

Covenant Cove Unit Two

A PART OF SECTION 25 AND A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

SHEET 1 OF 5 SHEETS

SEE SHEET 2 OF 5 SHEET FOR GENERAL NOTES

CAPTION

A PART OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 28 EAST, AND 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: BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF GOLDEN GLADES UNIT NO. 2, AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; 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 NORTH 00 DEGREES 53 MINUTES 24 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188, 750.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188; COURSE NUMBER ONE (1), SOUTH 87 DEGREES 23 MINUTES 31 SECONDS EAST, 186.43 FEET; COURSE NUMBER TWO (2), SOUTH 19 DEGREES 22 MINUTES 53 SECONDS EAST, 302.14 FEET; COURSE NUMBER THREE (3), SOUTH 28 DEGREES 17 MINUTES 48 SECONDS WEST, 40.00 FEET; COURSE NUMBER FOUR (4), SOUTH 07 DEGREES 13 MINUTES 33 SECONDS WEST, 40.00 FEET; COURSE NUMBER FIVE (5), SOUTH 00 DEGREES 55 MINUTES 01 SECONDS EAST, 200.00 FEET; COURSE NUMBER SIX (6), NORTH 85 DEGREES 54 MINUTES 49 SECONDS EAST, 181.92 FEET; COURSE NUMBER SEVEN (7), SOUTH 05 DEGREES 27 MINUTES 27 SECONDS EAST, 185.17 FEET; COURSE NUMBER EIGHT (8), NORTH 88 DEGREES 47 MINUTES 39 SECONDS EAST, 100.00 FEET; COURSE NUMBER NINE (9), SOUTH 87 DEGREES 11 MINUTES 50 SECONDS EAST, 50.12 FEET; COURSE NUMBER TEN (10), NORTH 89 DEGREES 12 MINUTES 07 SECONDS EAST, 298.74 FEET; COURSE NUMBER ELEVEN (11), SOUTH 00 DEGREES 47 MINUTES 27 SECONDS EAST, 1853.99 FEET TO A POINT ON SAID BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188; THENCE SOUTH 89 DEGREES 12 MINUTES 33 SECONDS WEST, DEPARTING FROM SAID BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188, 178.89 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 413.79 FEET, AN ARC LENGTH OF 66.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 59 MINUTES 46 SECONDS WEST, 66.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52 DEGREES 36 MINUTES 55 SECONDS WEST, 30.55 FEET; THENCE NORTH 37 DEGREES 23 MINUTES 05 SECONDS WEST, 5.00 FEET; THENCE SOUTH 52 DEGREES 36 MINUTES 55 SECONDS WEST, 85.53 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.37 FEET, AN ARC LENGTH OF 5.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 44 MINUTES 41 SECONDS WEST, 5.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38 DEGREES 06 MINUTES 18 SECONDS WEST, 536.03 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 42 SECONDS WEST, 50.00 FEET; THENCE SOUTH 38 DEGREES 06 MINUTES 18 SECONDS EAST, 33.95 FEET; THENCE SOUTH 80 DEGREES 35 MINUTES 33 SECONDS WEST, 48.04 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 50 SECONDS WEST, 179.75 FEET TO A POINT SITUATE ON THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8207, PAGE 2188; 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, 1595.67 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COVENANT COVE UNIT TWO, 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. TRACT "A" IS A PRIVATE COMMUNITY PARK AND SHARED PARKING AREA, TRACT "B" IS A PRIVATE COMMUNITY PARK AREA AND TRACT "C-1" IS PRIVATE COMMUNITY PARK AREA AND TRACT "C-2" IS A WETLANDS PRESERVATION AREA AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. ALL ROADS AND STREETS DEPICTED HEREON, SPECIFICALLY INCLUDING BUT NOT LIMITED TO DISCOVERY WAY, CYRUS COURT, COVENANT COVE DRIVE, ASHER COVE COURT, JEREMIAH ROAD, GABRIEL COURT, AARON COVE COURT AND ABRAHAM DRIVE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE. ALL EASEMENTS FOR DRAINAGE, AS SHOWN HEREON, SPECIFICALLY INCLUDING BUT NOT LIMITED TO THOSE DRAINAGE EASEMENTS THROUGH AND OVER THE DRAINAGE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED NON-EXCLUSIVELY 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 ARE NON-EXCLUSIVE AND SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID 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 DRAINAGE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID DRAINAGE/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 DRAINAGE/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 OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE DRAINAGE/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 DRAINAGE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN COVENANT COVE UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

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 GRANTEES. 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 GRANTEES, IF ANY, OF SAID RIGHTS OF WAY AND EASEMENTS EXCEPT AS DESCRIBED HEREIN.

IN WITNESS WHEREOF, COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23rd DAY OF August, A.D., 2006.

COVENANT COVE DEVELOPERS, LLC A FLORIDA LIMITED LIABILITY COMPANY
BY: THE ALTERRA GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

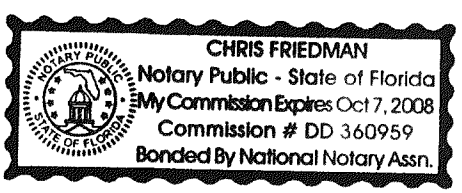
WITNESS: Ronald J. Leinwohl
RONALD J. LEINWOHL
PRINT NAME

BY: William T. Pyburn, III
WILLIAM T. PYBURN, III
THE ALTERRA GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY
ITS: PRESIDENT

