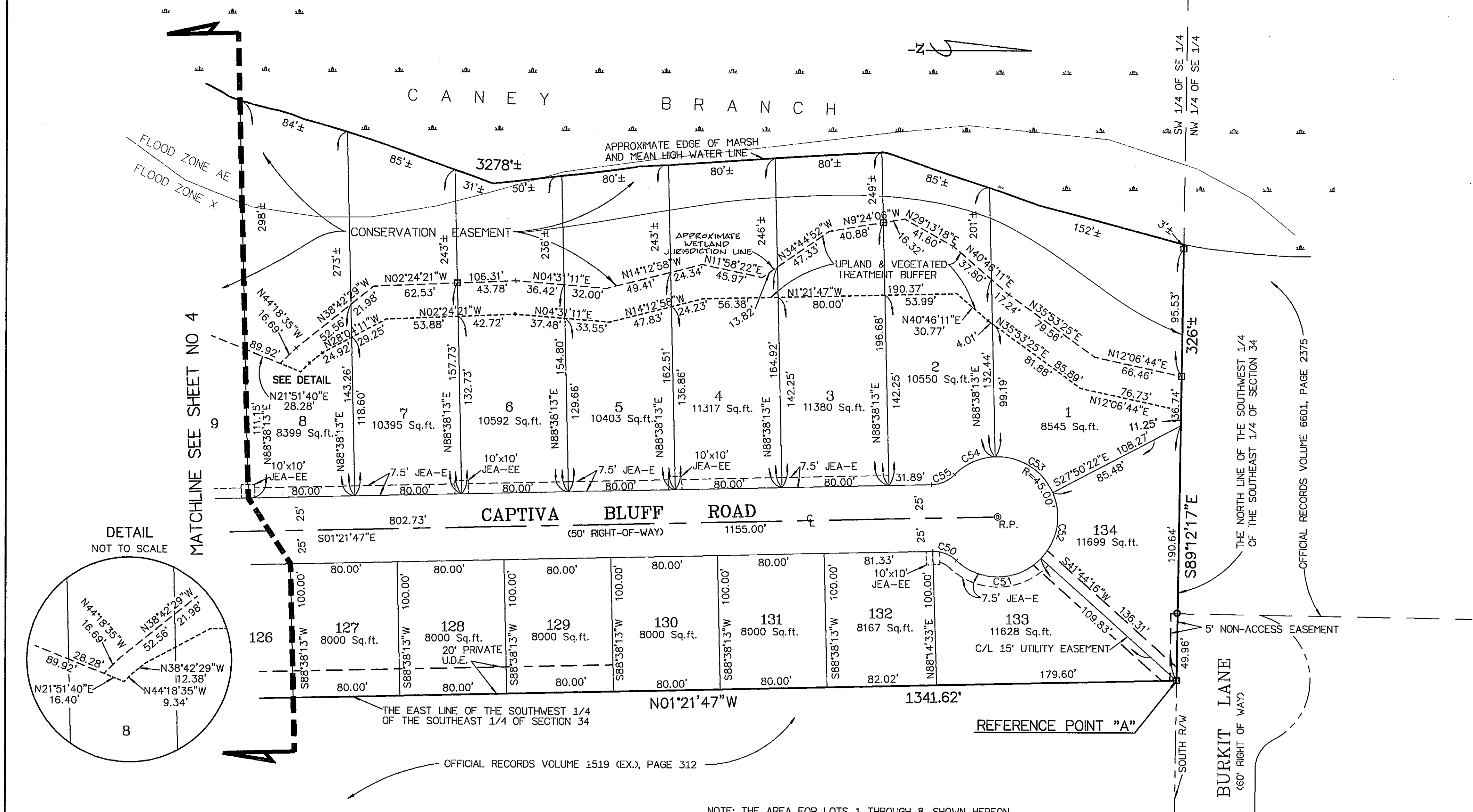
REVIEWS _____
OFFICE: _____
FIELD: _____
CHECKED BY _____
DRAFT: _____
CLOSURES/DATA: _____
COVER SHEET: _____
PRMS: _____



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904 260-2703

Captiva Bluff Unit One

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST,
AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTE: THE AREA FOR LOTS 1 THROUGH 8, SHOWN HEREON IS FROM THE WESTERLY RIGHT-OF-WAY LINE OF CAPTIVA BLUFF ROAD TO THE EASTERLY LINE OF THE UPLAND & VEGETATED TREATMENT BUFFER.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C50	44°24'55"	19.38'	25.00'	S20°50'40"W	18.90'
C51	89°20'08"	70.16'	45.00'	N1°36'56"W	63.27'
C52	67°36'05"	53.09'	45.00'	N80°05'02"W	50.07'
C53	68°36'11"	53.88'	45.00'	S31°48'49"W	50.72'
C54	43°17'26"	34.00'	45.00'	S24°07'59"E	33.20'
C55	44°24'55"	19.38'	25.00'	N23°34'15"W	18.90'



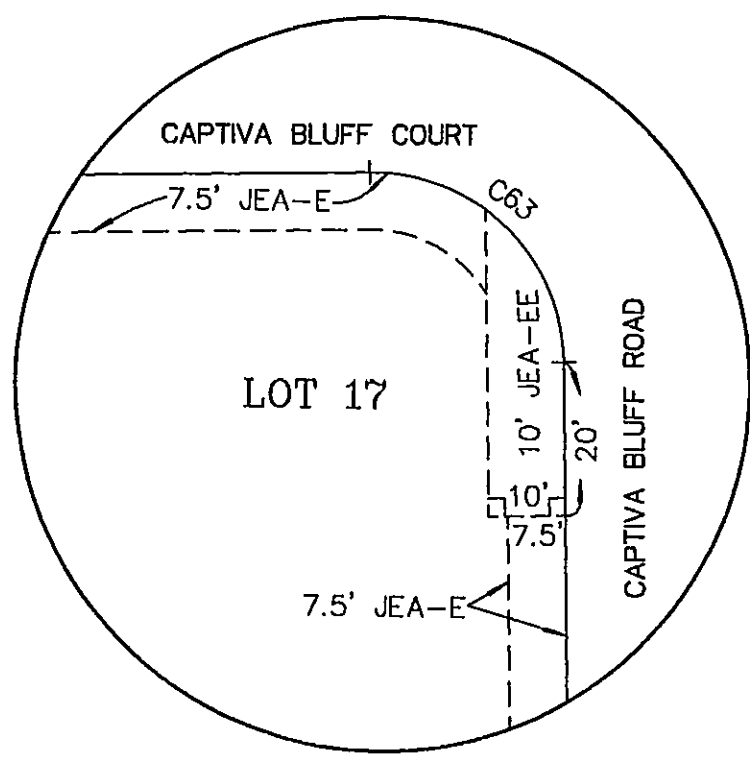
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Captiva Bluff Unit One

