

Harbor Winds Unit Five

A Portion of Section 10, Township 2 South, Range 28 East,
City of Jacksonville, Duval County, Florida.

CAPTION

A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF "TRACT C" HARBOR WINDS UNIT FOUR, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 52, PAGES 88 THROUGH 88I OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°54'06" WEST, ALONG THE EAST LINE OF LANDS DESCRIBED IN VOLUME 6515, PAGE 259 OF THE OFFICIAL RECORDS OF SAID COUNTY, 493.52 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ASHLEY MELISSE BOULEVARD (A 100-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT OF WAY: COURSE NO. 1: IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1567.14 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81°59'17" EAST, 651.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 69°59'19" EAST, 351.83 FEET TO A POINT OF CURVATURE; COURSE NO. 3: IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 775.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 71°41'48" EAST, 46.33 FEET; THENCE SOUTH 38°07'26" EAST, 166.66 FEET; THENCE SOUTH 49°00'59" EAST, 188.01 FEET; THENCE SOUTH 26°27'52" EAST, 181.97 FEET TO THE NORTHEAST CORNER OF "TRACT D" OF AFOREMENTIONED HARBOR WINDS UNIT FOUR; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTH BOUNDARY OF SAID HARBOR WINDS UNIT FOUR: COURSE NO. 1: SOUTH 89°05'54" WEST, 402.57 FEET; COURSE NO. 2: NORTH 63°43'01" WEST, 56.21 FEET; COURSE NO. 3: SOUTH 89°05'54" WEST, 100.00 FEET; COURSE NO. 4: SOUTH 00°54'06" EAST, 300.00 FEET; COURSE NO. 5: SOUTH 89°05'54" WEST, 350.00 FEET; COURSE NO. 6: SOUTH 81°41'01" WEST, 50.42 FEET; COURSE NO. 7: SOUTH 89°05'54" WEST, 390.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.52 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

This is to certify that Harbor Winds, Inc., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Harbor Winds Unit Five, having caused the same to be surveyed and subdivided, and that Fidelity National Bank, N.A., a National Banking Association under the laws of the State of Florida, is the holder of 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 roads, parkways, boulevards, courts, walkways, easements for drainage, utilities (except water and sewers), and non-access easements, except Tract D, all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, which includes water and sewer are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across land through 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 on or come upon all roads, parkways, boulevards and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, parkways, boulevards and courts; from adjacent land or from any other source of public waters into or through said lakes/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 lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (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 lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

APPROVED FOR THE 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 654, of the Ordinance Code.

By Joe R. Miller Date September 18, 2000
Director of Public Works JOE R. MILLER, DIRECTOR

CLERK'S CERTIFICATION 0000216759

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 53, Pages 68-68C of the Public Records of Duval County, Florida. Signed this 19th day of September A.D., 2000.

By Henry Cook By Robin Bailey
HENRY COOK Deputy Clerk
Clerk of Circuit Court

NOTARY FOR FIDELITY NATIONAL BANK

The foregoing instrument was acknowledged before me this 11th day of July, 2000 A.D., by Michael W. Levitt, Vice President of Fidelity National Bank, a Florida Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.

By Jacquelyn R. Heufelder My Commission Expires: 12/7/02
Notary Public State of Florida at Large My Commission Expires: Serial No. CC785209
Print Name: Jacquelyn R. Heufelder

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 damaged 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 or omission of its agent, contractors, employees, servants, licenses or concessionaires within Harbor Winds Unit Five. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself 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 thereof, Harbor Winds, Inc., has caused these presents to be signed this 11th day of July, 2000.

HARBOR WINDS, INC.
Witness: Beverly J. Holland Michael Collins
Print Name: Beverly J. Holland J. Daniel Collins
President

Witness: Mark A. Knowles
Print Name: MARK A. KNOWLES

FIDELITY NATIONAL BANK
Witness: Michael W. Levitt
Print Name: MARK A. KNOWLES Michael W. Levitt
Vice President

Witness: Beverly J. Holland
Print Name: Beverly J. Holland

NOTARY FOR HARBOR WINDS, INC.

The foregoing instrument was acknowledged before me this 11th day of July, 2000 A.D., by J. Daniel Collins, President of Harbor Winds, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.

