

CHEROKEE COVE UNIT THREE

Being a REPLAT of all of Tracts 9, 10 and 11, Block 4, and a portion of Tract 15, Block 3, Together with a portion of Tracts 5, 6, and 12, Block 4, Section 31, Township 2 South, Range 25 East, Together with a portion of Tracts 7 and 8, Block 1, Section 6, Township 3 South, Range 25 East, as shown of the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, Together with a portion of the Southeast 1/4 of the Southeast 1/4 of said Section 31, City of Jacksonville, Duval County, Florida.

PLAT BOOK 62 PAGE 123
SHEET 1 OF 8 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

All of Tracts 9, 10 and 11, and a portion of Tracts 5, 6 and 12, Block 4, together with a portion of Tract 15, Block 3, Section 31, Township 2 South, Range 25 East, together with a portion of Tracts 7 and 8, Block 1, Section 6, Township 3 South, Range 25 East, all as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a portion of the Southeast 1/4 of the Southeast 1/4 of said Section 31, and all being more particularly described as follows: BEGINNING at the Northeast corner of Tract "D", as shown on the plat of Cherokee Cove Unit Two, as recorded in Plat Book 61, Pages 61, 62, 63, 70, 71 and 72 of said Current Public Records, said point being situate on the North line of said Tract 15, Block 3; thence North 89°50'42" East, along said North line of Tract 15 and along the North line of said Tract 9, Block 4, a distance of 1016.76 feet to the Northeast corner of said Tract 9, the same being the Southeast corner of said Tract 6, Block 4; thence North 00°55'35" East, along the West line of said Tract 6, a distance of 1326.12 feet to the Northwest corner thereof and a point hereinafter referred to as Reference Point "A"; returning to said Point of Beginning, run the following nine (9) courses and distances along the Easterly boundary of said plat of Cherokee Cove Unit Two: Course No. 1: South 00°09'18" East, 162.50 feet; Course No. 2: South 77°53'41" West, 42.70 feet; Course No. 3: South 84°01'51" West, 17.69 feet; Course No. 4: South 12°26'26" West, 26.39 feet; Course No. 5: South 78°05'41" West, 31.24 feet; Course No. 6: South 24°35'48" West, 40.65 feet; Course No. 7: South 18°50'55" West, 213.54 feet to the Southerly right of way line of Cherokee Cove Trail North, as shown on said plat of Cherokee Cove Unit Two, said Southerly right of way line being a curve concave Southerly and having a radius of 125.00 feet; Course No. 8: thence Westerly around and along said curved Southerly right of way line, 18.36 feet, said arc being subtended by a chord bearing and distance of North 63°12'38" West, 18.34 feet to the Northeast corner of Lot 38, said plat of Cherokee Cove Unit Two; Course No. 9: thence South 18°50'55" West, along the Easterly line of said Lot 38, a distance of 241.89 feet to the Southeast corner thereof and a point situate on the South line of said Tract 15; thence North 89°46'37" East, along said South line of Tract 15, a distance of 616.93 feet to the Southeast corner thereof, the same being the Northwest corner of said Tract 10, Block 4; thence South 00°53'47" West, along the West line of said Tract 10, a distance of 663.85 feet to the Southwest corner thereof and a point situate on the South line of said Section 31 and the North line of said Section 6, said point also being the Northwest corner of said Tract 7, Block 1; thence South 00°09'35" West, along the West line of said Tract 7, a distance of 659.99 feet to the Southwest corner thereof and the Northwest corner of said Tract 8, Block 1; thence North 89°42'47" East, along the North line of said Tract 8, a distance of 15.00 feet; thence South 00°09'35" West, along the East line of that certain 30 foot roadway as shown on said plat of Jacksonville Heights, 352.24 feet to the Northerly right of way line of Old Gainesville Road (a 100 foot right of way); thence North 84°20'51" East, along said Northerly right of way line, 80.41 feet; thence North 00°09'35" East, 95 feet Easterly of when measured at right angles to; West line of said Block 1 and along the Westerly line of those certain lands recorded in Official Records Volume 7933, Page 2077, a distance of 726.35 feet to the Northwest corner thereof; thence North 89°43'41" East, along the Northerly line of said last mentioned lands, 569.95 feet to the East line of said Tract 7; thence North 00°02'05" East, along said East line of Tract 7, a distance of 278.58 feet to the Northeast corner thereof and the division line between said Sections 6 and 31; thence North 89°42'31" East along said division line between Sections 6 and 31, a distance of 661.05 feet to the Southwest corner of said Tract 12, Block 4; thence North 00°42'58" East, along the East line of said Tract 12 and the Westerly line of those certain lands recorded in Official Records Volume 3177, Page 183 of said Current Public Records, 165.80 feet to the Northwest corner thereof; thence North 89°38'05" East along the Northerly line of said last mentioned lines, 373 feet, more or less, to the centerline of McGirts Creek; thence Northerly along said centerline and following the meanderings thereof, 2800 feet, more or less, to a point situate on the North line of said Tract 6, Block 4 and the North line of said Block 4 to a point which lies North 89°58'52" East, 235 feet, more or less, from said Reference Point "A"; thence South 89°58'52" West, along said North line of Block 4 and the North line of said Tract 6, a distance of 235 feet, more or less, to said Reference Point "A" and to close.

Containing 66.2235 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: John P. Pappas
John P. Pappas, P.E. John V. Duwca
Director of Public Works
Date: 10/24/2006

CLERK'S CERTIFICATE 20060395111

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 62, Pages 122-123 of the current Public Records of Duval County, Florida, this 20th day of October, A.D., 2006.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Robin Bailey
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 17 day of October, 2006.

By: W. Monroe Hazen, P. L. S.
W. Monroe Hazen, P. L. S.
Professional Land Surveyor Number 3398

ADOPTION AND DEDICATION

This is to certify that Cherokee Cove, LLC hereinafter referred to as "the Owner", a limited liability company under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Cherokee Cove Unit Three having caused the same to be surveyed and subdivided, that SunTrust Bank, a Nation 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 JEA utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All lanes, courts, trails, streets, unobstructed drainage easements, drainage easements, access and maintenance easements and non-access easements 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 owners, their successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater 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 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 Owner 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 Cherokee Cove Unit Three. This indemnification shall run with the land and the successors and assigns of the owner shall be subject to it.

Tracts "C" and "D" (Conservation Area) as shown hereon are hereby irrevocably dedicated to Cherokee Cove Homeowner Association, Inc., a not for profit corporation, its successors and assigns.

The undersigned Owner does hereby reserve unto itself and its assigns, an easement for landscaping and construction of signs over all non access easements, and also easements 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 Cherokee Cove, LLC, a limited liability company under the laws of the State of Florida, has caused these presents to be executed by its Board of Directors with the Company Seal affixed this 20th day of September, A.D., 2006.

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 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 616-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 20th day of July, A.D., 2006.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189

CHEROKEE COVE, LLC

A Limited Liability Company

Witness: Molly A. Mason
Print Name: Molly A. Mason
Witness: Roy A. Lilly
Print Name: Roy A. Lilly

Cherokee Cove, LLC
its Managing member
By: Kenyon S. Atlee
Kenyon S. Atlee
Its Managing Member

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8 day of Sept, A.D., 2006 by Kenyon S. Atlee, Managing Member of Cherokee Cove, LLC, a limited liability company, on behalf of the company, who is personally known to me.

