

GLEN EAGLE UNIT THREE

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 23
SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of the Southwest 1/4 of said Section 30, Township 2 South, Range 25 East, being more particularly described as follows: BEGIN at the Southwest corner of Lot 12 as shown on the plat of Glen Eagle Unit One, as recorded in Plat Book 54, Pages 7, 7A, 7B, 7C, 7D and 7E of said Current Public Records; thence Easterly along the Southerly boundary line of said Glen Eagle Unit One, following 6 sources and distances: Course No. 1: North 89°35'43" East, 135.30 feet; Course No. 2: North 00°24'17" West, 20.85 feet; Course No. 3: North 89°58'40" East, 104.74 feet; Course No. 4: North 00°18'12" East, 20.00 feet; Course No. 5: North 89°58'40" East, 75.23 feet; Course No. 6: North 00°01'20" West, 280.00 feet to the Northeast corner of Lot 14 of said Glen Eagle Unit One, said point hereinafter referred to as Reference Point "A"; returning to the Point of Beginning, run thence North 09°48'31" West, along the Westerly line of said Lot 12, a distance of 40.98 feet to the Southeast corner of Lot 95, as shown on the plat of Glen Eagle Unit Two-B, as recorded in Plat Book 56, Pages 23, 23A, 23B, 23C and 23D of said Current Public Records; thence South 89°58'40" West, along the Southerly boundary line of said Glen Eagle Unit Two-B, a distance of 337.79 feet to a point situate in the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 30, said point also being situate in the East line of Tract 12, Block 3, said Section 30 as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of said Current Public Records; thence South 00°07'30" East along said last mentioned line, a distance of 1,356.04 feet to the Southeast corner of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 30; thence North 00°27'15" West, along the East line of said Southwest 1/4, a distance of 590 feet, more or less, to the centerline of McGirts Creek; thence Northwesterly along said centerline of McGirts Creek and following its meanderings thereof, 575 feet, more or less, to a point which lies North 65°48'03" East, 450 feet, more or less, from said Reference Point "A"; thence South 65°48'03" West, along said Southerly boundary of Glen Eagle Unit One, a distance of 450 feet, more or less, to Reference Point "A" and to close.

Containing 24.8 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Glen Eagle Joint Venture, a Florida General Partnership, owner of the lands described in the Caption hereon known as Glen Eagle Unit Three, having caused the same to be surveyed and subdivided, that Fidelity Bank, formerly known as Fidelity National Bank, a National Banking Association, is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All lanes, courts, trails, streets, unobstructed drainage easements, drainage easements, access and maintenance easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "A" (Wetlands), as shown hereon is irrevocably and without reservation dedicated to Glen Eagle Homeowner's Association, a not for profit organization, its successors and assigns. The drainage easements through and over the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to The City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

- 1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall or come upon all trails, courts, lanes, streets, drives and roads, hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lanes, streets, drives and roads, from adjacent land or from any other source of Public Waters into or through said lakes and treatments 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 lakes/stormwater management facilities 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 lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners;
- 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 and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities 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.
- 4) The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Glen Eagle Unit Three. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "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 system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof Glen Eagle Joint Venture, a Florida General Partnership, has caused these presents to be executed by its General Partner, this 21st day of May, A.D., 2004.

Approved 6/21/04 Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 6/29/04 Date
Jim Westbrook
for General Counsel
no loss of convenient access

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Jim Westbrook
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 6/17/2004

CLERK'S CERTIFICATE 2004221204

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 57, Pages 1112-1113 of the current Public Records of Duval County, Florida, this 21st day of May, A.D., 2004.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Scott Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 21st day of June, 2004.

Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 616-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 10th day of June, A.D., 2004.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189

GLEN EAGLE JOINT VENTURE A Florida General Partnership

Witness: Shirley Ann Young
Print Name: Shirley Ann Young
Witness: Brandon Sempstott
Print Name: Brandon Sempstott

By: Kenneth J. LaPointe
Kenneth J. LaPointe
President of K.J. LaPointe & Company
General Partner of Glen Eagle Joint Venture

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of May, A.D., 2004 by Kenneth J. LaPointe, President of K.J. LaPointe & Company, General Partner of Glen Eagle Joint Venture, a Florida General Partnership, on behalf of the partnership, who is personally known to me.