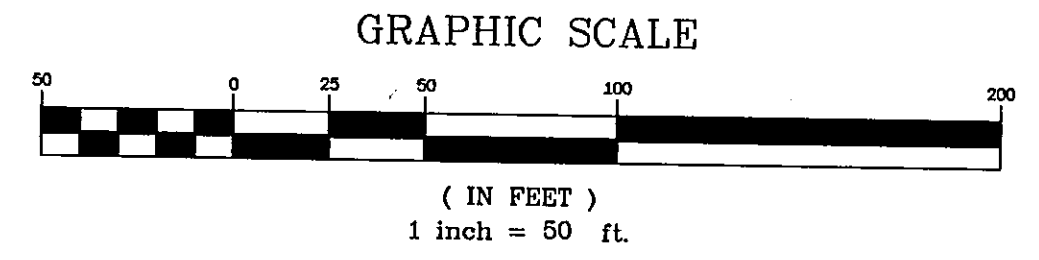
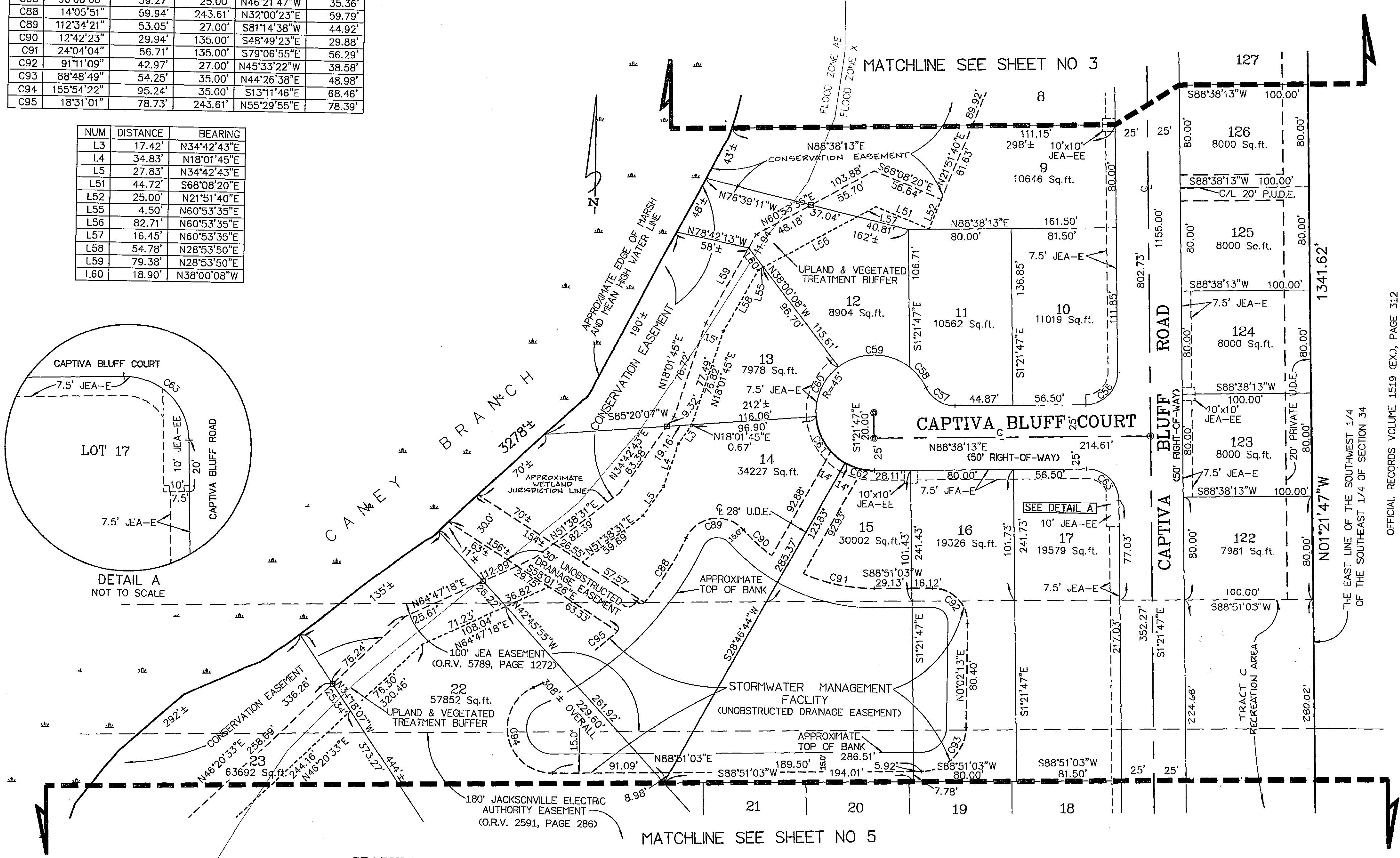
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C56	90°00'00"	39.27'	25.00'	N43°38'13"E	35.36'
C57	64°37'23"	28.20'	25.00'	S59°03'06"E	26.73'
C58	25°57'50"	20.39'	45.00'	N39°43'19"W	20.22'
C59	75°17'53"	59.14'	45.00'	S89°38'49"W	54.97'
C60	56°39'45"	44.50'	45.00'	S23°39'59"W	42.71'
C61	56°33'23"	44.42'	45.00'	S32°56'35"E	42.64'
C62	30°08'31"	23.67'	45.00'	S76°17'32"E	23.40'
C63	90°00'00"	39.27'	25.00'	N46°21'47"W	35.36'
C88	14°05'51"	59.94'	243.61'	N32°00'23"E	59.79'
C89	112°34'21"	53.05'	27.00'	S81°14'38"W	44.92'
C90	12°42'23"	29.94'	135.00'	S48°49'23"E	29.88'
C91	24°04'04"	56.71'	135.00'	S79°06'55"E	56.29'
C92	91°11'09"	42.97'	27.00'	N45°33'22"W	38.58'
C93	88°48'49"	54.25'	35.00'	N44°26'38"E	48.98'
C94	155°54'22"	95.24'	35.00'	S13°11'46"E	68.46'
C95	18°31'01"	78.73'	243.61'	N55°29'55"E	78.39'

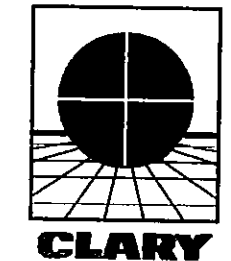
NUM	DISTANCE	BEARING
L3	17.42'	N34°42'43"E
L4	34.83'	N18°01'45"E
L5	27.83'	N34°42'43"E
L51	44.72'	S68°08'20"E
L52	25.00'	N21°51'40"E
L55	4.50'	N60°53'35"E
L56	82.71'	N60°53'35"E
L57	16.45'	N60°53'35"E
L58	54.78'	N28°53'50"E
L59	79.38'	N28°53'50"E
L60	18.90'	N38°00'08"W



DETAIL A
NOT TO SCALE



NOTE: THE AREA FOR LOTS 9, 12-14, 22 AND 23 SHOWN HEREON IS FROM THE RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF THE UPLAND & VEGETATED TREATMENT BUFFER.



