

FORT CAROLINE HILLS UNIT 2B
 CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
 A PART OF THE F. J. FATIO GRANT SECTION 37 T-2-S R-27-E

PLAT BOOK 47 PAGE 79
 PAGE 1 OF 4 PAGES

CAPTION

A PART OF THE F. J. FATIO GRANT SECTION 37, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE WESTERLY RIGHT OF MAY LINE OF TOWNSEND BOULEVARD, AS NOW ESTABLISHED FOR A WIDTH OF 80 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF FORT CAROLINE HILLS UNIT 2A, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 95 AND 95A, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89° 07' 40" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2A, A DISTANCE OF 269.83 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THIS DESCRIBED, THENCE SOUTH 02° 19' 00" WEST, A DISTANCE OF 120.18 FEET; THENCE SOUTH 89° 07' 40" WEST, A DISTANCE OF 29.90 FEET TO A POINT LYING IN THE MOST WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6070, PAGE 1485, CURRENT PUBLIC RECORDS, SAID COUNTY; THENCE SOUTH 02° 19' 09" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 464.33 FEET; THENCE NORTH 87° 40' 51" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 02° 19' 09" WEST, PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 124.00 FEET; THENCE SOUTH 87° 40' 51" EAST, A DISTANCE OF 15.00 FEET TO A POINT LYING IN SAID WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6070, PAGE 1485; THENCE SOUTH 02° 19' 09" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 906.09 FEET TO A POINT LYING IN THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 449, PAGE 254, CURRENT PUBLIC RECORDS, SAID COUNTY; THENCE SOUTH 89° 08' 09" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 335.05 FEET TO A POINT HEREBY DESIGNATED AS REFERENCE POINT "A"; THENCE NORTH 06° 28' 47" WEST, A DISTANCE OF 396.50 FEET TO A POINT HEREBY DESIGNATED AS REFERENCE POINT "B"; THENCE NORTH, A DISTANCE OF 50.00 FEET TO A POINT HEREBY DESIGNATED AS REFERENCE POINT "C"; RETURNING TO THE POINT PREVIOUSLY REFERRED TO AS REFERENCE POINT "A", CONTINUE SOUTH 89° 08' 09" WEST, ALONG THE NORTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 449, PAGE 254, CURRENT PUBLIC RECORDS, SAID COUNTY, FOR A DISTANCE OF 20 FEET, MORE OR LESS, TO THE CENTERLINE OF NEWCASTLE CREEK; THENCE IN A GENERALLY NORTHERLY DIRECTION, ALONG THE MEANDERINGS OF SAID CENTERLINE, A DISTANCE OF 425 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE BEARING WEST FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE EAST, ALONG SAID LINE, A DISTANCE OF 45 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B"; THENCE NORTH, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED REFERENCE POINT "C"; THENCE WEST, A DISTANCE OF 50 FEET, MORE OR LESS, TO A POINT LYING IN THE AFOREMENTIONED CENTERLINE OF NEWCASTLE CREEK; THENCE IN A GENERALLY NORTHERLY DIRECTION, ALONG THE MEANDERINGS OF SAID CENTERLINE, A DISTANCE OF 1310 FEET, MORE OR LESS, TO THE AFOREMENTIONED SOUTHERLY BOUNDARY OF FORT CAROLINE HILLS UNIT 2A; THENCE NORTH 89° 07' 40" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 530 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

CONTAINING 17.47 ACRES, MORE OR LESS

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 24 DAY OF September, A. D., 19 92.

MORTGAGEE: FIRST UNION NATIONAL BANK OF FLORIDA

Kenneth E. Mahaffey Robert C. Wellhouse Michael J. Zambetti
 Witness Witness Vice President



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF September, A. D., 19 92, BY MICHAEL J. ZAMBETTI, ASSISTANT VICE PRESIDENT, OF FIRST UNION NATIONAL BANK OF FLORIDA, ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME, BUT DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES 10-18-93

Charlene Hughes
 Notary Public, State of Florida et Large

COMMISSION NUMBER AA 707661

NAME: Charlene Hughes



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 CITY ORDINANCE NO. 92-1599-1316 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR ON THIS 4th DAY OF December, A. D., 19 92.

