

Crystal Creek Unit One

PLAT BOOK 52 PAGE 62

A REPLAT OF
A PORTION OF TRACT 15, AND ALL OF TRACT 16, BLOCK 1, AND A PORTION OF TRACTS 1, 2, 3, 4,
13, 14, 15, AND 16, BLOCK 4, ALL AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED
IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING
IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

This is to certify that Crystal Springs Development, Inc., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Crystal Creek Unit One, having caused the same to be surveyed and subdivided, and that Bank United, A Federal Savings Bank 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 roads, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, and Tracts A and B, except all private easements and landscape tract which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all Jacksonville Electric Authority easements, which includes water and sewer, 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, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes 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/stormwater management facilities and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes 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 damaged 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 or omission of its agent, contractors, employees, servants, licenses or concessionaires within Crystal Creek Unit One. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the 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.

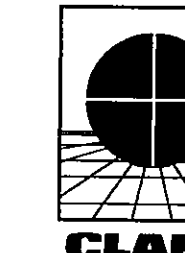
Those easements designated as 'J.E.A.E.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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 thereof, Crystal Springs Development, Inc., has caused these presents to be signed this 2nd day of March, 1999.

WITNESSES:
Beverly J. Holland
Print Name: Beverly J. Holland
J.D. Collins
President
Jacquelyn R. Heubolder
Print Name: Jacquelyn R. Heubolder

WITNESSES:
Arlene King
Print Name: ARLENE KING
Paul Garland
Vice President
Lisa Larson
Print Name: LISA LARSON



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

CAPTION

A PORTION OF TRACT 15, AND ALL OF TRACT 16, BLOCK 1, AND A PORTION OF TRACTS 1, 2, 3, AND 4, BLOCK 4, ALL AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, AS SHOWN ON THE PLAT OF BUCKINGHAM UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 56, 56A THROUGH 56E, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°17'17" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRYSTAL SPRING ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 660.65 FEET, TO THE EASTERLY LINE OF SAID SECTION 29; THENCE SOUTH 00°51'23" WEST, ALONG LAST SAID LINE, 1951.85 FEET; THENCE SOUTH 78°01'41" WEST, 46.47 FEET; THENCE SOUTH 13°19'25" EAST, 48.63 FEET; THENCE SOUTH 14°47'13" WEST, 70.56 FEET; THENCE NORTH 85°15'34" WEST, 68.74 FEET; THENCE NORTH 14°00'06" WEST, 48.32 FEET; THENCE NORTH 75°04'12" WEST, 71.13 FEET; THENCE NORTH 53°11'15" EAST, 43.81 FEET; THENCE NORTH 85°31'21" EAST, 65.05 FEET; THENCE NORTH 21°41'07" WEST, 34.96 FEET; THENCE NORTH 70°41'06" WEST, 48.84 FEET; THENCE NORTH 71°10'13" WEST, 58.71 FEET; THENCE SOUTH 84°25'07" WEST, 46.91 FEET; THENCE SOUTH 86°09'54" WEST, 63.26 FEET; THENCE NORTH 50°15'21" WEST, 25.09 FEET; THENCE SOUTH 42°38'49" WEST, 55.24 FEET; THENCE SOUTH 23°46'56" WEST, 47.57 FEET; THENCE NORTH 68°56'21" WEST, 135.25 FEET; THENCE NORTH 62°30'28" WEST, 60.52 FEET; THENCE SOUTH 89°21'57" WEST, 138.67 FEET; THENCE NORTH 00°38'10" WEST, 23.06 FEET; THENCE NORTH 42°50'48" EAST, 218.19 FEET; THENCE NORTH 51°06'39" WEST, 186.58 FEET; THENCE SOUTH 89°28'27" WEST, 280.00 FEET; THENCE NORTH 00°31'33" WEST, 170.00; THENCE SOUTH 89°28'27" WEST, 28.96 FEET; THENCE NORTH 00°31'33" WEST, 110.00 FEET TO THE SOUTHERLY BOUNDARY OF BUCKINGHAM UNIT TWO, AS RECORDED IN PLAT BOOK 46, PAGES 68, 68A THROUGH 68D, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°28'27" EAST, ALONG LAST SAID LINE, 352.72 FEET, TO THE EASTERLY BOUNDARY OF SAID BUCKINGHAM UNIT TWO; THENCE NORTH 01°12'25" EAST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF AFORESAID BUCKINGHAM UNIT ONE, A DISTANCE OF 1311.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31.59 ACRES, MORE OR LESS.

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 REQUIREMENTS OF FLORIDA STATUTE 177, 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 CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 3rd DAY OF MARCH, A.D., 1999

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

CLERK'S CERTIFICATION 99067611

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 52, Pages 62-44m6DE of the Public Records of Duval County, Florida.
Signed this 9th day of March, A.D., 1999.

