

Covenant Cove Unit One

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK 58 PAGE 116

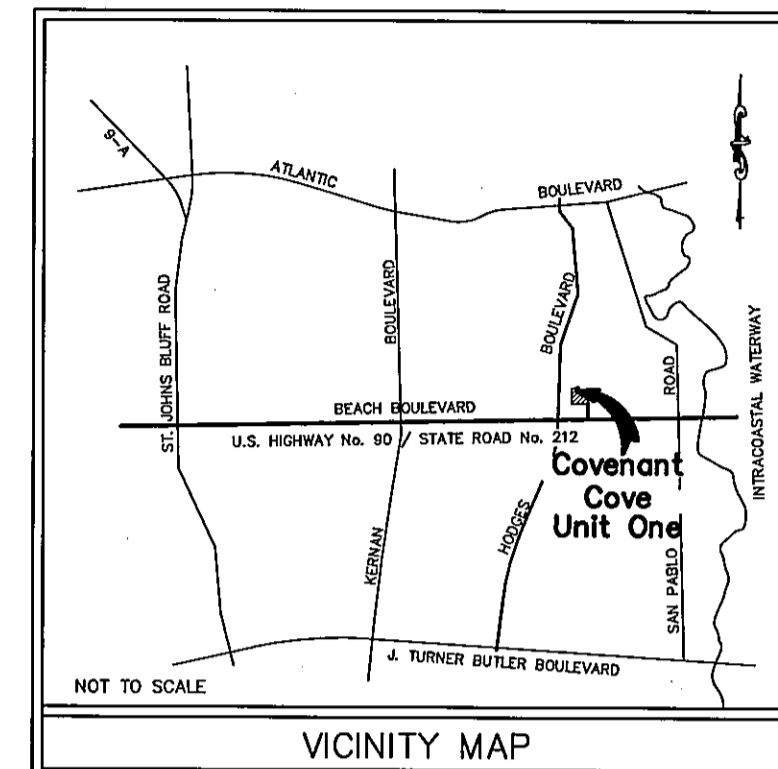
SHEET 1 OF 5 SHEETS
SEE SHEET 2 OF 5 SHEET FOR GENERAL NOTES

CAPTION

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, SAID CORNER ALSO BEING SITUATE ON THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 48 MINUTES 10 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188, 1595.67 FEET TO A POINT SITUATE ON SAID WESTERLY BOUNDARY, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 50 SECONDS EAST, DEPARTING FROM SAID WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188, 179.75 FEET; THENCE NORTH 80 DEGREES 35 MINUTES 33 SECONDS EAST, 48.04 FEET THENCE NORTH 38 DEGREES 06 MINUTES 18 SECONDS WEST, 33.95 FEET; THENCE NORTH 51 DEGREES 53 MINUTES 42 SECONDS EAST, 50.00 FEET; THENCE SOUTH 38 DEGREES 06 MINUTES 18 SECONDS EAST, 536.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.37 FEET, AN ARC LENGTH OF 267.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREE 21 MINUTES 23 SECONDS EAST, 262.52 FEET TO A POINT SITUATE ON THE BOUNDARY OF THE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188: COURSE NUMBER ONE (1) THENCE SOUTH 00 DEGREES 29 MINUTES 27 SECONDS EAST, 599.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (also know as U.S. HIGHWAY No. 90 and STATE ROAD No. 212, A 200 FOOT RIGHT-OF-WAY); COURSE NUMBER TWO (2) THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (also know as U.S. HIGHWAY No. 90 and STATE ROAD No. 212), 60.00 FEET; COURSE NUMBER THREE (3) THENCE NORTH 00 DEGREES 29 MINUTES 27 SECONDS WEST, DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (also know as U.S. HIGHWAY No. 90 and STATE ROAD No. 212), 599.99 FEET; COURSE NUMBER FOUR (4) THENCE SOUTH 89 DEGREES 30 MINUTES 33 SECONDS WEST, 594.82 FEET TO THE SOUTHWESTERLY CORNER THEREOF; COURSE NUMBER FIVE (5) THENCE NORTH 00 DEGREES 48 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY BOUNDARY, OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188, 607.33 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COVENANT COVE UNIT ONE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. TRACTS "A", "B", "C" AND "D" ARE PRIVATE LANDSCAPE AND SIGNAGE TRACTS. ALL AFOREMENTIONED TRACTS ARE OWNED BY COVENANT COVE DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY. DISCOVERY WAY, ZION COURT AND JAFFA COURT ARE TO BE PUBLIC RIGHTS OF WAY, AND ARE TO BE OWNED AND MAINTAINED BY THE CITY OF JACKSONVILLE. ALL STREETS, EASEMENTS FOR DRAINAGE, AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND DRAINAGE EASEMENTS THROUGH AND OVER THE DRAINAGE/STORM WATER MANAGEMENT FACILITY 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 UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID STORM WATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREETS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM STREETS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DRAINAGE/STORM WATER MANAGEMENT FACILITY, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS OR 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 OR 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 NOT RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS OR ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OF ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORM WATER MANAGEMENT FACILITY SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO EFFECT DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. COVENANT COVE DEVELOPERS, LLC, DEVELOPERS AND OWNERS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SEE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR AND OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORM WATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF COVENANT COVE DEVELOPERS, LLC, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN COVENANT COVE UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF COVENANT COVE DEVELOPERS, LLC, AND SHALL BE SUBJECT TO IT.



MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A MORTGAGEE OF A PORTION OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNERS THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER BELOW ON THIS 14th DAY OF June, A.D., 2005.

