

Crosswater at Pablo Bay Phase Two

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION
Parcel "A"

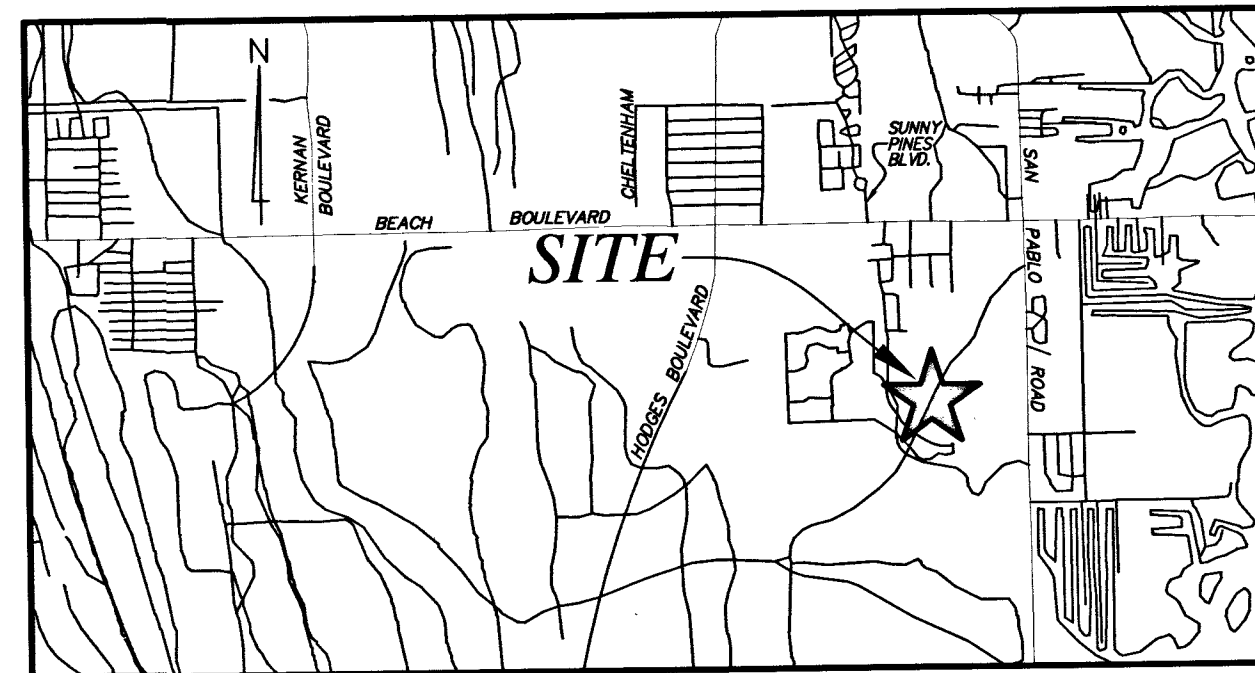
A portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a point of Reference, commence at the Northeast corner of Tract "A", as depicted on Pablo Bay Phase One, recorded in Plat Book 53, pages 89, 89A through 89I of said current Public Records of said county; thence North 87°27'28" West, along the Northerly line of said Tract "A", 25.00 feet to the Northwest corner thereof; thence South 26°55'14" West, along the Westerly line of said Tract "A", 60.33 feet to the Southwest corner thereof, said corner lying on the Northeastly right of way line of Crosswater Boulevard, a variable width right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 89°30'21" West, 173.34 feet to the point of curvature of a curve concave Northerly having a radius of 595.00 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 25°39'43", an arc length of 266.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77°39'48" West, 264.27 feet; Course 3, thence North 64°49'57" West, 28.29 feet; thence North 24°59'55" East, departing said Northerly right of way line, 221.29 feet to a point on a curve concave Easterly having a radius of 1995.00 feet; thence Northerly along the arc of said curve through a central angle of 05°29'34", an arc length of 191.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 11°46'49" East, 191.18 feet; thence North 14°31'36" East, 21.36 feet to the Point of Beginning.

From said Point of Beginning, thence North 75°25'26" West, 199.09 feet; thence North 65°28'37" West, 100.48 feet; thence North 51°24'15" West, 217.57 feet; thence South 38°35'45" West, 105.00 feet; thence North 51°24'15" West, 50.00 feet; thence North 38°35'45" East, 121.43 feet; thence North 46°40'29" West, 161.78 feet; thence North 31°28'57" West, 161.98 feet; thence South 71°37'46" West, 7.78 feet to the point of curvature of a curve concave Southeasterly having a radius of 275.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 181°10'4", an arc length of 87.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 62°32'14" West, 86.91 feet; thence South 53°26'42" West, 12.99 feet; thence North 30°38'45" West, 50.17 feet to a point lying on a curve concave Northerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of 90°41'40", an arc length of 39.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 37°25'22" West, 5.28 feet; thence North 37°25'22" West, 105.80 feet to the point of curvature of a curve concave Northeasterly having a radius of 375.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 24°53'16", an arc length of 162.89 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 25°03'44" West, 161.61 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 95°09'57", an arc length of 41.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 34°51'53" East, 36.91 feet; thence North 09°10'52" West, 50.02 feet to a point lying on a curve concave Northeasterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, said arc being subtended by a chord bearing and distance of North 52°33'09" West, 35.36 feet; thence North 07°33'09" West, 140.42 feet to the point of curvature of a curve concave Southeasterly having a radius of 75.56 feet; thence Northeasterly along the arc of said curve, through a central angle of 88°28'29", an arc length of 116.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 36°41'06" East, 105.42 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 369.00 feet, through a central angle of 09°17'34", an arc length of 63.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 76°16'33" East, 63.02 feet; thence North 71°37'46" East, 20.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 113.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 21°33'55", an arc length of 42.53 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 60°50'49" East, 42.28 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 87.00 feet, through a central angle of 13°22'18", an arc length of 20.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°45'01" East, 20.26 feet; thence South 18°22'14" East, 129.11 feet; thence North 71°37'46" East, 384.41 feet; thence North 89°09'47" East, 214.44 feet; thence South 10°31'18" East, 313.71 feet; thence South 14°12'52" East, 475.00 feet; thence North 84°20'45" East, 117.63 feet; thence South 14°31'36" West, 387.22 feet to the Point of Beginning.

Containing 16.78 acres, more or less.

VICINITY MAP



NOT TO SCALE

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the surveying requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 13th day of NOVEMBER, 2013.

Damon J. Kelly
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284

Parcel "B"

A portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a point of Reference, commence at the Northeast corner of Tract "A", as depicted on Pablo Bay Phase One, recorded in Plat Book 53, pages 89, 89A through 89I of said current Public Records; thence North 87°27'28" West, along the Northerly line of said Tract "A", 25.00 feet to the Northwest corner thereof; thence South 26°55'14" West, along the Westerly line of said Tract "A", 60.33 feet to the Southwest corner thereof, said corner lying on the Northeastly right of way line of Crosswater Boulevard, a variable width right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 89°30'21" West, 173.34 feet to the point of curvature of a curve concave Northerly having a radius of 595.00 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 25°39'43", an arc length of 266.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77°39'48" West, 264.27 feet; Course 3, thence North 64°49'57" West, 28.29 feet; thence North 24°59'55" East, departing said Northerly right of way line, 221.29 feet to a point on a curve concave Easterly having a radius of 1995.00 feet; thence Northerly along the arc of said curve through a central angle of 05°29'34", an arc length of 191.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 11°46'49" East, 191.18 feet; thence North 14°31'36" East, 408.58 feet; thence South 84°20'45" West, 117.63 feet; thence North 14°12'52" West, 475.00 feet; thence North 10°31'18" West, 550.00 feet to the Point of Beginning.