By: Robert K. Bott
Notary Public, State of Florida
Type of print name: Robert K. Bott
My Commission Expires: Feb 18, 2010
My Commission Number: DD 493517

ROBERTA K. BOTT
MY COMMISSION # DD0493517
EXPIRES: FEB 18, 2010
Bonded by 1st State Insurance

SUNTRUST BANK

A National Banking Association

Witness: Robert H. Williams
Print Name: Robert H. Williams
Witness: Julie D. Waite
Print Name: Julie D. Waite

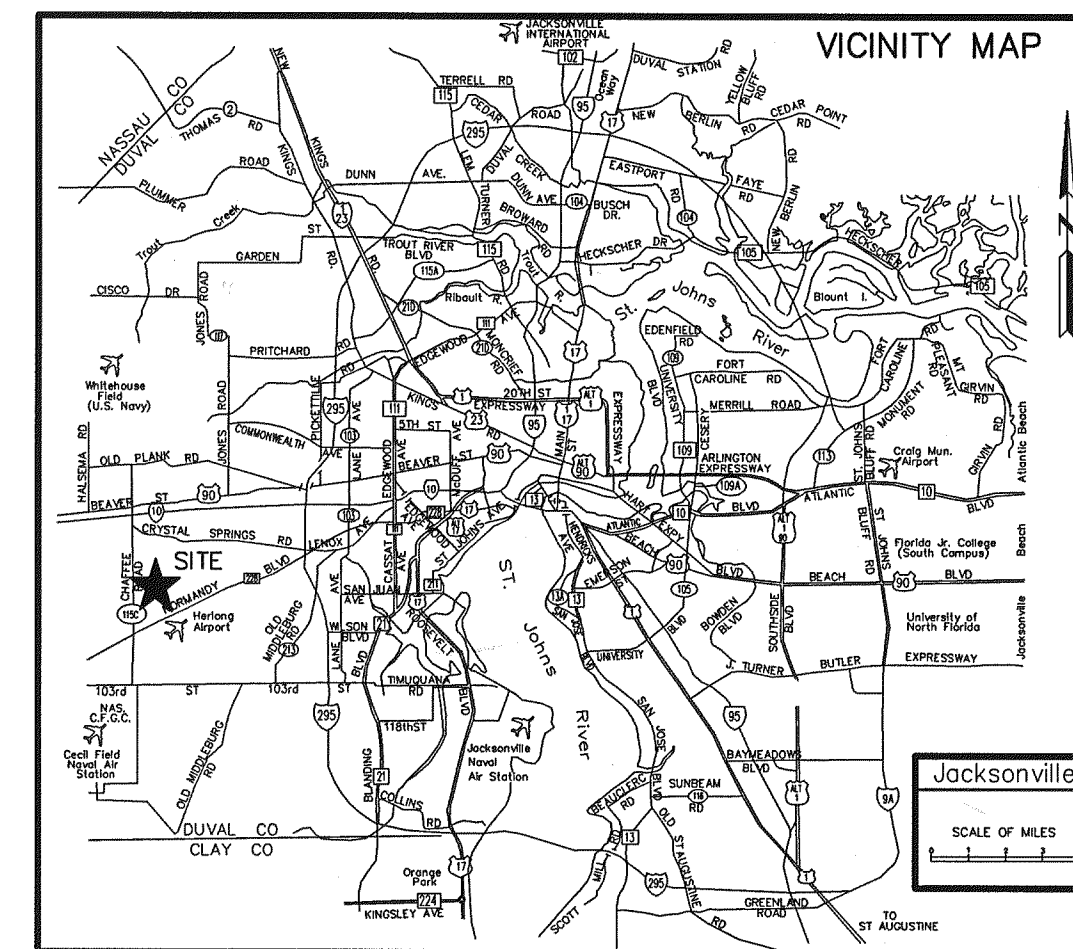
By: Mark Kapelka
Mark Kapelka
Its First Vice President

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of August, A.D., 2006 by Mark Kapelka, First Vice President of SunTrust Bank, on behalf of the association, who is personally known to me.

By: Kerri L. Birchfield
Notary Public, State of Florida
Type of print name: Kerri L. Birchfield
My Commission Expires: April 25, 2008
My Commission Number: DS 313419

KERRI L. BIRCHFIELD
MY COMMISSION # DD 313419
EXPIRES: April 25, 2008
Bonded Thru Notary Public Underwriters

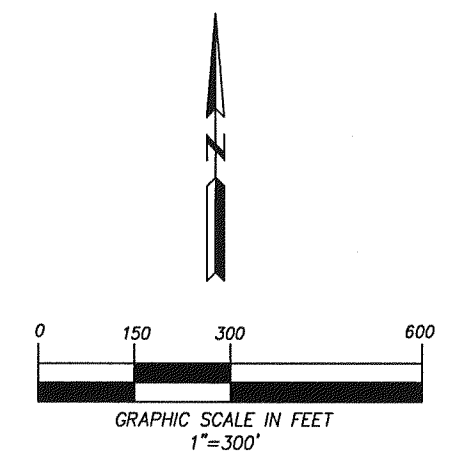
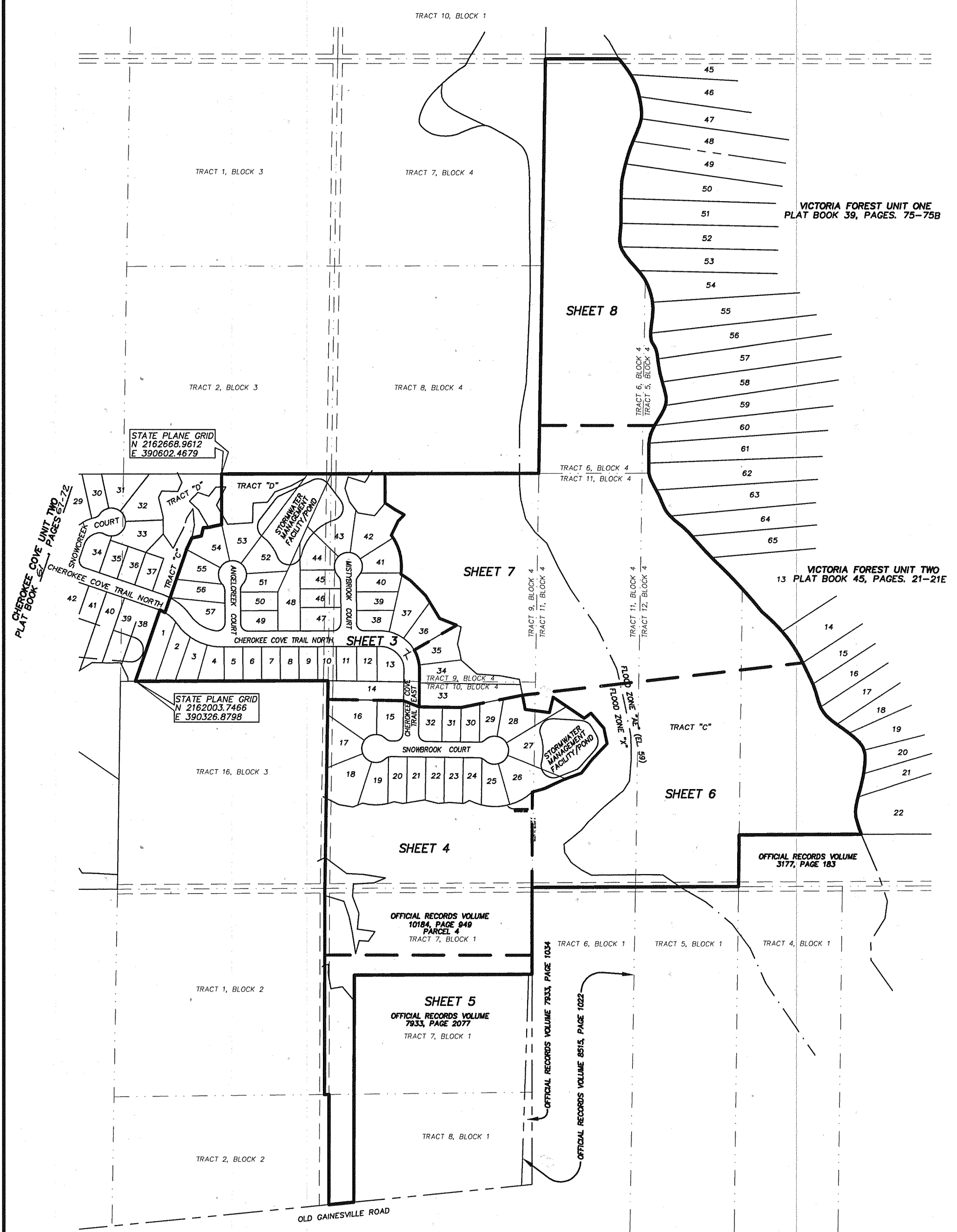


PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2003-016
CITY DEVELOPMENT NO. 5927.4

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Being a REPLAT of all of Tracts 9, 10 and 11, Block 4, and a portion of Tract 15, Block 3, Together with a portion of Tracts 5, 6, and 12, Block 4, Section 31, Township 2 South, Range 25 East, Together with a portion of Tracts 7 and 8, Block 1, Section 6, Township 3 South, Range 25 East, as shown of the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, Together with a portion of the Southeast 1/4 of the Southeast 1/4 of said Section 31, City of Jacksonville, Duval County, Florida.



NOTES :

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● 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.
- 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.
- 13) (20.00') Denotes distance to corner of easement and/or buffer.

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
UDE/AE	Unobstructed Drainage & Access Easement
UAE	Unobstructed Access Easement
U.JEA.U.E.	Unobstructed JEA Utility Easement
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

FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X", & "AE" (EL.59) 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.

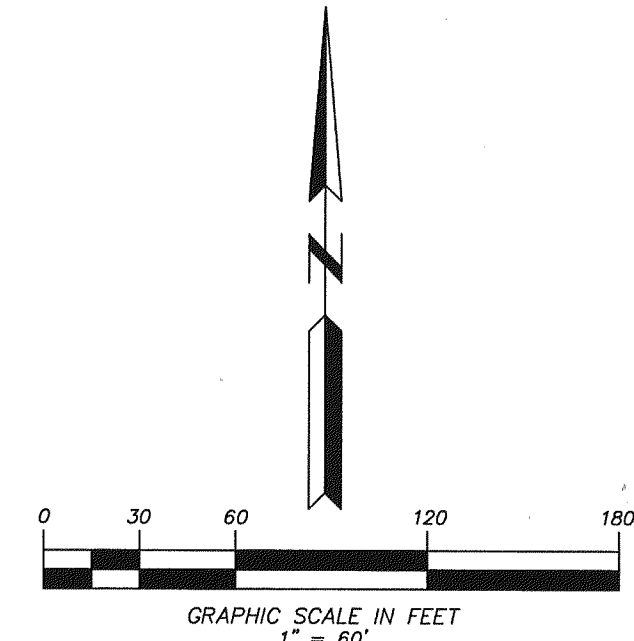
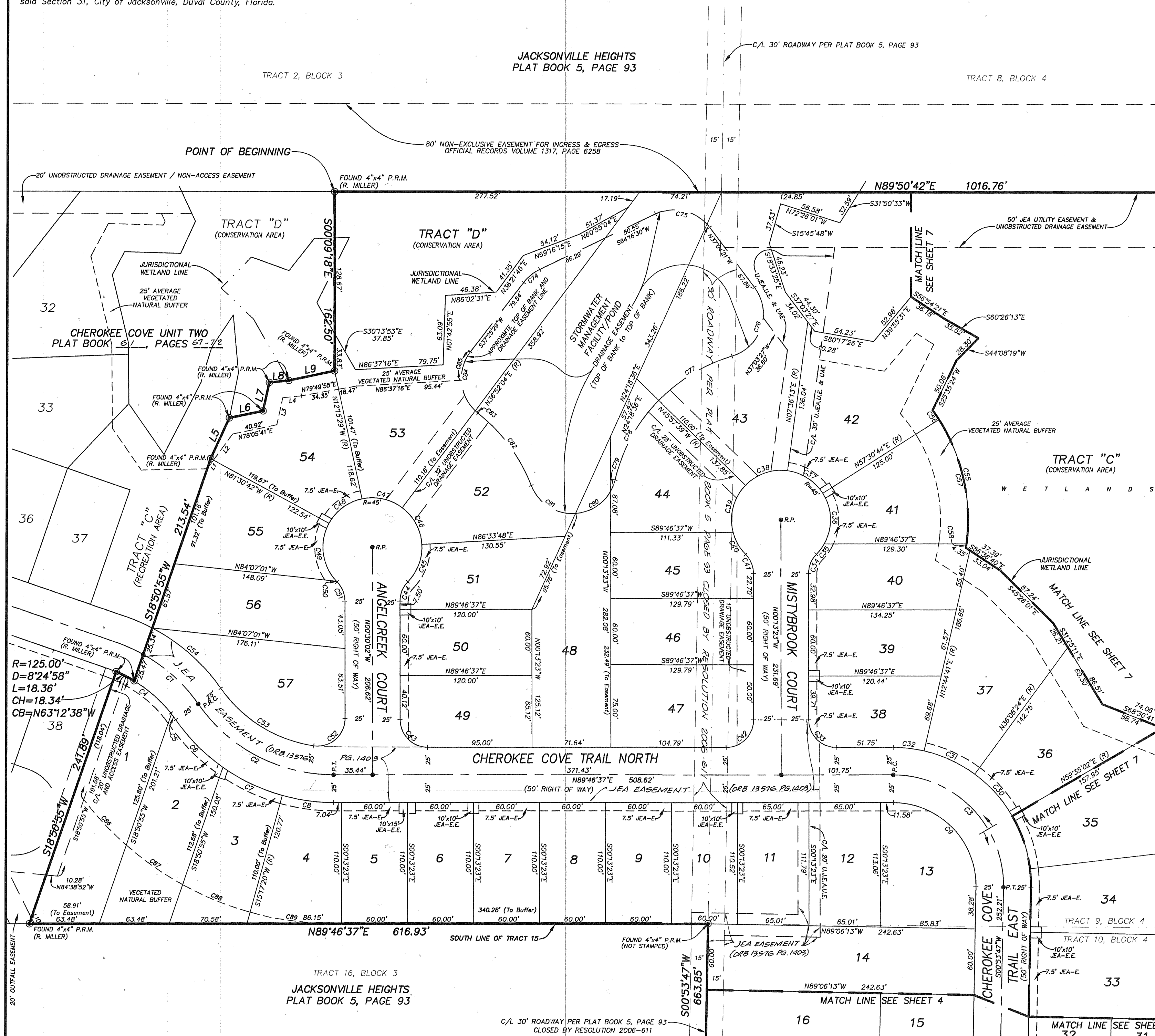
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE #200
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 FAX (904) 721-5758
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PLAT BOOK **62** PAGE **125**

SHEET 3 OF 8 SHEETS
SEE SHEET 2 FOR NOTES



LINE	DIRECTION	DISTANCE
L1	N36°17'01"E	9.78'
L2	N36°17'01"E	29.41'
L3	S12°26'26"W	25.25'
L4	S84°01'51"W	16.95'
L5	S24°35'48"W	40.65'
L6	S28°05'41"W	31.24'
L7	S12°26'26"W	26.39'
L8	S84°01'51"W	17.69'
L9	S77°53'41"W	42.70'
L10	S26°50'05"E	6.04'

