

Clifton Village

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 57 PAGE 11
SHEET 1 OF 4 SHEETS

CAPTION

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10816, PAGE 202, PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF BELFORT ROAD, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6526, PAGE 1878, SAID PUBLIC RECORDS, AND RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1185.92 FEET, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°25'22", AN ARC LENGTH OF 301.04 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°14'10" WEST, 300.25 FEET, THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 73°04'04" WEST, A DISTANCE OF 118.28 FEET, RUN THENCE SOUTH 28°13'53" WEST, A DISTANCE OF 46.82 FEET, RUN THENCE SOUTH 73°03'58" WEST, A DISTANCE OF 227.45 FEET, RUN THENCE SOUTH 26°31'57" EAST, A DISTANCE OF 247.55 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6650, PAGE 1073, SAID PUBLIC RECORDS, RUN THENCE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND WESTERLY BOUNDARY THEREOF THE FOLLOWING COURSES: COURSE NO. 1: NORTH 89°31'20" WEST, 121.58 FEET, COURSE NO. 2: SOUTH 58°02'40" WEST, 106.00 FEET, COURSE NO. 3: SOUTH 16°50'19" EAST, 294.53 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, A 100 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8238, PAGE 1331, SAID PUBLIC RECORDS, AND RUN WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1383.37 FEET, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'54", AN ARC LENGTH OF 353.67 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8508, PAGE 2272, SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°40'35" WEST, 352.71 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 09°51'13" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 370.51 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS, RUN THENCE NORTH 78°45'15" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 66.55 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8468, PAGE 1537, SAID PUBLIC RECORDS, RUN THENCE NORTH 11°15'21" EAST, ALONG THE EASTERLY BOUNDARY THEREOF, A DISTANCE OF 278.45 FEET, RUN THENCE SOUTH 78°47'05" EAST, ALONG THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 11301, PAGE 1907 OF SAID PUBLIC RECORDS, A DISTANCE OF 186.29 FEET, RUN THENCE NORTH 07°27'00" EAST, ALONG THE EASTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 405.66 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8848, PAGE 1828, SAID PUBLIC RECORDS, RUN THENCE SOUTH 82°33'16" EAST, ALONG THE SOUTHERLY BOUNDARY OF LAST SAID LANDS AND ALONG THE SOUTHERLY BOUNDARY OF ADJACENT LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10816, PAGE 202, A DISTANCE OF 575.02 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 11.89 ACRES, MORE OR LESS.

APPROVED FOR 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, ORDINANCE CODE.

Lynn A. Westbrook
Lynn A. Westbrook, Director of Public Works

6/2/2004
Date

CLERK'S CERTIFICATE 2004182294

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 57, PAGES 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 8 DAY OF JUNE, A.D., 2004.

Vin Fuller
Vin Fuller, Clerk of the Circuit Court

Ivan Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22nd DAY OF May, 2004.

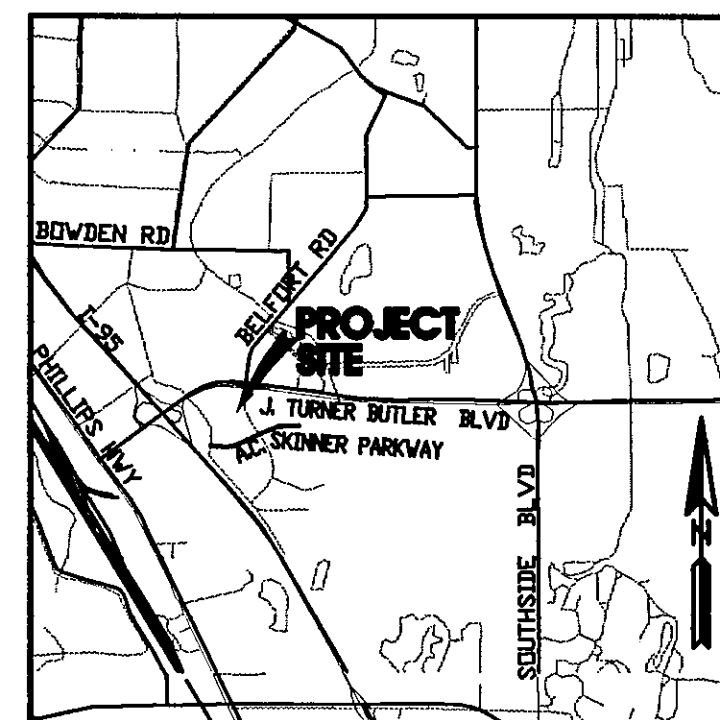
Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 10th DAY OF May, A.D., 2004.

David L. Lamp
David L. Lamp
Professional Surveyor and Mapper
State of Florida LS No. 3535



VICINITY MAP
NOT TO SCALE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CLIFTON VILLAGE, AND HAVE 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. ALL RIGHTS OF WAYS, PLACES, LANES, CIRCLES, COURTS, AND PARCEL A (AMENITY AREA), PARCELS B, D, E, F, G, H, AND J (ACCESS AREAS), PARCELS C, K, L, AND M (OPEN AREAS), PARCEL N (LAKE / STORMWATER MANAGEMENT FACILITY), AND PARCEL P (LANDSCAPE BUFFER), ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, ACCESS EASEMENTS, AND LANDSCAPE BUFFERS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR THE PUBLIC.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

WATER EASEMENTS AND SEWER EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEMS SHOWN WITHIN THE PRIVATE ROADWAYS AND ON THE INDIVIDUAL PROPERTIES ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS, INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT PROVIDERS OF UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF SUCH UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LANDS DESCRIBED HEREIN OR TO THE OWNERS OF ADJACENT LANDS.

