

EAGLES HAMMOCK UNIT TWO

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, AND ALL OF GOVERNMENT LOT 3, TOGETHER WITH A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING EASTERLY OF YELLOW BLUFF ROAD, (A 100 FOOT PUBLIC RIGHT OF WAY, AS PRESENTLY ESTABLISHED.)

PLAT BOOK 57 PAGE 87
SHEET 1 OF 16 SHEETS

ADOPTION AND DEDICATION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2 AND ALL OF GOVERNMENT LOT 3, TOGETHER WITH A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING EASTERLY OF YELLOW BLUFF ROAD (A 100 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 1, OF SAID SECTION 23 WITH THE EASTERLY RIGHT OF WAY LINE OF SAID YELLOW BLUFF ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S.00°06'17"W., A DISTANCE OF 1,863.13 FEET TO THE SOUTHWEST CORNER OF EAGLES HAMMOCK - UNIT ONE, AS RECORDED IN PLAT BOOK 56, PAGES 91 AND 91-A THROUGH 91-H, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EAGLES HAMMOCK UNIT - ONE THE FOLLOWING 9 COURSES:

- 1) N.90°00'00"E., A DISTANCE OF 951.60 FEET;
- 2) THENCE N.74°40'04"E., A DISTANCE OF 94.87 FEET;
- 3) THENCE N.72°09'25"E., A DISTANCE OF 109.54 FEET;
- 4) THENCE S.75°10'10"E., A DISTANCE OF 213.83 FEET;
- 5) THENCE N.54°07'27"W., A DISTANCE OF 23.21 FEET;
- 6) THENCE N.21°17'16"W., A DISTANCE OF 48.91 FEET;
- 7) THENCE N.58°37'59"E., A DISTANCE OF 212.91 FEET;
- 8) THENCE N.29°10'42"E., A DISTANCE OF 56.38 FEET;
- 9) THENCE N.54°53'34"E., A DISTANCE OF 220.12 FEET TO THE SOUTHEAST CORNER OF SAID EAGLES HAMMOCK - UNIT ONE, AND AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 23, SAID LINE ALSO BEING THE WESTERLY LINE OF SECTION 38, THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE ALONG LAST SAID LINE S.01°10'10"E., A DISTANCE OF 2,435.86 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3 S.89°36'19"W., A DISTANCE OF 1,726.89 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 23 S.01°05'27"E., A DISTANCE OF 17.42 FEET; THENCE N.89°27'10"W., A DISTANCE OF 68.93 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID YELLOW BLUFF ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 2 COURSES
- 1) N.09°56'29"E., A DISTANCE OF 204.64 FEET;
- 2) THENCE N.00°06'17"E., A DISTANCE OF 1,912.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3,729,323 SQUARE FEET OR 85.61 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

This is to certify that the undersigned, D.R. HORTON, INC. - JACKSONVILLE, a Delaware Corporation, under the laws of the state of Florida, are the lawful owners of the lands described in the caption hereon, known as EAGLES HAMMOCK - UNIT TWO, having caused the same to be surveyed and subdivided. This plat, being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All Roads, Parkways, Lanes, Courts, Walkways, Drainage easements, unobstructed Drainage easements, and unobstructed access easements and unobstructed access and drainage easements, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and or assigns. The drainage easements over, under, across and through the lake/stormwater management facilities, as 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 lake/stormwater management facilities which these easement's traverse, all water which may fall on or come upon the roads or parkways, lanes and courts as noted above hereby dedicated, together with all substances or matters which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lake/stormwater management facilities, with out any liability whatsoever on the part of the City of Jacksonville, its successors and assigns.
- 2) The lake/stormwater management facility shown on this plat are owned in fee simple title by the abutting owners, their successors and assigns, and all maintenance and any other matters pertaining to said lake/stormwater management facilities are the responsibility of the owners, their successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lake/stormwater management facilities.
- 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 lake/stormwater management facilities and the control structures to effect adequate drainage.

The owners, their 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 lake/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agent, contractors, employees, servants, licensees or concessionaires within EAGLES HAMMOCK - 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 do hereby reserve unto themselves and assigns an easement for landscaping and construction of signs over all non-access easements, and also over all of the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owners, their successors and assigns.

All platted utility easements shall provide that such easements 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. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility, such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida public service commission. Florida Statutes 177.09(28)

Tracts "C-1", "C-2", C-3 (Conservation Area) shall remain privately owned and the sole exclusive property of D.R. HORTON, INC. - JACKSONVILLE, a Delaware Corporation, its successors and assigns.

Those easements designated as "UTILITY EASEMENTS" are irrevocably dedicated to JEA, its successors and assigns, for its exclusive use.

Those easements designated as "JEA-EE" are 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 irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

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 Statutes 177.091(27)

In witness whereof, the above D.R. HORTON, INC. - JACKSONVILLE, a Delaware Corporation, has caused these presents to be signed by its Vice President, Land Development this _____ day of _____ A.D. 2005.

DEVELOPER
D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

WITNESS: Reggie Norris
TYPE OR PRINT NAME

WITNESS: Bethany A. Prior
TYPE OR PRINT NAME

NOTARY FOR D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF February, A.D. 2005, BY JAN J. DONALD VICE PRESIDENT, LAND DEVELOPMENT OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Arlene Forbrich
NOTARY PUBLIC STATE OF FLORIDA
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: March 12, 2006

BY: [Signature]
JAN J. DONALD VICE PRESIDENT
LAND DEVELOPMENT OF
D.R. HORTON, INC. - JACKSONVILLE,
A DELAWARE CORPORATION



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 NO. 654, ORDINANCE CODE. THIS 18 DAY OF MARCH, A.D., 2005.

[Signature]
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2005093077

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 57, PAGES 87-870 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 21 DAY OF MARCH, A.D., 2005.

Jim Fuller
FULLER, CLERK OF THE CIRCUIT COURT

Joan Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 3rd DAY OF MARCH, A.D., 2005.

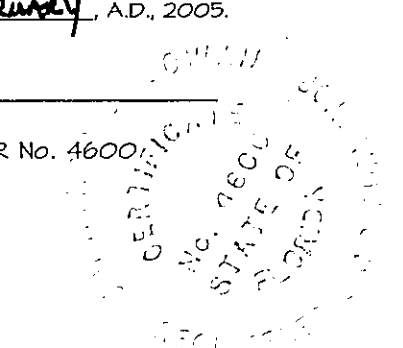
Glenn E. McGregor, PLS
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G11-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 24 DAY OF FEBRUARY, A.D., 2005.

Jonathan B. Bowman
JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600,
5847 LUELLA STREET
Jacksonville, Florida 32207



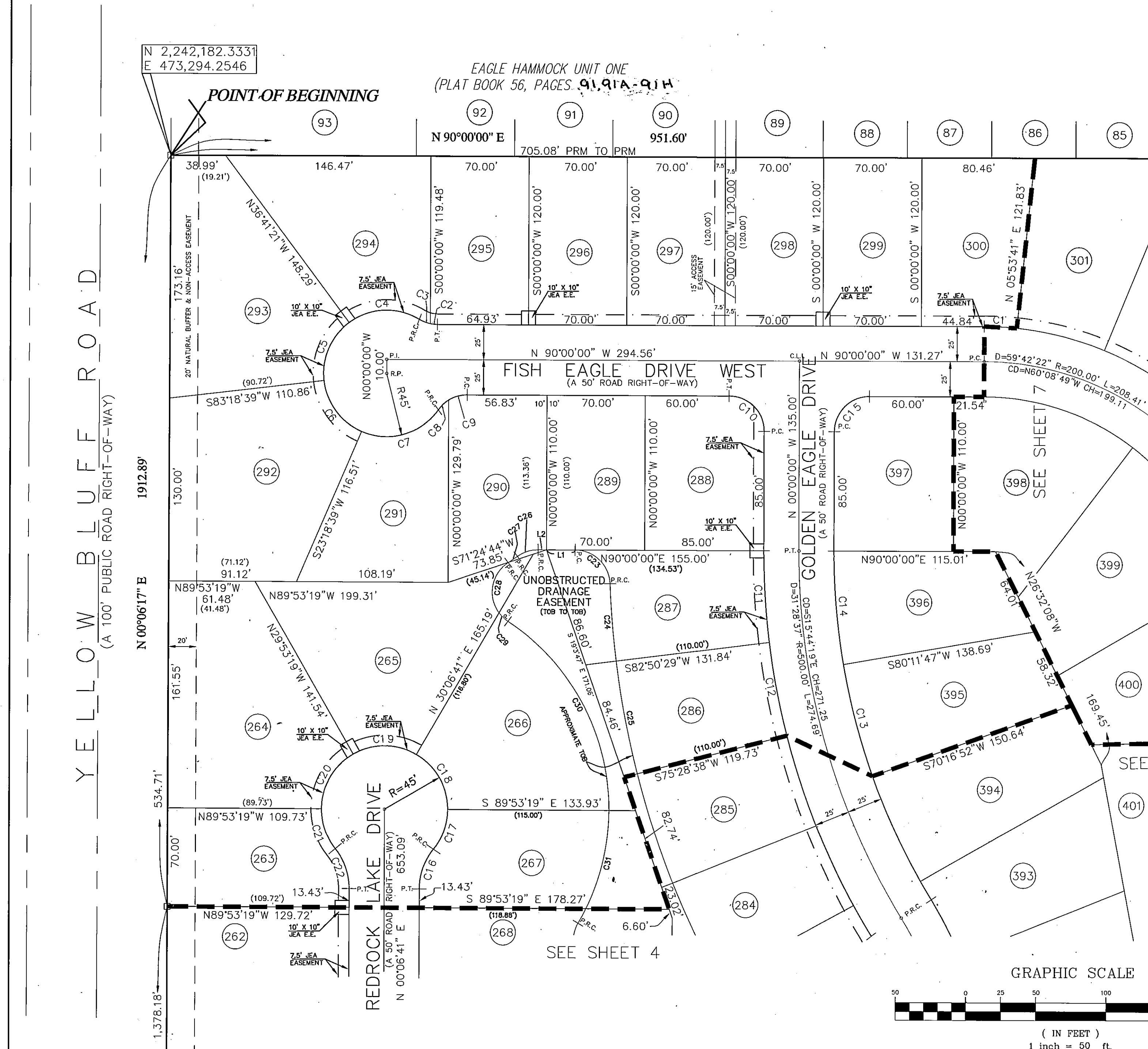
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

APPROVED 3/3/05
DATE
John P. Pappas
CITY ENGINEER
FOR DIRECTOR OF PUBLIC WORKS
APPROVED 3/11/05
DATE
[Signature]
FOR GENERAL COUNSEL