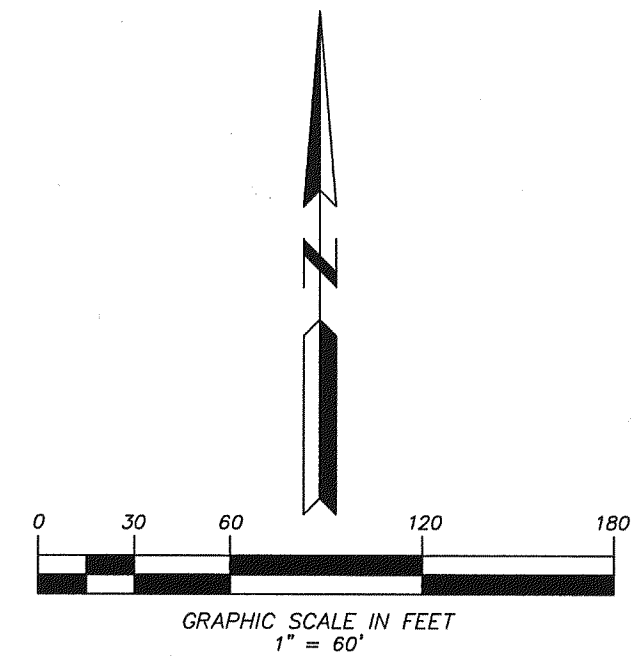
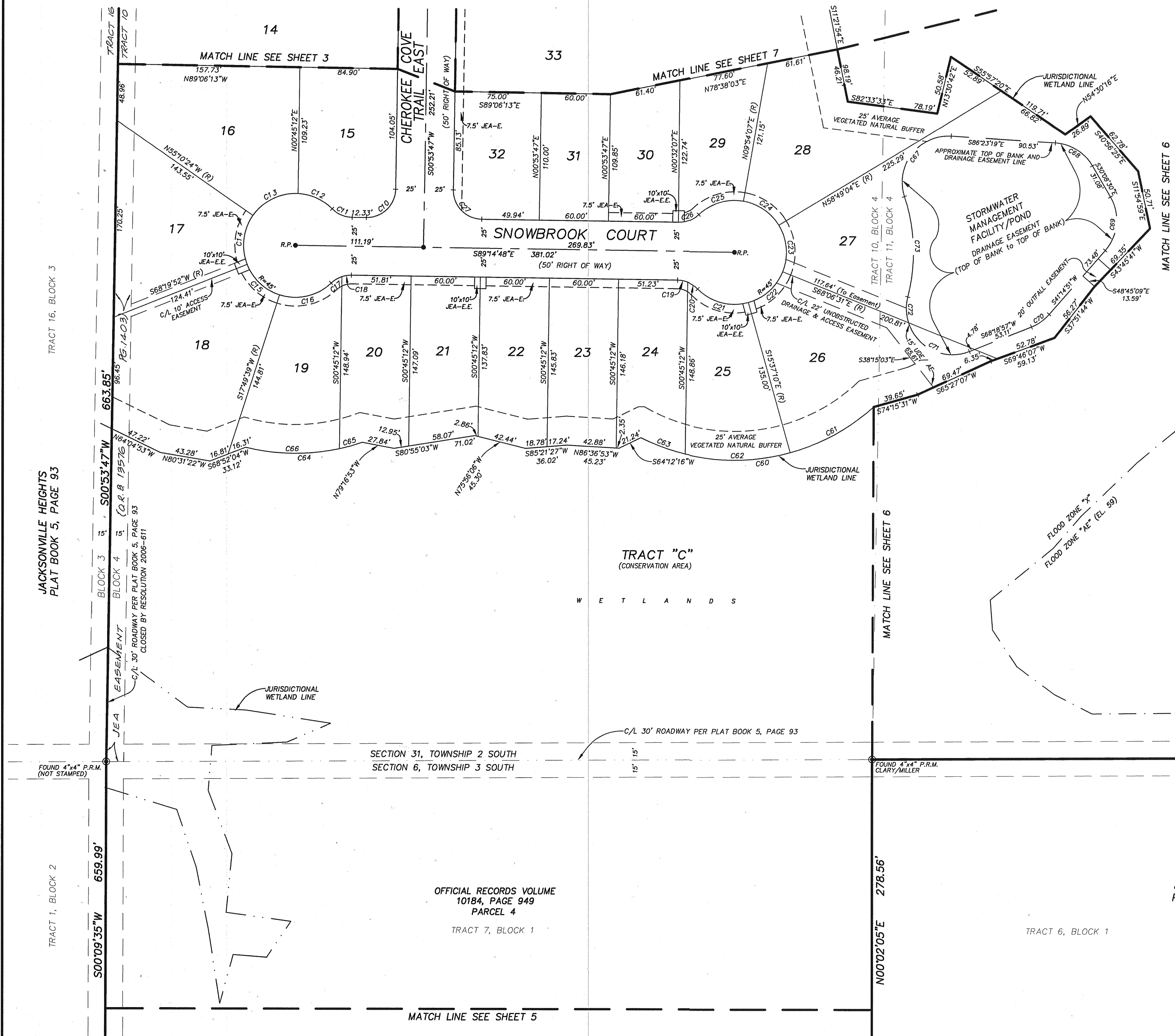
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	67.90'	34.54'	67.32'	N48°05'01"E	25°56'04"
C2	150.00'	144.27'	78.26'	138.77'	S62°40'11"E	55°06'24"
C3	100.00'	159.03'	101.97'	142.80'	N44°39'48"W	91°07'10"
C4	125.00'	63.92'	32.68'	63.23'	N52°46'09"W	29°17'56"
C5	125.00'	6.65'	3.28'	6.65'	N36°37'05"W	3°00'12"
C6	175.00'	61.08'	30.85'	60.77'	S45°06'55"E	18°50'52"
C7	175.00'	59.86'	30.22'	59.56'	S64°54'45"E	19°35'49"
C8	175.00'	47.38'	23.84'	47.23'	S82°28'01"E	15°30'43"
C9	75.00'	119.28'	76.48'	107.10'	N44°39'48"W	91°07'10"
C30	125.00'	51.15'	25.94'	50.79'	N42°08'17"W	23°26'38"
C31	125.00'	51.04'	25.88'	50.69'	N65°33'28"W	23°23'43"
C32	125.00'	28.29'	14.21'	28.23'	N83°44'21"W	12°58'04"
C33	25.00'	39.27'	25.00'	35.36'	S45°13'23"E	90°00'00"
C34	25.00'	19.38'	10.21'	18.90'	S21°59'04"W	44°24'55"
C35	45.00'	11.93'	6.00'	11.89'	N36°35'59"E	15°11'06"
C36	45.00'	48.30'	28.77'	46.01'	N01°44'25"W	61°29'42"
C37	45.00'	39.20'	20.94'	37.97'	N57°26'32"W	49°54'31"
C38	45.00'	42.07'	22.71'	40.55'	S70°49'17"W	53°33'52"
C39	45.00'	46.59'	25.62'	44.54'	S14°22'48"W	59°19'05"
C40	45.00'	23.06'	11.79'	22.81'	S29°57'31"E	29°21'34"
C41	25.00'	19.38'	10.21'	18.90'	N22°25'51"W	44°24'55"
C42	25.00'	39.27'	25.00'	35.36'	N44°46'37"E	90°00'00"
C43	25.00'	39.27'	25.00'	35.36'	S45°13'23"E	90°00'00"
C44	25.00'	19.38'	10.21'	18.90'	S21°59'04"W	44°24'55"
C45	45.00'	39.03'	20.81'	37.82'	N20°22'40"E	47°37'44"
C46	45.00'	39.03'	20.81'	37.82'	N28°17'04"W	49°41'44"
C47	45.00'	38.58'	20.57'	37.41'	N77°41'43"W	49°07'33"
C48	45.00'	38.68'	20.63'	37.50'	S33°06'54"W	49°15'12"
C49	45.00'	56.52'	32.71'	52.91'	S07°31'19"E	72°01'15"
C50	45.00'	0.87'	0.43'	0.87'	S44°05'08"E	1°06'21"
C51	25.00'	19.38'	10.21'	18.90'	N22°25'51"W	44°24'55"
C52	25.00'	42.92'	28.95'	37.84'	N48°57'42"E	98°22'10"
C53	125.00'	101.96'	54.01'	99.16'	S88°29'06"E	46°44'14"
C54	175.00'	83.66'	42.64'	82.86'	N48°48'40"W	27°23'22"
C55	170.00'	131.91'	69.48'	128.62'	N13°47'49"W	44°27'27"
C56	170.00'	10.90'	5.25'	10.50'	N34°15'24"W	3°32'16"
C57	170.00'	112.72'	61.36'	115.43'	N12°38'31"W	39°41'30"
C58	170.00'	3.64'	1.82'	3.64'	N07°49'04"E	1°13'41"
C74	40.00'	18.75'	9.55'	18.57'	S50°50'59"W	26°51'01"
C75	40.00'	51.13'	29.73'	47.72'	N79°06'19"W	73°42'23"
C76	40.00'	76.96'	57.38'	65.63'	N18°02'45"E	110°14'13"
C77	155.00'	78.79'	40.27'	77.95'	S88°36'06"W	29°07'31"
C78	155.00'	83.28'	42.67'	82.28'	S28°38'49"W	30°47'03"
C79	40.00'	11.13'	5.60'	11.09'	N21°13'35"E	15°56'35"
C80	40.00'	39.32'	21.41'	37.75'	N57°21'28"E	56°19'11"
C81	40.00'	51.00'	29.63'	47.62'	S57°57'17"E	73°03'20"
C82	155.00'	82.41'	42.21'	81.45'	N36°39'33"W	30°27'51"
C83	40.00'	3.37'	1.68'	3.36'	S49°28'52"E	4°49'13"
C84	40.00'	58.99'	36.33'	53.79'	S04°49'23"E	84°27'44"
C85	40.00'	27.90'	14.54'	27.34'	S17°26'38"W	39°57'42"
C86	285.00'	56.75'	28.47'	56.65'	S43°06'13"E	11°24'30"
C87	285.00'	62.56'	31.41'	62.44'	S55°05'46"E	12°34'37"
C88	285.00'	66.29'	33.29'	66.14'	S88°02'52"E	13°19'35"
C89	285.00'	77.16'	38.82'	76.92'	S82°28'01"E	15°30'43"

