

# Hammock Plantation

Being a portion of Section 24, Township 2 South, Range 24 East, City of Jacksonville, Duval County, Florida.

**CAPTION**

A PARCEL OF LAND, BEING A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AND RUN THENCE NORTH 84°07'14" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 325.41 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED, CONTINUE NORTH 84°07'14" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 322.52 FEET, TO A POINT; THENCE SOUTH 21°01'16" EAST, A DISTANCE OF 1344.04 FEET, TO A POINT; THENCE SOUTH 54° 08'51" EAST 148.20 FEET, TO A POINT, ON THE EAST LINE OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 24, (ALSO BEING THE WEST LINE OF THE EAST 1/2, OF THE NORTHWEST 1/4); RUN THENCE SOUTH 00°02'22" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1041.10 FEET, TO A POINT; RUN THENCE SOUTH 83°20'58" WEST, A DISTANCE OF 123.90 FEET, TO A POINT; RUN THENCE SOUTH 00°05'41" WEST, A DISTANCE OF 260.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BEAUFORT STREET, (ALSO KNOWN AS U.S. HIGHWAY No. 90, A 66 FOOT PUBLIC ROAD RIGHT OF WAY); RUN THENCE SOUTH 83°20'56" WEST, ALONG LAST SAID LINE, A DISTANCE OF 875.04 FEET, TO A POINT; RUN THENCE NORTH 00°00'58" EAST, A DISTANCE OF 2,482.81 FEET, TO THE POINT OF BEGINNING.

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT HAMMOCK PLANTATION, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS HAMMOCK PLANTATION, AND THAT SUNTRUST BANK, A GEORGIA BANKING CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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, UNOBSTRUCTED ACCESS EASEMENTS, AND UNOBSTRUCTED ACCESS AND DRAINAGE 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 TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER 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, 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 DEVELOPER 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. 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, 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 IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCERNED PARTIES WITHIN HAMMOCK PLANTATION. 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 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 171.041(2b).

TRACTS "A" (PARK AREA), TRACT "C" (CONSERVATION & EASEMENT AREA), "E" (LAKE/STORMWATER MANAGEMENT FACILITY), AND TRACTS "L-1" AND "L-2" (LANDSCAPE AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF HAMMOCK PLANTATION, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" (BELLSOUTH EASEMENT); IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE.

TRACT "D" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

WATER AND SEWER UTILITIES WITHIN THE ROADWAYS AND JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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.

THOSE EASEMENTS DESIGNATED AS PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO HAMMOCK PLANTATION, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

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 171.041(21).

IN WITNESS WHEREOF, THE ABOVE HAMMOCK PLANTATION, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2004.

**HAMMOCK PLANTATION, L.L.C.**  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]

BY: [Signature]

WITNESS: Beverly J. Holland  
TYPE OR PRINT NAME

J.D. COLLINS, PRESIDENT  
THE COLLINS GROUP, INC.,  
A FLORIDA CORPORATION,  
MANAGER OF  
HAMMOCK PLANTATION, L.L.C.,  
A LIMITED LIABILITY COMPANY.

WITNESS: Curtis L. Hart  
TYPE OR PRINT NAME

WITNESS: CURTIS L. HART  
TYPE OR PRINT NAME

**NOTARY FOR HAMMOCK PLANTATION, L.L.C.**  
A FLORIDA LIMITED LIABILITY COMPANY

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March A.D. 2004 BY J.D. COLLINS, PRESIDENT OF THE COLLINS GROUP, INC., A FLORIDA CORPORATION, AND MANAGER OF HAMMOCK PLANTATION, L.L.C., A LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

WITNESS: [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

WITNESS: Beverly J. Holland  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 4-16-05  
Serial No: CC 993535



**SUNTRUST BANK**  
A GEORGIA BANKING CORPORATION

WITNESS: Rebecca B. Patel  
TYPE OR PRINT NAME

BY: [Signature]

WITNESS: Rebecca B. Patel  
TYPE OR PRINT NAME

MOLLY B. SEITER  
VICE PRESIDENT OF SUNTRUST BANK,  
A GEORGIA BANKING CORPORATION

WITNESS: Loretha Sessions  
TYPE OR PRINT NAME

WITNESS: LORETHA SESSIONS  
TYPE OR PRINT NAME

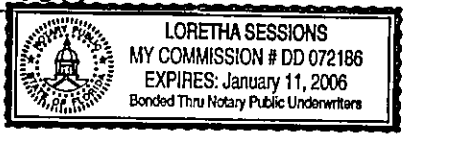
**NOTARY FOR SUNTRUST BANK**  
A GEORGIA BANKING CORPORATION

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March A.D. 2004 BY MOLLY B. SEITER, VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

WITNESS: [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

WITNESS: LORETHA SESSIONS  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: JAN 11, 2006  
Serial No: DD 072186



**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 23rd DAY OF MARCH A.D., 2004.

[Signature]  
DIRECTOR OF PUBLIC WORKS

3/23/2004  
DATE

**CLERK'S CERTIFICATE** 2004099715

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 56, PAGES 90-90F OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 25th DAY OF March A.D., 2004.

[Signature]  
JIM FULLER, CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 18th DAY OF March A.D., 2004.

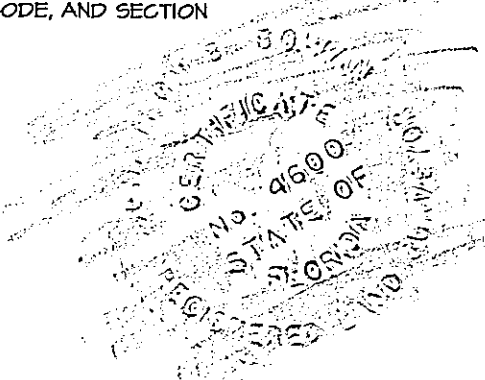
[Signature]  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

**SURVEYOR'S CERTIFICATE**

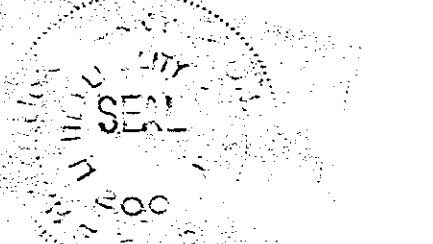
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.041, FLORIDA STATUTES, CHAPTER 61G1-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.10, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 23 DAY OF FEB. A.D., 2004.