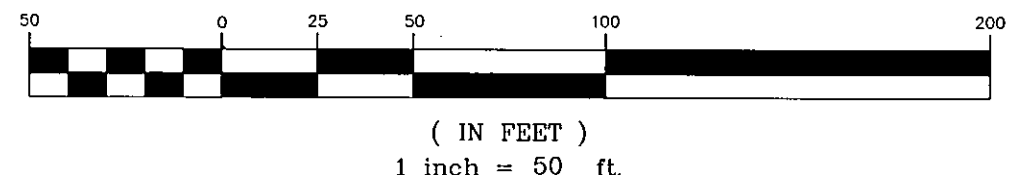
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CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	23.15'	225.00'	N87°03'10"W	23.14'	5°53'41"	11.58'
C2	5.11'	25.00'	S84°08'53"E	5.10'	11°42'15"	2.56'
C3	8.42'	25.00'	S68°38'48"E	8.38'	19°17'55"	4.25'
C4	53.17'	45.00'	S87°09'24"W	50.13'	67°41'31"	30.18'
C5	47.12'	45.00'	S23°18'39"W	45.00'	60°00'00"	25.98'
C6	47.12'	45.00'	S36°41'21"E	45.00'	60°00'00"	25.98'
C7	61.62'	45.00'	N74°04'49"E	58.92'	78°27'39"	36.74'
C8	10.20'	25.00'	S46°32'02"W	10.13'	23°22'05"	5.17'
C9	13.87'	25.00'	S74°06'32"W	13.69'	31°46'56"	7.12'
C10	39.27'	25.00'	N45°00'00"W	35.36'	90°00'00"	25.00'
C11	65.59'	525.00'	S03°34'45"E	65.55'	7°09'31"	32.84'
C13	82.20'	475.00'	S14°45'40"E	82.10'	9°54'55"	41.20'
C14	81.27'	475.00'	S04°54'06"E	81.18'	9°48'13"	40.74'
C15	39.27'	25.00'	S45°00'00"W	35.36'	80°00'00"	25.00'
C16	30.59'	45.00'	S19°34'58"W	30.00'	38°56'33"	15.91'
C17	30.59'	45.00'	N19°34'58"E	30.00'	38°56'33"	15.91'
C18	47.12'	45.00'	N29°53'19"W	45.00'	60°00'00"	25.98'
C19	47.12'	45.00'	N89°53'19"W	45.00'	60°00'00"	25.98'
C20	47.12'	45.00'	S30°06'41"W	45.00'	60°00'00"	25.98'
C21	30.59'	45.00'	S19°21'35"E	30.00'	38°56'32"	15.91'
C22	30.59'	45.00'	N19°21'35"W	30.00'	38°56'33"	15.91'
C23	38.32'	25.00'	N46°05'07"W	34.68'	87°49'45"	24.07'
C24	55.28'	635.00'	S04°39'53"E	55.26'	4°59'16"	27.66'
C25	81.62'	635.00'	S10°50'26"E	81.56'	7°21'51"	40.86'
C26	15.63'	25.00'	S72°05'15"W	15.38'	35°49'29"	8.08'
C27	7.96'	160.00'	N55°35'59"E	7.95'	2°50'56"	3.98'
C28	40.76'	25.00'	S10°18'45"W	36.40'	93°25'22"	26.54'
C29	8.90'	25.00'	S46°36'00"E	8.86'	20°24'08"	4.50'
C30	158.93'	160.00'	N28°20'41"W	152.48'	56°54'45"	86.71'
C31	72.45'	160.00'	N13°05'01"E	71.83'	25°56'40"	36.86'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S90°00'00"W	20.47'
L2	N90°00'00"W	6.00'

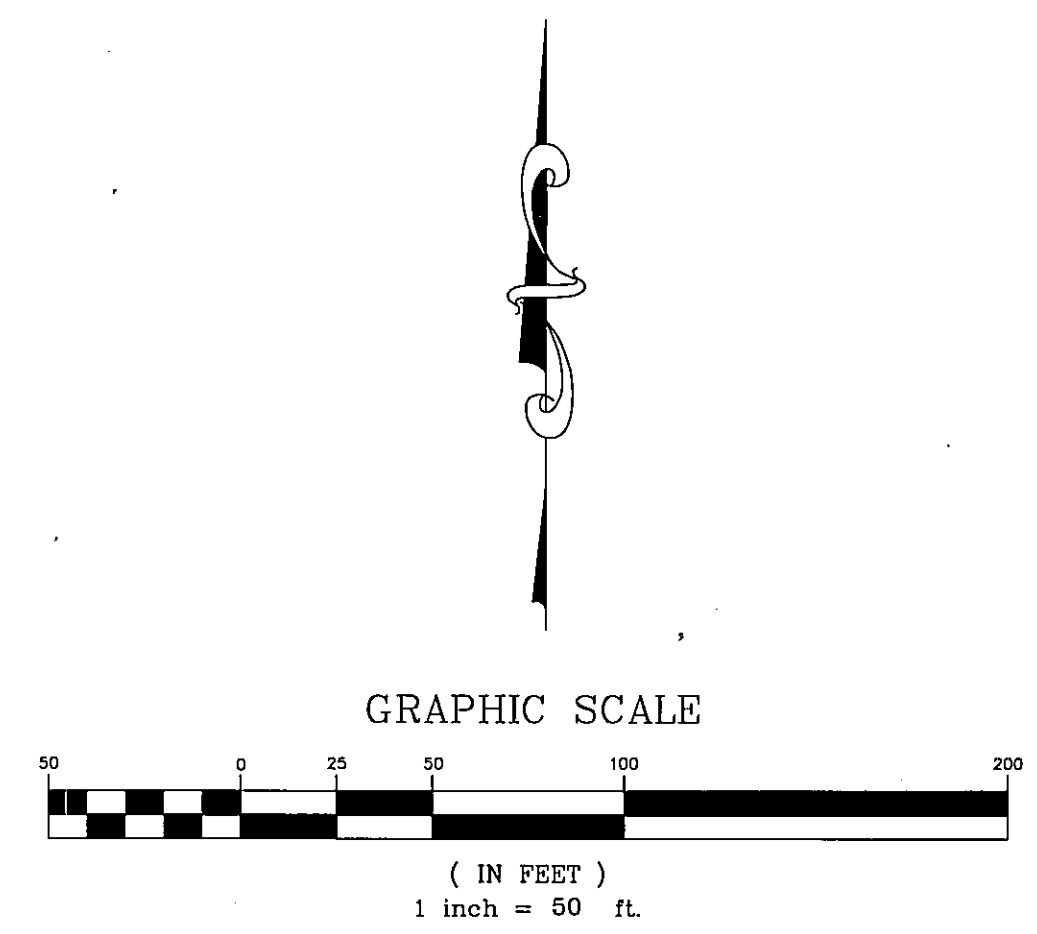
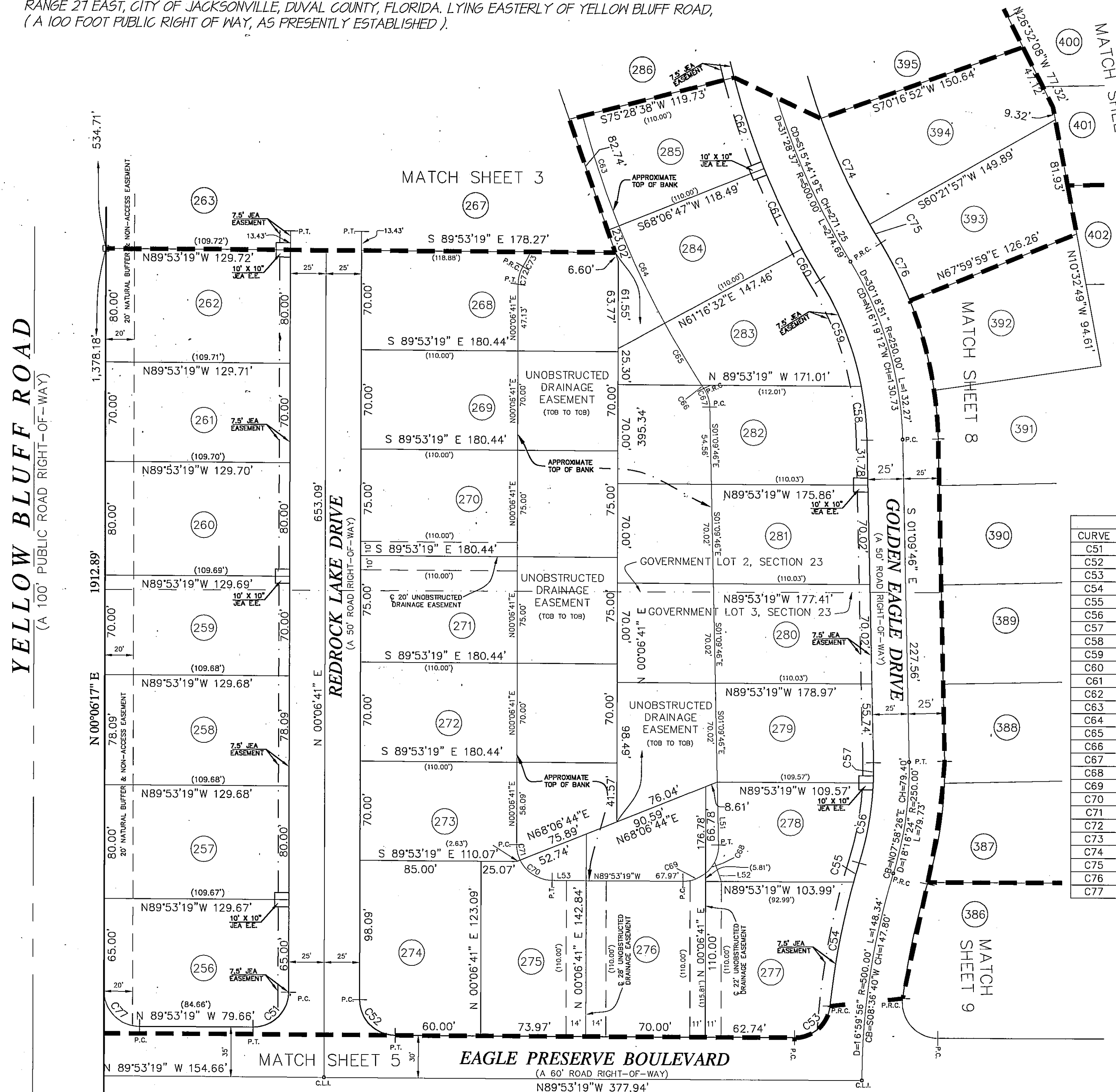


Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
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PLAT BOOK **57** PAGE **87C**
SHEET 4 OF 16 SHEETS



LINE	BEARING	LENGTH
L51	N01°09'46"E	44.45'
L52	N19°04'01"W	14.45'
L53	N89°53'19"W	23.97'

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C51	39.27'	25.00'	N45°06'41"E	35.36'	90°00'00"	25.00'
C52	39.27'	25.00'	S44°53'19"E	35.36'	90°00'00"	25.00'
C53	36.77'	25.00'	N47°58'52"E	33.54'	84°15'39"	22.61'
C54	89.13'	525.00'	S10°42'51"W	89.02'	9°43'37"	44.67'
C55	14.05'	525.00'	S16°20'38"W	14.05'	1°31'59"	7.02'
C56	57.49'	225.00'	N09°47'28"E	57.33'	14°38'20"	28.90'
C57	14.27'	225.00'	N00°39'16"E	14.27'	3°38'05"	7.14'
C58	38.49'	225.00'	N06°03'51"W	38.45'	9°48'08"	19.29'
C59	80.55'	225.00'	N21°13'16"W	80.12'	20°30'42"	40.71'
C60	25.22'	525.00'	S30°06'02"E	25.22'	2°45'09"	12.61'
C61	62.65'	525.00'	S25°18'20"E	62.61'	6°50'15"	31.36'
C62	67.48'	525.00'	S18°12'17"E	67.43'	7°21'51"	33.79'
C63	81.62'	635.00'	S18°12'17"E	81.56'	7°21'51"	40.86'
C64	75.78'	635.00'	S25°18'20"E	75.73'	6°50'15"	37.93'
C65	50.68'	635.00'	S31°00'38"E	50.66'	4°34'21"	25.35'
C66	2.59'	635.00'	S33°24'50"E	2.59'	0°14'02"	1.30'
C67	14.12'	25.00'	N17°20'49"W	13.94'	32°22'05"	7.26'
C68	22.43'	25.00'	N24°32'30"E	21.69'	51°24'32"	12.03'
C69	17.39'	25.00'	N70°10'43"E	17.05'	39°51'56"	9.07'
C70	27.96'	25.00'	S57°50'48"E	26.53'	64°05'01"	15.65'
C71	11.31'	25.00'	S12°50'48"E	11.21'	25°54'59"	5.75'
C72	13.15'	25.00'	S15°10'40"W	13.00'	30°07'58"	6.73'
C73	11.70'	160.00'	N28°09'00"E	11.69'	4°11'18"	5.85'
C74	82.20'	475.00'	S24°40'35"E	82.10'	9°54'55"	41.20'
C75	15.28'	475.00'	S30°33'20"E	15.28'	1°50'34"	7.64'
C76	45.49'	275.00'	N26°44'19"W	45.43'	9°28'36"	22.79'
C77	39.27'	25.00'	S44°53'31"E	35.36'	89°59'36"	25.00'