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2003-016
CITY DEVELOPMENT NO. 5927.4

CHEROKEE COVE UNIT THREE

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SHEET 4 OF 8 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C10	25.00'	39.21'	24.94'	35.31'	N45°49'29"E	89°51'25"
C11	25.00'	19.38'	10.21'	18.90'	S67°02'20"E	44°24'55"
C12	45.00'	33.21'	17.40'	32.46'	N65°58'22"W	42°16'58"
C13	45.00'	45.60'	24.97'	43.67'	S63°51'23"W	58°03'33"
C14	45.00'	44.37'	24.18'	42.60'	S06°34'44"W	56°29'44"
C15	45.00'	39.67'	21.23'	38.39'	S46°55'15"E	50°30'13"
C16	45.00'	48.29'	26.77'	46.01'	N77°04'58"E	61°29'22"
C17	25.00'	11.03'	5.61'	10.94'	S88°58'55"W	25°17'17"
C18	25.00'	8.35'	4.21'	8.31'	S81°11'23"W	19°01'38"
C19	25.00'	8.96'	4.53'	8.91'	N78°58'40"W	20°32'16"
C20	25.00'	10.42'	5.29'	10.34'	N56°46'13"W	23°52'39"
C21	45.00'	47.74'	26.40'	45.53'	S75°13'31"E	60°47'17"
C22	45.00'	41.22'	22.19'	39.80'	N48°08'10"E	52°29'21"
C23	45.00'	41.68'	22.47'	40.21'	N04°38'43"W	53°04'25"
C24	45.00'	38.42'	20.47'	37.26'	N55°38'25"W	48°54'57"
C25	45.00'	42.07'	22.71'	40.55'	S73°07'12"W	53°33'50"
C26	25.00'	19.38'	10.21'	18.90'	N68°32'44"E	44°24'55"
C27	25.00'	39.33'	25.06'	35.40'	S44°10'31"E	90°08'35"
C60	180.00'	218.41'	123.45'	203.61'	N82°18'00"E	68°53'09"
C61	180.00'	83.33'	42.42'	82.58'	N61°07'08"E	26°31'24"
C62	180.00'	92.00'	47.03'	91.00'	N89°01'21"E	29°17'02"
C63	180.00'	41.09'	20.63'	41.00'	S68°47'47"E	13°04'43"
C64	180.00'	102.78'	52.83'	101.39'	N87°25'46"E	32°42'56"
C65	180.00'	20.68'	10.35'	20.66'	N74°21'44"E	6°34'53"
C66	180.00'	82.10'	41.78'	81.39'	S89°16'48"E	26°08'03"
C67	40.00'	78.08'	59.12'	66.26'	S37°41'39"W	111°50'03"
C68	40.00'	39.27'	21.38'	37.71'	N58°15'55"W	56°14'49"
C69	40.00'	49.84'	28.74'	46.68'	N05°33'11"E	71°23'21"
C70	40.00'	18.90'	9.63'	18.72'	N54°46'54"E	27°04'06"
C71	40.00'	65.37'	42.62'	58.33'	S64°52'12"E	93°37'43"
C72	40.00'	22.60'	11.61'	22.30'	S01°51'58"E	32°22'43"
C73	155.00'	88.05'	45.25'	86.87'	N01°57'00"W	32°52'46"