[Signature]  
JONATHAN B. BOWAN  
PROFESSIONAL LAND SURVEYOR No. 4600  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256



Approved 3/18/04  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 3/22/04  
Date  
[Signature]  
for General Counsel 73F

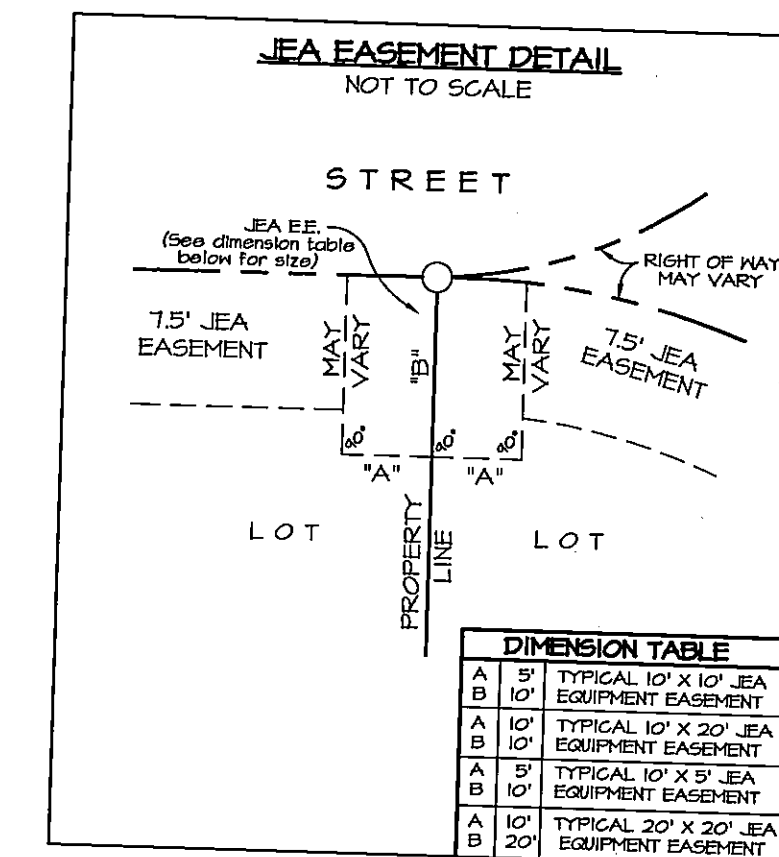
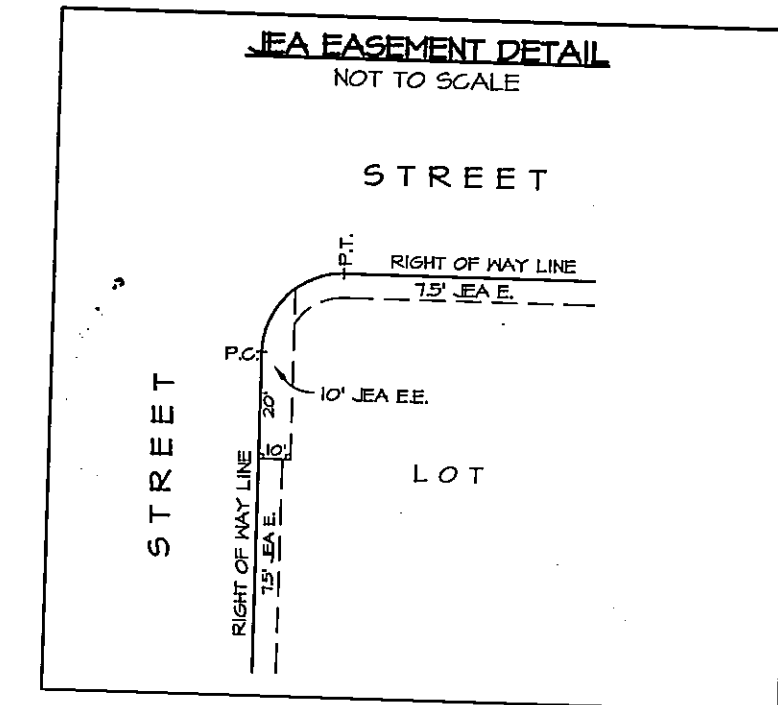
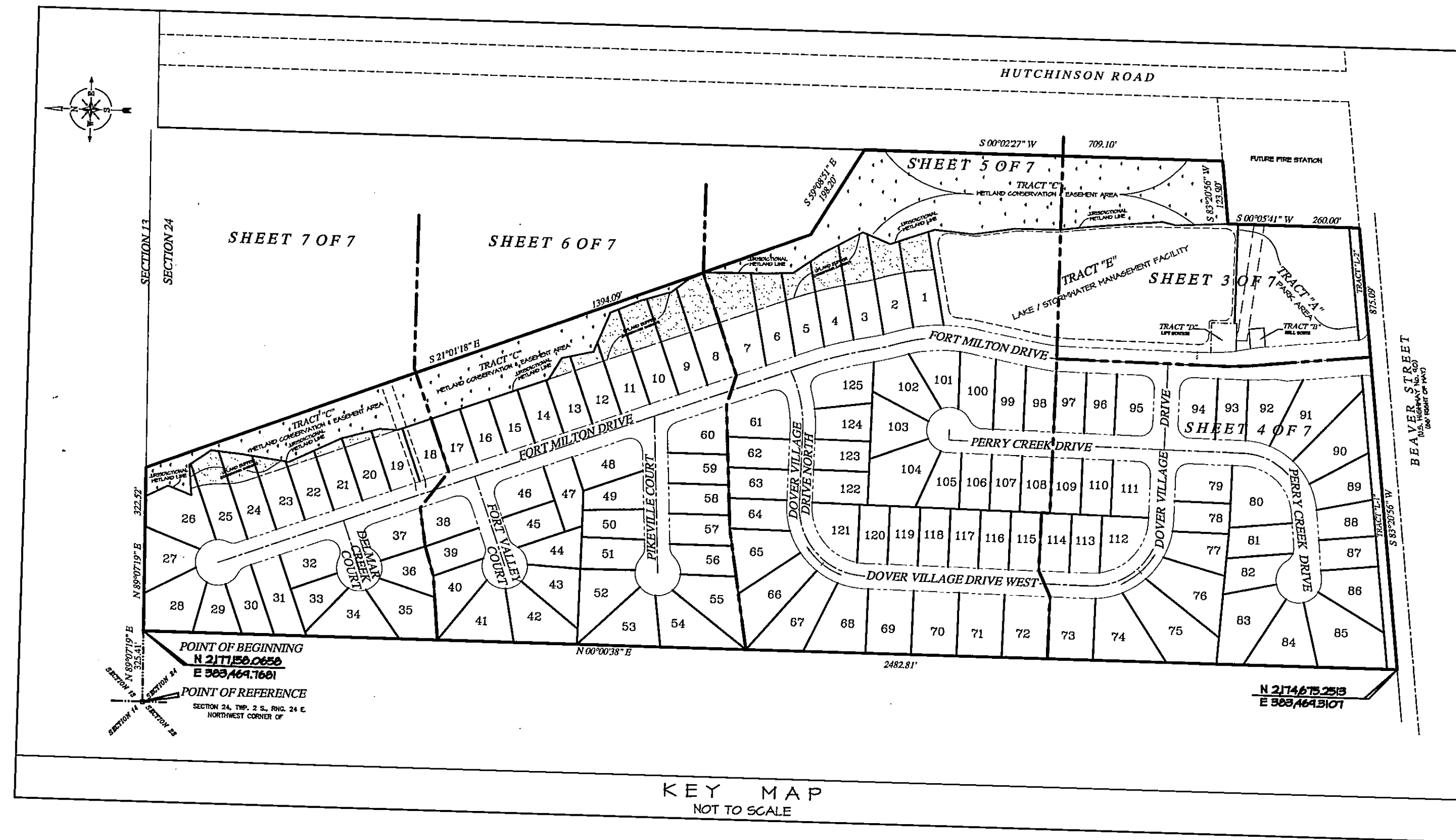


A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-1644  
Phone (904) 246-1666 L.B. No. 6661

# Hammock Plantation

Being a portion of Section 24, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 90A  
SHEET 2 OF 7 SHEETS

