

CONIFER RIDGE

PART OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, TOGETHER WITH A PART OF SECTION 26 OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

Part of Section 38, Township 1 North, Range 26 East, together with a part of Section 26 of the John Broward Grant, Section 50, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as follows:

For a Point of Reference, commence at the northeast corner of Lot 1, Block 5, Biscayne Villas Unit Two-A, as recorded in Plat Book 42, pages 83 and 83A of the current public records of said county, at its intersection with the westerly right-of-way line of Biscayne Boulevard (a 100 foot right-of-way as now established); thence North 75 degrees 19 minutes 02 seconds West, leaving said westerly right-of-way line and along the north line of said Block 5, Biscayne Villas Unit Two-A and its westerly projection thereof, a distance of 1453.21 feet to the Point of Beginning; thence continue North 75 degrees 19 minutes 02 seconds West, a distance of 434.17 feet to its intersection with the meander line of the apparent mean high water line of Broward River (Cedar Creek); thence northerly along said meander line run the following twenty six courses: Course No 1) North 48 degrees 15 minutes 02 seconds West, a distance of 29.04 feet; Course No 2) North 82 degrees 07 minutes 44 seconds West, a distance of 56.37 feet; Course No 3) North 64 degrees 23 minutes 30 seconds West, a distance of 58.12 feet; Course No 4) North 79 degrees 23 minutes 12 seconds West, a distance of 46.23 feet; Course No 5) North 53 degrees 20 minutes 58 seconds West, a distance of 22.55 feet; Course No 6) North 26 degrees 16 minutes 54 seconds West, a distance of 33.57 feet; Course No 7) North 14 degrees 02 minutes 34 seconds West, a distance of 21.77 feet; Course No 8) North 08 degrees 54 minutes 16 seconds East, a distance of 38.24 feet; Course No 9) North 21 degrees 15 minutes 33 seconds East, a distance of 25.74 feet; Course No 10) North 34 degrees 44 minutes 19 seconds East, a distance of 34.72 feet; Course No 11) North 44 degrees 28 minutes 57 seconds East, a distance of 21.76 feet; Course No 12) North 09 degrees 55 minutes 21 seconds East, a distance of 22.11 feet; Course No 13) North 03 degrees 46 minutes 10 seconds East, a distance of 36.49 feet; Course No 14) North 18 degrees 34 minutes 44 seconds East, a distance of 14.75 feet; Course No 15) North 33 degrees 18 minutes 27 seconds East, a distance of 22.75 feet; Course No 16) North 44 degrees 22 minutes 43 seconds East, a distance of 65.33 feet; Course No 17) North 45 degrees 10 minutes 29 seconds East, a distance of 38.63 feet; Course No 18) North 28 degrees 05 minutes 45 seconds East, a distance of 24.60 feet; Course No 19) North 04 degrees 36 minutes 46 seconds East, a distance of 31.48 feet; Course No 20) North 21 degrees 07 minutes 05 seconds West, a distance of 44.03 feet; Course No 21) North 26 degrees 56 minutes 51 seconds West, a distance of 10.95 feet; Course No 22) North 14 degrees 27 minutes 07 seconds West, a distance of 25.44 feet; Course No 23) North 34 degrees 42 minutes 24 seconds West, a distance of 35.89 feet; Course No 24) North 07 degrees 33 minutes 54 seconds West, a distance of 65.20 feet; Course No 25) North 55 degrees 55 minutes 56 seconds West, a distance of 116.38 feet; Course No 26) North 28 degrees 33 minutes 29 seconds West, a distance of 10.30 feet to a point on the south line of a 250 foot Jacksonville Electric Authority Right-of-Way; thence South 86 degrees 06 minutes 04 seconds East, leaving said apparent mean high water line of Broward River and along said south line to its intersection with the aforesaid westerly right-of-way line of Biscayne Boulevard, a distance of 2653.12 feet, said point lying on a curve concave westerly having a radius of 5679.58 feet; thence southerly along said westerly right-of-way line and along the arc of said curve, an arc distance of 342.74 feet, said arc being subtended by a chord bearing of South 02 degrees 05 minutes 33 seconds West, and a chord distance of 342.74 feet; thence South 88 degrees 34 minutes 26 seconds West, leaving said westerly right-of-way line, a distance of 1488.91 feet; thence South 03 degrees 55 minutes 56 seconds West, a distance of 387.35 feet to the Point of Beginning. Containing 32.45 acres more or less.

ADOPTION AND DEDICATION

This is to certify that CM Development of Clay County, Inc., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as CONIFER RIDGE, 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, easements for drainage, utilities and sewers, and non-access easements, except all tracts, private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns 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 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 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 owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor 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 developer 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 damaged 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 or omission of its agent, contractors, employers, servants, licensees or concessionaires within CONIFER RIDGE. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the 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.

All water and sewer (utility) easements are hereby irrevocably dedicated to JEA, its successors and assigns.

Those easements designated as "JEA-EE" easements 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" easements 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, CM Development of Clay County, Inc., a Florida corporation, has caused these presents to be signed by its President.

This 2nd Day of February, 2004

WITNESS: [Signature] CM Development of Clay County, Inc.
a Florida corporation
WITNESS: [Signature] By: [Signature]
James R. Menard, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2004 by James R. Menard, as President of CM Development of Clay County, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced drivers license as identification and who has not taken an oath.

By: Tracy L. Eiland
Tracy L. Eiland
Notary Public State of Florida
My Commission Expires May 29, 2006



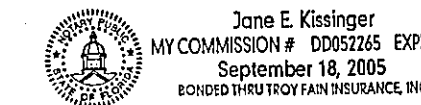
HERITAGE BANK OF NORTH FLORIDA
WITNESS: [Signature]
Andria Ann Scott
By: [Signature]
Donald M. Pitts, President

WITNESS: [Signature]
Lois Remick

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2004 by Donald M. Pitts, as president of Heritage Bank of North Florida, on behalf of the bank, who is personally known to me or has produced drivers license as identification and who has not taken an oath.

