

COVENTRY

PLAT BOOK 41 PAGE 19

SHEET 1 OF 4 SHEETS

TAXES VERIFIED R.B.F.

A RESUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF THE JOHN M. J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 2, 3 AND 7 OF A SUBDIVISION OF PART OF THE A. CREIGHTON AND S. PETTY GRANTS, SECTIONS 35 AND 39, TOWNSHIP 4 SOUTH, RANGE 26 EAST, PLAT BOOK 5, PAGE 1, SAID DUVAL COUNTY, FLORIDA.

CAPTION

A RESUBDIVISION OF A PORTION OF LOTS 2 AND 3, OF THE JOHN M. J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 2, 3 AND 7 OF A SUBDIVISION OF PART OF THE A. CREIGHTON AND S. PETTY GRANTS, SECTIONS 35 AND 39, TOWNSHIP 4 SOUTH, RANGE 26 EAST, PLAT BOOK 5, PAGE 1, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 1, MAGNOLIA BLUFF, AS RECORDED IN PLAT BOOK 18, PAGE 85, OF SAID PUBLIC RECORDS, THENCE NORTH 04° 22' 30" EAST ALONG A NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1, MAGNOLIA BLUFF AND ALONG THE WESTERLY LINE OF LOT NO. 3 OF SAID SUBDIVISION OF PART OF THE A. CREIGHTON AND S. PETTY GRANTS, 594.60 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT NO. 3 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.
FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 04° 22' 30" EAST, 337.34 FEET; THENCE NORTH 05° 35' 55" EAST, 817.57 FEET; THENCE NORTH 85° 00' 57" WEST, 17.46 FEET; THENCE NORTH 04° 22' 30" EAST, 1729.00 FEET TO THE SOUTHERLY LINE OF BRADY ROAD; THENCE SOUTH 06° 36' 10" EAST ALONG SAID SOUTHERLY LINE OF BRADY ROAD, 17.80 FEET; THENCE SOUTH 19° 05' 45" EAST, 1104.55 FEET; THENCE SOUTH 61° 37' 30" EAST, 166.85 FEET; THENCE SOUTH 21° 12' 18" EAST, 545.82 FEET; THENCE SOUTH 20° 04' 55" EAST, 452.85 FEET; THENCE SOUTH 20° 37' 55" EAST, 704.50 FEET; THENCE SOUTH 68° 22' 30" WEST ALONG THE SOUTHERLY LINE OF LOT 3 OF SAID JOHN M. J. BOWDEN TRACT, 382.45 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 89° 22' 30" WEST, ALONG THE NORTHERLY LINE OF LOT NO. 2 OF SAID SUBDIVISION OF PART OF THE A. CREIGHTON AND S. PETTY GRANTS, 175.31 FEET; THENCE SOUTH 89° 05' 45" WEST, 24.94 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1258, PAGE 340 OF AFORESAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS, AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4423, PAGE 974, AFORESAID PUBLIC RECORDS, SOUTH 89° 22' 30" WEST, 416.83 FEET; THENCE SOUTH 06° 27' 53" WEST, 605.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MANDARIN ROAD (A 66 FOOT RIGHT OF WAY); THENCE NORTH 78° 19' 00" WEST, ALONG SAID RIGHT OF WAY LINE, 166.47 FEET; THENCE NORTH 05° 23' 00" EAST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, 508.80 FEET; THENCE SOUTH 89° 22' 30" WEST ALONG THE NORTHERLY LINE OF AFORESAID LOT NO. 3 OF SAID SUBDIVISION OF PART OF THE A. CREIGHTON AND S. PETTY GRANTS, 195.22 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FLORIDA FIRST COAST DEVELOPMENT CORPORATION AND FIRST PIONEER CORPORATION, DOING BUSINESS AS COVENTRY, A JOINT VENTURE UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS COVENTRY, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL DRIVES, LANES, WAYS, COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. I.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM. THE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT UPON LOT 35 IS HEREBY RESERVED FOR THE UNDERSIGNED OWNER, ITS SUCCESSORS, HEIRS AND ASSIGNS, SAID PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT IS SUBORDINATE TO ALL EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS WHICH ARE HEREIN DEDICATED TO THE CITY OF JACKSONVILLE.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES SHOWN ON THIS PLAT ARE IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS, 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 AND ITS SUCCESSORS TO DISCHARGE INTO SAID LAKES, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL ROADWAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS, AND OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID ROADWAYS, ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE AND ITS SUCCESSORS FOR ANY DAMAGES, INJURIES, OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE AND ITS SUCCESSORS; (2) THE LAKES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS, AND THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE THAT MAY EVEN BE OR COME WITHIN SAID LAKES WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ADJUTING PROPERTY OWNERS, AND (3) THE CITY OF JACKSONVILLE AND ITS SUCCESSORS SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE, OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LAND HEREBY PLATTED, OR OF THE LAKES SHOWN ON THIS PLAT. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURE, OR ANY PART THEREOF, AND DO ANY OTHER ACTS REASONABLY NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM.