By Beverly J. Holland My Commission Expires: 4-16-01
Notary Public State of Florida at Large Serial No. CC 630577
Print Name: Beverly J. Holland

Approved 9-7-2000 Date
Michael
City Engineer
for Director of Public Works
Approved 9/18/00 Date
Glenn E. McGregor
for General Counsel

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 7th DAY OF Sept, 2000.

By 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 in the Caption: that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed the 30th day of August A.D., 2000.

By Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

REVIEWS
OFFICE: JS
FIELD: REYNOL
CHECKED BY
DRAFT: JS
CLOSURES/DATA: JS
COVER SHEET: JS
PRMS: 1592-71



Harbor Winds Unit Five

A Portion of Section 10, Township 2 South, Range 28 East,
City of Jacksonville, Duval County, Florida.

Key Map

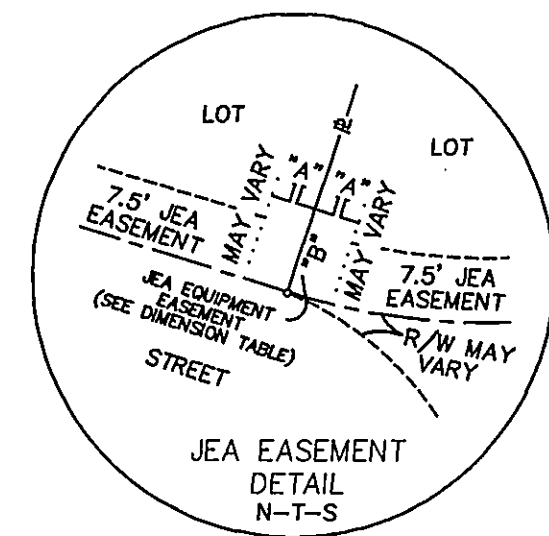
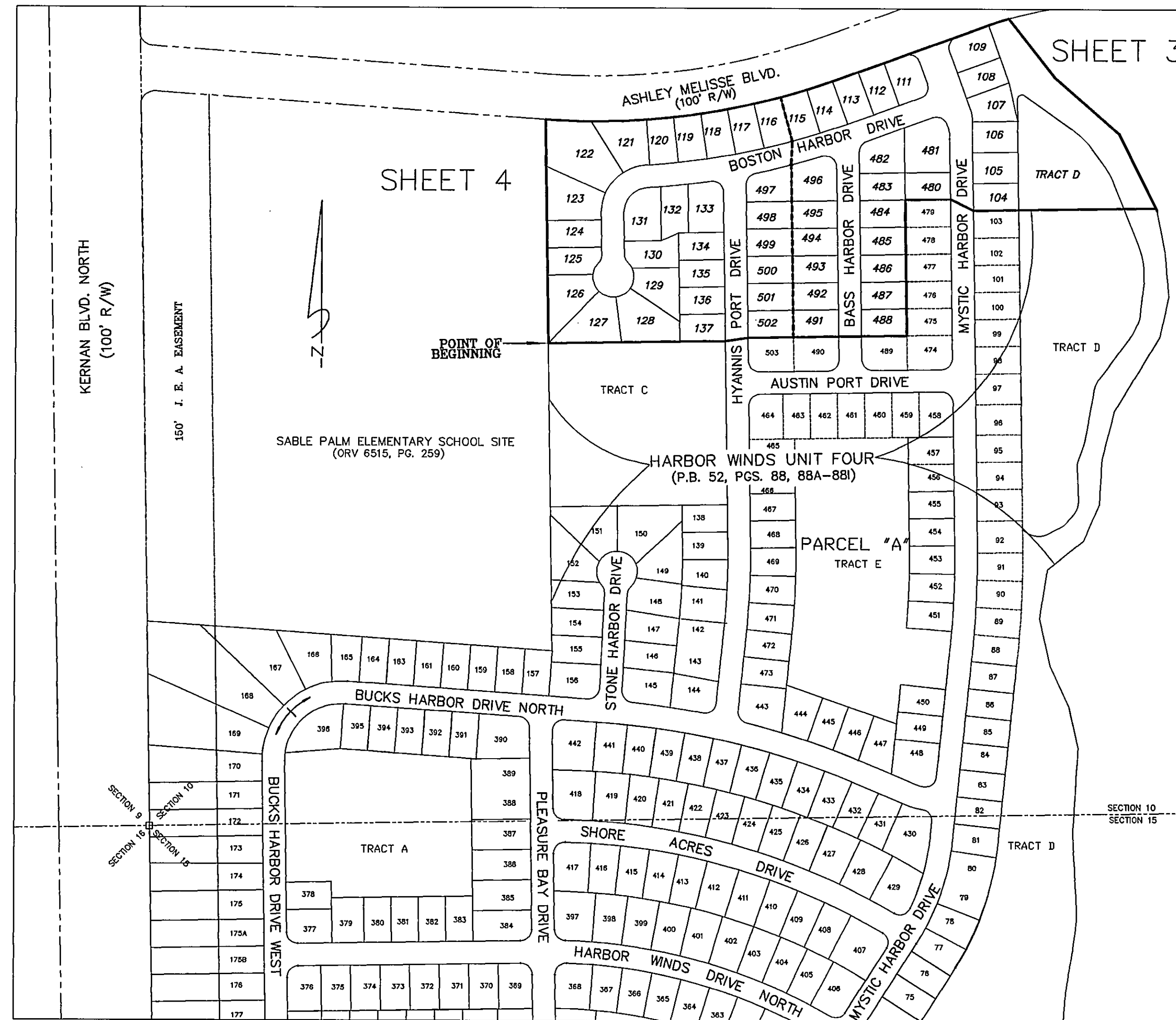
SCALE: 1' = 200'

