

# Harbor Winds Unit Four

A Portion of Sections 10 and 15, Township 2 South, Range 28 East,  
City of Jacksonville, Duval County, Florida.

PLAT BOOK 52 PAGE 88

SHEET 1 OF 10 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

## CAPTION

### LEGAL DESCRIPTION OF PARCEL A:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 163, HARBOR WINDS UNIT THREE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 88 THROUGH 88E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°00'45" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6515, PAGE 259, 299.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°54'06" WEST, ALONG THE EAST LINE OF LAST MENTIONED LANDS, 679.10 FEET; THENCE NORTH 89°05'54" EAST, 390.00 FEET; THENCE NORTH 81°41'01" EAST, 50.42 FEET; THENCE NORTH 89°05'54" EAST, 350.00 FEET; THENCE NORTH 00°54'06" WEST, 300.00 FEET; THENCE NORTH 89°05'54" EAST, 100.00 FEET; THENCE SOUTH 63°43'01" EAST, 56.21 FEET; THENCE NORTH 89°05'54" EAST, 402.57 FEET TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE ALONG SAID CENTERLINE OF SAID DRAINAGE DITCH THE FOLLOWING 15 COURSES, COURSE NO. 1: SOUTH 26°27'52" EAST, 5.92 FEET; COURSE NO. 2: SOUTH 11°10'39" EAST, 92.97 FEET; COURSE NO. 3: SOUTH 04°50'05" EAST, 100.00 FEET; COURSE NO. 4: SOUTH 12°15'25" WEST, 90.15 FEET; COURSE NO. 5: SOUTH 31°08'44" WEST, 193.34 FEET; COURSE NO. 6: SOUTH 14°20'37" WEST, 107.64 FEET; COURSE NO. 7: SOUTH 03°12'08" WEST, 100.18 FEET; COURSE NO. 8: SOUTH 23°22'09" WEST, 87.33 FEET; COURSE NO. 9: SOUTH 51°07'20" WEST, 102.13 FEET; COURSE NO. 10: SOUTH 08°49'25" WEST, 109.51 FEET; COURSE NO. 11: SOUTH 12°54'53" EAST, 107.51 FEET; COURSE NO. 12: SOUTH 24°23'47" EAST, 100.15 FEET; COURSE NO. 13: SOUTH 12°51'28" EAST, 91.33 FEET; COURSE NO. 14: SOUTH 03°22'18" WEST, 203.06 FEET; COURSE NO. 15: SOUTH 03°26'45" EAST, 160.97 FEET TO A NORTHEAST CORNER OF SAID HARBOR WINDS UNIT THREE; THENCE ALONG A NORTHERLY AND AN EASTERLY BOUNDARY OF SAID HARBOR WINDS UNIT THREE THE FOLLOWING 10 COURSES; COURSE NO. 1: NORTH 75°07'26" WEST, 298.27 FEET; COURSE NO. 2: NORTH 79°58'41" WEST, 50.20 FEET; COURSE NO. 3: IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1601.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°36'34" WEST, 848.23 FEET; COURSE NO. 4: SOUTH 50°23'42" WEST, 64.10 FEET; COURSE NO. 5: SOUTH 89°08'04" WEST, 129.89 FEET; COURSE NO. 6: NORTH 00°51'56" WEST, 67.14 FEET; COURSE NO. 7: NORTH 85°39'26" WEST, 168.92 FEET; COURSE NO. 8: NORTH 04°01'17" EAST, 100.00 FEET; COURSE NO. 9: NORTH 35°09'20" EAST, 58.41 FEET; COURSE NO. 10: NORTH 04°01'17" EAST, 100.05 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 34.99 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION PARCEL B:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 329, HARBOR WINDS UNIT TWO ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 50, PAGES 90 THROUGH 90E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE THE FOLLOWING 3 COURSES ALONG THE WEST BOUNDARY OF SAID HARBOR WINDS UNIT TWO; COURSE NO. 1: SOUTH 00°51'56" EAST, 100.00 FEET; COURSE NO. 2: SOUTH 07°17'42" WEST, 50.51 FEET; COURSE NO. 3: SOUTH 00°51'56" EAST, 100.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7405, PAGE 1290; THENCE SOUTH 89°08'04" WEST, ALONG THE NORTH LINE OF SAID LANDS, 529.10 FEET TO THE EASTERLY LINE OF A 150-FOOT JACKSONVILLE ELECTRIC AUTHORITY EASEMENT ACCORDING TO DEED RECORDED IN SAID OFFICIAL RECORDS IN VOLUME 2379, PAGE 474; THENCE NORTH 00°51'56" WEST, ALONG SAID JACKSONVILLE ELECTRIC AUTHORITY EASEMENT LINE 284.99 FEET TO A SOUTH LINE OF HARBOR WINDS UNIT THREE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 88 THROUGH 88E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING 3 COURSES ALONG THE SOUTH BOUNDARY OF SAID HARBOR WINDS UNIT THREE, COURSE NO. 1: NORTH 89°08'04" EAST, 100.00 FEET; COURSE NO. 2: SOUTH 55°52'25" EAST, 61.03 FEET; COURSE NO. 3: NORTH 89°08'04" EAST 386.25 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 3.15 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION PARCEL C:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7405, PAGE 1290, THENCE NORTH 00°51'56" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD NORTH (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), 284.99 FEET TO THE SOUTHWEST CORNER OF HARBOR WINDS UNIT THREE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 88 THROUGH 88E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°08'04" EAST, ALONG THE SOUTH LINE OF SAID HARBOR WINDS UNIT THREE, 150.00 FEET TO THE EASTERLY LINE OF A 150-FOOT JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2379, PAGE 474; THENCE SOUTH 00°51'56" EAST, ALONG SAID EASTERLY EASEMENT LINE, 284.99 FEET TO THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN VOLUME 7405, PAGE 1290, SAID OFFICIAL RECORDS; THENCE SOUTH 89°08'04" WEST, ALONG SAID NORTH LINE, 150.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.98 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION PARCEL D:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF HARBOR WINDS UNIT TWO ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 50 PAGES 90 THROUGH 90E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 89°06'15" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEW UNGAR DRIVE (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), 445.82 FEET TO THE EASTERLY LINE OF A 150-FOOT JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2379, PAGE 474; THENCE NORTH 00°51'56" WEST, ALONG SAID EASTERLY EASEMENT LINE, 300.29 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN SAID OFFICIAL RECORDS IN VOLUME 7405, PAGE 1290; THENCE NORTH 89°08'04" EAST, ALONG SAID SOUTHERLY LINE, 405.80 FEET TO THE WESTERLY BOUNDARY OF SAID HARBOR WINDS UNIT TWO; THENCE THE FOLLOWING THREE COURSES ALONG SAID WESTERLY BOUNDARY, COURSE NO. 1: SOUTH 00°51'56" EAST, 199.91 FEET; COURSE NO. 2: NORTH 89°08'04" EAST, 40.01 FEET; COURSE NO. 3: SOUTH 00°51'56" EAST, 100.14 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.88 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION PARCEL E:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7405, PAGE 1290, THENCE NORTH 89°08'04" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, 150.00 FEET TO THE EASTERLY LINE OF A 150-FOOT JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS DESCRIBED IN DEED RECORDED IN SAID OFFICIAL RECORDS IN VOLUME 2379, PAGE 474; THENCE SOUTH 00°51'56" EAST, ALONG SAID EASTERLY EASEMENT LINE, 300.29 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEW UNGAR DRIVE (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°06'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 119.98 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45°52'50" WEST, 42.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE SAME BEING THE WESTERLY LINE OF AFOREMENTIONED JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD NORTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°51'56" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD NORTH, 270.35 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.04 ACRES, MORE OR LESS.

