

EAGLES HAMMOCK UNIT THREE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 61 PAGE 100

SHEET 1 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PART OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 38; THENCE NORTH 01°12'02" WEST ALONG THE WESTERLY LINE OF SAID SECTION 38, A DISTANCE OF 356.58 FEET TO THE NORTHEAST CORNER OF SECTION 26 OF SAID TOWNSHIP AND RANGE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 23 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 01°10'10" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 38, A DISTANCE OF 1775.98 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE CONTINUE NORTH 01°10'10" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 2068.87 FEET; THENCE, DEPARTING SAID WESTERLY LINE, SOUTH 38°47'53" EAST, A DISTANCE OF 352.81 FEET; THENCE SOUTH 06°23'14" EAST, A DISTANCE OF 153.97 FEET; THENCE SOUTH 48°47'45" EAST, A DISTANCE OF 42.24 FEET; THENCE SOUTH 00°22'19" WEST, A DISTANCE OF 333.12 FEET; THENCE SOUTH 62°23'57" WEST, A DISTANCE OF 81.95 FEET; THENCE SOUTH 16°27'18" WEST, A DISTANCE OF 86.97 FEET; THENCE SOUTH 53°54'05" EAST, A DISTANCE OF 83.34 FEET; THENCE SOUTH 66°45'51" EAST, A DISTANCE OF 498.27 FEET; THENCE NORTH 52°28'22" EAST, A DISTANCE OF 107.57 FEET; THENCE SOUTH 71°25'22" EAST, A DISTANCE OF 67.09 FEET; THENCE SOUTH 86°48'27" EAST, A DISTANCE OF 177.65 FEET; THENCE SOUTH 67°46'02" EAST, A DISTANCE OF 173.42 FEET; THENCE NORTH 89°27'45" EAST, A DISTANCE OF 82.32 FEET; THENCE NORTH 79°18'45" EAST, A DISTANCE OF 189.85 FEET; THENCE SOUTH 85°24'03" EAST, A DISTANCE OF 206.05 FEET; THENCE NORTH 68°32'10" EAST, A DISTANCE OF 108.94 FEET; THENCE NORTH 53°52'26" EAST, A DISTANCE OF 59.57 FEET; THENCE SOUTH 61°57'47" EAST, A DISTANCE OF 394.20 FEET; THENCE SOUTH 47°36'33" EAST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 05°26'19" EAST, A DISTANCE OF 100.55 FEET; THENCE SOUTH 25°58'10" WEST, A DISTANCE OF 244.29 FEET; THENCE NORTH 75°49'13" WEST, A DISTANCE OF 161.77 FEET; THENCE SOUTH 25°59'49" WEST, A DISTANCE OF 151.49 FEET; THENCE SOUTH 40°36'27" WEST, A DISTANCE OF 267.47 FEET; THENCE SOUTH 19°41'38" WEST, A DISTANCE OF 361.46 FEET; THENCE NORTH 70°21'58" WEST, A DISTANCE OF 311.35 FEET; THENCE NORTH 28°50'39" WEST, A DISTANCE OF 81.51 FEET; THENCE NORTH 33°08'17" WEST, A DISTANCE OF 117.07 FEET; THENCE NORTH 61°00'24" WEST, A DISTANCE OF 207.74 FEET; THENCE SOUTH 61°02'18" WEST, A DISTANCE OF 207.28 FEET; THENCE NORTH 82°42'54" WEST, A DISTANCE OF 533.80 FEET; THENCE SOUTH 60°20'49" WEST, A DISTANCE OF 280.28 FEET TO ITS INTERSECTION WITH SAID WESTERLY LINE OF SECTION 38 AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 45.47 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT H SMITH INC., A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA ("THE OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS EAGLES HAMMOCK UNIT THREE, 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 STREETS, ROADS, LANES, COURTS AND DRIVES, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, 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 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 EASEMENTS TRANSVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ALL STREETS, ROADS, LANES, COURTS AND DRIVES AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL STREETS, ROADS, LANES, COURTS AND DRIVES, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES 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 OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

H. SMITH, INC., A FLORIDA CORPORATION, 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 OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN EAGLES HAMMOCK UNIT THREE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES 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 177.091(28).

TRACT "A" (NATURAL VEGETATIVE BUFFER) IS HEREBY DEDICATED TO EAGLES HAMMOCK HOMEOWNERS ASSOCIATION, INC. FOR ITS EXCLUSIVE USE.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE H. SMITH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5th DAY OF May, A.D. 2006.

H. SMITH, INC.

A FLORIDA CORPORATION

WITNESS: Donna Passmore

Donna Passmore

TYPE OR PRINT NAME

WITNESS: J. Hawley Smith, Jr.

J. Hawley Smith, Jr.

TYPE OR PRINT NAME

BY: Mary Louise Dungey

MARY LOUISE DUNGEY, VICE PRESIDENT OF H. SMITH, INC., A FLORIDA CORPORATION

NOTARY FOR H. SMITH, INC.

A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, A.D., 2006 BY MARY LOUISE DUNGEY, VICE PRESIDENT OF H. SMITH, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara

NOTARY PUBLIC, STATE OF FLORIDA

Anne G. Lara

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 

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 19th DAY OF May, A.D., 2006.

John P. Kappas

JOHN P. MOSLEY, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2006177333

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 61 PAGES 100-106 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 22 DAY OF May, A.D., 2006.

Jim Fuller

JIM FULLER, CLERK OF THE CIRCUIT COURTS

Juan Marshall

DEPUTY CLERK

Approved 5/16/06

John P. Kappas

CITY ENGINEER

for Director of Public Works

Approved 5/19/2006

B. B. B.

for General Counsel

EAGLES HAMMOCK UNIT THREE

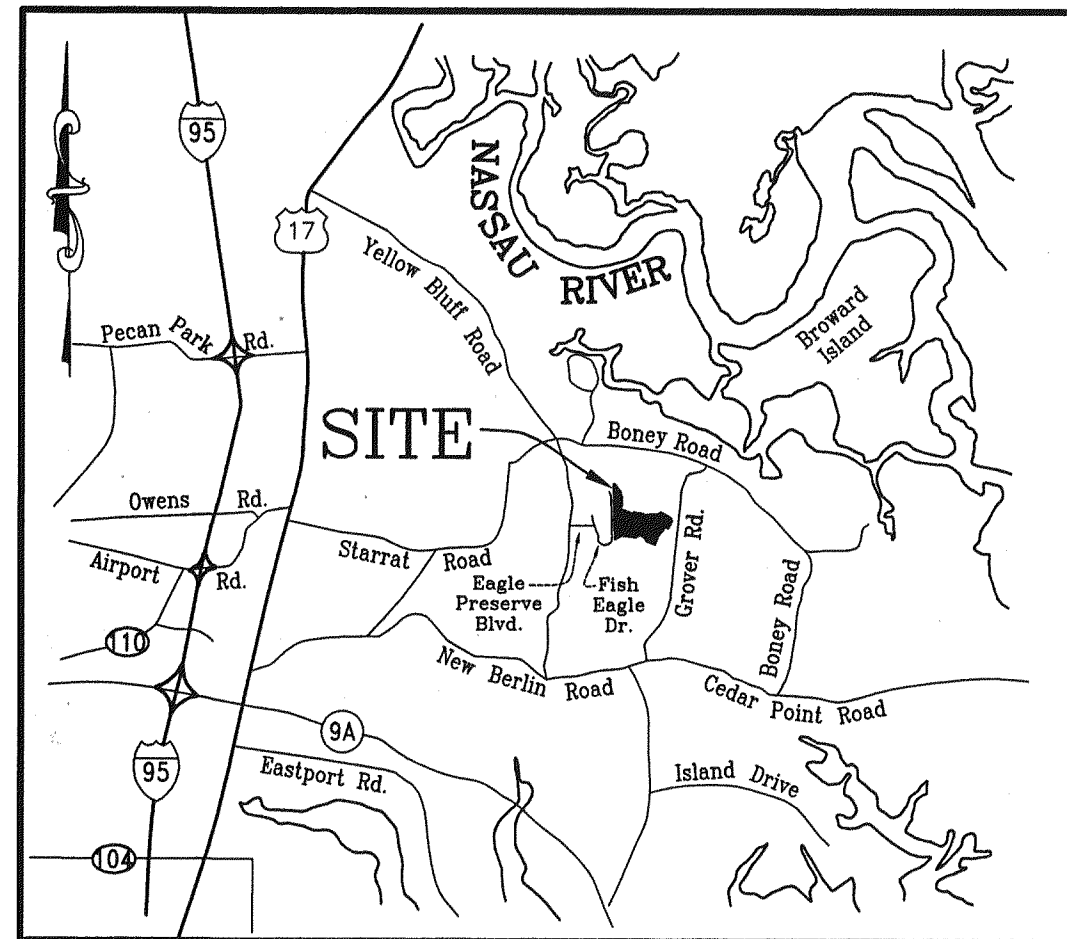
A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES

