

GREENLAND HIDEAWAY

PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

PART OF GOVERNMENT LOTS 10 AND 15, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 15 WITH THE NORTH LINE OF GREENLAND ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE THE FOLLOWING FIVE COURSES ALONG THE NORTH LINE OF SAID GREENLAND ROAD: (1) NORTH 89°-04'-24" EAST, 3.63 FEET, TO AN ANGLE POINT; THENCE (2) NORTH 88°-59'-24" EAST, 46.37 FEET, TO THE POINT OF BEGINNING; THENCE (3) CONTINUE NORTH 88°-59'-24" EAST, 10.34 FEET, TO A JOG IN SAID RIGHT OF WAY LINE; THENCE (4) SOUTH 01°-00'-36" EAST, 8.00 FEET, ALONG SAID JOG; THENCE (5) NORTH 88°-59'-24" EAST, 1,271.10 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 00°-26'-47" WEST, 1,329.18 FEET; THENCE SOUTH 61°-03'-01" WEST, 1,456.35 FEET; THENCE SOUTH 00°-18'-02" EAST, 638.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,264, 894.07 SQUARE FEET AND/OR 29.038 ACRES.

CLERK'S CERTIFICATION: 94-0033492

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 48, PAGES 77, 77A, 77B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 7th DAY OF MARCH A.D., 1994.

Henry W. Cook
HENRY W. COOK
CLERK OF THE CIRCUIT COURT

M. Y. Odum
DEPUTY CLERK

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 93-2088-116 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 2nd DAY OF DECEMBER A.D., 1993.

Sam E. Mousa
SAM E. MOUSA
DIRECTOR OF PUBLIC WORKS

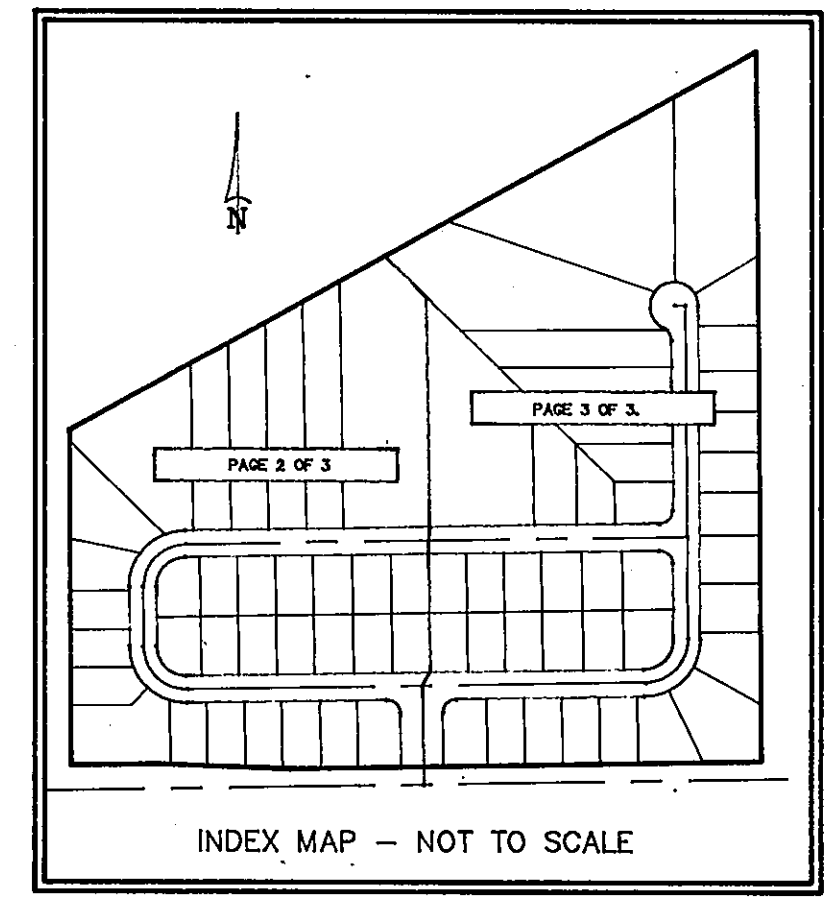
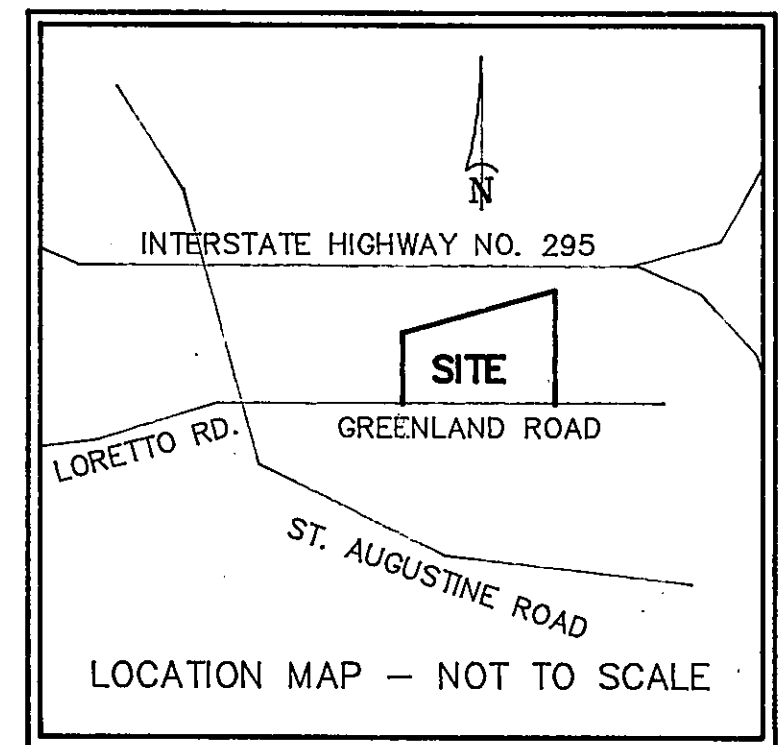
3/7/94
DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER #177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY 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.