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

MATCH LINE SEE SHEET 6

SECTION 31, TOWNSHIP 2 SOUTH
SECTION 6, TOWNSHIP 3 SOUTH

OFFICIAL RECORDS VOLUME
10184, PAGE 949
PARCEL 4
TRACT 7, BLOCK 1

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

TRACT 5, BLOCK 1

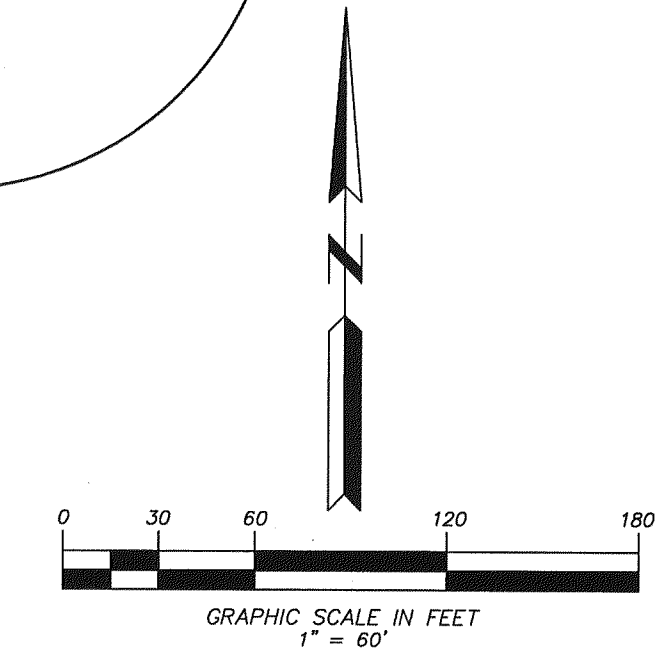
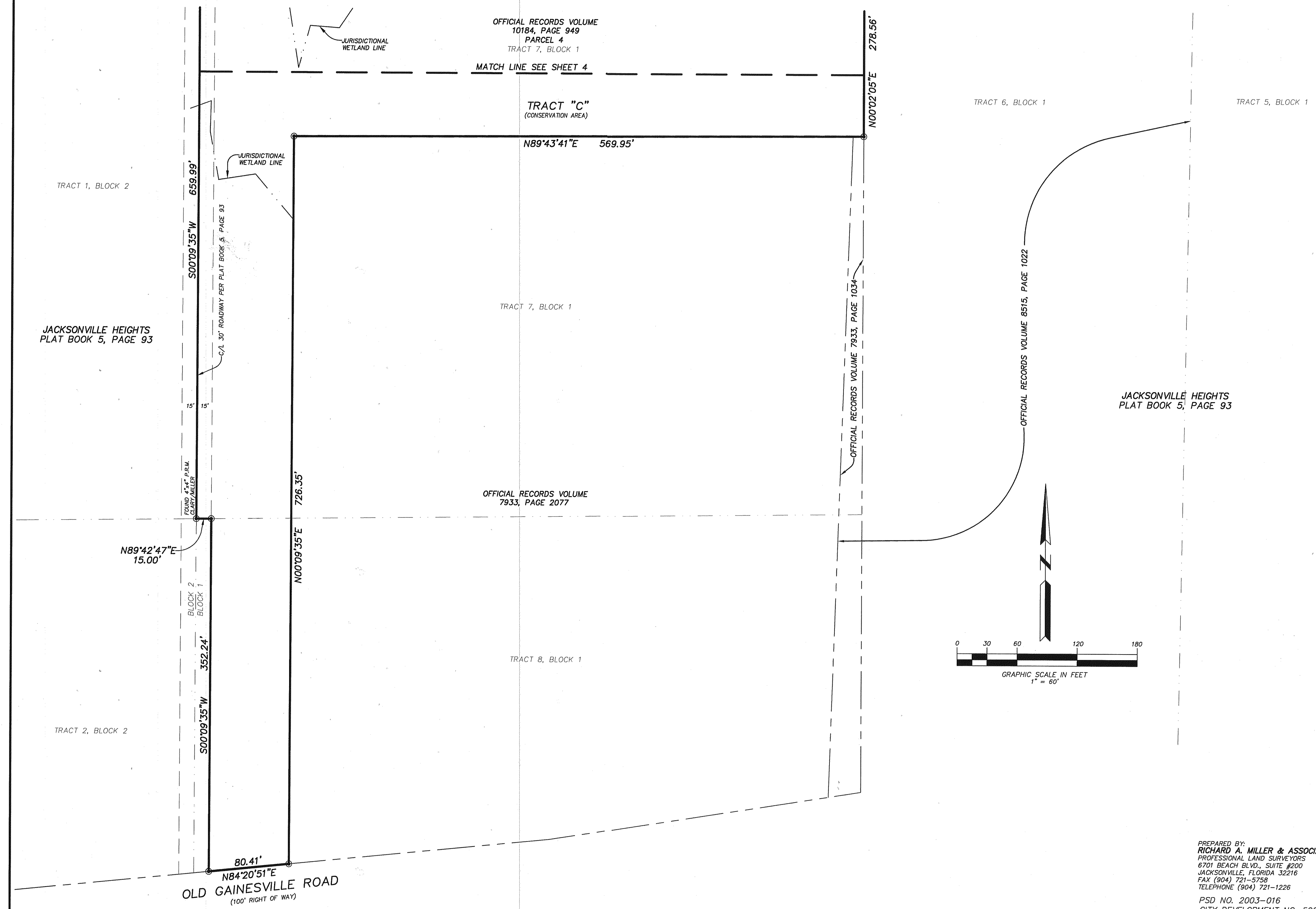
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PLAT BOOK **62** PAGE **127**

SHEET 5 OF 8 SHEETS
SEE SHEET 2 FOR NOTES

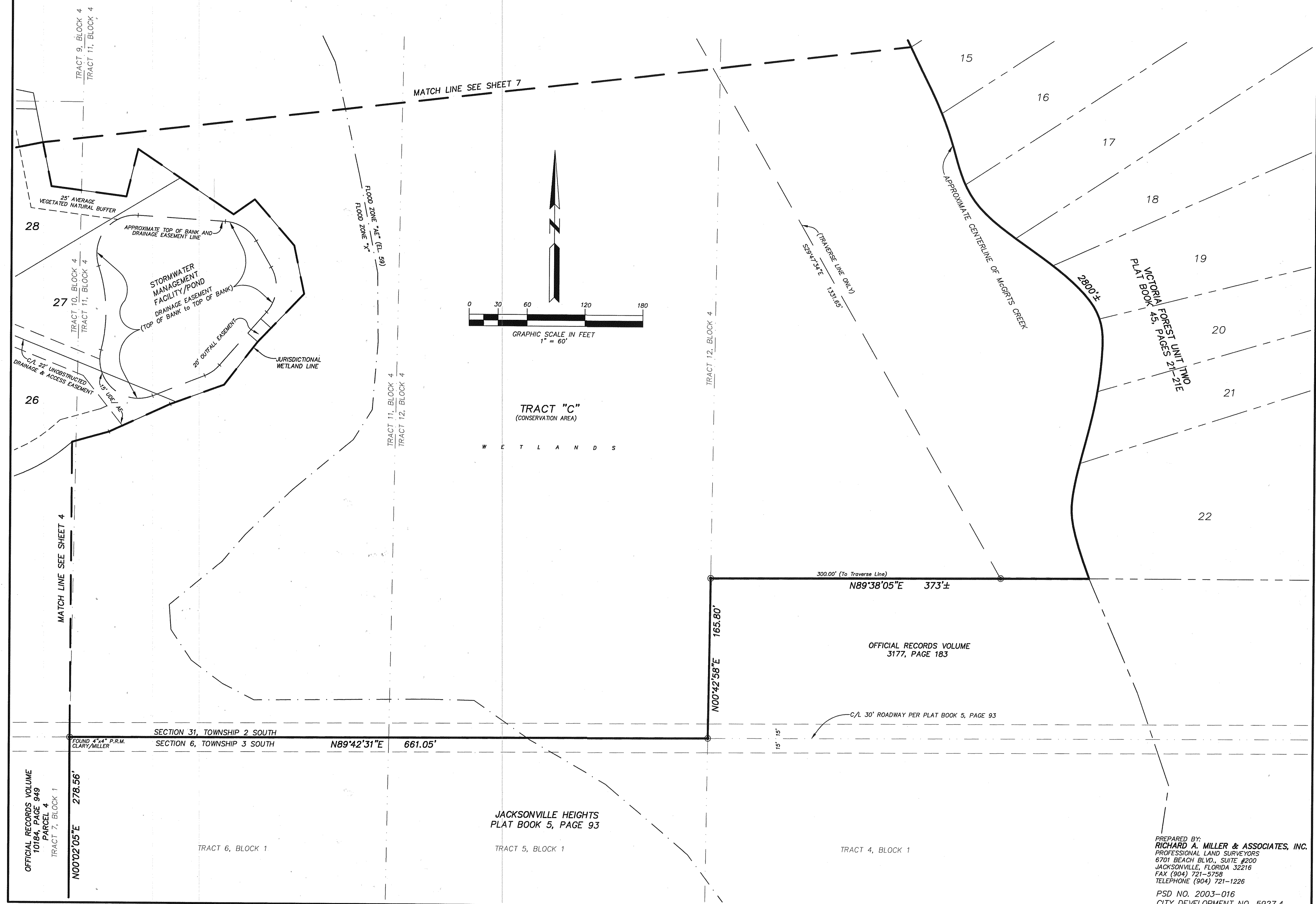


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TRACT "C"
(CONSERVATION AREA)

W E T L A N D S

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

OFFICIAL RECORDS VOLUME
10184, PAGE 949
PARCEL 4
TRACT 7, BLOCK 1

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
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JACKSONVILLE HEIGHTS
 PLAT BOOK 5, PAGE 93
 TRACT 8, BLOCK 4