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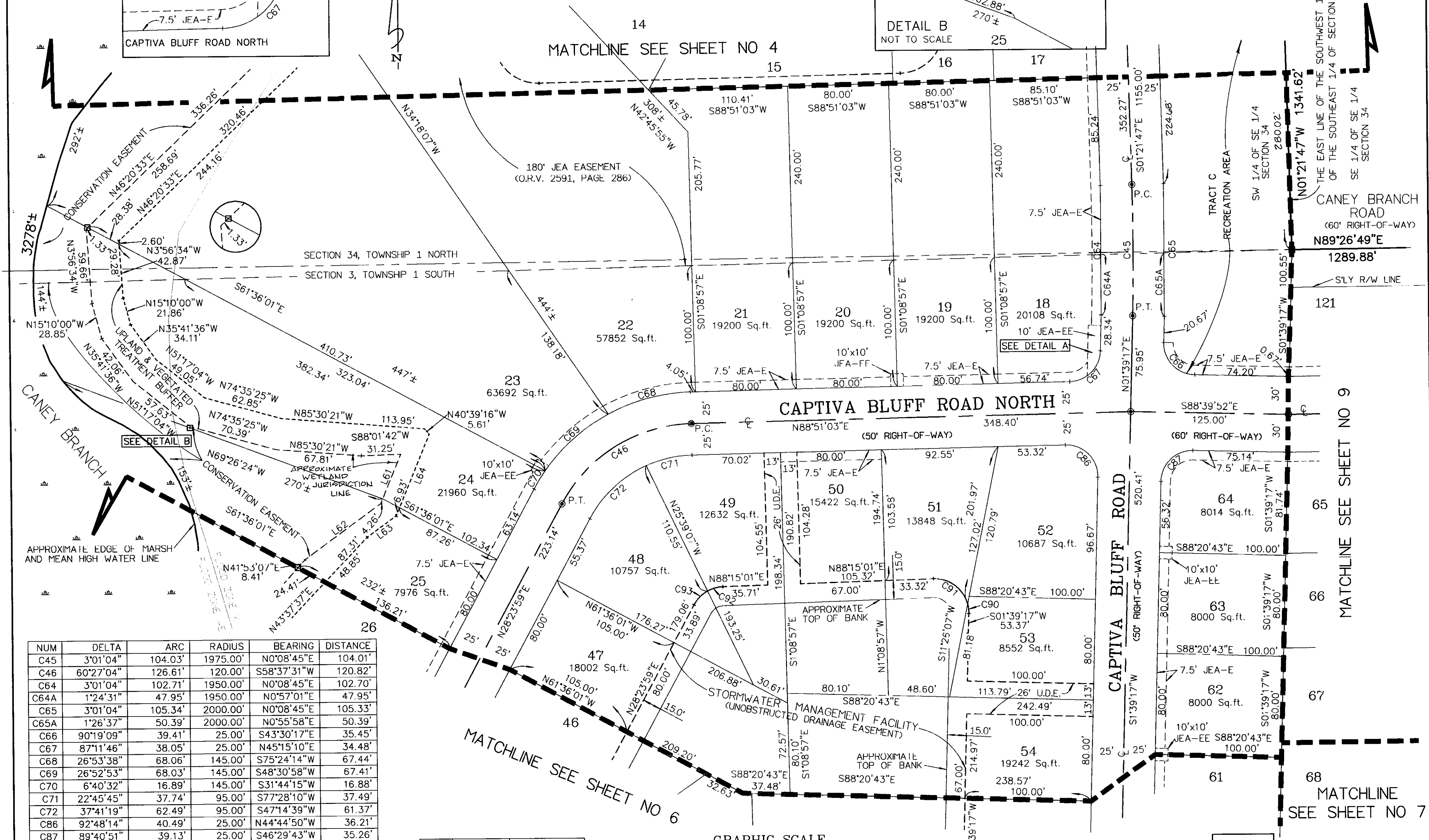
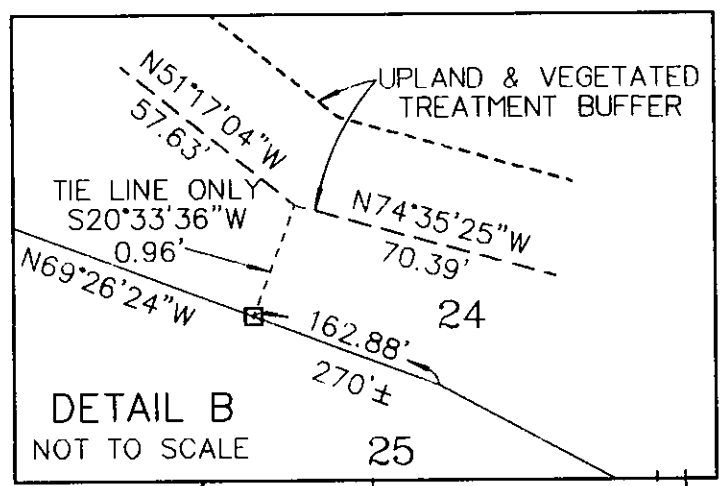
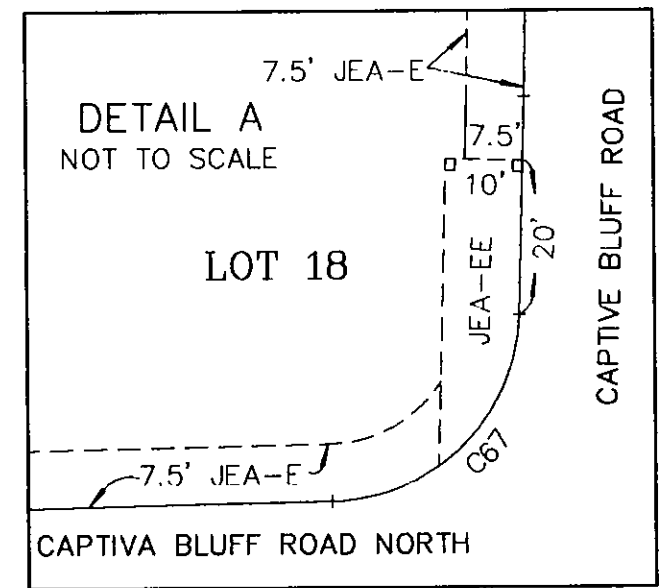
OFFICIAL RECORDS VOLUME 1519 (EX.), PAGE 312

THE EAST LINE OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 34

Captiva Bluff Unit One

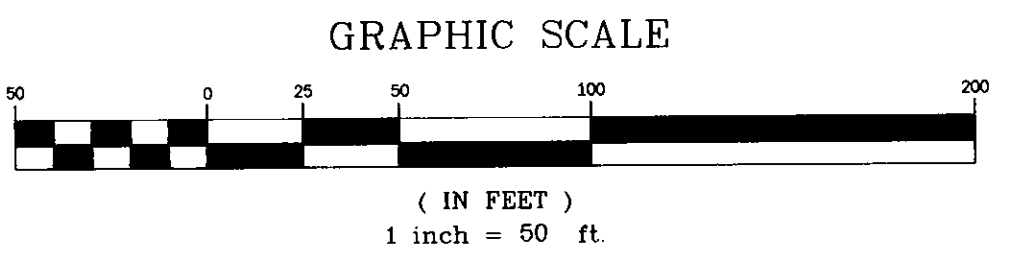
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IS FROM THE RIGHT-OF WAY LINE TO THE EASTERLY LINE
OF THE UPLAND & VEGETATED TREATMENT BUFFER.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C45	3°01'04"	104.03'	1975.00'	N0°08'45"E	104.01'
C46	60°27'04"	126.61'	120.00'	S58°37'31"W	120.82'
C64	3°01'04"	102.71'	1950.00'	N0°08'45"E	102.70'
C64A	1°24'31"	47.95'	1950.00'	N0°57'01"E	47.95'
C65	3°01'04"	105.34'	2000.00'	N0°08'45"E	105.33'
C65A	1°26'37"	50.39'	2000.00'	N0°55'58"E	50.39'
C66	90°19'09"	39.41'	25.00'	S43°30'17"E	35.45'
C67	87°11'46"	38.05'	25.00'	N45°15'10"E	34.48'
C68	26°53'38"	68.06'	145.00'	S75°24'14"W	67.44'
C69	26°52'53"	68.03'	145.00'	S48°30'58"W	67.41'
C70	6°40'32"	16.89'	145.00'	S31°44'15"W	16.88'
C71	22°45'45"	37.74'	95.00'	S77°28'10"W	37.49'
C72	37°41'19"	62.49'	95.00'	S47°14'39"W	61.37'
C86	92°48'14"	40.49'	25.00'	N44°44'50"W	36.21'
C87	89°40'51"	39.13'	25.00'	S46°29'43"W	35.26'
C90	16°05'50"	7.59'	27.00'	N6°23'38"W	7.56'
C91	77°18'25"	36.43'	27.00'	N53°05'46"W	33.73'
C92	26°59'12"	12.72'	27.00'	S74°45'25"W	12.60'
C93	32°51'49"	15.49'	27.00'	S44°49'54"W	15.28'