Shirley Ann Young
Notary Public, State of Florida
Type of print name Shirley Ann Young
My Commission Expires: 06/29/06
My Commission Number: DD126309

SHIRLEY ANN YOUNG
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD126309
EXPIRES 06/29/06
BONDED THRU 1-888-NOTARY1

FIDELITY BANK

formerly known as Fidelity National Bank
A National Banking Association

Witness: Brandon Sempstott
Print Name: Brandon Sempstott

By: Michael W. Levitt
Michael W. Levitt, its Vice President

Witness: Shirley Ann Young
Print Name: Shirley Ann Young

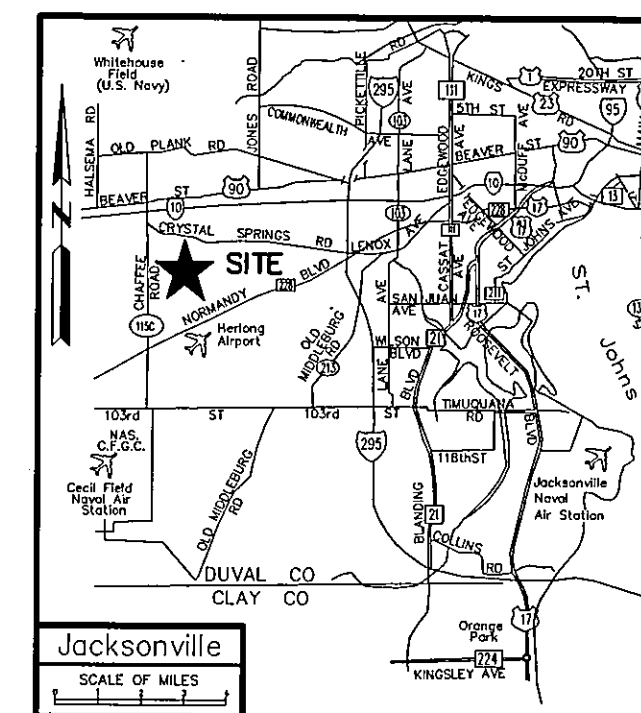
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of May, A.D., 2004 by Michael W. Levitt, Vice President of Fidelity Bank, formerly known as Fidelity National Bank, a National Banking Association, on behalf of the corporation, who is personally known to me.

Shirley Ann Young
Notary Public, State of Florida
Type of print name Shirley Ann Young
My Commission Expires: 06/29/06
My Commission Number: DD126309

SHIRLEY ANN YOUNG
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD126309
EXPIRES 06/29/06
BONDED THRU 1-888-NOTARY1