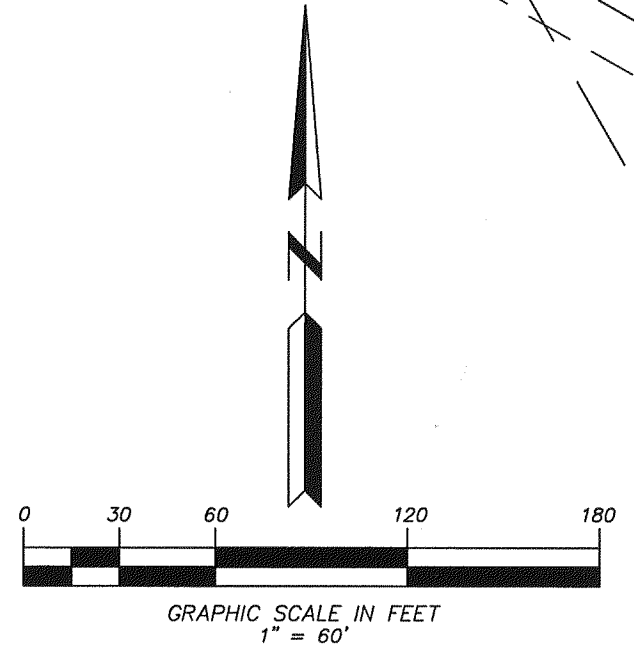
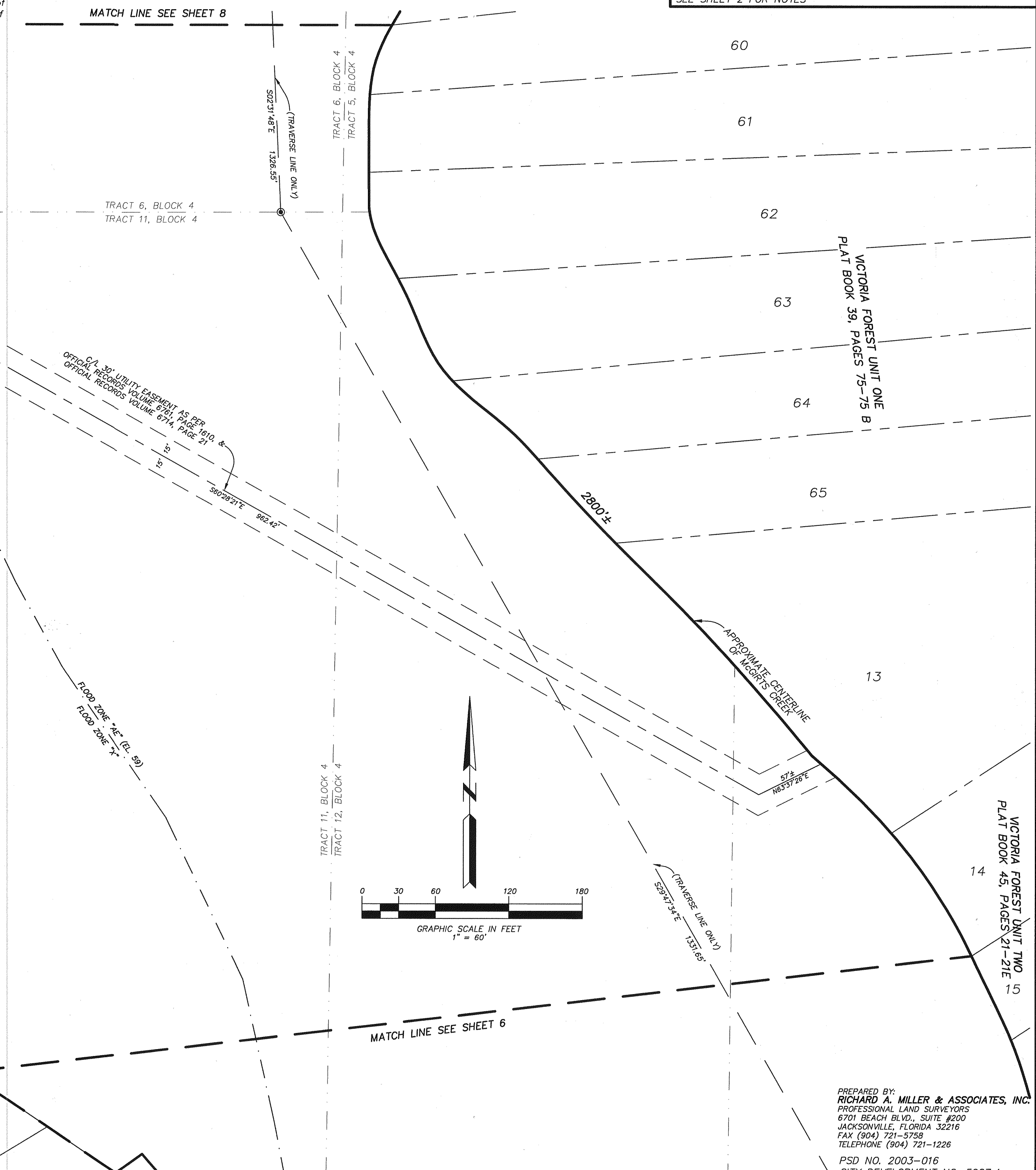
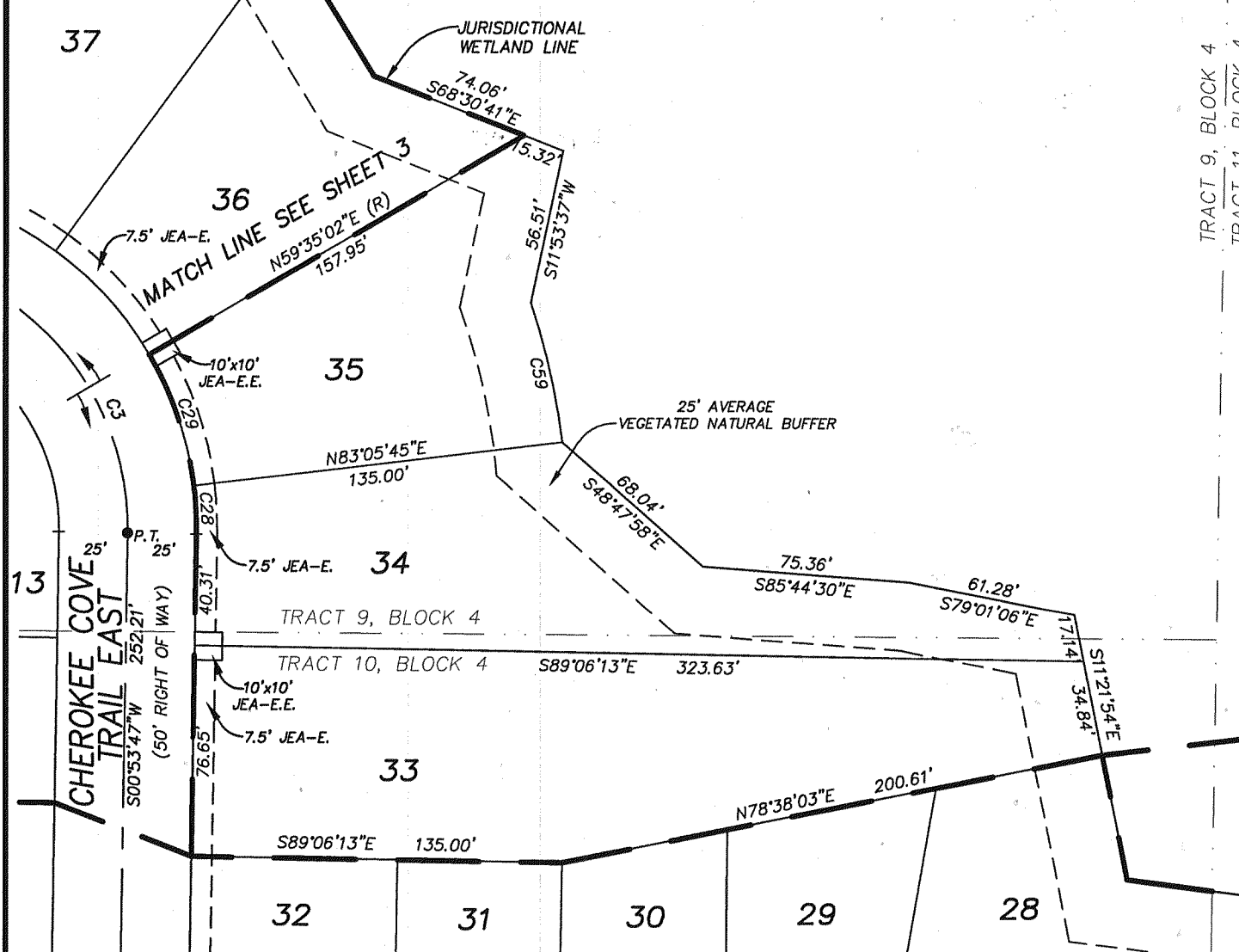
80' NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS
 OFFICIAL RECORDS VOLUME 1317, PAGE 6258

