

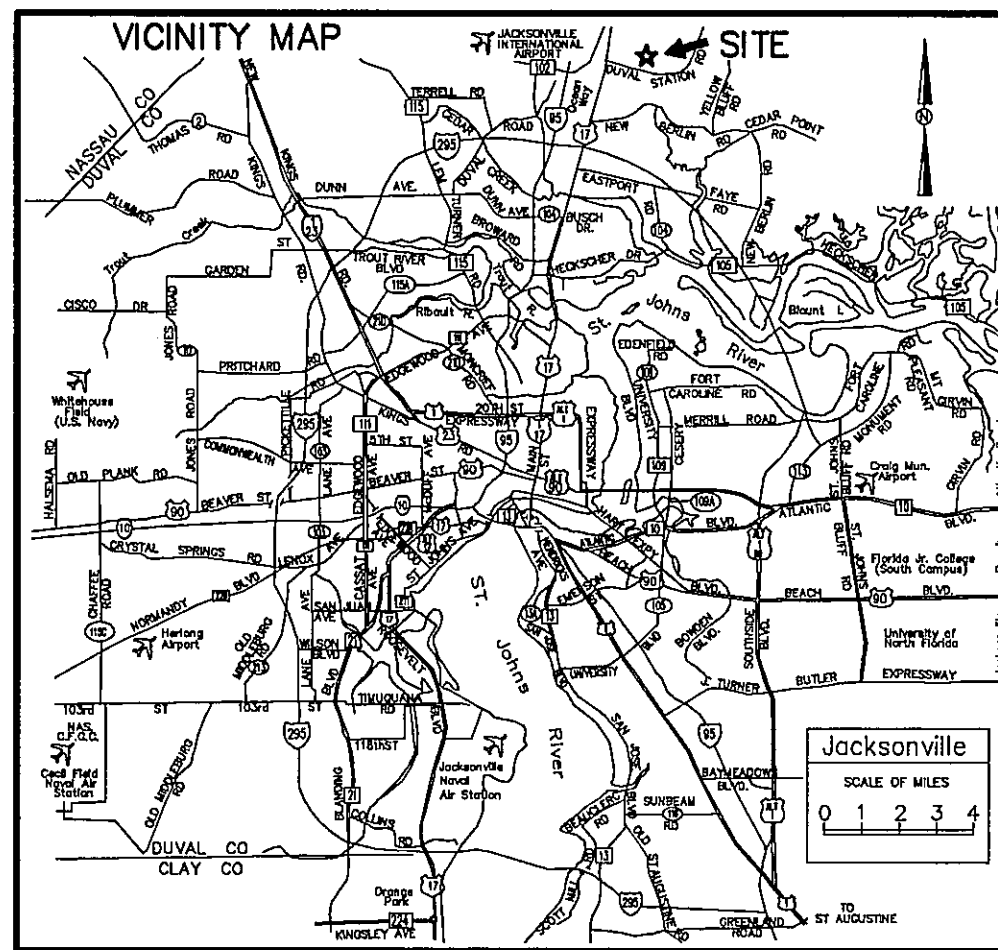
CRESTWICK CROSSING - UNIT TWO

Being a replat of a portion of a Subdivision of the G. N. Tison Estate (also known as "Tison's Subdivision"), as recorded in Plat Book 6, Page 72 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

CAPTION

Being a replat of a portion of Section 3, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, city of Jacksonville, Duval County, Florida, said lands also being a portion of Tison Subdivision as recorded in Plat Book 6, Page 72 of the Current Public Records of said Duval County, Florida, and being more particularly described as follows: BEGIN at the Northwest corner of Lot 171, as shown on the plat of Crestwick Crossing Unit One, as recorded in Plat Book 53, Pages 91, 91A, 91B, 91C, 91D and 91E of the Current Public Records of said County; thence Westerly along the Northerly boundary line of said last mentioned plat, run the following seven (7) courses and distances: Course No. 1: North 65°21'01" West, 50.98 feet; Course No. 2: North 76°51'31" West, 105.05 feet; Course No. 3: North 11°17'51" East, 15.12 feet; Course No. 4: North 05°55'42" East, 15.09 feet; Course No. 5: North 85°59'40" West, 105.61 feet; Course No. 6: South 70°48'46" West, 54.80 feet; Course No. 7: North 84°00'56" West, 161.09 feet to the Northwest corner of Lot 23 of said Crestwick Crossing Unit One; thence North 02°17'48" East, 173.75 feet; thence North 01°30'54" East, 183.86 feet; thence North 07°53'21" East, 50.04 feet; thence North 12°03'19" East, 166.58 feet; thence North 16°39'38" East, 53.94 feet; thence North 24°33'16" East, 55.81 feet; thence North 39°44'17" East, 62.25 feet; thence North 49°24'12" East, 137.97 feet; thence North 59°37'09" East, 139.92 feet; thence North 72°24'5" East, 141.66 feet; thence South 32°40'27" East, 96.34 feet; thence South 63°43'41" East, 148.34 feet; thence South 26°16'19" West, 94.75 feet; thence South 63°43'41" East, 616.52 feet; thence South 00°18'58" West, 675.27 feet to the Northeast corner of Tract "A" as shown on said plat of Crestwick Crossing Unit One; thence North 76°22'58" West, along the Northerly boundary line of said last mentioned plat, a distance of 743.12 feet to the POINT OF BEGINNING.

