

COACHMAN MEADOWS UNIT TWO

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

PLAT BOOK 55 PAGE 3
PAGE 1 OF 2 PAGES

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 NORTHWESTERLY CORNER OF COACHMAN MEADOWS UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 55, PAGES 1 THROUGH 10 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 22°10'36" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID COACHMAN MEADOWS UNIT ONE, 492.62 FEET TO THE SOUTHERLY LINE OF A 40-FOOT DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 824, PAGE 384; THENCE NORTH 89°51'13" EAST, ALONG LAST SAID SOUTHERLY LINE, 1251.73 FEET; THENCE SOUTH 02°59'37" WEST, 190.19 FEET; THENCE SOUTH 27°59'37" WEST, 191.12 FEET; THENCE SOUTH 15°00'23" EAST, 144.63 FEET; THENCE SOUTH 27°00'23" EAST, 170.00 FEET; THENCE SOUTH 24°59'37" WEST, 89.00 FEET; THENCE SOUTH 12°00'23" EAST, 53.05 FEET TO THE NORTHEASTERLY CORNER OF SAID COACHMAN MEADOWS UNIT ONE; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID COACHMAN MEADOWS UNIT ONE, THE FOLLOWING 20 COURSES, COURSE NO.1: THENCE SOUTH 85°51'21" WEST, 168.96 FEET; COURSE NO.2: THENCE NORTH 04°08'39" WEST, 47.24 FEET; COURSE NO.3: THENCE SOUTH 85°51'21" WEST, 50.00 FEET; COURSE NO.4: THENCE SOUTH 04°08'39" EAST, 65.00 FEET; COURSE NO.5: THENCE SOUTH 85°51'21" WEST, 205.39 FEET; COURSE NO.6: THENCE SOUTH 12°31'51" WEST, 49.05 FEET; COURSE NO.7: THENCE NORTH 42°13'28" WEST, 200.49 FEET; COURSE NO.8: THENCE NORTH 22°10'36" WEST, 130.00 FEET; COURSE NO.9: THENCE NORTH 07°49'40" EAST, 168.95 FEET; COURSE NO.10: THENCE NORTH 63°37'39" WEST, 125.00 FEET; COURSE NO.11: THENCE NORTH 22°10'36" WEST, 65.00 FEET; COURSE NO.12: THENCE SOUTH 67°49'24" WEST, 173.29 FEET; COURSE NO.13: THENCE NORTH 25°48'01" WEST, 24.44 FEET TO A POINT OF CURVATURE, COURSE NO.14: THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°59'19" WEST, 17.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.15: THENCE NORTH 22°10'36" WEST, 10.00 FEET; COURSE NO.16: THENCE SOUTH 67°49'24" WEST, 60.00 FEET; COURSE NO.17: THENCE SOUTH 22°10'36" EAST, 10.00 FEET TO A POINT OF CURVATURE, COURSE NO.18: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23°59'18" EAST, 20.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.19: THENCE SOUTH 25°48'01" EAST, 21.06 FEET; COURSE NO.20: THENCE SOUTH 67°49'24" WEST, 116.99 FEET TO THE POINT OF BEGINNING

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT COACHMAN MEADOWS, L.L.C. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COACHMAN MEADOWS UNIT TWO, 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" (WETLAND BUFFER AREA) 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. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES.
- 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN COACHMAN MEADOWS UNIT TWO, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

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 MEADOWS, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 17 DAY OF January A.D., 2002

COACHMAN MEADOWS, L.L.C.

WITNESS: [Signature]
JAMES RICKY WOOD
MANAGING MEMBER OF COACHMAN MEADOWS, L.L.C.

STATE OF FLORIDA

COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January A.D., 2002 BY JAMES RICKY WOOD, MANAGING MEMBER OF COACHMAN MEADOWS, L.L.C. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
SANDRA SPENCER
My Commission # CC 820587
Expires: 06/04/2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

ATLANTIC STATES BANK

WITNESS: [Signature]
SCOTT TACCATI
SENIOR VICE PRESIDENT OF ATLANTIC STATES BANK

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January A.D., 2002 BY SCOTT TACCATI, SENIOR VICE PRESIDENT OF ATLANTIC STATES BANK HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Ben M. Sleez

3-1-2003
OFFICIAL SEAL
KIM M. STEEG
Notary Public - State of Florida
Commission # CC922336
My Comm. Expires March 1, 2003

GENERAL NOTES AND LEGEND

- 1) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES NAD 83/90 DATUM
- 2) ■ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- 3) □ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- 4) • DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"

EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY 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.