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.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 6th DAY OF May, A.D., 2004.

OWNER

Denise Downey
Witness
Denise Downey
Printed Name

Christine Cook
Witness
Christine Cook
Printed Name

OWNER: PULTE HOME CORPORATION
A MICHIGAN CORPORATION
BY: J. Kevin Setzer
AUTHORIZED AGENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, A.D., 2004, BY J. KEVIN SETZER, AN AUTHORIZED AGENT, ON BEHALF OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Linda A. Schaeffel
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Linda A. Schaeffel
Printed Name



MY COMMISSION EXPIRES June 25, 2005

COMMISSION NUMBER DD 036580

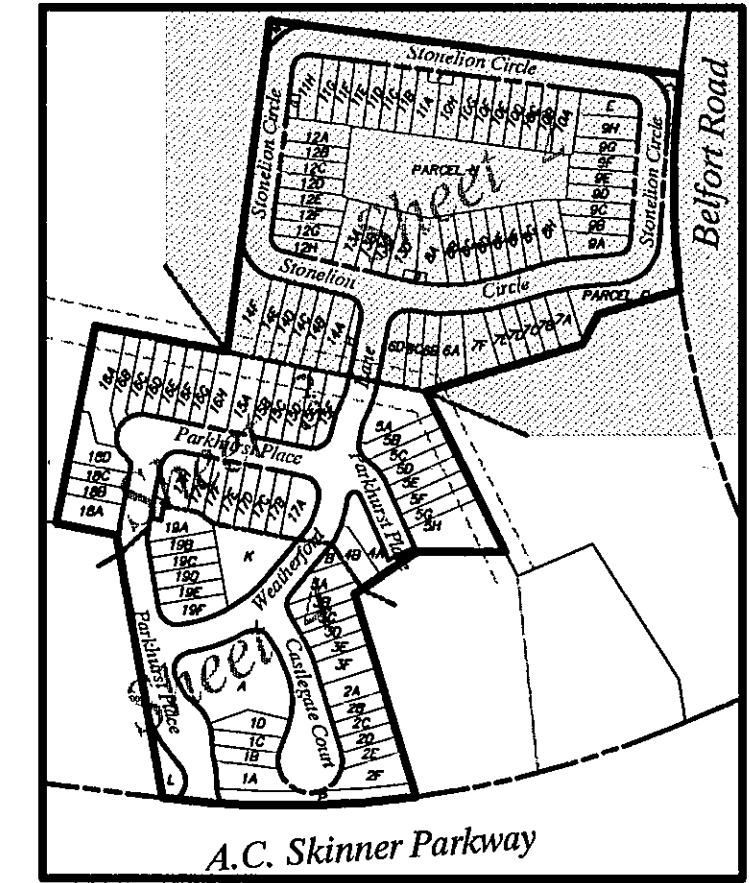
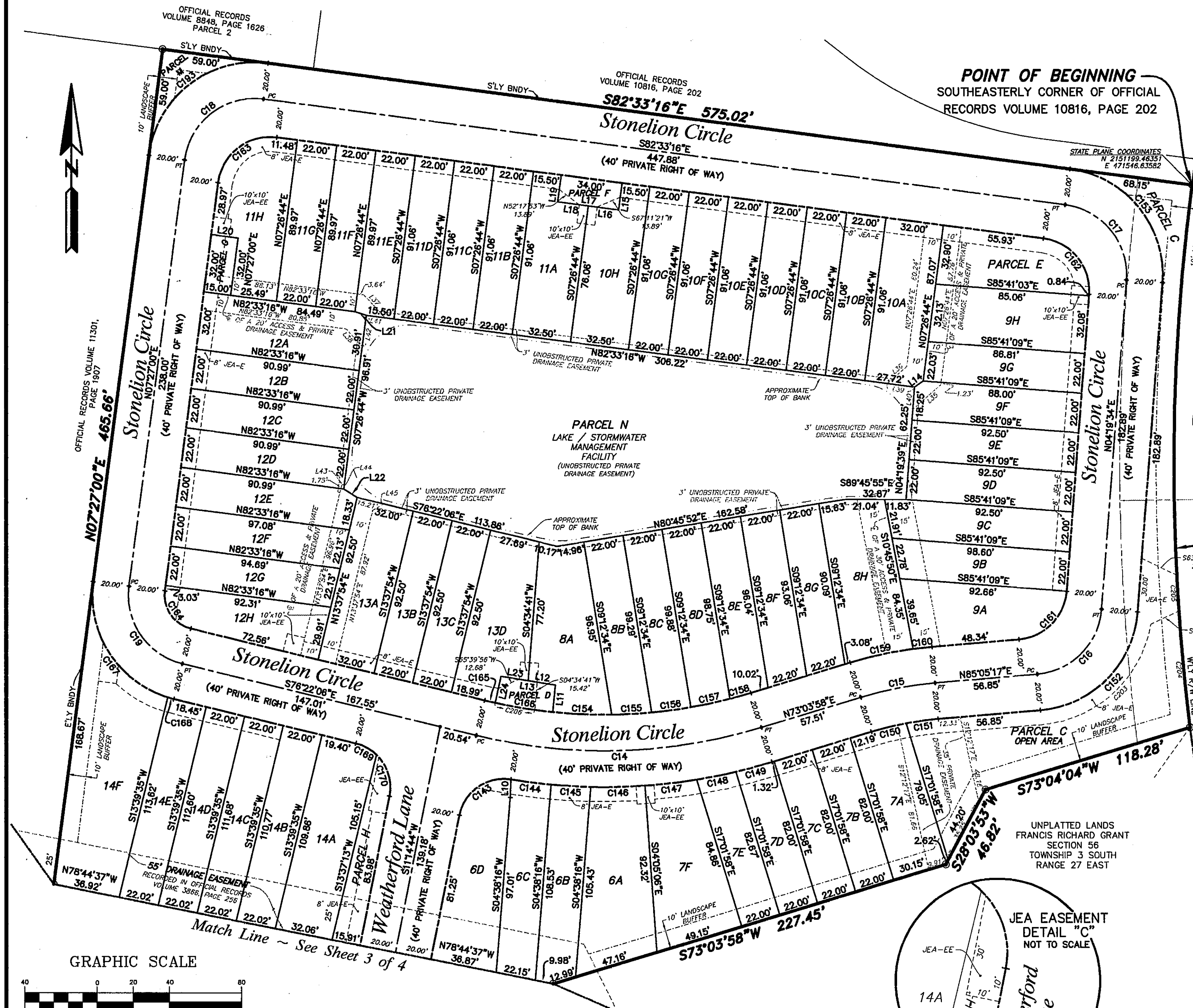
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 6396
P.S.D. NO. 03-023