SIGNED THIS 4th DAY OF NOVEMBER A.D., 1993.

Harlo G. Everett, Jr.
HARLO G. EVERETT, JR.
P.L.S. NO. 3287
STATE OF FLORIDA



ADOPTION & DEDICATION:

THIS IS TO CERTIFY THAT CELIA SACHS AND CAROL A. FREEDMAN ARE THE LAWFUL OWNERS AND FIRST UNION NATIONAL BANK OF FLORIDA IS THE MORTGAGEE OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT KNOWN AS GREENLAND HIDEAWAY, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL RIGHTS OF WAY, EASEMENTS FOR DRAINAGE, SEWERS AND UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS THROUGH AND OVER THE POND 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 POND, WHICH THESE EASEMENTS TRAVERSE, ALL WATERS WHICH MAY FLOW OR COME UPON ALL STREETS HEREBY DEDICATED, TOGETHER WITH ALL SOILS, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID STREETS, ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID POND, 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 EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THIS POND SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS; AND THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOILS, CHEMICALS OR ANY OTHER SUBSTANCE OR THING, THAT MAY EVEN BE OR COME WITHIN SAID POND WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITIES FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING OWNERS; AND (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS: SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LAND HEREBY PLATTED OR OF THE POND SHOWN ON THIS PLAT. THE CITY OF JACKSONVILLE SHALL HAVE THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURE, OR ANY PART THEREOF AND DO ANY ACT REASONABLY NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM. THE UNDERSIGNED OWNER DOES HEREBY INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGE, 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 POND SHOWN ON THIS PLAT, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED, ITS AGENTS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER AND SHALL BE SUBJECT TO IT. JEA EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF NOVEMBER A.D., 1993.

Celia Sachs
CELIA SACHS
Michael J. Zambetti, Jr.
MICHAEL J. ZAMBETTI, JR.-VICE PRESIDENT
Carol Freedman
CAROL FREEDMAN

John Kubs
WITNESS
Scott White
WITNESS
Monty Fisher
WITNESS

Jaime A. Brown
WITNESS
Amel Clorn
WITNESS
Jaime A. Brown
WITNESS

STATE OF FLORIDA - COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November A.D., 1993, BY CELIA SACHS WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED personally known to me AS IDENTIFICATION.

Jaime A. Brown
NOTARY PUBLIC
STATE OF FLORIDA

JAIME A. BROWN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Dec. 30, 1995
Commission No. CC185259
MY COMMISSION EXPIRES:

STATE OF FLORIDA - COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF November A.D., 1993, BY CAROL FREEDMAN WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED personally known to me AS IDENTIFICATION.