Containing 21.56 acres, more or less.



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.

In witness whereof South East Development Association, Inc., a Florida Corporation, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 24 day of April, A.D., 2002.

SOUTH EAST DEVELOPMENT ASSOCIATES, INC.

A Florida Corporation

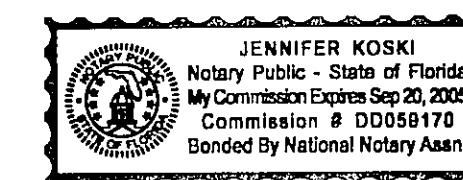
Witness: [Signature]
Print name Debbie Lesniak

By: [Signature]
John A. Semanik, President

Witness: [Signature]
Print name ALIVE L. GUIE

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24 day of April, A.D., 2002 by John A Semanik, as President of South East Development Associates, Inc., a Florida Corporation, on behalf of the corporation who is personally known to me or who has produced _____ as identification and who has/had not taken an oath.



By: [Signature]
Notary Public State of Florida
Jennifer Koski
Type or print name
My Commission Expires Sep. 20, 2005

SUNTRUST BANK

A National Banking Association

Witness: [Signature]
Print name H. Thomas Rodgers

By: [Signature]
Mark Kapelka, Vice President

Witness: [Signature]
Print name JAMES ROBERTS

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of April, A.D., 2002 by Mark Kapelka, as Vice President of SunTrust Bank a National Banking Association, on behalf of the association who is personally known to me or who has produced _____ as identification and who has/had not taken an oath.



By: [Signature]
Notary Public State of Florida
Marie C Hall
Type or print name
My Commission Expires 02/18/06

ADOPTION AND DEDICATION

This is to certify that South East Development Associates, Inc., a Florida Corporation, is the lawful owner of the lands described in the caption hereon known as CRESTWICK CROSSING - UNIT TWO, having caused the same to be surveyed and subdivided, that SunTrust Bank, a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways and easements for drainage, except all private drainage easements and Tract "A" (Conservation Area) 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, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives 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 owners(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 damage 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 of omission of its agents, contractors, employees, servants, licensees, or concessionaires within CRESTWICK CROSSING - UNIT TWO. This indemnification shall run with the land and the 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 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.

Approved 5/6/2002
Date

[Signature]
City Engineer
for Director of Public Works

Approved 5/10/02
Date

[Signature]
for General Counsel

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: [Signature]
Lynn Westbrook
Director of Public Works
Date: 5-14-02

CLERK'S CERTIFICATE # 2002136100

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 55, Pages 19, 19A, 19B, 19C, 19D of the current Public Records of Duval County, Florida, this 15th day of May, A.D., 2002.

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

[Signature]
Deputy Clerk

PLAT CONFORMITY REVIEW

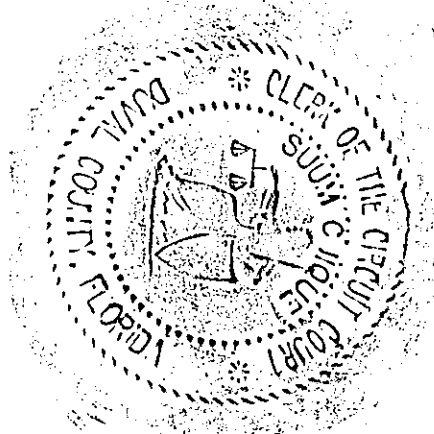
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 6th day of May, 2002.