James E. Mouser
 Director of Public Works

1/16/93
 Date

CLERK'S CERTIFICATE 93-0010113

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 47, PAGES 19, 19A, 19B, 19C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 26th DAY OF January, A. D., 19 93.

Henry W. Cook
 Henry W. Cook, Clerk of the Circuit Court

Natherine W. Smith
 Deputy Clerk

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A 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 OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 25th DAY OF September, A. D., 19 92.

Roy A. Wegener, Jr.
 Roy A. Wegener, Jr.
 Registered Land Surveyor No. 4274, Florida

PREPARED BY:

SUNSHINE STATE SURVEYORS, INC.
 3131 ST. JOHNS BLUFF ROAD SOUTH
 JACKSONVILLE, FL 32216 (904) 642-8550

FORT CAROLINE HILLS UNIT 2B
CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
A PART OF THE F.J. FATIO GRANT SECTION 37 T-2-S R-27-E

PLAT BOOK 47 PAGE 79A
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ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS FORT CAROLINE HILLS UNIT 2B, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAY, UNOBSTRUCTED DRAINAGE EASEMENTS, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING OVER TRACT "A", AS SHOWN ON THIS PLAT, AND ALSO AN EASEMENT OVER ALL LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS ON THIS PLAT; THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE HOMEOWNER'S ASSOCIATION.

J.E.A. EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

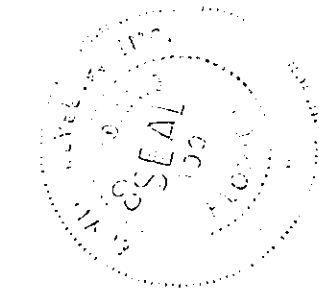
THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND TREATMENT SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES 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 AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKE AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE FORT CAROLINE HILLS HOMEOWNER'S ASSOCIATION; (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 AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND TREATMENT SYSTEMS, AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 2ND DAY OF SEPTEMBER A.D., 19 92.

OWNER: ENVIRODEVELOP, INC.

H. Thomas Rodger & Diana J. Inghal
Witness Witness

Carole F. Johns
Carole F. Johns, President



STATE OF FLORIDA, COUNTY OF DUVAL

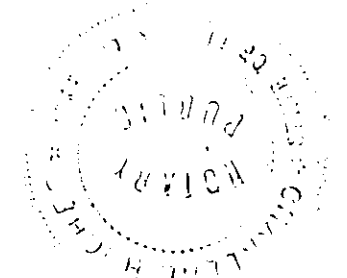
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF September, A.D., 19 92, BY CAROLE F. JOHNS, PRESIDENT OF ENVIRODEVELOP, INC., A FLORIDA CORPORATION, AND WAS ACKNOWLEDGED ON BEHALF OF SAID CORPORATION. SHE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES 10-18-93