Clifton Village

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 57 PAGE 11A
SHEET 2 OF 4 SHEETS



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L10	N02°10'30\"E	10.00'	L23	N80°54'00\"W	15.20'
L11	N05°47'58\"E	15.00'	L24	S12°24'02\"W	15.00'
L12	N80°54'00\"W	15.32'	L35	S48°40'27\"W	20.66'
L13	N80°54'00\"W	30.51'	L36	S48°40'27\"W	14.39'
L14	S54°27'54\"W	5.85'	L37	S42°34'10\"E	17.26'
L15	N07°26'44\"E	15.00'	L38	S49°34'10\"E	13.23'
L16	N82°33'16\"W	17.00'	L39	N82°33'16\"W	15.20'
L17	N82°33'16\"W	34.00'	L40	N04°19'39\"E	12.25'
L18	N82°33'16\"W	17.00'	L41	N82°33'16\"W	10.37'
L19	N07°26'44\"E	15.00'	L42	N07°26'44\"E	17.41'
L20	N82°33'16\"W	15.00'	L43	N62°17'28\"E	1.72'
L21	N73°00'04\"W	6.59'	L44	S07°26'44\"W	2.73'
L22	N57°26'37\"W	8.90'	L45	N62°17'28\"E	6.93'

Delta=14°25'22\"
Radius=1195.92'
Arc Length=301.04'
Chord Length=300.25'
S00°14'10\"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C14	300.00'	160.04'	158.15'	N88°20'56\"E	30°33'56\"	81.97'
C15	200.00'	41.96'	41.89'	S79°04'37\"W	12°01'19\"	21.06'
C16	39.00'	54.97'	50.53'	N44°42'28\"E	80°45'43\"	33.17'
C17	39.00'	59.14'	53.63'	N39°06'51\"W	86°52'50\"	36.93'
C18	39.00'	61.26'	55.15'	S52°26'52\"W	89°59'44\"	39.00'
C19	39.00'	57.05'	52.10'	S34°27'33\"E	83°49'06\"	35.00'
C143	25.00'	36.40'	34.74'	S55°14'59\"W	88°00'29\"	24.15'
C144	320.00'	22.46'	22.45'	S82°45'25\"E	4°01'16\"	11.23'
C145	320.00'	22.01'	22.01'	S88°44'16\"E	3°56'28\"	11.01'
C146	320.00'	30.03'	30.02'	N88°36'12\"E	8°22'36\"	15.03'
C147	320.00'	28.95'	28.94'	N83°19'24\"E	5°11'00\"	14.48'
C148	320.00'	22.12'	22.11'	N78°45'06\"E	3°57'36\"	11.06'
C149	320.00'	20.70'	20.69'	N74°55'08\"E	3°42'20\"	10.35'
C150	180.00'	19.85'	19.85'	S76°13'35\"W	6°19'14\"	9.94'
C151	180.00'	17.91'	17.90'	S82°14'14\"W	5°42'05\"	8.96'
C152	59.00'	83.16'	76.45'	N44°42'28\"E	80°45'43\"	50.18'
C153	59.00'	89.46'	81.14'	N39°06'51\"W	86°52'50\"	55.87'
C154	280.00'	32.77'	32.75'	S87°33'12\"E	6°42'19\"	16.40'
C155	280.00'	22.13'	22.12'	N86°49'48\"E	4°31'41\"	11.07'
C156	280.00'	22.01'	22.01'	N82°18'49\"E	4°30'16\"	11.01'
C157	280.00'	22.04'	22.03'	N77°48'29\"E	4°30'33\"	11.02'
C158	280.00'	12.15'	12.15'	N74°18'33\"E	2°29'11\"	6.08'
C159	220.00'	35.70'	35.66'	S77°42'54\"W	9°17'52\"	17.89'
C160	220.00'	10.46'	10.46'	S83°43'33\"W	2°43'27\"	5.23'
C161	29.00'	40.88'	37.58'	N44°42'28\"E	80°45'43\"	24.66'
C162	29.00'	43.97'	39.88'	N39°06'51\"W	86°52'50\"	27.46'
C163	29.00'	45.55'	41.01'	S52°26'52\"W	89°59'44\"	29.00'
C164	19.00'	27.80'	25.38'	S34°27'33\"E	83°49'06\"	17.05'
C165	280.00'	6.02'	6.02'	S76°59'02\"E	1°13'52\"	3.01'
C166	280.00'	32.26'	32.24'	S80°54'00\"E	6°36'04\"	16.15'
C167	59.00'	82.76'	76.14'	S32°44'10\"E	80°22'21\"	49.83'
C168	59.00'	3.55'	3.55'	S74°38'43\"E	3°26'45\"	1.77'
C169	25.00'	13.16'	13.01'	N61°17'18\"W	30°09'37\"	6.74'
C170	25.00'	25.07'	24.03'	N17°28'52\"W	57°27'14\"	13.70'
C203	67.00'	88.14'	81.92'	N47°24'03\"E	75°22'27\"	51.76'
C204	1195.92'	64.64'	64.63'	S08°26'45\"E	3°05'31\"	32.88'
C205	1195.92'	20.00'	20.00'	S03°24'15\"E	0°57'29\"	10.00'
C206	280.00'	22.30'	22.30'	S79°52'52\"E	4°33'49\"	11.16'