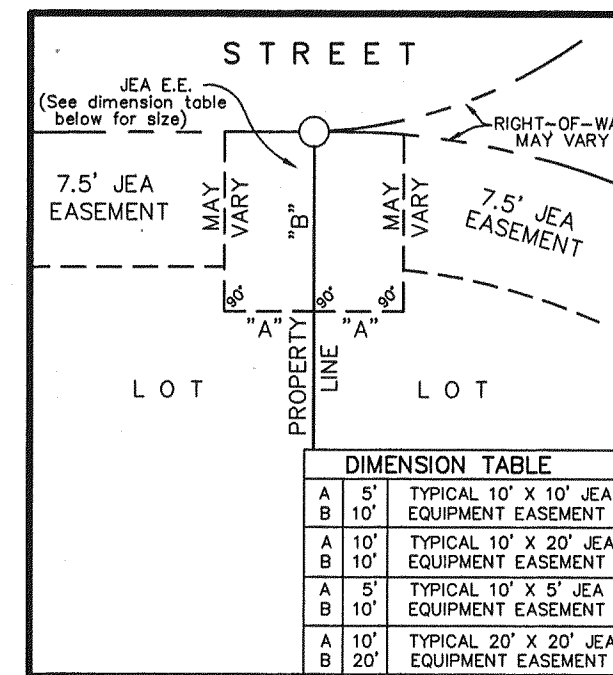
- BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83/90, ZONE OF FLORIDA EAST, COORDINATES ESTABLISHED USING DUVAL COUNTY GEODETIC CONTROL POINTS LABELED JEA-0105 AND JEA-0118, BEARINGS ARE REFERENCED TO THE CENTERLINE OF EAGLE PRESERVE BOULEVARD AS NORTH 88°50'14" EAST.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- 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 EASEMENTS 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 JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND 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.
- THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE BASED ON MAP BY CHARLES BASSETT & ASSOCIATES, INC., FILE NO. S-6002-C, DATED DECEMBER 01, 2004.
- THE UPLAND BUFFER IS TO REMAIN IN AN UNDISTURBED, NATURAL VEGETATIVE STATE.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTIONAL LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
- (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY/PLAT BOUNDARY LINES TO DRAINAGE EASEMENTS/BUFFERS.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- ALL BOUNDARY CORNERS ARE SET 4"x4" CONCRETE MONUMENTS LABELED "P.R.M. LB 3857" UNLESS OTHERWISE NOTED.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), & "A0" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER: 120077 0157 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ABBREVIATIONS/LEGEND

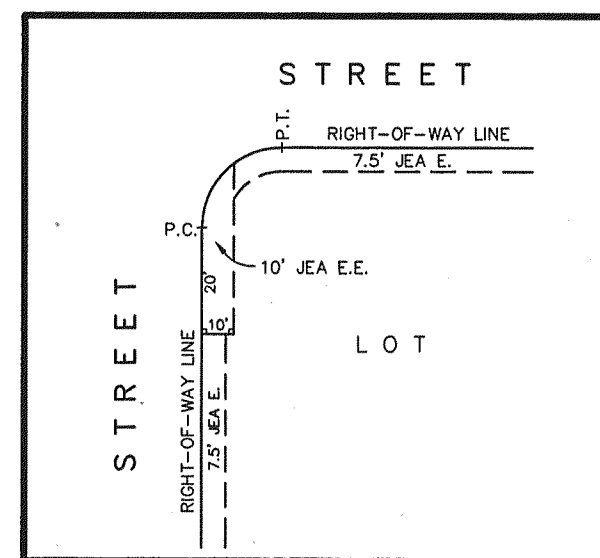
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (1/2" IRON PIPE LABELED "P.R.M. LB 3857" UNLESS OTHERWISE INDICATED).
- ⊠ DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ⊡ DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- sh DENOTES DESIGNATED WETLANDS AREA.
- C99 DENOTES TABULATED CURVE DATA DESIGNATION
- ⊕ DENOTES CENTERLINE
- BLVD. DENOTES BOULEVARD
- JEA E. DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- DR. DENOTES DRIVE
- LB DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- NO. DENOTES NUMBER
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.I. DENOTES POINT OF INTERSECTION
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.T. DENOTES POINT OF TANGENCY
- R= DENOTES RADIUS EQUALS
- (R) DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. DENOTES ROAD
- R.P. DENOTES RADIUS POINT
- T.O.B. DENOTES TOP OF BANK