50' JEA UTILITY EASEMENT &
 UNOBSTRUCTED DRAINAGE EASEMENT

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	100.00'	159.03'	101.97'	142.80'	N44°39'48"W	91°07'10"
C28	125.00'	17.33'	8.68'	17.32'	N03°04'35"W	7°56'44"
C29	125.00'	50.98'	25.85'	50.63'	N18°43'58"W	23°22'01"
C59	260.00'	52.14'	26.16'	52.05'	N12°43'08"W	11°29'24"

TRACT "C"
 (CONSERVATION AREA)

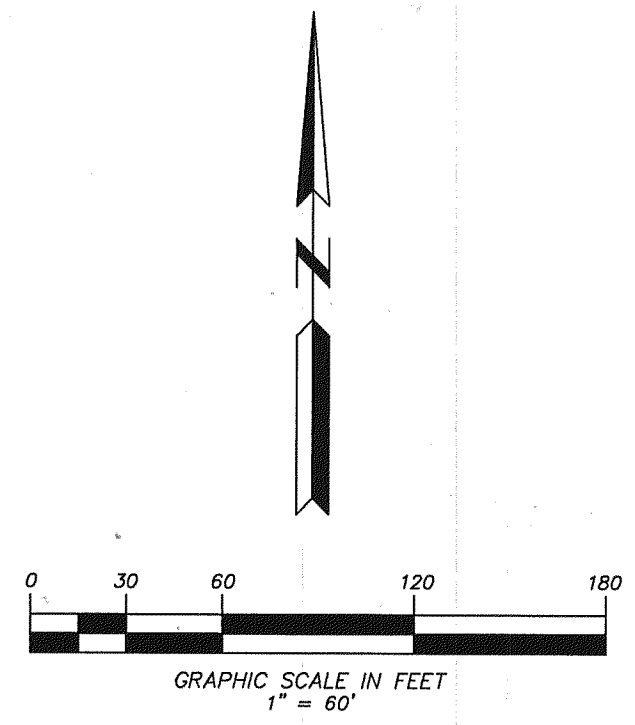
W E T L A N D S



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CHEROKEE COVE UNIT THREE

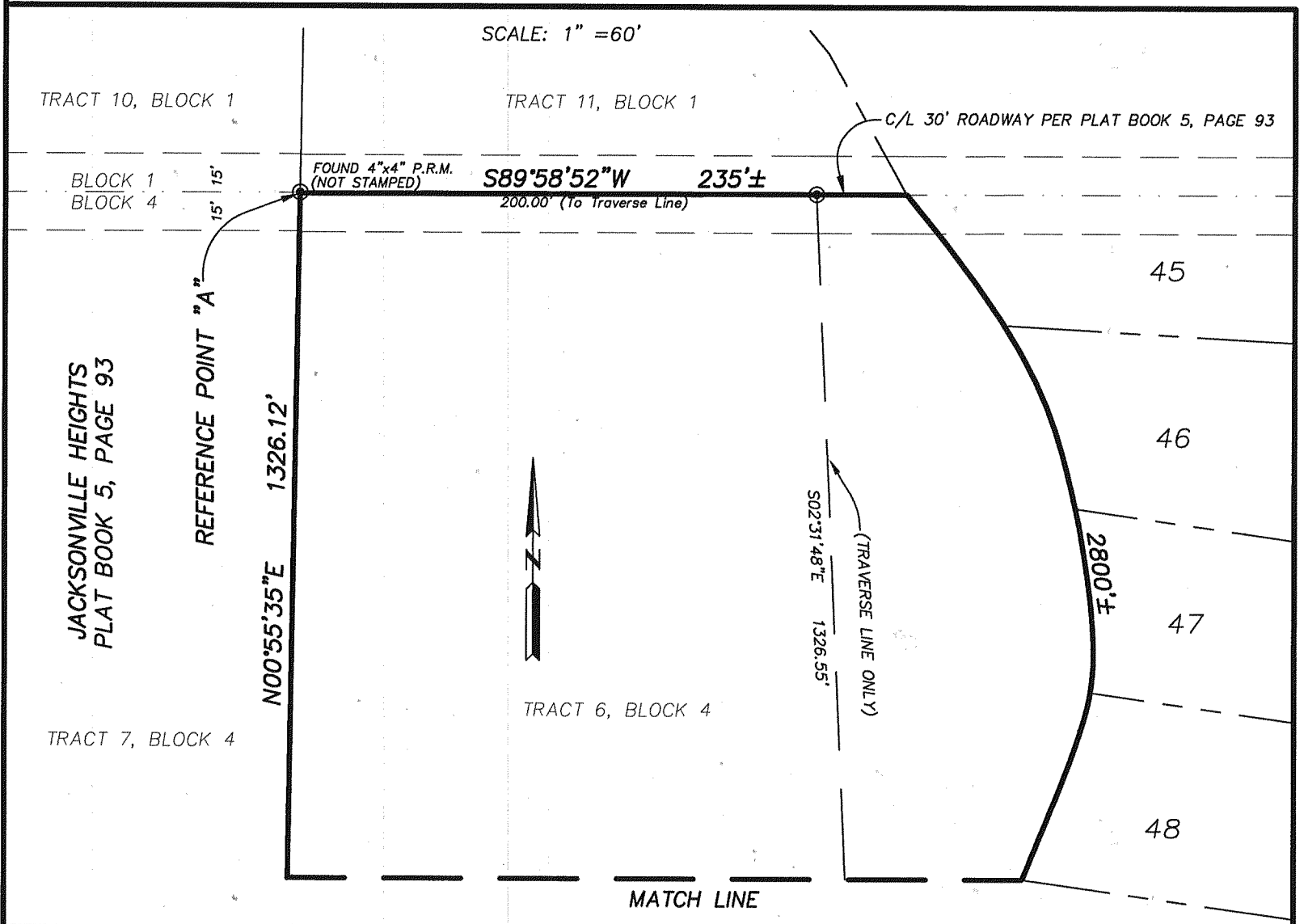
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TRACT 7, BLOCK 4

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

TRACT 8, BLOCK 4



FLOOD ZONE "A"
FLOOD ZONE "X"

N00°55'35"E 1326.12'

MATCH LINE SEE BELOW LEFT

TRACT "C"
(CONSERVATION AREA)

S02°31'48"E 1326.55'
(TRAVERSE LINE ONLY)

TRACT 6, BLOCK 4
TRACT 5, BLOCK 4

VICTORIA FOREST UNIT ONE
PLAT BOOK 39, PAGES 75-75 B

APPROXIMATE CENTERLINE
OF MCGIRTS CREEK

MATCH LINE SEE SHEET 7

49

50

51

52

53

54

55

56

57

58

59

60

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