From said Point of Beginning, thence North 24°35'37" East, 95.96 feet; thence North 02°29'36" East, 360.37 feet; thence North 01°53'58" East, 346.03 feet; thence North 31°34'35" West, 179.27 feet; thence South 58°25'25" West, 121.99 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 82°19'17", an arc length of 35.92 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 17°54'56" West, 32.91 feet; thence South 66°06'08" West, 50.00 feet to a point lying on a curve concave Southwesterly having a radius of 705.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°22'36", an arc length of 29.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°05'10" West, 29.24 feet; thence South 59°46'46" West, 181.59 feet by a chord bearing and distance of North 25°05'10" West, 29.24 feet; thence South 75°30'32" West, 305.00 feet; thence North 88°46'37" West, 51.94 feet; thence South 75°30'32" West, 135.86 feet; thence South 89°33'45" West, 382.43 feet to a point lying on the Easterly line of said Pablo Bay Phase One; thence North 00°26'15" West, along said Easterly line, 653.35 feet to the Southeast corner of Tract Two as depicted on the plat of Pablo Bay Phase Five & Six as recorded in Plat Book 55, pages 21, 21A through 21O of said current Public Records; thence North 01°32'30" West, along the Easterly line of said Pablo Bay Phase Five & Six, a right of way as presently established; thence North 89°02'47" East, departing said Easterly line and along said Southerly right of way line, 183.48 feet; thence South 01°13'16" West, departing said Southerly right of way line, 134.98 feet; thence North 89°02'47" East, 125.00 feet; thence North 01°13'16" East, 134.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°05'10" West, 29.24 feet; thence South 59°46'46" West, 181.59 feet to a point lying on a curve concave Easterly having a radius of 325.00 feet; thence Southerly along the arc of said curve, through a central angle of 10°25'12", an arc length of 59.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°00'31" East, 59.02 feet; thence North 78°46'53" East, 179.37 feet to a point lying on a curve concave Northeasterly having a radius of 1245.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 22°46'56", an arc length of 495.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 27°56'06" East, 491.79 feet; thence South 37°53'19" East, 7.98 feet; thence North 58°37'05" East, 190.71 feet to a point lying on a curve concave Southwesterly having a radius of 100.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 36.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 42°00'28" East, 36.21 feet; thence South 31°34'35" East, 80.67 feet; thence North 58°25'25" East, 50.00 feet to a point lying on a curve concave Northerly having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°34'35" East, 35.36 feet; thence South being subtended by a chord bearing and distance of South 76°34'35" East, 35.36 feet; thence South 31°34'35" East, 50.00 feet; thence South 58°25'25" West, 14.89 feet; thence South 31°34'35" East, 142.80 feet; thence North 58°49'32" East, 120.05 feet; thence North 31°34'35" West, 139.45 feet; thence North 58°25'25" East, 31.46 feet; thence South 35°34'58" East, 328.35 feet; thence South 39°43'58" West, 247.33 feet; thence South 41°22'39" East, 225.00 feet; thence South 25°02'31" West, 504.00 feet; thence South 81°04'16" West, 102.00 feet; thence South 73°17'47" West, 182.00 feet to the Point of Beginning.

Containing 32.34 acres, more or less.

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 Chapter 654, Ordinance Code.

James M. Robinson, P.E.
James M. Robinson, P.E.
Director of Public Works

DECEMBER 12, 2013
Date

CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 66, pages 167 of the Public Records of Duval County, Florida, this 13th day of December, 2013.

Ronnie Fussell
Ronnie Fussell, Clerk of the Circuit Court

Linda P. Pitt
Linda P. Pitt
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 11th day of DECEMBER, 2013.

W. Monroe Hazen, P.L.L.S.
W. Monroe Hazen, P.L.L.S.
Professional Land Surveyor Number 3398

ADOPTION AND DEDICATION

This is to certify that Pablo Bay II, LLC, a Florida limited liability company, ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Crosswater at Pablo Bay Phase Two, 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. All rights of way, drainage easements, unobstructed drainage easements, and unobstructed drainage, maintenance and access easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

Tract "A" (Recreation Area), Tract "B" (Park), Tracts "C", "D" and "E" (Open Space), Tracts "F", "H" and "I" (Conservation Area), Tract "G" (Open Space/Future Development Area/Conservation Area) and private drainage easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

The non-exclusive drainage easements over, under, across and through the stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City and are subject to the following covenants which shall run with the land:

- 1) The drainage easements hereby dedicated shall permit the City, to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; 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 for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City.
- 2) The stormwater management facilities shown on this plat are owned in fee simple title by the Owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of the Owner, its successor and assigns. The City by acceptance of this plat, assumes no responsibility whatsoever for said stormwater management facilities.
- 3) The City 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 lands hereby platted, or of the stormwater management facilities arising from or out of any occurrence in, upon, at or from the stormwater management facilities, the stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.

The Owner, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge and indemnify the City 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 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 Crosswater at Pablo Bay Phase Two. The Owner's successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Those easements designated as "JEA-EE" are hereby irrevocably and without reservation 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 and without reservation 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. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E. easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(29), of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has caused these presents to be signed by the designated officers shown below on this 29th day of October, 2013.

Kelly Hay
KELLY HAY
Witness
Kelly Hay
KELLY HAY
Printed Name
Carling Portak
CARLING PORTAK
Witness
Carling Portak
CARLING PORTAK
Printed Name

OWNER
Pablo Bay II, LLC
a Florida limited liability company
By: Pablo Bay Development, LLC
its Managing Member
BY: *Gregory J. Barbour*
Gregory J. Barbour
its Vice President

STATE OF Florida, COUNTY OF Duval
The foregoing instrument was acknowledged before me this 29th day of October, 2013, by Gregory J. Barbour, as Vice President of Pablo Bay Development, LLC, a Florida limited liability company, as Managing Member of Pablo Bay II, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me.

Tina E. Miller
Tina E. Miller
Notary Public, State of Florida
My Commission Expires May 9, 2017
Tina E. Miller
Tina E. Miller
Printed Name
Number FF 016700