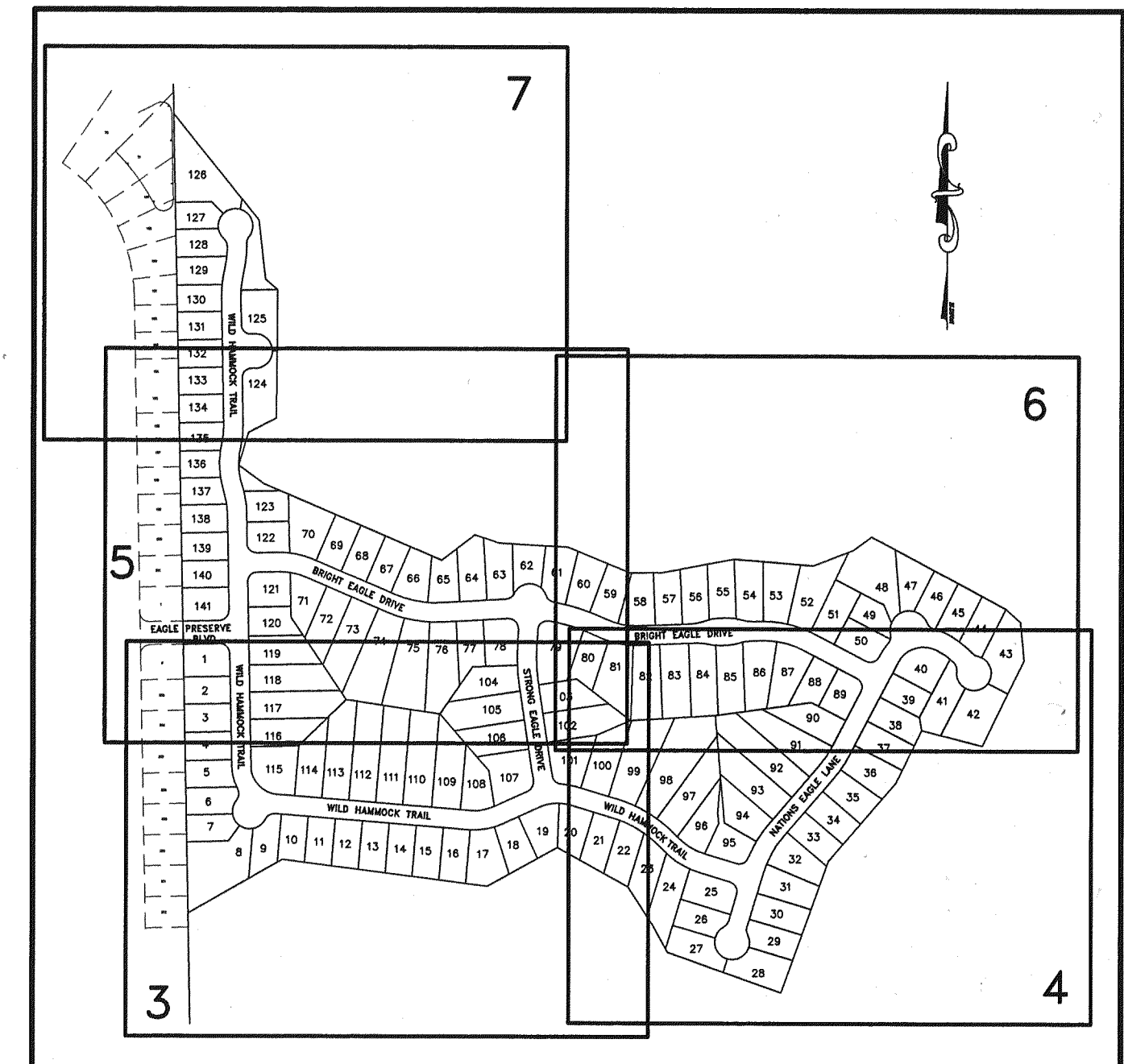
VICINITY MAP
(Not To Scale)



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)



KEY MAP
(1"=400')

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 15 DAY OF April, A.D., 2006.

W. Monroe Hazen, P.L.S.
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED 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 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 21st DAY OF April, A.D., 2006.

James D. Harrison, Jr.
JAMES D. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

EAGLES HAMMOCK UNIT THREE

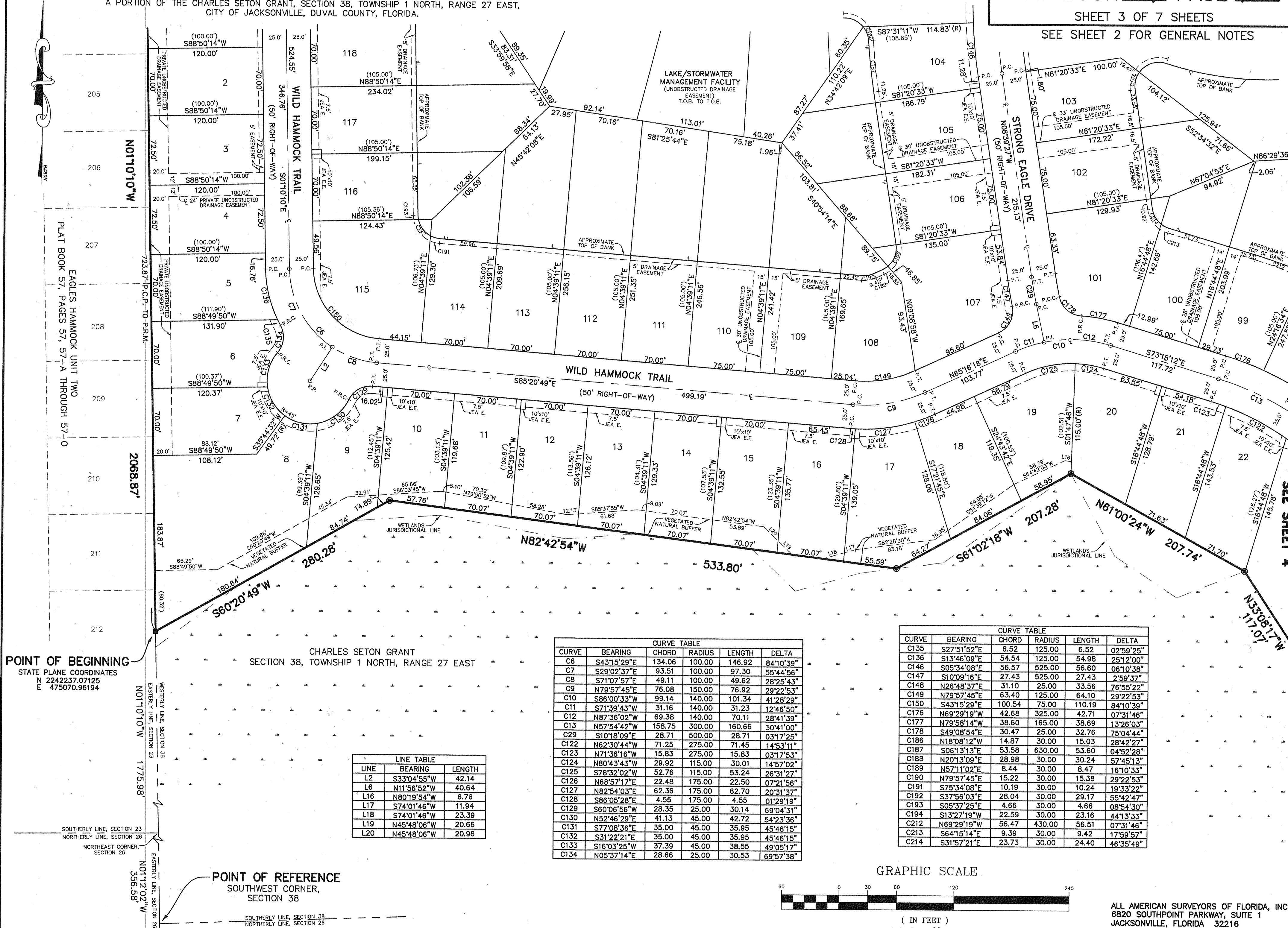
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SEE SHEET 5

PLAT BOOK 61 PAGE 102

SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



POINT OF BEGINNING
STATE PLANE COORDINATES
N 2242237.07125
E 475070.96194

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

LINE	BEARING	LENGTH
L2	S33°04'55"W	42.14
L6	N11°56'52"W	40.64
L16	N80°19'54"W	6.76
L17	S74°01'46"W	11.94
L18	S74°01'46"W	23.39
L19	N45°48'06"W	20.66
L20	N45°48'06"W	20.96