THE UNDERSIGNED OWNERS DO HEREBY INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGE, 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 LAKES SHOWN ON THIS PLAT, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES.

IN WITNESS WHEREOF, THE OWNERS, FLORIDA FIRST COAST DEVELOPMENT CORPORATION AND FIRST PIONEER CORPORATION DOING BUSINESS AS COVENTRY, A JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, VICE PRESIDENT AND PRESIDENT, RESPECTIVELY, BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, IN THEIR NAMES, AND WITH THE CORPORATE SEALS, AFFIXED THIS 14th DAY OF May, A.D., 19 85.

Victor B. Clark
WITNESS

Leslie John Wright
WITNESS

Glenis L. Harrell, Jr.
GLENIS L. HARRELL, JR., PRESIDENT, FLORIDA FIRST COAST DEVELOPMENT CORPORATION

Victor B. Clark
WITNESS

Leslie John Wright
WITNESS

Raymond M. O'Steen
RAYMOND M. O'STEEN, VICE PRESIDENT, FLORIDA FIRST COAST DEVELOPMENT CORPORATION

Mary D. Danwood
WITNESS

Kelli Higginbotham
WITNESS

Harold L. Craft
HAROLD L. CRAFT, PRESIDENT, FIRST PIONEER CORPORATION

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, A.D., 19 85, BY: GLENIS L. HARRELL, JR., PRESIDENT, RAYMOND M. O'STEEN, VICE PRESIDENT, ON BEHALF OF FLORIDA FIRST COAST DEVELOPMENT CORP., A FLORIDA CORPORATION, AND HAROLD L. CRAFT, PRESIDENT, ON BEHALF OF FIRST PIONEER CORPORATION, A FLORIDA CORPORATION.

Susan G. Tucker
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

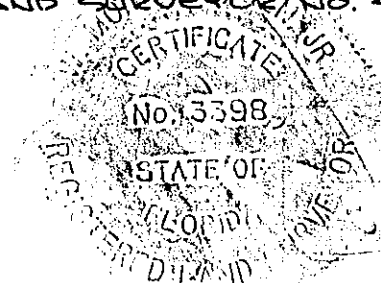
MY COMMISSION EXPIRES 1-13-87

SURVEYOR'S CERTIFICATE

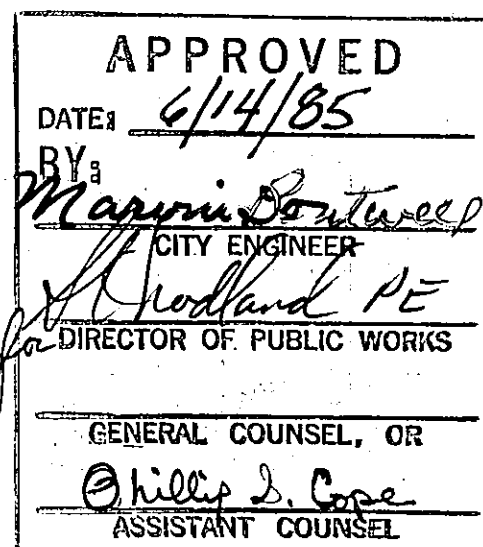
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 24th DAY OF May, A.D., 19 85.