PREPARED BY:
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Clifton Village

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 57 PAGE 113

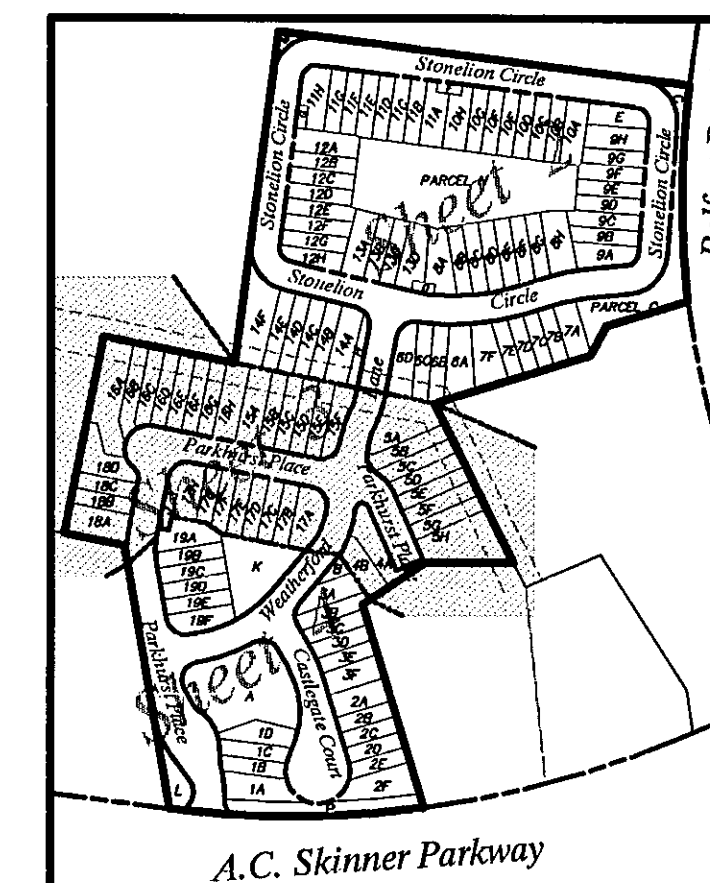
SHEET 3 OF 4 SHEETS

NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624
2. DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
3. BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON.
4. 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 PUBLIC RECORDS OF THIS COUNTY.
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. 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 FOR REPLACEMENT OF SUCH ITEMS.
7. JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
8. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
9. EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0208 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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.
10. THE STATE PLANE GRID VALUES IN SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983) SHOWN HEREON WERE GENERATED FROM GPS OBSERVATIONS OF NOS POINTS ARE G82 AND 1285 BL ADZ.