WITNESS: Edmundo Gonzalez
EDMUNDO GONZALEZ
PRINT NAME

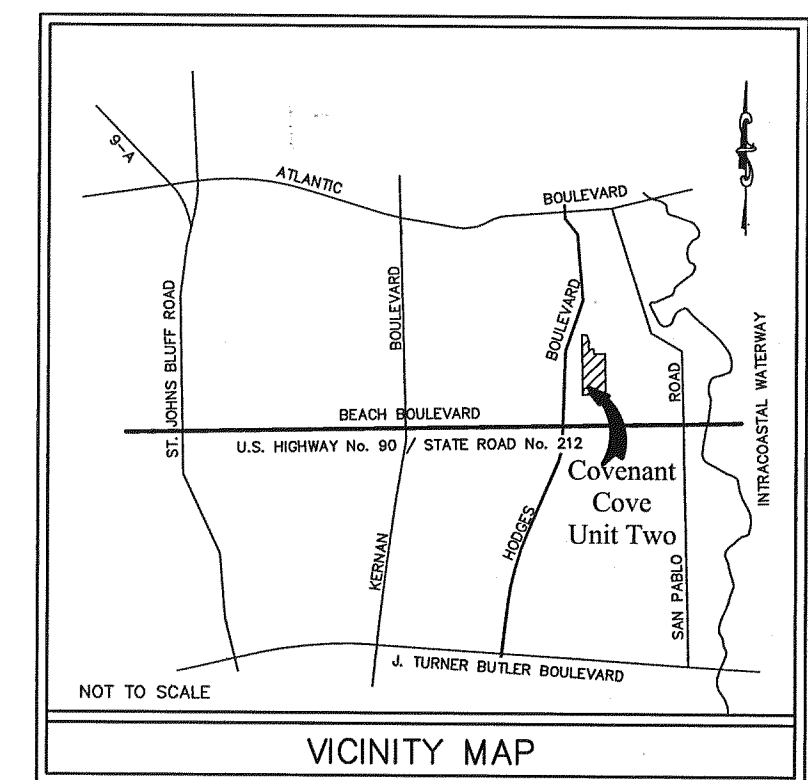
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, A.D., 2006, 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.



BY: Chris Friedman
CHRIS FRIEDMAN
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME

MY COMMISSION EXPIRES: 10/7/2008



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 27th DAY OF July, A.D., 2006.

CNL BANK, A FLORIDA BANKING CORPORATION

WITNESS: Danielle Burkes
DANIELLE BURKES
PRINT NAME

BY: Lynn E. Vermilya
LYNN E. VERMILYA, SENIOR VICE PRESIDENT
CNL BANK, A FLORIDA BANKING CORPORATION

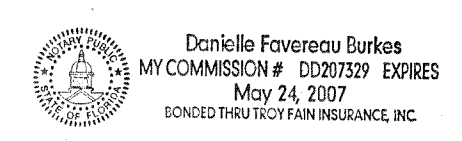
WITNESS: David Lane
DAVID LANE
PRINT NAME

BY: Lynn E. Vermilya
LYNN E. VERMILYA
PRINT NAME



STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, A.D., 2006, BY LYNN E. VERMILYA, SENIOR VICE PRESIDENT, ON BEHALF OF CNL 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.



BY: Danielle Faverreau Burkes
DANIELLE FAVERREAU BURKES
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME

MY COMMISSION EXPIRES: 5-24-2007

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 26th DAY OF JULY, A.D., 2006.

BY: 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. 2005-015
CITY DEVELOPMENT No. 1245.004

Approved 9/1/06
Date

John P. Lewis
City Engineer
for Director of Public Works

Approved 9/11/2006
Date

Chas Friedman
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.

BY: Joey V. Duncan, P.E.
JOEY V. DUNCAN, P.E., DIRECTOR PUBLIC WORKS

DATE: 9/1/06

CLERK'S CERTIFICATE 2006 218 331

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 62, PAGES 71-75 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22 DAY OF Sept., A.D., 2006.

BY: Jim Fuller
JIM FULLER
CLERK OF THE CIRCUIT COURT

BY: Robin Bailey
ROBIN BAILEY
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 31st DAY OF AUGUST, 2006.