CLN BANK, A FLORIDA BANKING CORPORATION
BY: Lynn E. Vermilya, SENIOR VICE PRESIDENT
CLN BANK, A FLORIDA BANKING CORPORATION
WITNESS: Kathleen M. Edwards
KATHLEEN M. EDWARDS
WITNESS: Cheryl B. Deal
CHERYL B. DEAL
LYNN E. VERMILYA
MATTAMY (JACKSONVILLE) PARTNERSHIP has joined in and consents to recording of this plat as evidenced by that certain Mortgagee's Jondree in subdivision/plat recorded in Official Records book 12584 Page 145, current public records of Duval County, Florida.

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June A.D., 2005, BY LYNN E. VERMILYA, SENIOR VICE PRESIDENT, ON BEHALF OF CLN BANK, A FLORIDA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

Kathleen M. Edwards
My Commission DD256228
Expires October 28, 2007
BY: Kathleen M. Edwards
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME
MY COMMISSION EXPIRES:

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 61G-17.003 F. A. C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE. SIGNED AND SEALED THIS 14th DAY OF JUNE A.D., 2005.

Russell Taylor Smith
RUSSELL TAYLOR SMITH
FLORIDA REGISTERED LAND SURVEYOR
AND MAPPER CERTIFICATE NO. 4806
L.B. NO. 4603
PREPARED BY:
DEGROVE
SURVEYORS, INC.
2131 CORPORATE SQUARE BOULEVARD
JACKSONVILLE, FLORIDA 32216
(904) 722-0400
PSD No. 2003-011
CITY DEVELOPMENT No. 1245.2

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: Alan R. Mosley, P.E.
ALAN R. MOSLEY, P.E.
DATE: 6/19/05

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. ALL EASEMENTS FOR UTILITIES AND UTILITY EASEMENTS OVER AND UNDER ALL RIGHTS OF WAY SHOWN UPON THIS PLAT, EXCEPT JEA EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES. ALL PRIVATE RIGHTS OF WAY, ALL NON-ACCESS EASEMENTS, UNOBSTRUCTED DRAINAGE AND DRAINAGE EASEMENTS SHOWN ON THE PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF COVENANT COVE DEVELOPERS, LLC AND ITS SUCCESSORS AND GRANTEEES. IF ANY, OF SAID RIGHTS OF WAY AND EASEMENTS, IN THE EVENT THAT COVENANT COVE DEVELOPERS LLC, ITS SUCCESSORS AND ASSIGNS, CONVEY OR ASSIGN DRAINAGE EASEMENTS TO THE CITY OF JACKSONVILLE, SUCH EASEMENTS SHALL BE SPECIFICALLY LOCATED.

IN WITNESS WHEREOF, COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 15th DAY OF JUNE A.D., 2005.

COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY
BY: William T. Pyburn, III
THE ALTERRA GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

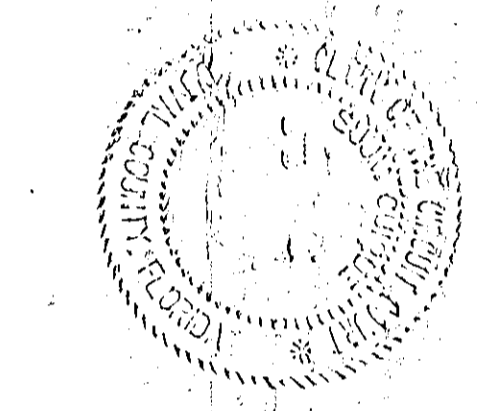
WITNESS: Kevin T. Pyburn, III
KEVIN T. PYBURN, III
PRINT NAME
BY: William T. Pyburn, III
WILLIAM T. PYBURN, III
THE ALTERRA GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY
ITS: PRESIDENT
WITNESS: Chris Friedman
CHRIS FRIEDMAN
PRINT NAME

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JUNE A.D., 2005, BY WILLIAM T. PYBURN, III THE PRESIDENT OF THE ALTERRA GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE COMPANY.

CHRIS FRIEDMAN
Notary Public - State of Florida
My Commission Expires 11/18/08
Commission # DL 100959
Bonded By National Public Notary Assn

BY: Chris Friedman
NOTARY PUBLIC, STATE OF FLORIDA
CHRIS FRIEDMAN
PRINT NAME
MY COMMISSION EXPIRES: 11/2008

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 14th DAY OF JUNE, 2005.
Glenn E. McGregor
GLENN E. MCGREGOR,
P.L.S. PROFESSIONAL SURVEYOR AND MAPPER No. 4252



Approved 6/17/2005
Date
Jim Fuller
City Engineer
for Director of Public Works
Approved 6/21/05
Date
Jim Fuller
for General Counsel

CLERK'S CERTIFICATE 2005 240984
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 58 PAGES 116-120 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 17th DAY OF JULY A.D., 2005.

BY: Jim Fuller
JIM FULLER
CLERK OF THE CIRCUIT COURT
BY: Juan Marshall
DEPUTY CLERK

Covenant Cove Unit One

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK 58 PAGE 117

SHEET 2 OF 5 SHEETS

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD also known as US HIGHWAY No. 90 and STATE ROAD No. 212, (A 200 FOOT RIGHT-OF-WAY), AS PER OFFICIAL RECORD VOLUME 8207, PAGE 2188, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHICH IS S 89°23'40" W AND VERIFIED THROUGH GPS OBSERVATION AS STATED IN NOTE NUMBER TWO (2).
- 2) CONTROL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE, EAST ZONE, 1983/1990 DATUM AND WERE ESTABLISHED BY GPS OBSERVATIONS. CONTROL MONUMENTS USED IN DETERMINING THESE COORDINATES WERE NATIONAL GEODETIC MONUMENT "ARP CRG 1971" AND "JACKSONVILLE CORS ARP", AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 3) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES 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 THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 4) 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."
- 5) THE PROPERTY SHOWN HEREON LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DETERMINED FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 120077-0241 E, DATED 8/15/89.