Jaime A. Brown
NOTARY PUBLIC
STATE OF FLORIDA

JAIME A. BROWN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Dec. 30, 1995
Commission No. CC185259
MY COMMISSION EXPIRES:

STATE OF FLORIDA - COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF NOVEMBER, A.D., 1993, BY MICHAEL J. ZAMBETTI, JR., VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA ON BEHALF OF SAID BANK AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION.

Amel Clorn
NOTARY PUBLIC
STATE OF FLORIDA
PAMELA CLOWERS
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Oct. 22, 1995
Commission No. CC154396
Bonded thru Patterson-Becht Agency

PREPARED BY:
ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS & PLANNERS
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396 - 6334

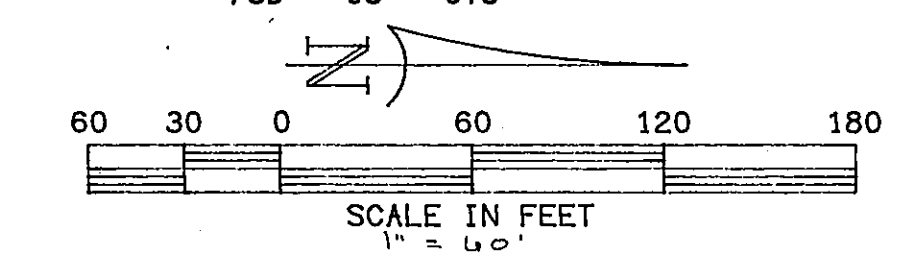
#CC154396
MY COMMISSION EXPIRES: 10/22/95
PAMELA CLOWERS

GREENLAND HIDEAWAY

PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET TWO OF THREE SHEETS.