NUM	DISTANCE	BEARING
L61	42.30'	N22°27'10"E
L62	74.93'	N53°58'35"E
L63	28.79'	N53°58'35"E
L64	69.82'	N22°27'10"E



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904 260-2703

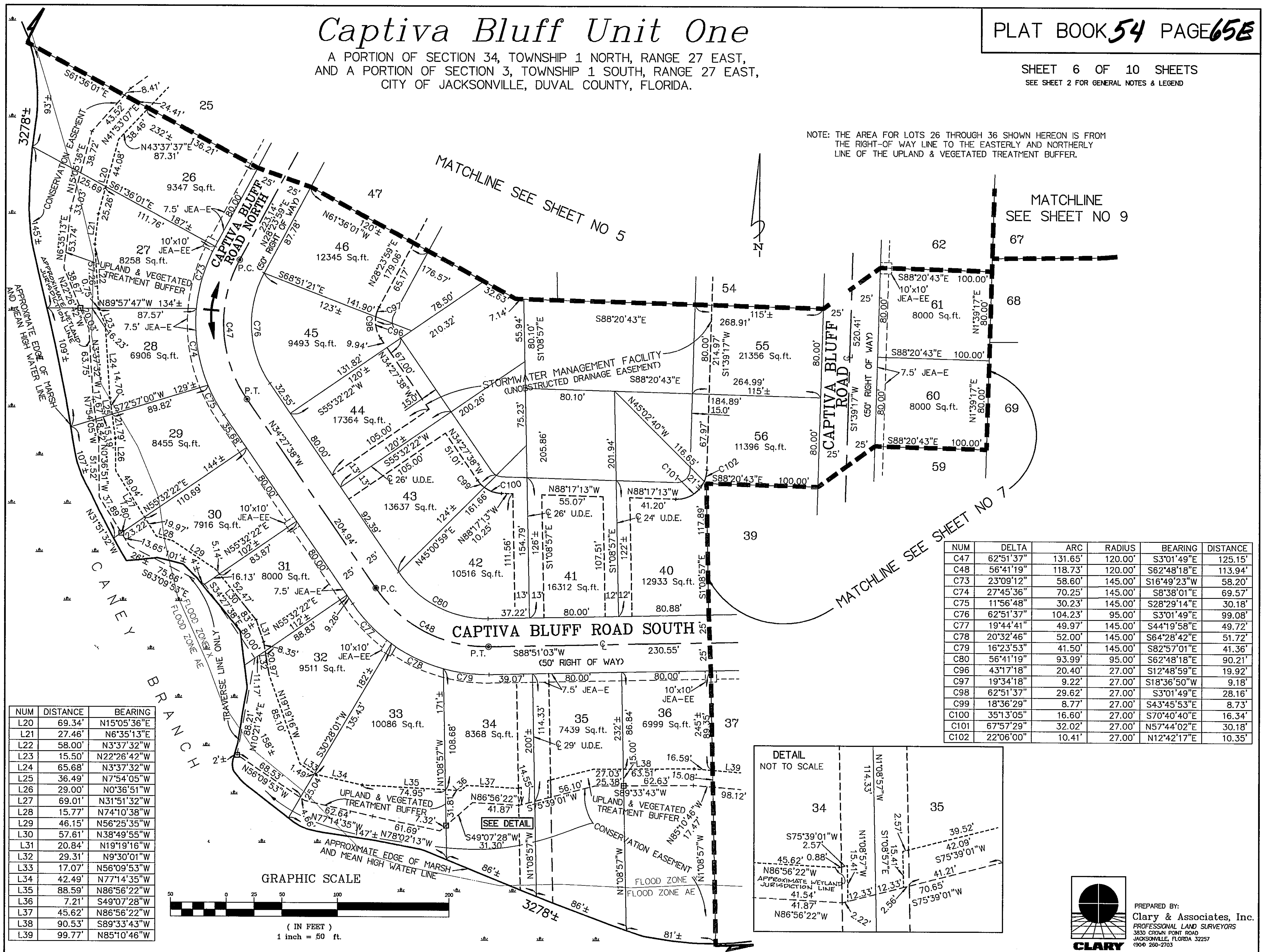
MATCHLINE SEE SHEET NO 9

MATCHLINE SEE SHEET NO 7

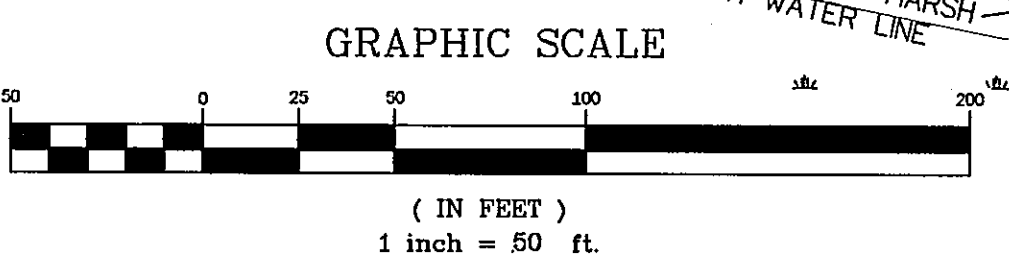
Captiva Bluff Unit One

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST,
AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NOTE: THE AREA FOR LOTS 26 THROUGH 36 SHOWN HEREON IS FROM
THE RIGHT-OF-WAY LINE TO THE EASTERLY AND NORTHERLY
LINE OF THE UPLAND & VEGETATED TREATMENT BUFFER.