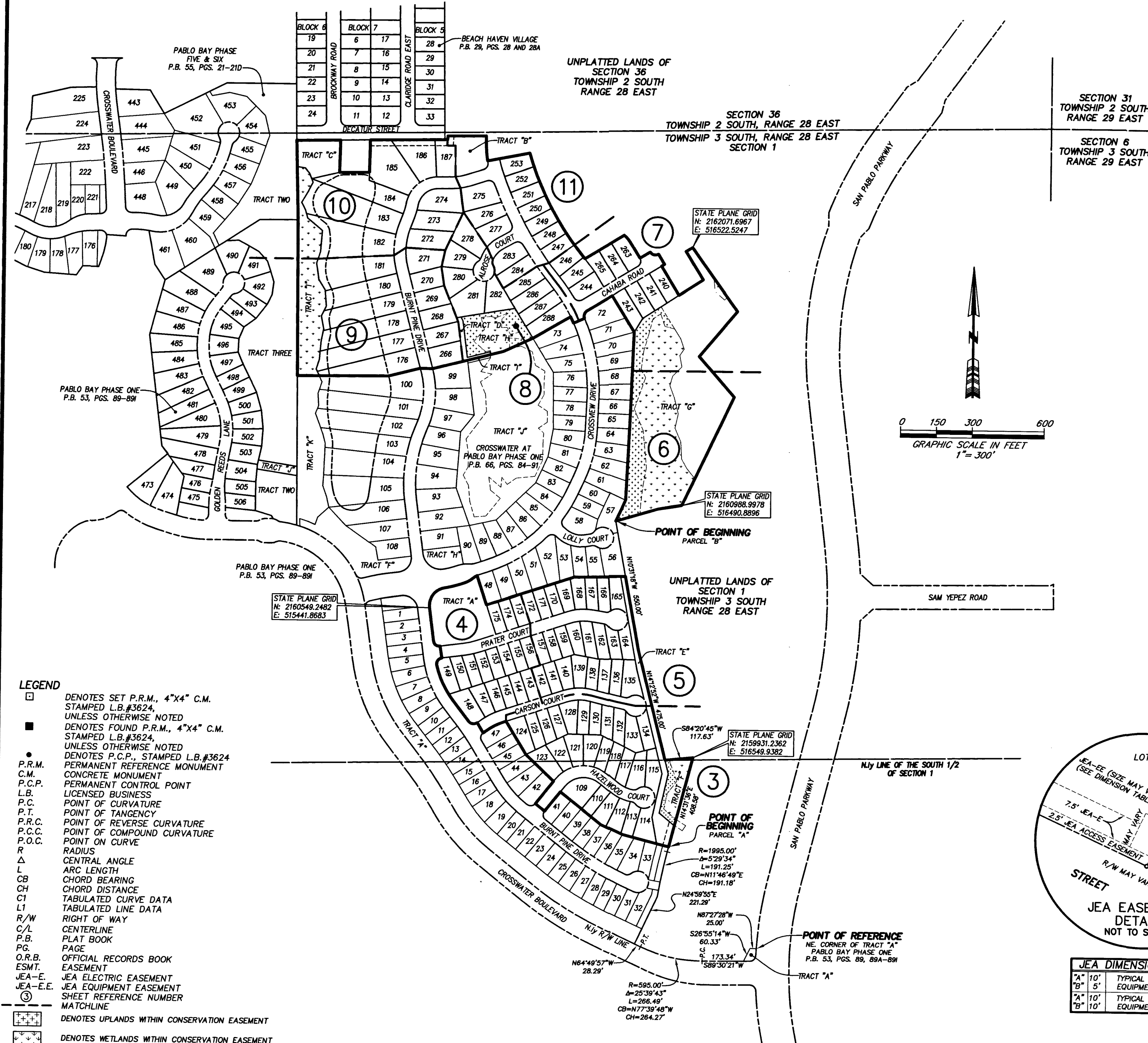


PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT NO. 3172.061

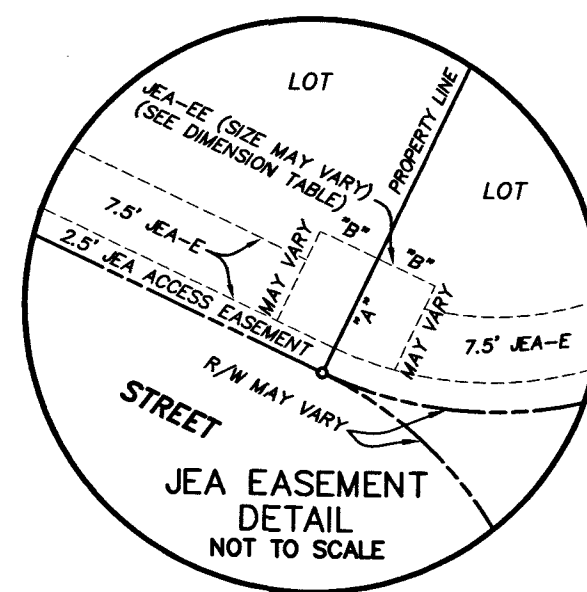
Crosswater at Pablo Bay Phase Two

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- Notes:**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly right of way line of Crosswater Boulevard as being South 89°30'21" West.
 - 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 depicted on this plat that may be found in the Public Records of this county.
 - Examination of Flood Insurance Rate Map, Community Number 120077, Panel Number 0414 H, dated June 3, 2013, indicates that the property shown and described hereon lies within Flood Zones "X", "X"(500 yr.), and "AE" with base flood elevation ranges between 8.0' and 9.0' (N.G.V.D. 1929). No attempt was made to field verify. The Firm information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Flood Plain Management Repository, Department of Public Works, City of Jacksonville.
 - The easements 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. 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.
 - Tracts "F", "G", "H" and "I" are subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
 - 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.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREK" (Jacksonville 2) coordinates:
N 2182506.373 E 483062.930
Coordinate Datum: State Plane in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NSRS 2007).
 - Lands depicted hereon are subject to Easements recorded in Official Records Book 10260, Page 501, Partial Assignment recorded in Official Records Book 15966, Page 1085 of the current Public Records of Duval County, Florida. (Blanket in nature).
 - Lands depicted hereon are subject to Agreement Regarding Easement and Cost Sharing recorded in Official Records Book 16106, Page 1999 of the current Public Records of Duval County, Florida. (Blanket in nature).

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVATURE
 - POINT OF COMPOUND CURVATURE
 - POINT ON CURVE
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - TABULATED CURVE DATA
 - TABULATED LINE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - PLAT BOOK
 - PAGE
 - OFFICIAL RECORDS BOOK
 - EASEMENT
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - SHEET REFERENCE NUMBER
 - MATCHLINE
 - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



JEA DIMENSION TABLE

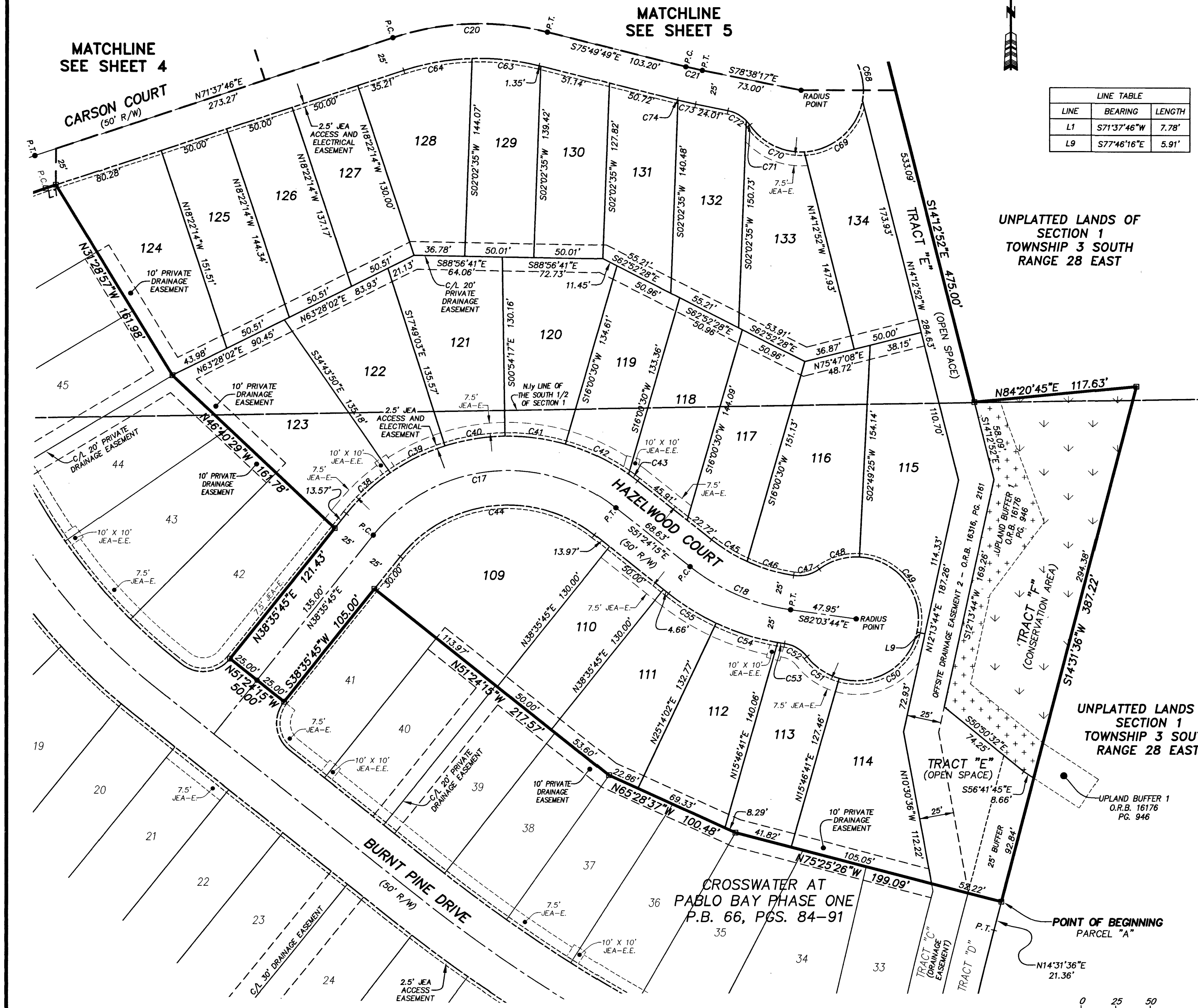
10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