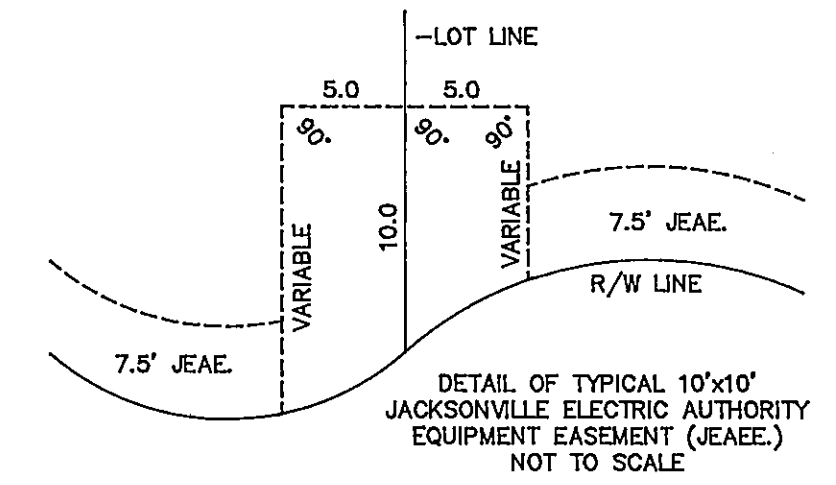
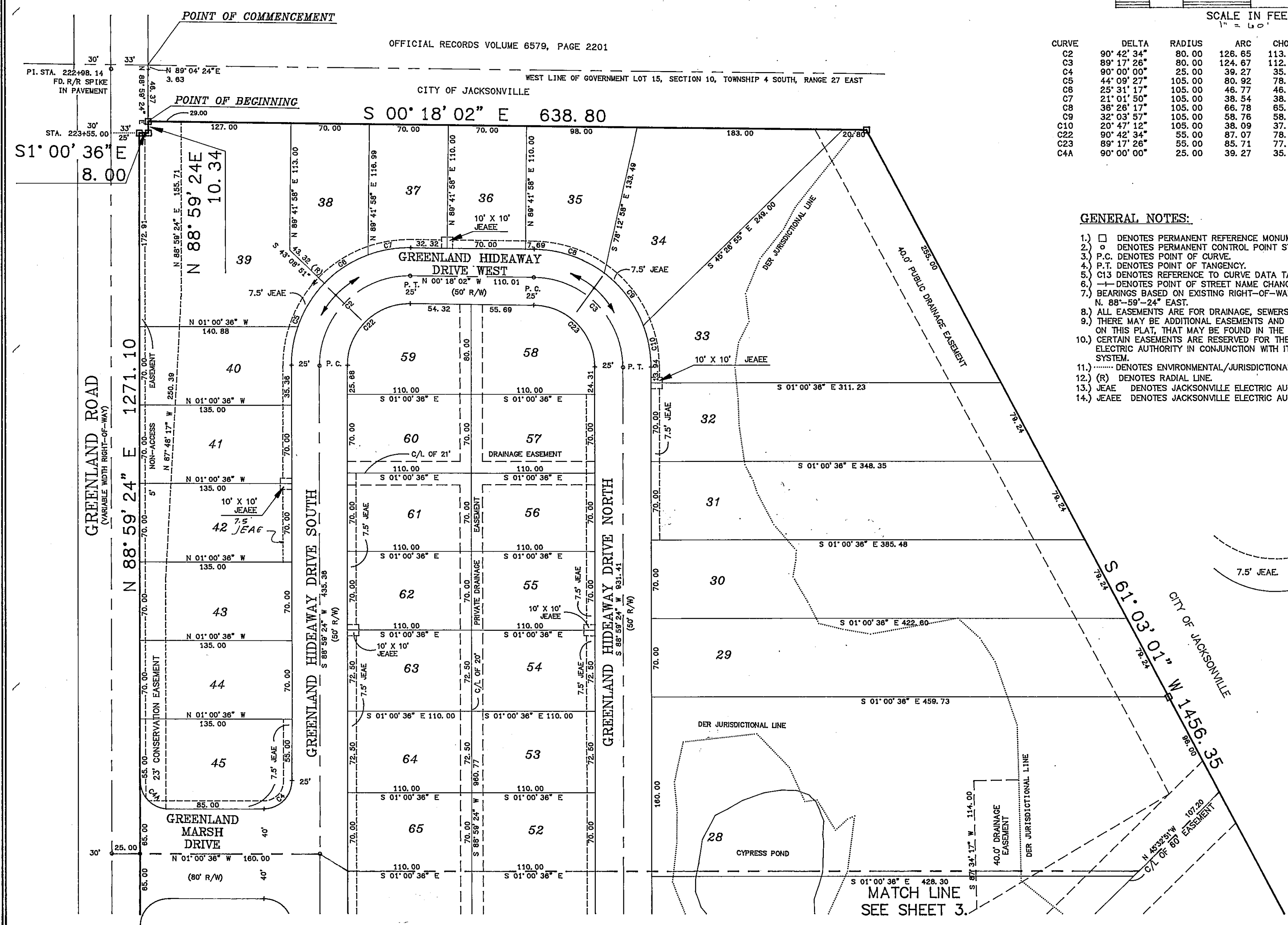
PSD - 93 - 018



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C2	90° 42' 34"	80.00	126.65	113.84	81.00	S 45° 39' 19" E
C3	89° 17' 26"	80.00	124.67	112.43	79.02	S 44° 20' 41" W
C4	90° 00' 00"	25.00	39.27	35.36	25.00	N 46° 00' 36" W
C5	44° 09' 27"	105.00	80.92	78.94	42.59	S 68° 55' 52" E
C6	25° 31' 17"	105.00	46.77	46.38	23.78	S 34° 05' 30" E
C7	21° 01' 50"	105.00	38.54	38.32	19.49	S 10° 48' 57" E
C8	36° 26' 17"	105.00	66.78	65.66	34.56	S 17° 55' 07" W
C9	32° 03' 57"	105.00	58.76	58.00	30.17	S 52° 10' 14" W
C10	20° 47' 12"	105.00	38.09	37.88	19.26	S 78° 35' 48" W
C22	90° 42' 34"	55.00	87.07	78.26	55.69	S 45° 39' 19" E
C23	89° 17' 26"	55.00	85.71	77.30	54.32	S 44° 20' 41" W
C4A	90° 00' 00"	25.00	39.27	35.36	25.00	S 43° 59' 24" W

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT STAMPED "PLS 3287"
- DENOTES PERMANENT CONTROL POINT STAMPED "PLS 3287"
- P.C. DENOTES POINT OF CURVE.
- P.T. DENOTES POINT OF TANGENCY.
- C13 DENOTES REFERENCE TO CURVE DATA TABLE.
- DENOTES POINT OF STREET NAME CHANGE.
- BEARINGS BASED ON EXISTING RIGHT-OF-WAY MAP FOR GREENLAND ROAD AS BEING N 88° 59' 24" EAST.
- ALL EASEMENTS ARE FOR DRAINAGE, SEWERS AND UTILITIES, UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- DENOTES ENVIRONMENTAL/JURISDICTIONAL LINES.
- (R) DENOTES RADIAL LINE.
- JEAE DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
- JEAAE DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.