VICINITY MAP

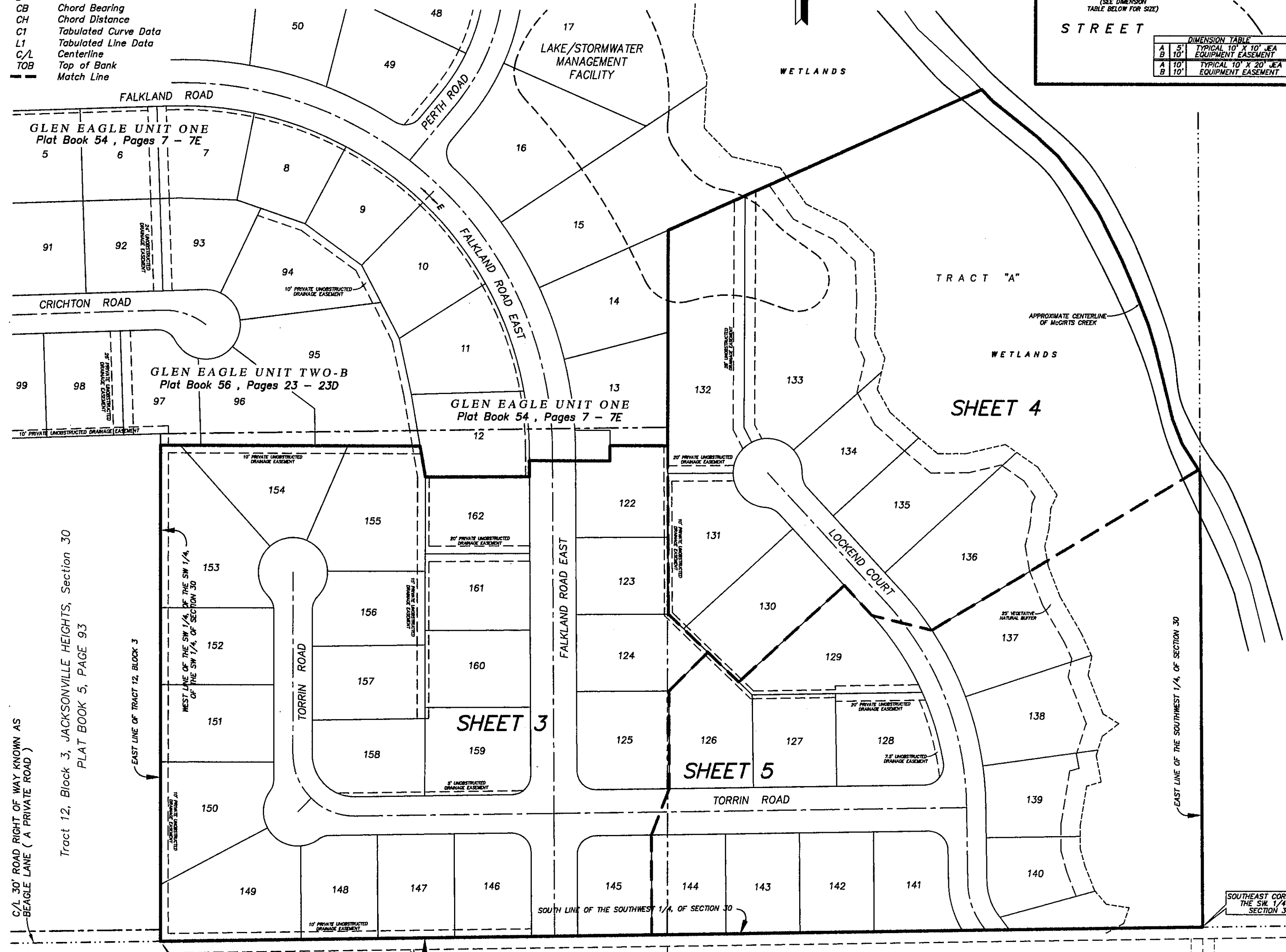
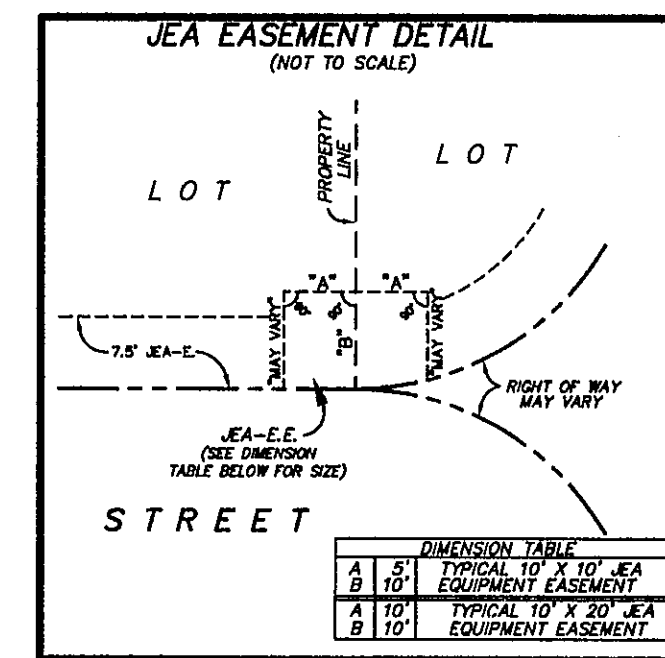
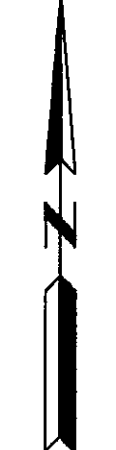
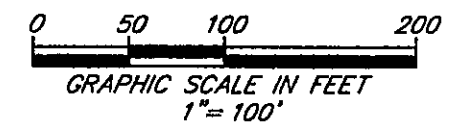


PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
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FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 99-036
CITY DEVELOPMENT NO. 4800.10

GLEN EAGLE UNIT THREE

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

- LEGEND**
- P.C. Point of Curvature
 - P.T. Point of Tangency
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - P.I. Point of Intersection
 - CA Central Angle
 - R Radius
 - L Arc
 - CB Chord Bearing
 - CH Chord Distance
 - C1 Tabulated Curve Data
 - L1 Tabulated Line Data
 - C/L Centerline
 - TOB Top of Bank
 - Match Line



- NOTES:**
- 1) Ⓞ Denotes Permanent Reference Monument Set P.L.S. No. 3848.
 - 2) ● Denotes Permanent Control Point
 - 3) Bearings based on State Plane Grid East Zone.
 - 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any 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.
 - 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 "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.
 "JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement 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 replacement of such items.
 - 6) 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 that are not recorded on this plat, that may be found in the public records of Duval County, Florida.
 - 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - 9) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and 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 wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
 - 10) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.
 The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
 - 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
 - 12) All lot lines that intersect curves are non-radial, unless otherwise noted.