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A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
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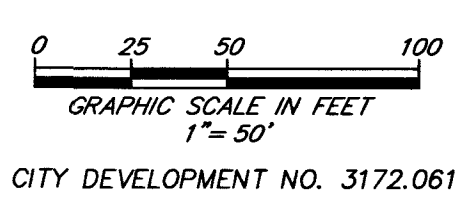
SHEET 3 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L1	S71°37'46"W	7.78'
L9	S77°46'16"E	5.91'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	125.00'	90°00'00"	196.35'	N83°35'45"E	176.78'
C18	150.00'	30°39'29"	80.26'	S66°44'00"E	79.31'
C20	200.00'	32°32'25"	113.59'	N87°53'58"E	112.07'
C21	250.00'	2°48'28"	12.25'	S77°14'03"E	12.25'
C38	150.00'	16°40'25"	43.65'	S46°55'57"W	43.50'
C39	150.00'	16°54'47"	44.28'	S63°33'33"W	44.12'
C40	150.00'	16°54'47"	44.28'	S80°38'20"W	44.12'
C41	150.00'	16°54'47"	44.28'	N82°26'53"W	44.12'
C42	150.00'	19°28'16"	50.98'	N64°15'21"W	50.73'
C43	150.00'	3°06'58"	8.16'	N52°57'44"W	8.16'
C44	100.00'	90°00'00"	157.08'	S83°35'45"W	141.42'
C45	125.00'	1°35'03"	30.22'	S58°19'47"E	30.14'
C46	125.00'	16°12'53"	35.37'	S73°21'45"E	35.26'
C47	25.00'	45°00'06"	19.64'	N76°01'46"E	19.13'
C48	45.00'	39°17'42"	30.86'	S73°10'34"W	30.26'
C49	45.00'	99°24'19"	78.07'	N37°28'25"W	68.64'
C50	45.00'	93°32'57"	73.47'	N59°00'13"E	65.58'
C51	45.00'	36°34'41"	28.73'	S55°55'58"E	28.24'
C52	25.00'	44°07'12"	19.25'	N59°42'13"W	18.78'
C53	175.00'	1°39'00"	5.04'	S80°56'19"E	5.04'
C54	175.00'	15°20'52"	46.88'	S72°26'24"E	46.74'
C55	175.00'	13°21'43"	40.81'	S58°05'07"E	40.72'
C63	175.00'	16°01'57"	48.97'	N83°50'48"W	48.81'
C64	175.00'	16°30'27"	50.42'	S79°53'00"W	50.25'
C68	45.00'	47°30'17"	37.31'	N14°12'52"W	36.25'
C69	45.00'	77°32'24"	60.90'	N48°18'28"E	56.36'
C70	45.00'	58°41'57"	46.10'	S63°34'21"E	44.11'
C71	25.00'	97°31'11"	4.02'	N38°49'57"W	4.02'
C72	25.00'	35°11'44"	15.36'	N61°02'25"W	15.12'
C73	275.00'	2°43'10"	13.05'	S77°16'43"E	13.05'
C74	275.00'	0°05'18"	0.42'	S75°52'28"E	0.42'

- LEGEND**
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 - ⊕. DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊕. DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Crosswater at Pablo Bay Phase Two

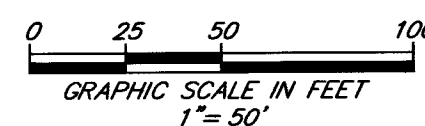
A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L1	S71°37'46"W	7.78'
L2	S53°26'42"W	12.99'
L3	N30°38'45"W	50.17'
L4	N71°37'46"E	20.12'
L5	N53°26'42"E	10.40'
L20	S30°38'45"E	25.04'
L21	S30°38'45"E	25.13'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	275.00'	18°11'04"	87.28'	S62°32'14"W	86.91'
C2	25.00'	90°41'40"	39.57'	N82°35'11"W	35.57'
C3	825.00'	0°22'01"	5.28'	N37°25'22"W	5.28'
C4	375.00'	24°53'16"	162.89'	N25°09'44"W	161.61'
C5	25.00'	95°09'57"	41.52'	N34°51'53"E	36.91'
C6	25.00'	90°00'00"	39.27'	N52°33'09"W	35.36'
C7	75.56'	88°28'29"	116.67'	N36°41'06"E	105.42'
C8	389.00'	91°7'34"	63.09'	N76°16'33"E	63.02'
C9	113.00'	21°33'55"	42.53'	N60°50'49"E	42.28'
C10	87.00'	13°22'18"	20.30'	N56°45'01"E	20.26'
C19	300.00'	18°11'04"	95.21'	N62°32'14"E	94.81'
C22	350.00'	10°49'05"	66.08'	N77°02'19"E	65.99'
C56	325.00'	7°08'15"	40.49'	S55°38'06"W	40.46'
C57	325.00'	8°20'28"	47.31'	S63°22'28"W	47.27'
C58	325.00'	4°05'04"	23.17'	S69°35'14"W	23.16'
C75	325.00'	10°49'05"	61.36'	N77°02'19"E	61.27'
C76	375.00'	6°11'09"	40.49'	N79°21'16"E	40.47'
C77	375.00'	4°37'56"	30.32'	N73°56'44"E	30.31'
C153	375.00'	4°32'17"	29.70'	S35°20'14"E	29.69'
C154	375.00'	20°20'59"	133.19'	S22°53'36"E	132.49'