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C6	S43°15'29"E	134.06	100.00	146.92	84°10'39"
C7	S29°02'37"E	93.51	100.00	97.30	55°44'56"
C8	S71°07'57"E	49.11	100.00	49.62	28°25'43"
C9	N79°57'45"E	76.08	150.00	76.92	29°22'53"
C10	S86°00'33"W	99.14	140.00	101.34	41°28'29"
C11	S71°39'43"W	31.16	140.00	31.23	12°46'50"
C12	N87°36'02"W	69.38	140.00	70.11	28°41'39"
C13	N57°54'42"W	158.75	300.00	160.66	30°41'00"
C29	S10°18'09"E	28.71	500.00	28.71	03°17'25"
C122	N62°30'44"W	71.25	275.00	71.45	14°53'11"
C123	N71°36'16"W	15.83	275.00	15.83	03°17'53"
C124	N80°43'43"W	29.92	115.00	30.01	14°57'02"
C125	S78°32'02"W	52.76	115.00	53.24	26°31'27"
C126	N68°57'17"E	22.48	175.00	22.50	07°21'56"
C127	N82°54'03"E	62.36	175.00	62.70	20°31'37"
C128	S86°05'28"E	4.55	175.00	4.55	01°29'19"
C129	S60°06'56"W	28.35	25.00	30.14	69°04'31"
C130	N52°46'29"E	41.13	45.00	42.72	54°23'36"
C131	S77°08'36"E	35.00	45.00	35.95	45°46'15"
C132	S31°22'21"E	35.00	45.00	35.95	45°46'15"
C133	S16°03'25"W	37.39	45.00	38.55	49°05'17"
C134	N05°37'14"E	28.66	25.00	30.53	69°57'38"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C135	S27°51'52"E	6.52	125.00	6.52	02°59'25"
C136	S13°46'09"E	54.54	125.00	54.98	25°12'00"
C146	S05°34'08"E	56.57	525.00	56.60	06°10'38"
C147	S10°09'16"E	27.43	525.00	27.43	2°59'37"
C148	N26°48'37"E	31.10	25.00	33.56	76°55'22"
C149	N79°57'45"E	63.40	125.00	64.10	29°22'53"
C150	S43°15'29"E	100.54	75.00	110.19	84°10'39"
C176	N69°29'19"W	42.88	325.00	42.71	07°31'46"
C177	N79°58'14"W	38.60	165.00	38.69	13°26'03"
C178	S49°08'54"E	30.47	25.00	32.76	75°04'44"
C186	N18°08'12"W	14.87	30.00	15.03	28°42'27"
C187	S06°13'13"E	53.58	630.00	53.60	04°52'28"
C188	N20°13'09"E	28.98	30.00	30.24	57°45'13"
C189	N57°11'02"E	8.44	30.00	8.47	16°10'33"
C190	N79°57'45"E	15.22	30.00	15.38	29°22'53"
C191	S75°34'08"E	10.19	30.00	10.24	19°33'22"
C192	S37°56'03"E	28.04	30.00	29.17	55°42'47"
C193	S05°37'25"E	4.66	30.00	4.66	08°54'30"
C194	S13°27'19"W	22.59	30.00	23.16	44°13'33"
C212	N69°29'19"W	56.47	430.00	56.51	07°31'46"
C213	S64°15'14"E	9.39	30.00	9.42	17°59'57"
C214	S31°57'21"E	23.73	30.00	24.40	46°35'49"

GRAPHIC SCALE



ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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EAGLES HAMMOCK UNIT THREE

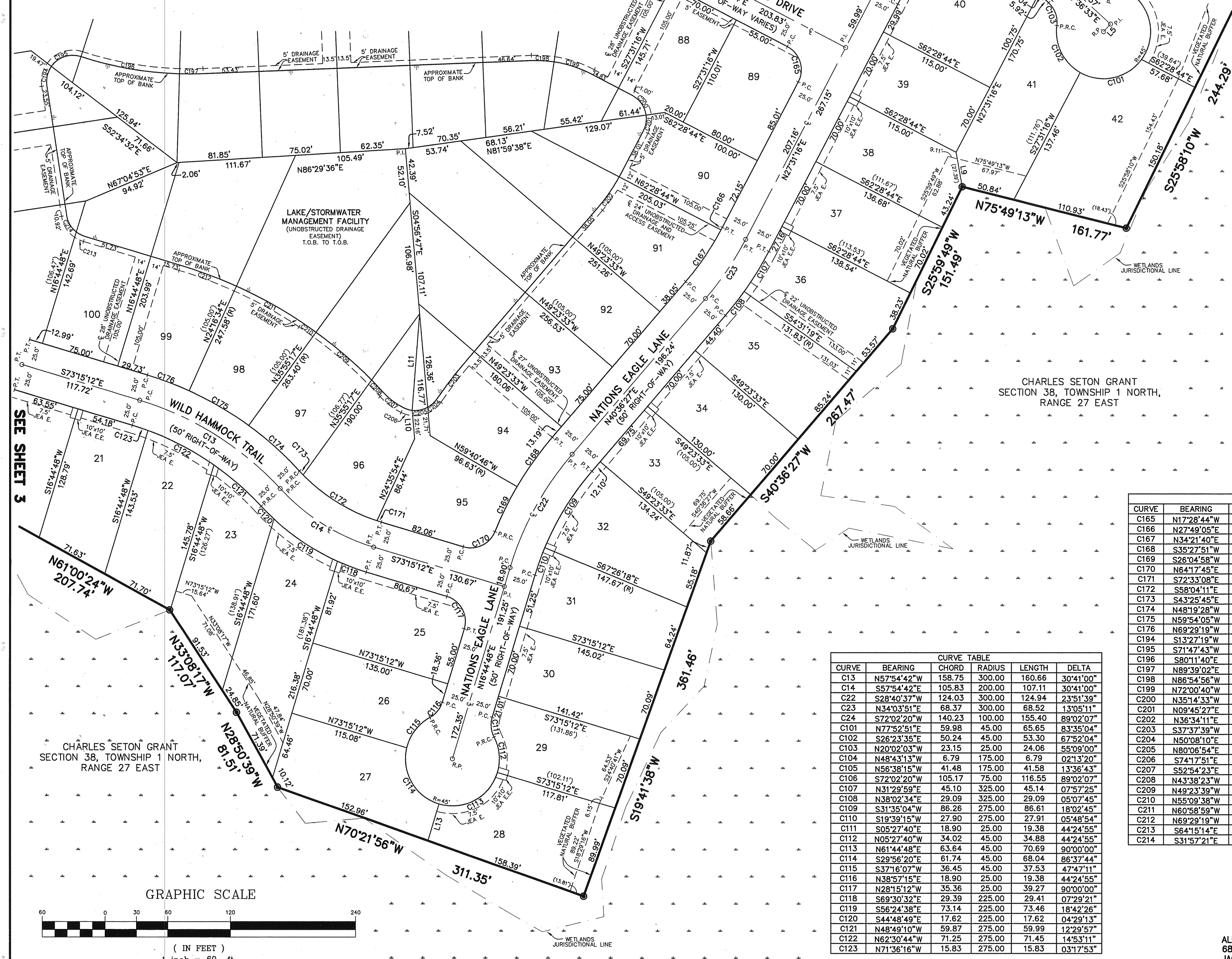
A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 6

PLAT BOOK **61** PAGE **103**

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE

LINE	BEARING	LENGTH
L5	S42°23'27"W	10.00
L9	S09°57'18"E	33.74
L10	N04°56'47"W	27.25
L11	N04°23'13"E	92.49
L13	N16°44'48"E	36.89(R)