By: [Signature]
Jane E. Kissinger
Notary Public State of Florida
My Commission Expires 09-18-05



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: [Signature]
Lynn Westbrook
Director of Public Works
Date: 3/3/2004

CLERK'S CERTIFICATE 2004073910

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida and submitted to me for recording and is recorded in Plat Book 26, pages 81-81D of the current public records of Duval County, Florida, this 5th day of March, 2004.

By: [Signature]
Jim Fuller
Clerk of the Circuit Court
By: [Signature]
Robin Bentley
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part I, Chapter 177, Florida Statutes, this 20th day of Feb, 2004.

By: [Signature]
Blaine C. M. Brown
Professional Land Surveyor Number 4252

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 plat was made under the undersigned's responsible direction and supervision, that the plat 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 177.041 F. S., Chapter 61G-11.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and sealed this 2nd day of February, 2004.

By: [Signature]
Harold T. Eiland
Registered Land Surveyor
Florida Certificate No 2518
Eiland & Associates, Inc.
Licensed Business No 1381



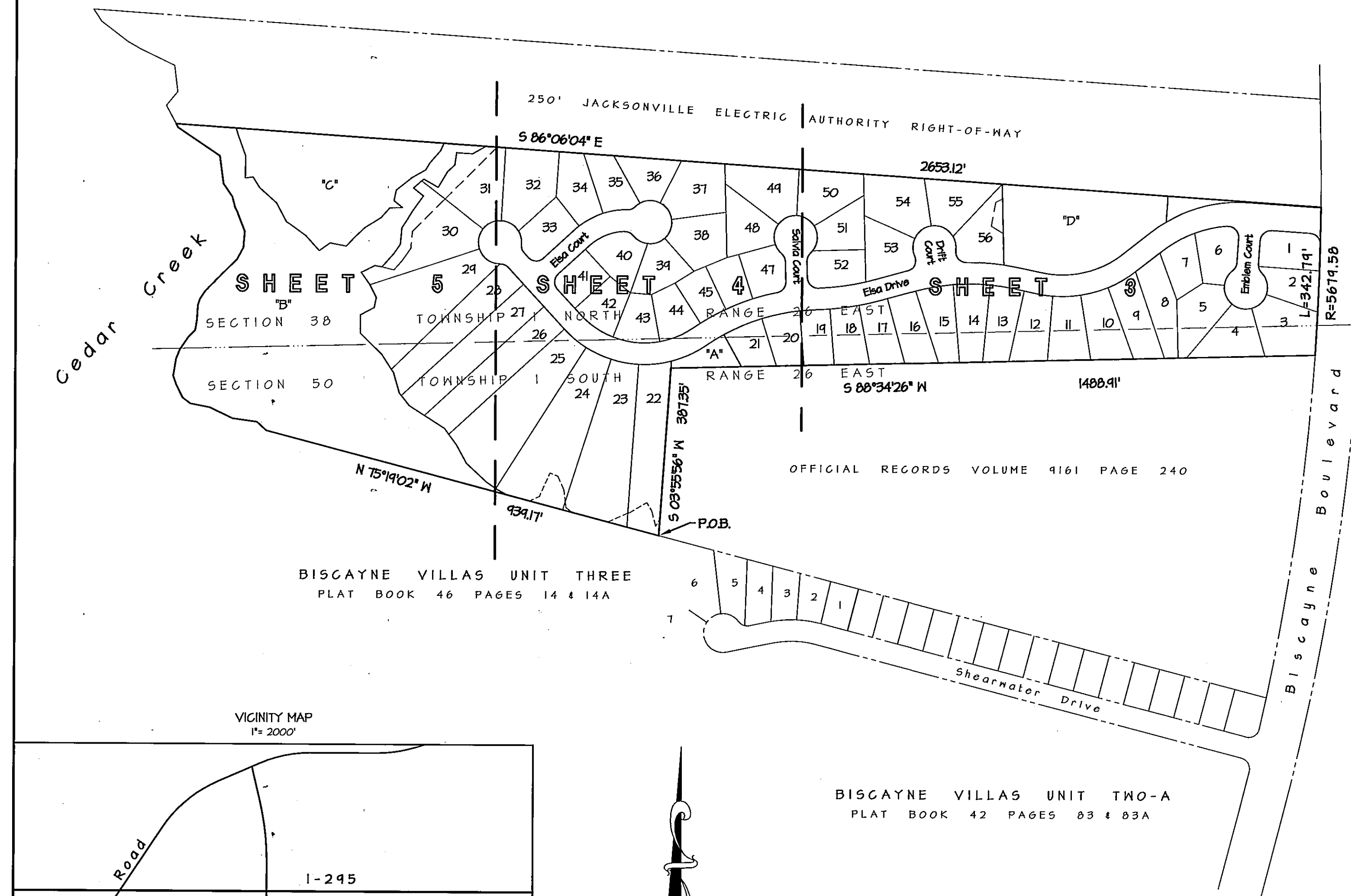
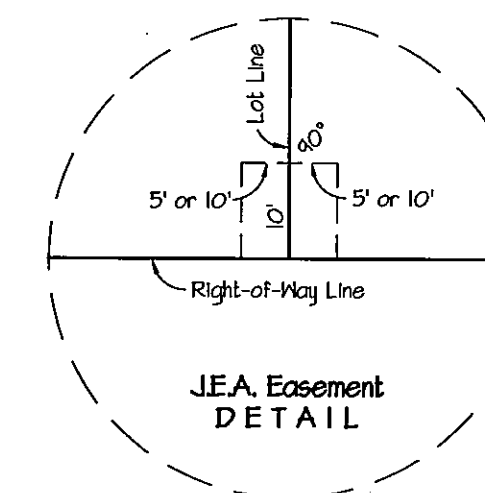
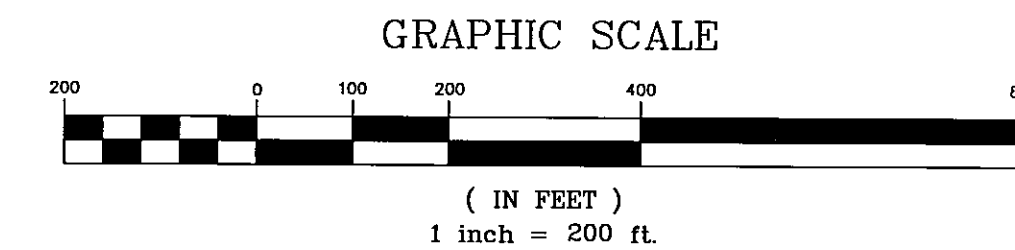
PSD No 2002-004
City Development No 56401