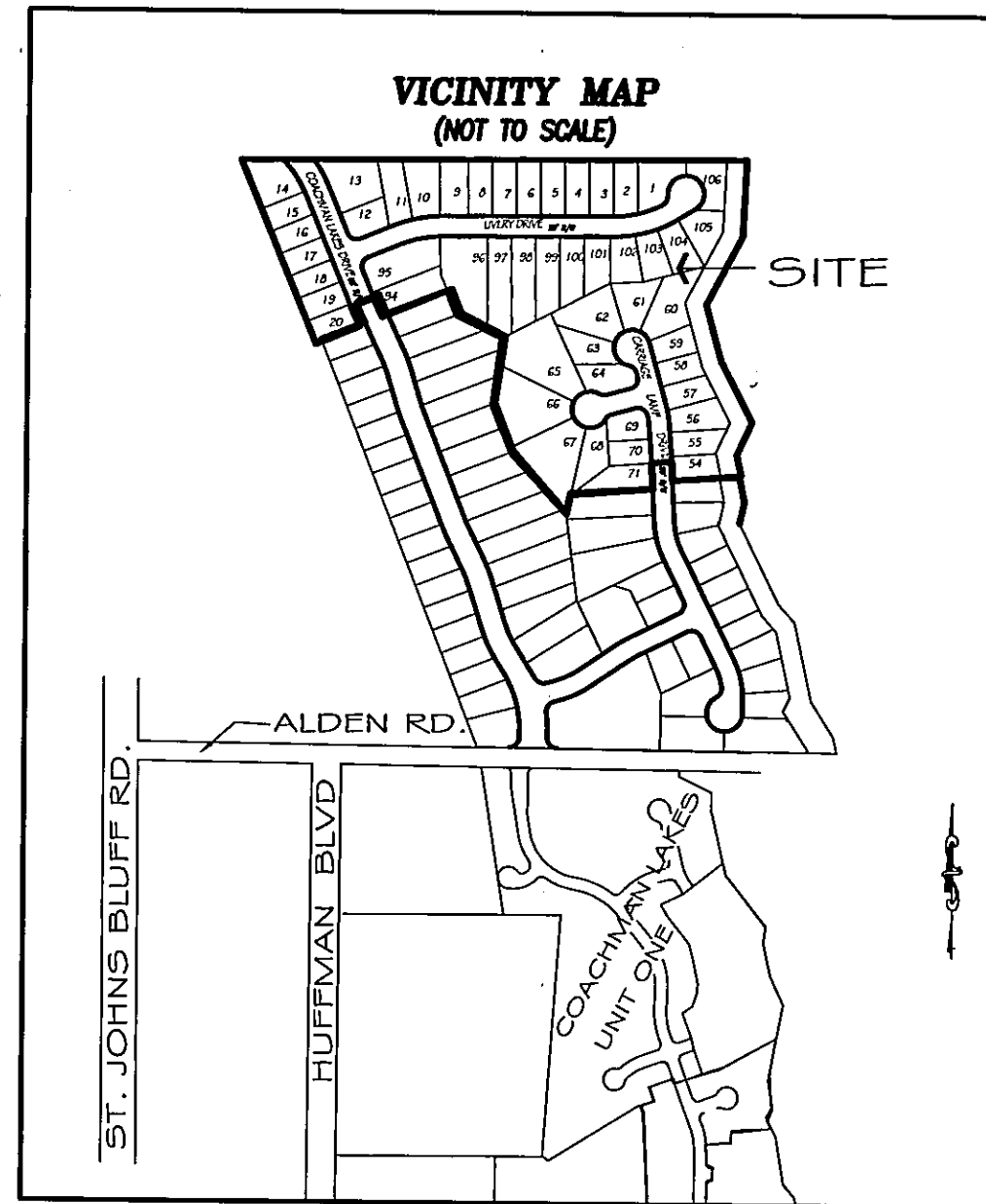
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

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.