Henry R. Cook By By Jackson
HENRY COOK Deputy Clerk
Clerk of Circuit Court

APPROVED FOR THE 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, of the Ordinance Code.

By Sam E. Mason 3/18/99
Director of Public Works Date

NOTARY FOR BANK UNITED, A FEDERAL SAVINGS BANK.

The foregoing instrument was acknowledged before me this 26 day of FEB., 1999, A.D., by Paul Garland, Vice President of Bank United, a Corporation under the laws of the state of Florida on behalf of the bank. He is personally known to me and did not take an oath.

Arlene King
Notary Public
State of Florida at Large
My Commission Expires: 09/10/2001
Serial No. 14003-NOTARY - Fla. Notary Service & Bonding Co.

Print Name: ARLENE KING

NOTARY FOR CRYSTAL SPRINGS DEVELOPMENT, INC.

The foregoing instrument was acknowledged before me this 2nd day of March, 1999, A.D., by J.D. Collins, President of Crystal Springs Development, Inc., a Corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Beverly J. Holland
Notary Public
State of Florida at Large
My Commission Expires: April 16, 2001
Serial No. 602630547 EXPIRES

Print Name: Beverly J. Holland

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 11th DAY OF March, 1999

Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

Approved 3/11/99
Date
J. Hall
City Engineer
for Director of Public Works
Approved 3/17/99
Date
Thomas R. Nelson
for General Counsel

REVIEWS
OFFICE: AS
FIELD: AS
CHECKED BY: AS
DRAFT: AS
CLOSURES/DATA: AS
COVER SHEET: AS
FRMS: 2/13/99
1571:14-17

P.S.D. NO. : 98-8
CITY DEVELOPMENT NO. : 3901

Crystal Creek Unit One

PLAT BOOK 52 PAGE 62A

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SHEET 2 OF 6 SHEETS
101 LOTS IN THIS UNIT

Vicinity Map

SCALE: 1" = 2000'