BY: W. Monroe Hazen
W. MONROE HAZEN
P.L.S. PROFESSIONAL SURVEYOR AND MAPPER No. 3398



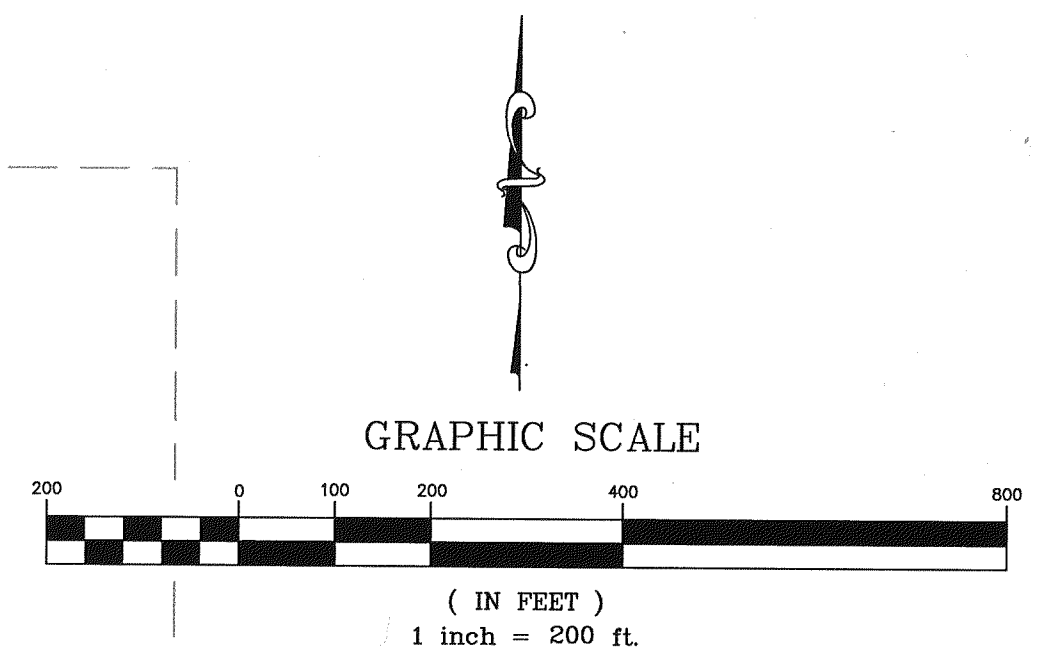
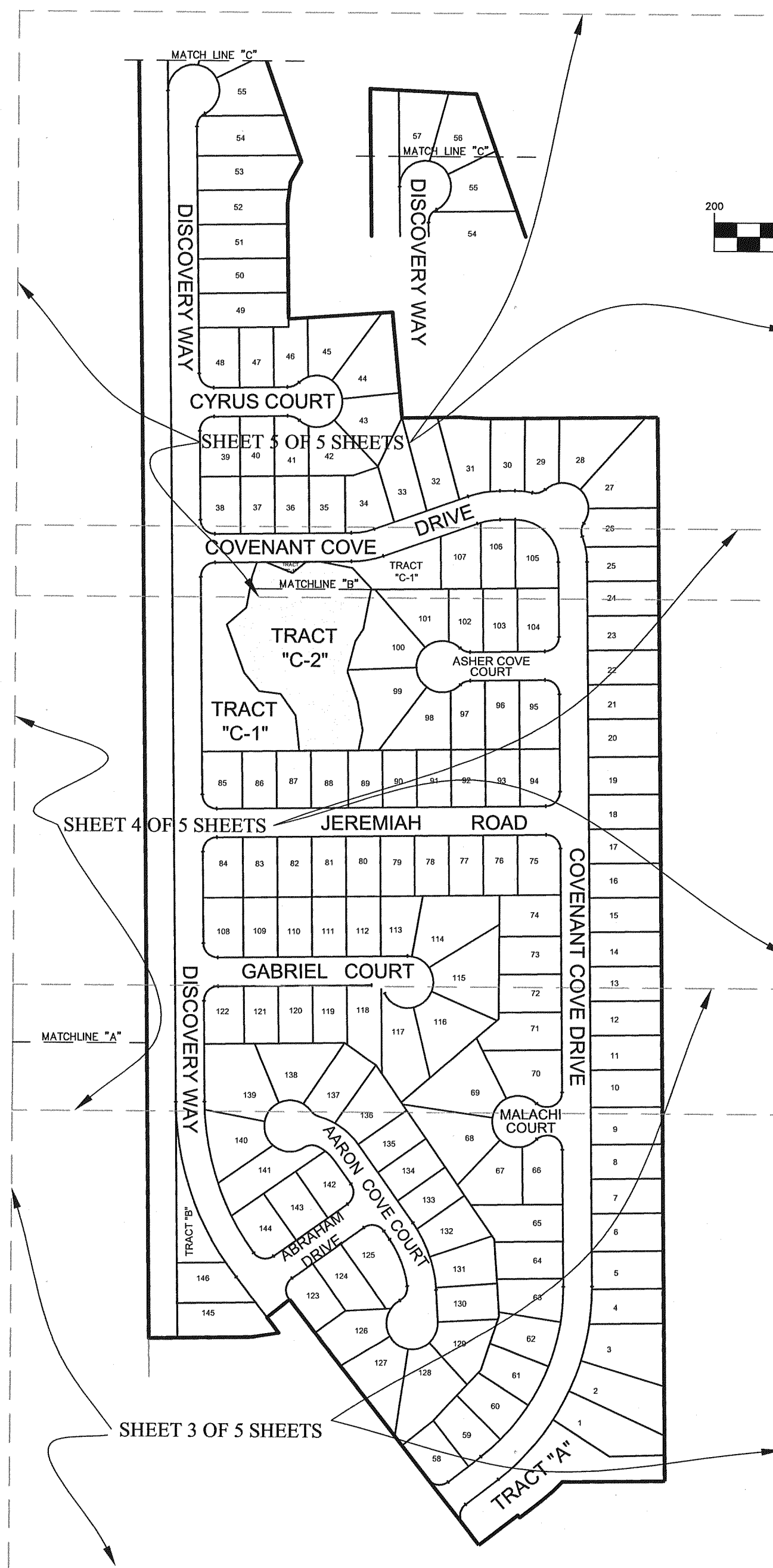
Covenant Cove Unit Two

A PART OF SECTION 25 AND A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

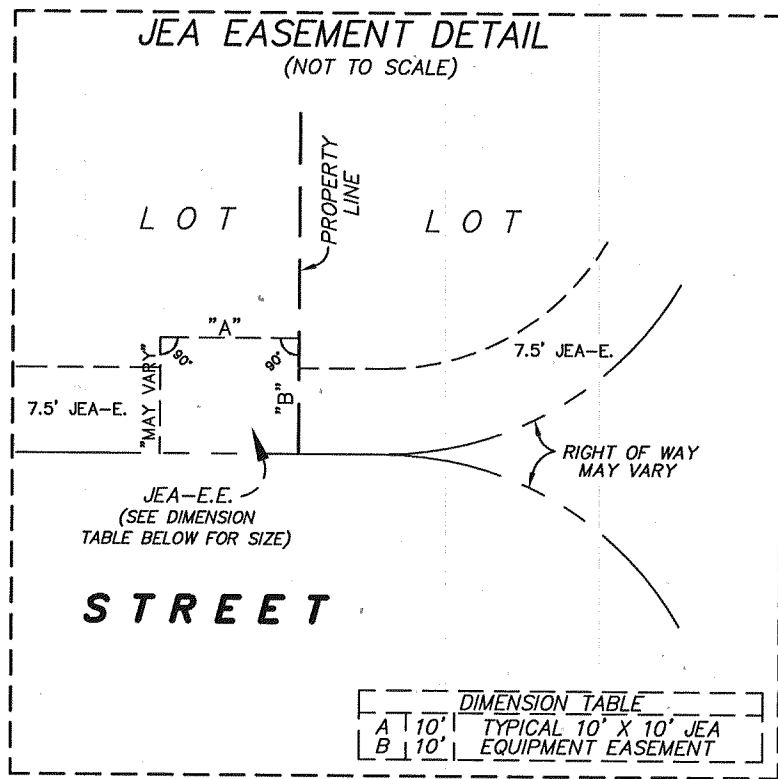
GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8207, PAGE 2188, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHICH IS N 00°48'10" 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.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC 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.