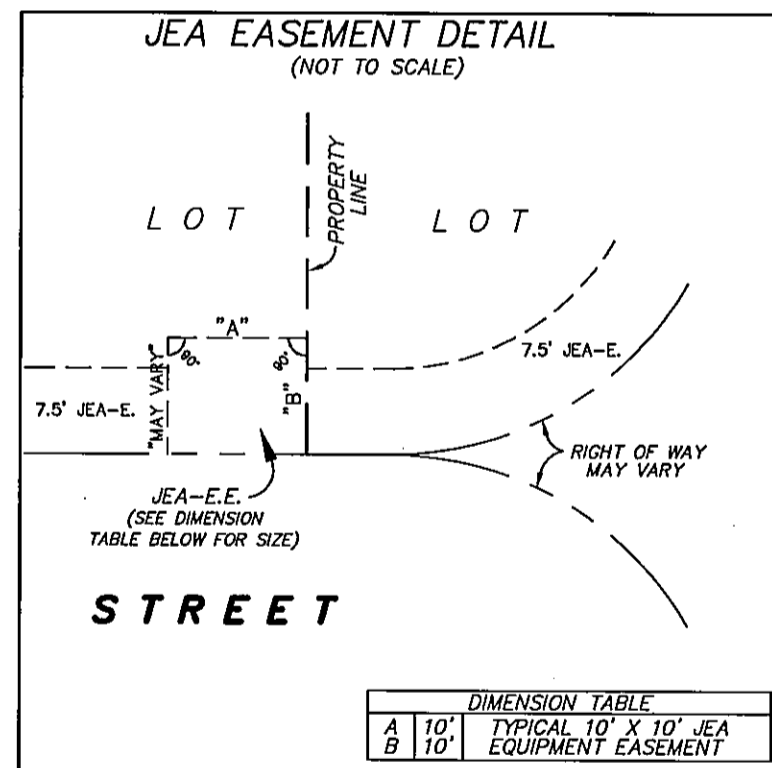
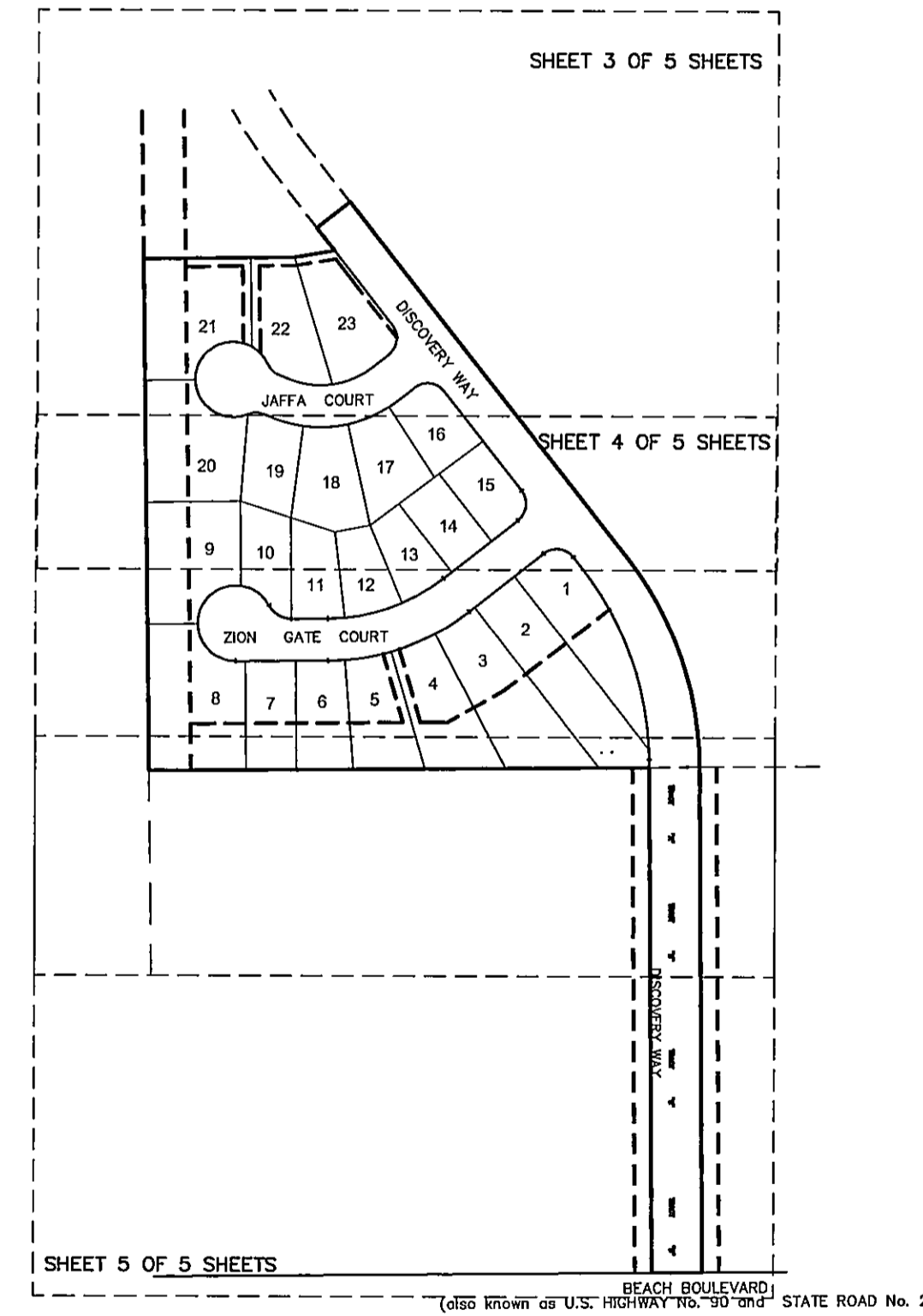