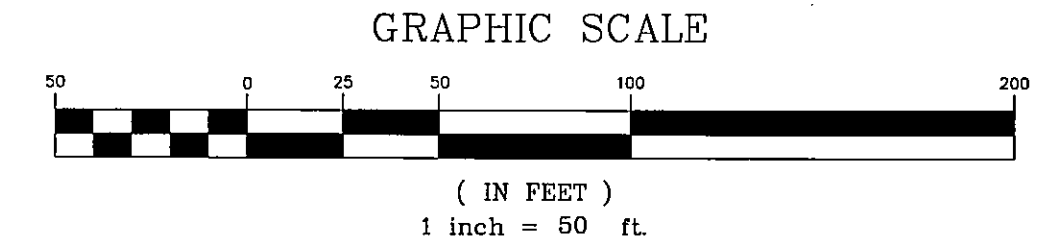
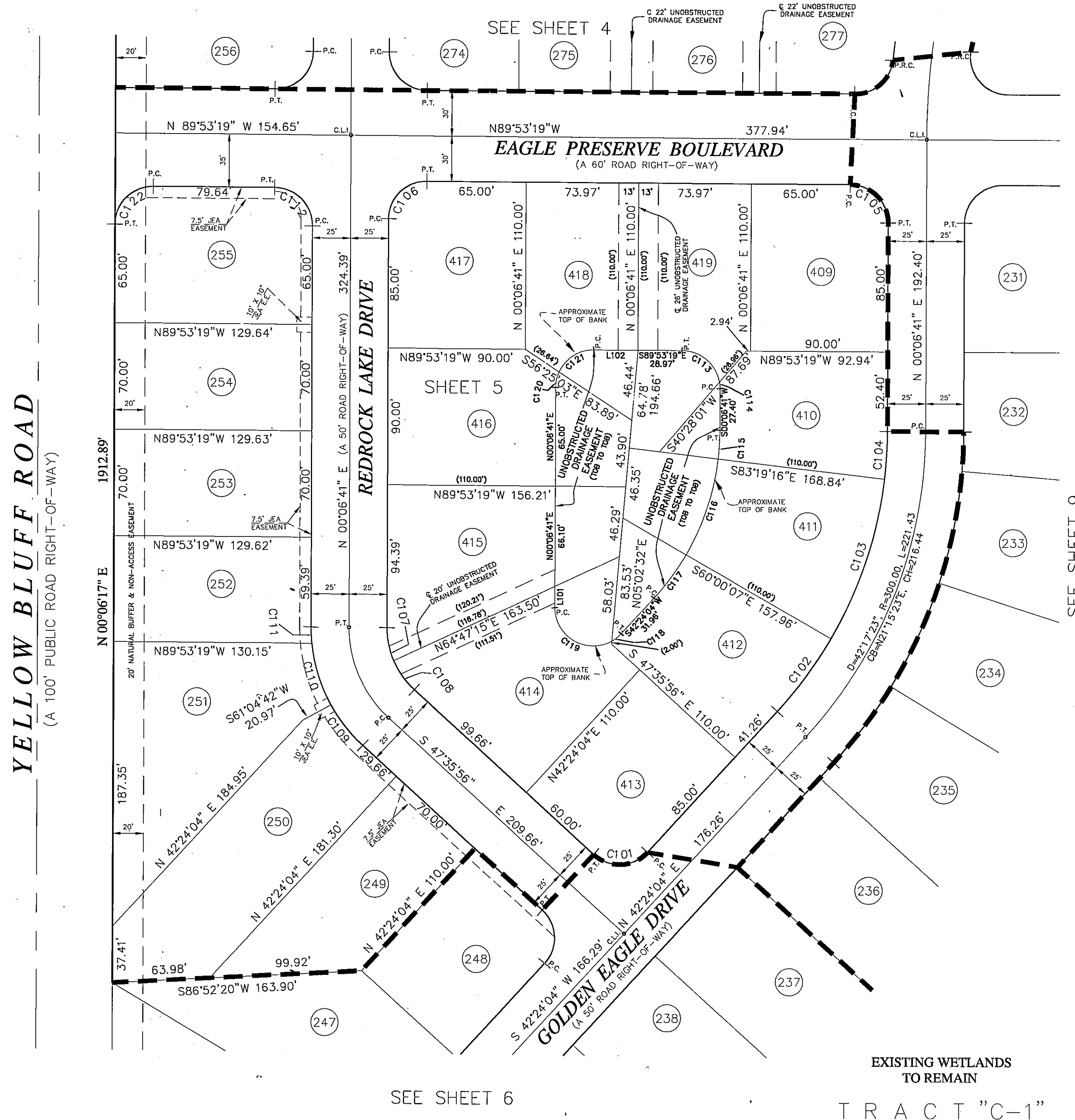
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5841 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733
L.B. No. 6661
PSD # 2003 - 017, DEV. # 5798.2

EAGLES HAMMOCK UNIT TWO

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, AND ALL OF GOVERNMENT LOT 3, TOGETHER WITH A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 21 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. LYING EASTERLY OF YELLOW BLUFF ROAD, (A 100 FOOT PUBLIC RIGHT OF WAY, AS PRESENTLY ESTABLISHED).

PLAT BOOK **57** PAGE **870**

SHEET 5 OF 16 SHEETS



LINE TABLE

LINE	BEARING	LENGTH
L101	N 00°06'41" E	14.15'
L102	S 89°53'19" E	28.97'

CURVE TABLE

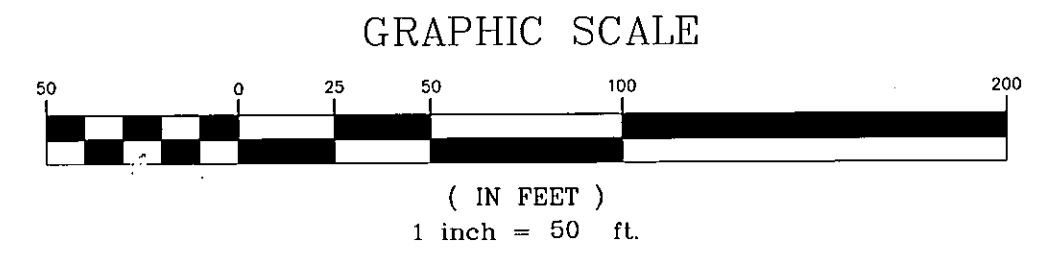
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C101	39.27'	25.00'	N87°24'04"E	35.36'	90°00'00"	25.00'
C102	59.53'	275.00'	N36°11'58"E	59.41'	12°24'11"	29.88'
C103	111.92'	275.00'	N18°20'18"E	111.15'	23°19'09"	56.75'
C104	31.52'	275.00'	N03°23'43"E	31.50'	6°34'02"	15.78'
C105	39.27'	25.00'	N44°53'19"W	35.36'	90°00'00"	25.00'
C106	39.27'	25.00'	S45°06'41"W	35.36'	90°00'00"	25.00'
C107	22.26'	55.00'	S11°28'56"E	22.11'	23°11'14"	11.28'
C108	23.54'	55.00'	S35°20'14"E	23.36'	24°31'23"	11.95'
C109	34.23'	105.00'	S38°15'37"E	34.08'	18°40'38"	17.27'
C110	42.58'	105.00'	S17°18'14"E	42.29'	23°14'08"	21.59'
C111	10.62'	105.00'	S02°47'14"E	10.62'	5°47'51"	5.32'
C112	39.27'	25.00'	N44°53'19"W	35.36'	90°00'00"	25.00'
C113	34.79'	25.00'	N50°01'04"W	32.05'	79°44'30"	20.88'
C114	4.48'	25.00'	N05°01'04"W	4.47'	10°15'30"	2.24'
C115	18.91'	165.00'	N03°23'43"E	18.90'	6°34'02"	9.47'
C116	67.15'	165.00'	N18°20'18"E	66.69'	23°19'09"	34.05'
C117	35.72'	165.00'	N36°11'58"E	35.65'	12°24'11"	17.93'
C118	7.83'	25.00'	N51°22'28"E	7.80'	17°56'47"	3.95'
C119	52.26'	25.00'	S59°46'14"E	43.25'	119°45'50"	43.10'
C120	10.62'	25.00'	S12°17'07"W	10.54'	24°20'52"	5.39'
C121	28.65'	25.00'	S57°17'07"W	27.10'	65°39'08"	16.13'
C122	39.27'	25.00'	N45°06'29"E	35.36'	90°00'24"	25.00'

EXISTING WETLANDS TO REMAIN

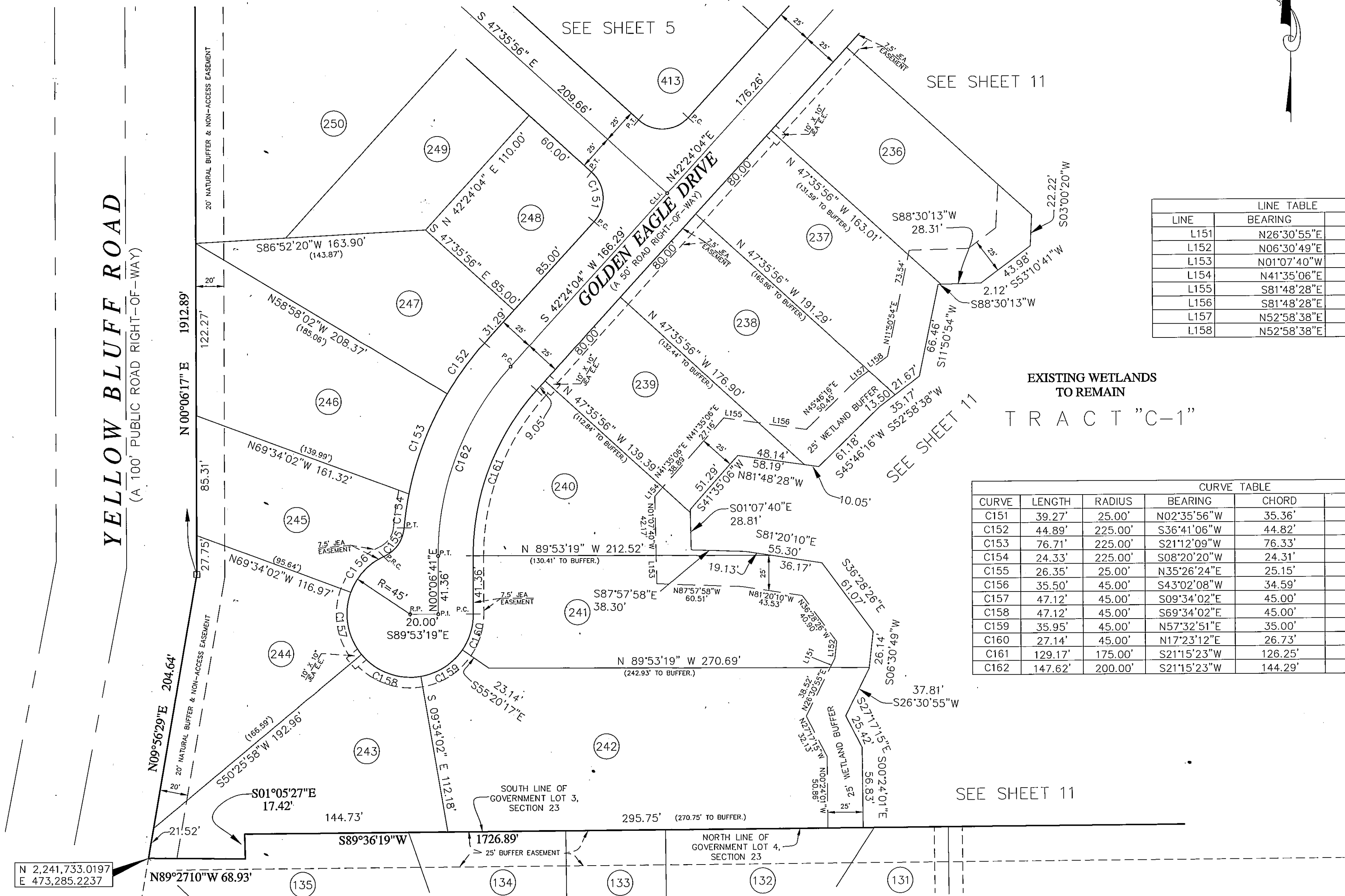
TRACT "C-1"

EAGLES HAMMOCK UNIT TWO

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, AND ALL OF GOVERNMENT LOT 3, TOGETHER WITH A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. LYING EASTERLY OF YELLOW BLUFF ROAD, (A 100 FOOT PUBLIC RIGHT OF WAY, AS PRESENTLY ESTABLISHED).