W. Monroe Hazen, Jr.
W. MONROE HAZEN, JR., REGISTERED LAND SURVEYOR, NO. 3398, FLORIDA



PREPARED BY
SUNSHINE STATE SURVEYORS, INC.
ENGINEERS, SURVEYORS & LAND PLANNERS
GAINESVILLE - JACKSONVILLE, FLORIDA
4800 BEACH BLVD., 32207 (904) 396-0125



A RESUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF THE JOHN M.J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 2, 3 AND 7 OF A SUBDIVISION OF PART OF THE A. CREIGHTON AND S. PETTY GRANTS, SECTIONS 35 AND 39, TOWNSHIP 4 SOUTH, RANGE 26 EAST, PLAT BOOK 5, PAGE 1, SAID DUVAL COUNTY, FLORIDA.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORD. NO. 85-769-396 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 1ST DAY OF JULY A.D., 19 85.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SEC. TO THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

85- 71553

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 41 PAGES 19, 19A, 19B, 19C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 6th DAY OF August A.D., 19 85.

[Signature]
J. MORRIS SLAUGHTER, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

DEDICATION FOR MORTGAGE ASSIGNEE

WHEREAS, THE MORTGAGEE, AS REFERENCED HEREIN, HAS BY DOCUMENT DATED JULY 1, 1985, RECORDED IN OFFICIAL RECORDS VOLUME 5980, PAGE 803, ASSIGNED TO FIRST PIONEER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, THE MORTGAGE CONNECTED WITH THIS PLAT, AND HAS AS SUCH ENJOINED CERTAIN RIGHT, TITLE AND INTEREST IN THE LANDS TO BE PLATTED HEREIN IN FIRST PIONEERS PARTNERS, LTD.; NOW THEREFORE THIS IS TO CERTIFY THAT FIRST PIONEER PARTERS, LTD., AS ASSIGNEE REFERENCED HEREON FROM, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL DRIVES, LANES, WAYS, COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS, SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS, IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, FIRST PIONEER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED PARTNER, IN ITS NAME AND ON ITS BEHALF THIS 26th DAY OF JULY A.D., 19 85.

[Signature]
WITNESS

[Signature]
WITNESS

FIRST PIONEERS PARTERS, LTD.
BY: [Signature] GENERAL PARTNER
CRAIG W. OLSON, VICE PRESIDENT,
FIRST AMERICAN PARTNERS CORP.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF July, A.D., 19 85, BY CRAIG W. OLSON, VICE PRESIDENT, ON BEHALF OF FIRST AMERICAN PARTNERS CORP., A GENERAL PARTNER OF FIRST PIONEER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES May 31, 1986

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL DRIVES, LANES, WAYS, COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS, SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED, THIS 14th DAY OF MAY A.D., 19 85.

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WILLARD E. ALLEN, JR., VICE PRESIDENT
FIRST FEDERAL SAVINGS AND LOAN OF JACKSONVILLE

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May A.D., 19 85, BY WILLARD E. ALLEN, JR., VICE PRESIDENT, ON BEHALF OF FIRST FEDERAL SAVINGS AND LOAN OF JACKSONVILLE, A FLORIDA CORPORATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES 12-8-85

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT COVENTRY JOINT VENTURE, HAS FURNISHED THE CITY OF JACKSONVILLE A SIDEWALK AND A PLAT BOND, SECURED BY IRREVOCABLE LETTERS OF CREDIT, AS SURETY THAT THE SIDEWALKS, AND PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BONDS ARE EQUIVALENT TO ALL REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS, AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS OF THIS 14th DAY OF May A.D., 19 85.