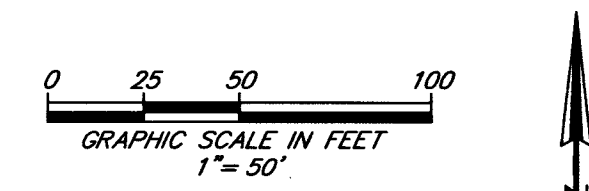
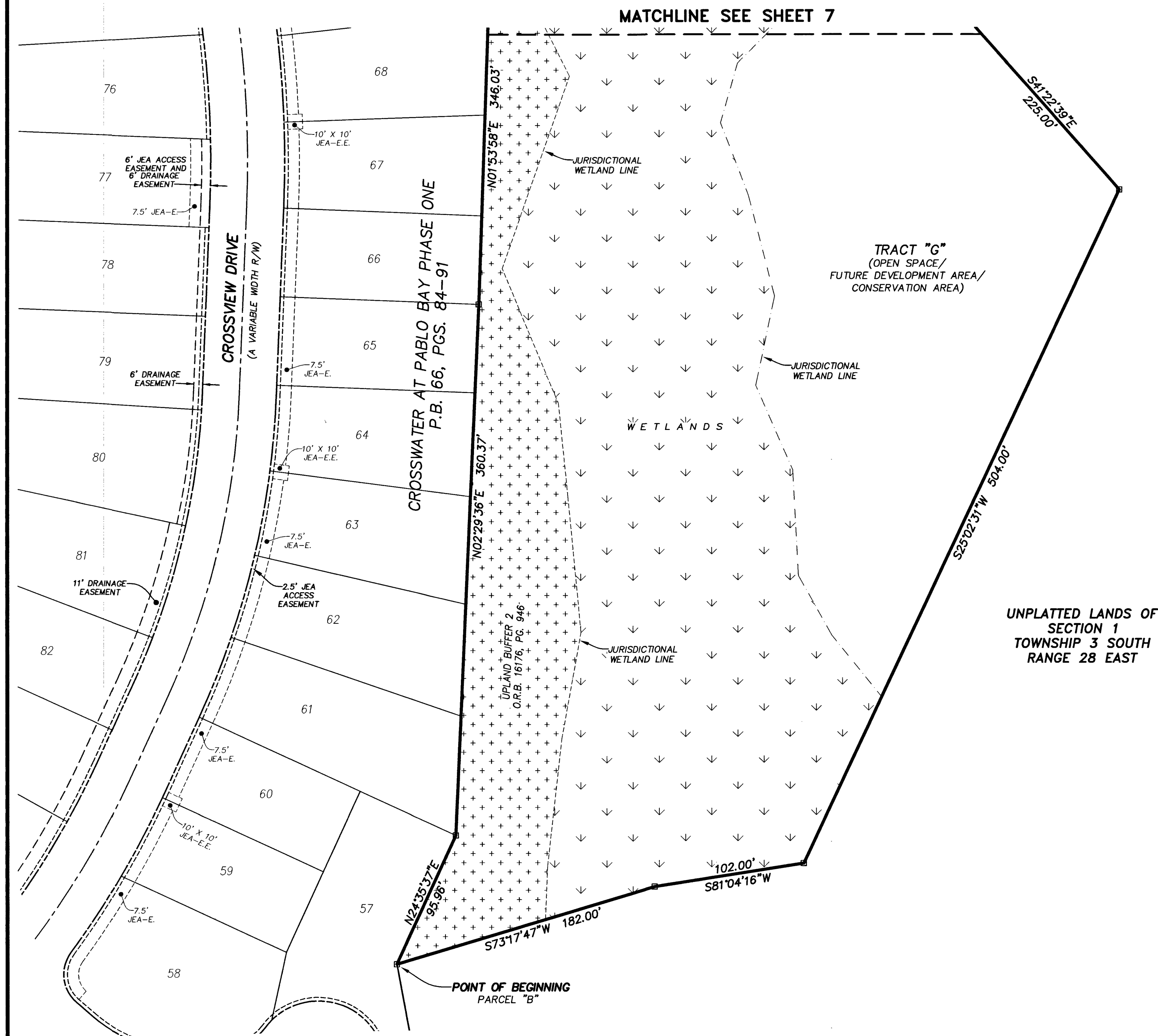
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CITY DEVELOPMENT NO. 3172.061
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Crosswater at Pablo Bay Phase Two
 A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 6 OF 11 SHEETS
 SEE SHEET 2 FOR NOTES



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UNPLATTED LANDS OF
 SECTION 1
 TOWNSHIP 3 SOUTH
 RANGE 28 EAST

CITY DEVELOPMENT NO. 3172.061

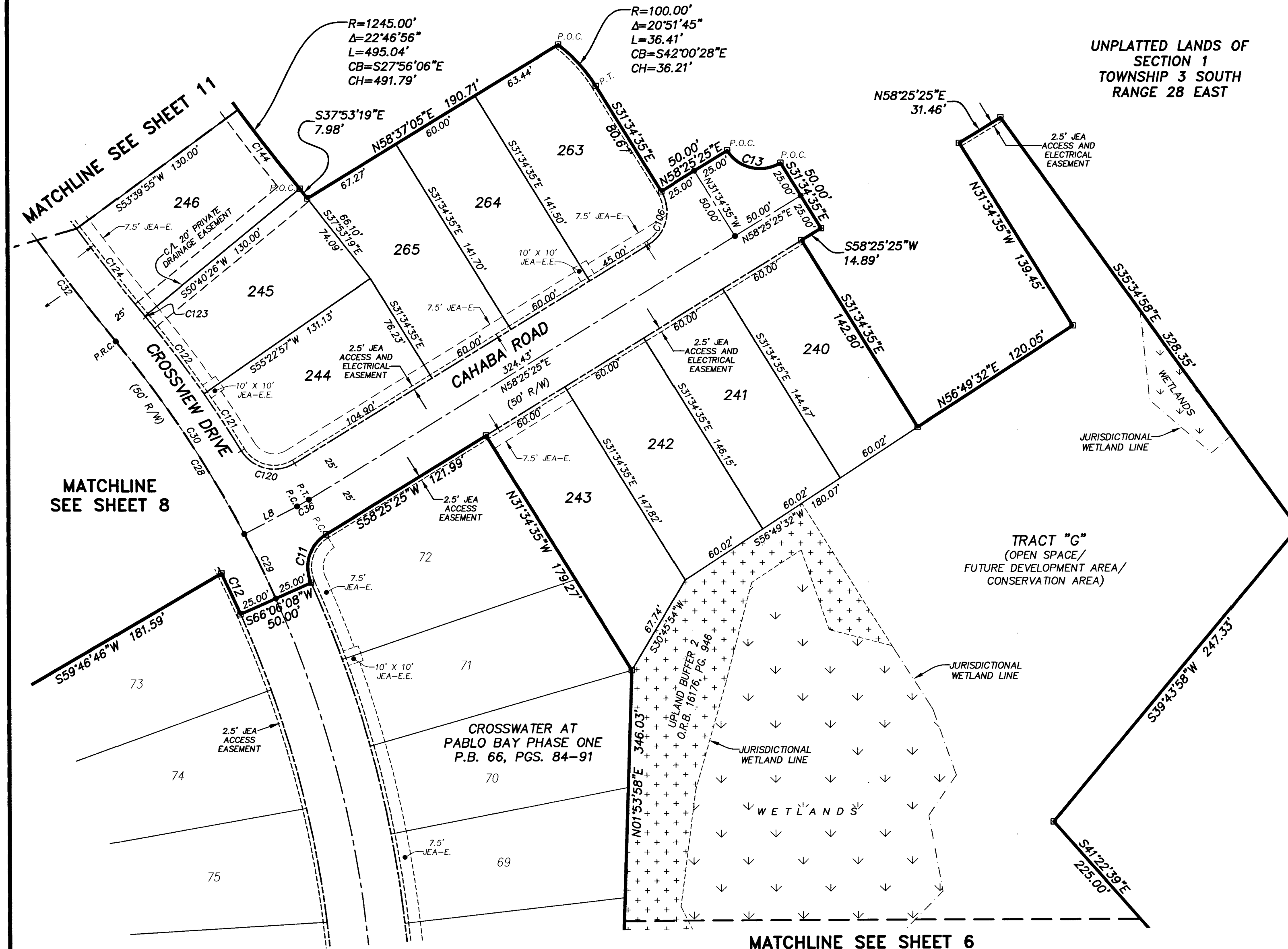
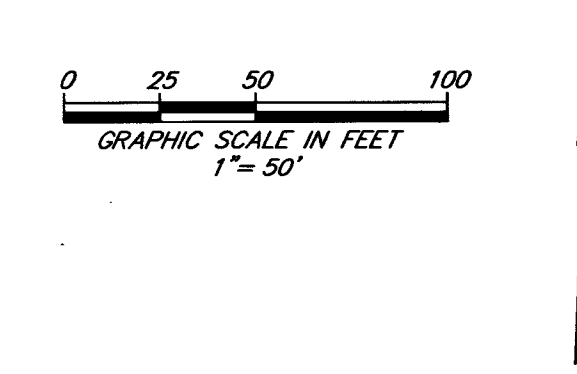
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Crosswater at Pablo Bay Phase Two