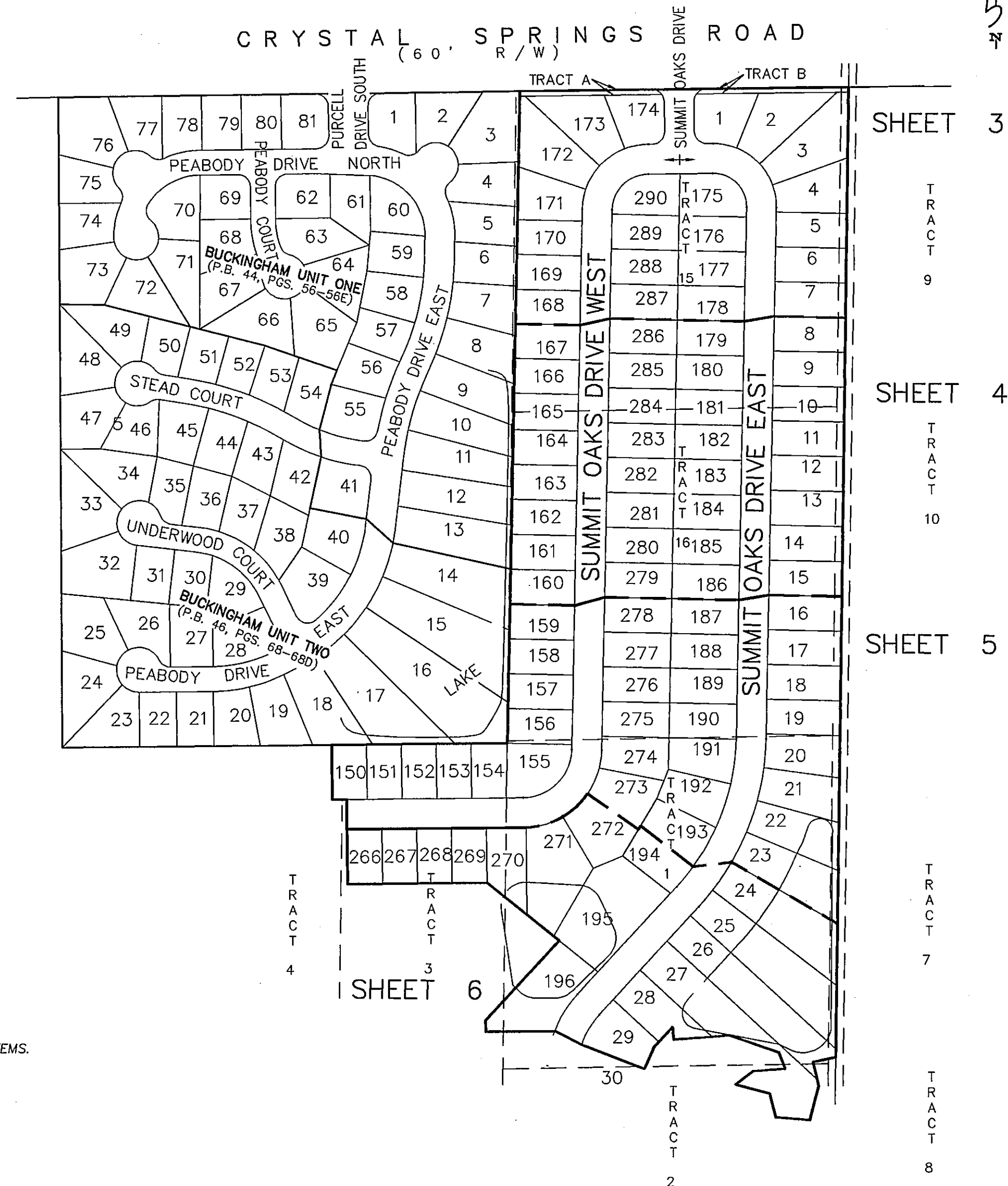


General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF CRYSTAL SPRINGS ROAD AS S89°17'17" W.
- 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. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0050 E AND No. 0150 E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 'J.E.A.E.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

Key Map

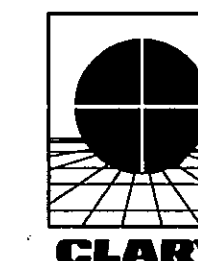
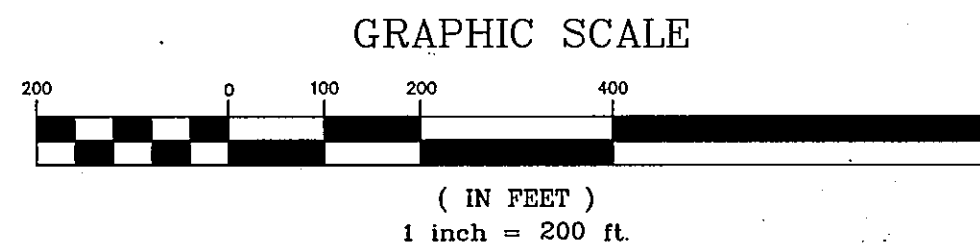
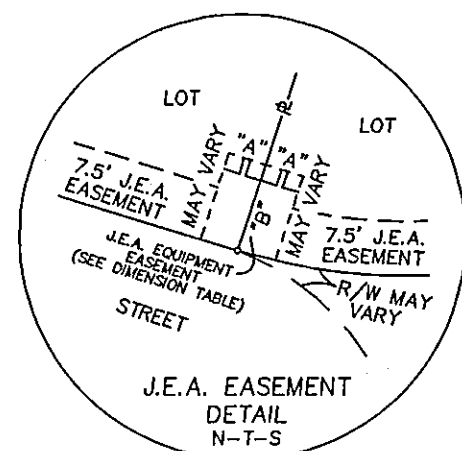
SCALE: 1" = 200'



Legend

- | | | | | | |
|-------|---|---------------------------|--------|---|-----------------------------------|
| R/W | = | RIGHT-OF-WAY | R | = | RADIUS |
| BRL | = | BUILDING RESTRICTION LINE | CH | = | CHORD |
| ○ | = | PERMANENT CONTROL POINT | Δ | = | DELTA |
| | | STAMPED R.L.S. # 3377 | RP | = | RADIUS POINT |
| PC | = | POINT OF CURVATURE | □ | = | PERMANENT REFERENCE MONUMENT |
| PT | = | POINT OF TANGENCY | + | = | CHANGE IN STREET NAME |
| ORV | = | OFFICIAL RECORDS VOLUME | C4 | = | TABULATED CURVE DATA |
| PB | = | PLAT BOOK | PRC | = | POINT OF REVERSE CURVE |
| PG(S) | = | PAGE(S) | PCC | = | POINT OF COMPOUND CURVE |
| ESMT | = | EASEMENT | RDL | = | RADIAL LINE |
| A | = | ARC | J.E.A. | = | JACKSONVILLE ELECTRICAL AUTHORITY |
| T | = | TANGENT | | | |

DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' J.E.A. EQUIPMENT EASEMENT