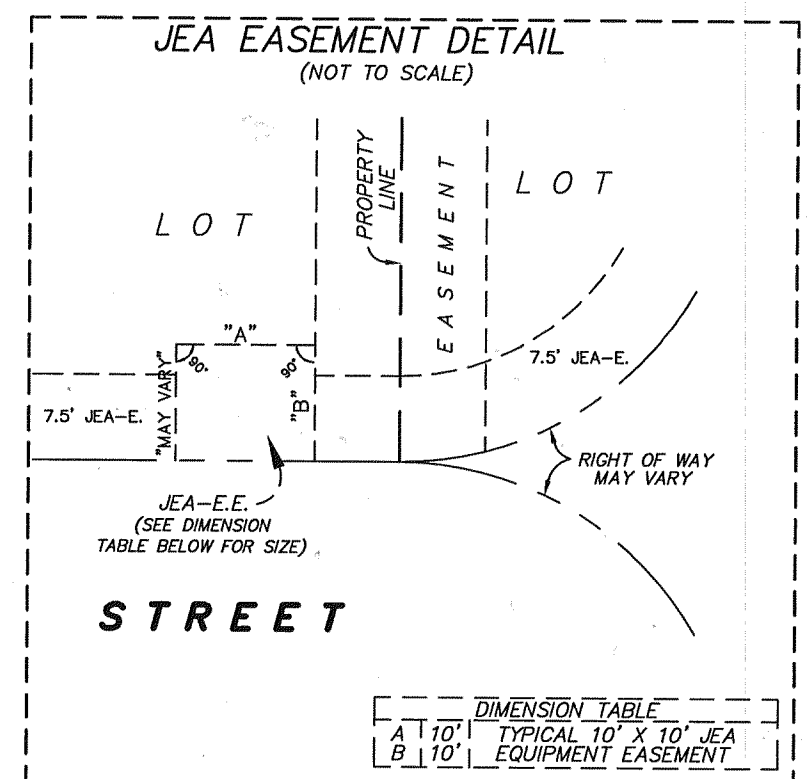
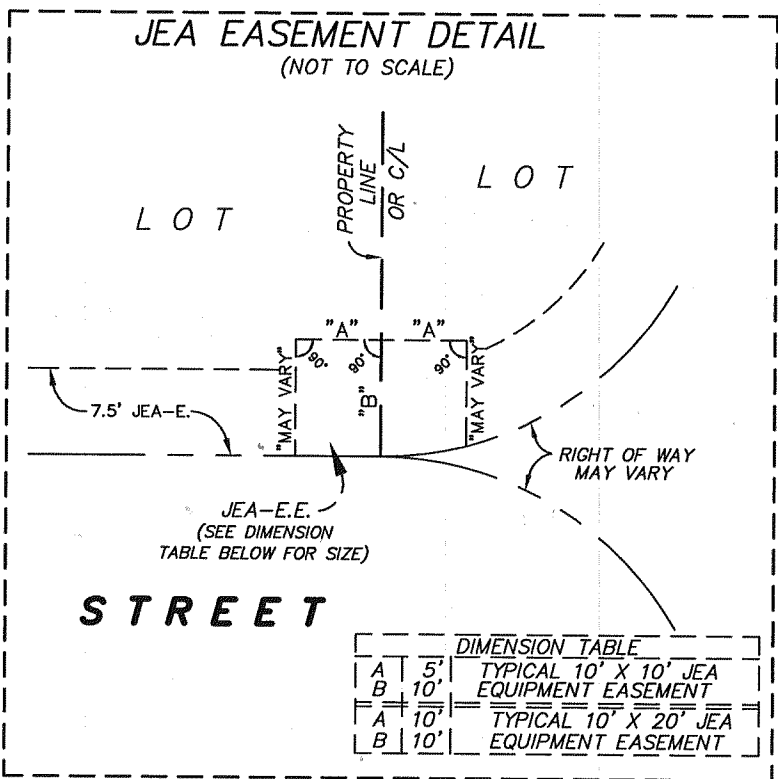
MAP KEY SHEET



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.



- LEGEND**
- DENOTES SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT WITH IDENTIFICATION NUMBER L.B. 4603
 - 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 FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT WITH IDENTIFICATION NUMBER L.B. 4603, OR AS INDICATED.



PREPARED BY:
DEGROVE
SURVEYORS, INC.
2131 CORPORATE SQUARE BOULEVARD
JACKSONVILLE, FLORIDA 32216
(904) 722-0400
PSD No. 2005-015
CITY DEVELOPMENT No. 1245.004

