

DEER MEADOWS

A PART OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 2

TAXES VERIFIED R.B.F.

CAPTION

A PART OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY CORNER OF SECTION 40; THENCE S. 55° 24' 20" W., A DISTANCE OF 384.6' TO THE POINT OF BEGINNING; THENCE S. 36° 29' 02" E., TO ITS INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 6.64'; SAID POINT BEING IN A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 984.93'; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF S. 63° 14' 36" W., 268.63'; THENCE S. 55° 24' 20" W., ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 432.92'; THENCE N. 36° 39' 47" W., A DISTANCE OF 717.83'; THENCE N. 53° 51' 57" E., A DISTANCE OF 747.26'; THENCE S. 60° 42' 08" E., A DISTANCE OF 308.12'; THENCE N. 31° 50' 27" E., A DISTANCE OF 76.87'; THENCE S. 36° 29' 02" E., A DISTANCE OF 469.62' TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FLORIDA EQUITY LAND AND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION UNDER THE LAWS OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS DEER MEADOWS AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT JACKSONVILLE FEDERAL SAVINGS AND LOAN ASSOCIATION IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS, ALL DRIVES AND LANES EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENT ARE HEREBY IRREVOCABLY, WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE J.E.A. EASEMENTS AS SHOWN ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

APPROVED FOR RECORD

THIS IS TO CERTIFY THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE No. 84-109788 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 23RD DAY OF NOVEMBER A.D., 1984.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

84- 109788

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 40 PAGES 39-39A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 6TH DAY OF Dec. A.D., 1984.

[Signature]
CLERK, S. MORGAN SLAUGHTER

[Signature]
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT FLORIDA EQUITY LAND AND DEVELOPMENT CORPORATION HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND SECURED BY AN IRREVOCABLE LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS; SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT OF REMAINING ENGINEERING COST, ESTIMATED CONSTRUCTION COST, AND COSTS OF PLACING PERMANENT CONTROL POINTS AS OF THIS 3RD DAY OF December A.D., 1984.

[Signature]
GLEN REYNOLDS, PRESIDENT, FLORIDA EQUITY LAND AND DEVELOPMENT CORPORATION

[Signature]
DIRECTOR OF PUBLIC WORKS

[Signature]
RICHARD OSTEEN, SECRETARY, FLORIDA EQUITY LAND AND DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER No. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCED LAWS AND THAT ALL THE ZONING RULES AND REGULATION OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 24TH DAY OF Sept. A.D., 1984.

[Signature]
JAMES D. HARRISON, JR.
R.L.S. No. 2661, FLORIDA
ALL AMERICAN SURVEYORS, INC.
LAND SURVEYORS
JACKSONVILLE, FLORIDA.

FLORIDA EQUITY LAND AND DEVELOPMENT CORPORATION

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
GLEN REYNOLDS, PRESIDENT

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
RICHARD OSTEEN, SECRETARY

JACKSONVILLE SAVINGS AND LOAN ASSOCIATION

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
EUGENE BROWN, VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 24 DAY OF SEPTEMBER A.D., 1984, BY GLEN REYNOLDS, PRESIDENT AND RICHARD OSTEEN, SECRETARY OF FLORIDA EQUITY LAND AND DEVELOPMENT CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *[Signature]*

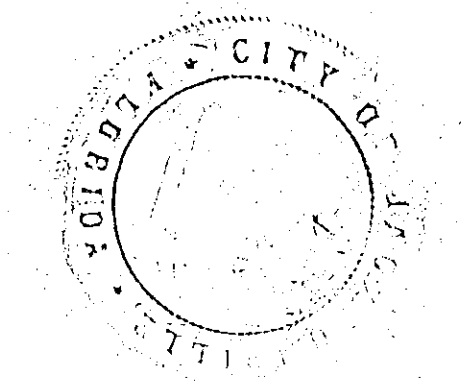
MY COMMISSION EXPIRES 4-18-88

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 24 DAY OF September A.D., 1984, BY EUGENE BROWN, VICE PRESIDENT, JACKSONVILLE FEDERAL SAVINGS AND LOAN ASSOCIATION, ON BEHALF OF THE ASSOCIATION.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *[Signature]*