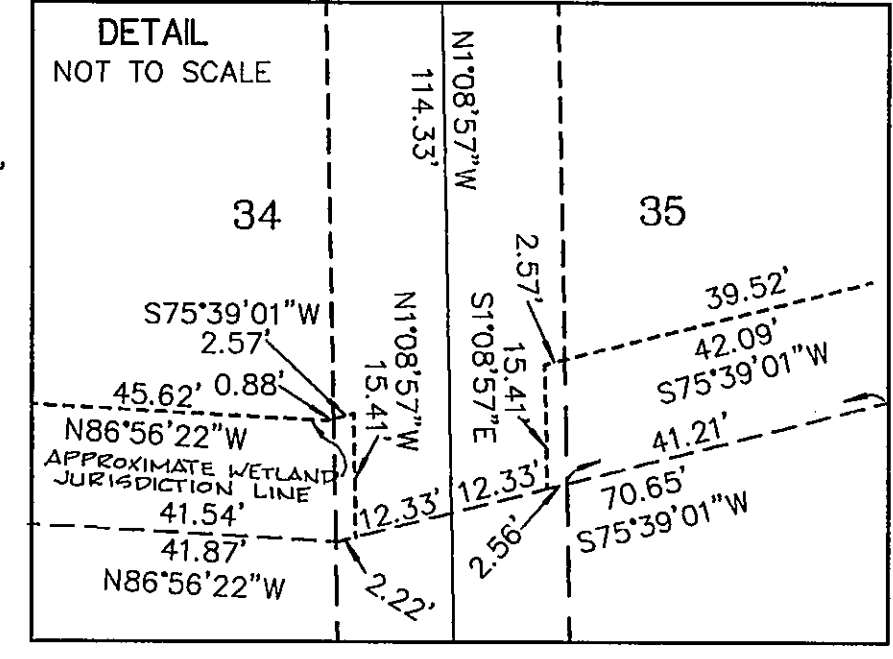


NUM	DISTANCE	BEARING
L20	69.34'	N15°05'36"E
L21	27.46'	N6°35'13"E
L22	58.00'	N3°37'32"W
L23	15.50'	N22°26'42"W
L24	65.68'	N3°37'32"W
L25	36.49'	N7°54'05"W
L26	29.00'	N0°36'51"W
L27	69.01'	N31°51'32"W
L28	15.77'	N74°10'38"W
L29	46.15'	N56°25'35"W
L30	57.61'	N38°49'55"W
L31	20.84'	N19°19'16"W
L32	29.31'	N9°30'01"W
L33	17.07'	N56°09'53"W
L34	42.49'	N77°14'35"W
L35	88.59'	N86°56'22"W
L36	7.21'	S49°07'28"W
L37	45.62'	N86°56'22"W
L38	90.53'	S89°33'43"W
L39	99.77'	N85°10'46"W



MATCHLINE SEE SHEET NO 7

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C47	62°51'37"	131.65'	120.00'	S3°01'49"E	125.15'
C48	56°41'19"	118.73'	120.00'	S62°48'18"E	113.94'
C73	23°09'12"	58.60'	145.00'	S16°49'23"W	58.20'
C74	27°45'36"	70.25'	145.00'	S8°38'01"E	69.57'
C75	11°56'48"	30.23'	145.00'	S28°29'14"E	30.18'
C76	62°51'37"	104.23'	95.00'	S3°01'49"E	99.08'
C77	19°44'41"	49.97'	145.00'	S44°19'58"E	49.72'
C78	20°32'46"	52.00'	145.00'	S64°28'42"E	51.72'
C79	16°23'53"	41.50'	145.00'	S82°57'01"E	41.36'
C80	56°41'19"	93.99'	95.00'	S62°48'18"E	90.21'
C96	43°17'18"	20.40'	27.00'	S12°48'59"E	19.92'
C97	19°34'18"	9.22'	27.00'	S18°36'50"W	9.18'
C98	62°51'37"	29.62'	27.00'	S3°01'49"E	28.16'
C99	18°36'29"	8.77'	27.00'	S43°45'53"E	8.73'
C100	35°13'05"	16.60'	27.00'	S70°40'40"E	16.34'
C101	67°57'29"	32.02'	27.00'	N57°44'02"E	30.18'
C102	22°06'00"	10.41'	27.00'	N12°42'17"E	10.35'