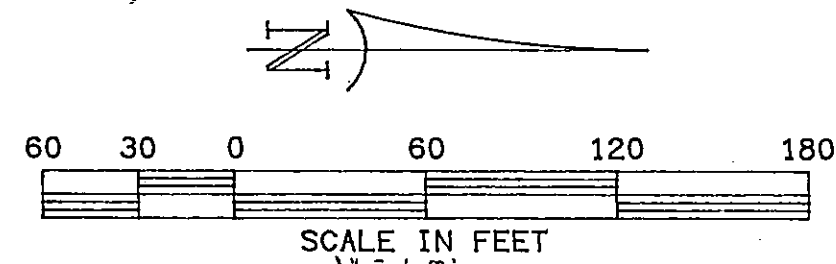


MATCH LINE
SEE SHEET 3.

PREPARED BY:
ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS & PLANNERS
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-6334

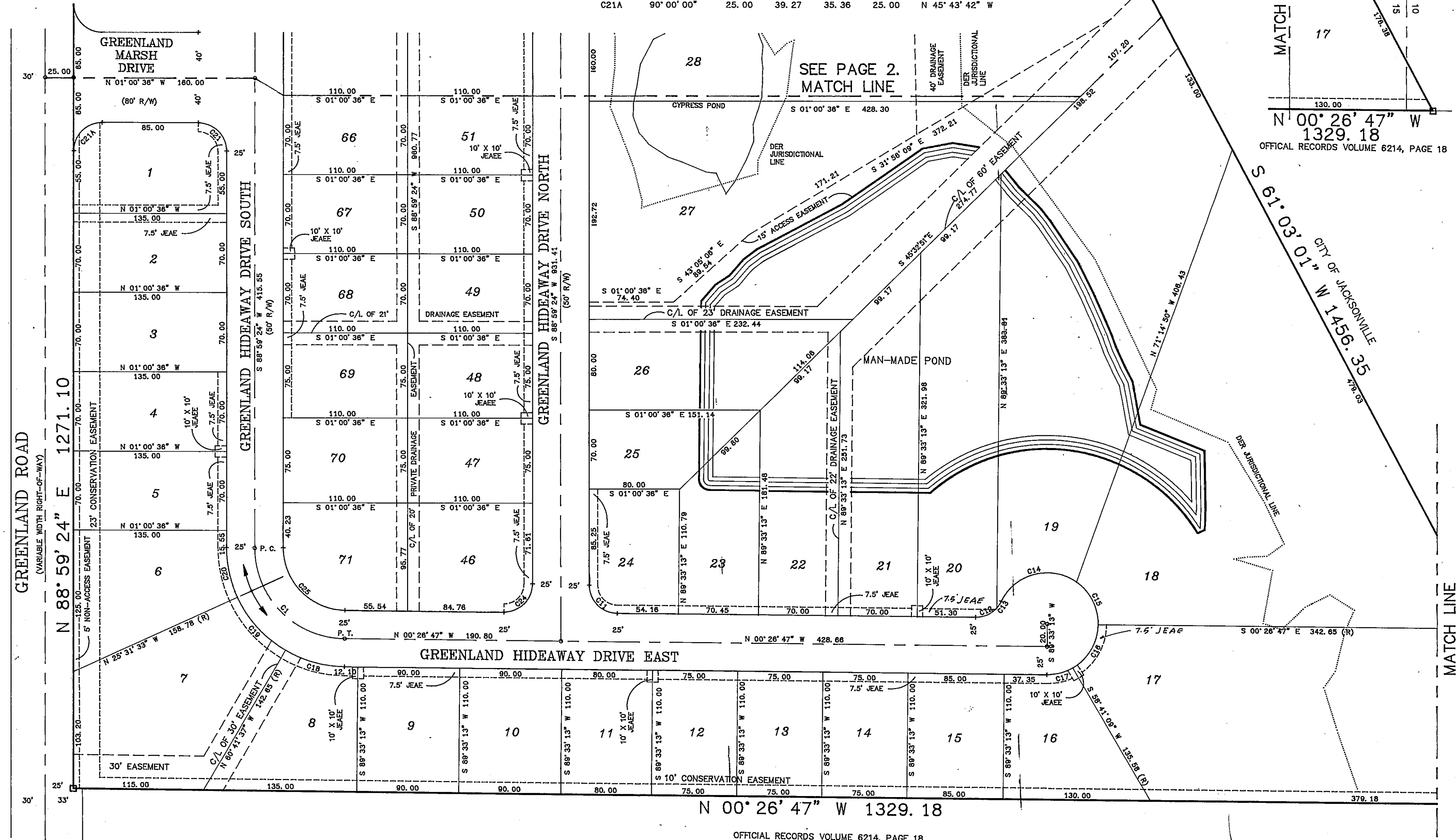
GREENLAND HIDEAWAY

PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

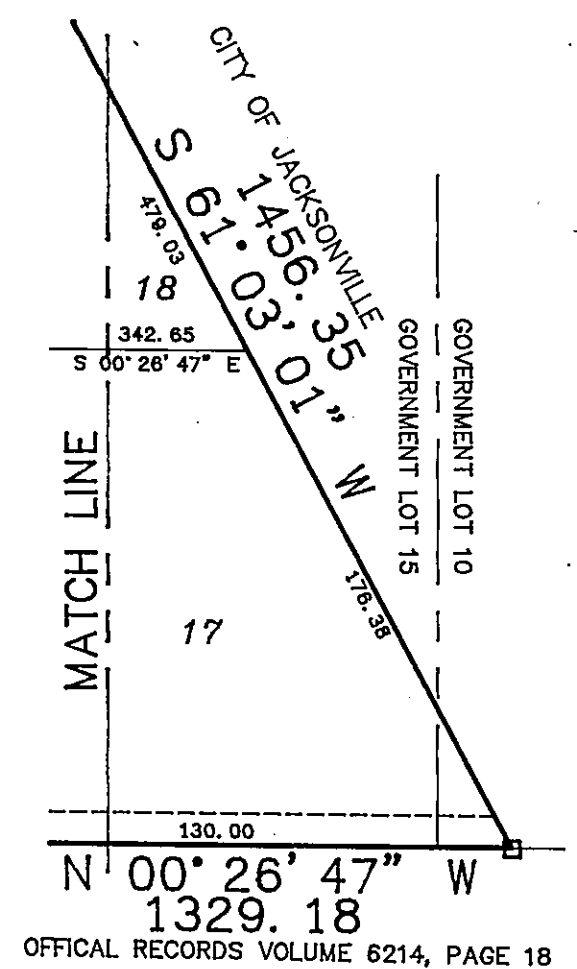


PREPARED BY:
ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS & PLANNERS
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-6334

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	89° 26' 11"	80.00	124.88	112.58	79.22	N 44° 16' 18"
C11	89° 26' 11"	25.00	39.09	35.16	24.76	N 44° 16' 18"
C12	48° 25' 35"	25.00	21.13	20.51	11.24	N 24° 39' 35"