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22nd DAY OF June, 1999.

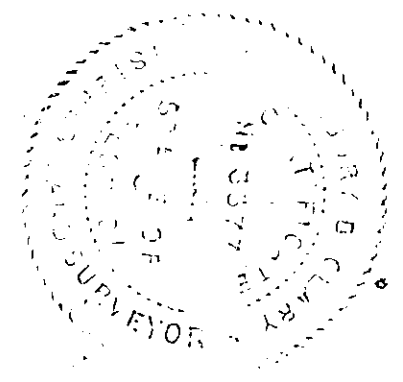
*Glenn E. McGregor*  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

### SURVEYOR'S CERTIFICATE

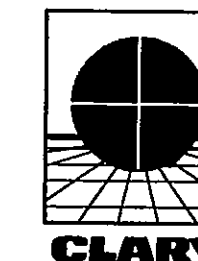
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, 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 15 day of June, A.D., 1999.

*Gregory B. Clay*  
Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida



P.S.D. NO. : 92-030  
CITY DEVELOPMENT NO. : 1005.7



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

City Engineer  
for Director of Public Works  
Approved: *[Signature]*  
Date: 6/22/99

City Engineer  
for Director of Public Works  
Approved: *[Signature]*  
Date: 6/24/99

for General Counsel

CHECKED BY  
DRAFT: \_\_\_\_\_  
CLOSURES/DATA: *[Signature]*  
COVER SHEET: *[Signature]*  
PMS: *[Signature]*

# Harbor Winds Unit Four

A Portion of Sections 10 and 15, Township 2 South, Range 28 East,  
City of Jacksonville, Duval County, Florida.

### 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 Four, 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 Tracts A & B, 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 Jacksonville Electric Authority 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 akes/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 54, of the Ordinance Code.