GRAPHIC SCALE

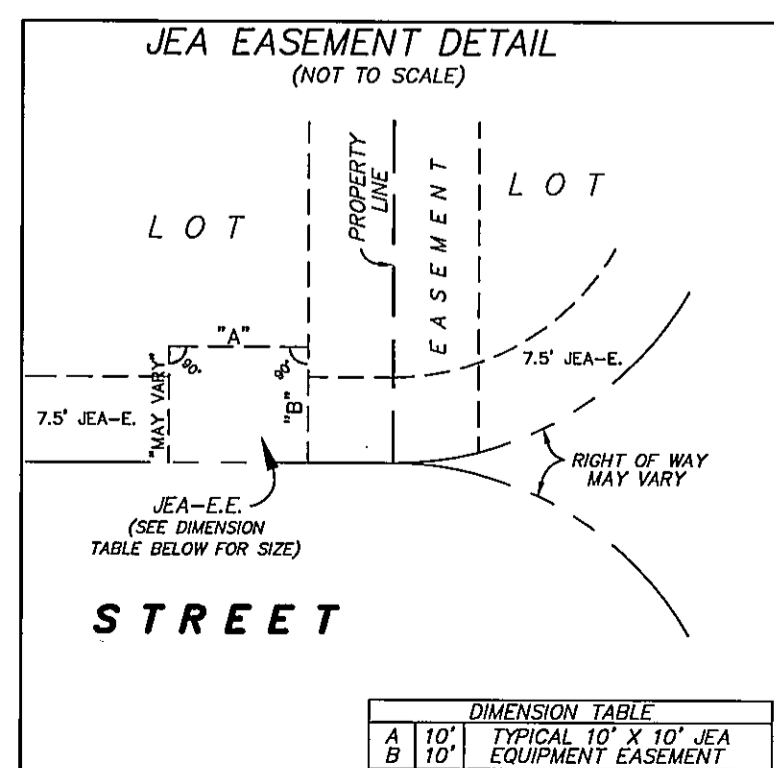
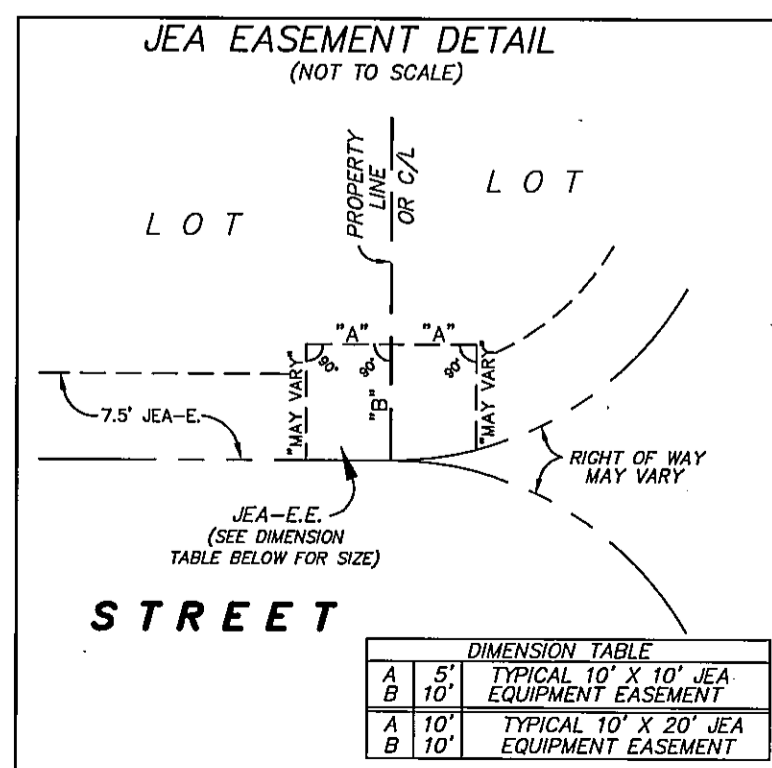


(IN FEET)
1 inch = 200 ft.

