

Carrington Place ~ Unit Two
 PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A portion of Section 15, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the southwest corner of Lot 20, as shown on the plat of Carrington Place - Unit One, as recorded in Plat Book 48, Pages 31, 31A and 31B of the current public records of said County, and run North 81° 37' 31" East along the south line of said Lot 20, a distance of 75.65 feet to the southwest corner of Lot 19, said Carrington Place - Unit One; run thence the following six (6) courses and distances along the south line of Lots 19, 18, 17, 16, 15, 14 and 13, said Carrington Place - Unit One: 1st Course, North 67° 53' 47" East, along said south line of Lot 19, a distance of 80.47 feet; 2nd Course, North 81° 31' 46" East, along said south line of Lot 18, a distance of 75.67 feet; 3rd Course, South 87° 58' 09" East, along said south line of Lot 17, a distance of 75.10 feet; 4th Course, South 77° 40' 16" East, along said south line of Lot 16, a distance of 77.03 feet; 5th Course, South 71° 38' 26" East, along said south line of Lot 15, a distance of 79.43 feet; 6th Course, North 84° 16' 56" East, along said south line of Lots 14 and 13, a distance of 204.11 feet to the southeast corner of said Lot 13; run thence South 00° 53' 45" East, a distance of 270.0 feet; run thence South 02° 48' 37" East, a distance of 109.75 feet; run thence South 20° 50' 06" East, a distance of 239.24 feet to a point on the centerline of a 100-foot wide easement for drainage, utilities and sewers as recorded in the Official Records of said County in Volume 6571, Pages 740 through 742; run thence South 89° 45' 52" West along said centerline of a 100-foot easement, a distance of 1,069.02 feet to a point on the east right-of-way line of Kernan Boulevard North (a 200-foot right-of-way as now established); run thence North 00° 51' 56" West, along said east right-of-way line of Kernan Boulevard North, a distance of 262.53 feet; run thence North 89° 08' 04" East, along the south line of Tract "B", to and along the south line of Tract "C", of said Carrington Place - Unit One, 200.0 feet; run thence North 00° 51' 56" West, along the east line of said Tract "C", 54.47 feet; run thence North 89° 08' 04" East along the southerly terminus of Franklin Brook Lane (a 50-foot right-of-way as now established), to and along the south line of Lot 39, said Carrington Place - Unit One, a distance of 140.0 feet to the southeast corner of said Lot 39; run thence North 00° 51' 56" West, along the east line of said Lot 39, a distance of 102.10 feet to the northeast corner thereof; run thence in a westerly direction along the arc of a curve in the north line of said Lot 39, said curve being concave northerly and having a radius of 525.0 feet, an arc distance of 10.0 feet, said curve being subtended by a chord bearing and distance of South 88° 35' 19" West, 10.0 feet to the Point of Tangency of said curve; run thence North 00° 51' 56" West, along the easterly terminus of Scotts Cove Trail (a 50-foot right-of-way as now established), to and along the east line of Lot 22, said Carrington Place - Unit One, a distance of 155.0 feet to the Point of Beginning.

3-8-94
 Director of Public Works
 Cecil H. Rowland
 City Engineer
 For General Counsel
 Thomas M. Nelson

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 93-1999-1243 of said City, adopted by its Council and approved by its Mayor this 19th day of JANUARY A.D., 1994.

Sam E. Moore
 DIRECTOR OF PUBLIC WORKS
3/18/94
 DATE

CLERK'S CERTIFICATE 94-0037576

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 48 Pages 83, 83A of the public records of Duval County, Florida, this 15th day of MARCH A.D., 1994.

Henry W. Cook
 HENRY W. COOK, CLERK OF THE CIRCUIT COURT
M. J. Oclorn
 DEPUTY CLERK

SURVEYOR'S CERTIFICATE

This is to certify that the undersigned is a currently licensed and registered land surveyor in and by the State of Florida and as such does hereby certify that this plat is a true and correct representation of the lands as surveyed under his responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177. Signed this 3rd day of MARCH A.D., 1994.