ARP GRC ~ N 2182463.2307 / E 483915.1162
1285 BL ADZ ~ N 2196149.9857 / E 416143.4040

UNPLATTED LANDS
FRANCIS RICHARD GRANT
SECTION 56
TOWNSHIP 3 SOUTH
RANGE 27 EAST



KEY MAP
NOT TO SCALE

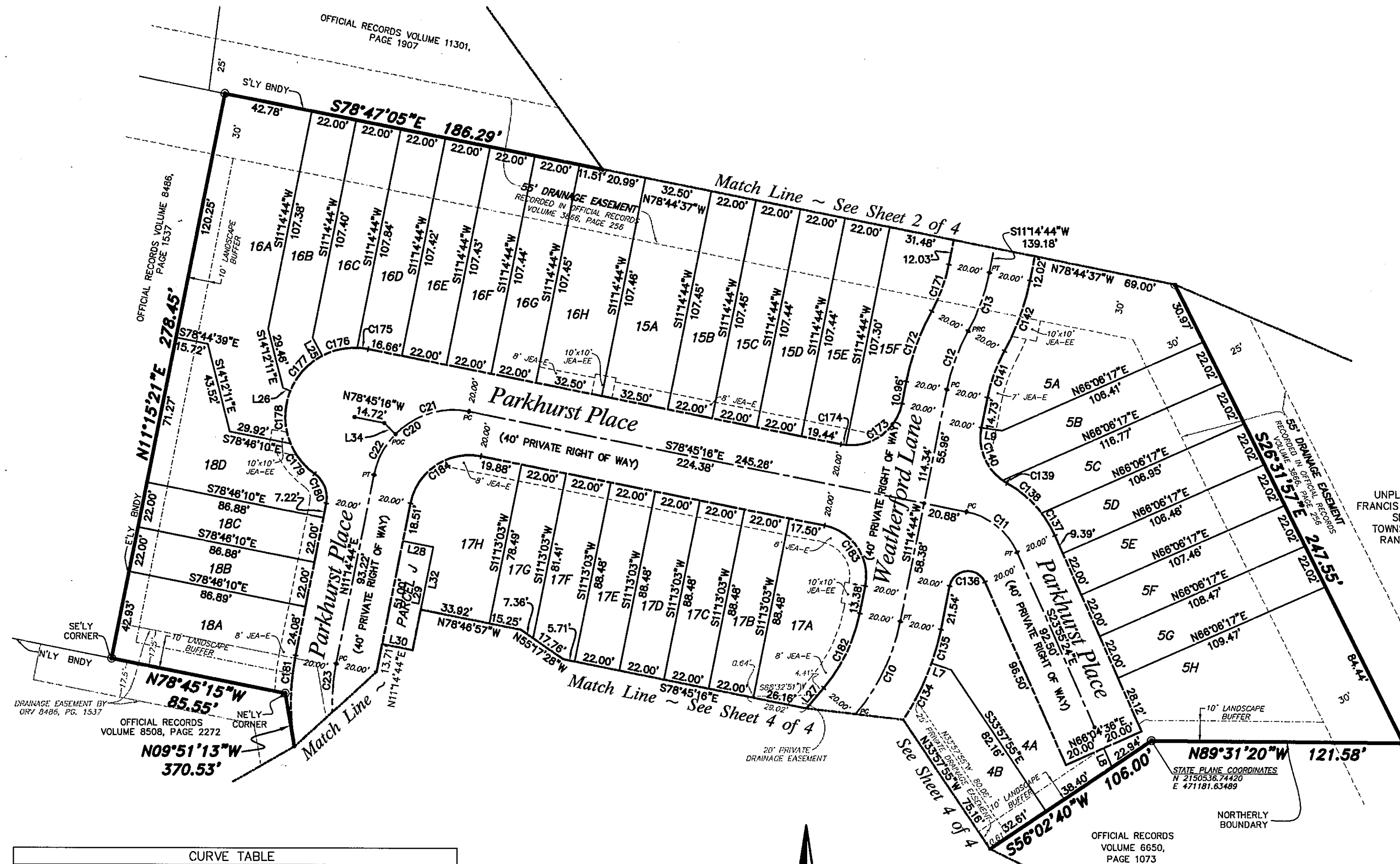
LEGEND

C1	TABULATED CURVE DATA	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PG	PAGE
G.P.S.	GLOBAL POSITIONING SYSTEM	PRC	POINT OF REVERSE CURVATURE
LB	LICENSED BUSINESS	PI	POINT OF INTERSECTION
LS	LICENSED SURVEYOR AND MAPPER	PT	POINT OF TANGENCY
N.A.D.	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR
ORV	OFFICIAL RECORDS VOLUME	RP	RADIUS POINT
P.B.	PLAT BOOK	R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT	(R)	RADIAL

PREPARED BY:

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CITY DEV. NO. 6396
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C10	100.00'	50.59'	50.05'	N25°44'21"E	28°59'14"	25.85'
C11	34.00'	32.54'	31.31'	N51°20'20"W	54°49'52"	17.64'
C12	100.00'	30.18'	30.06'	S19°53'28"W	17°17'27"	15.20'
C13	100.00'	30.18'	30.06'	N19°53'28"E	17°17'27"	15.20'
C20	39.00'	61.26'	55.15'	S56°14'44"W	90°00'00"	39.00'
C21	39.00'	38.68'	37.11'	S72°30'08"W	56°49'17"	21.10'
C22	39.00'	22.58'	22.87'	S27°30'08"W	32°30'43"	11.62'
C23	100.00'	36.83'	36.62'	S00°41'45"W	21°05'57"	18.62'
C134	120.00'	30.66'	30.57'	N26°37'26"E	14°38'16"	15.41'
C135	120.00'	16.88'	16.87'	N15°16'31"E	8°03'34"	8.45'
C136	9.00'	22.75'	17.16'	S83°39'40"W	144°49'52"	28.40'
C137	54.00'	12.73'	12.70'	N30°40'36"W	13°30'24"	6.39'
C138	54.00'	22.19'	22.04'	N49°12'14"W	23°32'52"	11.26'
C139	25.00'	2.51'	2.51'	S58°05'52"E	5°45'37"	1.26'
C140	25.00'	29.00'	27.40'	S21°59'10"E	66°27'48"	16.38'
C141	80.00'	24.14'	24.05'	S19°53'28"W	17°17'27"	12.16'
C142	120.00'	36.21'	36.08'	N19°53'28"E	17°17'27"	18.25'
C171	80.00'	24.14'	24.05'	N19°53'28"E	17°17'27"	12.16'
C172	120.00'	36.21'	36.08'	S19°53'28"W	17°17'27"	18.25'
C173	25.00'	36.70'	33.49'	N53°18'18"E	84°07'07"	22.56'
C174	25.00'	2.57'	2.57'	S81°41'42"E	5°52'53"	1.28'
C175	33.50'	5.36'	5.36'	N83°20'25"W	9°10'20"	2.69'
C176	33.50'	17.57'	17.37'	S77°03'01"W	30°02'47"	8.99'
C177	33.50'	23.46'	22.99'	S41°57'42"W	40°07'52"	12.24'
C178	33.50'	28.04'	25.39'	S00°22'30"E	44°32'11"	13.72'
C179	33.50'	18.81'	18.56'	S38°43'38"E	32°09'46"	9.66'
C180	14.00'	16.14'	15.26'	N21°46'53"W	66°03'16"	9.10'
C181	120.00'	44.19'	43.94'	S00°41'46"W	21°05'57"	22.35'
C182	80.00'	40.47'	40.04'	N25°44'21"E	28°59'14"	20.68'
C183	25.00'	39.27'	35.36'	N33°45'15"W	89°59'59"	25.00'
C184	29.00'	45.55'	41.01'	S56°14'44"W	90°00'00"	29.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N70°41'42"W	10.00'
L8	S23°55'24"E	10.06'
L9	N81°20'38"W	10.01'
L25	S27°38'22"E	9.74'
L26	S68°06'15"E	3.82'
L27	S40°13'58"W	12.95'
L28	N78°46'57"W	15.00'
L29	N11°14'44"E	51.00'
L30	N78°46'57"W	15.00'
L32	N11°14'44"E	31.00'
L34	N49°34'33"W	7.60'