Approved 2/20/04
Date
[Signature]
John P. Rogers
City Engineer
for Director of Public Works
Approved 3/2/04
Date
[Signature]
for General Counsel 737

CONIFER RIDGE

PART OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, TOGETHER WITH A PART OF SECTION 26 OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **56** PAGE **91A**
SHEET 2 OF 5 SHEETS



GENERAL NOTES

- 1) Permanent Control Point shown thus: ●
- 2) Permanent Reference Monument shown thus: ■
- 3) Tabulated Line Number shown thus: L5
- 4) Tabulated Curve Number shown thus: C5
- 5) Radial Lot Lines shown thus: (R)
- 6) Building Restriction Lines shall be as follows:
minimum front setback = 20 feet
minimum rear setback = 15 feet
minimum side setback abutting lot = 7.5 feet
- 7) Bearings shown hereon are based on State Plane Coordinates.
- 8) All return radii are 25 feet unless noted otherwise.
- 9) The lands shown hereon lie within flood zone "X" and Special Flood Hazard Area (SFHA) "AE" with a Base Flood Elevation (BFE) of 8.0 and a "Floodway" as depicted on the Flood Insurance Rate Map (FIRM) community number 120071, panel number 0070, suffix E. 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) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an 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.
- 11) No construction, filling, removal of earth, cutting of trees or plants shall take place within the conservation easement "area" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "area". It is the responsibility of the Owner, its successors and assigns, and the entity performing any activity within the "area" to acquire the necessary written approvals prior to the beginning of any work. This "area" may be superseded and redefined from time to time by the appropriate agencies.
- 12) Certain easements are reserved for JEA for 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. 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.
- 13) Property hereon subject to Pipeline Easement, according to Official Records Volume 5478, page 220 of the current public records of Duval County, Florida.
- 14) Property hereon subject to Easement Agreement, according to Official Records Book 10339, page 134, and Official Records Book 10530, page 650 of the current public records of Duval County, Florida.

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 graphical 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.

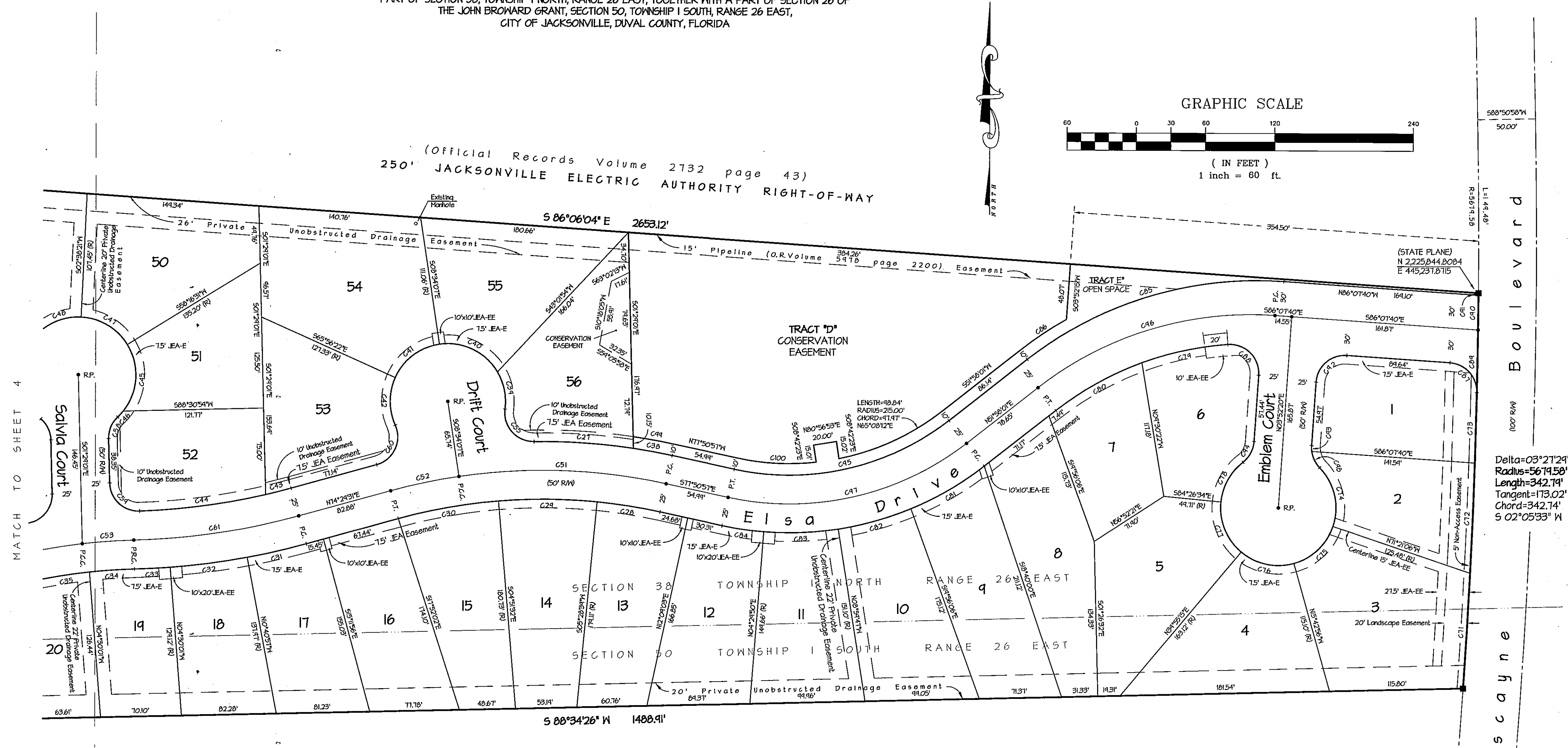
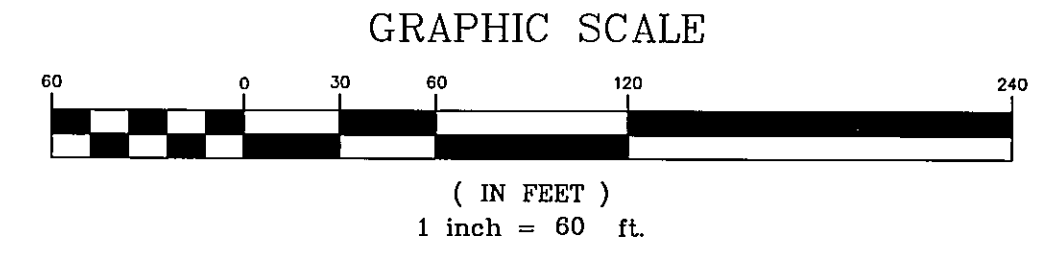
ABBREVIATIONS