PLAT BOOK **57** PAGE **87E**
SHEET **6** OF **16** SHEETS



LINE	BEARING	LENGTH
L151	N26°30'55"E	7.56'
L152	N06°30'49"E	11.89'
L153	N01°07'40"W	20.07'
L154	N41°35'06"E	8.48'
L155	S81°48'28"E	24.83'
L156	S81°48'28"E	34.52'
L157	N52°58'38"E	10.41'
L158	N52°58'38"E	16.95'

EXISTING WETLANDS TO REMAIN TRACT "C-1"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C151	39.27'	25.00'	N02°35'56"W	35.36'	90°00'00"	25.00'
C152	44.89'	225.00'	S36°41'06"W	44.82'	11°25'56"	22.52'
C153	76.71'	225.00'	S21°12'09"W	76.33'	19°31'58"	38.73'
C154	24.33'	225.00'	S08°20'20"W	24.31'	6°11'40"	12.17'
C155	26.35'	25.00'	N35°26'24"E	25.15'	60°23'49"	14.55'
C156	35.50'	45.00'	S43°02'08"W	34.59'	45°12'20"	18.73'
C157	47.12'	45.00'	S09°34'02"E	45.00'	60°00'00"	25.98'
C158	47.12'	45.00'	S69°34'02"E	45.00'	60°00'00"	25.98'
C159	35.95'	45.00'	N57°32'51"E	35.00'	45°46'15"	19.00'
C160	27.14'	45.00'	N17°23'12"E	26.73'	34°33'02"	13.99'
C161	129.17'	175.00'	S21°15'23"W	126.25'	42°17'23"	67.68'
C162	147.62'	200.00'	S21°15'23"W	144.29'	42°17'23"	77.35'

VICTORIA LAKES UNIT TWO
(PLAT BOOK 56, PAGES 76, 76A - 76C)

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661
PSD # 2003 - 017, DEV. # 5798.2

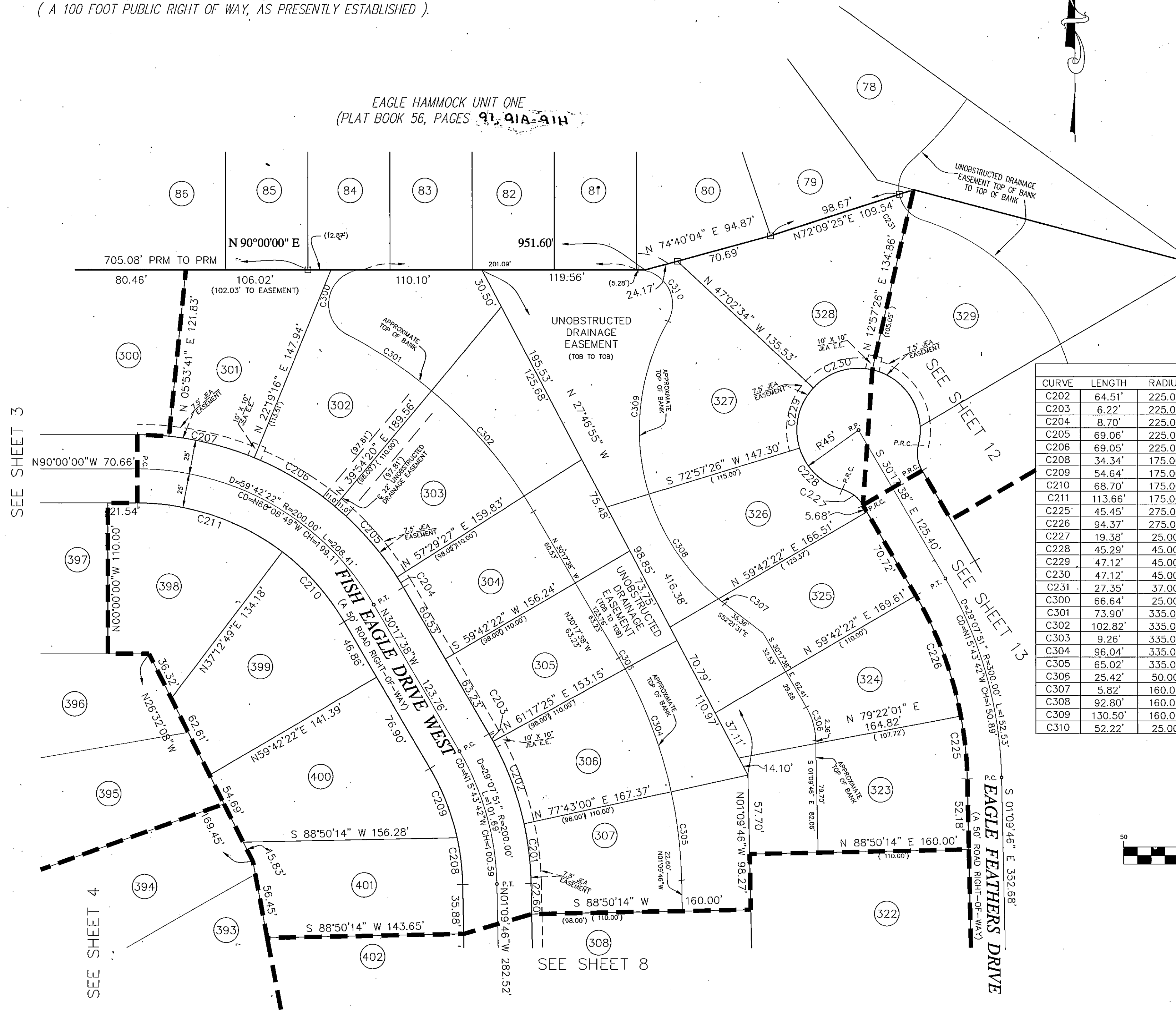
EAGLES HAMMOCK UNIT TWO

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, AND ALL OF GOVERNMENT LOT 3, TOGETHER WITH A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. LYING EASTERLY OF YELLOW BLUFF ROAD, (A 100 FOOT PUBLIC RIGHT OF WAY, AS PRESENTLY ESTABLISHED).

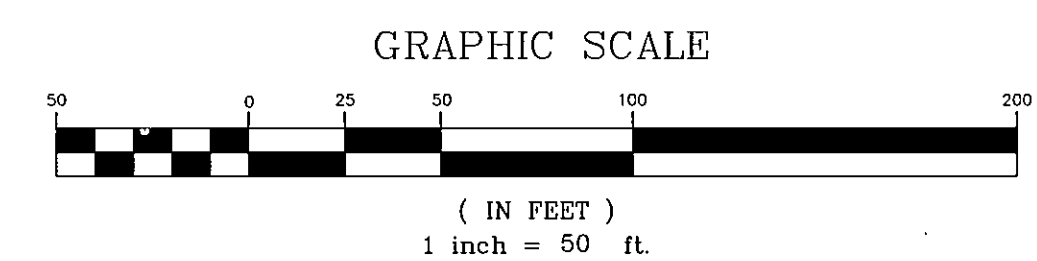
PLAT BOOK **57** PAGE **87E**
SHEET **7** OF **16** SHEETS

EAGLE HAMMOCK UNIT ONE
(PLAT BOOK 56, PAGES 91, 91A-91H)

LINE TABLE		
LINE	BEARING	LENGTH
L201	S01°09'46"E	0.36'
L202	N01°09'46"W	22.60'



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C202	64.51'	225.00'	N20°29'47"W	64.29'	16°25'35"	32.48'
C203	6.22'	225.00'	N29°30'06"W	6.22'	1°35'03"	3.11'
C204	8.70'	225.00'	N31°24'05"W	8.70'	2°12'56"	4.35'
C205	69.06'	225.00'	N41°18'06"W	68.79'	17°35'06"	34.80'
C206	69.05'	225.00'	N58°53'12"W	68.78'	17°35'05"	34.80'
C208	34.34'	175.00'	N06°47'02"W	34.28'	11°14'32"	17.22'
C209	54.64'	175.00'	N21°20'58"W	54.42'	17°53'20"	27.54'
C210	68.70'	175.00'	N41°32'24"W	68.26'	22°29'34"	34.80'
C211	113.66'	175.00'	N71°23'36"W	111.68'	37°12'49"	58.92'
C225	45.45'	275.00'	N05°53'52"W	45.40'	9°28'12"	22.78'
C226	94.37'	275.00'	N20°27'48"W	93.90'	19°39'39"	47.65'
C227	19.38'	25.00'	N52°30'05"W	18.90'	44°24'55"	10.21'
C228	45.29'	45.00'	S45°52'33"E	43.40'	57°39'59"	24.77'
C229	47.12'	45.00'	S12°57'26"W	45.00'	60°00'00"	25.98'
C230	47.12'	45.00'	S72°57'26"W	45.00'	60°00'00"	25.98'
C231	27.35'	37.00'	S34°30'37"E	26.73'	42°20'51"	14.33'
C300	66.64'	25.00'	S13°37'59"W	48.59'	152°44'02"	103.08'
C301	73.90'	335.00'	N56°24'51"W	73.75'	12°38'23"	37.10'
C302	102.82'	335.00'	N41°18'06"W	102.41'	17°35'06"	51.82'
C303	9.26'	335.00'	N29°30'06"W	9.26'	1°35'03"	4.63'
C304	96.04'	335.00'	N20°29'47"W	95.71'	16°25'35"	48.35'
C305	65.02'	335.00'	N06°43'23"W	64.92'	11°07'14"	32.61'
C306	25.42'	50.00'	N15°43'42"W	25.15'	29°07'51"	12.99'
C307	5.82'	160.00'	S51°19'01"E	5.82'	2°05'01"	2.91'
C308	92.80'	160.00'	S33°39'32"E	91.51'	33°13'57"	47.75'
C309	130.50'	160.00'	S06°19'25"W	126.91'	46°43'57"	69.13'
C310	52.22'	25.00'	N30°09'19"W	43.23'	119°41'23"	43.03'