MY COMMISSION EXPIRES 3-18-85

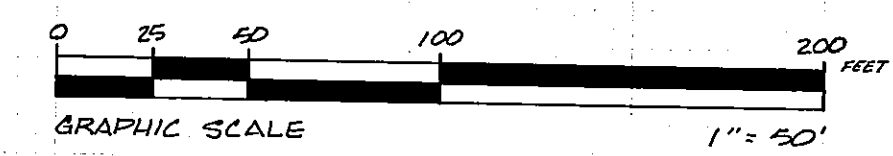
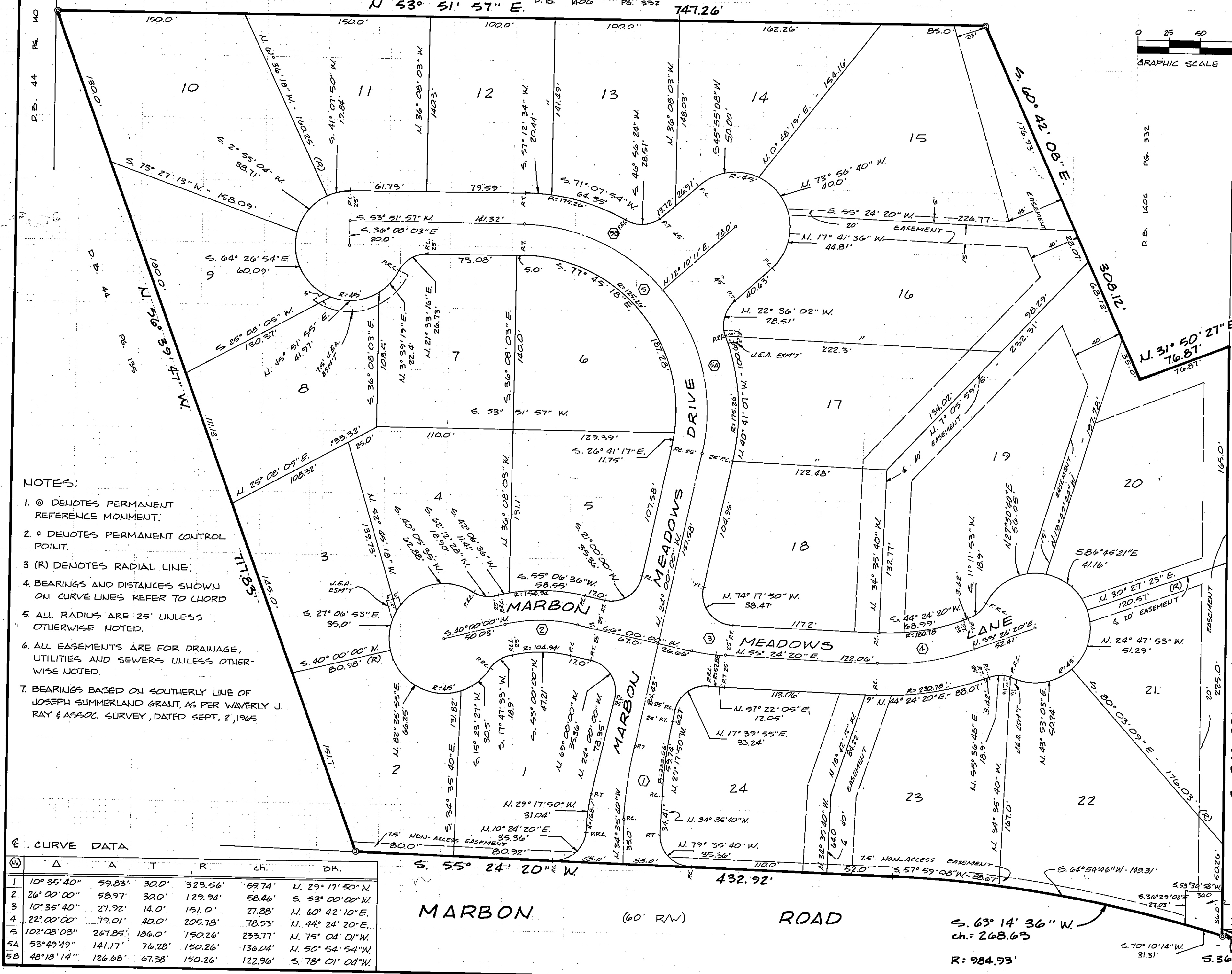


APPROVED
DATE: 10/16/84
BY: *[Signature]*
CITY ENGINEER
[Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
[Signature]
ASSISTANT COUNSEL

PREPARED BY
ALL AMERICAN SURVEYORS, INC.
LAND SURVEYORS
2282 WESTERN WAY CIR., SUITE 111
JACKSONVILLE, FLA. 32216

DEER MEADOWS

A PART OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES:

1. (M) DENOTES PERMANENT REFERENCE MONUMENT.
2. (C) DENOTES PERMANENT CONTROL POINT.
3. (R) DENOTES RADIAL LINE.
4. BEARINGS AND DISTANCES SHOWN ON CURVE LINES REFER TO CHORD.
5. ALL RADII ARE 25' UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
7. BEARINGS BASED ON SOUTHERLY LINE OF JOSEPH SUMMERLAND GRANT, AS PER WAVERLY J. RAY & ASSOC. SURVEY, DATED SEPT. 2, 1965.

CURVE DATA

NO.	Δ	A	T	R	ch.	BR.
1	10° 35' 40"	59.83'	30.0'	323.56'	59.74'	N. 29° 17' 50" W.
2	26° 00' 00"	58.97'	30.0'	129.94'	58.46'	S. 53° 00' 00" W.
3	10° 35' 40"	27.72'	14.0'	27.88'	27.88'	N. 60° 42' 10" E.
4	22° 00' 00"	79.01'	40.0'	205.78'	78.53'	N. 44° 24' 20" E.
5	102° 08' 03"	267.85'	106.0'	150.26'	233.77'	N. 75° 04' 01" W.
5A	53° 49' 49"	141.17'	76.28'	150.26'	136.04'	N. 50° 54' 54" W.
5B	48° 18' 14"	126.68'	67.38'	150.26'	122.96'	S. 78° 01' 04" W.

PREPARED BY:
ALL AMERICAN SURVEYOR'S INC.
LAND SURVEYORS
8282 WESTERN WAY CIR.
SUITE III
JACKSONVILLE, FLORIDA.
32216

POINT OF REFERENCE
MOST EASTERLY CORNER
SECTION 40