O.R.	Official Records
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.C.C.	Point of Compound Curve
P.R.C.	Point of Reverse Curve
R.P.	Radius Point
JEA-E	Jacksonville Electric Authority Easement
JEA-EE	Jacksonville Electric Authority Equipment Easement

PREPARED BY
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PROFESSIONAL SURVEYORS AND MAPPERS
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CONIFER RIDGE

PART OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, TOGETHER WITH A PART OF SECTION 26 OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



OFFICIAL RECORDS VOLUME 9161 PAGE 240

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C26	48.35'	500.00'	26.25'	46.48'	S65°30'54" W	55°24'03"	C51	180.81'	500.00'	41.40'	119.83'	N86°12'32" W	20°43'10"	C76	48.55'	50.00'	26.38'	46.61'	S71°53'50" E	55°38'11"
C27	86.53'	525.00'	43.26'	86.43'	N86°18'55" W	04°26'35"	C52	60.52'	500.00'	30.32'	60.52'	S71°51'42" W	06°56'22"	C77	48.55'	50.00'	26.38'	46.61'	S22°15'40" E	55°38'11"
C28	55.32'	475.00'	27.66'	55.32'	N81°11'11" W	06°40'24"	C53	44.84'	500.00'	22.44'	44.83'	S85°45'31" W	05°08'18"	C78	40.58'	50.00'	21.48'	34.48'	S28°48'34" W	46°30'17"
C29	85.64'	475.00'	42.86'	85.58'	N84°11'26" W	10°27'01"	C54	243.84'	500.00'	124.94'	240.77'	S41°52'16" W	27°13'52"	C79	76.48'	275.00'	38.44'	76.23'	S71°45'16" W	15°56'01"
C30	88.28'	475.00'	44.21'	88.16'	S14°41'00" W	10°38'56"	C55	42.40'	500.00'	21.20'	31.83'	S41°52'12" E	48°12'22"	C80	85.53'	275.00'	43.11'	85.19'	S60°53'38" W	11°44'11"
C31	52.64'	625.00'	26.32'	52.62'	N16°54'11" E	04°44'31"	C56	34.86'	25.00'	20.94'	32.11'	N88°28'05" E	14°54'12"	C81	73.74'	275.00'	37.12'	73.57'	N51°31'13" E	15°22'24"
C32	61.44'	625.00'	30.72'	61.41'	N82°24'31" E	06°10'56"	C57	21.03'	25.00'	11.01'	20.41'	N25°34'43" W	48°11'23"	C82	65.58'	275.00'	32.79'	65.42'	N14°10'14" E	13°34'48"
C33	30.85'	625.00'	15.43'	30.85'	N86°54'44" E	02°44'41"	C58	21.03'	25.00'	11.01'	20.41'	S22°36'40" W	48°11'23"	C83	64.76'	275.00'	32.53'	64.61'	N81°48'01" E	13°24'36"
C34	34.18'	475.00'	17.09'	34.18'	S85°51'54" W	04°43'32"	C59	25.33'	35.54'	16.30'	34.60'	S46°51'32" E	40°49'01"	C84	36.74'	275.00'	18.34'	36.71'	S81°40'34" E	07°34'13"
C35	84.54'	475.00'	42.27'	84.41'	S18°12'07" W	10°48'02"	C60	43.15'	25.00'	24.22'	31.84'	N25°02'36" E	48°53'51"	C85	237.10'	325.00'	124.45'	232.44'	S12°55'11" W	41°54'14"
C36	45.42'	475.00'	22.71'	45.25'	S67°02'44" W	11°30'33"	C61	144.84'	600.00'	72.80'	144.53'	N81°24'56" E	13°50'08"	C86	48.41'	335.00'	24.24'	48.36'	S56°06'23" W	08°16'44"
C37	44.41'	475.00'	22.20'	44.45'	S58°18'31" W	05°58'03"	C62	21.03'	25.00'	11.01'	20.41'	S58°18'31" W	05°58'03"	C87	38.12'	25.00'	23.81'	34.53'	N42°26'51" W	81°21'25"
C38	34.26'	525.00'	17.13'	34.26'	N14°43'08" W	03°44'21"	C63	21.03'	25.00'	11.01'	20.41'	N66°36'46" W	48°11'23"	C88	42.83'	25.00'	28.84'	31.78'	N45°12'12" W	48°01'04"
C39	33.25'	500.00'	11.21'	32.64'	N11°45'34" W	38°06'06"	C64	34.21'	25.00'	20.00'	35.36'	S81°31'05" E	40°00'00"	C89	53.42'	567.158'	26.48'	53.42'	S61°15'26" E	00°53'38"
C40	54.13'	500.00'	27.07'	53.74'	N64°41'22" W	61°45'30"	C65	14.36'	25.00'	10.43'	14.25'	N88°00'20" E	45°11'31"	C90	30.05'	567.158'	15.03'	30.05'	N00°33'02" E	00°18'11"
C41	50.07'	500.00'	25.04'	49.00'	S52°44'46" W	51°22'15"	C66	23.40'	25.00'	12.64'	22.56'	N65°19'03" W	53°31'45"	C91	1.85'	567.158'	0.93'	1.85'	N00°22'22" E	00°10'17"
C42	42.24'	500.00'	21.12'	41.04'	S00°10'21" E	48°21'58"	C67	88.11'	125.00'	45.41'	86.30'	S61°40'30" W	40°23'04"	C92	34.21'	25.00'	25.00'	35.36'	S48°52'20" W	40°00'00"
C43	22.71'	575.00'	11.36'	22.71'	N15°31'25" E	02°15'48"	C68	34.21'	25.00'	20.00'	35.36'	S02°28'55" W	40°00'00"	C93	5.06'	25.00'	2.54'	5.06'	S01°55'52" E	11°36'25"
C44	110.50'	575.00'	55.25'	110.33'	N82°15'34" E	11°00'34"	C69	322.63'	225.00'	166.31'	245.64'	S83°35'48" E	82°04'26"	C94	21.03'	25.00'	11.01'	20.41'	N21°58'01" E	48°11'23"
C45	81.41'	500.00'	40.71'	81.25'	N05°21'42" E	10°22'21"	C70	121.45'	180.00'	64.21'	118.16'	S70°40'38" W	46°23'25"	C95	191.01'	225.00'	105.36'	180.83'	N11°03'32" E	50°11'01"
C46	7.03'	500.00'	3.52'	7.03'	N42°49'37" E	08°03'30"	C71	100.10'	567.158'	50.05'	100.10'	N63°19'00" E	01°00'35"	C96	218.41'	300.00'	114.81'	214.56'	S12°55'11" W	41°54'14"
C47	48.55'	500.00'	24.28'	48.61'	N54°32'34" W	55°38'11"	C72	45.66'	567.158'	22.83'	45.66'	N02°11'45" E	00°51'54"	C97	110.10'	250.00'	55.05'	110.10'	N11°05'32" E	50°11'01"
C48	48.55'	500.00'	24.28'	48.61'	S64°44'13" W	55°38'11"	C73	61.20'	567.158'	30.60'	61.20'	N03°31'03" E	00°51'03"	C98	15.48'	25.00'	7.74'	15.48'	S28°10'34" E	36°54'59"
C49	50.03'	500.00'	25.01'	49.96'	S08°20'25" W	51°14'30"	C74	54.45'	50.00'	30.62'	52.22'	N12°50'04" W	62°51'51"	C99	36.66'	535.00'	18.34'	36.65'	N14°48'44" W	03°55'33"
C50	25.61'	500.00'	12.81'	25.31'	S24°54'52" E	24°21'04"	C75	48.55'	500.00'	24.28'	46.61'	N46°21'54" E	55°38'11"	C100	64.47'	295.00'	35.04'	64.17'	S81°06'20" E	18°30'45"