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

SEE SHEET 3

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

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C13	N57°54'42"W	158.75	300.00	160.66	30°41'00"
C14	S57°54'42"E	105.83	200.00	107.11	30°41'00"
C22	S28°40'37"W	124.03	300.00	124.94	23°51'39"
C23	N34°03'51"E	68.37	300.00	68.52	13°05'11"
C24	S72°02'20"W	140.23	100.00	155.40	89°02'07"
C101	N77°52'51"E	59.98	45.00	65.65	83°35'04"
C102	S26°23'35"E	50.24	45.00	53.30	67°52'04"
C103	N20°02'03"W	23.15	25.00	24.06	55°09'00"
C104	N48°43'13"W	6.79	175.00	6.79	02°13'20"
C105	S56°38'15"W	41.48	175.00	41.58	13°36'43"
C106	S72°02'20"W	105.17	75.00	116.55	89°02'07"
C107	N31°28'59"E	45.10	325.00	45.14	07°57'25"
C108	N38°02'34"E	29.09	325.00	29.09	05°07'45"
C109	S31°35'04"W	86.26	275.00	86.61	18°02'45"
C110	S19°39'15"W	27.90	275.00	27.91	05°48'54"
C111	S05°27'40"E	18.90	25.00	19.38	44°24'55"
C112	N05°27'40"W	34.02	45.00	34.88	44°24'55"
C113	N61°44'48"E	63.64	45.00	70.69	90°00'00"
C114	S29°56'20"E	61.74	45.00	68.04	86°37'44"
C115	S37°16'07"W	36.45	45.00	37.53	47°47'11"
C116	N38°57'15"E	18.90	25.00	19.38	44°24'55"
C117	N28°15'12"W	35.36	25.00	39.27	90°00'00"
C118	S69°30'32"E	29.39	225.00	29.41	07°29'21"
C119	S56°24'38"E	73.14	225.00	73.46	18°42'26"
C120	S44°48'49"E	17.62	225.00	17.62	04°29'13"
C121	N48°49'10"W	59.87	275.00	59.99	12°29'57"
C122	N62°30'44"W	71.25	275.00	71.45	14°53'11"
C123	N71°36'16"W	15.83	275.00	15.83	03°17'53"

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C165	N17°28'44"W	35.36	25.00	39.27	90°00'00"
C166	N27°49'05"E	2.85	275.00	2.85	00°35'37"
C167	N34°21'40"E	59.84	275.00	59.96	12°29'34"
C168	S35°27'51"W	58.27	325.00	58.35	10°17'13"
C169	S26°04'58"W	48.03	325.00	48.08	08°28'32"
C170	N64°17'45"E	33.75	25.00	37.05	84°54'05"
C171	S72°33'08"E	4.28	175.00	4.28	01°24'08"
C172	S58°04'11"E	83.38	175.00	84.19	27°33'47"
C173	S43°25'45"E	5.25	175.00	5.25	01°43'05"
C174	N48°19'28"W	65.17	325.00	65.28	11°30'31"
C175	N58°54'05"W	65.94	325.00	66.06	11°38'43"
C176	N68°29'19"W	42.68	325.00	42.71	07°31'46"
C194	S13°27'19"W	22.59	30.00	23.16	44°13'33"
C195	S71°47'43"W	35.46	30.00	37.94	72°27'15"
C196	S80°11'40"E	94.32	330.00	94.65	16°26'00"
C197	N89°39'02"E	22.33	330.00	22.33	03°52'38"
C198	N86°54'56"W	22.47	120.00	22.50	10°44'41"
C199	N72°00'40"W	39.74	120.00	39.93	19°03'51"
C200	N35°14'33"W	27.46	30.00	28.52	54°28'22"
C201	N09°45'27"E	18.31	30.00	18.60	35°31'38"
C202	N36°34'11"E	23.94	170.00	23.96	08°04'31"
C203	S37°37'39"W	44.08	430.00	44.10	05°52'33"
C204	N50°08'10"E	15.98	30.00	16.18	30°53'34"
C205	N80°06'54"E	15.06	30.00	15.22	29°03'55"
C206	S74°17'51"E	11.50	30.00	11.58	22°06'34"
C207	S52°54'23"E	25.12	70.00	25.26	20°40'22"
C208	N43°38'23"W	16.06	430.00	16.06	02°08'23"
C209	N49°23'39"W	70.23	430.00	70.31	09°22'08"
C210	N55°09'38"W	16.24	430.00	16.24	02°09'50"
C211	N60°58'59"W	71.08	430.00	71.16	09°28'53"
C212	N69°29'19"W	56.47	430.00	56.51	07°31'46"
C213	S64°15'14"E	9.39	30.00	9.42	17°59'57"
C214	S31°57'21"E	23.73	30.00	24.40	46°35'49"

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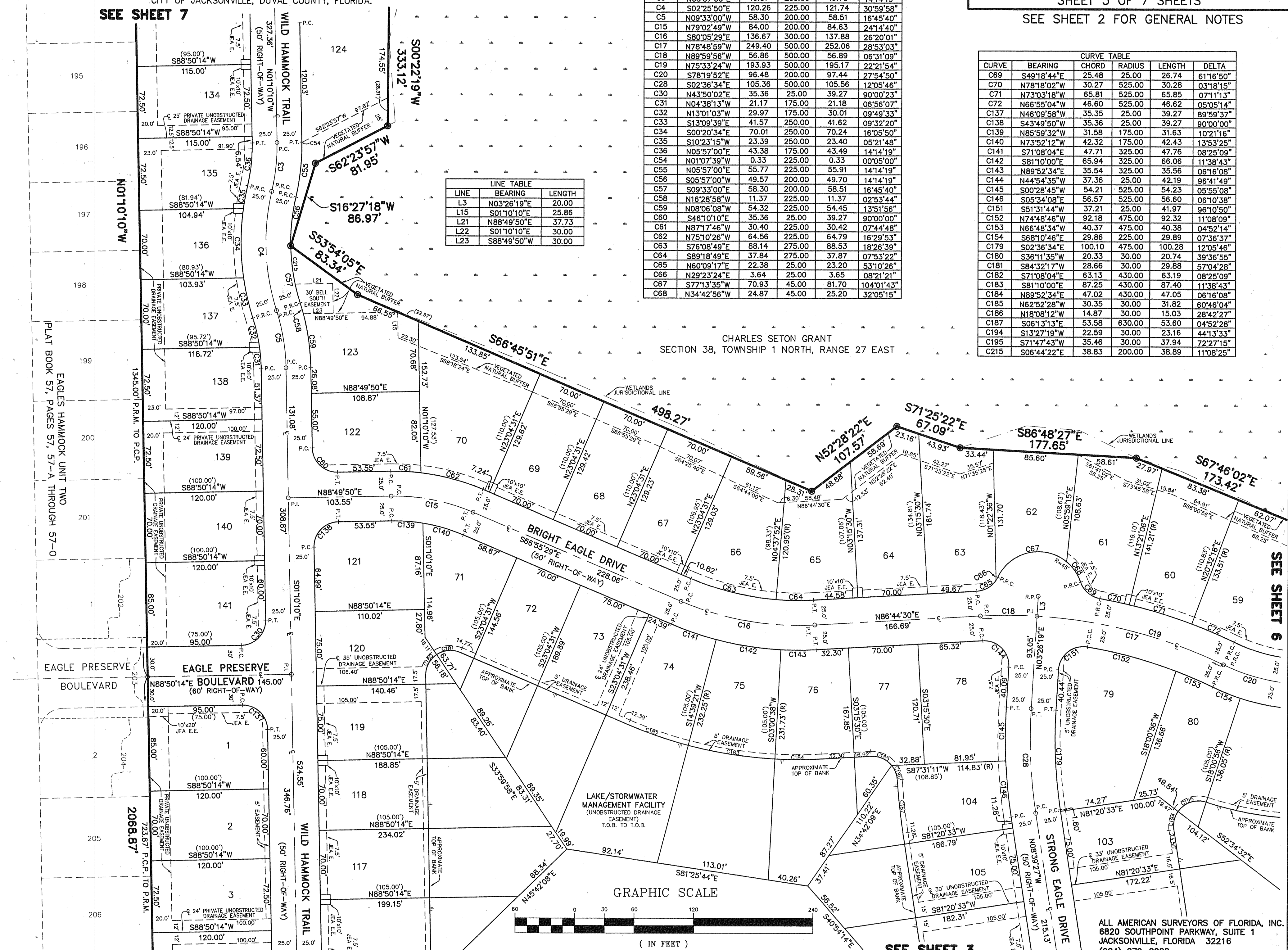
A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 7