General Notes

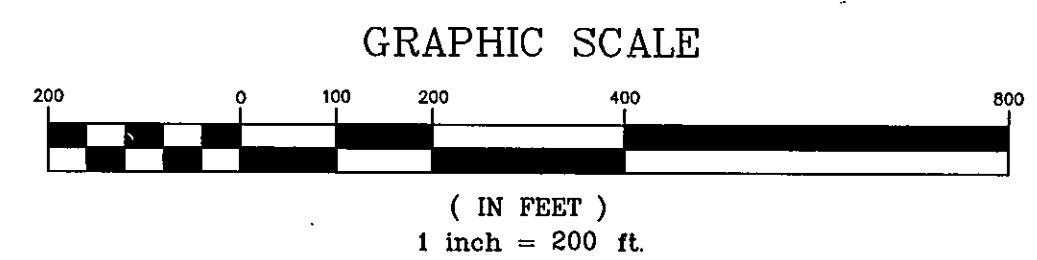
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF HARBOR WINDS UNIT FOUR (AS RECORDED IN PLAT BOOK 52, PGS. 88, 88A-88I) AS S89°05'54"W.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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 STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0233E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- 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.
- 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.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. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY 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 FOR REPLACEMENT OF SUCH ITEMS.
- THE STORMWATER MANAGEMENT FACILITY SHOWN HEREON IS FOR PICTORIAL PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. IT IS BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

Legend

- | | | | | | |
|--------|---|--|-----|---|---|
| R/W | = | RIGHT-OF-WAY | + | = | CHANGE IN STREET NAME |
| ○ | = | PERMANENT CONTROL POINT
NAIL & DISK STAMPED LB 3731 | R | = | RADIUS |
| PC | = | POINT OF CURVATURE | CH | = | CHORD |
| PT | = | POINT OF TANGENCY | Δ | = | DELTA |
| ORV | = | OFFICIAL RECORDS VOLUME | RP | = | RADIUS POINT |
| PB | = | PLAT BOOK | □ | = | SET 4"x4" PERMANENT REFERENCE
MONUMENT STAMPED "CLARY LB 3731"
OR ALTERNATIVE MONUMENTATION |
| PG(S) | = | PAGE(S) | C4 | = | TABULATED CURVE DATA |
| A | = | ARC LENGTH | PRC | = | POINT OF REVERSE CURVE |
| T | = | TANGENT | PCC | = | POINT OF COMPOUND CURVE |
| C.M. | = | CONCRETE MONUMENT | RDL | = | RADIAL LINE |
| U.D.E. | = | UNOBSTRUCTED DRAINAGE EASEMENT | ■ | = | FOUND 4"x4" PERMANENT REFERENCE MONUMENT
"CLARY LB 3731", OR ALTERNATIVE MONUMENTATION
UNLESS OTHERWISE NOTED |