PREPARED BY
Eiland & Associates, Inc.
PROFESSIONAL SURVEYORS and MAPPERS
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FAX (904) 272-5443

Point of Reference
NORTHEAST CORNER
LOT 1, BLOCK 5
BISCAYNE VILLAS UNIT THD-A
PLAT BOOK 42, PAGES 83 & 83A

PSD No 2002-004
City Development No 5640.1

CONIFER RIDGE

PART OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, TOGETHER WITH A PART OF SECTION 26 OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **56** PAGE **81C**
SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

GRAPHIC SCALE

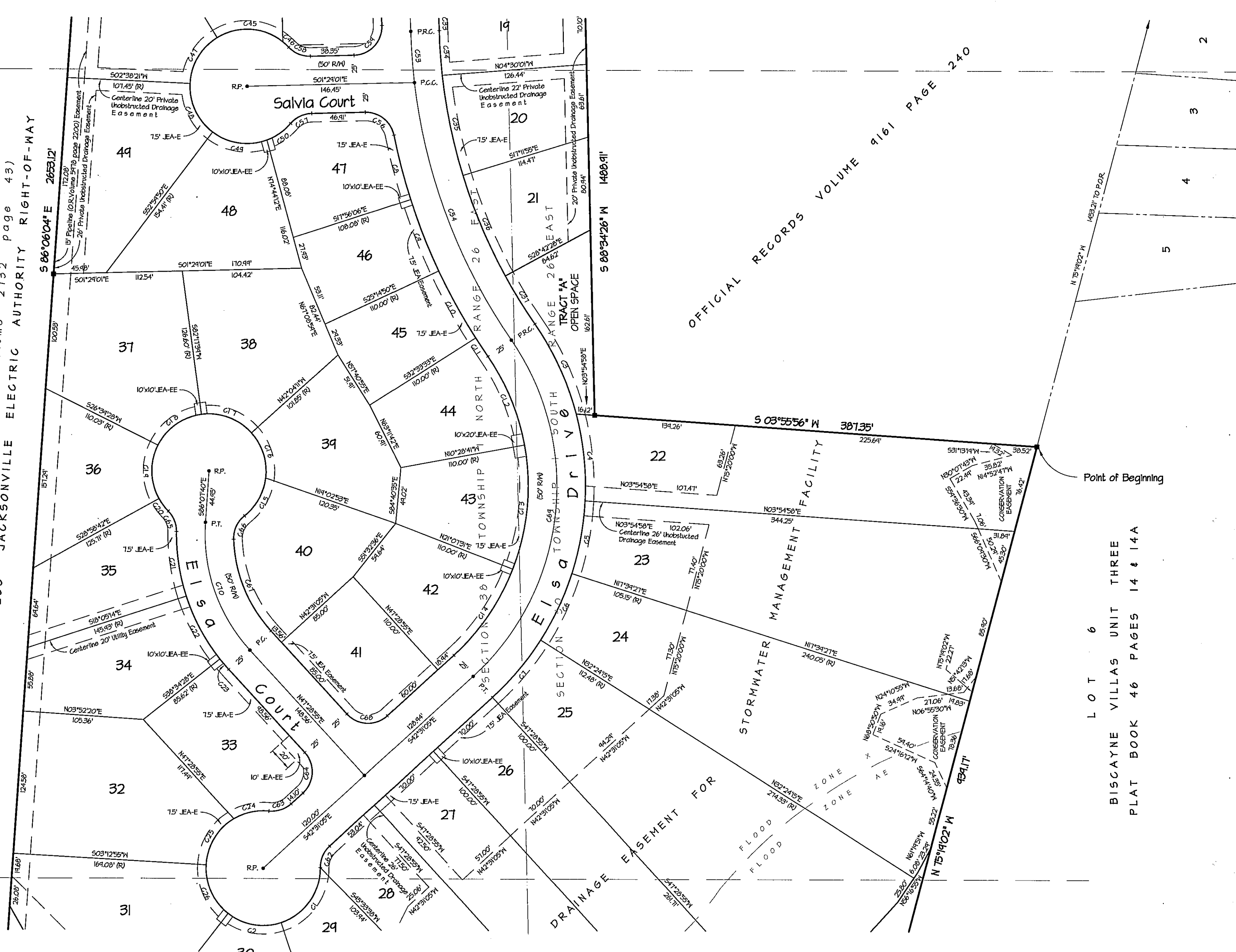


(IN FEET)
1 inch = 60 ft.

MATCH TO SHEET 3

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	63.06'	50.00'	36.50'	59.46'	S54°34'36"E	12°15'42"
C2	44.10'	50.00'	26.13'	41.85'	S04°14'04"W	56°15'39"
C3	87.10'	250.00'	44.00'	86.66'	N65°18'21"E	14°57'43"
C4	76.61'	250.00'	38.61'	76.31'	N84°03'56"E	11°33'27"
C5	64.62'	250.00'	32.50'	64.46'	S78°44'56"E	14°48'48"
C6	64.34'	250.00'	32.25'	64.17'	S64°53'01"E	14°44'48"
C7	65.74'	250.00'	33.04'	65.60'	S00°02'22"E	15°04'40"
C8	58.23'	525.00'	24.14'	58.20'	S75°14'32"W	06°21'11"
C9	61.00'	525.00'	33.55'	60.95'	S68°24'32"W	07°18'43"
C10	61.00'	525.00'	33.55'	60.95'	S61°05'41"W	07°18'43"
C11	14.34'	525.00'	4.70'	14.34'	S56°22'58"W	02°06'58"
C12	84.46'	200.00'	42.81'	83.84'	N67°25'24"E	24°11'50"
C13	110.32'	200.00'	56.60'	108.42'	S04°40'35"E	31°36'12"
C14	42.00'	200.00'	26.80'	41.14'	S55°41'47"E	26°21'24"
C15	38.91'	50.00'	20.50'	37.45'	S62°17'38"E	44°24'56"
C16	42.75'	50.00'	22.18'	41.45'	N12°25'22"E	48°51'25"
C17	48.55'	50.00'	26.38'	46.61'	N20°06'44"E	55°38'11"
C18	48.55'	50.00'	26.38'	46.61'	N35°31'21"W	55°38'11"
C19	48.55'	50.00'	26.38'	46.61'	S08°50'23"W	55°38'11"
C20	13.61'	50.00'	6.80'	13.63'	S53°11'26"W	15°34'43"
C21	51.23'	175.00'	28.81'	50.98'	S01°16'56"W	18°44'14"
C22	62.51'	175.00'	31.63'	62.24'	S61°40'04"W	20°24'14"
C23	12.04'	175.00'	6.02'	12.04'	S44°27'14"W	03°56'31"
C24	31.91'	175.00'	16.56'	31.44'	N12°31'17"W	38°54'10"
C25	48.70'	50.00'	26.48'	46.80'	N58°52'58"W	55°48'13"
C26	48.35'	50.00'	26.25'	46.48'	S65°30'54"W	55°24'03"
C27	86.53'	525.00'	43.36'	86.43'	N86°18'55"W	04°26'35"
C28	55.32'	475.00'	27.64'	55.24'	N81°11'04"W	06°40'24"
C29	85.64'	475.00'	42.96'	85.58'	N84°41'26"W	10°20'11"
C30	88.28'	475.00'	44.21'	88.16'	S74°44'00"W	10°38'56"
C31	52.64'	625.00'	26.33'	52.62'	N76°54'17"E	04°49'31"