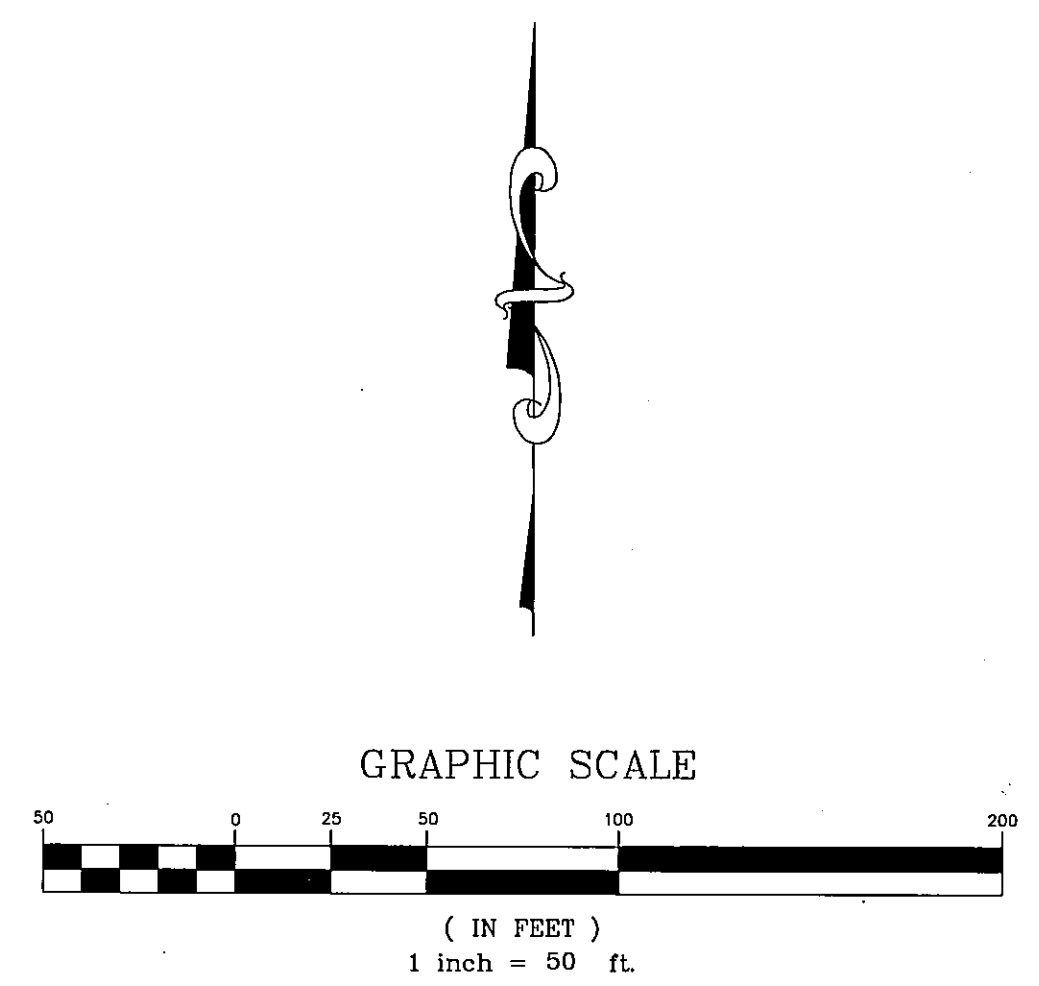
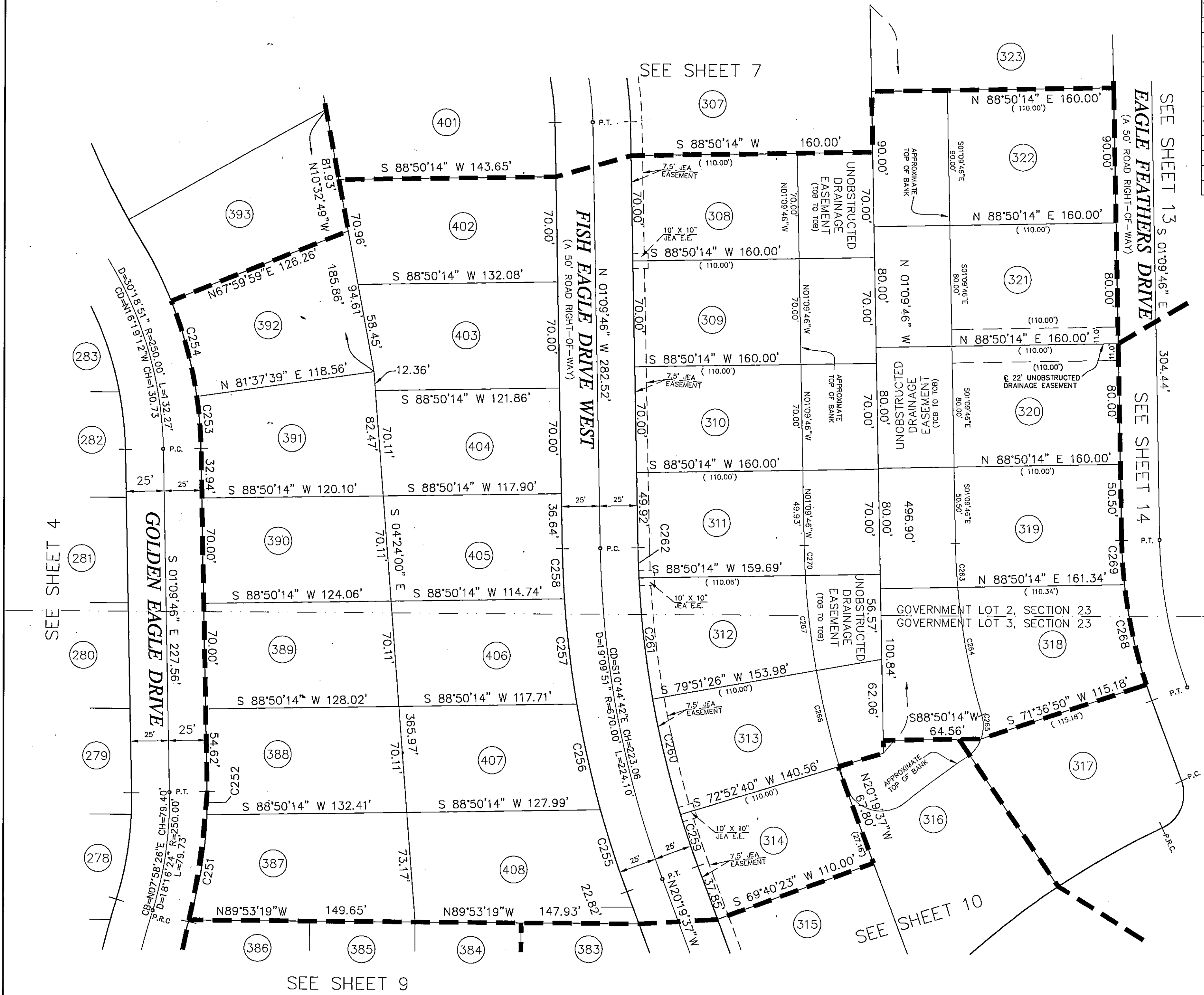
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

EAGLES HAMMOCK UNIT TWO

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PLAT BOOK **57** PAGE **87G**
SHEET **8** OF **16** SHEETS

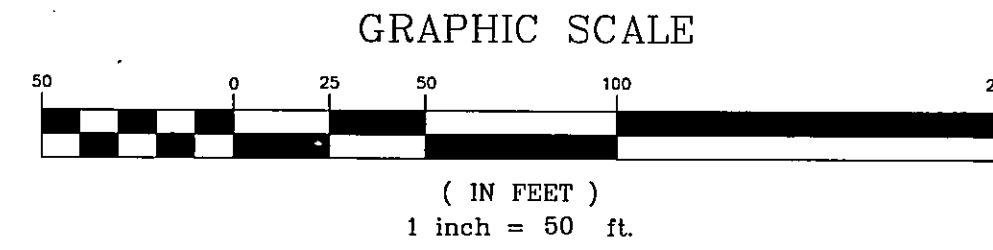
CURVE TABLE						
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C251	71.14'	275.00'	N09°27'12"E	70.94'	14°49'18"	35.77'
C252	15.38'	275.00'	N00°26'23"E	15.38'	3°12'19"	7.69'
C253	34.60'	275.00'	N04°46'04"W	34.58'	7°12'34"	17.32'
C254	65.41'	275.00'	N15°11'11"W	65.25'	13°37'40"	32.86'
C255	57.25'	695.00'	S17°58'01"E	57.24'	4°43'12"	28.64'
C256	71.47'	695.00'	S12°39'40"E	71.43'	5°53'30"	35.76'
C257	70.37'	695.00'	S06°48'53"E	70.34'	5°48'05"	35.22'
C258	33.37'	695.00'	S02°32'18"E	33.37'	2°45'04"	16.69'
C259	36.08'	645.00'	S18°43'28"E	36.07'	3°12'18"	18.04'
C260	78.57'	645.00'	S13°37'57"E	78.52'	6°58'46"	39.33'
C261	81.01'	645.00'	S06°32'40"E	80.96'	7°11'48"	40.56'
C262	20.07'	645.00'	S02°03'16"E	20.07'	1°46'59"	10.04'
C263	29.52'	435.00'	S03°06'25"E	29.51'	3°53'17"	14.76'
C264	86.51'	435.00'	S10°44'55"E	86.37'	11°23'43"	43.40'
C265	15.97'	25.00'	S01°50'58"E	15.70'	36°35'27"	8.27'
C266	65.17'	535.00'	S13°37'57"E	65.13'	6°58'46"	32.63'
C267	83.77'	535.00'	S06°43'40"E	83.74'	6°49'47"	31.92'
C268	68.16'	325.00'	S12°22'41"E	68.03'	12°00'58"	34.21'
C269	29.54'	325.00'	S03°45'59"E	29.53'	5°12'26"	14.78'
C270	20.07'	535.00'	S02°14'16"E	20.07'	2°09'00"	10.40'



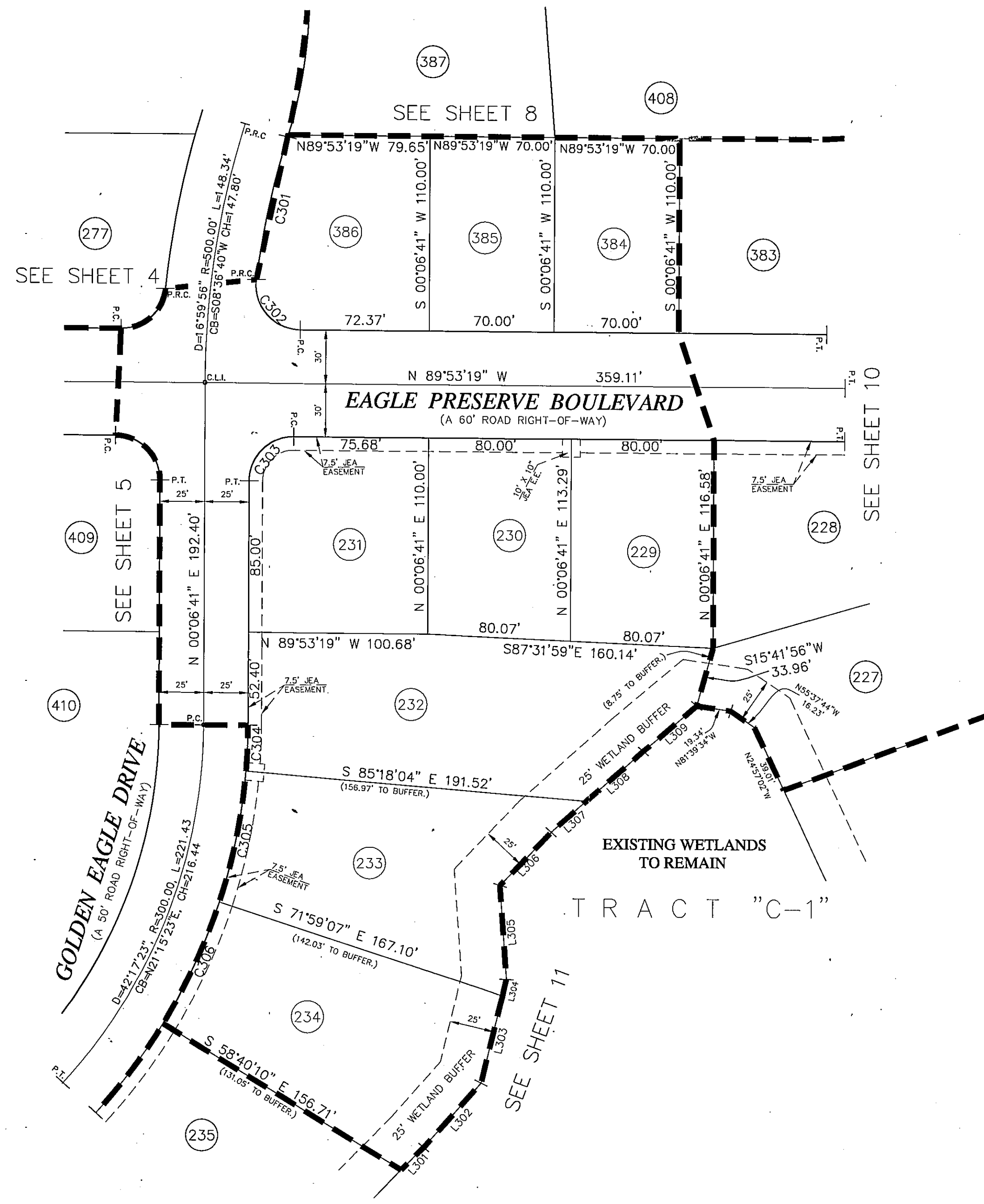
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5841 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1136
Phone (904) 346-1133 LB. No. 6661
PSD # 2003 - 017, DEV. # 5798.2

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PLAT BOOK **57** PAGE **87H**
SHEET **9** OF **16** SHEETS