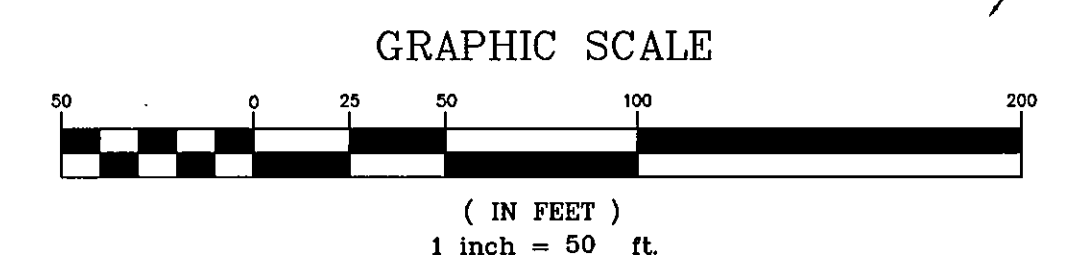
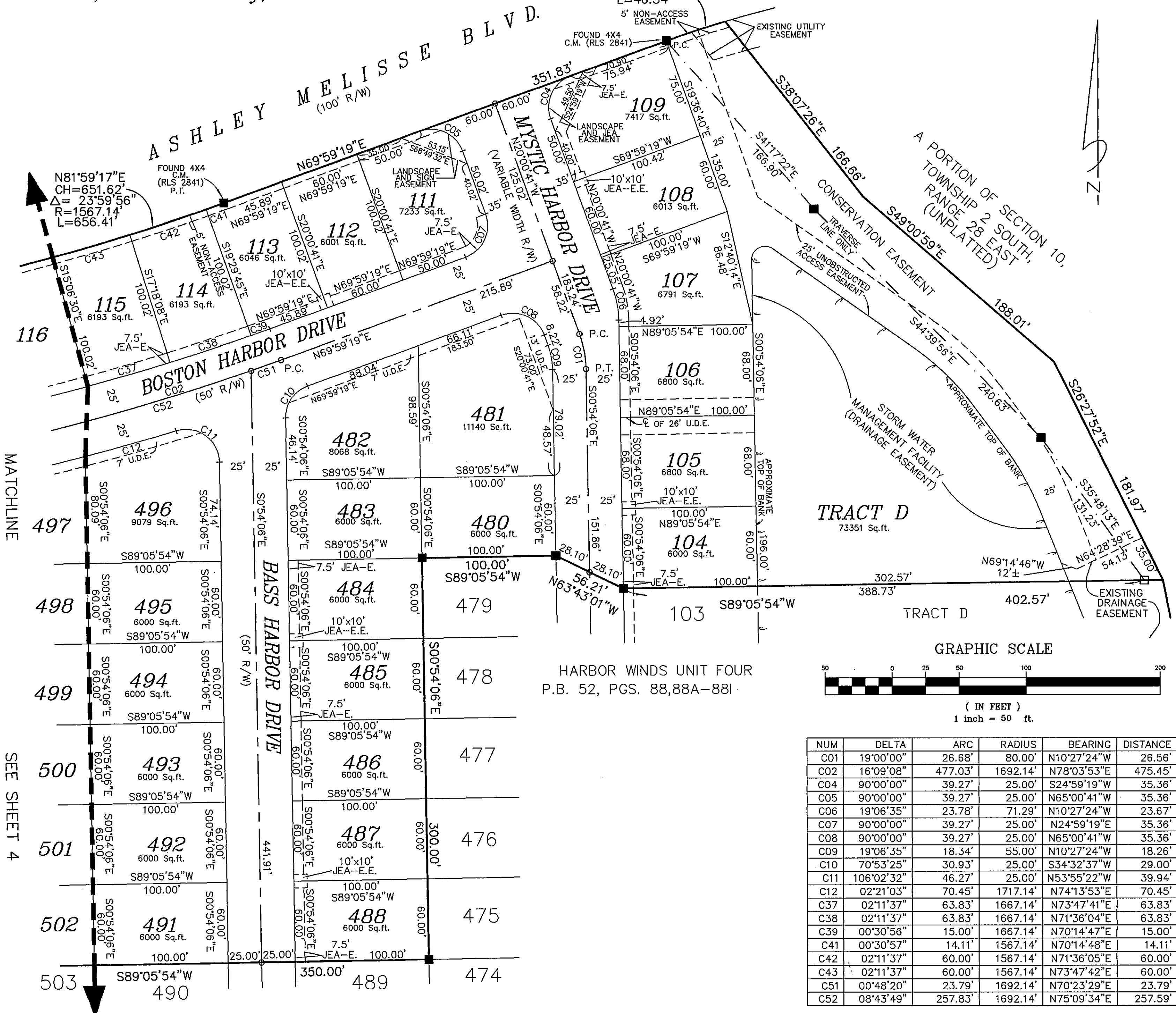