By Sam G. Moore 6/28/99  
Director of Public Works Date

### CLERK'S CERTIFICATION 99160689

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 52, Pages 89 and 90 of the Public Records of Duval County, Florida. Signed this 28th day of June A.D., 1999.

By Henry A. Cook By By Jackson  
HENRY A. COOK Deputy Clerk  
Clerk of Circuit Court

### NOTARY FOR FIDELITY NATIONAL BANK

The foregoing instrument was acknowledged before me this 27th day of May, 1999 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.

Beverly J. Holland  
Notary Public State of Florida at Large My Commission Expires: 4-16-01  
Serial No. CC630547

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, licensees or concessionaires within Harbor Winds Unit Four. 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 'J.E.A.E.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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 27th day of May 1999.

### HARBOR WINDS, INC.

Witness: Beverly J. Holland Daniel Collins  
Print Name: Beverly J. Holland Daniel Collins  
President

Witness: Jacquelyn R. Heuselder  
Print Name: Jacquelyn R. Heuselder

### FIDELITY NATIONAL BANK

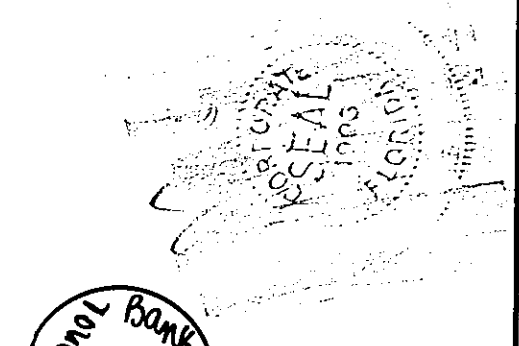
Witness: Beverly J. Holland Michael W. Levitt  
Print Name: Beverly J. Holland Michael W. Levitt  
Vice President

Witness: Jacquelyn R. Heuselder  
Print Name: Jacquelyn R. Heuselder

### NOTARY FOR HARBOR WINDS, INC.

The foregoing instrument was acknowledged before me this 27th day of May, 1999 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.

Beverly J. Holland  
Notary Public State of Florida at Large My Commission Expires: 4-16-01  
Serial No. CC630547



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 266-2703

# Harbor Winds Unit Four

A Portion of Sections 10, and 15, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

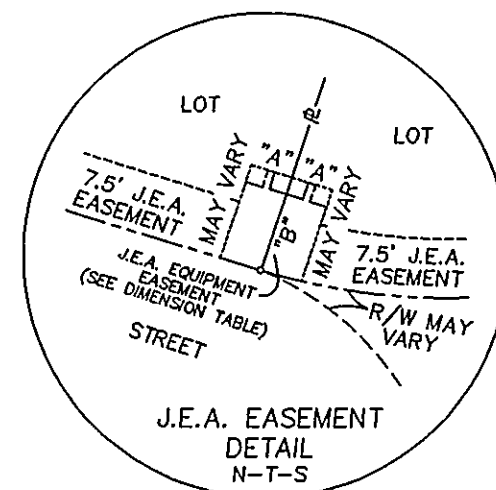
## Key Map

SCALE: 1" = 300'