Covenant Cove Unit Two

A PART OF SECTION 25 AND A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

MATCHLINE "A"
SEE SHEET 4 OF 5 SHEETS

GOLDEN GLADES UNIT No. 2
PLAT BOOK 22, PAGE 32

LOT 43
GOLDEN GLADES UNIT No. 2

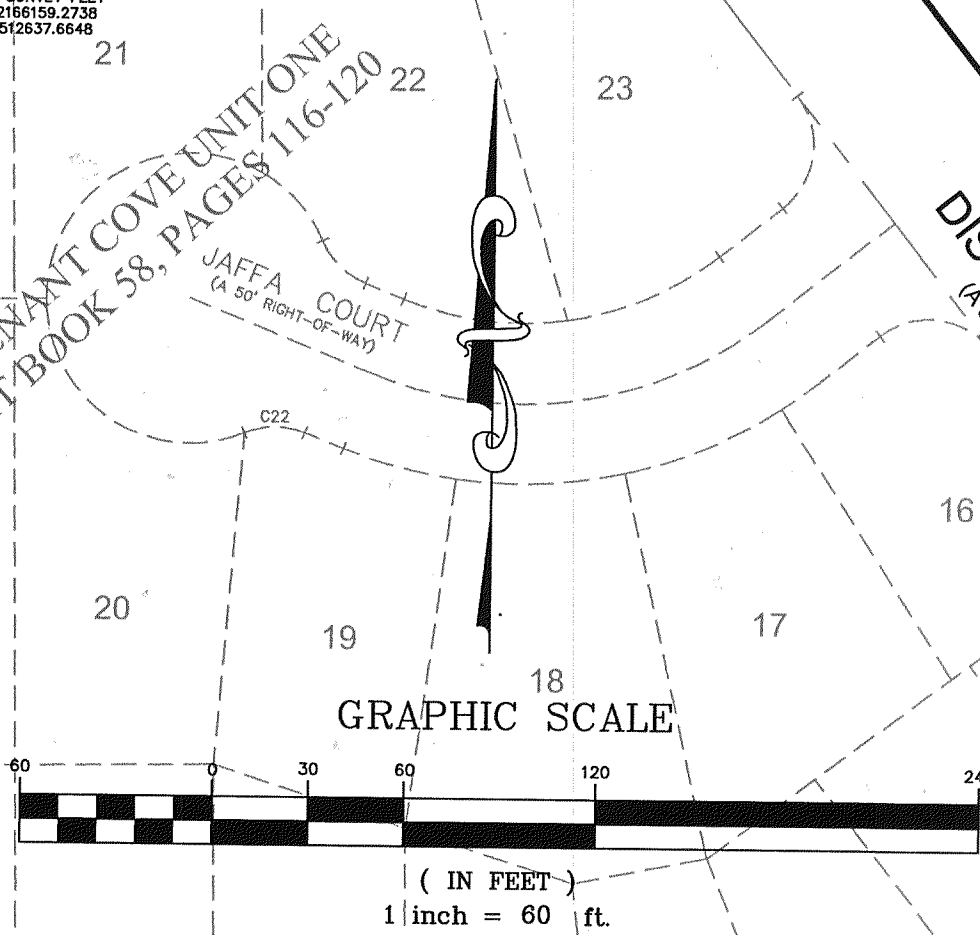
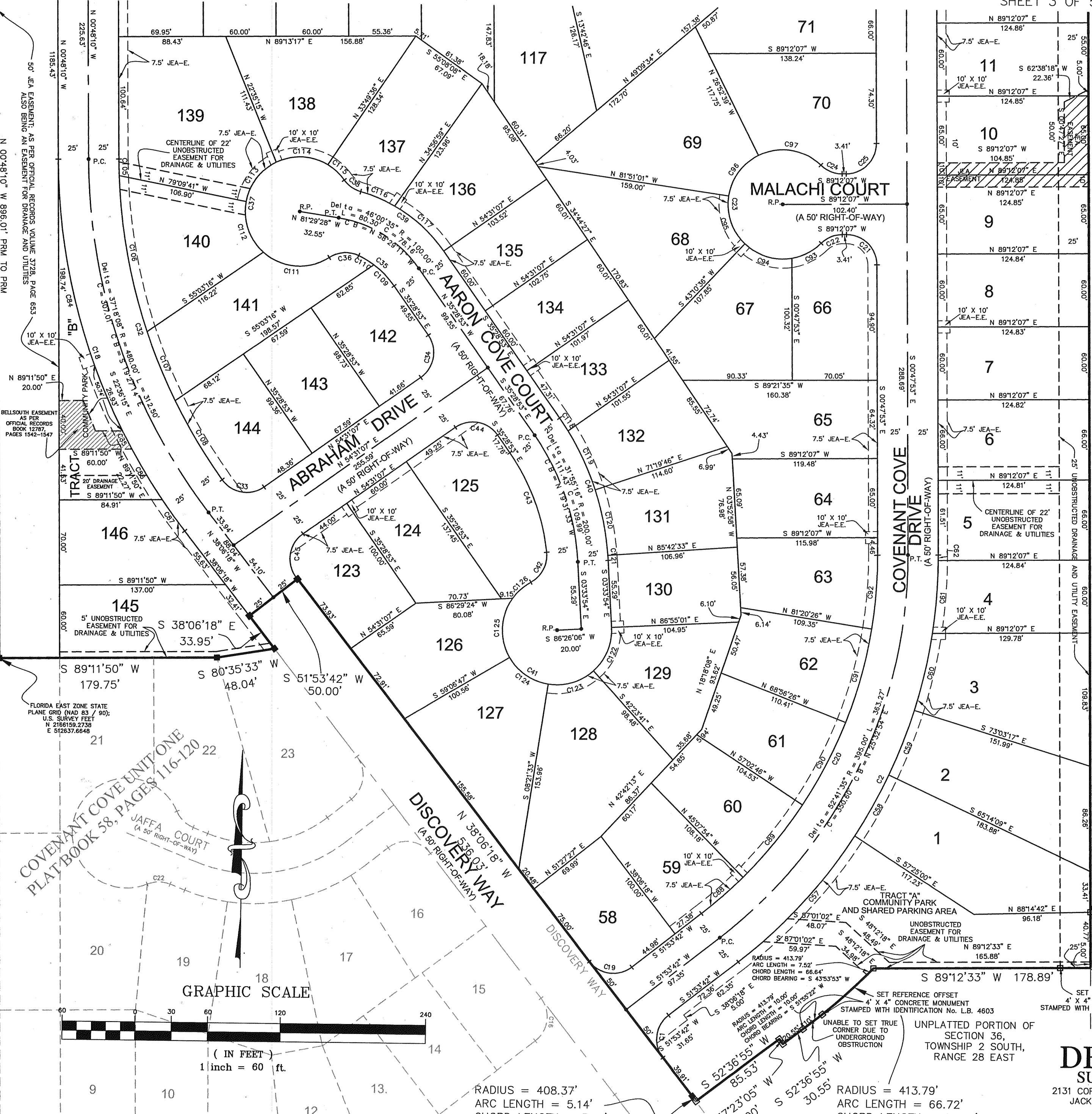
GOLDEN GLADES UNIT No. 1
LOT 44
GOLDEN GLADES UNIT No. 1

GOLDEN GLADES UNIT No. 1
LOT 45
GOLDEN GLADES UNIT No. 1

GOLDEN GLADES UNIT No. 1
LOT 46
GOLDEN GLADES UNIT No. 1

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.