FLOOD ZONE NOTE

The lands shown hereon lie within flood zones "X" and "AE" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0050, suffix E, dated August 15, 1989.

The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.

TRACT 5 TRACT 4 TRACT 3 TRACT 1

SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 30

15' ROAD RIGHT OF WAY (NOT PHYSICALLY OPEN) AS PER PLAT OF JACKSONVILLE HEIGHTS, P.B. 5, PG. 93

BLOCK 2

JACKSONVILLE HEIGHTS
Plat Book 5, Page 93

SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 30

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PSD NO. 99-036
 CITY DEVELOPMENT NO. 4800.10

GLEN EAGLE UNIT THREE

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 230

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

GLEN EAGLE UNIT TWO-B
Plat Book 56, Pages 23 - 23D

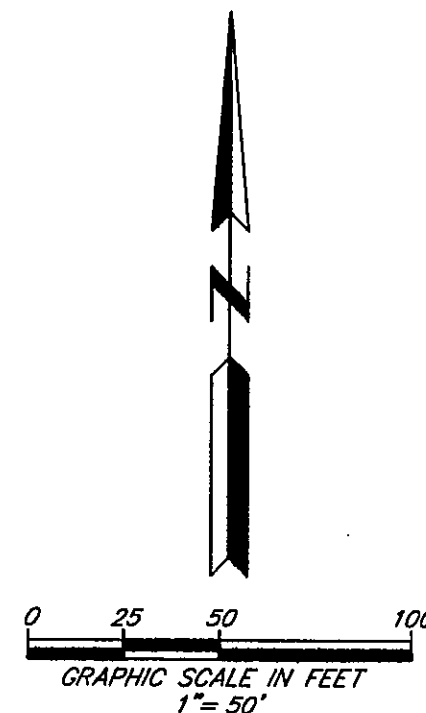
GLEN EAGLE UNIT ONE
Plat Book 54, Pages 7 - 7E

10' PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

NORTH LINE OF THE SOUTH 1/2, OF TRACT 11, BLOCK 3, JACKSONVILLE HEIGHTS, SECTION 30

STATE PLANE GRID
N 2167269.7100
E 389733.5504

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	80.00'	126.82'	81.16'	113.95'	S45°32'18"E	90°49'36"
C18	25.00'	39.51'	25.24'	35.52'	S45°40'42"E	90°32'49"
C19	25.00'	39.03'	24.76'	35.19'	N44°19'18"E	89°27'11"
C20	55.00'	87.19'	55.80'	78.34'	S45°32'18"E	90°49'36"
C21	25.00'	19.38'	10.21'	18.90'	S22°04'58"W	44°24'55"
C22	45.00'	36.43'	19.28'	35.44'	N21°05'59"E	46°22'53"
C23	45.00'	50.76'	28.46'	48.11'	N34°24'16"W	64°37'37"
C24	45.00'	51.19'	28.77'	48.48'	S80°41'29"W	65°10'54"
C25	45.00'	72.76'	47.12'	65.09'	S01°46'49"W	92°38'27"
C26	25.00'	16.83'	8.75'	16.52'	N25°15'10"W	38°34'29"
C27	25.00'	2.55'	1.28'	2.55'	N03°02'43"W	5°50'26"
C28	25.00'	15.73'	8.14'	15.47'	N17°54'15"E	36°03'29"
C29	45.00'	50.36'	28.19'	47.78'	S03°52'15"W	64°07'28"
C30	45.00'	52.20'	29.49'	49.33'	S61°25'32"E	66°28'07"
C31	45.00'	25.41'	13.05'	25.07'	N69°09'55"E	32°21'00"
C32	25.00'	15.73'	8.14'	15.47'	S71°01'09"W	36°03'29"
C33	25.00'	39.51'	25.24'	35.52'	N45°40'42"W	90°32'49"
C34	25.00'	39.03'	24.76'	35.19'	S44°19'18"W	89°27'11"
C37	80.00'	63.41'	33.48'	61.76'	S68°14'42"E	45°24'48"
C38	80.00'	63.41'	33.48'	61.76'	S22°49'54"E	45°24'48"



Tract 12, Block 3,
JACKSONVILLE HEIGHTS,
Section 30

SOUTH LINE OF SECTION 30, TWP. 2 S., RNG. 25 E.