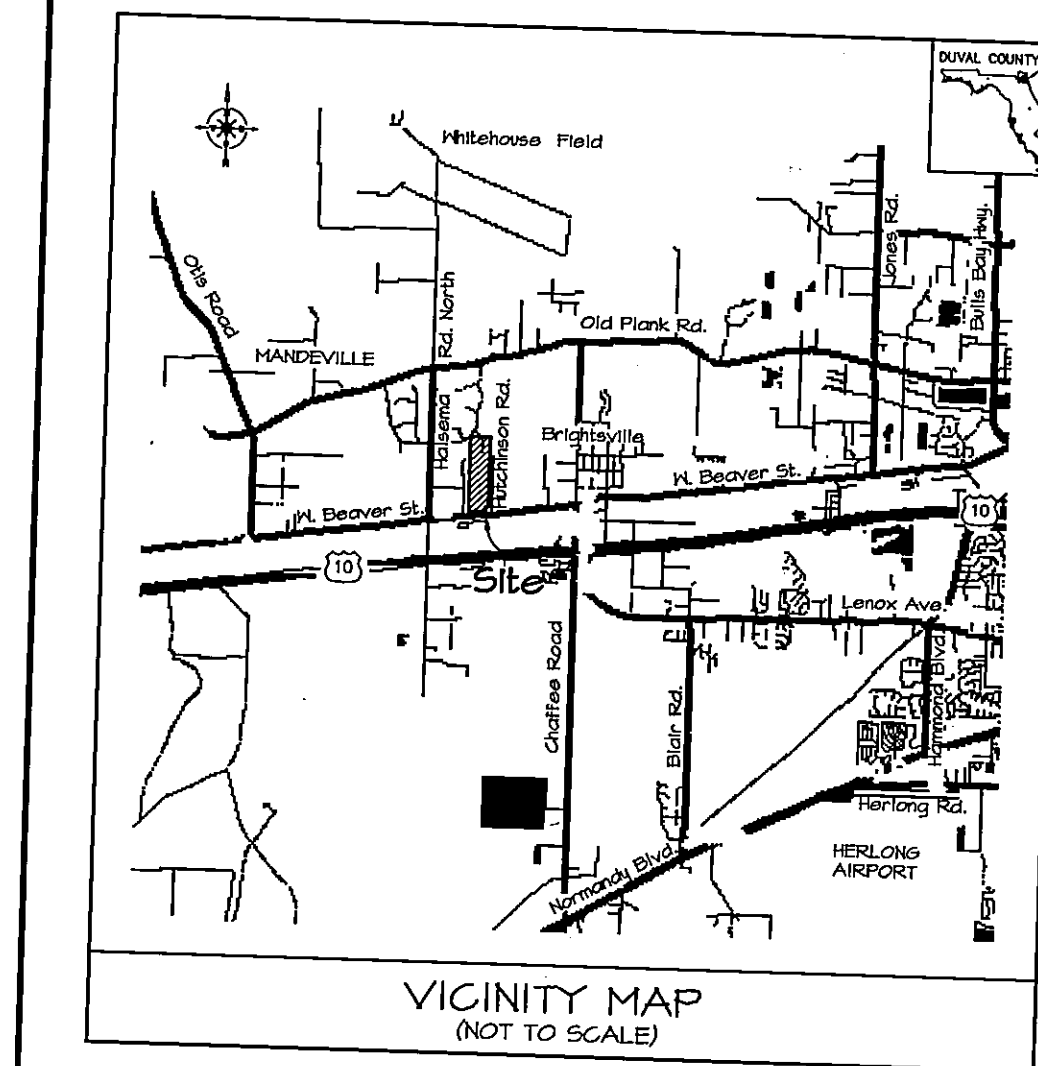


### GENERAL NOTES

- BASIS OF BEARINGS.**
- STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (1490). STATION NAMES ARE AS FOLLOWS:  
STATION NAME: 110 T2 A09 (NGS ID: EC0966).  
STATION NAME: 110 T2 A10 (NGS ID: EC0964).
  - 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.
  - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
  - ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
  - THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
  - 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.
  - 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.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
  - "JEA EE" 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 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.
  - (100.00) DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
  - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE (X)AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120071, PANEL NUMBER 50, SUFFIX E. THE FIRM INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT, FOR DATES UP TO AND 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.

### LEGEND

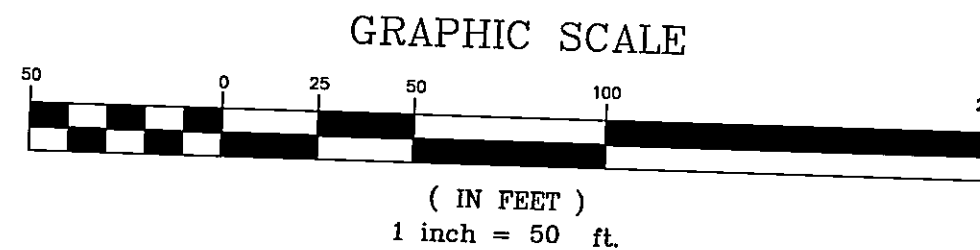
- ESMT. .... EASEMENT  
O.R. VOL. .... OFFICIAL RECORDS VOLUME  
Pg. .... PAGE  
(OA) .... OVERALL  
P.C. .... POINT OF CURVATURE  
P.T. .... POINT OF TANGENCY  
P.R.C. .... POINT OF REVERSE CURVE  
R.P. .... RADIUS POINT  
P.C.C. .... POINT OF COMPOUND CURVE  
R. .... RADIUS  
L. .... ARC LENGTH  
CH. .... CHORD DISTANCE  
C4. .... TABULATED CURVE DATA  
V.N.B. .... VEGETATED NATURAL BUFFER  
R/W. .... RIGHT OF WAY  
⊙ ..... FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)  
□ ..... DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661  
○ ..... DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661  
E N ..... STREET NAME CHANGE  
[Pattern] ..... DENOTES VEGETATED NATURAL BUFFER