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S06°34'22"W
C2	52°22'00"	422.41'	386.08'	207.21'	372.79'	N25°32'54"E
C18	37°16'00"	555.00'	328.78'	170.45'	323.00'	S19°27'47"E
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	S83°06'18"E
C20	52°26'25"	370.56'	340.24'	183.17'	328.41'	N25°32'55"E
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°47'53"W
C22	44°24'55"	25.00'	19.38'	19.11'	18.90'	S55°32'39"W
C23	268°10'00"	44.78'	209.43'	46.20'	64.29'	S00°47'53"E
C24	44°24'55"	25.00'	19.38'	10.21'	18.90'	S88°35'28"E
C25	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°12'07"E
C32	35°32'28"	457.98'	281.54'	145.38'	277.13'	N81°32'00"E
C33	89°13'04"	25.00'	38.93'	24.66'	35.11'	S80°52'21"E
C34	90°00'00"	25.00'	39.27'	25.00'	35.36'	N09°10'07"E
C35	38°19'05"	58.12'	39.27'	25.00'	35.36'	S10°20'15"W
C36	58°28'59"	25.00'	25.52'	14.00'	24.42'	S85°48'41"W
C37	268°03'55"	45.20'	211.48'	46.72'	64.99'	S10°20'15"W
C38	38°14'32"	25.00'	16.98'	8.83'	16.65'	S55°21'01"E
C39	33°29'55"	145.94'	85.33'	43.92'	84.12'	N55°36'35"W
C40	31°43'31"	226.35'	125.33'	64.32'	123.74'	N19°31'53"W
C41	24°28'07"	45.00'	19.98'	78.41'	78.14'	S81°20'47"E
C42	67°26'19"	25.00'	29.43'	20.17'	36.16'	S08°12'24"E
C43	28°55'13"	176.00'	88.33'	45.13'	87.40'	N21°11'39"W
C44	90°00'00"	25.00'	39.27'	25.00'	35.36'	N80°28'53"W
C45	92°37'25"	25.00'	40.41'	26.17'	36.16'	S08°12'24"E
C57	19°18'42"	420.00'	141.56'	71.46'	140.80'	N42°14'12"E
C58	7°49'09"	420.00'	57.32'	28.70'	57.27'	N28°40'26"E
C59	7°49'09"	420.00'	57.32'	28.70'	57.27'	N20°51'17"E
C60	8°54'39"	420.00'	65.32'	32.73'	65.28'	N12°29'23"E
C61	81°31'12"	420.00'	60.26'	30.18'	60.20'	N03°52'27"E
C62	0°36'44"	420.00'	4.49'	2.24'	4.49'	N00°29'31"W
C64	261°25'27"	505.00'	231.80'	117.98'	229.77'	S13°37'09"E
C65	154°50'	505.00'	181.80'	84.44'	166.87'	S28°33'37"E
C66	52°24'48"	505.00'	48.45'	24.24'	48.43'	S31°45'52"E
C67	3°35'32"	505.00'	31.66'	15.84'	31.66'	S36°18'32"E
C68	7°01'35"	370.00'	45.38'	22.72'	46.35'	N48°22'54"E
C69	11°54'52"	370.00'	78.84'	39.61'	78.80'	N35°44'07"E
C90	11°53'40"	370.00'	78.81'	38.54'	78.67'	N27°00'24"E
C92	12°33'59"	370.00'	80.07'	40.19'	79.92'	N14°51'34"E
C93	9°27'27"	370.00'	81.07'	30.61'	61.00'	N03°52'50"E
C94	34°56'59"	45.00'	27.45'	14.17'	27.03'	N82°14'42"E
C95	53°26'25"	45.00'	41.97'	22.65'	40.47'	S73°32'36"E
C96	54°58'22"	45.00'	43.18'	23.41'	41.54'	S19°20'12"E
C96	54°58'22"	45.00'	43.18'	23.41'	41.54'	S35°30'10"W
C97	70°29'41"	45.00'	55.37'	31.80'	51.94'	N81°37'48"W
C106	42°53'	455.00'	13.62'	6.81'	13.62'	S01°39'37"E
C106	162°29'33"	455.00'	130.92'	65.94'	130.52'	S10°45'51"E
C107	7°43'55"	455.00'	61.40'	30.75'	61.36'	S25°22'35"E
C108	9°31'16"	455.00'	78.61'	37.89'	78.52'	S31°30'11"E
C109	18°13'59"	25.00'	24.00'	12.10'	23.90'	N44°38'53"W
C110	11°37'57"	75.00'	14.57'	7.31'	14.55'	N52°27'51"E
C111	74°24'04"	45.00'	58.67'	34.34'	54.60'	S89°24'40"E
C112	58°37'25"	45.00'	48.04'	25.27'	44.05'	S19°25'02"E
C113	53°38'08"	45.00'	42.39'	22.92'	40.84'	S36°52'55"W
C114	56°34'22"	45.00'	44.43'	24.22'	42.65'	N87°29'41"W
C115	23°39'47"	45.00'	18.59'	9.43'	18.45'	N47°43'36"W
C116	13°27'25"	125.00'	30.45'	15.30'	30.37'	N67°49'37"W
C117	23°22'01"	125.00'	55.34'	28.13'	54.89'	N40°39'54"W
C118	31°40'00"	225.00'	12.70'	6.35'	12.70'	N33°32'11"W
C119	13°34'56"	225.00'	53.34'	26.79'	53.21'	N25°27'42"W
C120	14°02'41"	225.00'	55.13'	27.70'	54.99'	N11°39'04"W
C121	103°59'	225.00'	4.18'	2.09'	4.19'	N04°35'54"W
C122	50°57'50"	45.00'	40.03'	21.45'	38.72'	N21°55'04"E
C123	31°10'50"	45.00'	40.20'	21.55'	38.87'	N72°59'24"E
C124	51°01'05"	45.00'	40.07'	21.47'	38.76'	S55°54'39"E
C125	65°37'09"	45.00'	51.54'	28.01'	48.77'	S09°24'28"W
C126	25°39'14"	45.00'	20.15'	10.25'	19.98'	S48°32'40"W



RADIUS = 408.37'
ARC LENGTH = 5.14'
CHORD LENGTH = 5.14'
CHORD BEARING = N 37°44'41" W

RADIUS = 413.79'
ARC LENGTH = 66.72'
CHORD LENGTH = 66.64'
CHORD BEARING = S 47°59'46" W

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SET REFERENCE OFFSET
4" X 4" CONCRETE MONUMENT
STAMPED WITH IDENTIFICATION No. LB. 4603