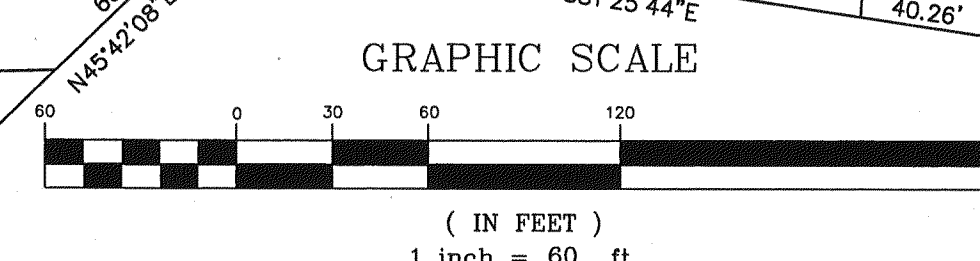
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	N05°57'00"E	49.57	200.00	49.70	14°14'19"
C4	S02°25'50"E	120.26	225.00	121.74	30°59'58"
C5	N09°33'00"W	58.30	200.00	58.51	16°45'40"
C15	N79°02'49"W	84.00	200.00	84.63	24°14'40"
C16	S80°05'29"E	136.67	300.00	137.88	26°20'01"
C17	N78°48'59"W	249.40	500.00	252.06	28°53'03"
C18	N89°59'56"W	56.86	500.00	56.89	06°31'09"
C19	N75°33'24"W	193.93	500.00	195.17	22°21'54"
C20	S78°19'52"E	96.48	200.00	97.44	27°54'50"
C28	S02°36'34"E	105.36	500.00	105.56	12°05'46"
C30	N43°50'02"E	35.36	25.00	39.27	90°00'23"
C31	N04°38'13"W	21.17	175.00	21.18	06°56'07"
C32	N13°01'03"W	29.97	175.00	30.01	09°49'33"
C33	S13°09'39"E	41.57	250.00	41.62	09°32'20"
C34	S00°20'34"E	70.01	250.00	70.24	16°05'50"
C35	S10°23'15"W	23.39	250.00	23.40	05°21'48"
C36	N05°57'00"E	43.38	175.00	43.49	14°14'19"
C54	N01°07'39"W	0.33	225.00	0.33	00°05'00"
C55	N05°57'00"E	55.77	225.00	55.91	14°14'19"
C56	S05°57'00"W	49.57	200.00	49.70	14°14'19"
C57	S09°33'00"E	58.30	200.00	58.51	16°45'40"
C58	N16°28'58"W	11.37	225.00	11.37	02°53'44"
C59	N08°06'08"W	54.32	225.00	54.45	13°51'56"
C60	S46°10'10"E	35.36	25.00	39.27	90°00'00"
C61	N87°17'46"W	30.40	225.00	30.42	07°44'48"
C62	N75°10'26"W	64.56	225.00	64.79	16°29'53"
C63	S78°08'49"E	88.14	275.00	88.53	18°26'39"
C64	S89°18'49"E	37.84	275.00	37.87	07°53'22"
C65	N60°09'17"E	22.38	25.00	23.20	53°10'26"
C66	N29°23'24"E	3.64	25.00	3.65	08°21'21"
C67	S77°13'35"W	70.93	45.00	81.70	104°01'43"
C68	N34°42'56"W	24.87	45.00	25.20	32°05'15"

LINE	BEARING	LENGTH
L3	N03°26'19"E	20.00
L15	S01°10'10"E	25.86
L21	N88°49'50"E	37.73
L22	S01°10'10"E	30.00
L23	S88°49'50"W	30.00

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C69	S49°18'44"E	25.48	25.00	26.74	61°16'50"
C70	N78°18'02"W	30.27	525.00	30.28	03°18'15"
C71	N73°03'18"W	65.81	525.00	65.85	07°11'13"
C72	N66°55'04"W	46.60	525.00	46.62	05°05'14"
C137	N46°09'58"W	35.35	25.00	39.27	89°59'37"
C138	S43°49'50"W	35.36	25.00	39.27	90°00'00"
C139	N85°59'32"W	31.58	175.00	31.63	10°21'16"
C140	N73°52'12"W	42.32	175.00	42.43	13°53'25"
C141	S71°08'04"E	47.71	325.00	47.76	08°25'09"
C142	S81°10'00"E	65.94	325.00	66.06	11°38'43"
C143	N89°52'34"E	35.54	325.00	35.56	06°16'08"
C144	N44°54'35"W	37.36	25.00	42.19	96°41'49"
C145	S00°28'45"W	54.21	525.00	54.23	05°55'08"
C146	S05°34'08"E	56.57	525.00	56.60	06°10'38"
C151	S51°31'44"W	37.21	25.00	41.97	96°10'50"
C152	N74°48'46"W	92.18	475.00	92.32	11°08'09"
C153	N66°48'34"W	40.37	475.00	40.38	04°52'14"
C154	S68°10'46"E	29.86	225.00	29.89	07°36'37"
C179	S02°36'34"E	100.10	475.00	100.28	12°05'46"
C180	S36°11'35"W	20.33	30.00	20.74	39°36'55"
C181	S84°32'17"W	28.66	30.00	29.88	57°04'28"
C182	S71°08'04"E	63.13	430.00	63.19	08°25'09"
C183	S81°10'00"E	87.25	430.00	87.40	11°38'43"
C184	N89°52'34"E	47.02	430.00	47.05	06°16'08"
C185	N62°52'28"W	30.35	30.00	31.82	60°46'04"
C186	N18°08'12"W	14.87	30.00	15.03	28°42'27"
C187	S06°13'13"E	53.58	630.00	53.60	04°52'28"
C194	S13°27'19"W	22.59	30.00	23.16	44°13'33"
C195	S71°47'43"W	35.46	30.00	37.94	72°27'15"
C215	S06°44'22"E	38.83	200.00	38.89	11°08'25"