C13	16° 11' 48"	25.00	7.07	7.04	3.56	N 58° 58' 16"
C14	98° 59' 12"	45.00	77.74	68.43	52.68	S 15° 34' 34"
C15	55° 38' 11"	45.00	43.70	42.00	23.74	S 61° 44' 07"
C16	59° 07' 56"	45.00	46.44	44.41	25.53	N 60° 52' 49"
C17	30° 52' 04"	45.00	24.24	23.95	12.42	N 15° 52' 49"
C18	29° 45' 10"	105.00	54.53	53.91	27.89	N 14° 25' 48"
C19	35° 10' 04"	105.00	64.45	63.44	33.28	N 46° 53' 25"
C20	24° 30' 57"	105.00	44.93	44.59	22.81	N 76° 43' 55"
C21	90° 00' 00"	25.00	39.27	35.36	22.85	S 49° 59' 24"
C24	90° 33' 49"	25.00	39.52	35.53	25.25	N 45° 43' 42"
C25	89° 26' 11"	55.00	85.85	77.40	54.46	N 44° 16' 18"
C21A	90° 00' 00"	25.00	39.27	35.36	25.00	N 45° 43' 42"



SEE PAGE 2.
MATCH LINE



N 00° 26' 47" W 1329.18

OFFICIAL RECORDS VOLUME 6214, PAGE 18