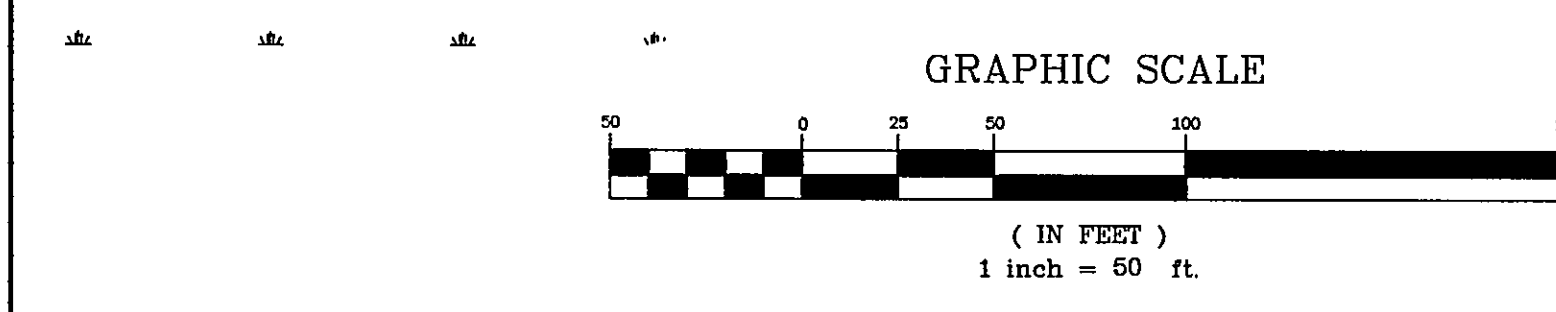
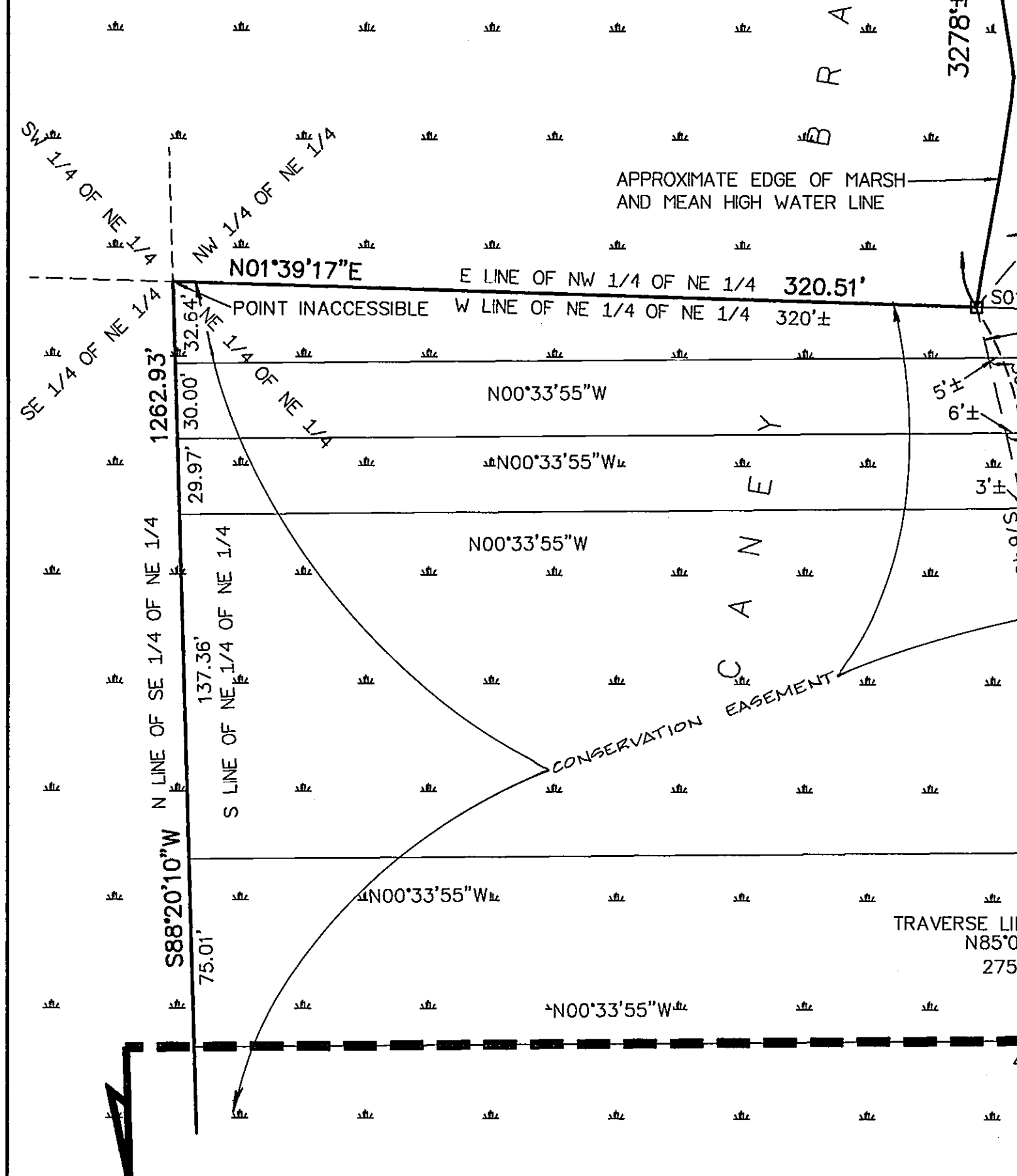
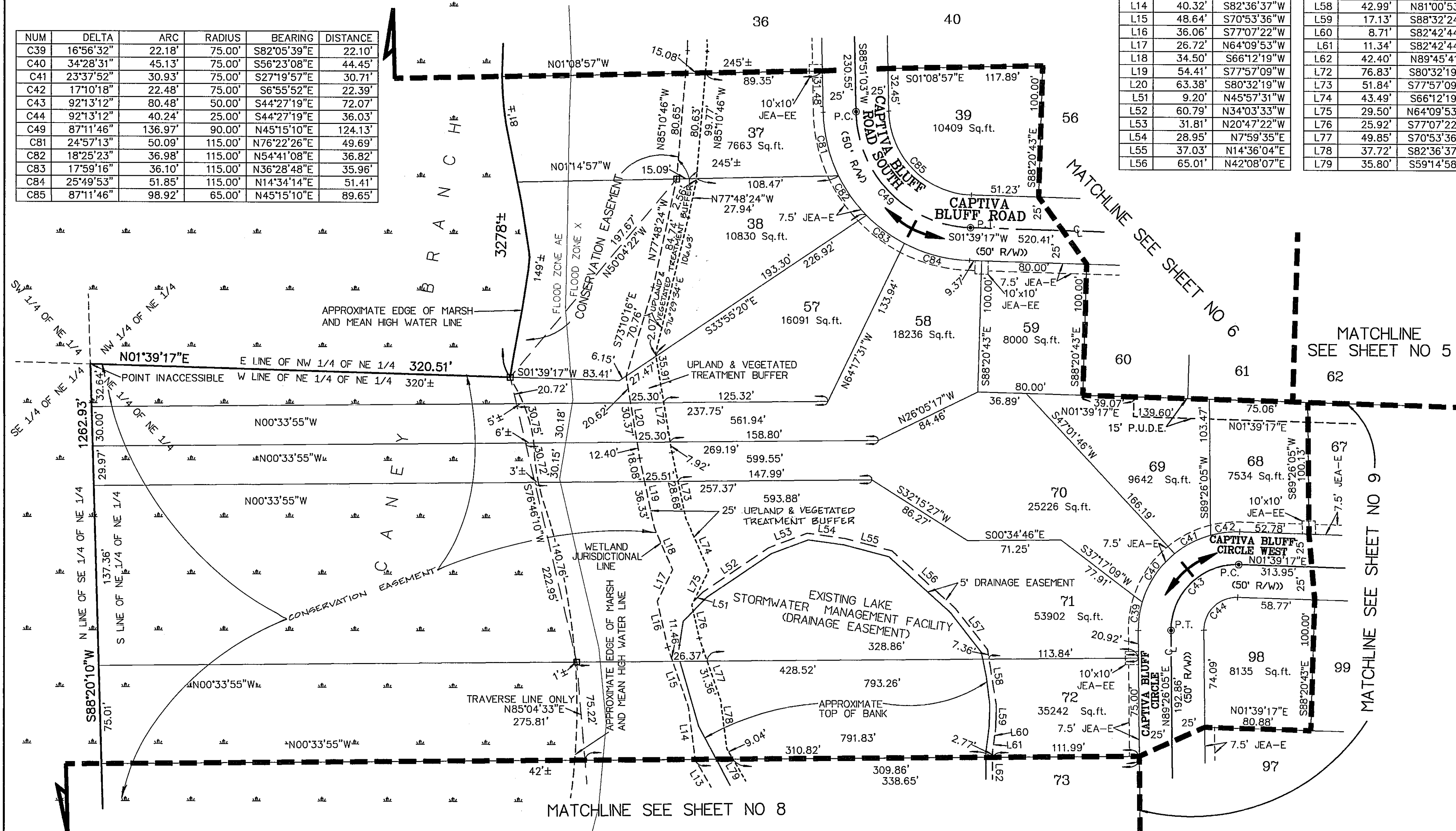
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Captiva Bluff Unit One

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST,
AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C39	16°56'32"	22.18'	75.00'	S82°05'39"E	22.10'
C40	34°28'31"	45.13'	75.00'	S56°23'08"E	44.45'
C41	23°37'52"	30.93'	75.00'	S27°19'57"E	30.71'
C42	17°10'18"	22.48'	75.00'	S6°55'52"E	22.39'
C43	92°13'12"	80.48'	50.00'	S44°27'19"E	72.07'
C44	92°13'12"	40.24'	25.00'	S44°27'19"E	36.03'
C49	87°11'46"	136.97'	90.00'	N45°15'10"E	124.13'
C81	24°57'13"	50.09'	115.00'	N76°22'26"E	49.69'
C82	18°25'23"	36.98'	115.00'	N54°41'08"E	36.82'
C83	17°59'16"	36.10'	115.00'	N36°28'48"E	35.96'
C84	25°49'53"	51.85'	115.00'	N14°34'14"E	51.41'
C85	87°11'46"	98.92'	65.00'	N45°15'10"E	89.65'

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L13	38.41'	S59°14'58"W	L57	40.14'	N51°49'43"E
L14	40.32'	S82°36'37"W	L58	42.99'	N81°00'53"E
L15	48.64'	S70°53'36"W	L59	17.13'	S88°32'24"E
L16	36.06'	S77°07'22"W	L60	8.71'	S82°42'44"E
L17	26.72'	N64°09'53"W	L61	11.34'	S82°42'44"E
L18	34.50'	S66°12'19"W	L62	42.40'	N89°45'41"E
L19	54.41'	S77°57'09"W	L72	76.83'	S80°32'19"W
L20	63.38'	S80°32'19"W	L73	51.84'	S77°57'09"W
L51	9.20'	N45°57'31"W	L74	43.49'	S66°12'19"W
L52	60.79'	N34°03'33"W	L75	29.50'	N64°09'53"W
L53	31.81'	N20°47'22"W	L76	25.92'	S77°07'22"W
L54	28.95'	N7°59'35"E	L77	49.85'	S70°53'36"W
L55	37.03'	N14°36'04"E	L78	37.72'	S82°36'37"W
L56	65.01'	N42°08'07"E	L79	35.80'	S59°14'58"W



NOTE: THE AREA FOR LOTS 37 AND 38 SHOWN HEREON IS FROM THE RIGHT-OF WAY LINE TO THE NORTHERLY LINE OF THE UPLAND & VEGETATED TREATMENT BUFFER.