C32	61.44'	625.00'	30.75'	61.41'	N82°24'31"E	06°10'56"
C33	30.85'	625.00'	15.43'	30.85'	N85°54'44"E	02°44'41"
C34	34.18'	475.00'	17.07'	34.16'	S85°51'54"W	04°43'32"
C35	84.54'	475.00'	44.40'	84.41'	S78°12'07"W	10°48'02"
C36	45.42'	475.00'	22.71'	45.25'	S67°02'44"W	11°30'33"
C37	44.41'	475.00'	22.21'	44.45'	S68°18'31"W	05°58'03"
C38	34.26'	525.00'	17.14'	34.26'	N71°43'08"W	03°44'21"
C39	33.25'	50.00'	17.21'	32.64'	N14°45'34"W	38°06'06"
C40	54.18'	50.00'	27.09'	53.74'	N64°41'22"W	67°45'30"
C41	50.07'	50.00'	25.04'	48.00'	S52°44'46"W	51°22'15"
C42	42.24'	50.00'	21.12'	41.04'	S04°10'27"E	48°57'58"
C43	22.71'	575.00'	11.36'	22.71'	N75°31'23"E	02°15'48"
C44	110.50'	575.00'	55.42'	110.33'	N82°15'34"E	11°00'34"
C45	61.41'	50.00'	30.71'	51.62'	N03°21'42"E	10°22'21"
C46	7.03'	50.00'	3.52'	7.03'	N42°40'37"E	08°03'30"
C47	48.55'	50.00'	26.38'	46.61'	N54°32'34"W	55°38'11"
C48	48.55'	50.00'	26.38'	46.61'	S64°41'15"W	55°38'11"
C49	50.03'	50.00'	25.02'	47.46'	S08°20'25"W	51°14'30"
C50	25.61'	50.00'	12.81'	25.39'	S34°49'52"E	24°21'04"
C51	180.81'	500.00'	90.41'	174.83'	N81°12'32"W	20°43'10"
C52	60.56'	500.00'	30.28'	60.52'	S71°57'42"W	08°56'22"
C53	44.84'	500.00'	22.44'	44.83'	S85°45'31"W	05°08'18"
C54	243.16'	500.00'	124.04'	240.71'	S64°15'26"W	21°51'52"
C55	42.90'	25.00'	21.45'	42.92'	S41°52'12"E	48°14'22"
C56	34.26'	25.00'	17.14'	34.21'	N88°28'05"E	74°54'12"
C57	21.03'	25.00'	10.52'	21.03'	N25°34'43"W	48°11'23"
C58	21.03'	25.00'	10.52'	21.03'	S22°36'40"W	48°11'23"
C59	34.16'	25.00'	17.08'	33.54'	S46°51'32"E	40°45'01"
C60	43.15'	25.00'	21.58'	43.14'	N25°10'36"E	48°11'23"
C61	144.84'	600.00'	72.42'	144.55'	N81°24'36"E	13°50'08"
C62	21.03'	25.00'	10.52'	21.03'	N66°36'46"W	48°11'23"
C63	21.03'	25.00'	10.52'	21.03'	S18°25'23"E	48°11'23"
C64	34.21'	25.00'	17.11'	33.36'	S81°31'05"E	40°00'00"
C65	14.76'	25.00'	7.38'	14.25'	N68°00'20"E	45°11'31"
C66	23.40'	25.00'	11.70'	22.56'	N65°14'03"W	53°31'45"
C67	88.11'	125.00'	44.06'	86.30'	S61°40'30"W	40°23'04"
C68	34.21'	25.00'	17.11'	33.36'	S02°28'55"W	40°00'00"
C69	32.63'	225.00'	16.32'	32.64'	S83°57'48"E	82°10'26"
C70	121.45'	150.00'	60.73'	118.16'	S70°40'38"W	46°33'25"
C71	100.10'	5614.58'	50.05'	100.10'	N23°14'00"E	01°00'35"
C72	45.66'	5614.58'	22.83'	45.66'	N02°14'45"E	00°51'54"
C73	61.20'	5614.58'	30.60'	61.20'	N01°32'11"E	00°31'03"
C74	54.95'	50.00'	27.48'	52.22'	N12°50'04"W	62°51'51"
C75	48.55'	50.00'	26.38'	46.61'	N46°21'54"E	55°38'11"