[Signature]
Glenn E. McGregor, P. L. S.
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 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 29th day of April, 2002.
[Signature]
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No.3848
L.B. NO. 5189



CRESTWICK CROSSING - UNIT TWO

Being a replat of a portion of a Subdivision of the G. N. Tison Estate (also known as "Tison's Subdivision"), as recorded in Plat Book 6, Page 72 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

GENERAL NOTES:

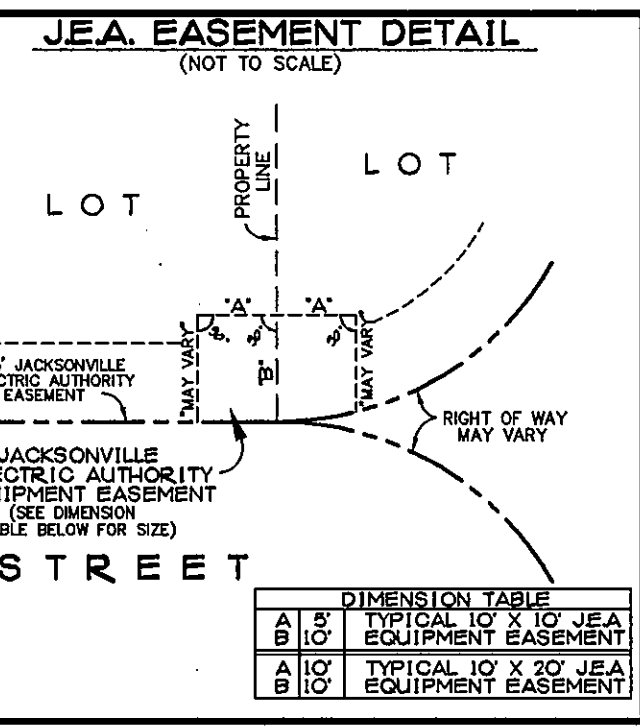
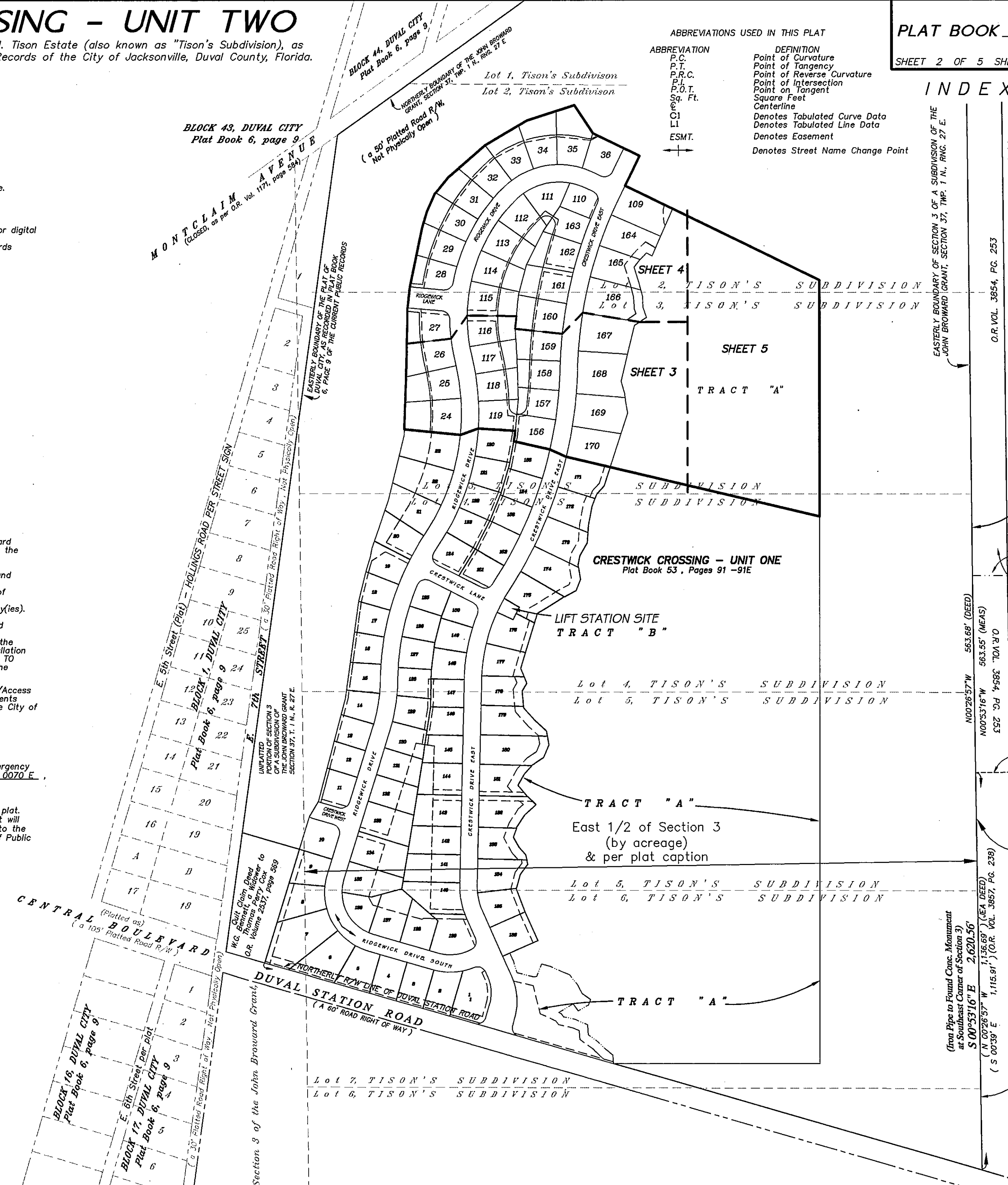
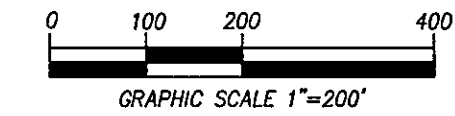
- 1) Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.).
- 2) Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.).
- 4) Bearings shown hereon are based on State Plane Grid East Zone.
- 5) Notice: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 6) All platted utility Easements shall provide that such 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.
- 7) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
- 8) 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. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each Lot Owner for the removal and for replacement of such items.
- 9) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
- 10) The Easement(s) shown hereon and designated as unobstructed easements, shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. the construction of driveways and the installation of fences, hedges, and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each LOT OWNER for the removal and/or replacement of such items.
- 11) The easements shown hereon and designated as Unobstructed/Access Easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
- 12) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 13) The lands shown hereon lie within Flood Zone "X (White)" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Panel Number 120077 0070 F, Map Revised: August 15, 1989.
- 14) The FIRM information delineated on this plat is 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.
- 15) All vegetated natural buffers in the conservation easement will remain undisturbed.