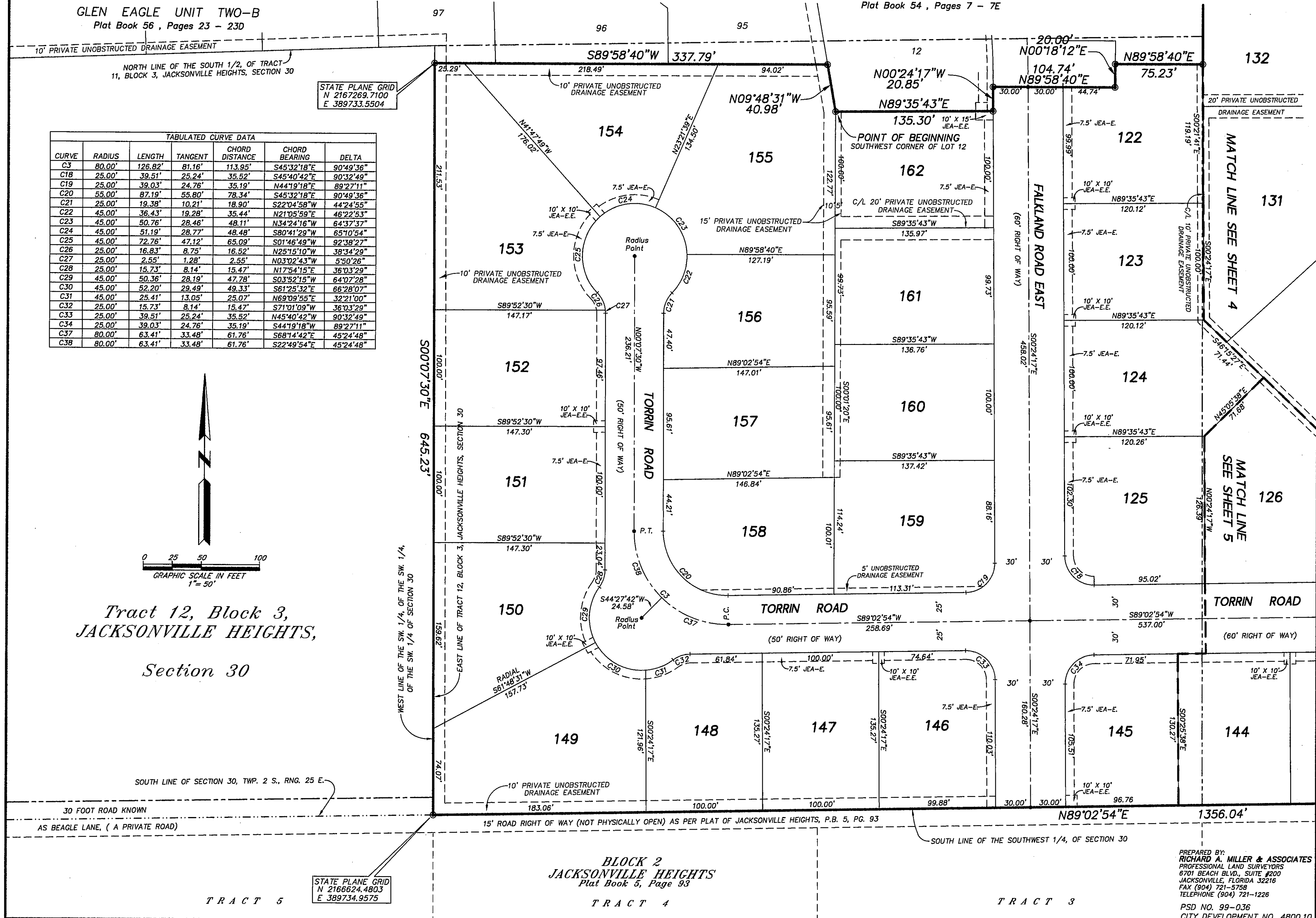
30 FOOT ROAD KNOWN
AS BEAGLE LANE, (A PRIVATE ROAD)