LINE TABLE		
LINE	BEARING	LENGTH
L301	S44°19'24"W	17.97'
L302	S41°18'15"W	48.52'
L303	S13°40'55"W	50.42'
L304	S13°40'55"W	9.30'
L305	S03°58'38"E	53.26'
L306	S43°30'29"W	41.66'
L307	S48°17'48"W	26.28'
L308	S48°17'48"W	42.77'
L309	S49°07'06"W	39.50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C304	26.02'	325.00'	N02°24'19"E	26.01'	00°00'00"	13.02'
C305	75.53'	325.00'	N11°21'24"E	75.36'	00°00'00"	37.94'
C301	82.73'	475.00'	S12°07'16"W	82.62'	00°00'00"	41.47'
C302	42.33'	25.00'	S41°22'42"E	37.45'	00°00'00"	28.27'
C303	39.27'	25.00'	S45°06'41"W	35.36'	00°00'00"	25.00'
C306	75.53'	325.00'	N24°40'21"E	75.36'	00°00'00"	37.94'

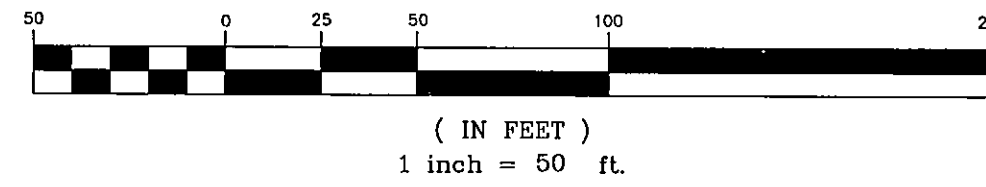
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5841 Lovella Street
Jacksonville, Florida 32207
Fax (904) 346-1136
Phone (904) 346-1133

L.B. No. 6661

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GRAPHIC SCALE



PLAT BOOK **57** PAGE **67I**

SHEET 10 OF 16 SHEETS



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C351	39.75'	25.00'	S65°52'19"E	35.69'	91°05'23"	25.48'
C352	86.26'	270.00'	N59°25'51"E	85.89'	18°18'17"	43.50'
C353	21.43'	270.00'	N48°00'15"E	21.43'	04°32'53"	10.72'
C354	94.52'	530.00'	S50°50'21"W	94.39'	10°13'04"	47.38'
C355	94.11'	470.00'	S74°58'05"W	93.95'	11°28'20"	47.21'
C356	82.36'	470.00'	S64°12'44"W	82.25'	10°02'23"	41.28'
C357	82.36'	470.00'	S54°10'21"W	82.25'	10°02'23"	41.28'
C358	28.07'	470.00'	S47°26'29"W	28.07'	03°25'21"	14.04'
C359	52.01'	330.00'	N50°14'42"E	51.95'	09°01'46"	26.06'
C360	93.05'	330.00'	N62°50'13"E	92.74'	16°09'18"	46.83'
C361	36.84'	25.00'	S28°55'44"W	33.45'	83°58'16"	22.50'
C362	66.72'	975.00'	S15°01'01"E	66.70'	03°55'14"	33.37'
C363	75.43'	975.00'	S19°11'37"E	75.41'	04°25'58"	37.74'
C364	86.21'	975.00'	S23°56'36"E	86.19'	05°03'59"	43.14'
C365	68.69'	975.00'	S28°29'41"E	68.67'	04°02'11"	34.36'
C366	12.40'	225.00'	N28°56'02"W	12.40'	03°09'28"	6.20'
C367	78.49'	1025.00'	S27°14'03"E	78.47'	04°23'14"	39.26'
C368	78.49'	1025.00'	S22°50'49"E	78.47'	04°23'14"	39.26'
C369	78.49'	1025.00'	S18°27'35"E	78.47'	04°23'14"	39.26'
C370	60.95'	1025.00'	S14°33'45"E	60.94'	03°24'25"	30.48'
C371	34.92'	25.00'	N52°52'15"W	32.15'	80°01'23"	20.99'
C372	17.24'	330.00'	N88°36'53"E	17.24'	02°59'38"	8.62'
C373	48.19'	25.00'	N34°53'32"E	41.07'	110°26'19"	36.00'
C374	72.08'	360.00'	S74°58'05"W	71.96'	11°28'20"	36.16'
C375	63.08'	360.00'	S64°12'44"W	63.00'	10°02'23"	31.62'
C376	63.08'	360.00'	S54°10'21"W	63.00'	10°02'23"	31.62'
C377	21.50'	360.00'	S47°26'29"W	21.50'	03°25'21"	10.75'
C378	58.55'	440.00'	N49°32'33"E	58.51'	07°37'29"	29.32'
C379	34.87'	440.00'	N55°37'33"E	34.87'	04°32'29"	17.45'
C380	33.54'	25.00'	S19°27'52"W	31.08'	76°51'49"	19.84'
C381	36.88'	865.00'	S20°11'20"E	36.87'	02°26'33"	18.44'
C382	76.49'	865.00'	S23°56'36"E	76.46'	05°03'59"	38.27'
C383	60.94'	865.00'	S28°29'41"E	60.93'	04°02'11"	30.48'
C384	18.46'	335.00'	N28°56'02"W	18.46'	03°09'28"	9.23'
C385	48.16'	25.00'	S73°40'23"E	41.05'	110°21'57"	35.95'
C386	50.91'	635.00'	N53°26'27"E	50.90'	04°35'37"	25.47'
C387	12.78'	535.00'	S17°48'22"E	12.77'	01°22'05"	6.39'

TRACT "C-1"

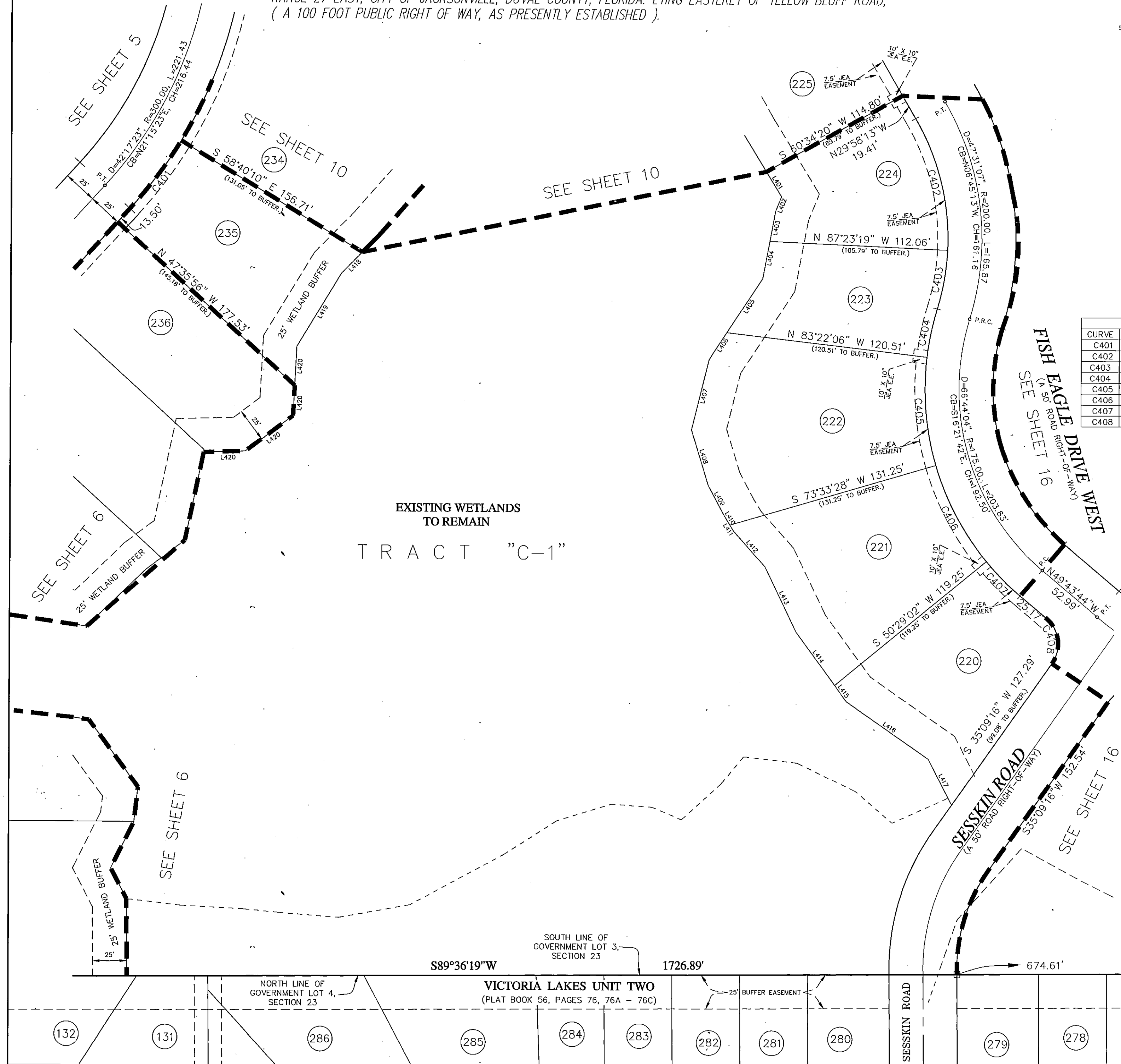
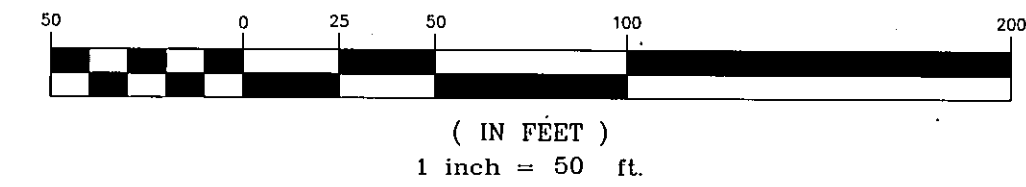
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5841 Luella Street
Jacksonville, Florida 32201
Fax (904) 346-1136
Phone (904) 346-1133 LB. No. 6661

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PLAT BOOK **57** PAGE **67J**
SHEET 11 OF 16 SHEETS

GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C401	62.80'	325.00'	N36°51'57"E	62.70'	11°04'14"	31.50'
C402	101.17'	175.00'	N13°57'03"W	99.77'	33°07'28"	52.04'
C403	43.96'	175.00'	N09°48'31"E	43.85'	14°23'39"	22.10'
C404	36.21'	200.00'	S11°49'07"W	36.16'	10°22'27"	18.16'
C405	80.54'	200.00'	S04°54'19"E	80.00'	23°04'26"	40.82'
C406	80.54'	200.00'	S27°58'45"E	80.00'	23°04'26"	40.82'
C407	35.65'	200.00'	S44°37'21"E	35.60'	10°12'46"	17.87'
C408	37.04'	25.00'	N07°17'14"W	33.74'	84°53'00"	22.86'

LINE TABLE

LINE	BEARING	LENGTH
L401	N31°21'30"W	21.57'
L402	N22°07'38"E	11.10'
L403	N10°33'04"E	22.95'
L404	N10°33'04"E	27.97'
L405	N33°27'17"E	47.86'
L406	N33°27'17"E	23.14'
L407	N13°52'44"E	53.64'
L408	N16°59'27"W	43.08'
L409	N28°04'47"W	24.52'
L410	N31°17'34"W	8.57'
L411	N31°17'34"W	5.16'
L412	N41°43'16"W	35.14'
L413	N25°34'56"W	53.40'
L414	N36°10'09"W	48.29'
L415	N36°10'09"W	14.63'
L416	N55°18'25"W	73.69'
L417	N27°14'46"W	37.77'
L418	S44°19'24"W	21.82'
L419	S31°15'29"W	63.06'
L420	S03°00'20"W	28.88'
L421	S03°00'20"W	22.22'
L422	S53°10'41"W	43.98'
L423	S88°30'13"W	28.31'