RICHARD P. CLARSON AND ASSOCIATES, INC.
 1643 Naldo Avenue
 Jacksonville, Florida 32207
 Phone: (904) 396-2623
 BY Jose A. Hill
 JOSE A. HILL
 Registered Land Surveyor
 No. 2361, State of Florida

ADOPTION AND DEDICATION

This is to certify that Centex Real Estate Corporation, a Nevada Corporation is the lawful owner of the land described in the caption hereon known as Carrington Place - Unit Two and has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and that all rights-of-way, easements for drainage, utilities, sewers, and non-access, are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns, and that all private easements on this plat are and shall remain privately owned and the sole exclusive property of the developer and its successors and grantees, if any, of said easements. The drainage easements through and over the lakes and filtration system 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 and filtration system, which these easements traverse, all water which may fall or come upon all rights-of-way hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said rights-of-way, adjacent land, or from any other source of public waters into or through said lakes and filtration system without any liability whatsoever on the part of the City of Jacksonville, its successors, and assigns, for any damages, injuries, or losses 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 filtration system shown on this plat are owned in fee simple title by the abutting property owners, except as shown. The City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals, or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any responsibilities for the maintenance or preservation of the water purity, water level, or water depth, which responsibilities shall be those of the abutting property owners. (3) The City of Jacksonville, its successors, and assigns, shall not be liable or responsible for the creation, operation, failure, or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the land hereby platted or of the lakes and filtration system shown on this plat. The City shall have the right to remove any water level control structure, or any part thereof, and do any other acts reasonably necessary to maintain the integrity of the drainage system. Centex Real Estate Corporation, developer and owner of the lands described and captioned hereon does hereby indemnify the City of Jacksonville and save it harmless from suits, actions, damage, 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 shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of Centex Real Estate Corporation, its agents, contractors, employees, servants, invitees, licensees, or concessionaires within Carrington Place - Unit Two. This indemnification shall run with the land and the assigns of Centex Real Estate Corporation and shall be subject to it.

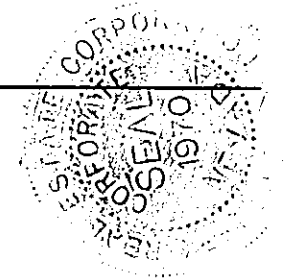
Those easements designated as "J.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Tract "A" as shown on this plat is and shall remain privately owned and the sole exclusive property of Centex Real Estate Corporation, its successors, assigns and grantees, and of which maintenance responsibilities shall be those of Centex Real Estate Corporation, its successors, assigns and grantees.

In witness whereof, the above named corporation has caused these presents to be executed by its respective appropriate officer by and with the full authority of said corporation.

Wayne N. Haddock
 WITNESS WAYNE N. HADDOCK
Jose A. Hill, Jr.
 WITNESS JOSE A. HILL, JR.

CENTEX REAL ESTATE CORPORATION, A NEVADA CORP.
Douglas W. Smith
 DOUGLAS W. SMITH
 DIVISION PRESIDENT

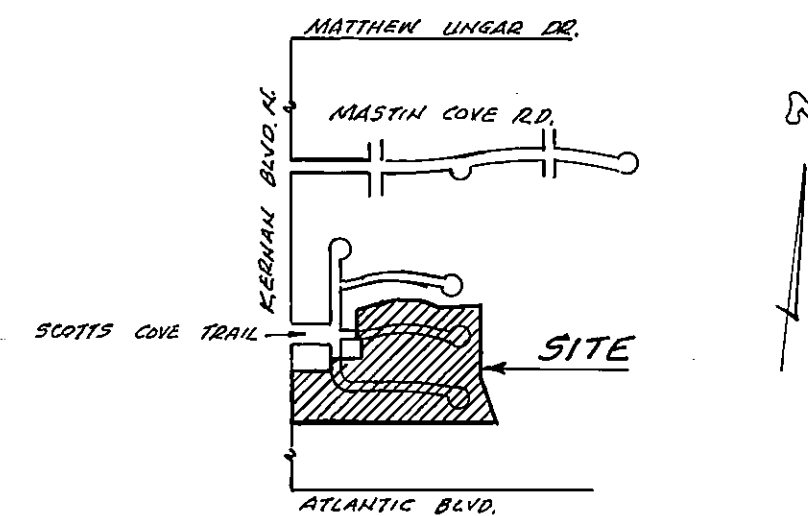
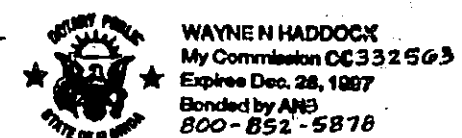


STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2ND day of FEBRUARY A.D., 1994 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation. He is personally known to me and did not take an oath.