[Signature]
DIRECTOR OF PUBLIC WORKS

[Signature]
GLENN L. HARRELL, JR. MANAGING DIRECTOR
COVENTRY JOINT VENTURE

COVENTRY

PLAT BOOK 41

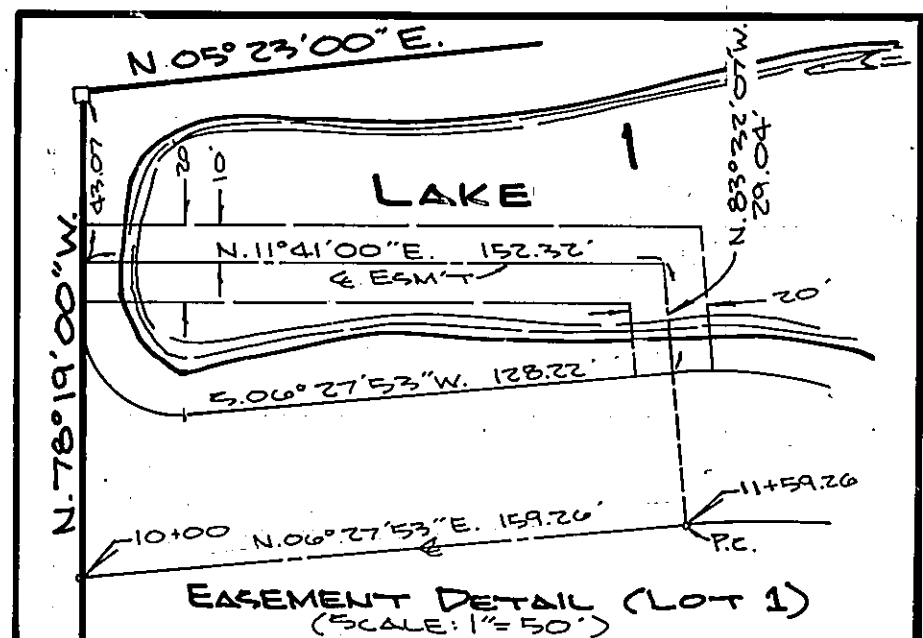
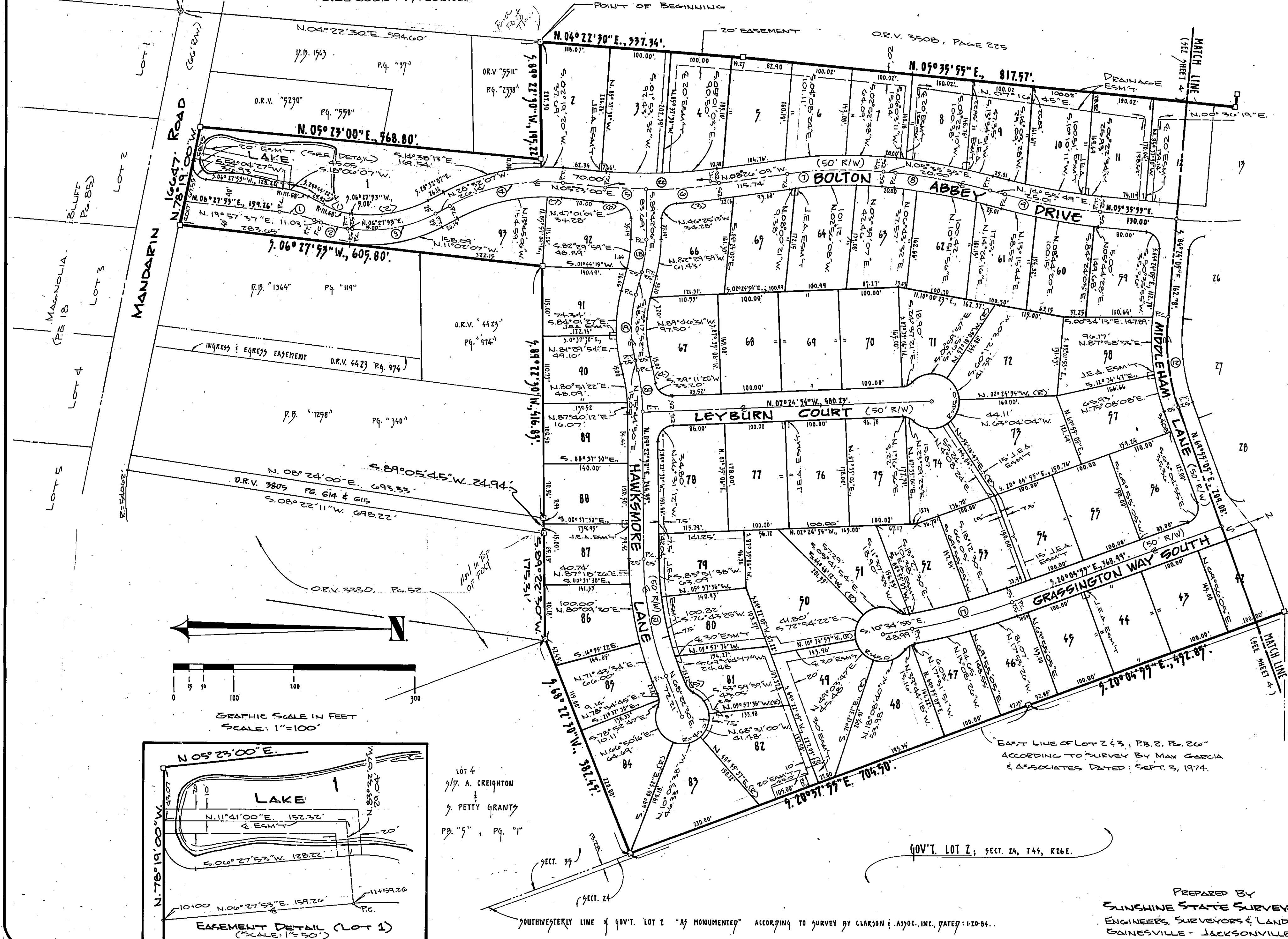
PAGE 19B