OFFICIAL RECORDS BOOK 9694, PAGE 981

FLORIDA EAST ZONE STATE PLANE GRID (NAD 83 / 90) U.S. SURVEY FEET N 2165560.6833 E 5153540.1454

UNABLE TO SET TRUE CORNER IN OPEN DITCH FULL OF WATER

SET REFERENCE OFFSET
4" X 4" CONCRETE MONUMENT
STAMPED WITH IDENTIFICATION No. LB. 4603

UNPLATTED PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST

PREPARED BY:
DEGROVE SURVEYORS, INC.
2131 CORPORATE SQUARE BOULEVARD
JACKSONVILLE, FLORIDA 32216
(904) 722-0400
PSD No. 2005-015
CITY DEVELOPMENT No. 1245.004

Covenant Cove Unit Two

A PART OF SECTION 25 AND A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

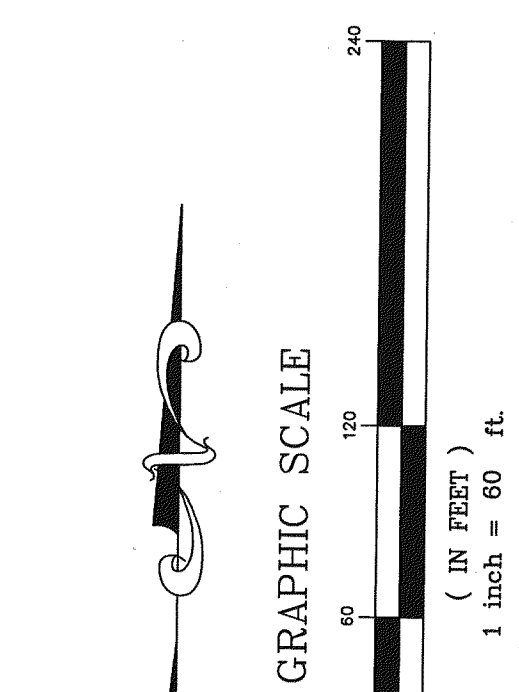
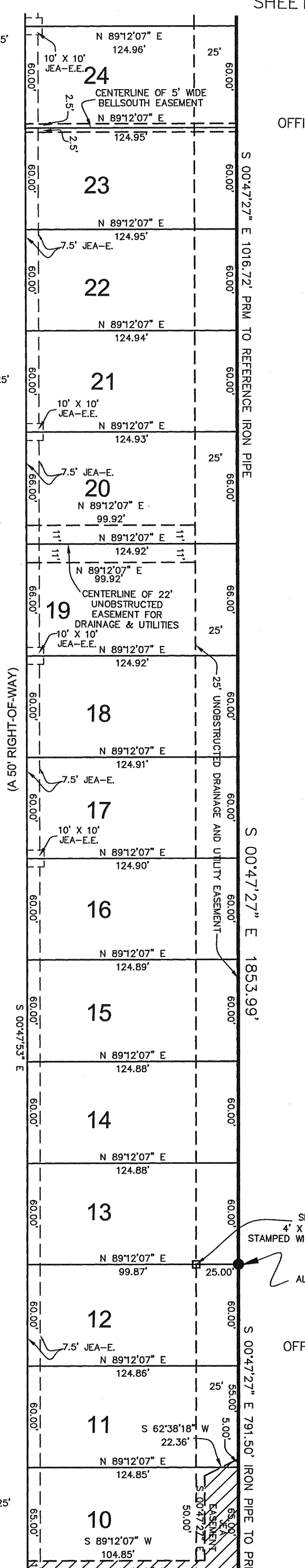
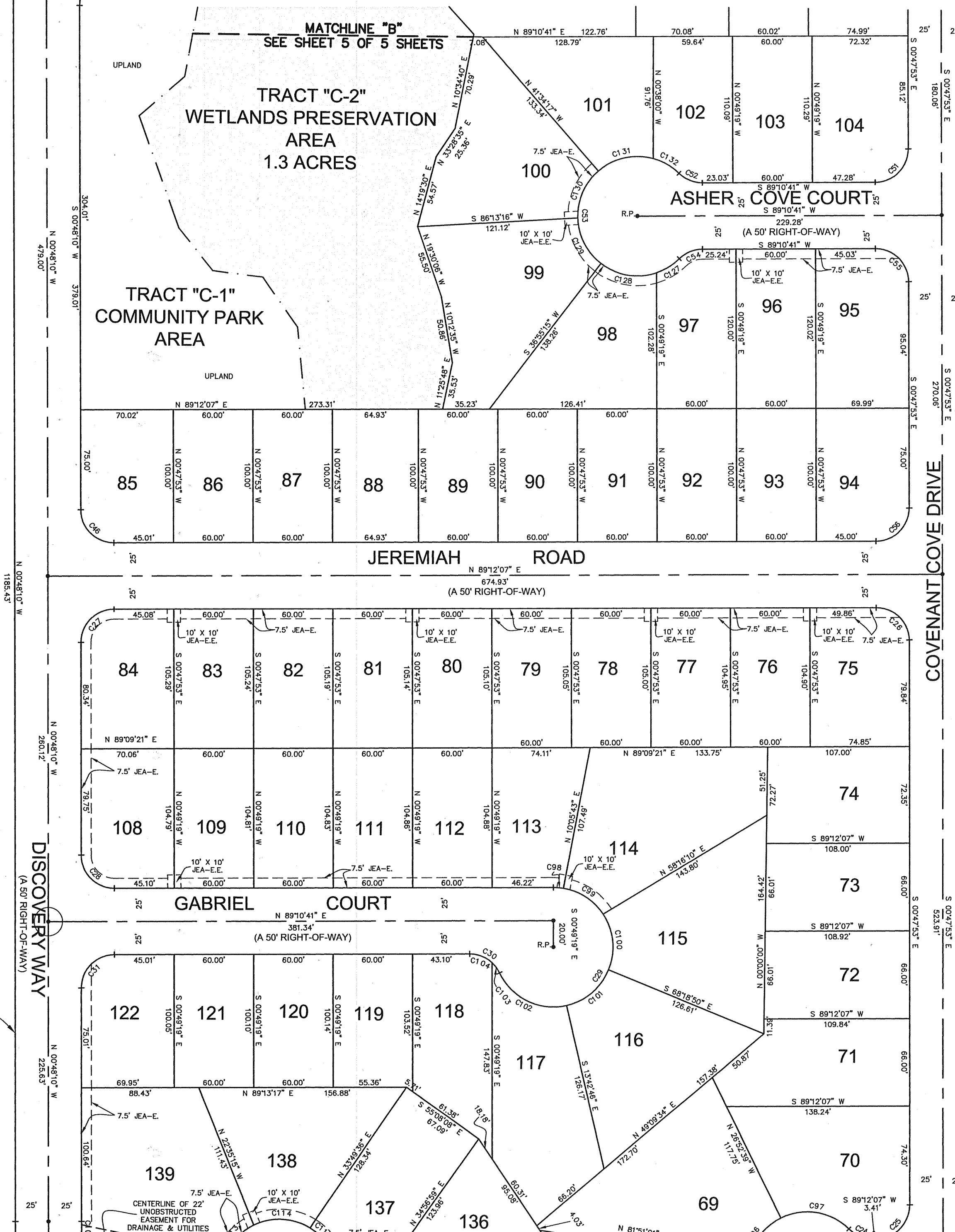
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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.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

