

COACHMAN LAKES UNIT TWO-A

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 54 PAGE 69
PAGE 1 OF 2 PAGES

C:\Dwg11\COACHMAN LAKES UNIT 2A-PLAT.dwg Mon Oct 01 15:08:04 2001

CAPTION:

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 172, COACHMAN LAKES UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 53, PAGES 51 THROUGH 51B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 50°59'37" EAST, ALONG A SOUTHERLY LINE OF SAID COACHMAN LAKES UNIT ONE, 208.80 FEET; THENCE ALONG THE WESTERLY LINE OF A CONSERVATION BUFFER AREA AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9416, PAGE 1905 AND IN BOOK 9416, PAGE 1907, THE FOLLOWING 6 COURSES, COURSE NO.1: THENCE SOUTH 14°00'23" EAST, 56.31 FEET; COURSE NO.2: THENCE SOUTH 39°00'23" EAST, 270.00 FEET; COURSE NO.3: THENCE SOUTH 06°59'37" WEST, 70.00 FEET; COURSE NO.4: THENCE SOUTH 13°00'23" EAST, 140.00 FEET; COURSE NO.5: THENCE SOUTH 26°00'23" EAST, 130.00 FEET; COURSE NO.6: THENCE SOUTH 09°59'37" WEST, 109.26 FEET; THENCE SOUTH 57°08'10" WEST, 303.03 FEET; THENCE SOUTH 69°21'50" WEST, 60.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 121, SAID COACHMAN LAKES UNIT ONE; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID COACHMAN LAKES UNIT ONE, THE FOLLOWING 11 COURSES, COURSE NO.1: THENCE NORTH 20°38'10" WEST, 105.00 FEET; COURSE NO.2: THENCE NORTH 14°56'12" WEST, 50.35 FEET; COURSE NO.3: THENCE NORTH 20°38'10" WEST, 109.90 FEET; COURSE NO.4: THENCE NORTH 53°15'13" EAST, 50.20 FEET; COURSE NO.5: THENCE NORTH 18°42'53" EAST, 49.93 FEET; COURSE NO.6: THENCE NORTH 05°08'11" EAST, 48.02 FEET; COURSE NO.7: THENCE NORTH 13°00'23" WEST, 118.86 FEET; COURSE NO.8: THENCE NORTH 15°18'40" WEST, 50.95 FEET; COURSE NO.9: THENCE NORTH 39°00'23" WEST, 150.32 FEET; COURSE NO.10: THENCE NORTH 32°05'56" WEST, 51.54 FEET; COURSE NO.11: THENCE NORTH 62°42'36" EAST, 106.01 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT COACHMAN LAKES, INC., A FLORIDA CORPORATION IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COACHMAN LAKES UNIT TWO-A, AND THAT ATLANTIC STATES BANK IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT TRACT "A" (CONSERVATION EASEMENT) AND EXCEPT ANY PRIVATE DRAINAGE EASEMENTS, WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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

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

IN WITNESS WHEREOF THE ABOVE NAMED COACHMAN LAKES, INC. A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 3RD DAY OF October A.D., 2001

COACHMAN LAKES, INC., A FLORIDA CORPORATION.

WITNESS: [Signature]

WITNESS: [Signature] [Signature]
JAMES RICKY WOOD, PRESIDENT
COACHMAN LAKES, INC., A FLORIDA CORPORATION.

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF October A.D., 2001 BY JAMES RICKY WOOD, PRESIDENT, COACHMAN LAKES, INC., A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