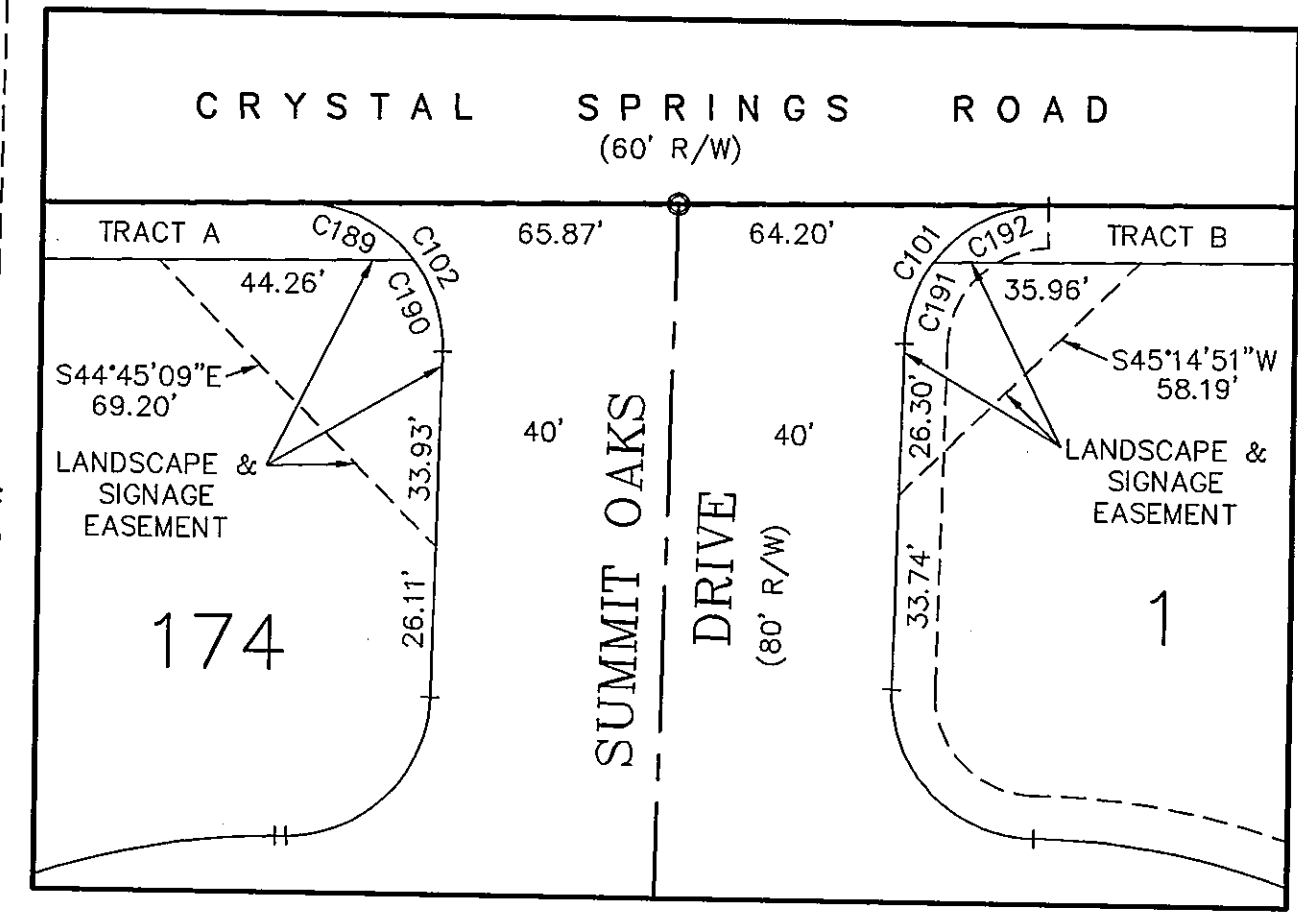
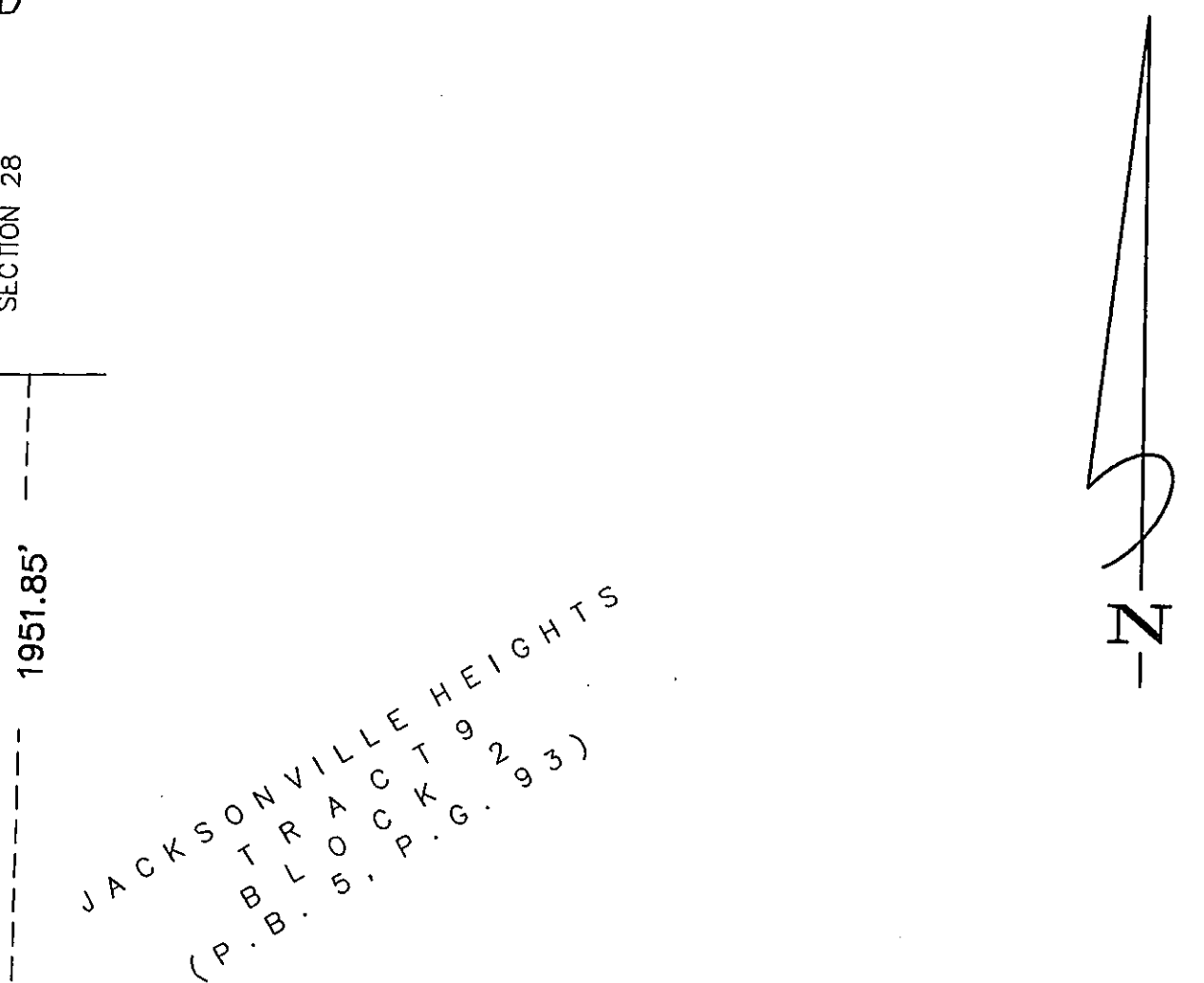