Wayne N. Haddock
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 WAYNE N. HADDOCK

12-28-97
 MY COMMISSION EXPIRES



VICINITY MAP
 SCALE: 1" = 1000'

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: 904-396-2623

Carrington Place ~ Unit Two

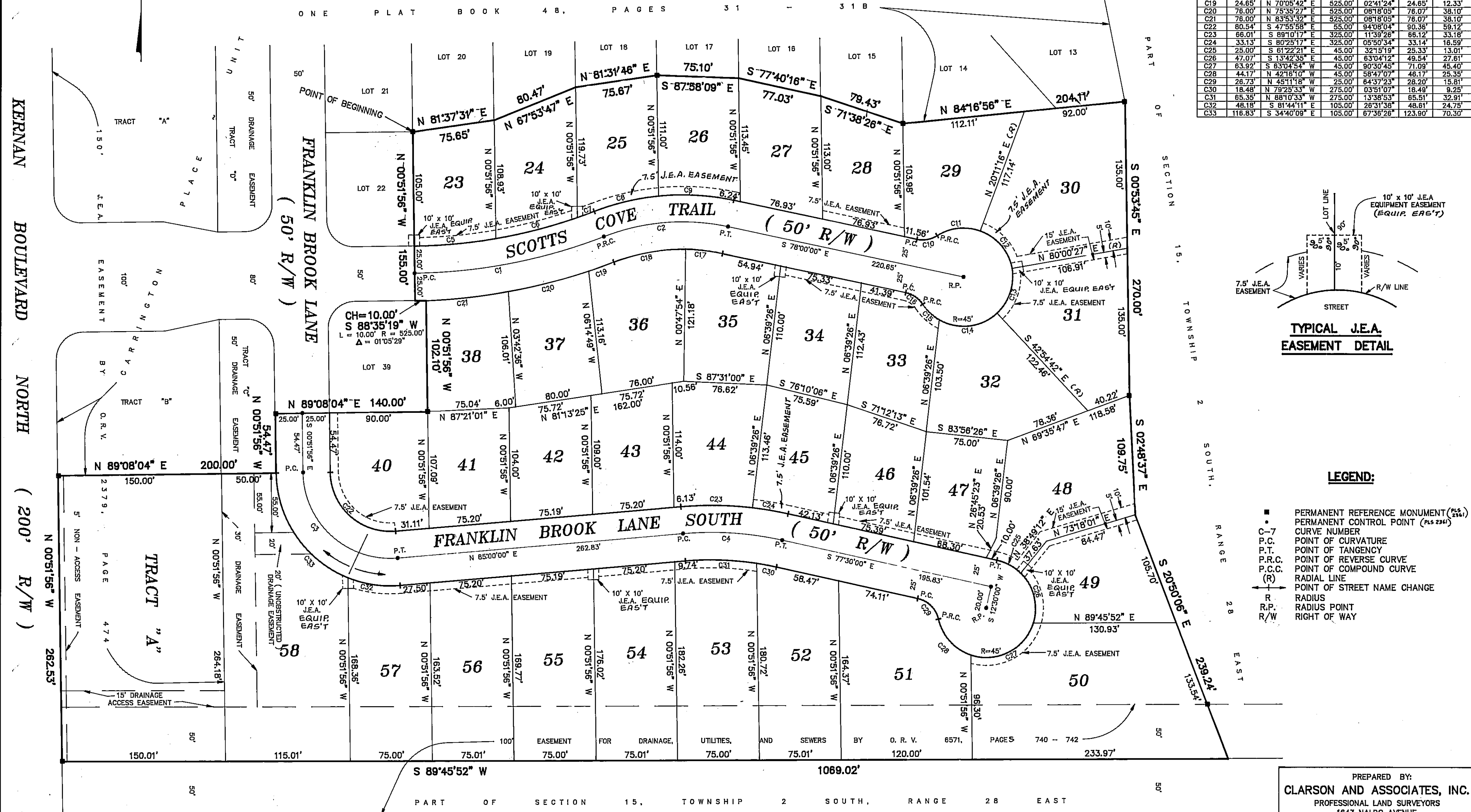
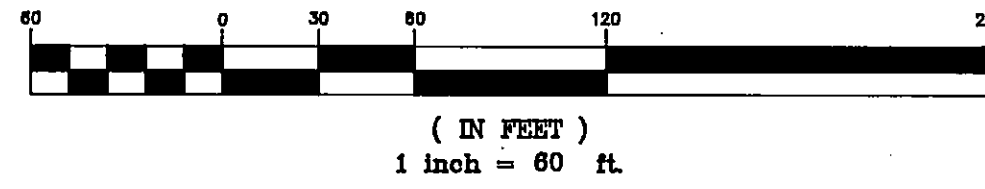
PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