### General Notes

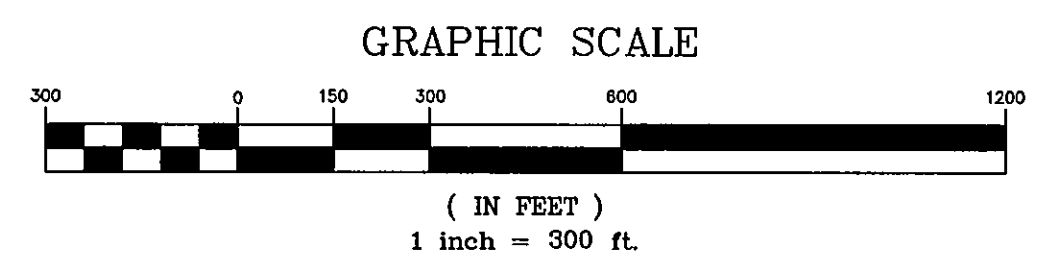
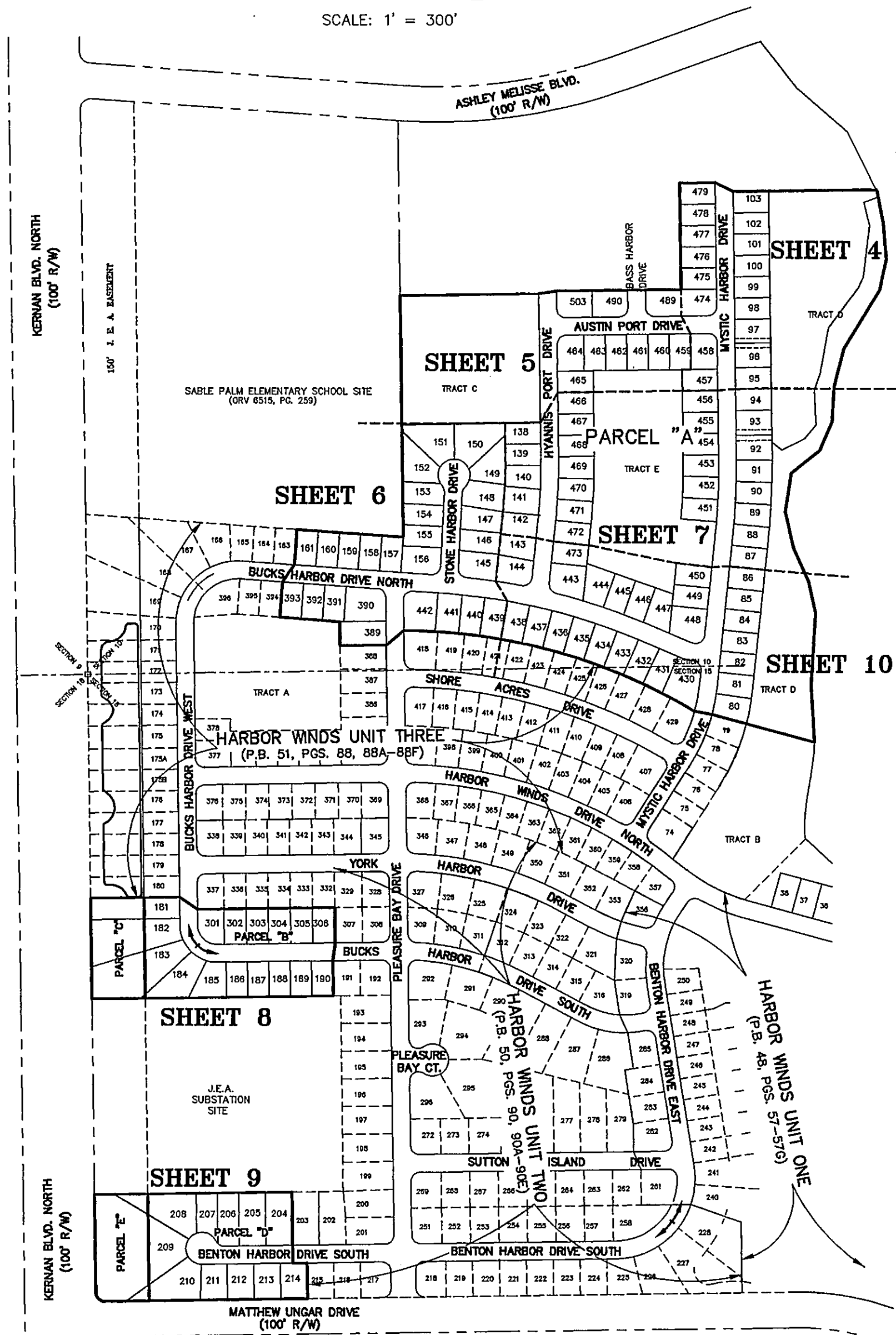
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AS N 00°32'31" W. (ASSUMED)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY 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 THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 'J.E.A.E.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT
"A" 10'	TYPICAL 20' x 20' J.E.A. EQUIPMENT EASEMENT
"B" 20'	TYPICAL 10' x 15' J.E.A. EQUIPMENT EASEMENT