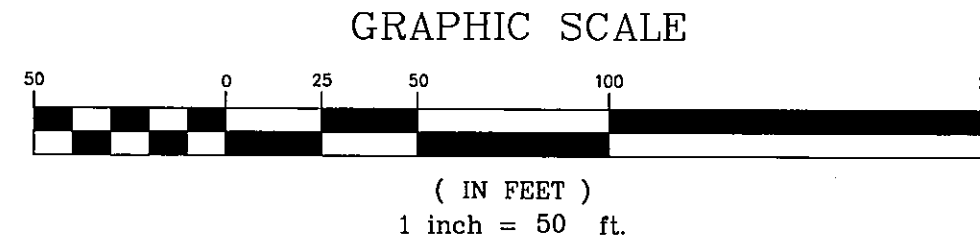
EXISTING WETLANDS TO REMAIN
TRACT "C-1"

VICTORIA LAKES UNIT TWO
(PLAT BOOK 56, PAGES 76, 76A - 76C)

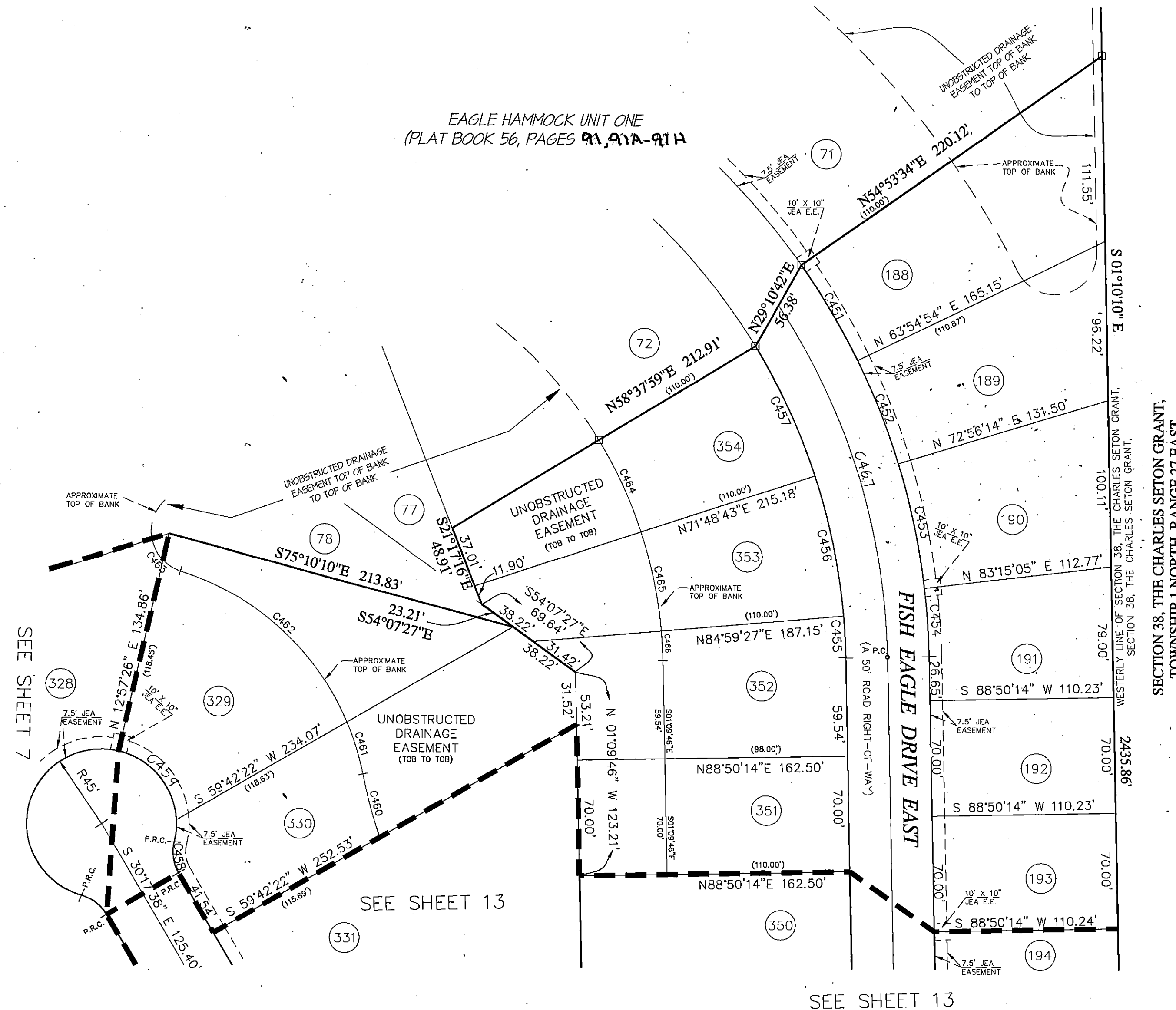
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733
L.B. No. 6661

EAGLES HAMMOCK UNIT TWO

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, AND ALL OF GOVERNMENT LOT 3, TOGETHER WITH A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 21 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. LYING EASTERLY OF YELLOW BLUFF ROAD, (A 100 FOOT PUBLIC RIGHT OF WAY, AS PRESENTLY ESTABLISHED).



PLAT BOOK **57** PAGE **87K**
SHEET 12 OF 16 SHEETS



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
C451	66.92	425.00	N30°35'46"W	66.85 09°01'20"
C452	66.92	425.00	N21°34'26"W	66.85 09°01'20"
C455	25.17	365.34	N03°05'10"W	25.17 03°56'53"
C456	86.26	375.00	N11°35'55"W	86.07 13°10'44"
C457	86.26	375.00	N24°46'39"W	86.07 13°10'44"
C463	26.92	25.00	S42°00'55"E	25.64 61°42'02"
C453	76.51	425.00	N11°54'21"W	76.40 10°18'51"
C454	41.43	425.00	N03°57'21"W	41.42 05°35'09"
C459	58.03	45.00	N40°05'55"W	54.09 73°53'17"
C460	39.49	300.00	S14°55'14"E	39.47 07°32'35"
C461	32.88	160.00	N17°02'09"W	32.82 11°46'26"
C462	139.47	160.00	N47°53'39"W	135.09 49°56'34"
C464	60.95	265.00	N24°46'39"W	60.82 13°10'44"
C464	17.79	265.00	N03°05'10"W	17.79 03°50'46"
C465	60.95	265.00	N11°35'55"W	60.82 13°10'44"
C467	224.85	400.00	N17°15'59"W	221.90 32°12'25"

SEE SHEET 7

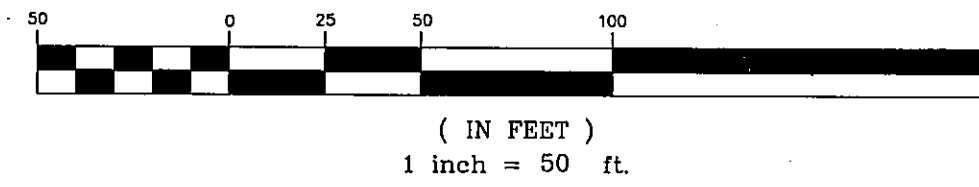
SEE SHEET 13

SEE SHEET 13

EAGLES HAMMOCK UNIT TWO

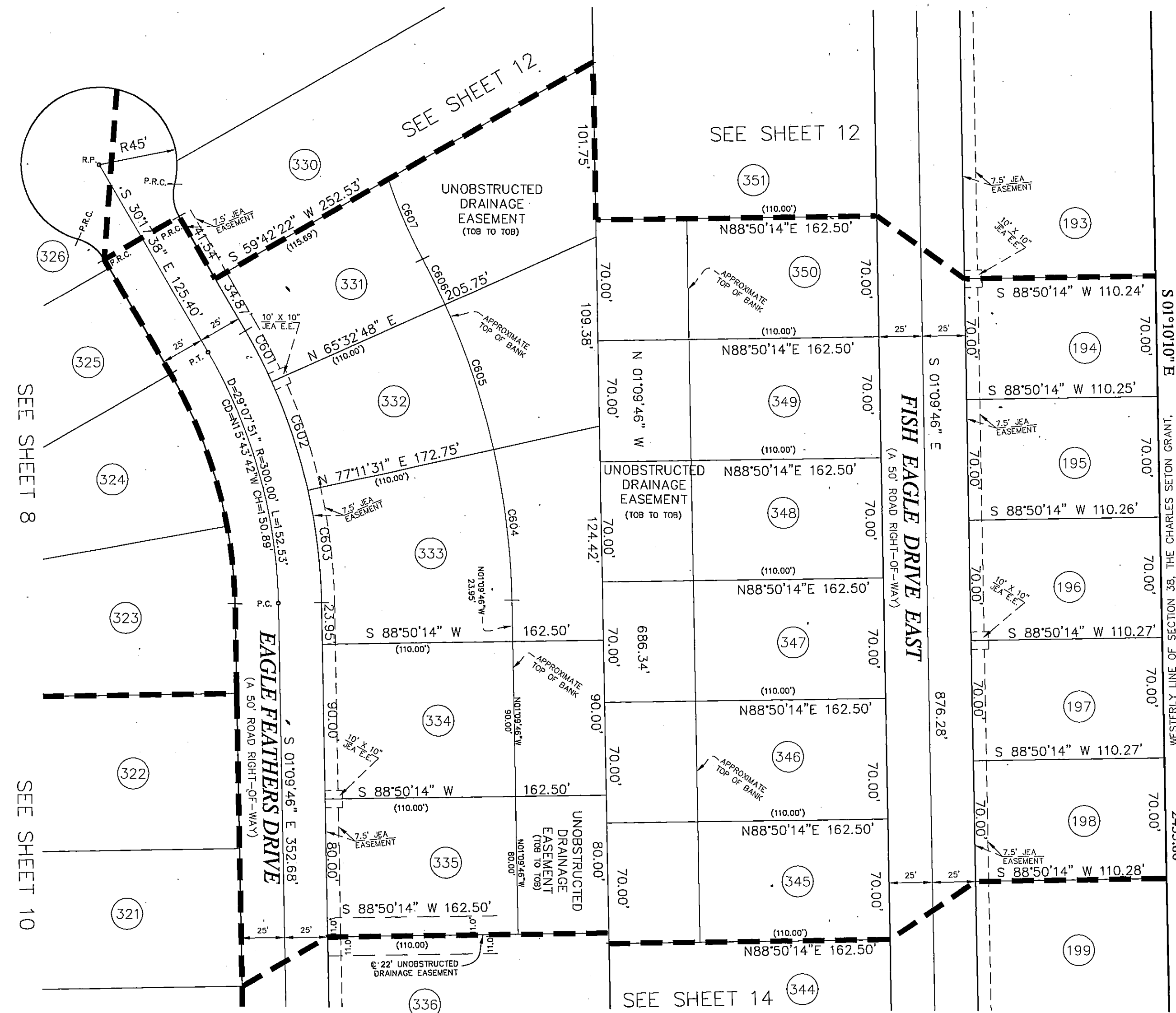
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GRAPHIC SCALE



PLAT BOOK **57** PAGE **87L**

SHEET 13 OF 16 SHEETS



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C601	33.13'	325.00'	N27°22'25"W	33.11'	05°50'25"	16.58'
C602	66.06'	325.00'	N18°37'51"W	65.94'	11°38'43"	33.14'
C603	66.06'	325.00'	N06°59'08"W	65.94'	11°38'43"	33.14'
C604	88.41'	435.00'	N06°59'08"W	88.26'	11°38'43"	44.36'
C605	88.41'	435.00'	N18°37'51"W	88.26'	11°38'43"	44.36'
C606	29.27'	435.00'	N26°22'52"W	29.26'	03°51'18"	14.64'
C607	50.35'	300.00'	S23°30'01"E	50.29'	09°37'00"	25.24'

SECTION 38, THE CHARLES SETON GRANT,
TOWNSHIP 1 NORTH, RANGE 27 EAST.