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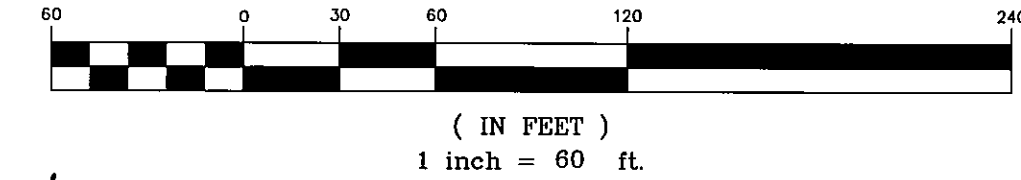
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City Development No 5640.1

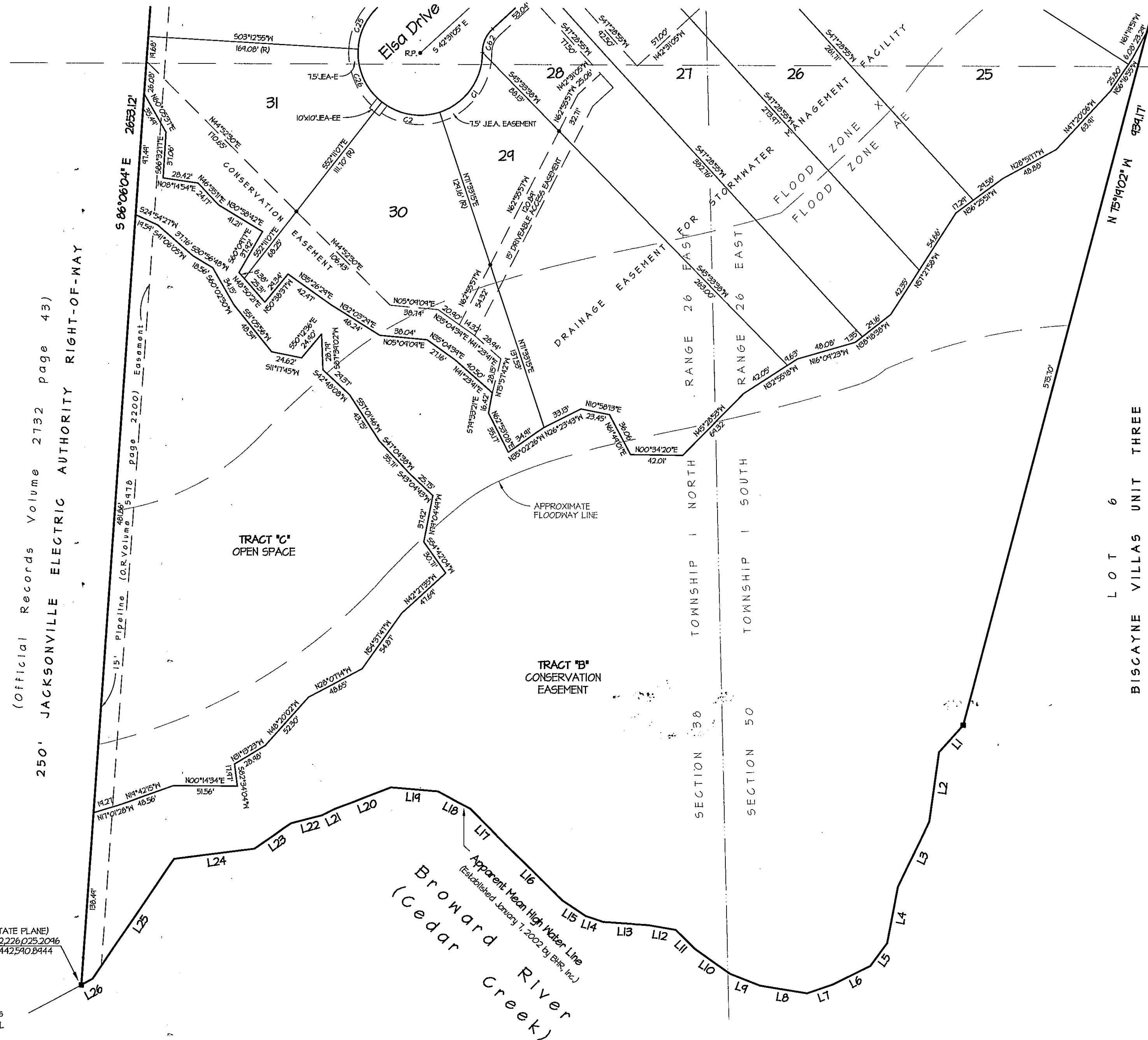
CONIFER RIDGE

PART OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 26 EAST, TOGETHER WITH A PART OF SECTION 26 OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GRAPHIC SCALE



MATCH TO SHEET 4



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.04'	N48°15'02"W
L2	56.37'	N82°07'44"W
L3	58.12'	N64°23'30"W
L4	46.23'	N74°23'12"W
L5	22.55'	N53°20'58"W
L6	33.57'	N26°16'54"W
L7	21.77'	N19°02'34"W
L8	38.29'	N08°54'16"E
L9	25.74'	N21°15'33"E
L10	34.72'	N34°44'14"E
L11	21.76'	N44°28'57"E
L12	22.11'	N04°55'27"E
L13	36.44'	N03°46'10"E
L14	14.75'	N18°34'44"E
L15	22.75'	N33°18'27"E
L16	65.33'	N44°22'43"E
L17	38.63'	N45°10'24"E
L18	24.60'	N28°05'45"E
L19	31.98'	N04°36'46"E
L20	44.03'	N21°07'05"W
L21	10.95'	N26°56'51"W
L22	25.44'	N14°27'07"W
L23	35.84'	N34°42'24"W
L24	65.20'	N07°33'54"W
L25	116.38'	N55°55'56"W
L26	10.30'	N28°33'24"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	63.06'	50.00'	36.50'	58.96'	S54°34'36"E	121°54'42"
C2	49.10'	50.00'	26.73'	41.15'	S04°41'04"W	56°15'38"
C3	87.10'	250.00'	44.00'	86.66'	N65°18'21"E	14°57'43"
C4	76.61'	250.00'	38.61'	76.21'	N84°03'56"E	11°33'27"
C5	64.63'	250.00'	32.50'	64.46'	S74°44'55"E	14°49'48"