### Legend

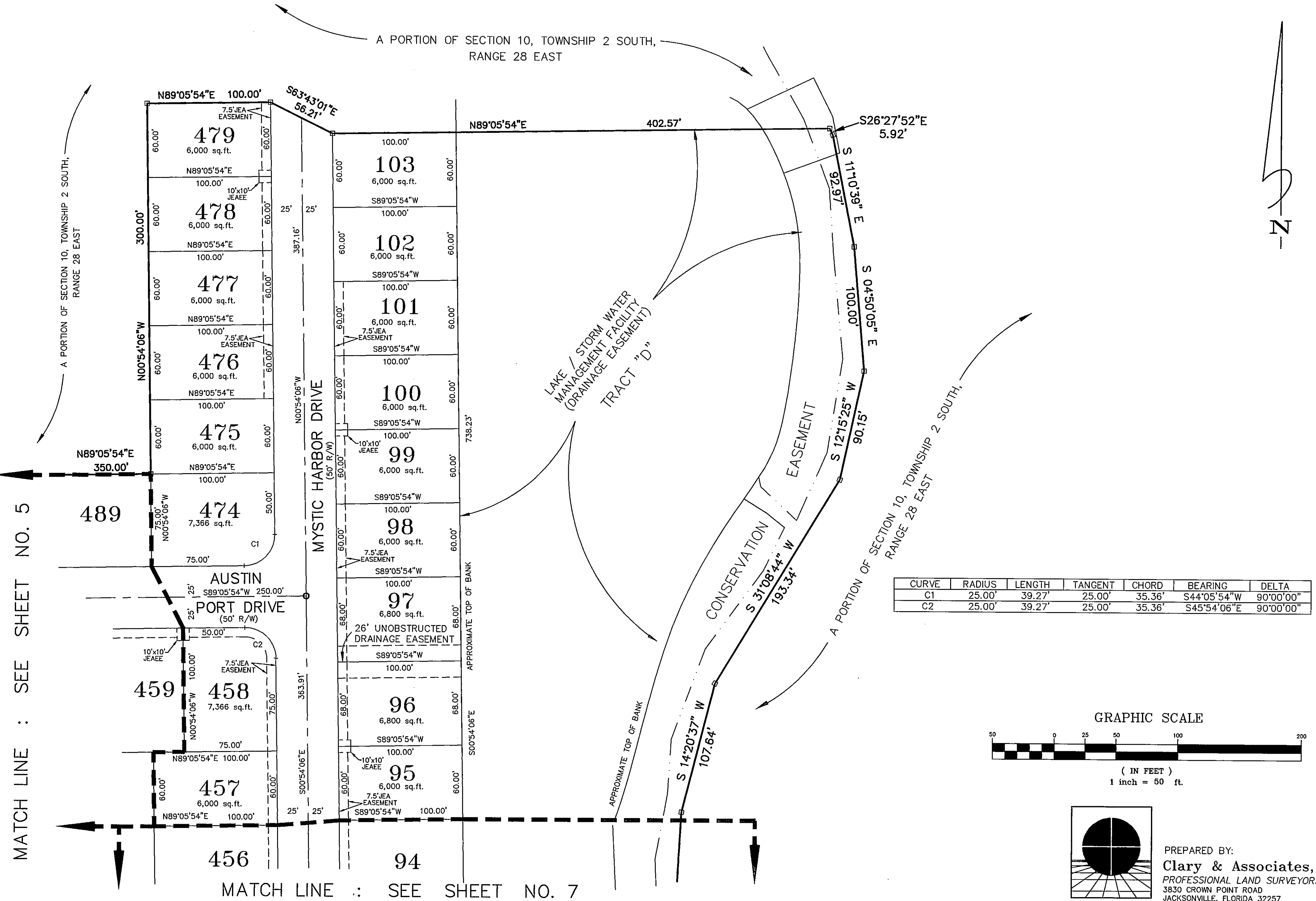
- |       |  |       |   |
|-------|--|-------|---|
| R\W   | = RIGHT-OF-WAY                               | +     | = CHANGE IN STREET NAME                             |
| O     | = PERMANENT CONTROL POINT STAMPED CLARY 3377 | R     | = RADIUS  |
| PC    | = POINT OF CURVATURE                         | CH    | = CHORD   |
| PT    | = POINT OF TANGENCY                          | Δ     | = DELTA   |
| ORV   | = OFFICIAL RECORDS VOLUME                    | RP    | = RADIUS POINT                                      |
| PB    | = PLAT BOOK                                  | □     | = PERMANENT REFERENCE MONUMENT                      |
| PG(S) | = PAGE(S)                                    | C4    | = TABULATED CURVE DATA                              |
| A     | = ARC LENGTH                                 | PRC   | = POINT OF REVERSE CURVE                            |
| T     | = TANGENT                                    | PCC   | = POINT OF COMPOUND CURVE                           |
|       |  | RDL   | = RADIAL LINE                                       |
|       |  | JEAE  | = JACKSONVILLE ELECTIC AUTHORITY EASEMENT           |
|       |  | JECEE | = JACKSONVILLE ELECTIC AUTHORITY EQUIPMENT EASEMENT |



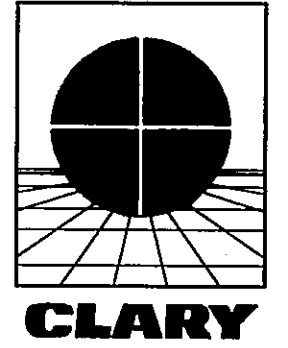
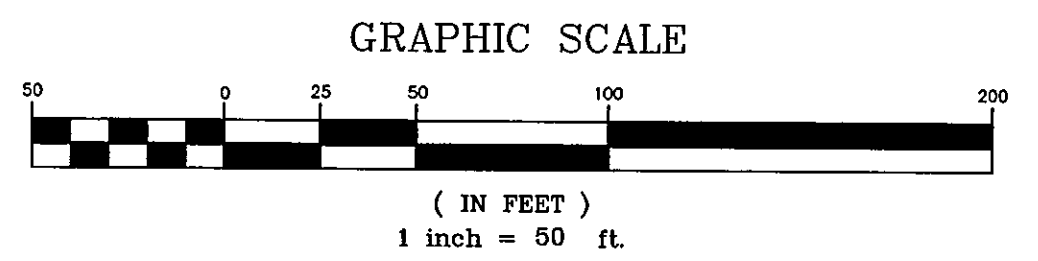
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3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Harbor Winds Unit Four