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



EAGLES HAMMOCK UNIT TWO
PLAT BOOK 57, PAGES 57-A THROUGH 57-O

SEE SHEET 6

SEE SHEET 3

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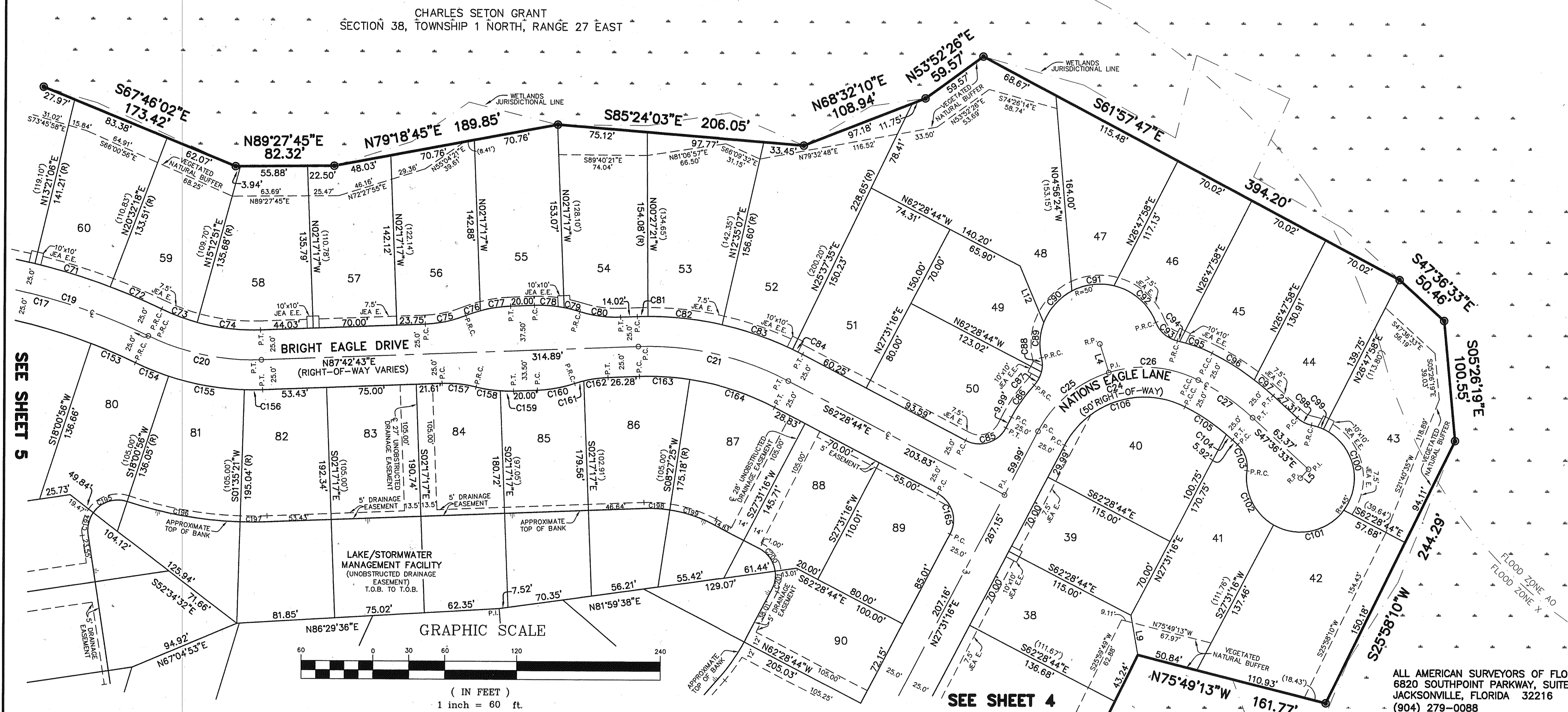
EAGLES HAMMOCK UNIT THREE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C17	N78°48'59"W	249.40	500.00	252.06	28°53'03"
C19	N75°33'24"W	193.93	500.00	195.17	22°21'54"
C20	S78°19'52"E	96.48	200.00	97.44	27°54'50"
C21	N77°23'00"W	128.60	250.00	130.07	29°48'33"
C24	S72°02'20"W	140.23	100.00	155.40	89°02'07"
C25	S50°01'24"W	76.54	100.00	78.55	45°00'17"
C26	N85°27'32"W	74.97	100.00	76.85	44°01'51"
C27	N55°31'35"W	55.10	200.00	55.27	15°50'04"
C71	N73°03'18"W	65.81	525.00	65.85	7°11'13"
C72	N66°55'04"W	46.60	525.00	46.62	5°05'14"
C73	S69°34'48"E	31.76	175.00	31.80	10°24'42"
C74	S83°32'13"E	53.25	175.00	53.46	17°30'08"
C75	N77°48'06"E	34.42	100.00	34.59	19°49'15"
C76	S71°12'51"W	12.87	111.00	12.88	6°38'45"
C77	S81°07'29"W	25.47	111.00	25.52	13°10'29"
C78	N85°51'33"W	24.86	111.00	24.91	12°51'22"
C79	N75°56'56"W	13.48	111.00	13.49	6°57'47"
C80	S82°22'40"E	34.42	100.00	34.59	19°49'15"
C81	S88°37'41"W	8.79	275.00	8.79	1°49'56"
C82	N83°56'07"W	62.46	275.00	62.59	13°02'28"
C83	N70°53'39"W	62.46	275.00	62.59	13°02'28"
C84	N63°25'35"W	9.09	275.00	9.09	1°53'41"
C85	N72°31'16"E	35.36	25.00	39.27	90°00'00"
C86	S35°03'37"W	32.80	125.00	32.90	15°04'41"
C87	N28°07'28"E	12.50	25.00	12.63	28°56'59"
C88	N00°00'04"W	11.80	25.00	11.91	27°18'04"
C89	S03°27'49"W	29.43	50.00	29.87	34°13'50"
C90	S41°14'37"W	35.29	50.00	36.07	41°19'45"
C91	S82°34'21"W	35.29	50.00	36.07	41°19'45"
C92	N49°01'47"W	46.54	50.00	48.40	55°27'57"
C93	S49°29'20"E	23.57	25.00	24.54	56°15'04"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C94	N77°04'42"W	2.05	125.00	2.05	0°56'21"
C95	N70°01'34"W	28.66	125.00	28.72	13°09'55"
C96	N58°07'32"W	41.71	225.00	41.77	10°38'10"
C97	N50°12'30"W	20.41	225.00	20.41	5°11'54"
C98	S63°06'38"E	13.36	25.00	13.53	31°00'10"
C99	N71°52'17"W	10.56	45.00	10.59	13°28'52"
C100	N14°31'16"W	69.56	45.00	79.50	101°13'11"
C101	N77°52'51"E	59.98	45.00	65.65	83°35'04"
C102	S26°23'35"E	50.24	45.00	53.30	67°52'04"
C103	N20°02'03"W	23.15	25.00	24.06	55°09'00"
C104	N48°43'13"W	6.79	175.00	6.79	2°13'20"
C105	N56°38'15"W	41.48	175.00	41.58	13°36'43"
C106	S72°02'20"W	105.17	75.00	116.55	89°02'07"
C153	N66°48'34"W	40.37	475.00	40.38	4°52'14"
C154	S68°10'46"E	29.86	225.00	29.89	7°36'37"
C155	S80°11'52"E	64.29	225.00	64.51	16°25'35"
C156	N89°39'02"E	15.22	225.00	15.23	3°52'37"
C157	N84°07'44"W	28.38	100.00	28.48	16°19'06"
C158	S81°15'56"E	20.49	111.00	20.52	10°35'30"
C159	S89°25'29"E	11.09	111.00	11.09	5°43'36"
C160	N79°33'10"E	31.51	111.00	31.61	16°19'06"
C161	S73°40'44"W	7.97	100.00	7.98	4°34'13"
C162	S81°50'16"W	20.47	100.00	20.50	11°44'53"
C163	N86°54'56"W	42.13	225.00	42.19	10°44'41"
C164	N72°00'40"W	74.52	225.00	74.87	19°03'51"
C165	N17°28'44"W	35.36	25.00	39.27	90°00'00"
C194	S13°27'19"W	22.59	30.00	23.16	44°13'33"
C195	S71°47'43"W	35.46	30.00	37.94	72°27'15"
C196	S80°11'40"E	94.32	330.00	94.65	16°26'00"
C197	N89°39'02"E	22.33	330.00	22.33	3°52'38"
C198	N86°54'56"W	22.47	120.00	22.50	10°44'41"
C199	N72°00'40"W	39.74	120.00	39.93	19°03'51"
C200	N35°14'33"W	27.46	30.00	28.52	54°28'22"
C201	N09°45'27"E	18.31	30.00	18.60	35°31'38"