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square feet
CL	Centerline
ESMT.	Denotes Tabulated Curve Data
	Denotes Tabulated Line Data
	Denotes Easement
	Denotes Street Name Change Point

INDEX SHEET



West line of lands described in O.R. Volume 7903, page 1769 et seq (Parcel "D") and the West line of Section 2 of the John Broward Grant, Section 37, Twp. 1 N., Rng. 27 E.

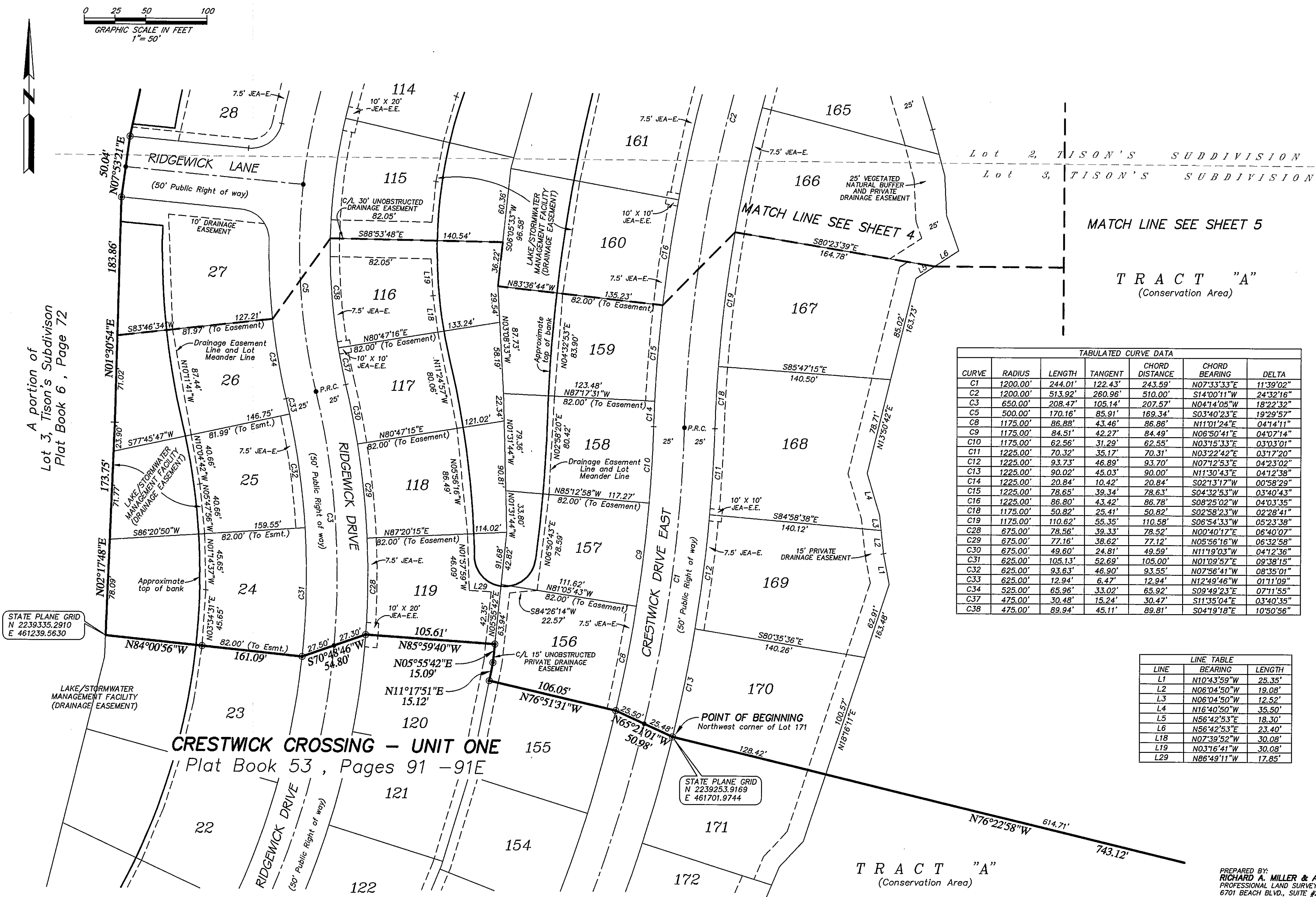
WARRANTY DEED TO VARIOUS GRANTORS TO JACKSONVILLE ELECTRIC AUTHORITY O.R. VOL. 3857, PAGE 238 (PARCEL D)