A Portion of Sections 10, and 15, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S44°05'54"W	90°00'00"
C2	25.00'	39.27'	25.00'	35.36'	S45°54'06"E	90°00'00"



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

MATCH LINE : SEE SHEET NO. 5

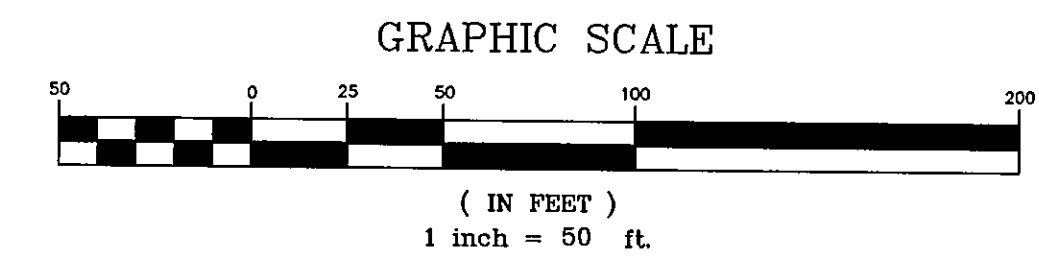
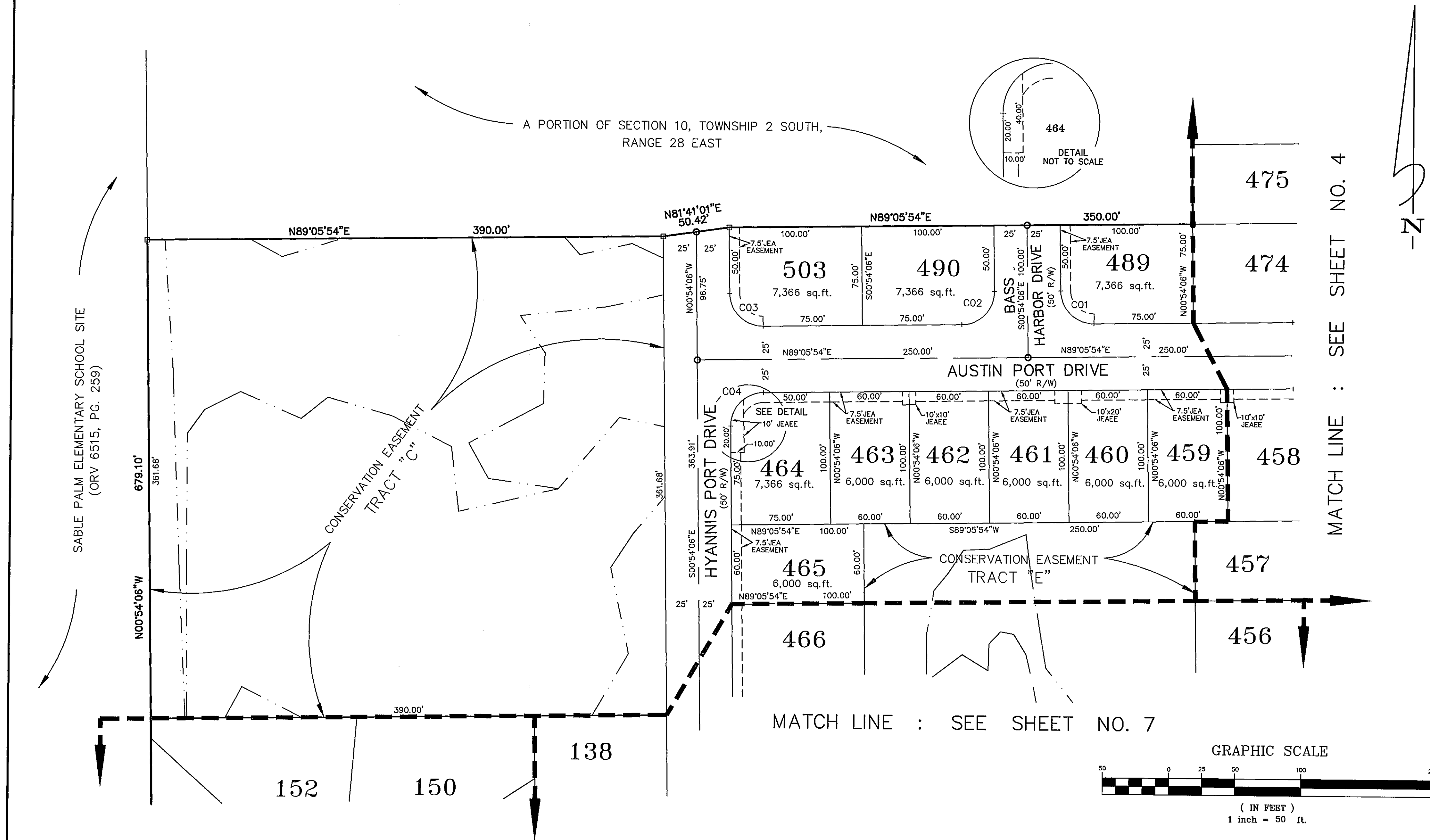
MATCH LINE : SEE SHEET NO. 7