Captiva Bluff Unit One

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST,
AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 8 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

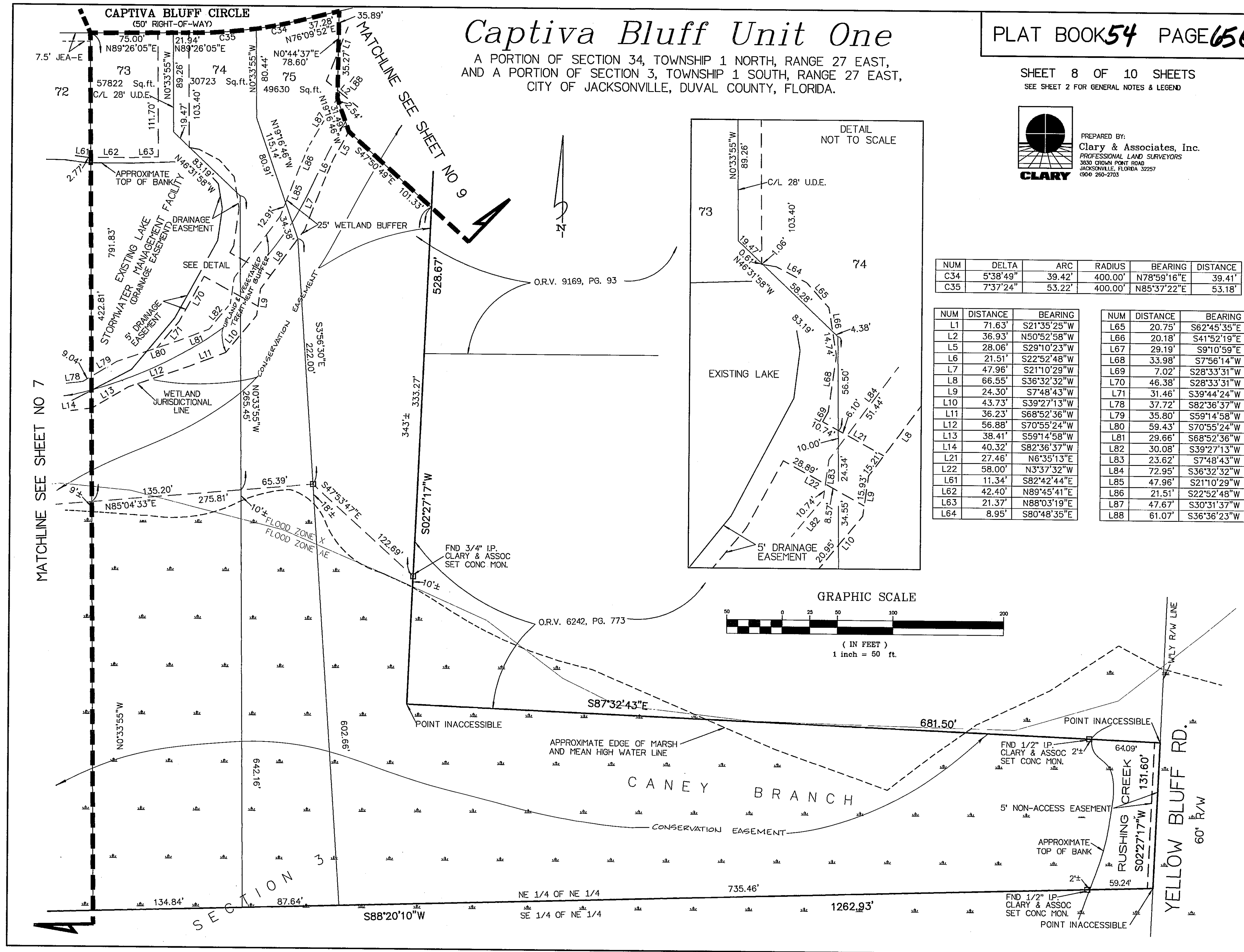
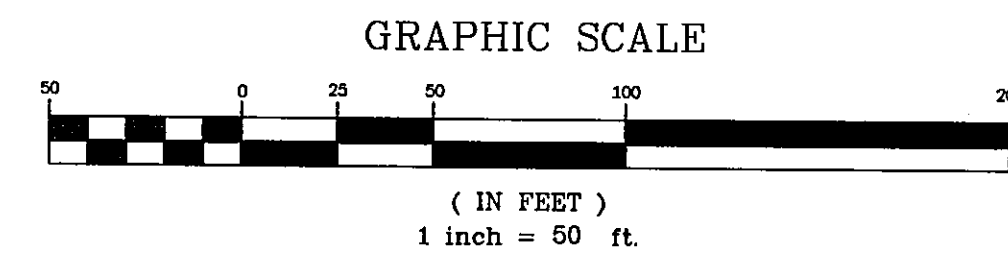
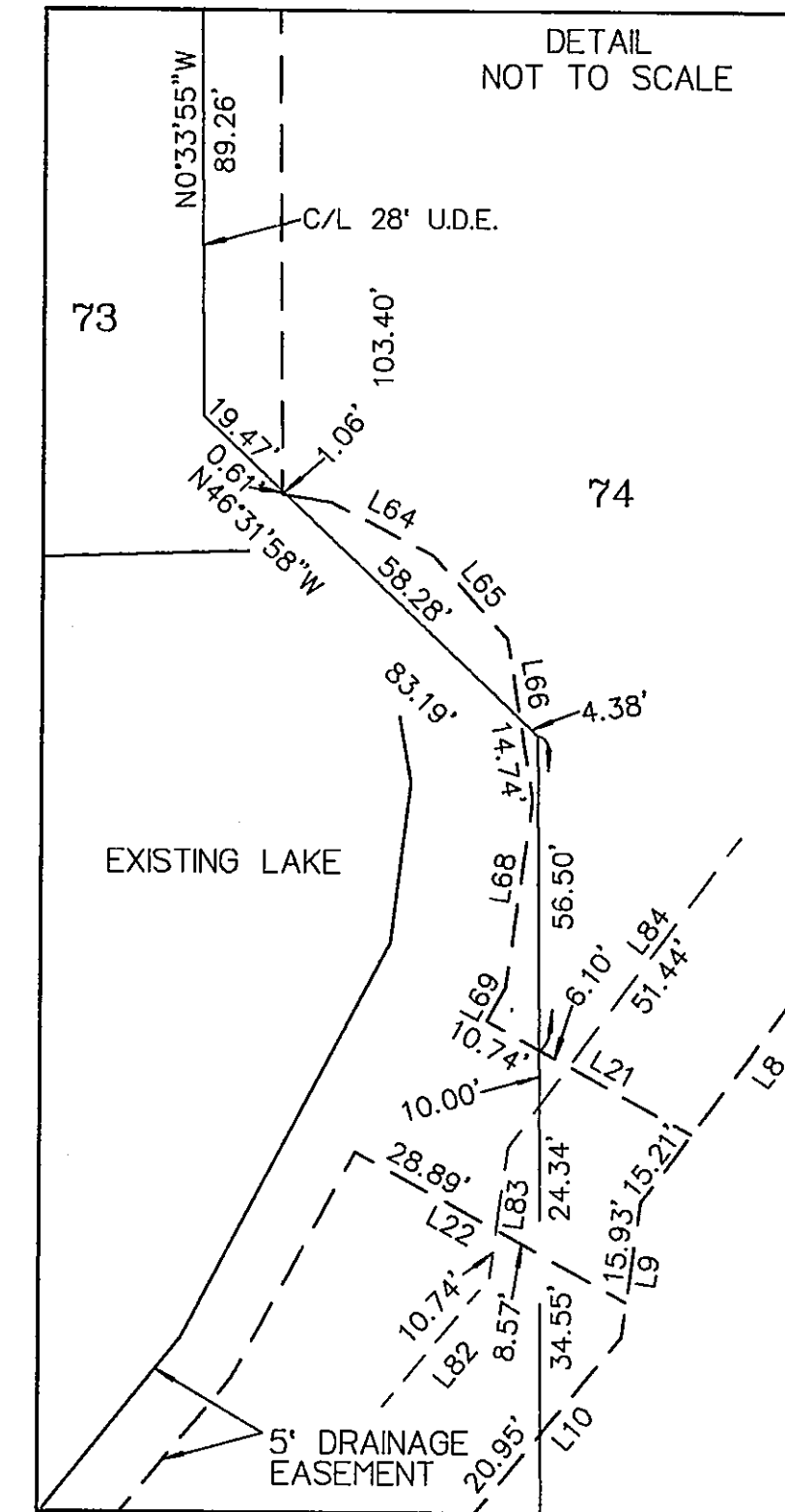