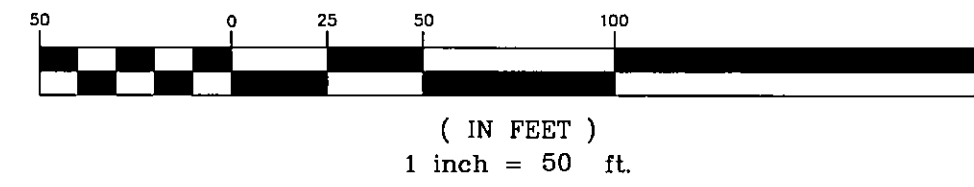
Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5841 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1136
Phone (904) 346-1133

LB. No. 6661

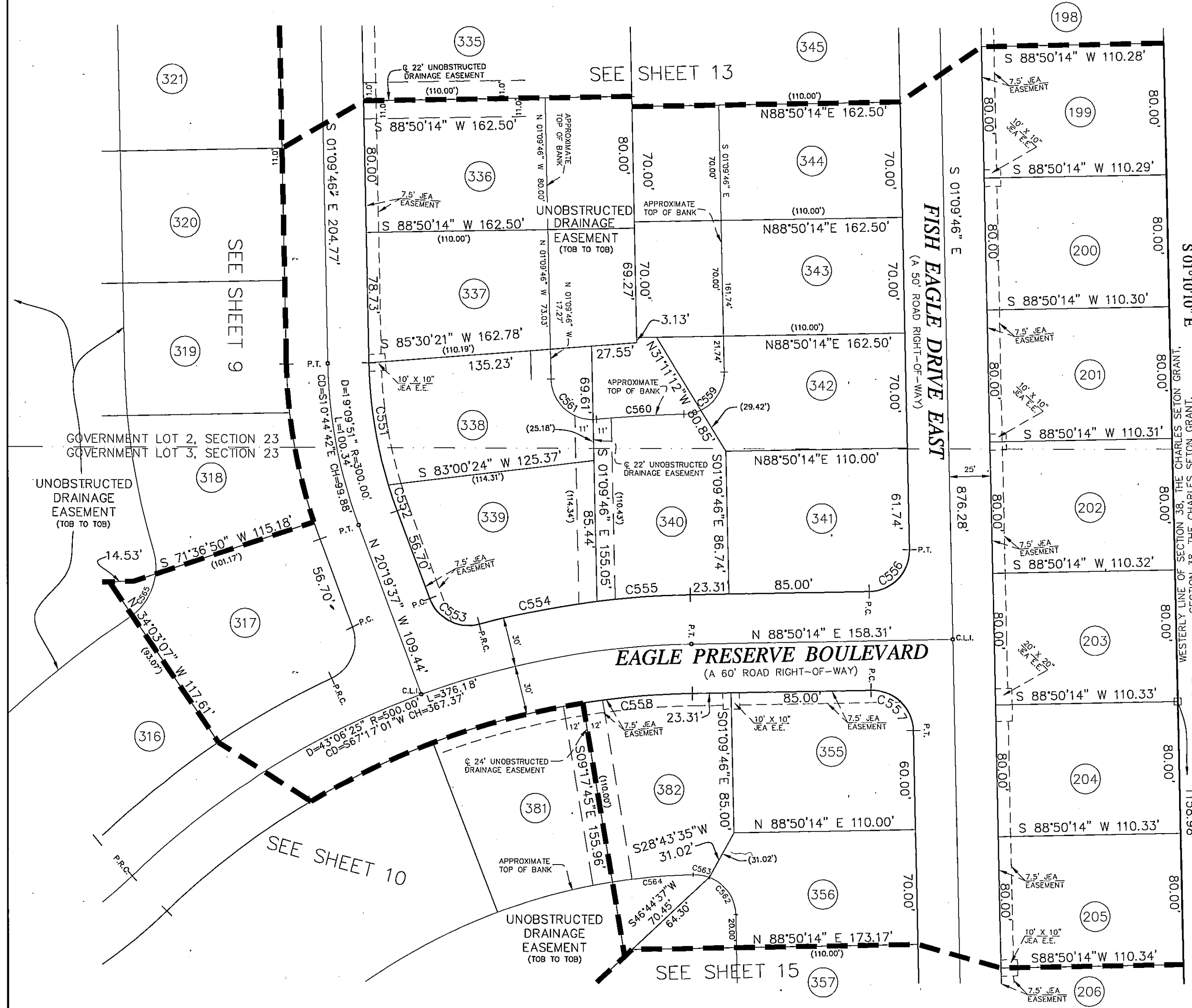
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GRAPHIC SCALE



PLAT BOOK **57** PAGE **87M**
SHEET 14 OF 16 SHEETS



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C551	75.43'	275.00'	S09°01'16"E	75.20'	15°42'58"	37.95'
C552	16.55'	275.00'	S18°36'11"E	16.55'	03°26'53"	8.28'
C553	37.01'	25.00'	S62°44'33"E	33.73'	84°49'52"	22.84'
C554	72.66'	530.00'	S78°46'10"W	72.61'	07°51'18"	36.39'
C555	56.80'	530.00'	S85°46'01"W	56.77'	06°08'25"	28.43'
C556	39.27'	25.00'	N43°50'14"E	35.36'	90°00'00"	25.00'
C557	39.27'	25.00'	N46°09'46"W	35.36'	90°00'00"	25.00'
C558	66.72'	470.00'	S84°46'14"W	66.66'	08°07'59"	33.41'
C559	39.21'	25.00'	N43°45'52"E	35.31'	89°51'16"	24.94'
C560	53.00'	640.00'	S86°19'09"W	52.98'	04°44'41"	26.51'
C561	41.40'	25.00'	S48°36'29"E	36.83'	94°53'25"	27.23'
C562	29.48'	25.00'	N34°56'45"W	27.80'	67°33'56"	16.73'
C563	9.91'	25.00'	N80°05'25"W	9.85'	22°43'24"	5.02'
C564	49.29'	360.00'	S84°37'34"W	49.25'	07°50'38"	24.68'
C565	29.50'	37.00'	N29°21'00"E	28.73'	45°41'20"	15.59'

TOWNSHIP 1 NORTH, RANGE 27 EAST,
SECTION 38, THE CHARLES SETON GRANT.

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 Lovella Street
Jacksonville, Florida 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661

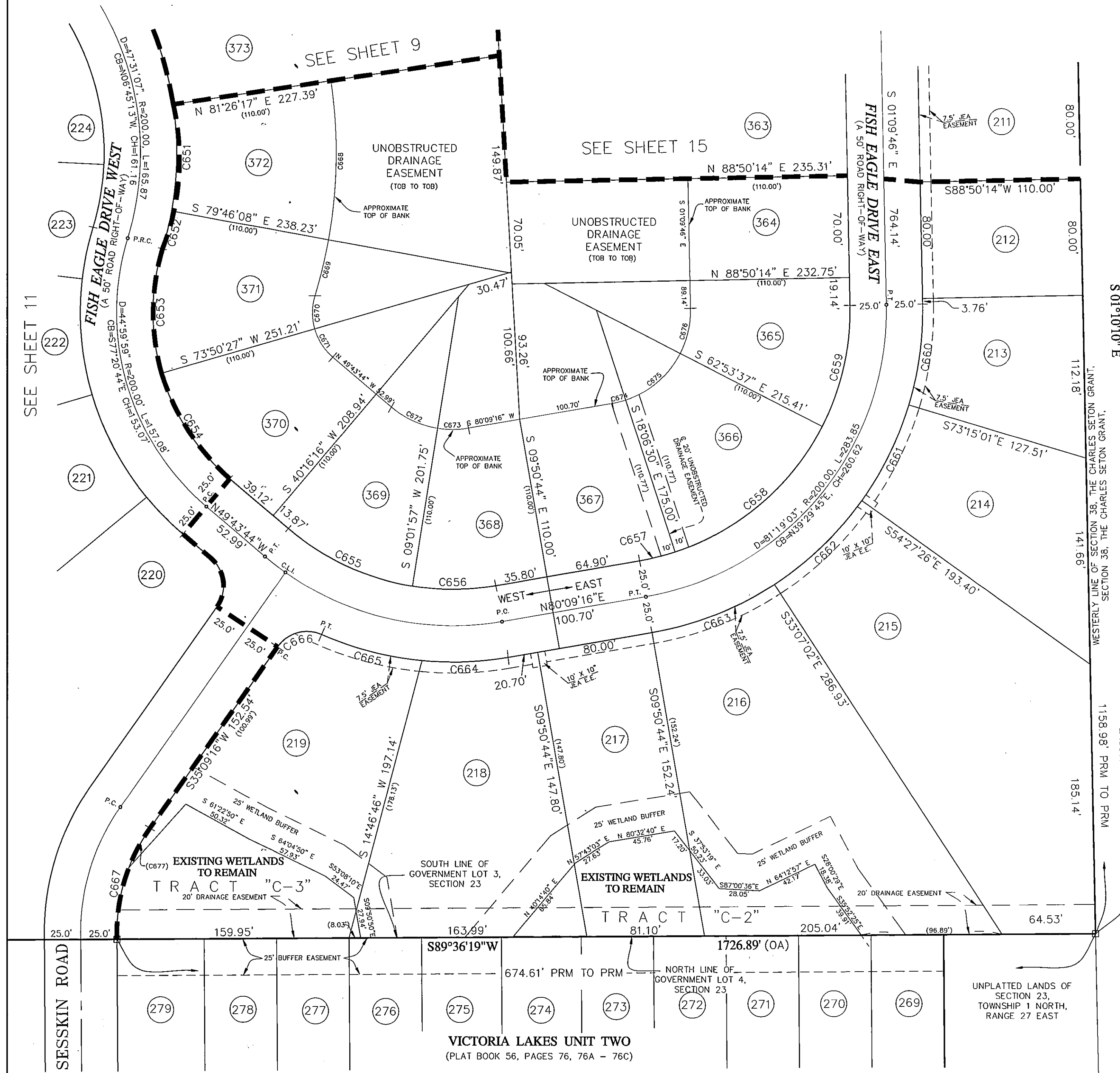
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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C651	73.80'	225.00'	N00°50'04"E	73.47'	18°47'35"	37.23'
C652	26.60'	225.00'	N13°37'06"E	26.59'	06°46'29"	13.32'
C653	86.83'	150.00'	S00°25'24"W	85.62'	33°09'53"	44.67'
C654	87.89'	150.00'	S32°56'38"E	86.63'	33°34'11"	45.24'
C655	95.41'	175.00'	S65°20'53"E	94.24'	31°14'19"	48.92'
C656	57.66'	175.00'	N89°35'37"E	57.40'	18°52'41"	29.09'
C657	25.24'	175.00'	N76°01'23"E	25.22'	08°15'46"	12.64'
C658	136.79'	175.00'	N49°29'57"E	133.33'	44°47'07"	72.10'
C659	86.34'	175.00'	N12°58'18"E	85.47'	28°16'10"	44.07'
C660	70.34'	225.00'	N07°47'37"E	70.06'	17°54'46"	35.46'
C661	73.80'	225.00'	N26°08'47"E	73.47'	18°47'35"	37.23'
C662	83.80'	225.00'	N46°12'46"E	83.32'	21°20'23"	42.39'
C663	91.39'	225.00'	N68°31'07"E	90.76'	23°16'19"	46.33'
C664	59.61'	225.00'	N87°44'39"E	59.43'	15°10'44"	29.98'
C665	71.80'	225.00'	S75°31'28"E	71.50'	18°17'02"	36.21'
C666	34.24'	25.00'	S74°23'09"W	31.62'	78°27'47"	20.41'
C667	81.15'	125.00'	S16°33'22"W	79.73'	37°11'48"	42.06'
C668	109.88'	335.00'	N00°50'04"E	109.39'	18°47'35"	55.44'
C669	39.61'	335.00'	N13°37'06"E	39.59'	06°46'29"	19.83'
C670	23.15'	40.00'	S00°25'24"W	22.83'	33°09'53"	11.91'
C671	23.44'	40.00'	S32°56'38"E	23.10'	33°34'11"	12.07'
C672	35.44'	65.00'	S65°20'53"E	35.00'	31°14'19"	18.17'
C673	21.42'	65.00'	N89°35'37"E	21.32'	18°52'41"	10.81'
C674	9.37'	65.00'	N76°01'23"E	9.37'	08°15'46"	4.70'
C675	50.81'	65.00'	N49°29'57"E	49.52'	44°47'07"	26.78'
C676	32.07'	65.00'	N12°58'18"E	31.75'	28°16'10"	16.37'
C677	30.75'	125.00'	N28°06'27"E	30.67'	14°05'37"	15.45'

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