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT	ARC
C38	83.37	45.00	N88°02'31" W	7.55	3.79	7.55
C39	83.37	45.00	N87°48'07" W	7.55	3.79	7.55
C40	58.01	45.00	N87°48'07" W	38.80	19.50	38.80
C41	58.01	45.00	N87°48'07" W	38.80	19.50	38.80
C42	54.50	45.00	N87°48'07" W	23.34	11.67	23.34
C43	54.50	45.00	N87°48'07" W	23.34	11.67	23.34
C44	77.65	45.00	N87°48'07" W	35.98	18.20	35.98
C45	77.65	45.00	N87°48'07" W	35.98	18.20	35.98
C46	22.05	45.00	N87°48'07" W	9.64	4.88	9.64
C47	22.05	45.00	N87°48'07" W	9.64	4.88	9.64
C48	42.35	45.00	N87°48'07" W	18.13	9.27	18.13
C49	42.35	45.00	N87°48'07" W	18.13	9.27	18.13
C50	51.59	45.00	N87°48'07" W	22.22	11.32	22.22
C51	51.59	45.00	N87°48'07" W	22.22	11.32	22.22
C52	24.39	45.00	N87°48'07" W	11.57	5.85	11.57
C53	24.39	45.00	N87°48'07" W	11.57	5.85	11.57
C54	56.34	45.00	N87°48'07" W	24.87	12.47	24.87
C55	56.34	45.00	N87°48'07" W	24.87	12.47	24.87
C56	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C57	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C58	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C59	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C60	50.45	45.00	N87°48'07" W	21.35	10.86	21.35
C61	50.45	45.00	N87°48'07" W	21.35	10.86	21.35
C62	56.18	45.00	N87°48'07" W	24.92	12.47	24.92
C63	56.18	45.00	N87°48'07" W	24.92	12.47	24.92

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT	ARC
C24	44.24	25.00	N02°10'10" W	10.21	19.37	10.21
C25	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C26	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C27	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C28	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C29	24.55	25.00	N02°10'10" W	5.13	10.26	5.13
C30	61.07	25.00	N02°10'10" W	13.27	26.54	13.27
C31	89.58	25.00	N02°10'10" W	19.88	39.76	19.88
C32	89.58	25.00	N02°10'10" W	19.88	39.76	19.88
C33	44.24	25.00	N02°10'10" W	10.21	19.37	10.21
C34	44.24	25.00	N02°10'10" W	10.21	19.37	10.21
C35	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C36	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C37	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C38	90.00	25.00	N02°10'10" W	20.42	38.74	20.42
C39	20.28	25.00	N02°10'10" W	4.57	9.14	4.57
C40	20.28	25.00	N02°10'10" W	4.57	9.14	4.57

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT	ARC
C21	83.37	45.00	N87°48'07" W	38.80	19.50	38.80
C22	83.37	45.00	N87°48'07" W	38.80	19.50	38.80
C23	58.01	45.00	N87°48'07" W	23.34	11.67	23.34
C24	58.01	45.00	N87°48'07" W	23.34	11.67	23.34
C25	77.65	45.00	N87°48'07" W	35.98	18.20	35.98
C26	77.65	45.00	N87°48'07" W	35.98	18.20	35.98
C27	22.05	45.00	N87°48'07" W	9.64	4.88	9.64
C28	22.05	45.00	N87°48'07" W	9.64	4.88	9.64
C29	42.35	45.00	N87°48'07" W	18.13	9.27	18.13
C30	42.35	45.00	N87°48'07" W	18.13	9.27	18.13
C31	51.59	45.00	N87°48'07" W	22.22	11.32	22.22
C32	51.59	45.00	N87°48'07" W	22.22	11.32	22.22
C33	24.39	45.00	N87°48'07" W	11.57	5.85	11.57
C34	24.39	45.00	N87°48'07" W	11.57	5.85	11.57
C35	56.34	45.00	N87°48'07" W	24.87	12.47	24.87
C36	56.34	45.00	N87°48'07" W	24.87	12.47	24.87
C37	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C38	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C39	20.41	45.00	N87°48'07" W	9.43	4.85	9.43
C40	50.45	45.00	N87°48'07" W	21.35	10.86	21.35
C41	50.45	45.00	N87°48'07" W	21.35	10.86	21.35
C42	56.18	45.00	N87°48'07" W	24.92	12.47	24.92
C43	56.18	45.00	N87°48'07" W	24.92	12.47	24.92



SET REFERENCE OFFSET 4' x 4' CONCRETE MONUMENT STAMPED WITH IDENTIFICATION No. LB. 4603
 SET 1/2" IRON PIPE WITH ALUMINUM CAP WITH IDENTIFICATION No. LB. 4603, IN OPEN DITCH

OFFICIAL RECORDS BOOK 9694, PAGE 981

PREPARED BY:
DEGROVE SURVEYORS, INC.
 2131 CORPORATE SQUARE BOULEVARD
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