GRAPHIC SCALE

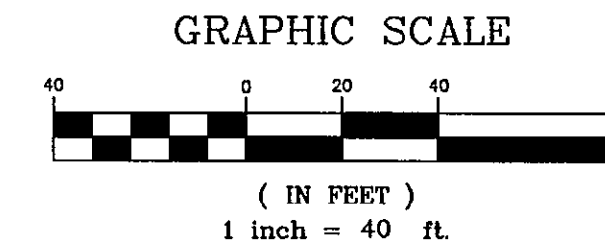


(IN FEET)
1 inch = 40 ft.

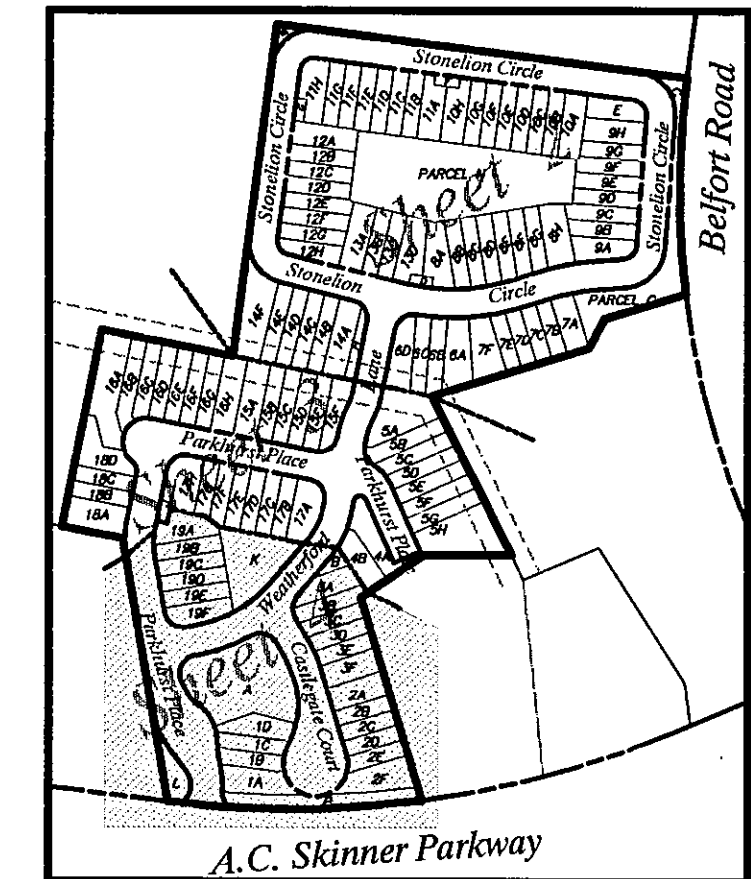
SEE SHEET 3 OF 4 FOR
GENERAL NOTES AND LEGEND.

*A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3
SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA*