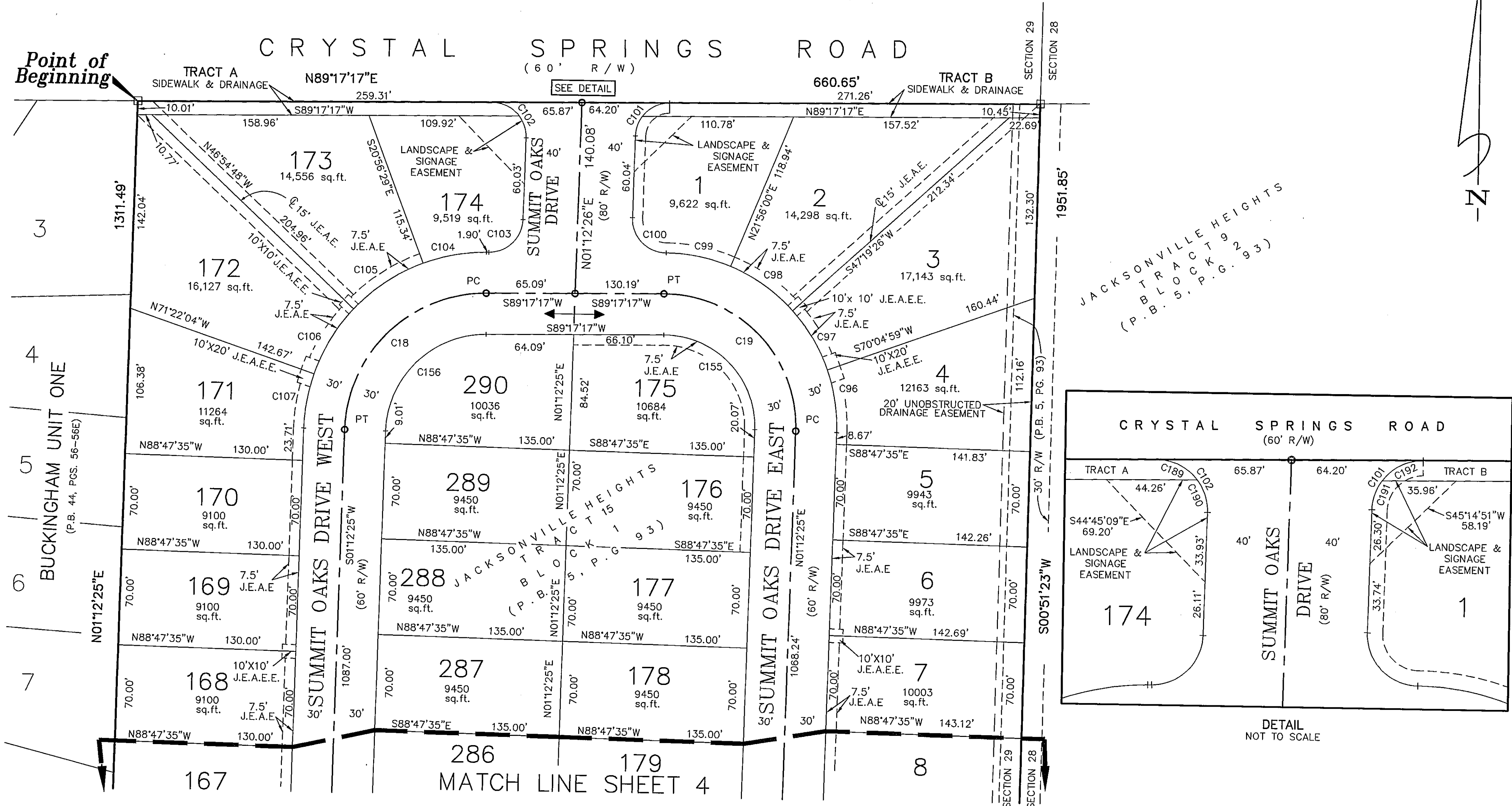
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Crystal Creek Unit One