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 4200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 99-012
CITY DEVELOPMENT NO. 4524.2

CRESTWICK CROSSING - UNIT TWO

Being a replat of a portion of a Subdivision of the G. N. Tison Estate (also known as "Tison's Subdivision"), as recorded in Plat Book 6, Page 72 of the Current Public Records of the City of Jacksonville, Duval County, Florida.



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	1200.00'	244.01'	122.43'	243.59'	N07°33'33"E	11°39'02"
C2	1200.00'	513.92'	260.96'	510.00'	S14°00'11"W	24°32'16"
C3	650.00'	208.47'	105.14'	207.57'	N04°14'05"W	18°22'32"
C5	500.00'	170.16'	85.91'	169.34'	S03°40'23"E	19°29'57"
C8	1175.00'	86.88'	43.46'	86.86'	N11°01'24"E	04°14'11"
C9	1175.00'	84.51'	42.27'	84.49'	N06°30'41"E	04°07'14"
C10	1175.00'	62.56'	31.29'	62.55'	N03°15'33"E	03°03'01"
C11	1225.00'	70.32'	35.17'	70.31'	N03°22'42"E	03°17'20"
C12	1225.00'	93.73'	46.89'	93.70'	N07°12'53"E	04°23'02"
C13	1225.00'	90.02'	45.03'	90.00'	N11°30'43"E	04°12'38"
C14	1225.00'	20.84'	10.42'	20.84'	S02°13'17"W	00°58'29"
C15	1225.00'	78.65'	39.34'	78.63'	S04°32'53"W	03°40'43"
C16	1225.00'	86.80'	43.42'	86.78'	S08°25'02"W	04°03'35"
C18	1175.00'	50.82'	25.41'	50.82'	S02°58'23"W	02°28'41"
C19	1175.00'	110.62'	55.35'	110.58'	S06°54'33"W	05°23'38"
C28	675.00'	78.56'	39.33'	78.52'	N00°40'17"E	06°40'07"
C29	675.00'	77.16'	38.62'	77.12'	N05°56'16"W	06°32'58"
C30	675.00'	49.60'	24.81'	49.59'	N11°19'03"W	04°12'36"
C31	625.00'	105.13'	52.69'	105.00'	N01°09'57"E	09°38'15"
C32	625.00'	93.63'	46.90'	93.55'	N07°56'41"W	08°35'01"
C33	625.00'	12.94'	6.47'	12.94'	N12°49'46"W	01°11'09"
C34	525.00'	65.96'	33.02'	65.92'	S09°49'23"E	07°11'55"
C37	475.00'	30.48'	15.24'	30.47'	S11°35'04"E	03°40'35"
C38	475.00'	89.94'	45.11'	89.81'	S04°19'18"E	10°50'56"

LINE TABLE

LINE	BEARING	LENGTH
L1	N10°43'59"W	25.35'
L2	N06°04'50"W	19.08'
L3	N06°04'50"W	12.52'
L4	N16°40'50"W	35.50'
L5	N56°42'53"E	18.30'
L6	N56°42'53"E	23.40'
L18	N07°39'52"W	30.08'
L19	N03°16'41"W	30.08'
L29	N86°49'11"W	17.85'

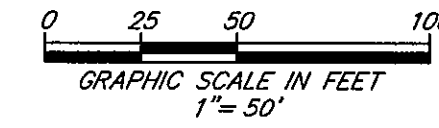
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CRESTWICK CROSSING - UNIT TWO