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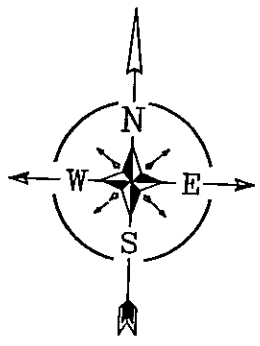
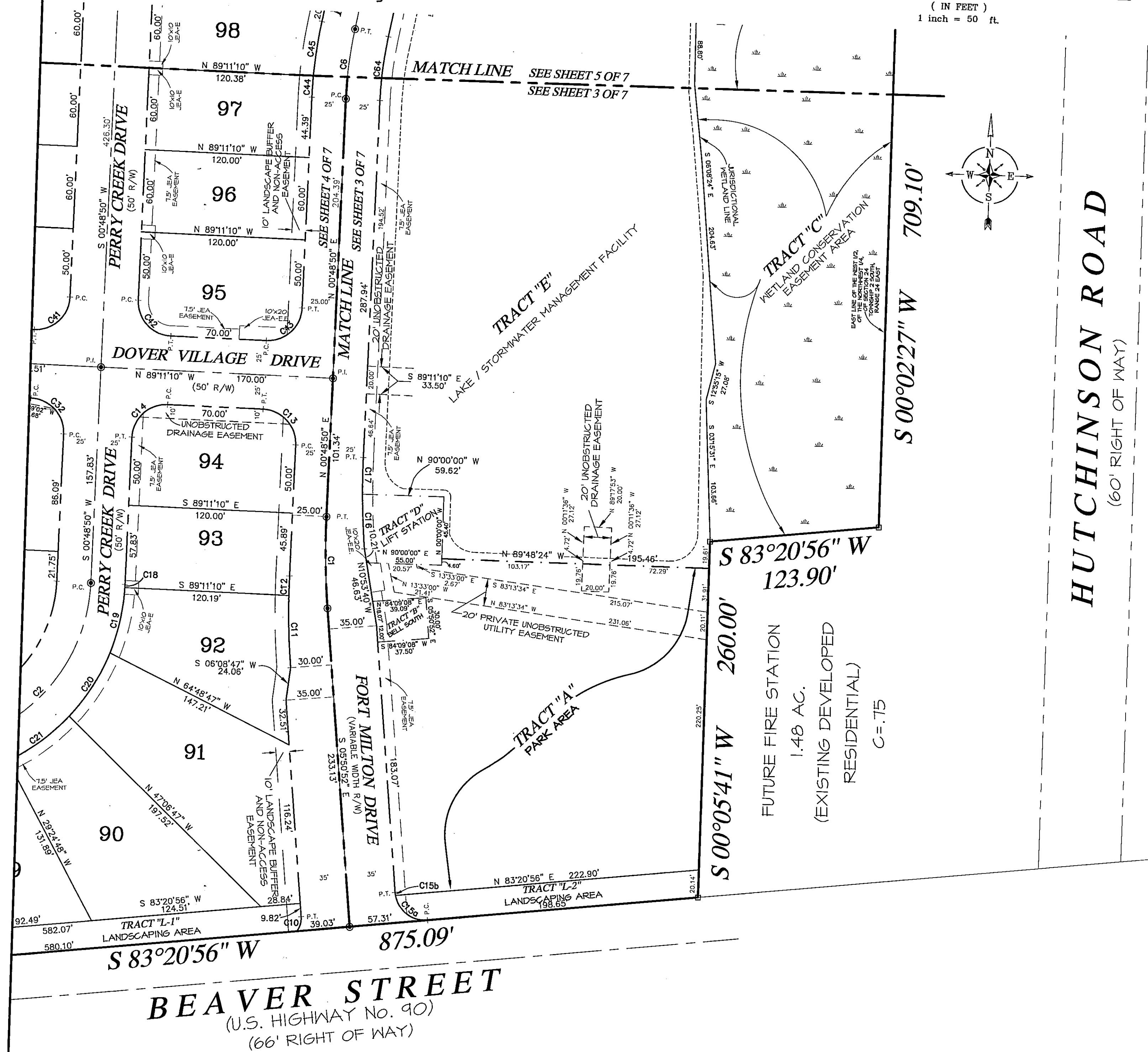
# Hammock Plantation

Being a portion of Section 24, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.



PLAT BOOK 56 PAGE 90B  
SHEET 3 OF 7 SHEETS

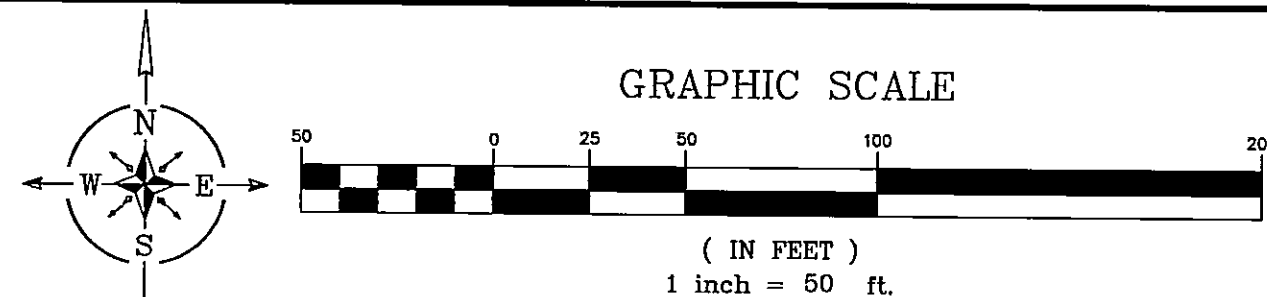
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	66.85	575.00	S02°31'01"E	66.82	06°39'42"
C2	181.82	125.00	N42°28'59"E	166.21	83°20'18"
C3	211.91	135.00	S44°13'03"E	190.81	89°56'15"
C4	212.20	135.00	S45°46'57"W	191.02	90°03'45"
C5	121.02	250.00	N76°56'43"E	119.85	27°44'12"
C6	51.26	300.00	S05°42'31"W	51.20	09°47'22"
C10	11.25	15.00	N15°38'36"E	10.99	42°58'55"
C11	52.74	575.00	S03°13'12"E	52.73	05°15'20"
C12	14.11	575.00	S00°06'39"W	14.11	01°24'21"
C13	39.27	25.00	N44°11'10"W	35.36	90°00'00"
C14	39.27	25.00	S45°48'50"W	35.36	90°00'00"
C15a	32.55	22.00	S 54°16'33"E	29.66	84°47'02"
C15b	2.31	22.00	S 08°51'27"E	2.31	06°01'10"
C16	40.07	575.00	S03°51'04"E	40.07	03°59'35"
C17	26.78	575.00	S00°31'14"E	26.78	02°40'06"
C18	2.17	150.00	N01°13'39"E	2.17	00°49'38"
C19	49.08	150.00	N11°00'55"E	48.86	18°44'54"
C20	55.35	150.00	N30°57'38"E	55.04	21°08'31"
C21	55.67	150.00	N52°09'51"E	55.35	21°15'56"
C22	53.18	150.00	N72°57'16"E	52.91	20°18'54"
C23	2.72	150.00	N83°37'56"E	2.72	01°02'25"
C24	28.11	45.00	S77°56'59"E	27.66	35°47'46"
C25	36.06	45.00	S37°05'47"E	35.10	45°54'39"
C26	35.95	45.00	S08°44'34"W	35.00	46°06'33"
C27	36.21	45.00	S54°40'52"W	35.24	45°46'03"
C28	53.88	45.00	N67°57'54"W	50.72	68°35'54"
C29	19.01	30.00	S51°49'05"E	18.69	36°18'16"
C30	13.55	30.00	S82°54'32"E	13.43	25°52'39"
C31	145.45	100.00	N42°28'59"E	132.97	83°20'18"
C32	39.27	25.00	N44°11'10"W	35.36	90°00'00"
C33	20.54	160.00	S85°30'28"E	20.53	07°21'24"
C34	54.65	160.00	S72°02'38"E	54.39	19°34'16"
C35	54.57	160.00	S52°29'19"E	54.30	19°32'23"
C36	54.53	160.00	S32°57'16"E	54.27	19°31'42"
C37	54.37	160.00	S13°27'22"E	54.11	19°28'07"
C38	12.49	160.00	S01°29'07"E	12.49	04°28'23"
C39	18.20	110.00	S03°59'16"E	18.18	09°28'41"
C40	154.47	110.00	S48°57'24"E	142.09	80°27'34"
C41	39.27	25.00	N45°48'50"E	35.36	90°00'00"
C42	39.27	25.00	S44°11'10"E	35.36	90°00'00"
C43	39.27	25.00	N45°48'50"E	35.36	90°00'00"
C44	15.62	325.00	S02°11'26"W	15.62	02°45'13"