STATE PLANE GRID
N 2166624.4803
E 389734.9575

BLOCK 2
JACKSONVILLE HEIGHTS
Plat Book 5, Page 93

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PSD NO. 99-036
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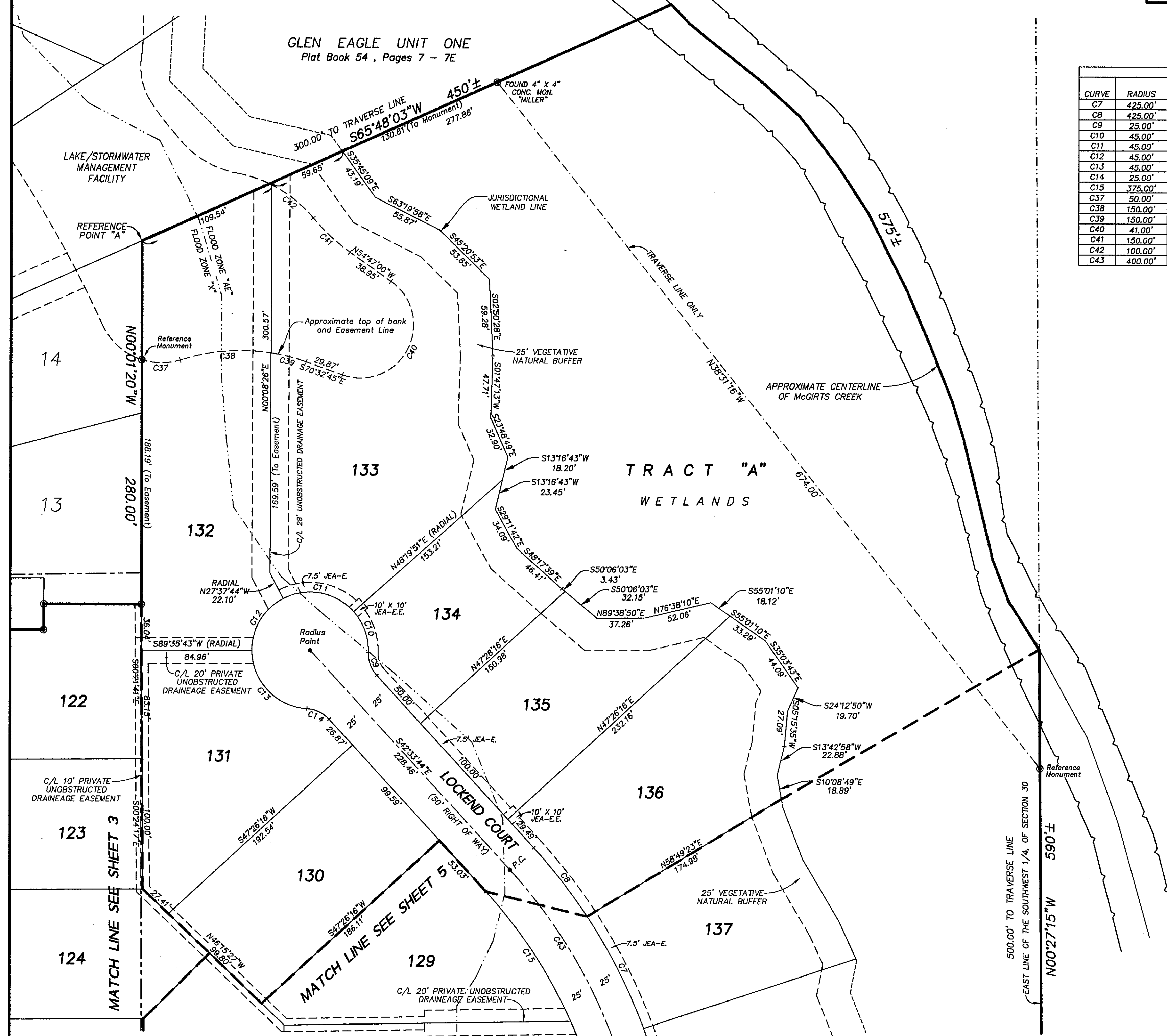