# Harbor Winds Unit Four

A Portion of Sections 10, and 15, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

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SHEET 5 OF 10 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	25.00'	39.27'	25.00'	35.36'	S45°54'06"E	90°00'00"
C02	25.00'	39.27'	25.00'	35.36'	N44°05'54"E	90°00'00"
C03	25.00'	39.27'	25.00'	35.36'	N45°54'06"W	90°00'00"
C04	25.00'	39.27'	25.00'	35.36'	S44°05'54"W	90°00'00"

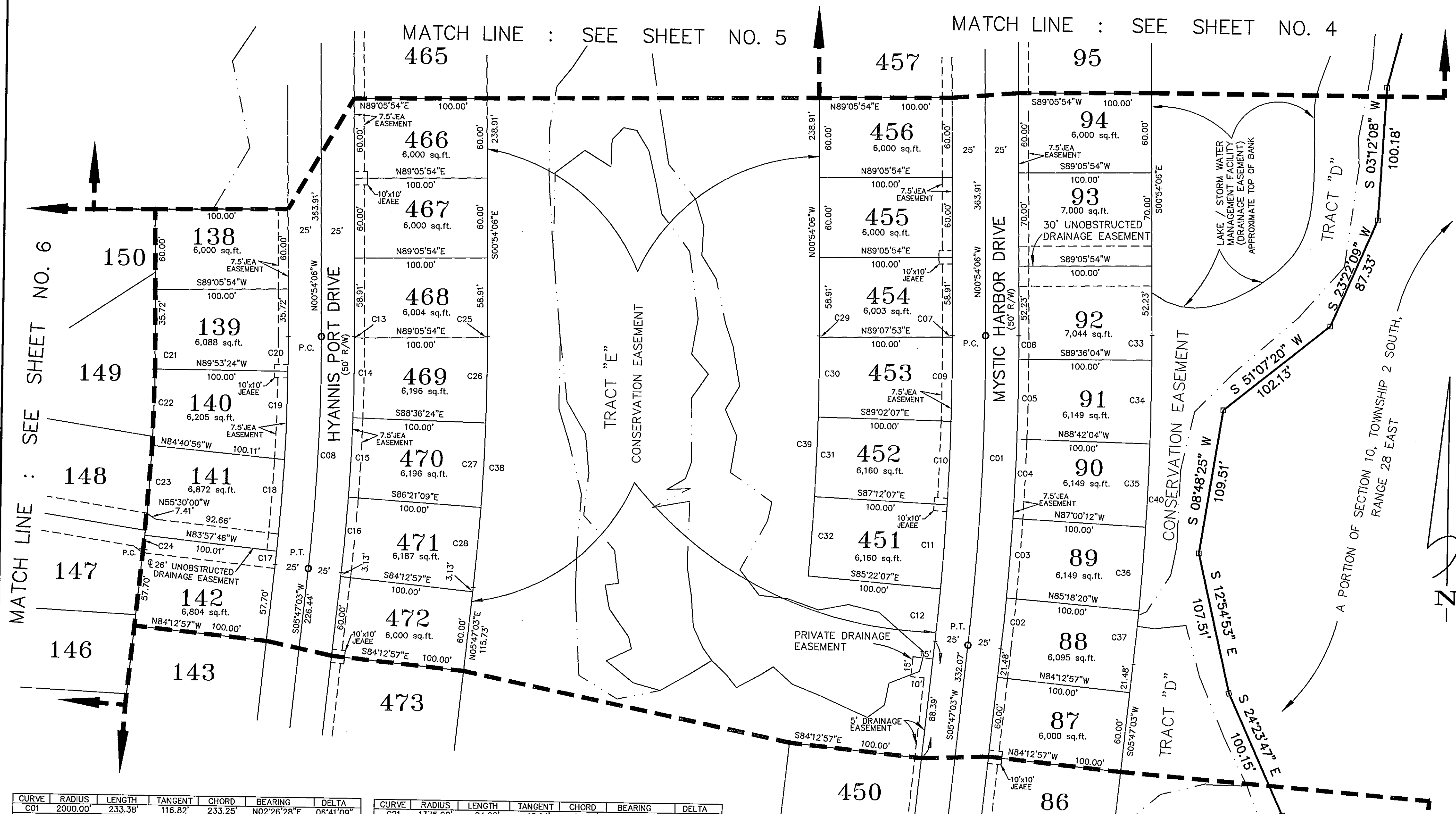


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# Harbor Winds Unit Four

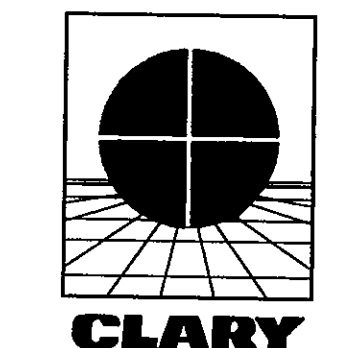
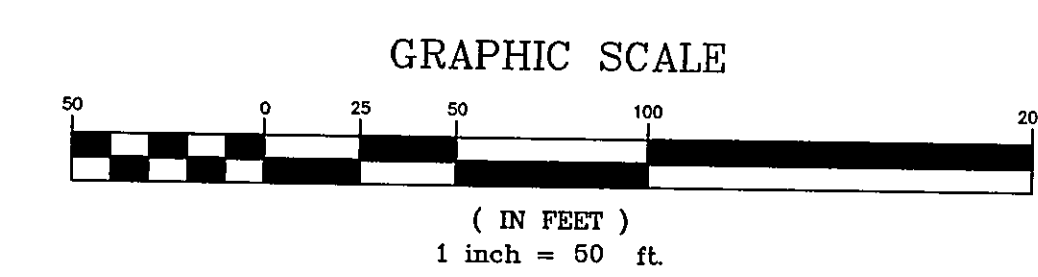
A Portion of Sections 10, and 15, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	2000.00'	233.38'	116.82'	233.25'	N02°26'28"E	06°41'09"
C02	2025.00'	38.52'	19.26'	38.52'	S05°14'21"W	01°05'23"
C03	2025.00'	60.00'	30.00'	60.00'	S03°50'44"W	01°41'52"
C04	2025.00'	60.00'	30.00'	60.00'	S02°08'52"W	01°41'52"
C05	2025.00'	60.00'	30.00'	60.00'	N00°27'00"E	01°41'52"
C06	2025.00'	17.77'	8.88'	17.77'	S00°39'01"E	00°30'10"
C07	1975.00'	1.14'	0.57'	1.14'	S00°53'06"E	01°01'59"