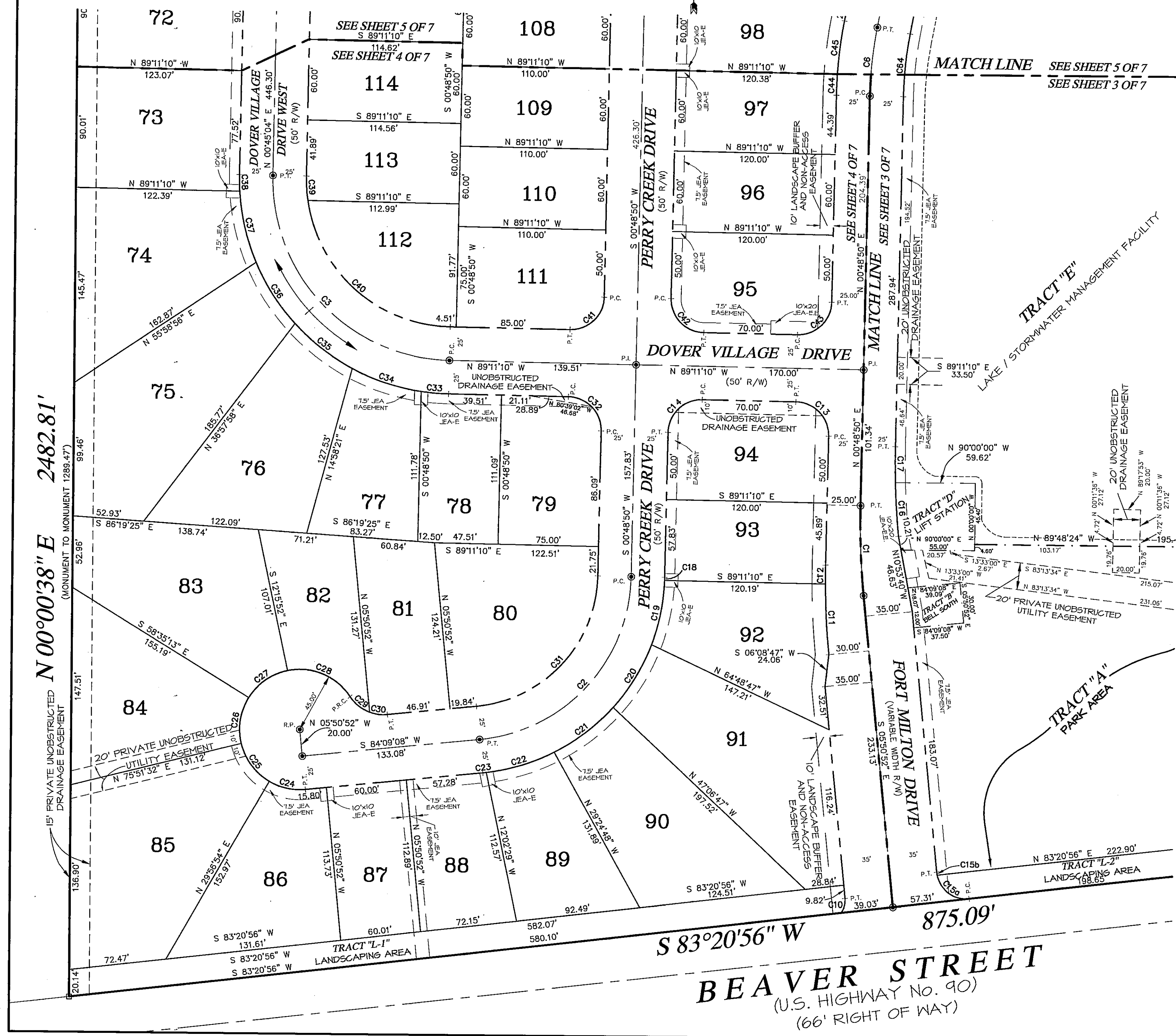
# Hammock Plantation

Being a portion of Section 24, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.



PLAT BOOK **56** PAGE **900**  
SHEET **4** OF **7** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	66.85	575.00	S02°31'01"E	66.82	06°39'42"
C2	181.82	125.00	N42°28'59"E	166.21	83°20'18"
C3	211.91	135.00	S44°13'03"E	190.81	89°56'15"
C4	212.20	135.00	S45°46'57"W	191.02	90°03'45"
C5	121.02	250.00	N76°56'43"E	119.85	27°44'12"
C6	51.28	300.00	S05°42'31"W	51.20	09°47'22"
C10	11.25	15.00	N15°38'36"E	10.99	42°58'55"
C11	52.74	575.00	S03°13'12"E	52.73	05°15'20"
C12	14.11	575.00	S00°08'39"W	14.11	01°24'21"
C13	39.27	25.00	N44°11'10"W	35.36	90°00'00"
C14	39.27	25.00	S45°48'50"W	35.36	90°00'00"
C15a	32.55	22.00	S 54°15'33" E	29.66	84°47'02"
C15b	2.31	22.00	S 08°51'27" E	2.31	06°01'10"
C16	40.07	575.00	S03°51'04"E	40.07	03°59'35"
C17	26.78	575.00	S00°31'14"E	26.78	02°00'06"
C18	2.17	150.00	N01°13'39"E	2.17	00°49'38"
C19	49.08	150.00	N11°00'55"E	48.86	18°44'54"
C20	55.35	150.00	N30°57'38"E	55.04	21°08'31"
C21	55.67	150.00	N52°09'51"E	55.35	21°15'56"
C22	53.18	150.00	N72°57'16"E	52.91	20°18'54"
C23	2.72	150.00	N83°37'56"E	2.72	01°02'25"
C24	28.11	45.00	S77°56'59"E	27.66	35°47'46"
C25	36.06	45.00	S37°05'47"E	35.10	45°54'39"
C26	35.95	45.00	S08°44'34"W	35.00	45°46'03"
C27	36.21	45.00	S54°40'52"W	35.24	46°06'33"
C28	53.88	45.00	N67°57'54"W	50.72	68°35'54"
C29	19.01	30.00	S51°49'05"E	18.69	36°18'16"
C30	13.55	30.00	S82°54'32"E	13.43	25°52'39"
C31	145.45	100.00	N42°28'59"E	132.97	83°20'18"
C32	39.27	25.00	N44°11'10"W	35.36	90°00'00"
C33	20.54	160.00	S85°30'28"E	20.53	07°21'24"
C34	54.65	160.00	S72°02'38"E	54.39	19°34'16"
C35	54.57	160.00	S52°29'19"E	54.30	19°32'23"
C36	54.53	160.00	S32°57'16"E	54.27	19°31'42"
C37	54.37	160.00	S13°27'22"E	54.11	19°28'07"
C38	12.49	160.00	S01°29'07"E	12.49	04°28'23"
C39	18.20	110.00	S03°59'16"E	18.18	09°28'41"
C40	154.47	110.00	S48°57'24"E	142.09	80°27'34"
C41	39.27	25.00	N45°48'50"E	35.36	90°00'00"
C42	39.27	25.00	S44°11'10"E	35.36	90°00'00"
C43	39.27	25.00	N45°48'50"E	35.36	90°00'00"
C44	15.62	325.00	S02°11'26"W	15.62	02°45'13"

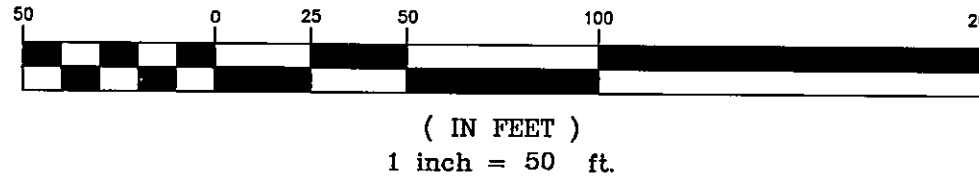
A & J LAND SURVEYORS, INC.  
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# Hammock Plantation