Charlene Hughes
Notary Public, State of Florida at Large

COMMISSION NUMBER AA 707661

NAME: Charlene Hughes



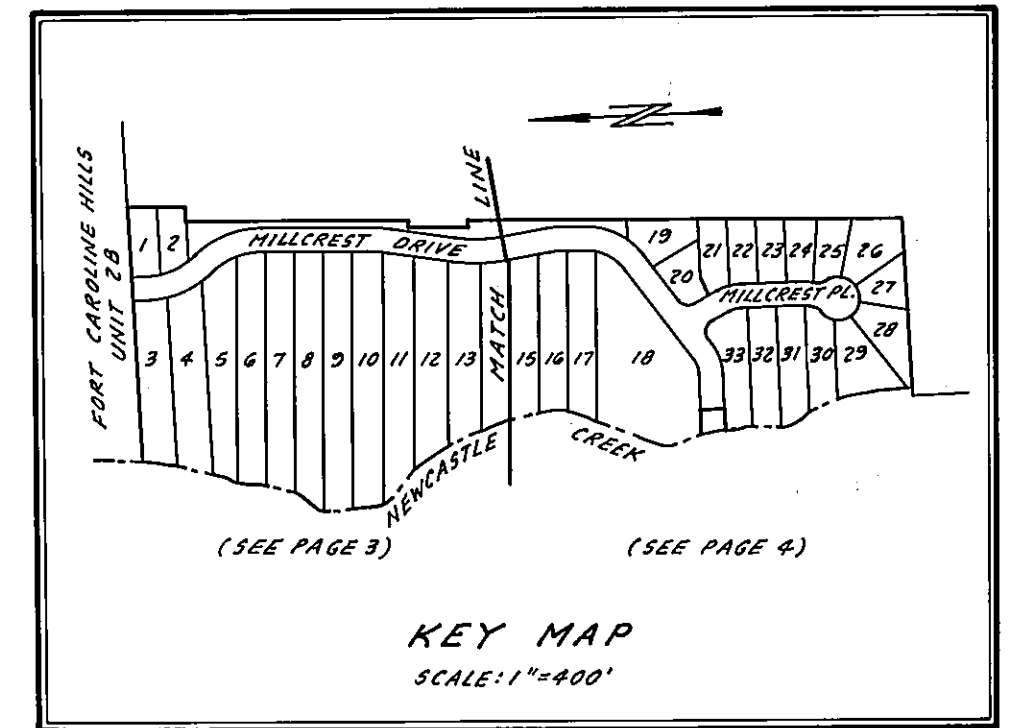
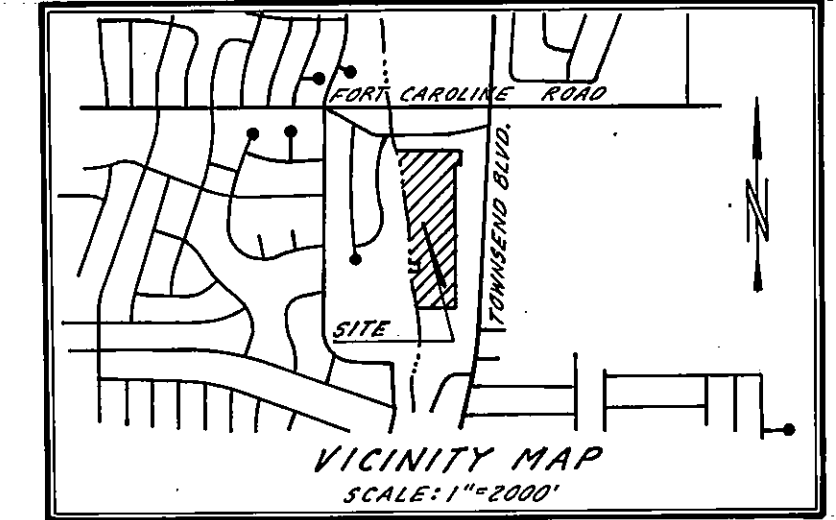
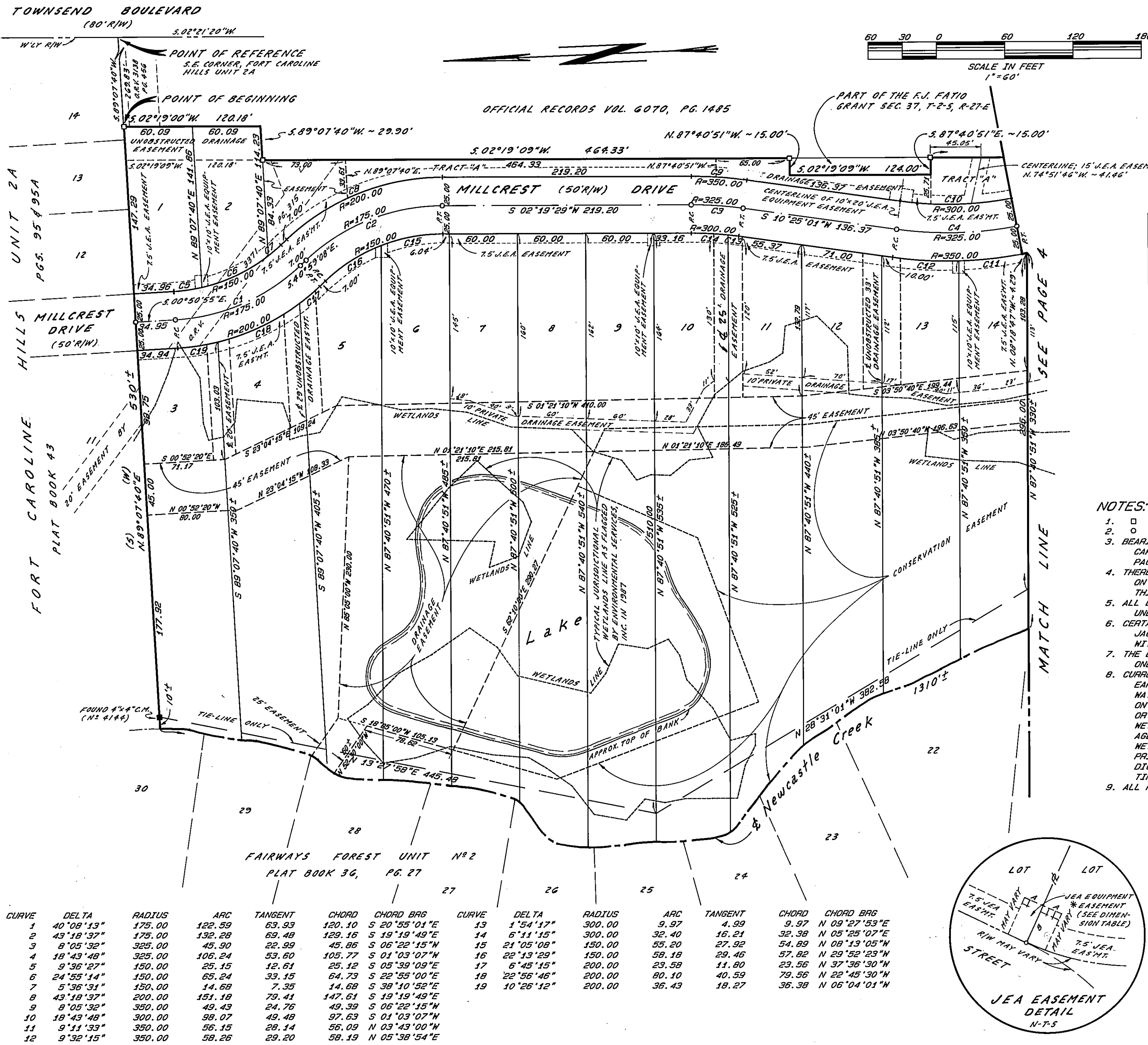
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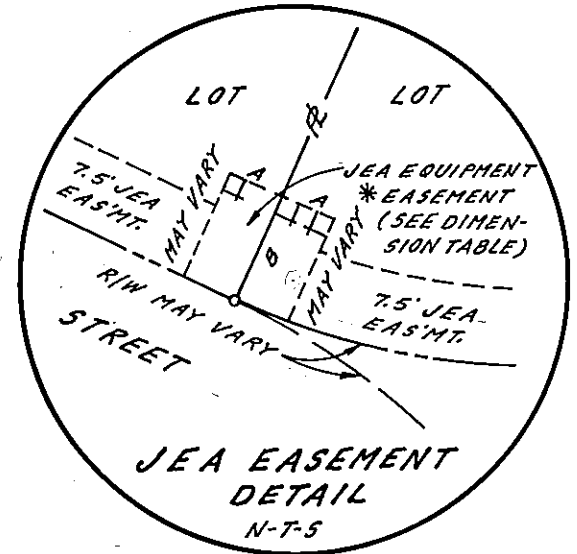
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PLAT BOOK 47 PAGE 79B
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- NOTES:**
1. □ DENOTES PERMANENT REFERENCE MONUMENT (ALS No. 4271)
 2. ○ DENOTES PERMANENT CONTROL POINT
 3. BEARINGS SHOWN HEREON BASED ON THE SOUTHERLY BOUNDARY OF FORT CAROLINE HILLS UNIT 2A BEING S. 89°07'40" N. BY PLAT BOOK 43, PAGES 95 AND 95A, CURRENT PUBLIC RECORDS.
 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 5. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES, AND SENERS, UNLESS OTHERWISE INDICATED.
 6. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 7. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
 8. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE, AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 9. ALL RADII SHOWN ARE 25 FEET, UNLESS OTHERWISE INDICATED.