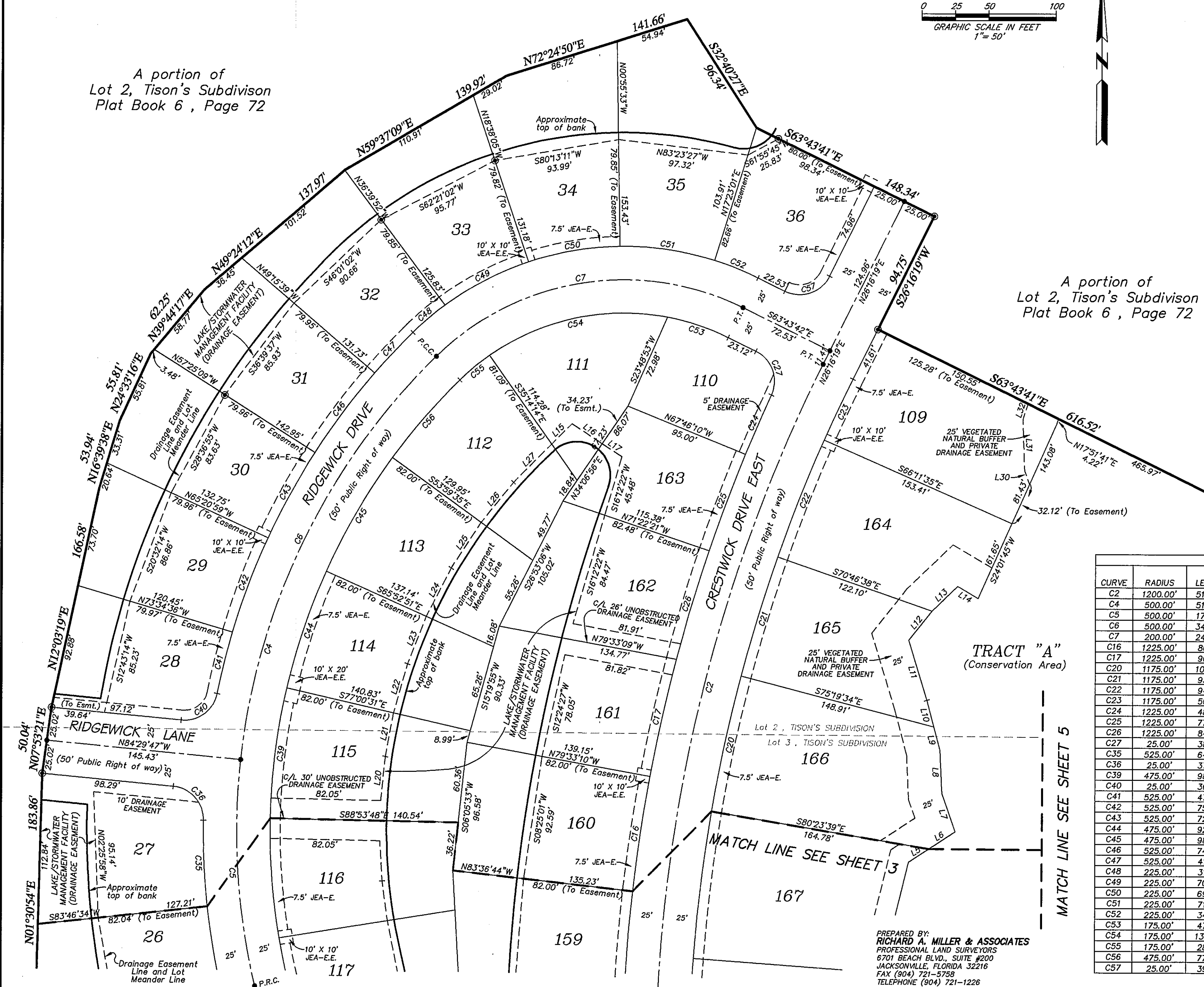
Being a replat of a portion of a Subdivision of the G. N. Tison Estate (also known as "Tison's Subdivision"), as recorded in Plat Book 6, Page 72 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

A portion of
Lot 2, Tison's Subdivision
Plat Book 6, Page 72



LINE	BEARING	LENGTH
L5	N56°42'53"E	18.30'
L6	N56°42'53"E	23.40'
L7	N19°20'57"W	30.30'
L8	N02°38'10"W	32.52'
L9	N14°46'09"W	18.02'
L10	N14°46'09"W	20.65'
L11	N16°44'50"W	46.90'
L12	N38°14'15"E	27.80'
L13	N46°05'44"E	26.66'
L14	N59°12'22"W	17.72'
L15	N44°40'44"E	21.32'
L16	N56°35'24"W	27.15'
L17	N56°35'24"W	17.72'
L20	N05°42'55"E	33.26'
L21	N10°33'58"E	33.26'
L22	N15°46'23"E	38.15'
L23	N21°20'12"E	38.15'
L24	N27°05'27"E	40.75'
L25	N33°02'06"E	40.75'
L26	N38°49'17"E	36.59'
L27	N44°40'44"E	40.56'
L30	N20°11'14"W	10.89'
L31	N01°56'03"W	38.36'
L32	N17°51'41"E	12.28'