LINE	BEARING	LENGTH
L4	N17°28'27"W	25.00
L5	S42°23'27"W	10.00
L9	S09°57'18"E	33.74
L12	N23°01'08"W	51.39



ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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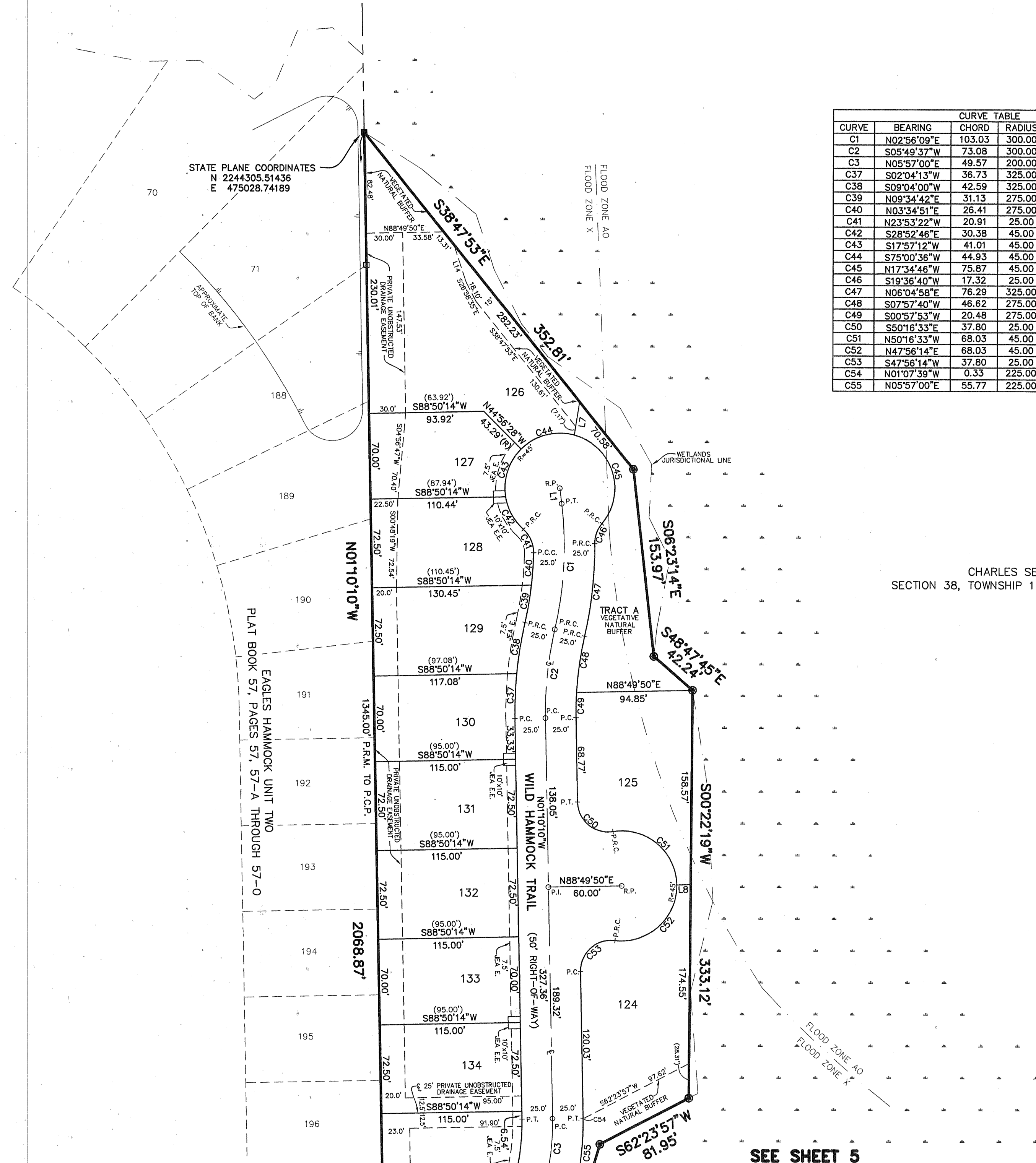
EAGLES HAMMOCK UNIT THREE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 61 PAGE 106

SHEET 7 OF 7 SHEETS

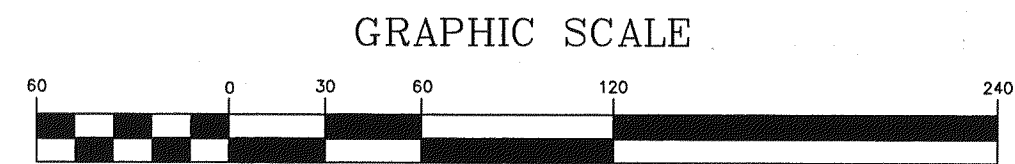
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N02°56'09"E	103.03	300.00	103.54	19°46'30"
C2	S05°49'37"W	73.08	300.00	73.27	13°59'34"
C3	N05°57'00"E	49.57	200.00	49.70	14°14'19"
C37	S02°04'13"W	36.73	325.00	36.75	06°28'45"
C38	S09°04'00"W	42.59	325.00	42.62	07°30'49"
C39	N09°34'42"E	31.13	275.00	31.15	06°29'24"
C40	N03°34'51"E	26.41	275.00	26.42	05°30'19"
C41	N23°53'22"W	20.91	25.00	21.57	49°26'06"
C42	S28°52'46"E	30.38	45.00	30.99	39°27'17"
C43	S17°57'12"W	41.01	45.00	42.58	54°12'39"
C44	S75°00'36"W	44.93	45.00	47.05	59°54'09"
C45	N17°34'46"W	75.87	45.00	90.26	114°55'06"
C46	S19°36'40"W	17.32	25.00	17.69	40°32'15"
C47	N06°04'58"E	76.29	325.00	76.47	13°28'52"
C48	S07°57'40"W	46.62	275.00	46.67	09°43'28"
C49	S00°57'53"W	20.48	275.00	20.49	04°16'06"
C50	S50°16'33"E	37.80	25.00	42.85	98°12'48"
C51	N50°16'33"W	68.03	45.00	77.14	98°12'48"
C52	N47°56'14"E	68.03	45.00	77.14	98°12'48"
C53	S47°56'14"W	37.80	25.00	42.85	98°12'48"
C54	N01°07'39"W	0.33	225.00	0.33	00°05'00"
C55	N05°57'00"E	55.77	225.00	55.91	14°14'19"

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°57'06"W	12.68
L7	N08°55'58"E	44.24
L8	N88°49'50"E	28.89(R)
L14	S18°13'54"E	32.14



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SEE SHEET 5