SHEET 3 of 4 SHEET 4

POINT OF COMMENCEMENT
(NORTHWEST CORNER OF
LOT 1, MAGNOLIA BLUFF
PLAT BOOK 18, PAGE 85)

A RESUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF THE JOHN M.J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 2, 3 AND 7 OF A SUBDIVISION OF A PART OF THE A. CREIGHTON AND S. PETTY GRANTS, SECTIONS 35 AND 39, TOWNSHIP 4 SOUTH, RANGE 26 EAST, PLAT BOOK 5, PAGE 1, SAID DUVAL COUNTY, FLORIDA.

POINT OF BEGINNING



LOT 4
1/2 A. CREIGHTON
S. PETTY GRANTS
P.B. "5", P.G. "1"

PREPARED BY
SUNSHINE STATE SURVEYORS, INC.
ENGINEERS, SURVEYORS & LAND PLANNERS
GAINESVILLE - JACKSONVILLE, FLORIDA
4800 BEACH BLVD., 32207 (904) 396-0125

PLAT BOOK 41 PAGE 19C

SHEET 4 of 4 SHEETS.

O.R.V. 3508, Pg. 22
N. 85° 00' 57" W. 17.4

A RESUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF THE JOHN M.J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 2, 3 AND 7 OF A SUBDIVISION OF A PART OF THE A. CREEGHTON AND S. PETTY GRANTS, SECTIONS 35 AND 39, TOWNSHIP 4 SOUTH, RANGE 26 EAST, PLAT BOOK 5, PAGE 1, SAID DUVAL COUNTY, FLORIDA.

DEEP BOOK 810; PG. 424;

PARCEL "D" ACCORDING TO SURVEY BY ELLIS, CURTIS, & KOOKER, INC.;
3-10-84.

N. 04° 22' 30" E., 1729.00'.

25' EASEMENT

LAKE

9. 19009' 45" E., 1104.55'.

17.80°
5.663610" E.
BRADY

N. 04° 22' 30" E., 325.00'

BOLTON ABBEY DRIVE

100.32'

GRASSINGTON

EASTERLY LINE of GOV'T. LOT-1
AS MONUMENTED" ACCORDING
TO SURVEY BY CLARSON & ASSOC., INC.,
DATED: 1-20-84.

✓ (NOT A PART OF THIS PLAT)

SOUTH LINE OF GOV'T LOT 1
AS MONUMENTED "ACCORDING
TO SURVEY BY CLARSON &
ASSOCIATES, INC. DATED 1-20-84

R.V. 3517 Pg. 734,

GOV'T. LOT 1, SECT. 24, T4S, R26E.

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

J.E.A. EASEMENT
DETAIL (N.T.S.)