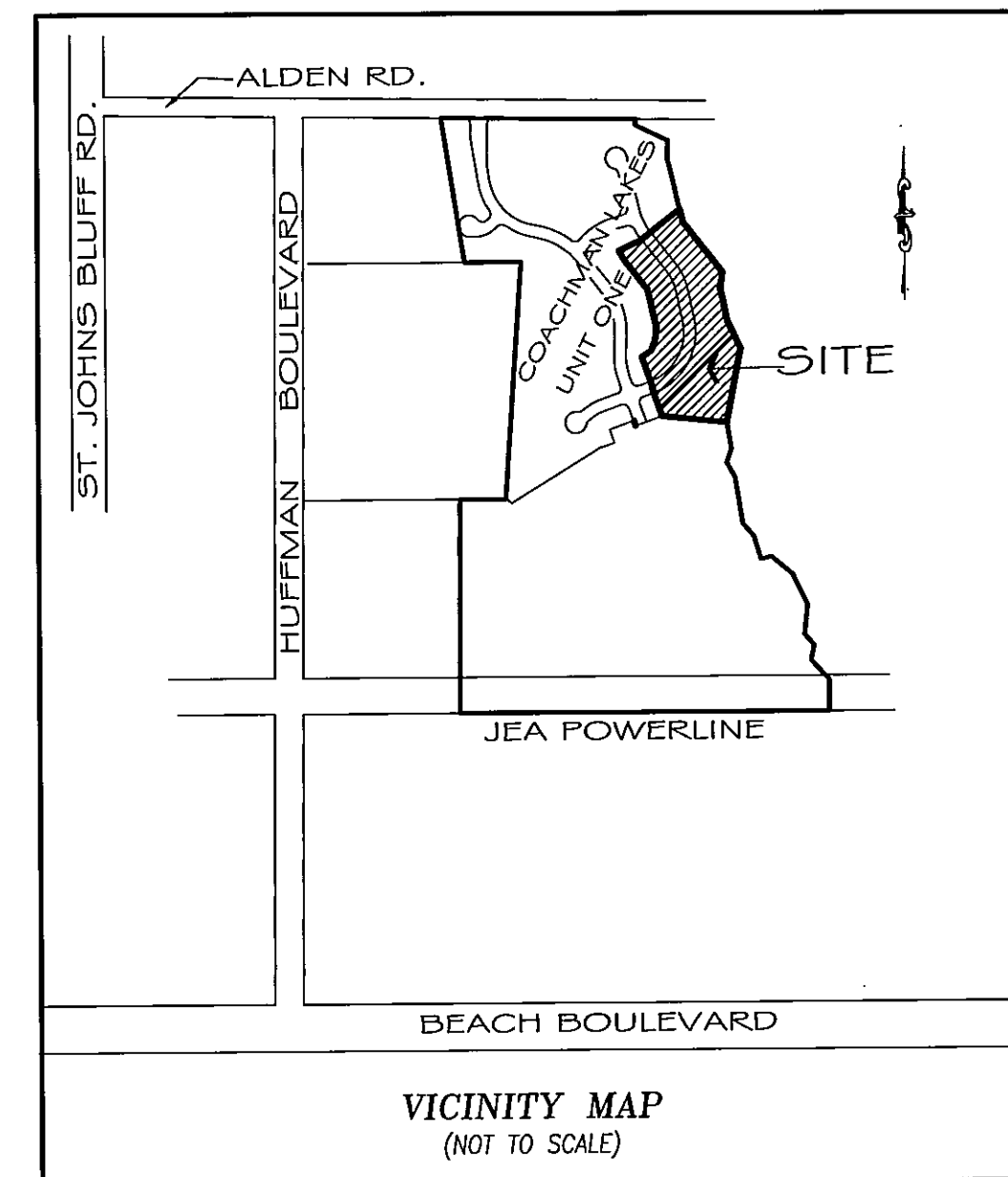
[Signature]
SANDRA SPENCER
My Commission # CC 820987
Expires: 06/04/2003
1-800-5-NOTARY Fla. Notary Service & Bonding Co. MY COMMISSION EXPIRES:

ATLANTIC STATES BANK

WITNESS: [Signature]
WITNESS: [Signature]
SCOTT V. TACCATI, VICE PRESIDENT,
ATLANTIC STATES BANK.