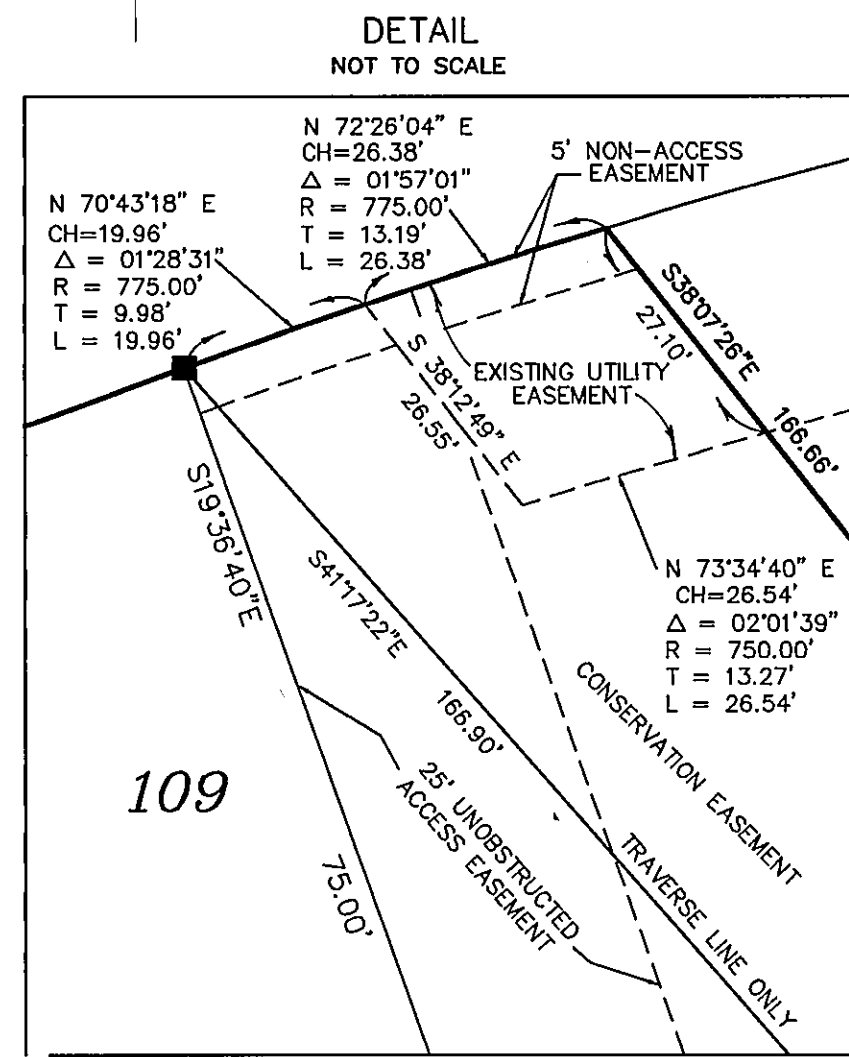
DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' JEA EQUIPMENT EASEMENT