MAP KEY SHEET



- LEGEND**
- DENOTES SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT WITH IDENTIFICATION NUMBER 4112
 - DENOTES PERMANENT CONTROL POINT WITH IDENTIFICATION DISK NUMBER L.B. 4603
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - (R) DENOTES RADIAL LINE
 - △ DENOTES SYMBOL FOR DELTA OR CENTRAL ANGLE
 - L DENOTES CURVE ARC LENGTH
 - TAN DENOTES CURVE TANGENT LENGTH
 - R DENOTES CURVE RADIUS
 - C DENOTES CHORD LENGTH
 - C B DENOTES CHORD BEARING
 - R.P. DENOTES RADUS POINT OF CUL-DE-SAC
 - C12 DENOTES TABULATED CURVE DATA
 - DENOTES LIMITS OF TRACTS "A", "B", "C" AND "D"

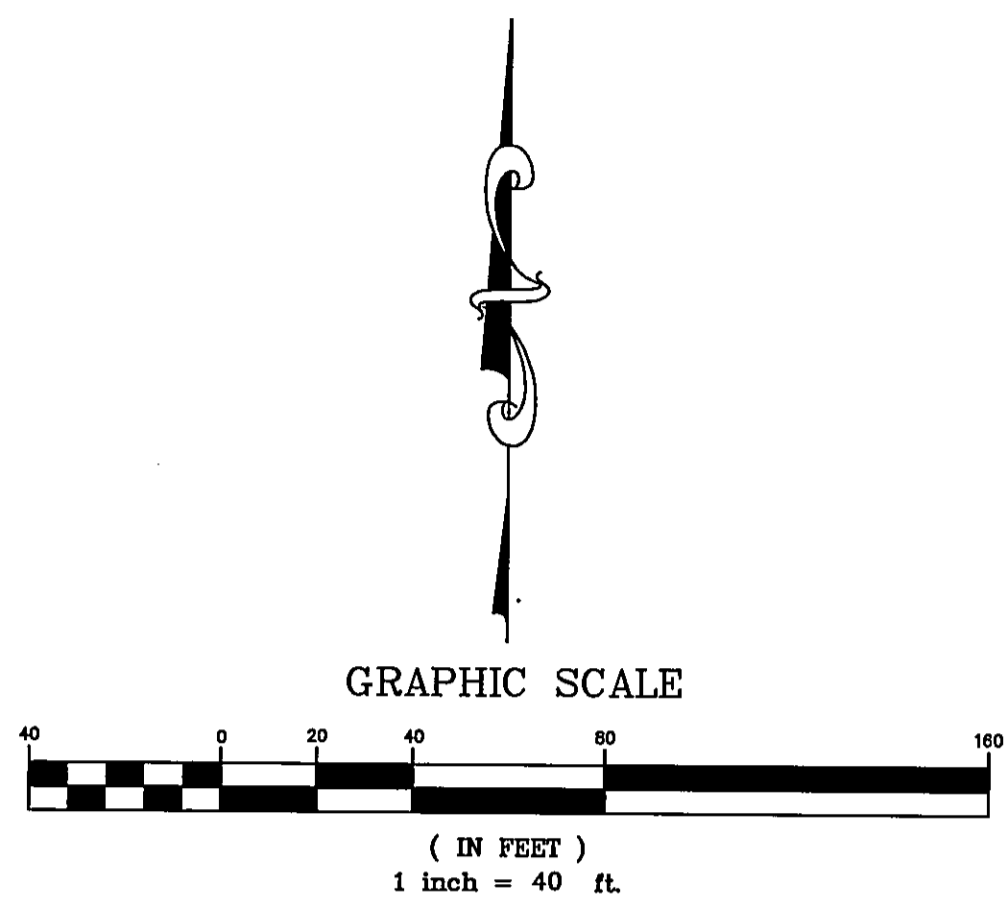
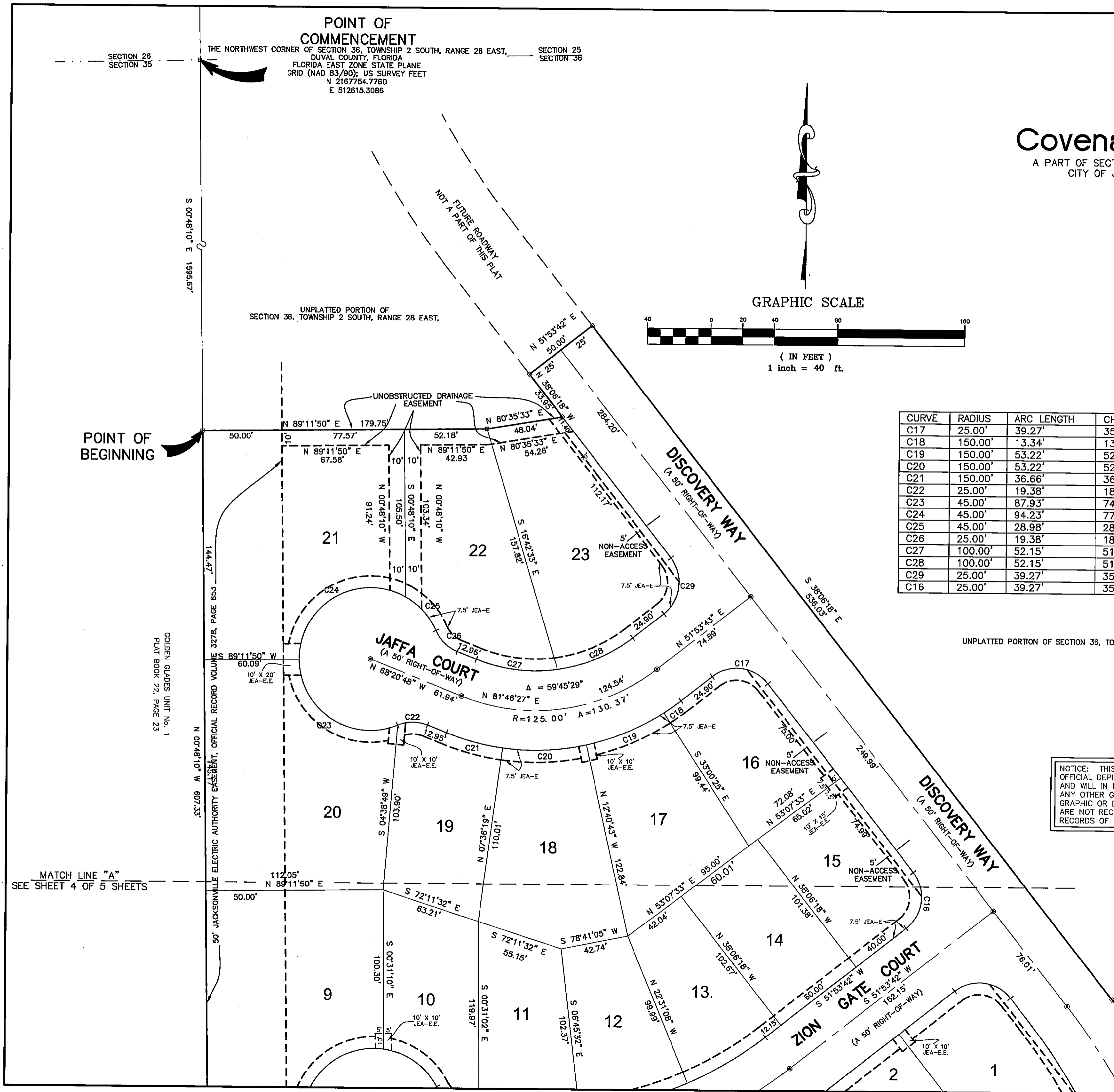