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
LB	N62°26'45"E	38.58'



UNPLATTED LANDS OF
SECTION 1
TOWNSHIP 3 SOUTH
RANGE 28 EAST

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	25.00'	82°19'17"	35.92'	S17°15'46"W	32.91'
C12	705.00'	2°22'36"	29.24'	N25°05'10"W	29.24'
C13	25.00'	90°00'00"	39.27'	S76°34'35"E	35.36'
C28	730.00'	15°27'50"	197.02'	N31°37'47"W	196.43'
C29	730.00'	3°39'22"	46.58'	N25°43'33"W	46.58'
C30	730.00'	11°48'28"	150.44'	N33°27'26"W	150.17'
C32	1400.00'	10°04'26"	246.15'	N34°19'29"W	245.84'
C36	125.00'	4°01'21"	8.78'	N60°26'05"E	8.77'
C106	25.00'	90°00'00"	39.27'	N13°25'25"E	35.36'
C120	25.00'	90°18'37"	39.41'	S76°25'17"E	35.45'
C121	755.00'	3°21'04"	44.16'	N32°56'31"W	44.15'
C122	755.00'	4°44'40"	62.52'	N36°59'22"W	62.50'
C123	1375.00'	0°02'08"	0.85'	S39°20'38"E	0.85'
C124	1375.00'	2°59'30"	71.79'	S37°49'50"E	71.78'
C144	1245.00'	2°59'30"	65.00'	S37°49'50"E	65.00'

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CITY DEVELOPMENT NO. 3172.061

Crosswater at Pablo Bay Phase Two

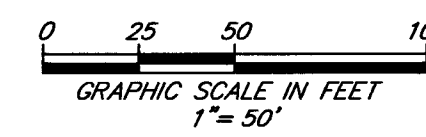
A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