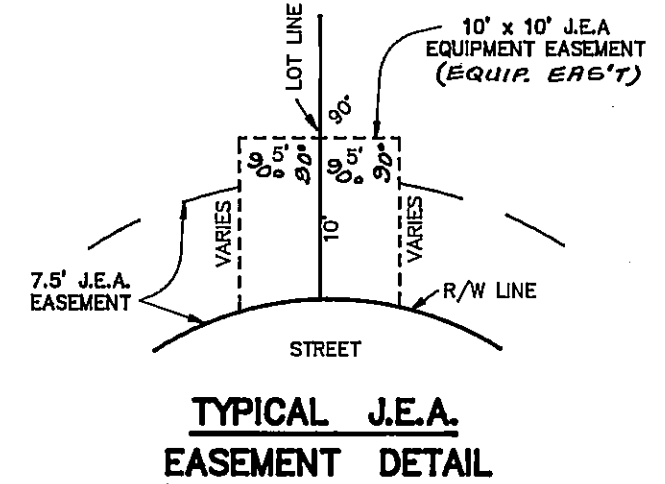
NOTES:

- ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
- BEARING REFERENCE: N-0° 51' 56" W FOR R/W LINE OF KERNAN BLVD. PER CARRINGTON PLACE ~ UNIT ONE, PLAT BOOK 48, PAGES 31 - 31B.

GRAPHIC SCALE



CURVE DATA						
CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C1	176.85'	N 78°58'32" E	500.00'	20°23'04"	177.89'	89.89'
C2	114.44'	S 85°22'30" W	200.00'	3°15'00"	116.08'	59.72'
C3	117.14'	S 47°55'58" E	80.00'	94°08'04"	131.44'	85.99'
C4	91.27'	N 86°15'00" W	300.00'	17°30'00"	91.63'	46.17'
C5	75.24'	N 84°35'32" E	475.00'	09°05'05"	75.32'	37.74'
C6	77.21'	N 75°23'18" E	475.00'	08°19'28"	77.30'	38.73'
C7	16.35'	N 89°44'11" E	475.00'	01°58'33"	16.38'	8.19'
C8	81.02'	N 76°32'34" E	225.00'	15°35'08"	81.21'	30.79'
C9	69.09'	S 86°49'56" E	225.00'	17°39'51"	69.37'	34.96'
C10	18.90'	N 79°47'32" E	25.00'	44°24'55"	19.38'	10.21'
C11	39.88'	N 83°53'10" E	45.00'	52°38'11"	41.31'	22.24'
C12	44.88'	S 39°4'09" W	45.00'	69°49'11"	46.98'	25.89'
C13	43.00'	S 18°32'52" W	45.00'	57°04'51"	44.83'	24.47'
C14	53.03'	S 83°11'20" W	45.00'	72°12'05"	56.71'	32.82'
C15	21.11'	N 47°09'51" W	45.00'	27°07'33"	21.30'	10.86'
C16	18.80'	N 85°47'32" W	25.00'	44°24'55"	19.38'	10.21'
C17	34.08'	S 83°35'20" E	175.00'	11°10'40"	34.14'	17.12'
C18	67.00'	N 79°47'10" E	175.00'	22°04'20"	67.42'	34.13'
C19	24.65'	N 70°05'42" E	525.00'	02°41'24"	24.65'	12.33'
C20	76.00'	N 75°35'27" E	525.00'	08°18'05"	76.07'	38.10'
C21	76.00'	N 83°53'32" E	525.00'	08°19'03"	76.07'	38.10'
C22	80.54'	S 47°55'58" E	85.00'	94°08'04"	90.36'	59.12'
C23	66.01'	S 89°10'17" E	325.00'	11°39'28"	66.12'	33.18'
C24	33.13'	S 80°25'17" E	325.00'	05°50'34"	33.14'	16.59'
C25	25.00'	S 61°22'21" E	45.00'	32°15'19"	25.33'	13.01'
C26	47.07'	S 13°42'33" E	45.00'	63°04'12"	49.54'	27.61'
C27	63.92'	S 83°04'54" E	45.00'	90°30'45"	71.09'	43.40'
C28	44.17'	N 42°18'10" W	45.00'	58°47'07"	46.17'	25.35'
C29	26.73'	N 45°11'18" W	25.00'	64°37'23"	28.20'	15.81'
C30	18.48'	N 79°25'33" W	275.00'	03°51'07"	18.49'	9.25'
C31	65.35'	N 88°10'33" W	275.00'	13°38'53"	65.51'	32.91'
C32	48.18'	S 81°44'11" E	105.00'	28°31'38"	48.81'	24.75'
C33	116.83'	S 34°40'09" E	105.00'	67°38'28"	123.90'	70.30'



LEGEND:

- PERMANENT REFERENCE MONUMENT (P.R.M.)
- PERMANENT CONTROL POINT (P.C.P.)
- C-7 CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- POINT OF STREET NAME CHANGE
- R RADIUS
- R.P. RADIUS POINT
- R/W RIGHT OF WAY

PREPARED BY:
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