- LEGEND:**
PC=POINT OF CURVATURE
PI=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
PCC=POINT OF COMPOUND CURVATURE
R=RADIUS
CB = CHORD BEARING
CH OR C=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
SEC=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
PRM=PERMANENT REFERENCE MONUMENT
PUE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
UDE=UNOBSTRUCTED DRAINAGE EASEMENT
D = DELTA ANGLE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
PG=PAGE
CL=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
PL=PROPERTY LINE



Approved 3-12-2002
Date

[Signature]
City Engineer

for Director of Public Works
Approved 3-13-2002
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 19th DAY OF March A.D., 2002

DIRECTOR OF PUBLIC WORKS [Signature] DATE 3-19-2002

CLERK'S CERTIFICATE: 2002076295

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 55 PAGES 3, 3A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF March A.D., 2002
[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 12th DAY OF March, 2002

GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

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 17th DAY OF JANUARY A.D., 2002

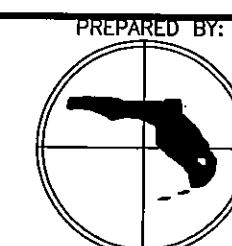
[Signature]
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

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

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.



PREPARED BY:
PRIVETT & ASSOC. OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB NO.4622

PUD NO. (R2000-564)
CD. NO. 4982.4

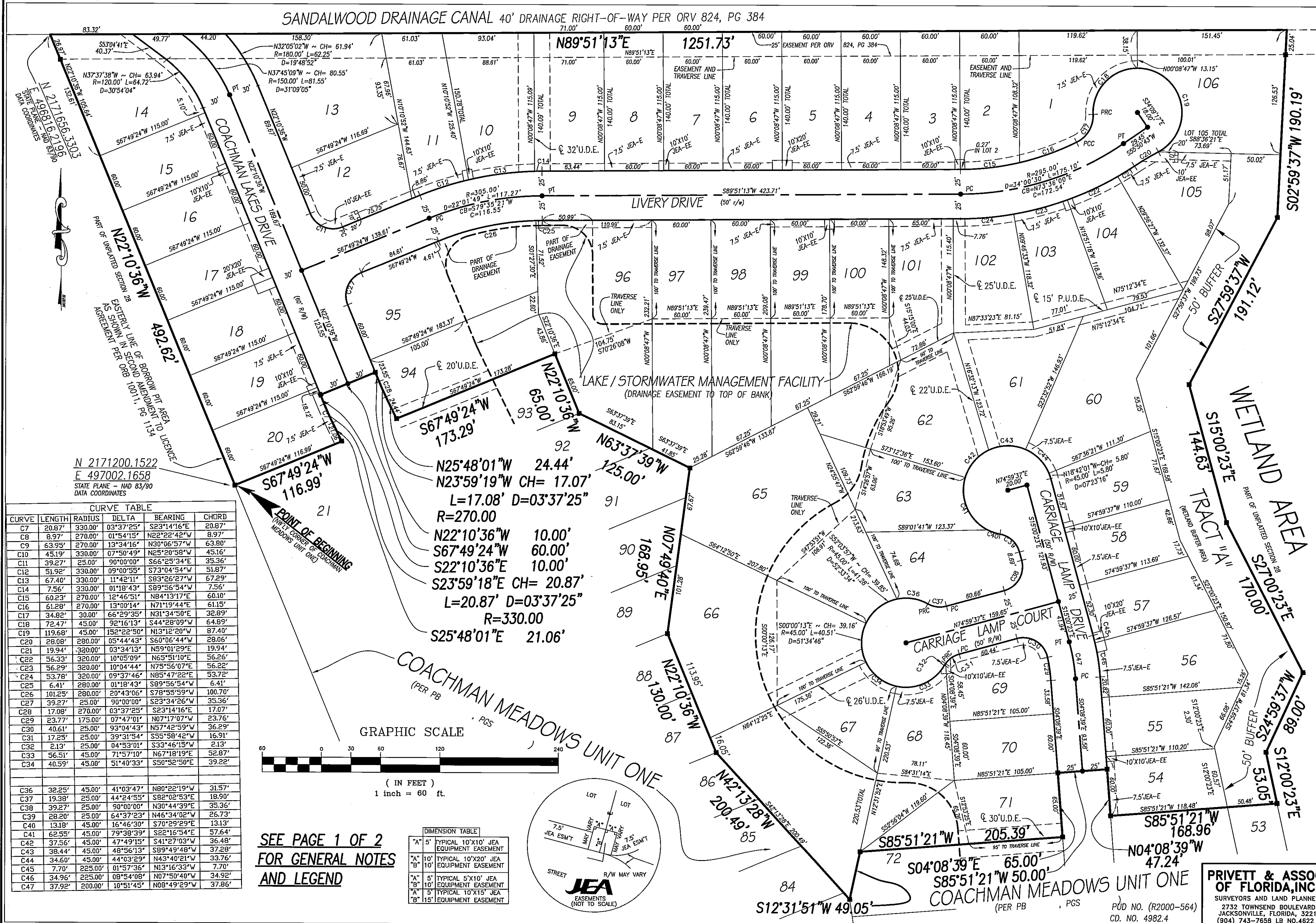
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COACHMAN MEADOWS UNIT TWO