C6	64.34'	250.00'	32.25'	64.11'	S64°58'09"E	14°44'48"
C7	65.71'	250.00'	33.01'	65.60'	S50°03'25"E	15°04'40"
C8	58.23'	525.00'	24.14'	58.20'	S75°14'32"W	06°21'11"
C9	61.00'	525.00'	33.55'	60.95'	S68°24'32"W	07°18'43"
C10	61.00'	525.00'	33.55'	60.95'	S61°05'44"W	07°18'43"
C11	14.34'	525.00'	4.70'	14.24'	S56°22'58"W	02°06'58"
C12	84.46'	200.00'	42.87'	83.84'	N87°25'24"E	24°11'50"
C13	112.32'	200.00'	56.80'	108.42'	S84°40'35"E	31°36'12"
C14	42.00'	200.00'	46.83'	41.81'	S54°41'47"E	28°21'24"
C15	38.91'	50.00'	20.50'	37.93'	S60°41'38"E	44°34'56"
C16	42.75'	50.00'	22.78'	41.46'	N12°25'22"E	48°54'05"
C17	48.55'	50.00'	26.38'	46.67'	N20°06'44"E	55°38'11"
C18	48.55'	50.00'	26.38'	46.67'	N35°31'27"W	55°38'11"
C19	48.55'	50.00'	26.38'	46.67'	S88°50'23"W	55°38'11"
C20	13.67'	50.00'	6.88'	13.63'	S53°11'26"W	15°34'43"
C21	51.23'	175.00'	28.87'	50.98'	S81°16'56"W	18°44'18"
C22	62.51'	175.00'	31.63'	62.24'	S61°40'04"W	20°24'14"
C23	12.04'	175.00'	6.02'	12.04'	S44°32'14"W	03°56'37"
C24	31.94'	50.00'	16.56'	31.44'	N12°34'17"W	36°34'10"
C25	48.70'	50.00'	26.48'	46.80'	N58°52'58"W	55°48'13"
C26	48.35'	50.00'	26.25'	46.48'	N65°30'54"E	55°24'03"
C62	21.03'	25.00'	11.81'	20.41'	N66°36'46"W	48°11'23"

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 JACKSONVILLE ELECTRIC AUTHORITY RIGHT-OF-WAY
 250'

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 BISCAYNE VILLAS UNIT THREE
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