***DIMENSION TABLE**

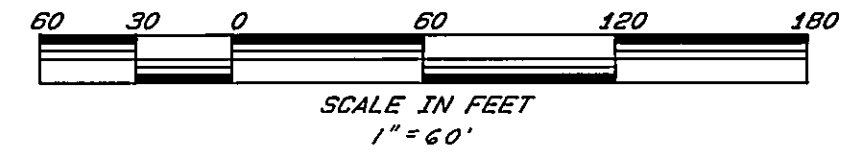
TYPE	WIDTH	DESCRIPTION
A	5'	TYPICAL 10'x10' JEA EQUIPMENT EAS'NT.
B	10'	TYPICAL 10'x20' JEA EQUIPMENT EAS'NT.

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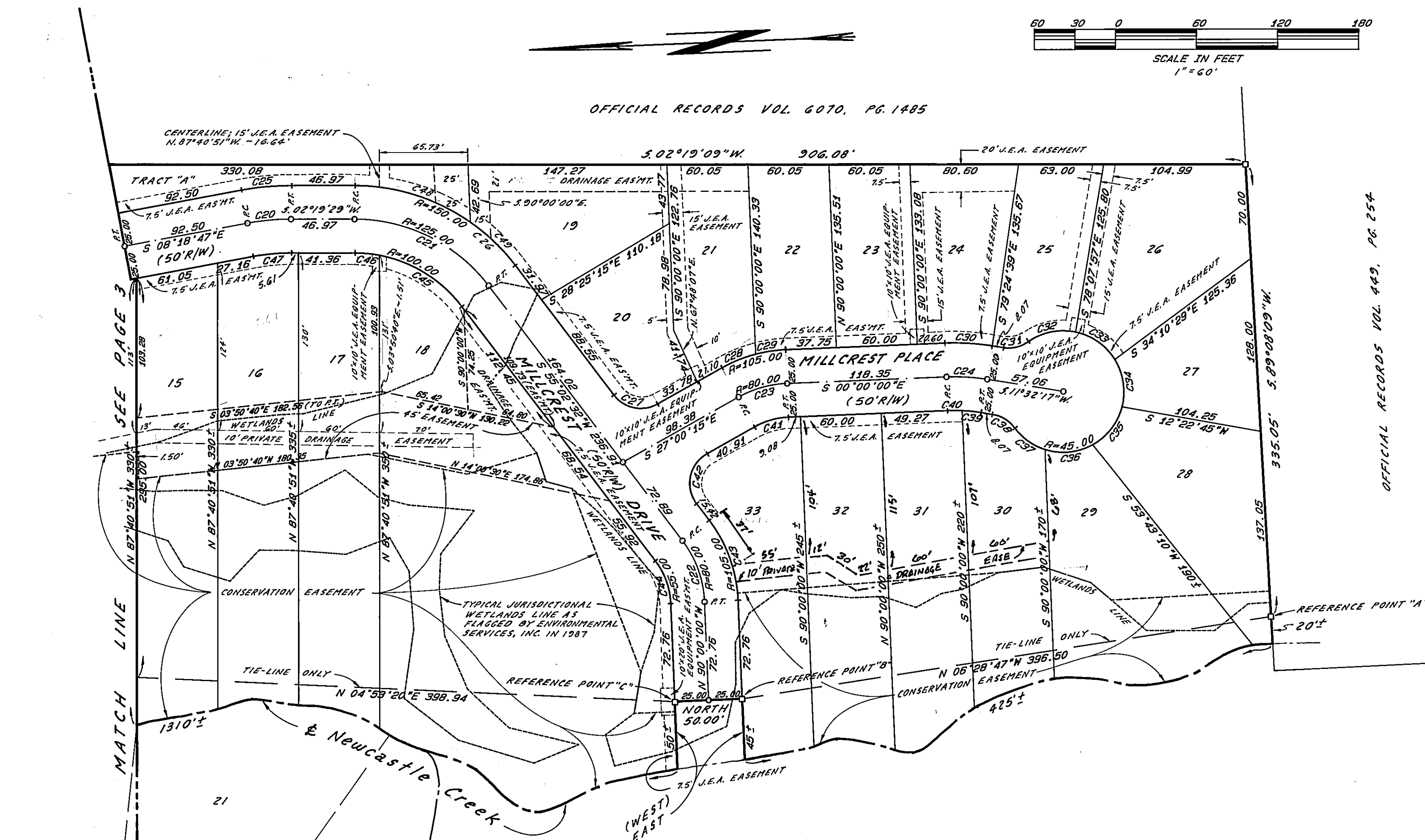
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OFFICIAL RECORDS VOL. 6070, PG. 1485