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

PLAT BOOK 55 PAGE 3A
PAGE 2 OF 2 PAGES

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N 2171200.1522
E 497002.1658
STATE PLANE - NAD 83/90
DATA COORDINATES

CURVE TABLE

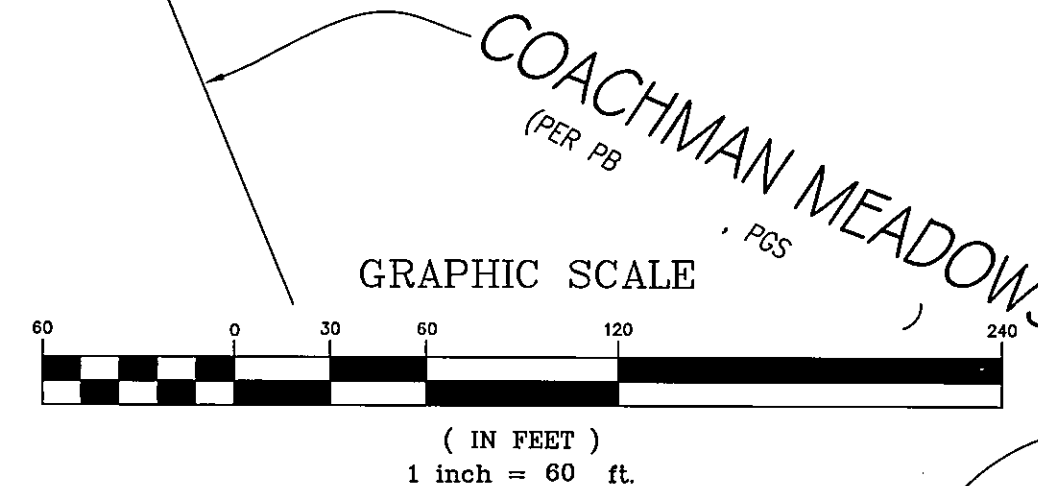
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C7	20.87'	330.00'	03°37'25"	S23°14'16"E	20.87'
C8	8.97'	270.00'	01°54'15"	N22°22'42"W	8.97'
C9	63.95'	270.00'	13°34'16"	N30°06'57"W	63.80'
C10	45.19'	330.00'	07°50'49"	N25°20'58"W	45.16'
C11	39.27'	25.00'	90°00'00"	S66°25'34"E	35.36'
C12	51.92'	330.00'	09°00'55"	S73°04'54"W	51.87'
C13	67.40'	330.00'	11°42'11"	S83°26'27"W	67.29'
C14	7.56'	330.00'	01°18'43"	S89°56'54"W	7.56'
C15	60.23'	270.00'	12°46'51"	N84°13'17"E	60.10'
C16	61.28'	270.00'	13°00'14"	N71°19'44"E	61.15'
C17	34.82'	30.00'	66°29'35"	N31°34'50"E	32.89'
C18	72.47'	45.00'	92°16'13"	S44°28'09"W	64.89'
C19	119.68'	45.00'	152°22'50"	N13°12'28"W	87.40'
C20	28.08'	280.00'	05°44'43"	S60°06'44"W	28.05'
C21	19.94'	320.00'	03°34'13"	N59°01'29"E	19.94'
C22	56.33'	320.00'	10°05'09"	N65°51'10"E	56.26'
C23	56.29'	320.00'	10°04'44"	N75°56'07"E	56.22'
C24	53.78'	320.00'	09°37'46"	N85°47'22"E	53.72'
C25	6.41'	280.00'	01°18'43"	S89°56'54"W	6.41'
C26	101.25'	280.00'	20°43'06"	S78°55'59"W	100.70'
C27	39.27'	25.00'	90°00'00"	S23°34'26"W	35.36'
C28	17.08'	270.00'	03°37'25"	S23°14'16"E	17.07'
C29	23.77'	175.00'	07°47'01"	N07°17'07"W	23.76'