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PREPARED BY:
DEGROVE
SURVEYORS, INC.
2131 CORPORATE SQUARE BOULEVARD
JACKSONVILLE, FLORIDA 32216
(904) 722-0400
PSD No. 2003-011
CITY DEVELOPMENT No. 1245.2

Covenant Cove Unit One

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C17	25.00'	39.27'	35.36'	S 83°06'18" E	89°59'59"
C18	150.00'	13.34'	13.34'	S 54°26'38" W	05°05'51"
C19	150.00'	53.22'	52.94'	S 67°09'25" W	20°19'42"
C20	150.00'	53.22'	52.94'	S 87°29'07" W	20°19'42"
C21	150.00'	36.66'	36.57'	N 75°20'55" W	14°00'14"
C22	25.00'	19.38'	18.90'	N 89°26'44" E	44°24'55"
C23	45.00'	87.93'	74.60'	N 56°46'57" W	111°57'33"
C24	45.00'	94.23'	77.93'	N 59°11'11" E	119°58'43"
C25	45.00'	28.98'	28.48'	S 42°22'40" E	36°53'34"
C26	25.00'	19.38'	18.90'	N 46°08'21" W	44°24'56"
C27	100.00'	52.15'	51.56'	N 83°17'12" W	29°52'48"
C28	100.00'	52.15'	51.56'	S 66°50'03" W	29°52'41"
C29	25.00'	39.27'	35.36'	S 06°53'42" W	90°00'01"
C16	25.00'	39.27'	35.36'	S 06°53'42" W	90°00'00"

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.

DELTA = 37°29'52.3"
 RADIUS = 408.37'
 ARC LENGTH = 267.26'
 CHORD LENGTH = 262.52'
 CHORD BEARING = S 19°21'23" E

PREPARED BY:
DEGROVE
 SURVEYORS, INC.
 2131 CORPORATE SQUARE BOULEVARD
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400
 PSD No. 2003-011
 CITY DEVELOPMENT No. 1245.2

MATCH LINE "A"
 SEE SHEET 4 OF 5 SHEETS

50' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, OFFICIAL RECORD VOLUME 3278, PAGE 653