A portion of
Lot 2, Tison's Subdivision
Plat Book 6, Page 72



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	1200.00'	513.92'	260.96'	510.00'	S14°00'11"W	24°32'16"
C4	500.00'	512.45'	281.29'	490.32'	S15°56'20"W	58°43'22"
C5	500.00'	170.16'	85.91'	169.34'	S03°40'23"E	19°29'57"
C6	500.00'	342.29'	178.16'	335.65'	S25°41'19"W	39°13'26"
C7	200.00'	247.74'	142.58'	232.20'	S80°47'10"W	70°58'17"
C16	1225.00'	86.80'	43.42'	86.78'	S08°25'02"W	04°03'35"
C17	1225.00'	90.08'	45.06'	90.06'	S12°33'13"W	04°12'48"
C20	1175.00'	103.93'	52.00'	103.89'	S12°08'24"W	05°04'04"
C21	1175.00'	93.28'	46.66'	93.25'	S16°56'53"W	04°32'54"
C22	1175.00'	94.02'	47.04'	94.00'	S21°30'53"W	04°35'06"
C23	1175.00'	50.55'	25.28'	50.54'	S25°02'22"W	02°27'53"
C24	1225.00'	48.58'	24.29'	48.57'	S23°22'00"W	02°16'19"
C25	1225.00'	77.03'	38.53'	77.02'	S20°25'45"W	03°36'10"
C26	1225.00'	84.83'	42.43'	84.81'	S16°38'39"W	03°58'03"
C27	25.00'	38.50'	24.24'	34.81'	N19°36'46"W	88°13'51"
C35	525.00'	64.46'	32.27'	64.42'	S02°42'24"E	07°02'04"
C36	25.00'	37.22'	23.03'	33.88'	N41°50'35"W	85°18'25"
C39	475.00'	98.56'	49.46'	98.38'	S07°02'49"W	11°53'19"
C40	25.00'	36.77'	22.61'	33.54'	N53°22'24"E	84°15'39"
C41	525.00'	47.47'	23.75'	47.46'	S13°50'00"W	05°10'51"
C42	525.00'	75.38'	37.76'	75.32'	S20°32'14"W	08°13'37"
C43	525.00'	72.66'	36.39'	72.60'	S28°36'56"W	07°55'48"
C44	475.00'	92.25'	46.27'	92.10'	S18°33'18"W	11°07'38"
C45	475.00'	98.56'	49.46'	98.38'	S30°03'46"W	11°53'19"
C46	525.00'	74.76'	37.44'	74.69'	S36°39'35"W	08°09'31"
C47	525.00'	41.80'	20.91'	41.78'	S43°01'11"W	04°33'41"
C48	225.00'	31.55'	15.80'	31.53'	S49°19'04"W	08°02'05"
C49	225.00'	70.80'	35.70'	70.51'	S62°21'01"W	18°01'49"
C50	225.00'	69.54'	35.05'	69.27'	S80°13'11"W	17°42'31"
C51	225.00'	71.90'	36.26'	71.60'	N81°46'16"W	18°18'35"
C52	225.00'	34.90'	17.49'	34.87'	N68°10'20"W	08°53'17"
C53	175.00'	47.92'	24.11'	47.77'	N71°34'21"W	15°41'19"
C54	175.00'	139.95'	73.96'	136.25'	S77°40'23"W	45°49'13"
C55	175.00'	28.90'	14.48'	28.87'	S50°01'54"W	09°27'45"
C56	475.00'	77.04'	38.61'	76.96'	S40°39'14"W	09°17'36"
C57	25.00'	39.27'	25.00'	35.36'	N71°16'18"E	89°59'59"