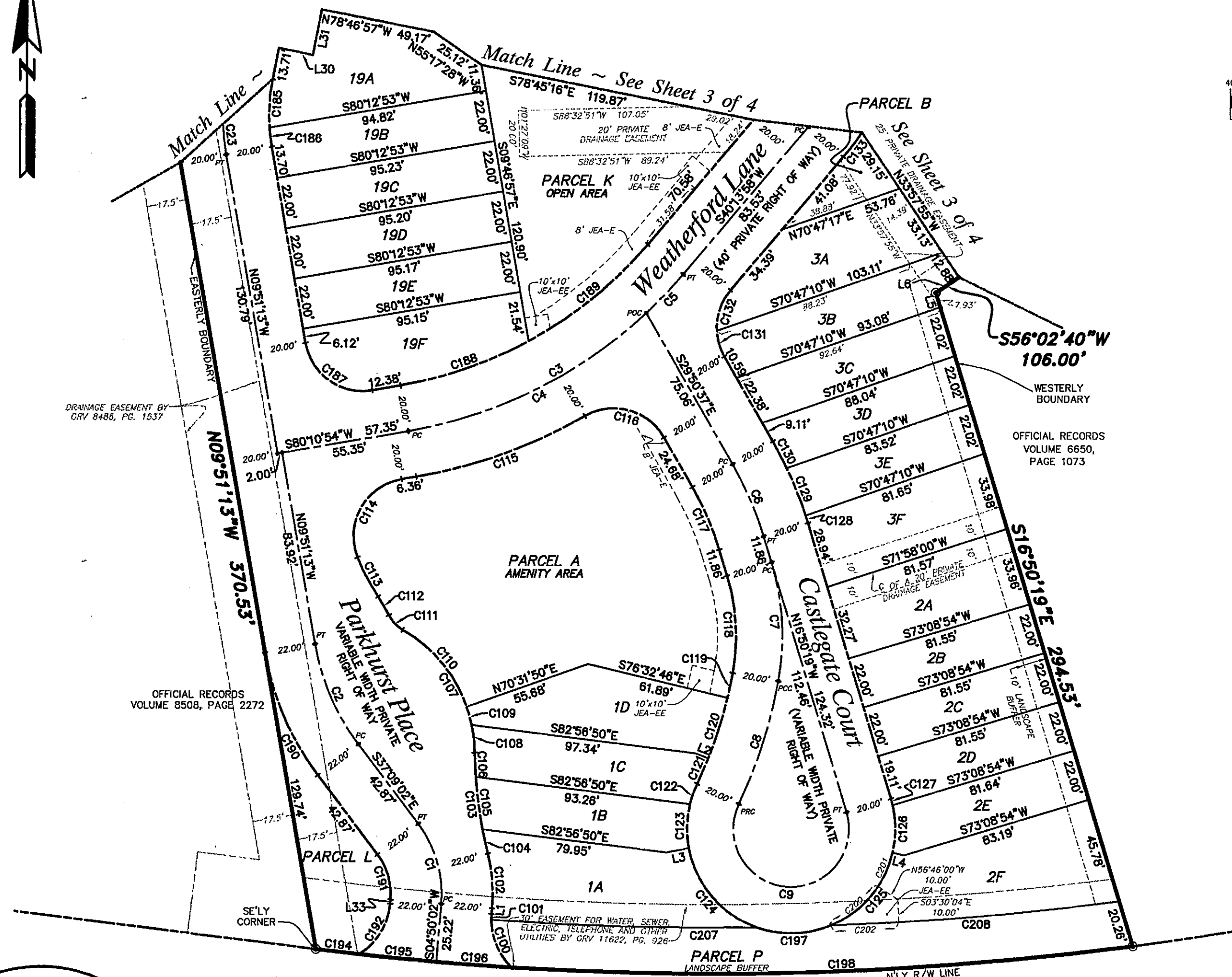
SHEET 4 OF 4 SHEETS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°50'02"W	2.43'
L2	N68°16'01"W	6.00'
L3	N79°12'07"E	10.00'
L4	N76°58'54"W	5.00'
L5	S16°50'19"E	6.49'
L6	S56°02'40"W	12.05'
L30	N78°46'57"W	15.00'
L31	N11°14'44"E	20.00'
L33	S04°50'02"W	1.83'



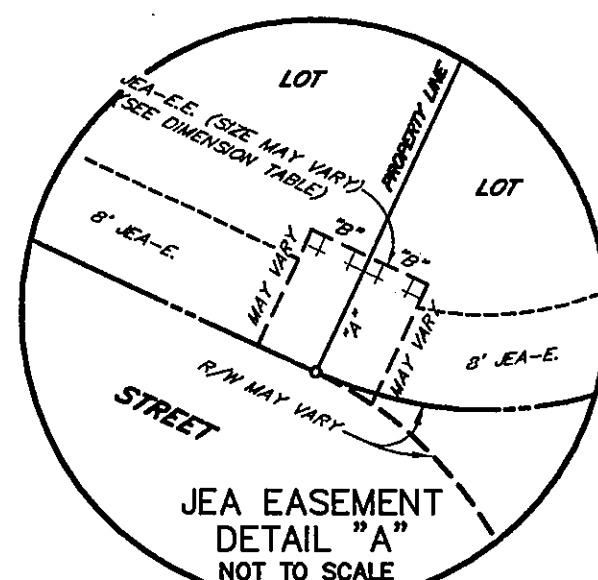
KEY MAP
NOT TO SCALE



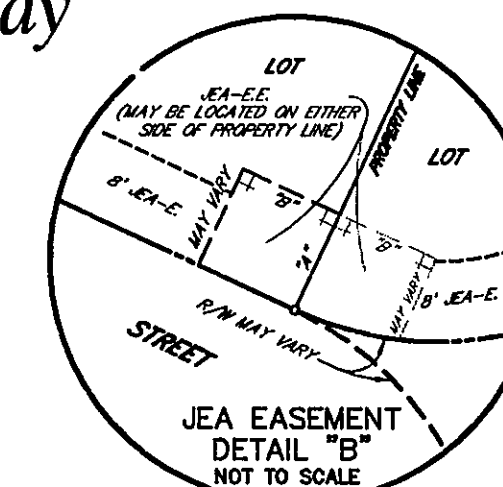
Delta=14°38'54"
Radius=1383.37'
Arc Length=353.67'
Chord Length=352.71'
S89°40'35"W