Being a portion of Section 24, Township 2 South, Range 24 East,  
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SEE SHEET 2 FOR GENERAL NOTES

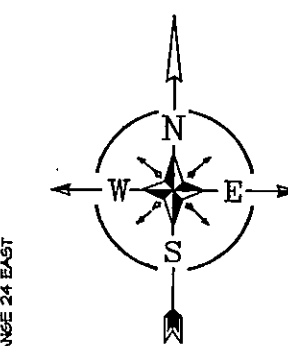
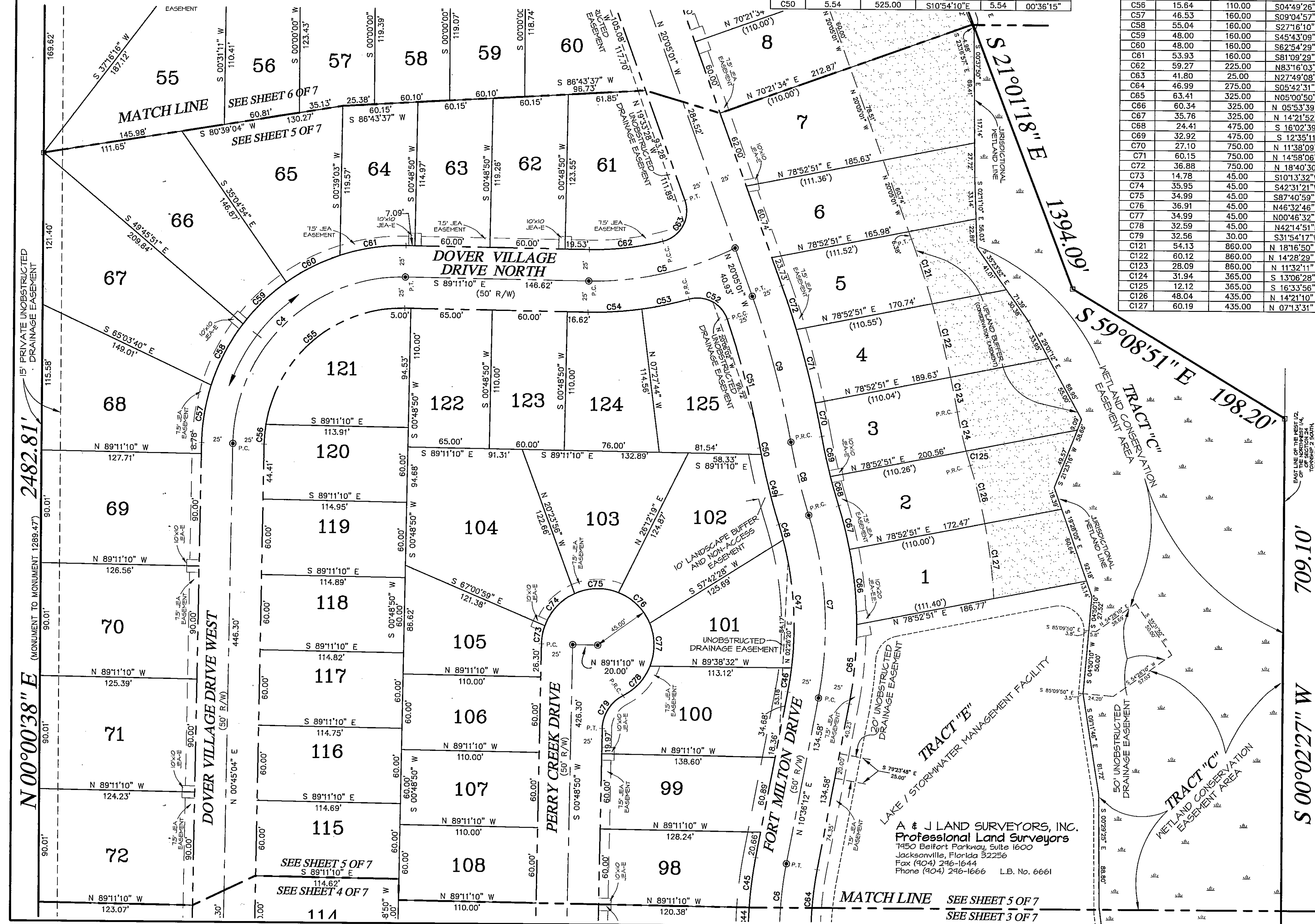
GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C4	212.20	135.00	S45°46'57"W	191.02 90°03'45"
C5	121.02	250.00	N76°56'43"E	119.85 27°44'12"
C6	51.26	300.00	S05°42'31"W	51.20 09°47'22"
C7	147.23	300.00	N03°27'24"W	145.76 28°07'11"
C8	60.35	500.00	S14°03'31"E	60.31 06°54'59"
C9	119.99	725.00	N15°20'32"W	119.86 09°28'59"
C45	39.91	325.00	S07°05'07"W	39.88 07°02'09"
C46	19.22	275.00	N08°36'05"E	19.21 04°00'13"
C47	102.83	275.00	N04°06'45"W	102.23 21°25'27"
C48	12.92	275.00	N16°10'14"W	12.92 02°41'31"
C49	57.83	525.00	S14°21'39"E	57.80 06°18'41"
C50	5.54	525.00	S10°54'10"E	5.54 00°36'15"

PLAT BOOK 56 PAGE 900  
SHEET 5 OF 7 SHEETS

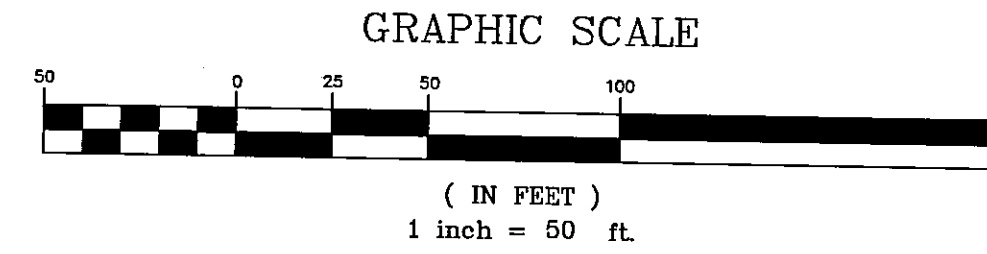
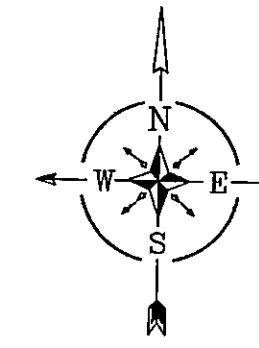
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C51	105.31	700.00	N14°54'39"W	105.21 08°37'12"
C52	37.95	25.00	N62°42'42"W	34.41 86°58'55"
C53	38.60	275.00	N77°49'07"E	38.57 08°02'34"
C54	43.07	275.00	N86°19'37"E	43.03 08°58'25"
C55	157.27	110.00	S49°51'19"W	144.21 81°55'02"
C56	15.64	110.00	S04°49'26"W	15.62 08°08'43"
C57	46.53	160.00	S09°04'57"W	46.37 16°39'45"
C58	55.04	160.00	S27°16'10"W	54.77 19°42'40"
C59	48.00	160.00	S45°43'09"W	47.82 17°11'19"
C60	48.00	160.00	S62°54'29"W	47.82 17°11'19"
C61	53.93	160.00	S81°09'29"W	53.67 19°18'41"
C62	59.27	225.00	N83°16'03"E	59.10 15°05'33"
C63	41.80	25.00	N27°49'08"E	37.10 95°48'18"
C64	46.99	275.00	S05°42'31"W	46.93 09°47'22"
C65	63.41	325.00	N05°00'50"E	63.31 11°10'43"
C66	60.34	325.00	N 05°53'39" W	60.25 10°38'14"
C67	35.76	325.00	N 14°21'52" W	35.74 06°18'14"
C68	24.41	475.00	S 16°02'39" E	24.41 02°56'40"
C69	32.92	475.00	S 12°35'11" E	32.92 03°58'17"
C70	27.10	750.00	N 11°38'09" W	27.10 02°04'12"
C71	60.15	750.00	N 14°58'06" W	60.14 04°35'43"
C72	36.88	750.00	N 18°40'30" W	36.88 02°49'04"
C73	14.78	45.00	S10°13'32"W	14.72 18°49'25"
C74	35.95	45.00	S42°31'21"W	35.00 45°46'15"
C75	34.99	45.00	S87°40'59"W	34.11 44°33'00"
C76	36.91	45.00	N46°32'46"W	35.88 46°59'29"
C77	34.99	45.00	N00°46'32"W	34.11 44°33'00"
C78	32.59	45.00	N42°14'51"W	31.88 41°29'46"
C79	32.56	30.00	S31°54'17"W	30.98 62°10'55"
C121	54.13	860.00	N 18°16'50" W	54.12 03°36'23"
C122	60.12	860.00	N 14°28'29" W	60.10 04°00'18"
C123	28.09	860.00	N 11°32'11" W	28.09 01°52'18"
C124	31.94	365.00	S 13°06'28" E	31.93 05°00'50"
C125	12.12	365.00	S 16°33'56" E	12.12 01°54'07"
C126	48.04	435.00	N 14°21'10" W	48.02 06°19'39"
C127	60.19	435.00	N 07°13'31" W	60.14 07°55'39"