FAIRWAYS FOREST UNIT N^o 2
PLAT 800K 36, PG. 27

F.J. FATIO GRANT
SECTION 37 T-2-S R-27-E

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
20	10°38'16"	175.00	32.49	16.29	32.44	S 02°59'39"E	35	46°21'32"	45.00	36.41	19.27	35.43	N 49°49'08"W
21	52°43'03"	125.00	115.01	61.94	111.00	S 28°41'01"W	36	46°21'32"	45.00	36.41	19.27	35.43	N 03°27'36"W
22	34°57'28"	80.00	48.81	25.19	48.06	S 72°31'16"W	37	36°14'02"	45.00	28.46	14.72	27.99	N 37°50'11"E
23	27°00'15"	80.00	37.70	19.24	37.36	S 13°30'07"E	38	44°24'55"	25.00	19.38	10.21	18.90	N 33°44'45"E
24	11°32'17"	150.00	30.21	15.15	30.16	S 05°46'09"W	39	6°36'56"	125.00	14.43	7.22	14.42	N 08°13'49"E
25	10°38'16"	200.00	37.13	18.62	37.08	S 02°59'39"E	40	4°55'21"	125.00	10.74	5.37	10.74	N 02°27'41"E
26	52°43'03"	150.00	138.01	74.33	133.20	S 28°41'01"W	41	27°00'15"	55.00	25.92	13.21	25.68	N 13°30'08"W
27	82°02'47"	25.00	35.80	21.75	32.82	S 14°01'09"W	42	97°57'13"	25.00	42.74	28.74	37.72	N 75°58'51"W
28	14°46'19"	105.00	27.07	13.61	27.00	S 19°37'05"E	43	34°57'28"	105.00	64.06	33.06	63.07	S 72°31'16"W
29	12°13'56"	105.00	22.42	11.25	22.37	S 06°06'58"E	44	34°57'28"	55.00	33.56	17.32	33.04	N 72°31'16"E
30	11°32'17"	175.00	35.24	17.68	35.18	S 05°46'09"W	45	41°58'19"	100.00	73.25	38.36	71.63	N 34°03'22"E
31	44°24'55"	25.00	19.38	10.21	18.90	S 10°40'11"E	46	10°44'44"	100.00	18.75	9.40	18.73	N 07°41'51"E
32	47°09'40"	45.00	37.04	19.64	36.00	S 09°17'48"E	47	10°38'16"	150.00	27.85	13.96	27.81	N 02°59'39"W
33	46°21'32"	45.00	36.41	19.27	35.43	S 37°27'48"W	48	35°01'43"	150.00	91.71	47.34	90.29	S 19°50'24"W
34	46°21'32"	45.00	36.41	19.27	35.43	S 89°49'20"W	49	17°41'14"	150.00	46.30	23.34	46.12	S 46°11'55"W

OFFICIAL RECORDS VOL. 449, PG. 254

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