GLEN EAGLE UNIT THREE

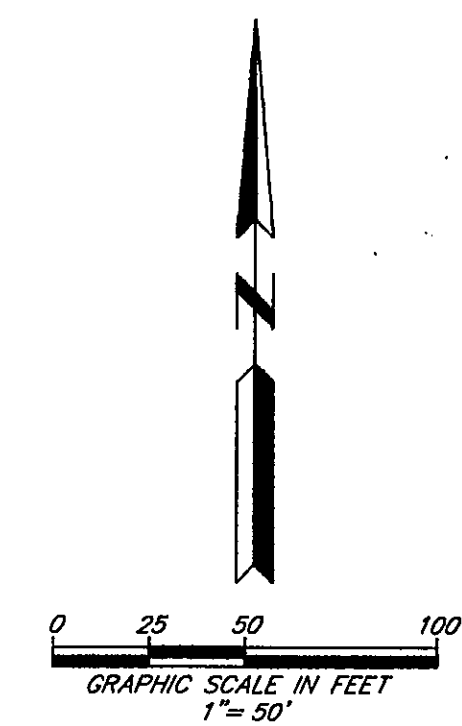
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PLAT BOOK 57 PAGE 23C

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C7	425.00'	96.93'	48.68'	96.72'	N26°59'08"W	13°04'02"
C8	425.00'	67.08'	33.61'	67.01'	N38°02'26"W	9°02'35"
C9	25.00'	19.38'	10.21'	18.90'	S20°21'16"E	44°24'55"
C10	45.00'	34.18'	17.96'	33.37'	N19°54'29"W	43°31'21"
C11	45.00'	59.66'	35.13'	55.38'	N79°38'57"W	75°57'35"
C12	45.00'	49.30'	27.46'	46.87'	S30°58'59"W	62°46'33"
C13	45.00'	67.99'	42.39'	61.71'	S43°41'28"E	86°34'21"
C14	25.00'	19.38'	10.21'	18.90'	N64°46'11"W	44°24'55"
C15	375.00'	120.01'	60.52'	119.50'	N33°23'37"W	18°20'12"
C37	50.00'	29.87'	15.40'	29.43'	S89°44'21"E	34°13'56"
C38	150.00'	67.01'	34.07'	66.45'	S85°56'32"W	25°35'42"
C39	150.00'	28.05'	14.07'	28.01'	N75°54'11"W	10°42'52"
C40	41.00'	117.53'	296.18'	81.23'	N27°20'07"E	164°14'14"
C41	150.00'	38.78'	19.50'	38.67'	S47°22'39"E	14°48'41"
C42	100.00'	43.10'	21.89'	42.77'	N52°19'07"W	24°41'37"
C43	400.00'	290.34'	151.90'	284.01'	N21°46'05"W	41°35'17"



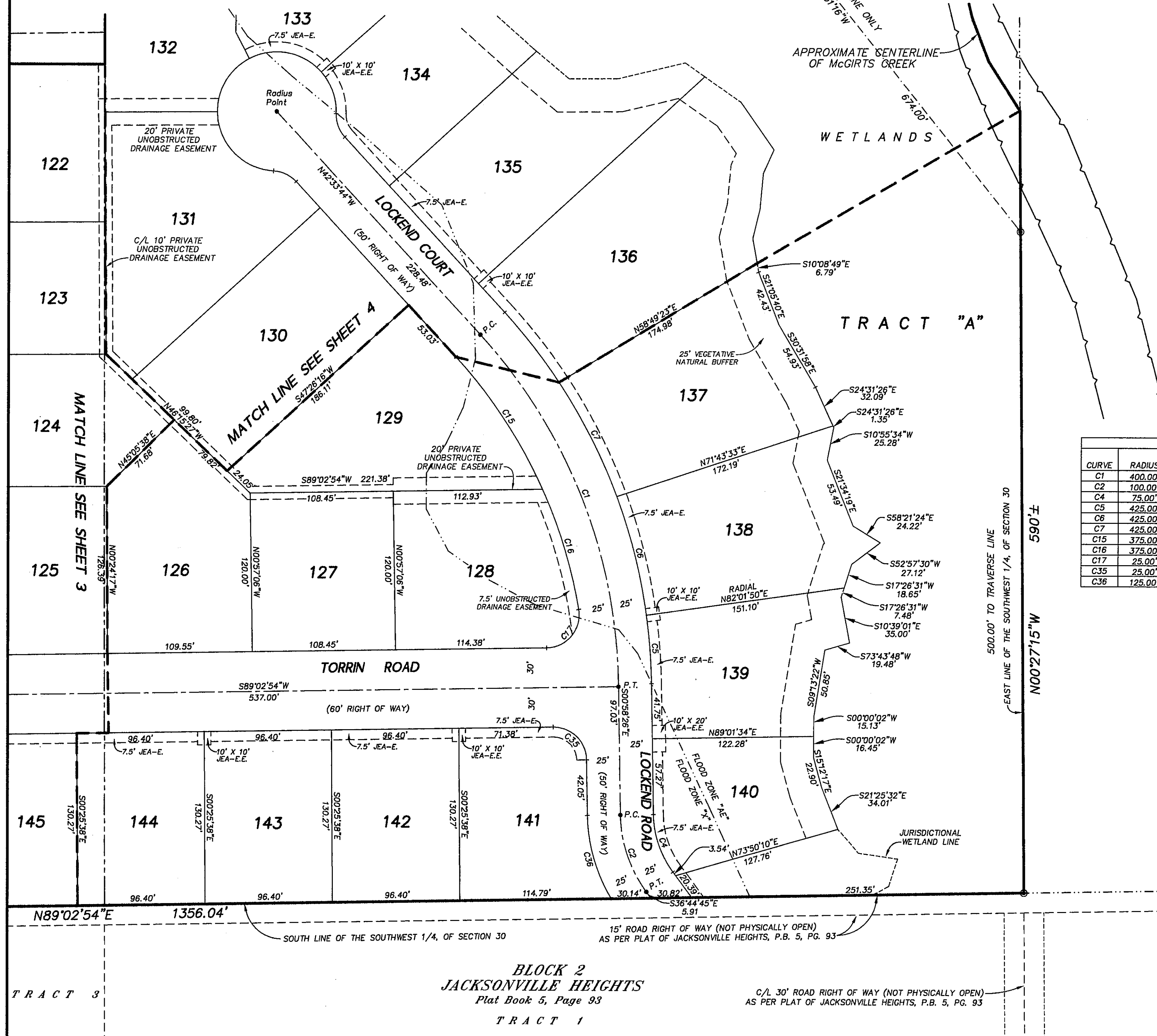
SE Southeast 1/4 of Section 30, Township 2 South, Range 25 East