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# Hammock Plantation

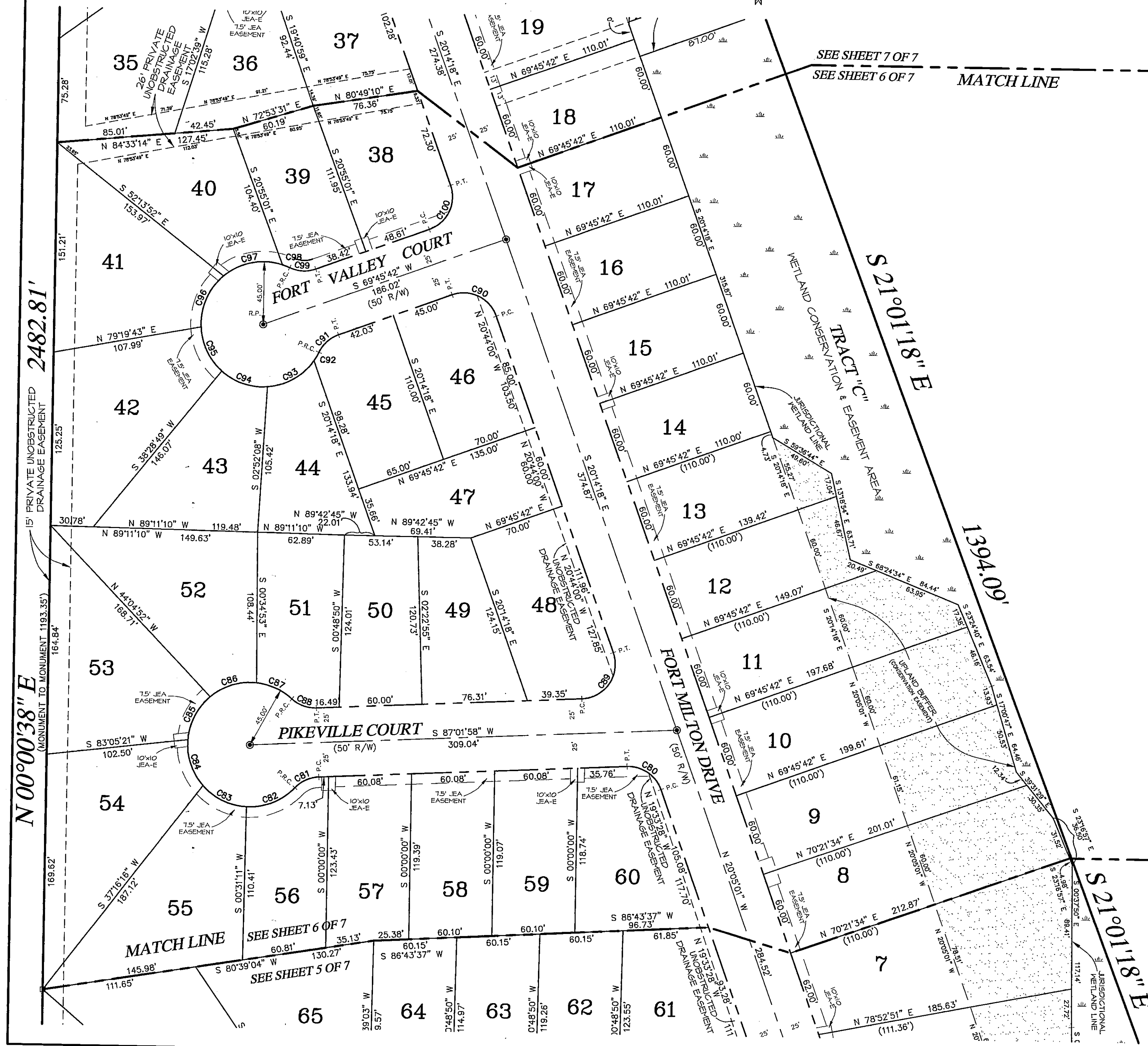
Being a portion of Section 24, Township 2 South, Range 24 East,  
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PLAT BOOK **56** PAGE **90E**

SHEET **6** OF **7** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



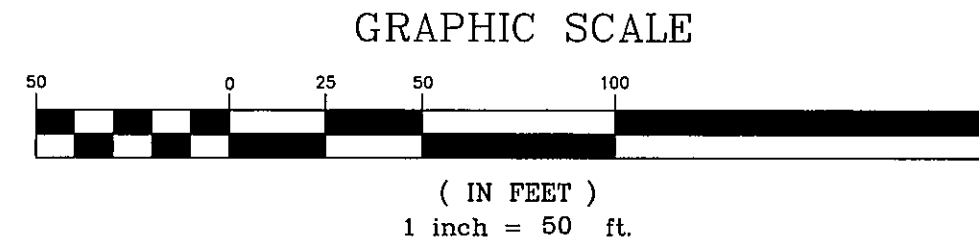
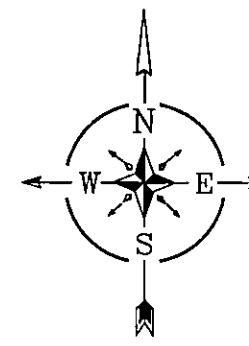
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C80	31.80	25.00	N56°31'32"W	29.70	72°53'01"
C81	19.38	25.00	S64°49'30"W	18.90	44°24'55"
C82	38.87	45.00	N67°21'56"E	37.68	49°29'47"
C83	35.95	45.00	S65°00'03"E	35.00	45°46'15"
C84	35.95	45.00	S19°13'48"E	35.00	45°46'15"
C85	35.95	45.00	S26°32'27"W	35.00	45°46'15"
C86	35.95	45.00	S72°18'42"W	35.00	45°46'15"
C87	28.47	45.00	N66°40'39"W	28.00	36°15'04"
C88	19.38	25.00	S70°45'34"E	18.90	44°24'55"
C89	46.81	25.00	N33°23'50"E	40.26	107°16'16"
C90	39.27	25.00	N65°14'18"W	35.36	90°00'00"
C91	19.38	25.00	S47°33'15"W	18.90	44°24'55"
C92	7.14	45.00	N29°53'41"E	7.14	09°05'47"
C93	39.80	45.00	N59°46'47"E	38.51	50°40'25"
C94	36.49	45.00	S71°39'18"E	35.50	46°27'24"
C95	35.92	45.00	S26°22'04"E	34.97	45°44'03"
C96	41.54	45.00	S22°56'28"W	40.08	52°53'03"
C97	45.24	45.00	S78°10'58"W	43.36	57°35'56"
C98	5.65	45.00	N69°25'14"W	5.65	07°11'42"
C99	19.38	25.00	S88°01'50"E	18.90	44°24'55"
C100	39.27	25.00	N24°45'42"E	35.36	90°00'00"