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Harbor Winds Unit Five

A Portion of Section 10, Township 2 South, Range 28 East,
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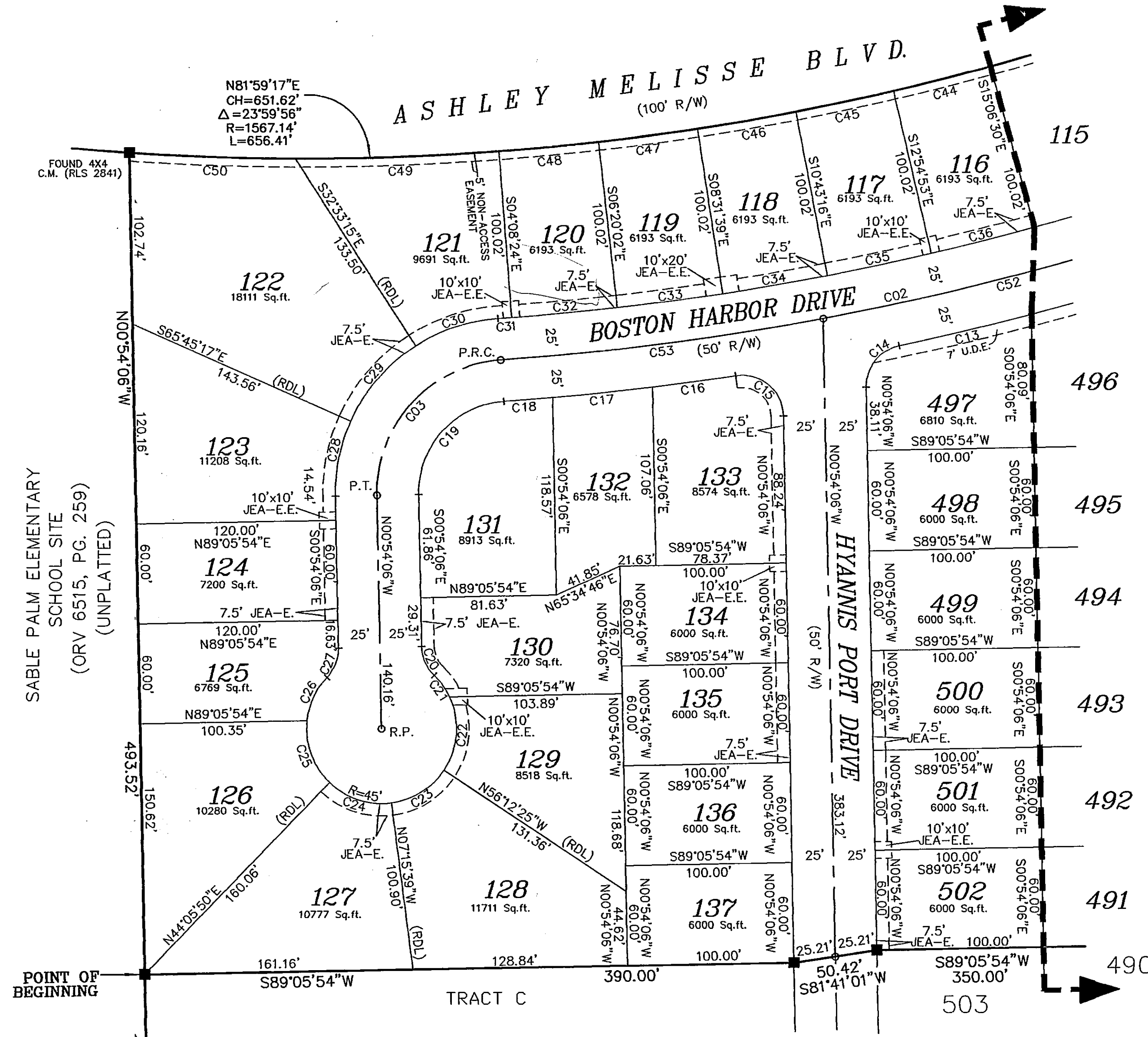


NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C01	19°00'00"	26.68'	80.00'	N10°27'24"W	26.56'
C02	16°09'08"	477.03'	1692.14'	N78°03'53"E	475.45'
C04	90°00'00"	39.27'	25.00'	S24°59'19"W	35.36'
C05	90°00'00"	39.27'	25.00'	N65°00'41"W	35.36'
C06	19°06'35"	23.78'	71.29'	N10°27'24"W	23.67'
C07	90°00'00"	39.27'	25.00'	N24°59'19"E	35.36'
C08	90°00'00"	39.27'	25.00'	N65°00'41"W	35.36'
C09	19°06'35"	18.34'	55.00'	N10°27'24"W	18.26'
C10	70°53'25"	30.93'	25.00'	S34°32'37"W	29.00'
C11	106°02'32"	46.27'	25.00'	N53°55'22"W	39.94'
C12	02°21'03"	70.45'	1717.14'	N74°13'53"E	70.45'
C37	02°11'37"	63.83'	1667.14'	N73°47'41"E	63.83'
C38	02°11'37"	63.83'	1667.14'	N71°36'04"E	63.83'
C39	00°30'56"	15.00'	1667.14'	N70°14'47"E	15.00'
C41	00°30'57"	14.11'	1567.14'	N70°14'48"E	14.11'
C42	02°11'37"	60.00'	1567.14'	N71°36'05"E	60.00'
C43	02°11'37"	60.00'	1567.14'	N73°47'42"E	60.00'
C51	00°48'20"	23.79'	1692.14'	N70°23'29"E	23.79'
C52	08°43'49"	257.83'	1692.14'	N75°09'34"E	257.59'