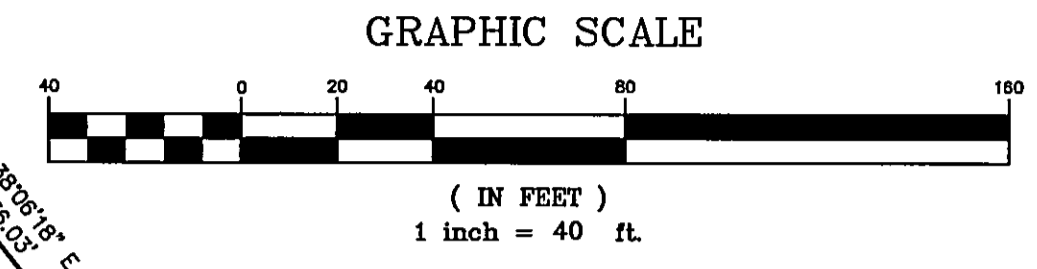
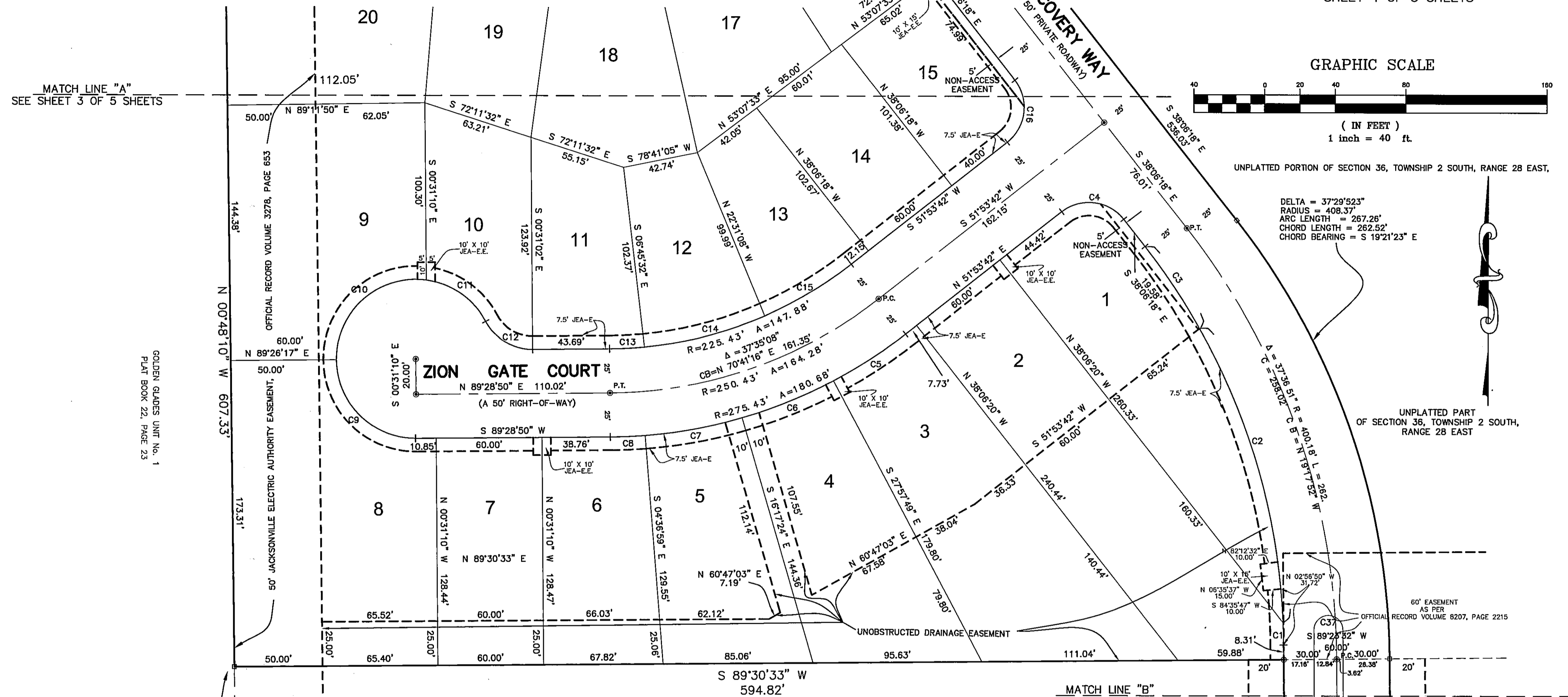
GOLDEN GLADES UNIT No. 1
 PLAT BOOK 22, PAGE 23

Covenant Cove Unit One

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK 58 PAGE 119

SHEET 4 OF 5 SHEETS



MATCH LINE "A"
SEE SHEET 3 OF 5 SHEETS

MATCH LINE "B"
SEE SHEET 5 OF 5 SHEETS

FLORIDA EAST ZONE STATE PLANE
GRID (NAD 83/90); US SURVEY FEET
N 2165552.12800
E 512656.15190

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.00'	12.55'	12.55'	N 01°27'46" W	01°56'38"
C2	370.00'	174.40'	172.79'	S 15°56'17" E	27°00'23"
C3	370.00'	55.95'	55.90'	S 33°46'23" E	08°39'50"
C4	25.00'	39.27'	35.36'	S 83°06'18" E	90°00'00"
C5	275.43'	48.82'	48.75'	S 56°58'22" W	10°09'19"
C6	275.43'	56.02'	55.93'	S 67°52'38" W	11°39'14"
C7	275.43'	56.02'	55.93'	S 79°31'52" W	11°39'14"
C8	275.43'	19.82'	19.81'	S 87°25'10" W	04°07'21"
C9	45.00'	71.06'	63.91'	N 45°48'03" W	90°28'40"
C10	45.00'	77.08'	67.99'	N 48°30'24" E	98°08'14"
C11	45.00'	42.48'	40.92'	S 55°22'53" E	54°05'12"
C12	30.00'	32.57'	31.00'	N 59°26'42" W	62°13'02"
C13	225.43'	19.81'	19.81'	S 86°57'46" W	05°02'08"
C14	225.43'	70.70'	70.41'	S 75°27'37" W	17°58'09"
C15	225.43'	57.37'	57.21'	S 59°11'07" W	14°34'51"
C16	25.00'	39.27'	35.36'	S 06°53'42" W	90°00'00"
C30	370.00'	11.80'	11.80'	S 01°31'15" E	01°49'37"
C37	8.23'	25.86'	16.46'	N 89°38'04" E	180°00'00"
C38	8.23'	25.86'	16.46'	S 89°37'04" W	180°00'00"

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.