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3330 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C34	5°38'49"	39.42'	400.00'	N78°59'16"E	39.41'
C35	7°37'24"	53.22'	400.00'	N85°37'22"E	53.18'

NUM	DISTANCE	BEARING
L1	71.63'	S21°35'25"W
L2	36.93'	N50°52'58"W
L5	28.06'	S29°10'23"W
L6	21.51'	S22°52'48"W
L7	47.96'	S21°10'29"W
L8	66.55'	S36°32'32"W
L9	24.30'	S7°48'43"W
L10	43.73'	S39°27'13"W
L11	36.23'	S68°52'36"W
L12	56.88'	S70°55'24"W
L13	38.41'	S59°14'58"W
L14	40.32'	S82°36'37"W
L21	27.46'	N6°35'13"E
L22	58.00'	N3°37'32"W
L61	11.34'	S82°42'44"E
L62	42.40'	N89°45'41"E
L63	21.37'	N88°03'19"E
L64	8.95'	S80°48'35"E

NUM	DISTANCE	BEARING
L65	20.75'	S62°45'35"E
L66	20.18'	S41°52'19"E
L67	29.19'	S9°10'59"E
L68	33.98'	S7°56'14"W
L69	7.02'	S28°33'31"W
L70	46.38'	S28°33'31"W
L71	31.46'	S39°44'24"W
L78	37.72'	S82°36'37"W
L79	35.80'	S59°14'58"W
L80	59.43'	S70°55'24"W
L81	29.66'	S68°52'36"W
L82	30.08'	S39°27'13"W
L83	23.62'	S7°48'43"W
L84	72.95'	S36°32'32"W
L85	47.96'	S21°10'29"W
L86	21.51'	S22°52'48"W
L87	47.67'	S30°31'37"W
L88	61.07'	S36°36'23"W



MATCHLINE SEE SHEET NO 7

MATCHLINE SEE SHEET NO 9

A

SECTION 3

NE 1/4 OF NE 1/4
SE 1/4 OF NE 1/4

YELLOW BLUFF RD.
60' R/W

CANEY BRANCH

FND 1/2" I.P. CLARY & ASSOC 2± SET CONC MON.

FND 1/2" I.P. CLARY & ASSOC 2± SET CONC MON.

FND 3/4" I.P. CLARY & ASSOC SET CONC MON.

O.R.V. 6242, PG. 773

O.R.V. 9169, PG. 93

POINT INACCESSIBLE

POINT INACCESSIBLE

APPROXIMATE TOP OF BANK

APPROXIMATE EDGE OF MARSH AND MEAN HIGH WATER LINE

APPROXIMATE TOP OF BANK

EXISTING LAKE

EXISTING LAKE

STORMWATER MANAGEMENT FACILITY

5' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

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Captiva Bluff Unit One

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST,
AND A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	92°13'13"	40.24'	25.00'	N44°26'19"W	36.03'
C2	87°46'47"	38.30'	25.00'	S45°32'41"W	34.66'
C22	16°07'16"	28.14'	100.00'	S53°46'14"W	28.04'
C23	43°45'42"	95.47'	125.00'	S67°35'27"W	93.17'
C26	15°11'31"	39.77'	150.00'	S53°18'22"W	39.66'
C27	8°13'42"	57.45'	400.00'	N49°49'28"E	57.40'
C28	8°00'34"	55.92'	400.00'	N57°56'36"E	55.87'
C29	14°12'58"	99.25'	400.00'	N69°03'22"E	98.99'
C30	30°27'15"	199.32'	375.00'	N60°56'14"E	196.98'
C31	4°17'14"	26.19'	350.00'	N47°51'13"E	26.18'
C32	12°40'48"	77.46'	350.00'	N56°20'15"E	77.30'
C33	13°29'13"	82.39'	350.00'	N69°25'15"E	82.20'
C36	13°16'13"	86.85'	375.00'	N82°47'58"E	86.66'
C37	8°17'16"	50.63'	350.00'	N80°18'30"E	50.58'
C38	4°58'57"	30.44'	350.00'	N86°56'36"E	30.43'

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	71.63'	S21°35'25"W	L33	10.55'	S30°48'47"E
L2	36.93'	N50°52'58"W	L34	3.79'	S59°04'13"W
L3	70.98'	S21°35'25"W	L35	5.80'	S1°49'11"W
L4	9.24'	N50°52'58"W	L36	2.01'	S37°29'19"W
L23	41.77'	S10°50'56"W	L37	5.42'	S75°20'23"W
L24	35.03'	S42°41'32"W	L38	14.77'	S78°26'25"W
L25	42.86'	S11°42'59"E	L87	47.67'	S30°31'37"W
L26	32.87'	N46°07'37"E	L88	61.07'	S36°36'23"W
L27	42.76'	S74°45'56"E	L89	49.94'	S28°19'00"W
L28	25.75'	S87°10'35"W	L90	44.29'	S87°10'12"W
L29	42.57'	S28°19'23"W	L91	32.82'	S69°48'33"E
L30	54.20'	S36°36'46"W	L92	53.48'	N38°01'22"E
L31	19.32'	S19°16'46"E	L100	34.49'	S31°45'27"W
L32	36.40'	S79°28'27"E	L101	14.89'	S31°45'27"W