PLAT BOOK 52 PAGE 62B

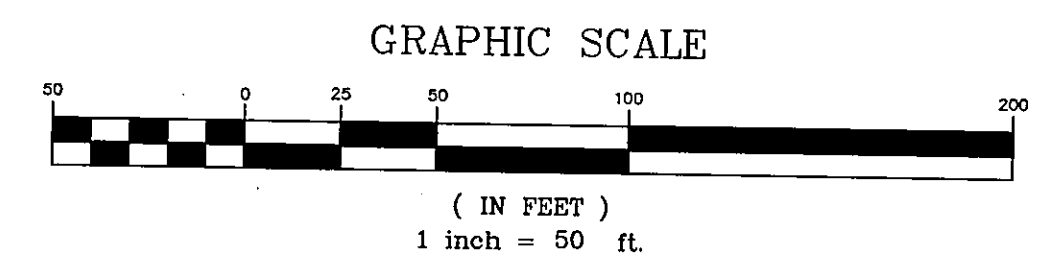
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SHEET 3 OF 6 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	103.41'	158.97'	100.00'	143.77'	N45°14'51"E	88°04'52"
C19	96.71'	155.14'	100.00'	139.03'	N44°45'09"W	91°55'08"
C96	126.71'	46.71'	23.63'	46.45'	S09°21'18"E	21°07'26"
C97	126.71'	50.33'	25.50'	50.00'	N31°17'47"W	22°45'33"
C98	126.71'	56.15'	28.54'	55.69'	N55°22'17"W	25°23'26"
C99	126.71'	48.59'	24.60'	48.29'	S79°03'07"E	21°58'15"
C100	25.00'	39.81'	25.55'	35.74'	S44°24'55"E	91°14'39"
C101	25.00'	38.43'	24.18'	34.76'	N45°14'51"E	88°04'52"
C102	25.00'	40.11'	25.85'	35.94'	S44°45'09"E	91°55'08"
C103	25.00'	38.43'	24.18'	34.76'	N45°14'51"E	88°04'52"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C104	133.41'	47.10'	23.80'	46.86'	N79°10'24"E	20°13'46"
C105	133.41'	61.56'	31.34'	61.01'	N55°50'24"E	26°26'14"
C106	133.41'	55.86'	28.34'	55.45'	N30°37'37"E	23°59'21"
C107	133.41'	40.57'	20.44'	40.42'	N09°55'11"E	17°25'31"
C155	66.71'	107.02'	68.98'	95.90'	S44°45'09"E	91°55'08"
C156	73.41'	112.85'	70.99'	102.06'	N45°14'51"E	88°04'52"
C189	25.00'	23.18'	12.50'	22.36'	N64°08'49"W	53°07'48"
C190	25.00'	16.92'	8.80'	16.60'	S18°11'15"E	38°47'20"
C191	25.00'	15.25'	7.87'	15.01'	N18°40'57"E	34°57'04"
C192	25.00'	23.18'	12.50'	22.36'	S62°43'23"W	53°07'48"