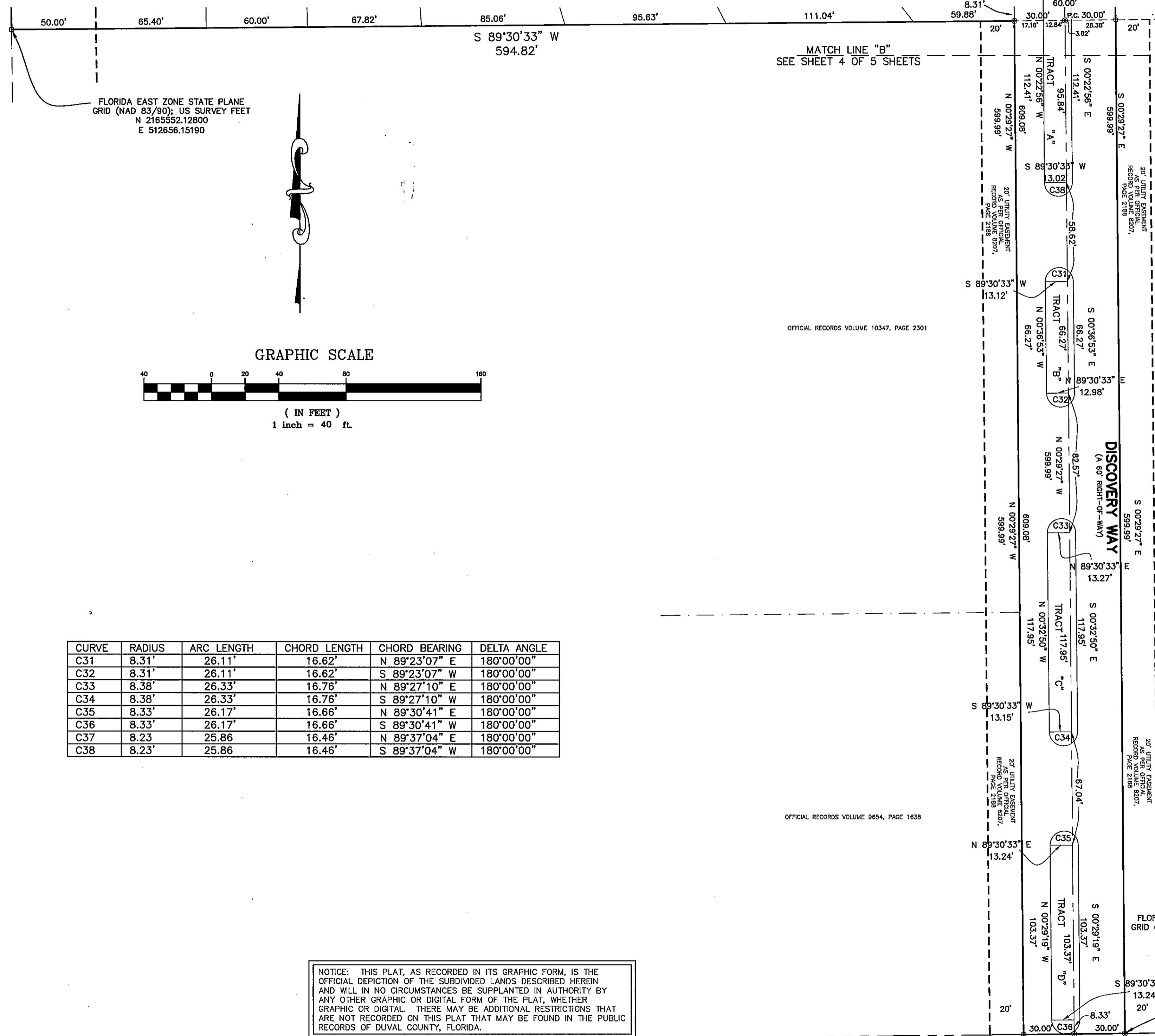
PREPARED BY:
DEGROVE
SURVEYORS, INC.
2131 CORPORATE SQUARE BOULEVARD
JACKSONVILLE, FLORIDA 32216
(904) 722-0400
PSD No. 2003-011
CITY DEVELOPMENT No. 1245.2

Covenant Cove Unit One

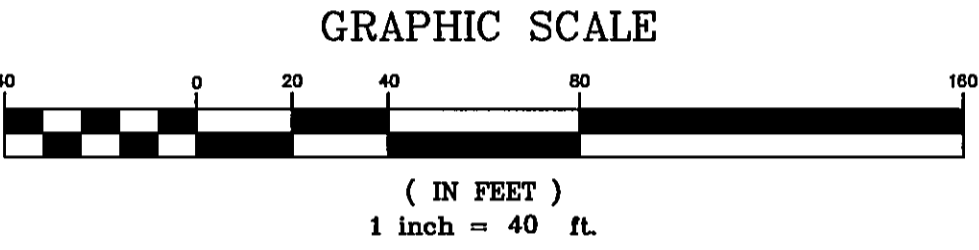
A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK 58 PAGE 120

SHEET 5 OF 5 SHEETS



FLORIDA EAST ZONE STATE PLANE
GRID (NAD 83/90); US SURVEY FEET
N 2165552.12800
E 512656.15190



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C31	8.31'	26.11'	16.62'	N 89°23'07" E	180°00'00"
C32	8.31'	26.11'	16.62'	S 89°23'07" W	180°00'00"
C33	8.38'	26.33'	16.76'	N 89°27'10" E	180°00'00"
C34	8.38'	26.33'	16.76'	S 89°27'10" W	180°00'00"
C35	8.33'	26.17'	16.66'	N 89°30'41" E	180°00'00"
C36	8.33'	26.17'	16.66'	S 89°30'41" W	180°00'00"
C37	8.23'	25.86'	16.46'	N 89°37'04" E	180°00'00"
C38	8.23'	25.86'	16.46'	S 89°37'04" W	180°00'00"

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BEACH BOULEVARD
(also known as U.S. HIGHWAY No. 90 and STATE ROAD No. 212)
(200' RIGHT-OF-WAY)

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