PREPARED BY:
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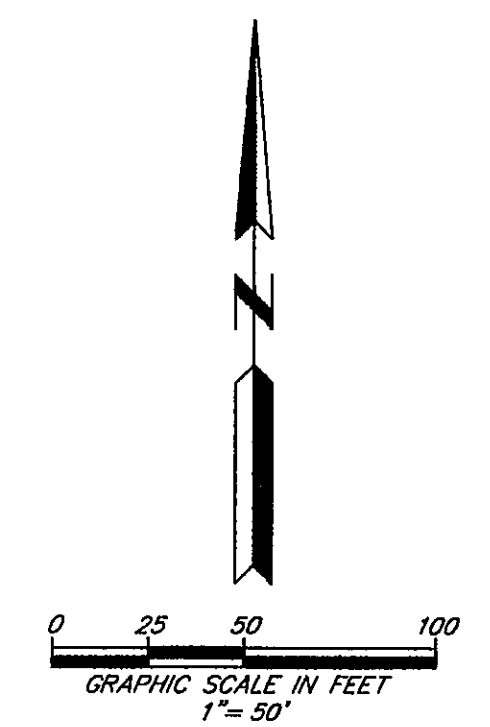
PLAT BOOK **57** PAGE **23D**
 SHEET 5 OF 5 SHEETS
 SEE SHEET 2 FOR NOTES



*Southeast 1/4 of
 Section 30, Township
 2 South, Range 25
 East*

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	400.00'	290.34'	151.90'	284.01'	N21°46'05"W	41°35'17"
C2	100.00'	62.43'	32.27'	61.42'	S18°51'36"E	35°46'19"
C4	75.00'	46.83'	24.20'	46.07'	S18°51'36"E	35°46'19"
C5	425.00'	51.89'	25.98'	51.86'	N04°28'18"W	6°59'44"
C6	425.00'	92.59'	46.48'	92.41'	N14°12'38"W	12°28'57"
C7	425.00'	96.93'	48.68'	96.72'	N26°59'08"W	13°04'02"
C15	375.00'	120.01'	60.52'	119.50'	N33°23'37"W	18°20'12"
C16	375.00'	95.14'	47.82'	94.88'	N16°57'27"W	14°32'08"
C17	25.00'	43.08'	29.14'	37.95'	N39°40'45"E	98°44'17"
C35	25.00'	39.26'	24.99'	35.35'	N45°57'46"W	89°58'40"
C36	125.00'	66.30'	33.95'	65.53'	S16°10'09"E	30°23'25"



**BLOCK 2
 JACKSONVILLE HEIGHTS**
 Plat Book 5, Page 93
 TRACT 1

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