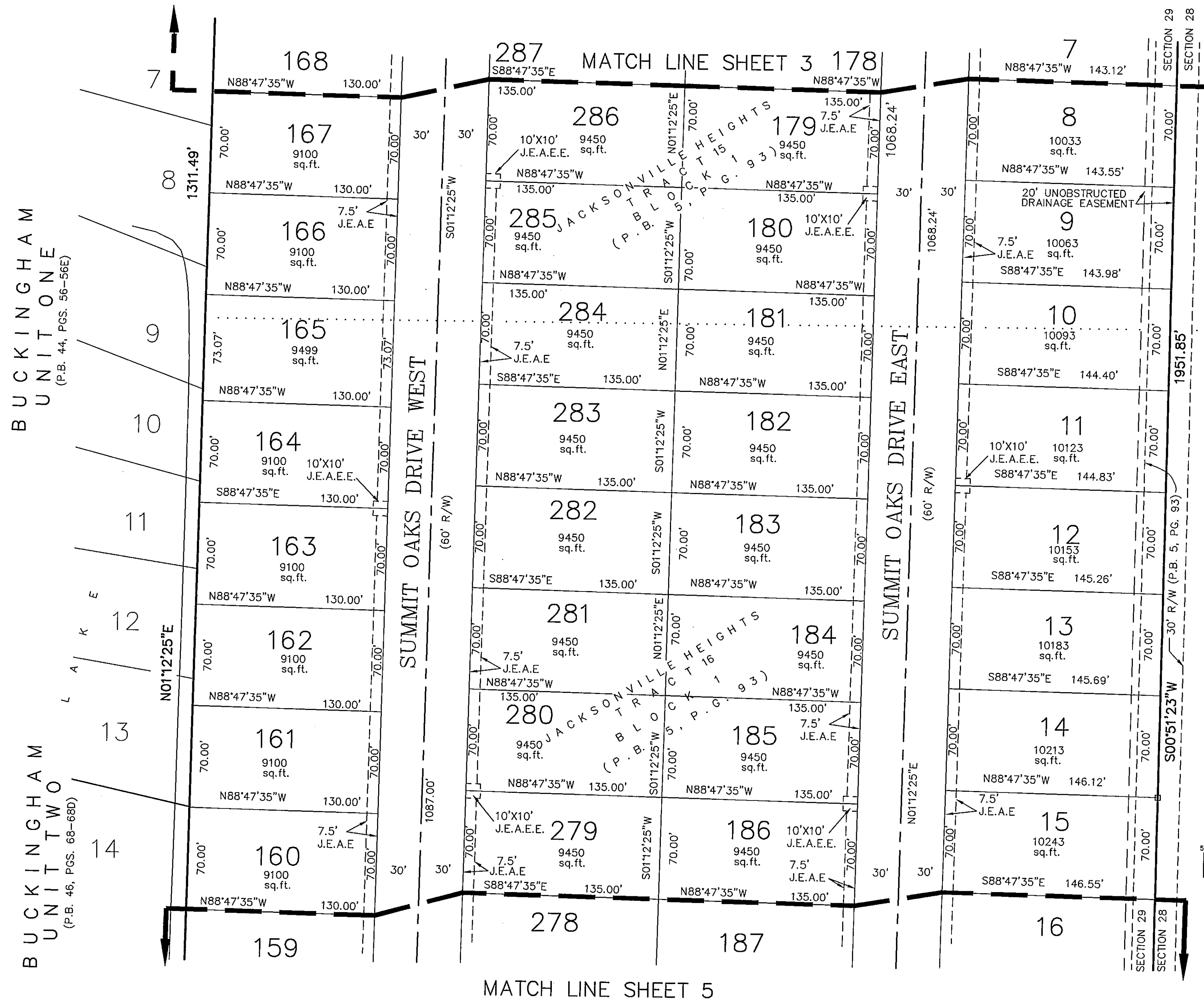
PREPARED BY:
CLARY
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Crystal Creek Unit One

PLAT BOOK 52 PAGE 62C

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SHEET 4 OF 6 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND



JACKSONVILLE HEIGHTS
 TRACT 10
 BLOCK 2
 (P.B. 5, P.G. 93)