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# Hammock Plantation

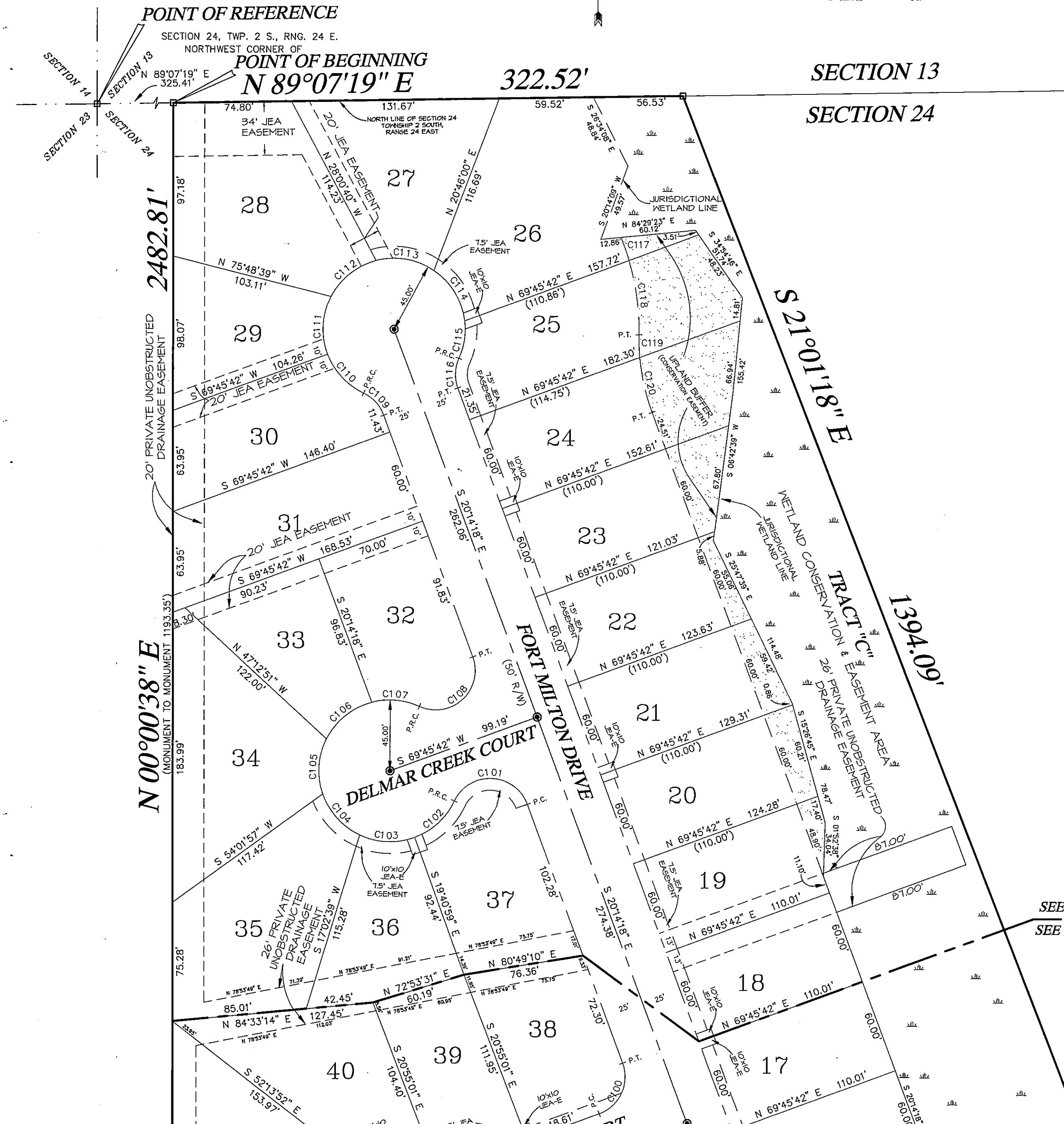
Being a portion of Section 24, Township 2 South, Range 24 East,  
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PLAT BOOK **56** PAGE **90F**

SHEET **7** OF **7** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C101	58.75	25.00	N87°33'38"W	46.13	134°38'42"
C102	34.91	45.00	N47°20'33"E	34.04	44°27'05"
C103	35.82	45.00	S87°37'36"E	34.88	45°36'37"
C104	35.87	45.00	S41°59'21"E	34.92	45°39'53"
C105	36.06	45.00	S03°47'54"W	35.10	45°54'36"
C106	37.97	45.00	S50°55'43"W	36.86	48°21'03"
C107	30.87	45.00	N85°14'41"W	30.27	39°18'09"
C108	58.75	25.00	N47°05'03"E	46.13	134°38'42"
C109	19.38	25.00	N42°26'45"W	18.90	44°24'55"
C110	34.46	45.00	S42°42'56"E	33.62	43°52'34"
C111	37.90	45.00	S03°21'11"W	36.79	48°15'40"
C112	37.55	45.00	S51°23'11"W	36.47	47°48'19"
C113	38.31	45.00	N80°19'25"W	37.16	48°46'29"
C114	38.47	45.00	N31°26'38"W	37.31	48°59'05"
C115	24.45	45.00	N08°36'46"E	24.15	31°07'42"
C116	19.38	25.00	S01°58'10"W	18.90	44°24'55"
C117	15.42	155.00	N19°15'43"W	15.41	05°41'56"
C118	47.55	155.00	N07°37'25"W	47.37	17°34'39"
C119	14.52	135.00	S01°54'59"E	14.51	06°09'46"
C120	35.91	135.00	S12°37'05"E	35.80	15°14'28"
C121	55.48	860.00	N18°14'08"W	55.47	03°41'46"
C122	60.14	860.00	N14°23'03"W	60.13	04°00'25"
C123	26.72	860.00	N11°29'27"W	26.72	01°46'48"
C124	33.33	365.00	S13°13'01"E	33.32	05°13'57"
C125	10.72	365.00	S16°40'30"E	10.72	01°40'59"
C126	48.20	435.00	N14°20'32"W	48.17	06°20'54"
C127	60.03	435.00	N07°12'53"W	59.98	07°54'24"

SEE SHEET 7 OF 7  
SEE SHEET 6 OF 7  
MATCH LINE

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