A.C. Skinner Parkway

100' RIGHT OF WAY
OFFICIAL RECORDS VOLUME
6238, PAGE 1331



"A"	10'	TYPICAL 10'x10' JEA
"B"	5'	EQUIPMENT EASEMENT
"A"	10'	TYPICAL 10'x20' JEA
"B"	10'	EQUIPMENT EASEMENT



"A"	10'	10'x10' JEA
"B"	5'	EQUIPMENT EASEMENT
"A"	10'	10'x20' JEA
"B"	10'	EQUIPMENT EASEMENT

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	50.00'	36.64'	35.82'	N16°09'30"W	41°59'05"	19.19'
C2	100.00'	47.64'	47.19'	S23°30'08"E	27°17'49"	24.28'
C3	200.00'	139.45'	139.64'	N60°12'26"E	39°56'56"	72.69'
C4	200.00'	116.39'	114.74'	N63°30'43"E	33°20'23"	59.89'
C5	200.00'	23.07'	23.68'	N61°05'55"E	6°36'58"	11.65'
C6	150.00'	34.05'	33.77'	N32°30'28"W	13°00'18"	17.10'
C7	110.00'	51.77'	51.30'	N03°21'16"W	28°58'05"	26.36'
C8	210.00'	55.78'	55.62'	N17°44'20"E	15°13'07"	28.05'
C9	25.00'	96.95'	46.65'	S85°44'43"E	22°21'12"	64.81'
C23	100.00'	36.83'	36.02'	N00°41'46"W	21°05'57"	18.62'
C100	29.00'	22.99'	22.39'	N23°01'39"W	45°25'07"	12.14'
C101	29.00'	2.61'	2.61'	N02°15'29"E	05°09'07"	1.30'
C102	72.00'	23.72'	23.61'	N04°36'10"W	18°52'25"	11.97'
C103	190.00'	43.98'	43.79'	S02°49'21"E	13°14'04"	22.04'
C104	190.00'	10.70'	10.70'	S12°01'37"E	31°33'37"	5.35'
C105	190.00'	22.73'	22.72'	S07°23'07"E	6°51'17"	11.38'
C106	190.00'	10.46'	10.45'	S02°22'54"E	30°91'00"	5.23'
C107	62.00'	64.26'	61.42'	S30°29'50"W	59°23'03"	35.35'
C108	62.00'	12.03'	12.02'	N08°21'56"W	11°07'16"	6.04'
C109	62.00'	81.51'	8.16'	N15°41'52"W	7°32'36"	4.09'
C110	62.00'	44.06'	43.14'	N39°49'46"W	40°43'11"	23.01'
C111	15.00'	8.84'	8.71'	S34°18'12"E	33°46'19"	4.55'
C112	72.00'	9.29'	9.29'	N30°06'55"W	7°23'48"	4.85'
C113	150.00'	19.17'	19.17'	S22°15'37"E	29°12'06"	9.62'
C114	25.00'	44.42'	38.80'	S29°17'06"W	101°43'33"	30.76'
C115	220.00'	77.84'	77.44'	N7°02'43"E	26°10'22"	39.33'
C116	25.00'	39.38'	35.43'	N74°58'03"W	90°14'51"	25.11'
C117	130.00'	29.51'	29.44'	N32°30'28"W	13°00'18"	14.82'
C118	90.00'	42.36'	41.97'	N03°21'16"W	28°58'05"	21.58'
C119	190.00'	10.99'	10.99'	N11°47'09"E	318°47'	5.49'
C120	190.00'	27.49'	27.47'	N17°35'16"E	81°72'6"	13.77'
C121	190.00'	11.99'	11.89'	N23°32'26"E	33°56'55"	6.00'
C122	45.00'	9.22'	9.20'	S19°28'48"W	11°44'10"	4.62'
C123	45.00'	19.17'	19.03'	S02°19'47"W	24°24'36"	9.73'
C124	45.00'	47.12'	44.99'	S40°47'34"E	59°59'23"	25.96'
C125	45.00'	42.88'	41.27'	N08°18'49"E	54°35'27"	23.22'
C126	45.00'	20.56'	20.38'	N00°04'18"W	26°10'22"	10.46'
C127	45.00'	2.89'	2.89'	N14°59'48"W	3°41'02"	1.45'
C128	170.00'	3.36'	3.36'	N17°24'17"W	107°56'	1.68'
C129	170.00'	22.04'	22.02'	N21°40'13"W	7°25'37"	11.03'
C130	170.00'	13.19'	13.19'	N27°37'14"W	4°26'48"	6.60'
C131	25.00'	11.71'	11.60'	S16°25'36"E	26°50'01"	5.96'
C132	25.00'	18.87'	18.42'	S12°19'47"E	43°14'34"	9.31'
C133	120.00'	13.17'	13.17'	N37°05'50"E	61°17'24"	6.59'
C185	80.00'	21.14'	21.08'	S03°40'28"W	15°08'32"	10.63'
C186	80.00'	8.32'	8.31'	S06°52'30"E	5°57'25"	4.16'
C187	25.00'	39.25'	35.34'	S54°50'09"E	89°57'53"	24.98'
C188	180.00'	58.79'	58.53'	N70°49'30"E	18°42'49"	29.66'
C189	180.00'	66.71'	66.33'	N50°51'02"E	21°14'07"	33.74'
C190	122.00'	58.12'	57.58'	S23°30'08"E	27°17'49"	29.62'
C191	25.00'	20.52'	20.06'	N16°09'30"W	41°59'05"	10.74'
C192	25.00'	20.54'	20.06'	S02°15'55"E	30°28'44"	14.48'
C194	1383.37'	18.99'	18.99'	S83°23'34"E	0°47'11"	
C195	1383.37'	33.32'	33.32'	S84°28'34"E	1°22'48"	16.66'
C196	1383.37'	32.58'	32.58'	S85°50'27"E	1°20'58"	16.29'
C197	45.00'	32.68'	31.96'	N88°24'38"E	41°36'12"	17.10'
C198	1383.37'	268.78'	268.36'	N87°55'06"E	110°7'56"	134.82'
C200	45.00'	27.00'	26.60'	N50°25'16"E	34°22'33"	13.92'
C201	45.00'	15.88'	15.79'	N23°07'33"E	22°15'54"	8.02'
C202	1383.37'	29.51'	29.51'	N87°07'08"E	114°25'	14.76'
C207	1383.37'	114.74'	114.74'	S89°45'48"E	114°25'	57.41'
C208	1383.37'	124.95'	124.91'	N86°06'49"E	51°03'03"	

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.

14775 ST. AUGUSTINE ROAD
KSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 6396
P.S.D. NO. 03-02