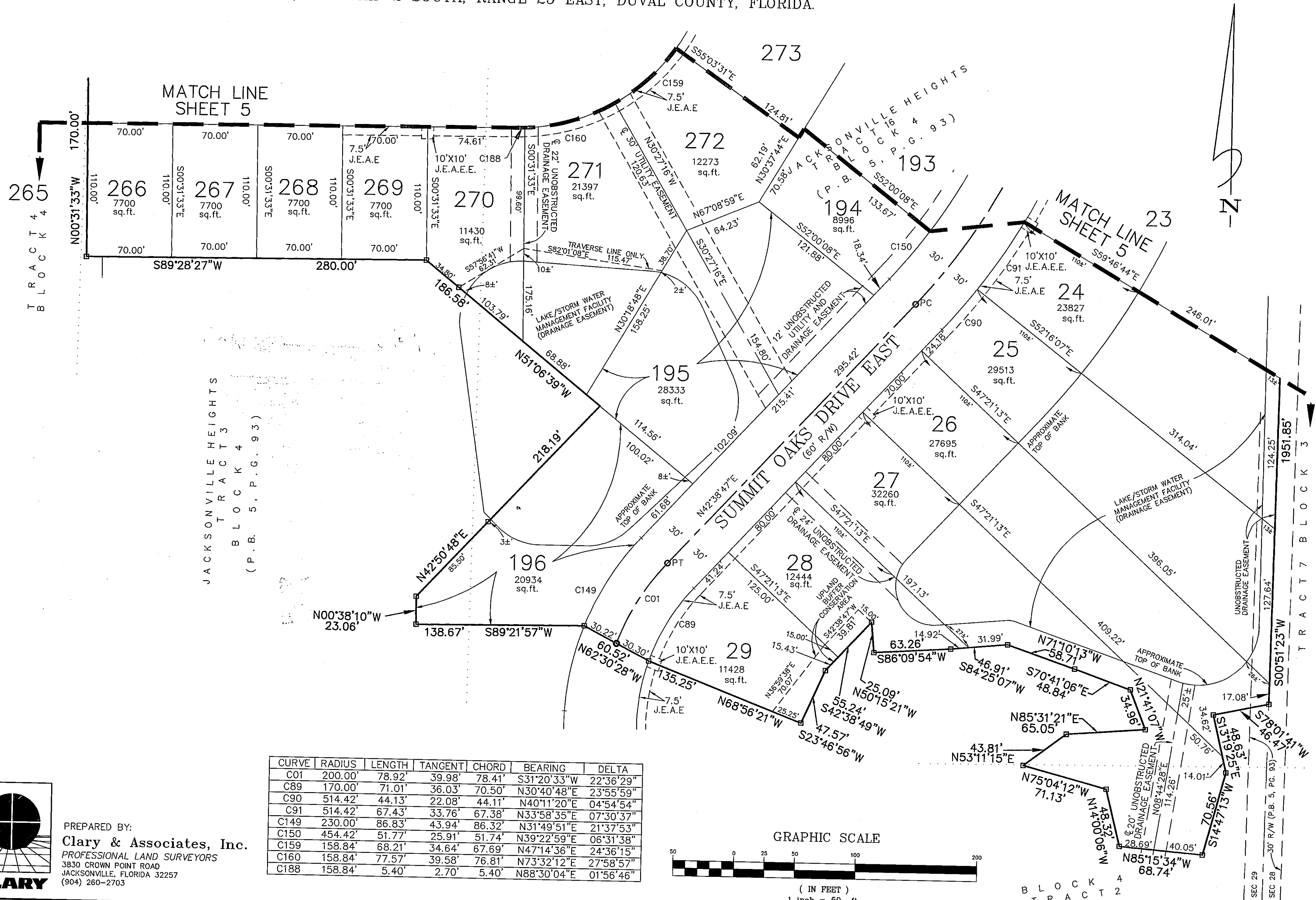
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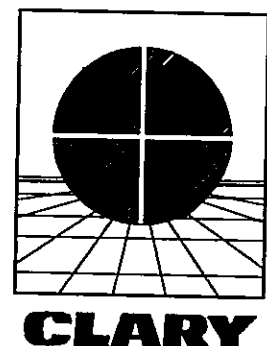
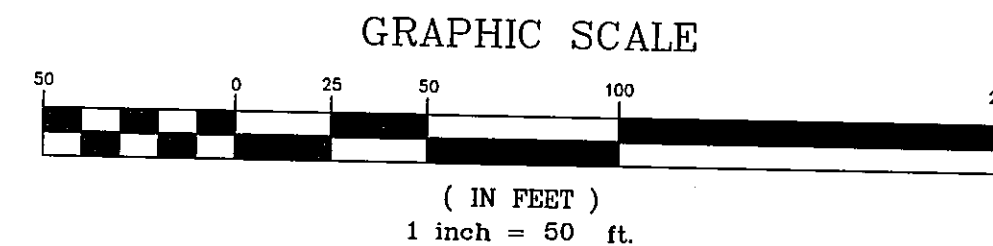
PLAT BOOK 52 PAGE 62E

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SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	200.00'	78.92'	39.98'	78.41'	S31°20'33"W	22°36'29"
C89	170.00'	71.01'	36.03'	70.50'	N30°40'48"E	23°55'59"
C90	514.42'	44.13'	22.08'	44.11'	N40°11'20"E	04°54'54"
C91	514.42'	67.43'	33.76'	67.38'	N33°58'35"E	07°30'37"
C149	230.00'	86.83'	43.94'	86.32'	N31°49'51"E	21°37'53"
C150	454.42'	51.77'	25.91'	51.74'	N39°22'59"E	06°31'38"
C159	158.84'	68.21'	34.64'	67.69'	N47°14'36"E	24°36'15"
C160	158.84'	77.57'	39.58'	76.81'	N73°32'12"E	27°58'57"
C188	158.84'	5.40'	2.70'	5.40'	N88°30'04"E	01°56'46"



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BLOCK 4
TRACT 2

SEC 29
SEC 28