MATCHLINE
SEE SHEET 10

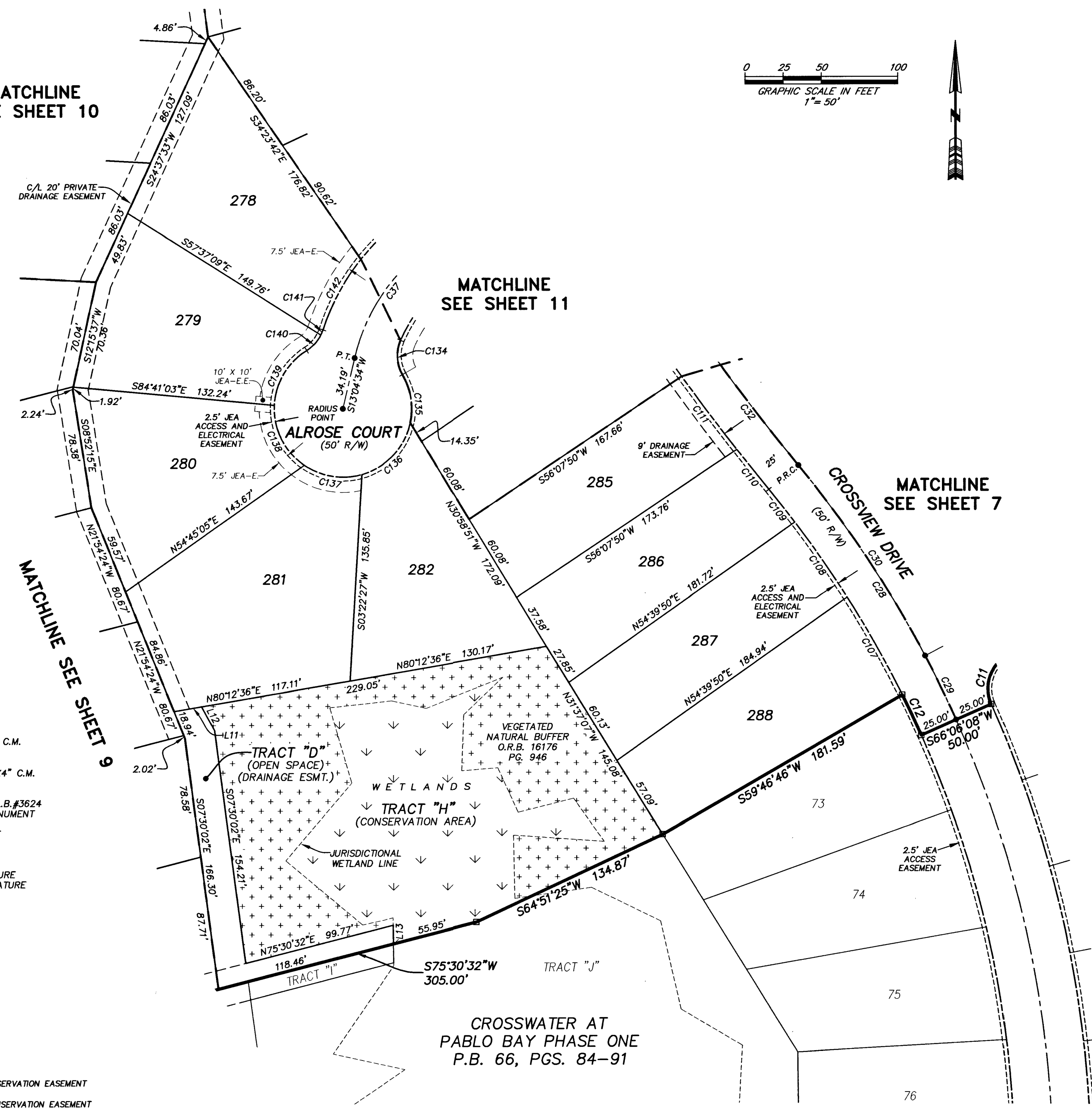
MATCHLINE
SEE SHEET 11

MATCHLINE
SEE SHEET 7

MATCHLINE
SEE SHEET 9



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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	25.00'	82°19'17"	35.92'	S17°15'46"W	32.91'
C12	705.00'	2°22'36"	29.24'	N25°05'10"W	29.24'
C28	730.00'	15°27'50"	197.02'	N31°37'47"W	196.43'
C29	730.00'	3°39'22"	46.58'	N25°43'33"W	46.58'
C30	730.00'	11°48'28"	150.44'	N33°27'28"W	150.17'
C32	1400.00'	10°04'26"	246.15'	N34°19'29"W	245.84'
C37	125.00'	47°38'10"	103.93'	S36°53'39"W	100.96'
C107	705.00'	5°58'57"	73.61'	N29°15'57"W	73.58'
C108	705.00'	4°52'41"	60.02'	N34°41'46"W	60.00'
C109	705.00'	2°13'36"	27.40'	N38°14'54"W	27.40'
C110	1425.00'	1°20'52"	33.52'	S38°41'16"E	33.52'
C111	1425.00'	2°24'57"	60.08'	S36°48'22"E	60.08'
C134	25.00'	53°20'22"	23.27'	S03°12'56"E	22.44'
C135	45.00'	41°42'17"	32.75'	N09°01'58"W	32.04'
C136	45.00'	62°14'58"	48.89'	N42°56'40"E	46.52'
C137	45.00'	50°15'52"	39.48'	S80°47'55"E	38.22'
C138	45.00'	58°33'17"	45.99'	S26°23'21"E	44.01'
C139	45.00'	55°24'02"	43.51'	S30°35'18"W	41.84'
C140	25.00'	31°43'01"	13.84'	N42°25'49"E	13.66'
C141	25.00'	8°25'08"	3.67'	N22°21'45"E	3.67'
C142	150.00'	20°14'36"	53.00'	S28°16'29"W	52.72'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S80°12'37"W	18.23'
L12	S28°51'20"E	17.84'
L13	S00°47'15"E	12.35'

CROSSWATER AT
PABLO BAY PHASE ONE
P.B. 66, PGS. 84-91

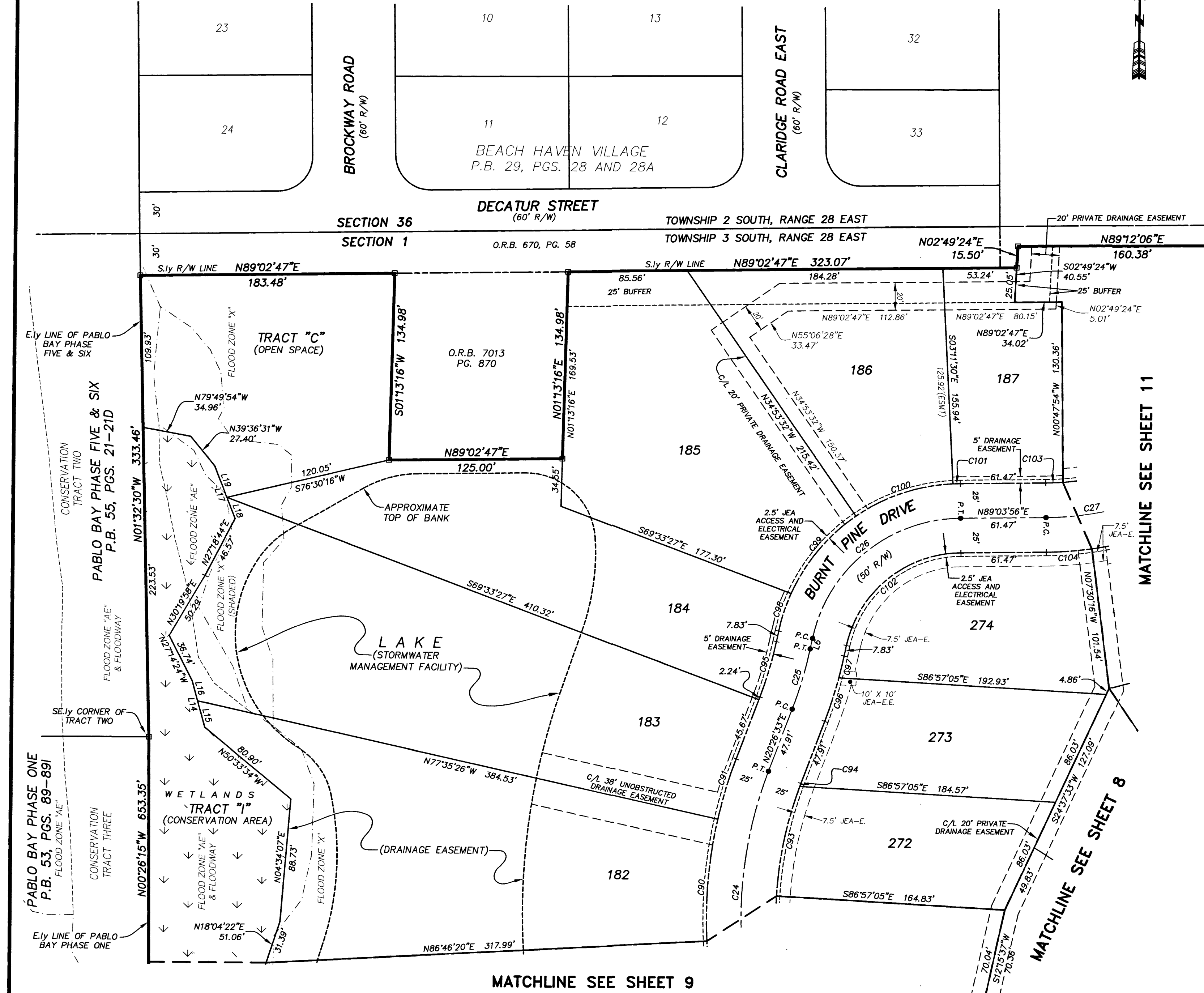
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Crosswater at Pablo Bay Phase Two

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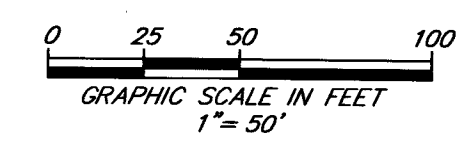
SHEET 10 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L6	N11°44'44"E	7.83'
L14	N15°35'35"W	34.72'
L15	S15°35'35"E	19.73'
L16	S15°35'35"E	15.00'
L17	N21°35'58"W	40.85'
L18	S21°35'58"E	16.39'
L19	S21°35'58"E	24.46'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C24	300.00'	34°56'01"	182.91'	N02°58'33"E	180.09'
C25	300.00'	8°41'49"	45.54'	N16°05'38"E	45.49'
C26	110.00'	77°19'12"	148.44'	N50°24'20"E	137.43'
C27	225.00'	17°00'46"	66.81'	N80°33'33"E	66.56'
C90	325.00'	15°38'14"	88.70'	S04°35'27"W	88.42'
C91	325.00'	8°01'59"	45.57'	S16°25'34"W	45.53'
C93	275.00'	16°54'45"	81.17'	S11°30'17"W	80.88'
C94	275.00'	0°28'54"	2.31'	S20°12'06"W	2.31'
C95	275.00'	8°41'49"	41.74'	N16°05'38"E	41.70'
C96	325.00'	5°50'32"	33.14'	N17°31'17"E	33.12'
C97	325.00'	2°51'18"	16.19'	N13°10'22"E	16.19'
C98	135.00'	12°06'05"	28.51'	S17°47'46"W	28.46'
C99	135.00'	31°15'40"	73.66'	S39°28'38"W	72.75'
C100	135.00'	31°42'02"	74.69'	S70°57'29"W	73.74'
C101	135.00'	2°15'26"	5.32'	S87°56'13"W	5.32'
C102	85.00'	77°19'12"	114.71'	S50°24'20"W	106.20'
C103	200.00'	3°32'49"	12.38'	N87°17'31"E	12.38'
C104	250.00'	7°33'23"	32.97'	N85°17'14"E	32.95'

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 - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