C30	40.61'	25.00'	93°04'43"	N57°42'59"W	36.29'
C31	17.25'	25.00'	39°31'54"	S55°58'42"W	16.91'
C32	2.13'	25.00'	04°53'01"	S33°46'15"W	2.13'
C33	56.51'	45.00'	71°57'10"	N67°18'19"E	52.87'
C34	40.59'	45.00'	51°40'33"	S50°52'50"E	39.22'
C36	32.25'	45.00'	41°03'47"	N80°22'19"W	31.57'
C37	19.38'	25.00'	44°24'55"	S82°02'53"E	18.90'
C38	39.27'	25.00'	90°00'00"	N30°44'39"E	35.36'
C39	28.20'	25.00'	64°37'27"	N46°34'02"E	26.73'
C40	13.18'	45.00'	16°46'39"	S22°16'54"E	13.13'
C41	62.55'	45.00'	79°38'39"	S22°16'54"E	57.64'
C42	37.55'	45.00'	47°49'15"	S41°27'03"W	36.48'
C43	38.44'	45.00'	48°56'13"	S89°49'48"W	37.28'
C44	34.60'	45.00'	44°03'28"	N43°40'21"W	33.76'
C45	7.70'	225.00'	01°57'36"	N13°16'33"W	7.70'
C46	34.96'	225.00'	08°54'08"	N07°50'40"W	34.92'
C47	37.92'	200.00'	10°51'45"	N08°49'29"W	37.86'

POINT OF BEGINNING
(CORNER OF COACHMAN MEADOWS UNIT ONE)

N25°48'01"W 24.44'
N23°59'19"W CH= 17.07'
L=17.08' D=03°37'25"
R=270.00

N22°10'36"W 10.00'
S67°49'24"W 60.00'
S22°10'36"E 10.00'
S23°59'18"E CH= 20.87'
L=20.87' D=03°37'25"
R=330.00

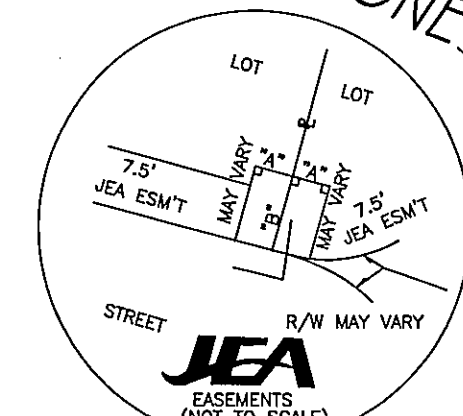
S25°48'01"E 21.06'



SEE PAGE 1 OF 2
FOR GENERAL NOTES
AND LEGEND

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 5'X20' JEA EQUIPMENT EASEMENT
"A"	5'	TYPICAL 10'X15' JEA EQUIPMENT EASEMENT
"B"	15'	TYPICAL 10'X30' JEA EQUIPMENT EASEMENT



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