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF Oct A.D., 2001 BY SCOTT V. TACCATI, VICE PRESIDENT, ATLANTIC STATES BANK. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
MICHAEL JAMES LOBERGER
Notary Public, State of Florida
My comm. exp. Mar. 11, 2005
Comm. No. CC 996998



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

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE

THIS 11th DAY OF October, A.D., 2001
[Signature] 10/11/01
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE: 2001259917

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 69, 69A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 12th DAY OF October, A.D., 2001
[Signature] BY: [Signature]
CLERK/ JIM FULLER DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9th DAY OF Oct., 2001

[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0233, SUFFIX E, DATED AUGUST 15, 1989.

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 DUVAL COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 2ND DAY OF OCTOBER A.D., 2001
[Signature]
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

PREPARED BY:

PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB NO.4622
PSD. NO. 97-026
CD. NO. 4232.3

COACHMAN LAKES UNIT TWO-A

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES AND LEGEND

- 1) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
- 2) ■ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
□ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- 3) • DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
- 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- 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 EASEMENTS BY THE CITY OF JACKSONVILLE.
- LEGEND:**
 PC=POINT OF CURVATURE
 PT=POINT OF TANGENCY
 PI=POINT OF INTERSECTION
 PRC=POINT OF REVERSE CURVATURE
 PCC=POINT OF COMPOUND CURVATURE
 R=RADIUS
 CH=CHORD
 L=LENGTH
 MSL=MEAN SEA LEVEL
 SEC=SECTION
 IP=IRON PIPE
 CM=CONCRETE MONUMENT
 PRM=PERMANENT REFERENCE MONUMENT
 PUDE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 UDE=UNOBSTRUCTED DRAINAGE EASEMENT
- △=DELTA ANGLE
 R/W=RIGHT-OF-WAY
 PB=PLAT BOOK
 MB=MAP BOOK
 DB=DEED BOOK
 ORV=OFFICIAL RECORDS VOLUME
 PG=PAGE
 C=CENTERLINE
 NTS=NOT TO SCALE
 FND=FOUND
 TRAV=TRAVERSE
 PL=PROPERTY LINE
 UDE=UNOBSTRUCTED DRAINAGE EASEMENT