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

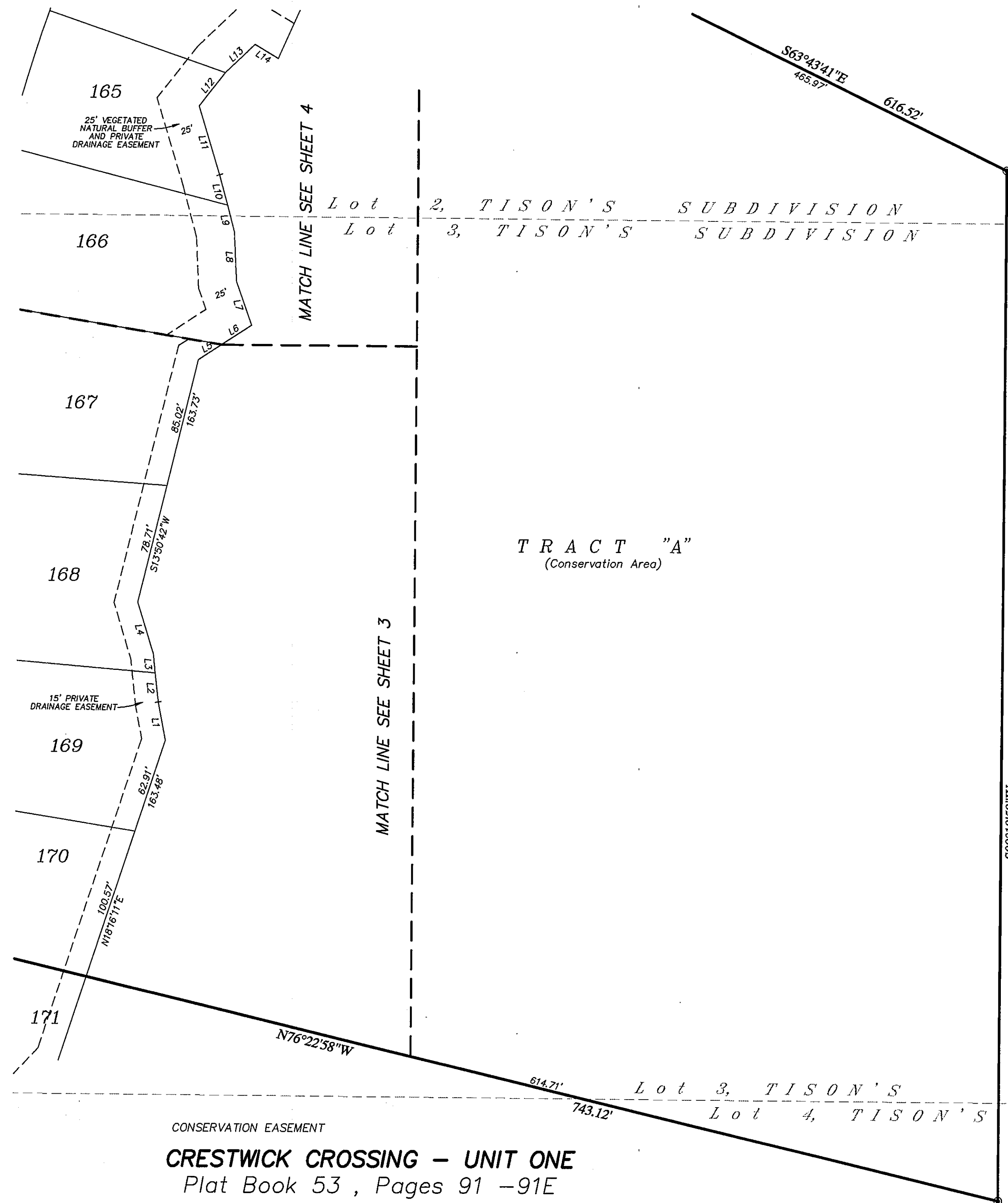
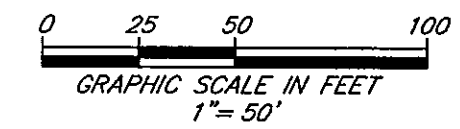
PSD NO. 99-012
CITY DEVELOPMENT NO. 4524.2

CRESTWICK CROSSING - UNIT TWO

Being a replat of a portion of a Subdivision of the G. N. Tison Estate (also known as "Tison's Subdivision"), as recorded in Plat Book 6, Page 72 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 19D

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



A portion of
Lot 2, Tison's Subdivision
Plat Book 6, Page 72



LINE	BEARING	LENGTH
L1	N10°43'59"W	25.35'
L2	N06°04'50"W	19.08'
L3	N06°04'50"W	12.52'
L4	N16°40'50"W	35.50'
L5	N56°42'53"E	18.30'
L6	N56°42'53"E	23.40'
L7	N19°20'57"W	30.30'
L8	N02°38'10"W	32.52'
L9	N14°46'09"W	18.02'
L10	N14°46'09"W	20.65'
L11	N16°44'50"W	46.90'
L12	N38°14'15"E	27.80'
L13	N46°05'44"E	26.66'
L14	N59°12'22"W	17.72'

TRACT "A"
(Conservation Area)

A portion of
Lot 3, Tison's Subdivision
Plat Book 6, Page 72

CONSERVATION EASEMENT
CRESTWICK CROSSING - UNIT ONE
Plat Book 53, Pages 91 - 91E

A portion of
Lot 4, Tison's Subdivision
Plat Book 6, Page 72

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RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
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