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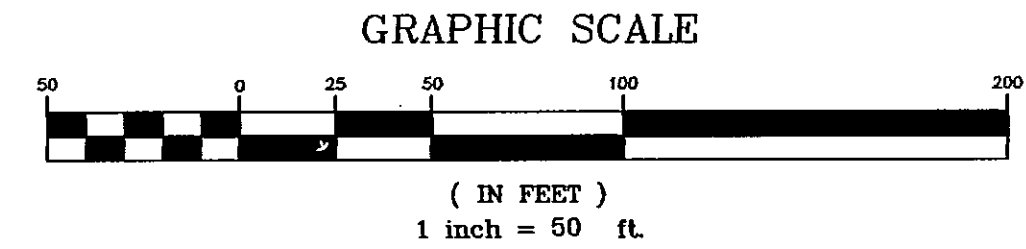
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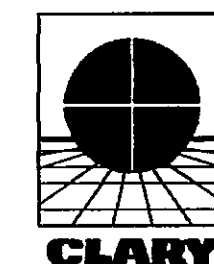


SABLE PALM ELEMENTARY
SCHOOL SITE
(ORV 6515, PG. 259)
(UNPLATTED)

HARBOR WINDS UNIT FOUR
P.B. 52, PGS. 88,88A-88I



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C02	16°09'08"	477.03'	1692.14'	N78°03'53"E	475.45'
C03	87°00'00"	121.53'	80.00'	S42°37'10"W	110.18'
C13	02°43'27"	81.65'	1717.14'	N76°46'09"E	81.64'
C14	79°01'58"	34.48'	25.00'	S38°36'53"W	31.81'
C15	97°38'03"	42.60'	25.00'	N49°43'07"W	37.63'
C16	01°40'55"	50.40'	1717.14'	N82°18'19"E	50.40'
C17	02°00'35"	60.23'	1717.14'	N84°09'04"E	60.23'
C18	00°59'06"	29.52'	1717.14'	N85°38'54"E	29.52'
C19	87°02'33"	83.55'	55.00'	S42°37'10"W	75.75'
C20	44°24'55"	19.38'	25.00'	S23°06'34"E	18.90'
C21	20°25'25"	16.04'	45.00'	N35°06'18"W	15.96'
C22	58°41'11"	46.09'	45.00'	N04°27'00"E	44.10'
C23	48°56'46"	38.44'	45.00'	N58°15'58"E	37.28'
C24	51°21'29"	40.34'	45.00'	S71°34'54"E	39.00'
C25	52°10'18"	40.98'	45.00'	S19°49'01"E	39.58'
C26	37°14'41"	29.25'	45.00'	S24°53'29"W	28.74'
C27	44°24'55"	19.38'	25.00'	N21°18'22"E	18.90'
C28	25°08'49"	46.08'	105.00'	S11°40'19"W	45.72'
C29	33°12'02"	60.84'	105.00'	S40°50'44"W	60.00'
C30	28°41'42"	52.59'	105.00'	S71°47'36"W	52.04'
C31	00°16'51"	8.17'	1667.14'	N86°00'01"E	8.17'
C32	02°11'37"	63.83'	1667.14'	N84°45'47"E	63.83'
C33	02°11'37"	63.83'	1667.14'	N82°34'10"E	63.83'
C34	02°11'37"	63.83'	1667.14'	N80°22'33"E	63.83'
C35	02°11'37"	63.83'	1667.14'	N78°10'55"E	63.83'
C36	02°11'37"	63.83'	1667.14'	N75°59'18"E	63.83'
C44	02°11'37"	60.00'	1567.14'	N75°59'19"E	60.00'
C45	02°11'37"	60.00'	1567.14'	N78°10'56"E	60.00'
C46	02°11'37"	60.00'	1567.14'	N80°22'33"E	60.00'
C47	02°11'37"	60.00'	1567.14'	N82°34'11"E	60.00'
C48	02°11'37"	60.00'	1567.14'	N84°45'48"E	60.00'
C49	04°28'17"	122.30'	1567.14'	N88°05'45"E	122.27'
C50	03°39'22"	100.00'	1567.14'	S87°50'26"E	99.98'
C52	08°43'49"	257.83'	1692.14'	N75°09'34"E	257.59'
C53	06°36'59"	195.40'	1692.14'	N82°49'57"E	195.29'



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