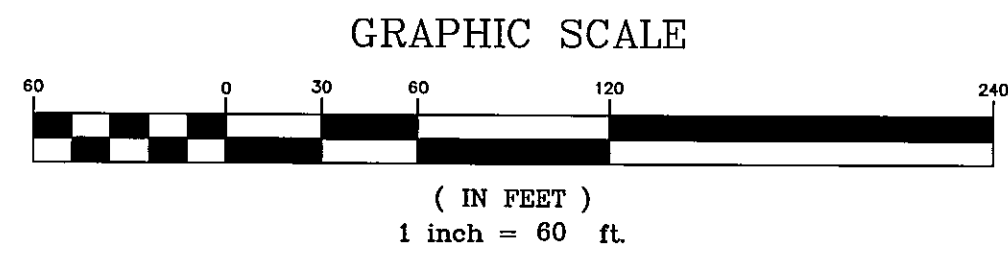
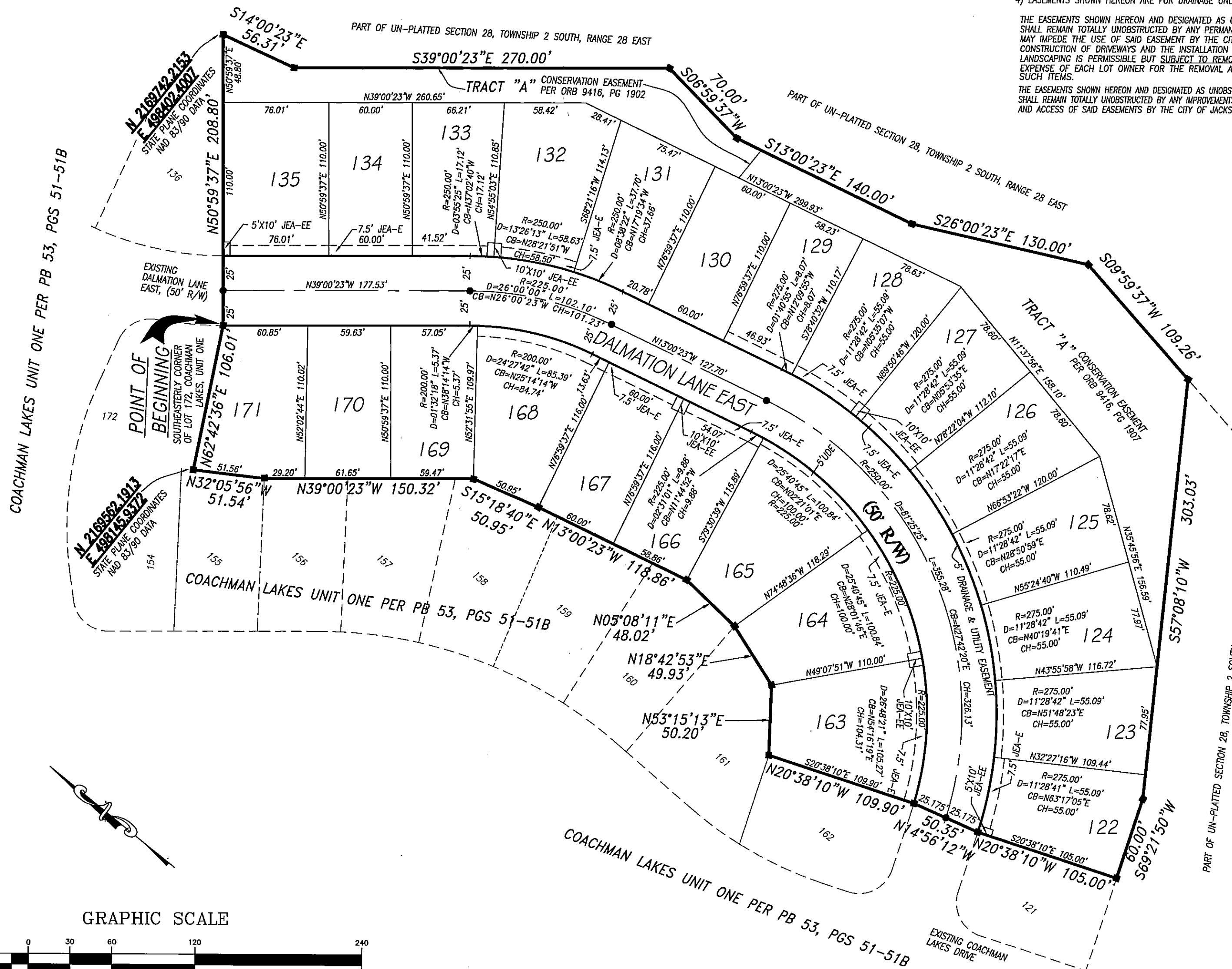
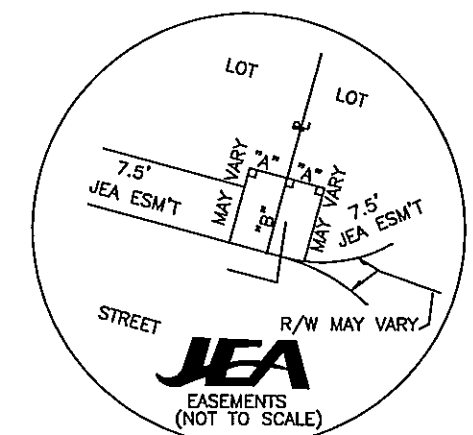
JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-EE DENOTES JEA EQUIPMENT EASEMENT.
 THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

JEA-E DENOTES JEA EASEMENT.
 THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY 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 FOR REPLACEMENT OF SUCH ITEMS.

DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"A"	5' TYPICAL 10'X15' JEA EQUIPMENT EASEMENT



PREPARED BY:

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