CENTERLINE CURVE DATA

No.	DELTA	RADIUS	ARC	TAN.	CHORD	CHORD BEARING
①	13° 29' 44"	250.00'	58.89'	29.58'	58.75'	N. 13° 12' 45" E.
②	13° 29' 44"	200.00'	47.11'	23.66'	47.00'	N. 13° 12' 45" E.
③	35° 00' 00"	237.87'	145.31'	75.00'	143.06'	N. 11° 02' 07" W.
④	33° 55' 07"	327.92'	194.12'	100.00'	191.30'	N. 11° 34' 34" W.
⑤	5° 05' 06"	783.94'	69.57'	34.81'	69.55'	N. 02° 50' 27" E.
⑥	8° 44' 03"	783.94'	119.50'	59.87'	119.39'	N. 04° 04' 07" W.
⑦	14° 02' 04"	649.94'	159.20'	80.00'	158.80'	N. 01° 25' 07" W.
⑧	9° 19' 54"	980.21'	159.65'	80.00'	159.47'	N. 10° 15' 52" E.
⑨	9° 19' 54"	980.21'	159.65'	80.00'	159.47'	N. 10° 15' 52" E.
⑩	17° 21' 01"	524.33'	158.78'	80.00'	158.17'	N. 03° 04' 36" W.
⑪	16° 07' 36"	529.41'	149.01'	75.00'	148.52'	N. 03° 41' 18" W.
⑫	25° 40' 50"	337.49'	151.26'	76.92'	150.00'	N. 82° 45' 30" E.
⑬	18° 21' 49"	266.02'	85.26'	43.00'	84.90'	N. 29° 15' 50" W.
⑭	17° 14' 26"	296.84'	89.32'	45.00'	88.98'	N. 29° 49' 31" W.
⑮	12° 44' 22"	403.11'	89.63'	45.00'	89.44'	N. 14° 50' 07" W.
⑯	9° 09' 41"	873.69'	139.70'	70.00'	139.55'	N. 13° 02' 47" W.
⑰	9° 30' 00"	1035.10'	171.63'	86.01'	171.43'	S. 15° 19' 55" E.
⑱	14° 24' 14"	220.00'	55.31'	27.80'	55.16'	S. 82° 29' 59" E.
⑲	28° 57' 18"	220.00'	111.18'	56.80'	110.00'	S. 89° 46' 31" E.
⑳	13° 37' 40"	295.00'	70.17'	35.25'	70.00'	N. 82° 33' 40" E.
㉑	21° 00' 00"	595.55'	197.76'	100.00'	196.65'	N. 78° 52' 30" E.
㉒	13° 49' 09"	783.94'	189.08'	95.00'	188.62'	N. 01° 31' 34" W.

COURSE AND DISTANCE

No.	CHORD	CHORD BEARING
(1)	45.05'	S. 18° 06' 07" W.
(2)	128.02'	S. 11° 02' 07" E.
(3)	74.76'	N. 5° 47' 15" W.
(4)	28.19'	S. 78° 16' 17" W.
(5)	18.90'	S. 46° 10' 02" W.
(6)	23.26'	N. 4° 33' 34" E.
(7)	23.00'	N. 3° 12' 27" E.

GENERAL NOTES

1. O DENOTES PERMANENT REFERENCE MONUMENT
2. * DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE
4. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE INDICATED.
5. ALL RADII SHOWN ARE 25 FEET UNLESS OTHERWISE INDICATED.
6. CURVE AND DISTANCE SHOWN ON CURVILINEAR LINES REFER TO THE CHORD.
7. ALL 50 FOOT RIGHTS OF WAY HEREON LIE 25 FEET EACH SIDE OF CENTERLINE SHOWN.
8. BEARINGS SHOWN HEREON PROJECTED FROM MAGNOLIA BLUFF, PLAT BOOK 18, PAGE 85.
9. BUILDING RESTRICTION LINES SHALL BE A MINIMUM OF 25 FEET FROM STREET RIGHT OF WAY LINES, EXCEPT ON CORNER LOTS, WHERE 25 FEET SHALL BE PROVIDED ON ONE FRONTAGE AND 17.5 FEET SHALL BE PROVIDED ON THE OTHER.
10.  DENOTES STREET NAME CHANGE POINT.

PREPARED BY
SUNSHINE STATE SURVEYORS, INC.
ENGINEERS, SURVEYORS & LAND PLANNERS
GAINESVILLE - JACKSONVILLE, FLORIDA
4800 BEACH BLVD. 32207 (904) 396-0125