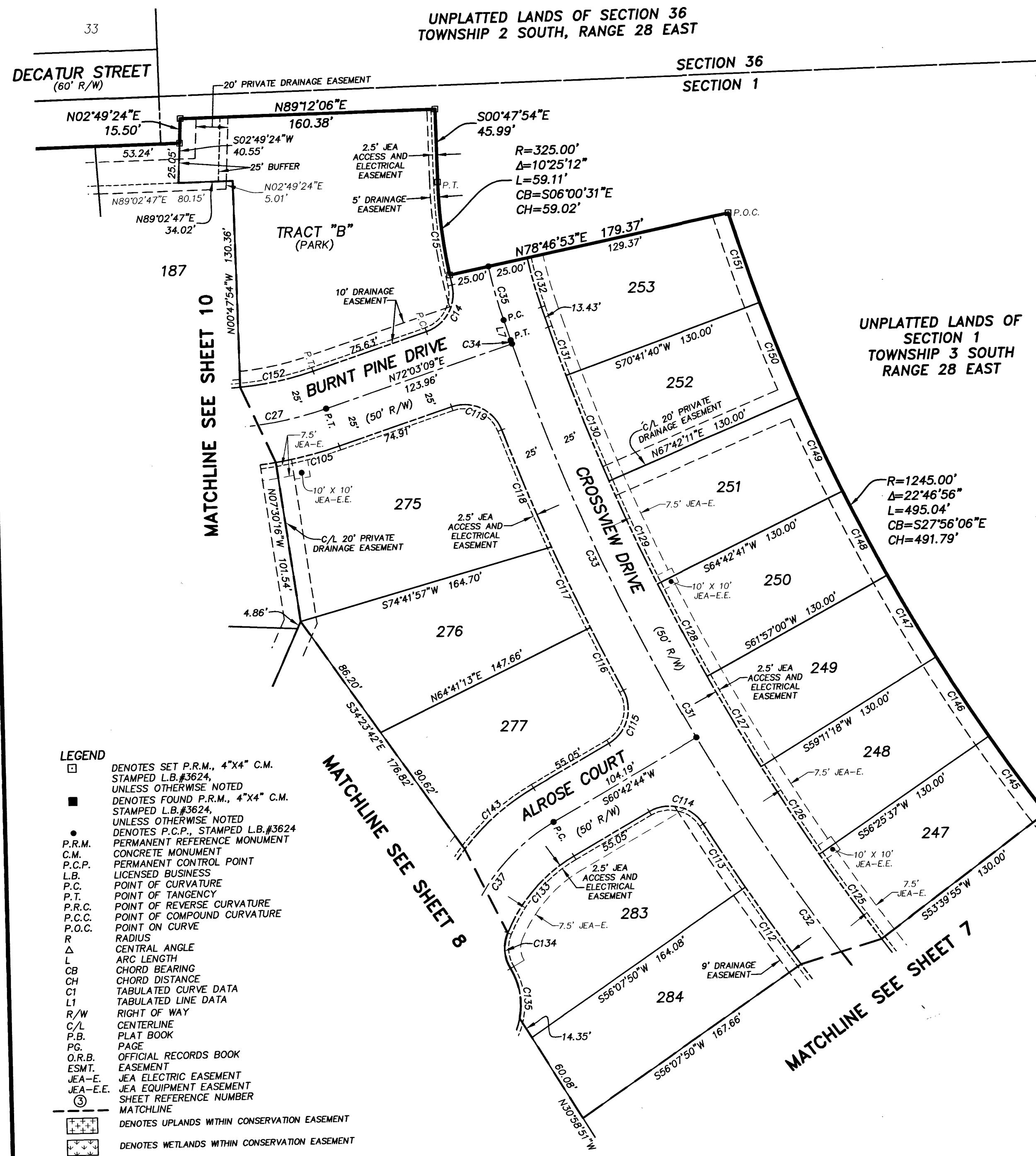
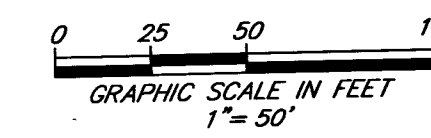
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT NO. 3172.061

Crosswater at Pablo Bay Phase Two

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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



LINE	BEARING	LENGTH
L7	N17°56'51"W	13.43'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	25.00'	84°24'08"	36.83'	N29°51'05"E	33.59'
C15	325.00'	11°33'04"	65.52'	S06°34'27"E	65.41'
C27	225.00'	17°00'46"	66.81'	N80°33'33"E	66.56'
C31	1400.00'	21°24'51"	523.25'	N28°39'16"W	520.21'
C32	1400.00'	10°04'26"	246.15'	N34°19'29"W	245.84'
C33	1400.00'	11°14'27"	274.67'	N23°40'02"W	274.23'
C34	1400.00'	0°05'58"	2.43'	N17°59'50"W	2.43'
C35	300.00'	6°43'44"	35.23'	N14°34'59"W	35.21'
C37	125.00'	47°38'10"	103.93'	S36°53'39"W	100.96'
C105	250.00'	9°27'23"	41.26'	N76°46'51"E	41.21'
C112	1425.00'	2°24'48"	60.01'	S34°23'30"E	60.00'
C113	1425.00'	1°55'18"	47.79'	S32°13'29"E	47.79'
C114	25.00'	88°01'26"	38.41'	N75°16'33"W	34.74'
C115	25.00'	88°01'26"	38.41'	N16°42'01"E	34.74'
C116	1425.00'	1°47'51"	44.71'	S26°44'46"E	44.71'
C117	1425.00'	2°16'18"	56.50'	S24°22'41"E	56.50'
C118	1425.00'	3°13'21"	80.15'	S21°37'51"E	80.14'
C119	25.00'	87°55'40"	38.37'	N63°59'01"W	34.71'
C125	1375.00'	2°45'41"	66.27'	S34°57'14"E	66.27'
C126	1375.00'	2°45'41"	66.27'	S32°11'33"E	66.27'
C127	1375.00'	2°45'41"	66.27'	S29°25'51"E	66.27'
C128	1375.00'	2°45'41"	66.27'	S26°40'10"E	66.27'
C129	1375.00'	2°59'30"	71.79'	S23°47'34"E	71.78'
C130	1375.00'	2°59'30"	71.79'	S20°48'05"E	71.78'
C131	1375.00'	1°21'29"	32.59'	S18°37'35"E	32.59'
C132	275.00'	6°43'44"	32.30'	S14°34'59"E	32.28'
C133	100.00'	37°15'29"	65.03'	S42°05'00"W	63.89'
C134	25.00'	63°20'22"	23.27'	S03°12'56"E	22.44'
C135	45.00'	41°42'17"	32.75'	N09°01'58"W	32.04'
C143	150.00'	22°18'57"	58.42'	S49°33'15"W	58.05'
C145	1245.00'	2°45'41"	60.01'	S34°57'14"E	60.00'
C146	1245.00'	2°45'41"	60.01'	S32°11'33"E	60.00'
C147	1245.00'	2°45'41"	60.01'	S29°25'51"E	60.00'
C148	1245.00'	2°45'41"	60.01'	S26°40'10"E	60.00'
C149	1245.00'	2°59'30"	65.00'	S23°47'34"E	65.00'
C150	1245.00'	2°59'30"	65.00'	S20°48'05"E	65.00'
C151	1245.00'	2°45'41"	60.01'	S17°55'29"E	60.00'
C152	200.00'	13°27'57"	47.00'	N78°47'08"E	46.90'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVATURE
 - POINT OF COMPOUND CURVATURE
 - POINT ON CURVE
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - TABULATED CURVE DATA
 - TABULATED LINE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - PLAT BOOK
 - PAGE
 - OFFICIAL RECORDS BOOK
 - EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - SHEET REFERENCE NUMBER
 - MATCHLINE
 - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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