C08	1500.00'	175.03'	87.62'	174.93'	N02°26'28"E	06°41'09"
C09	1975.00'	63.20'	31.60'	63.19'	N00°02'53"E	01°50'00"
C10	1975.00'	63.20'	31.60'	63.19'	N01°52'53"E	01°50'00"
C11	1975.00'	63.20'	31.60'	63.19'	N03°42'53"E	01°50'00"
C12	1975.00'	39.73'	19.87'	39.73'	N05°12'28"E	01°09'09"
C13	1525.00'	1.09'	0.54'	1.09'	S00°52'53"E	00°02'27"
C14	1525.00'	60.00'	30.00'	59.99'	N00°15'58"E	02°15'15"
C15	1525.00'	60.00'	30.00'	59.99'	N02°31'13"E	02°15'15"
C16	1525.00'	56.87'	28.44'	56.87'	S04°42'57"W	02°08'12"
C17	1475.00'	10.13'	5.06'	10.13'	S05°35'15"W	00°23'36"
C18	1475.00'	69.35'	34.68'	69.34'	S04°02'38"W	02°41'37"
C19	1475.00'	66.60'	33.31'	66.59'	S01°24'13"W	02°31'13"
C20	1475.00'	26.04'	13.02'	26.04'	S00°23'45"E	01°00'42"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	1375.00'	24.28'	12.14'	24.28'	N00°23'45"W	01°00'42"
C22	1375.00'	57.51'	28.76'	57.50'	S01°18'29"W	02°23'47"
C23	1375.00'	88.09'	44.05'	88.09'	S03°55'30"W	02°50'15"
C24	1375.00'	10.57'	5.28'	10.57'	S05°33'50"W	00°26'25"
C25	1825.00'	1.16'	0.58'	1.16'	S00°52'53"E	00°02'27"
C26	1825.00'	63.93'	31.97'	63.93'	S00°15'58"W	02°15'15"
C27	1825.00'	63.93'	31.97'	63.93'	N02°31'13"E	02°15'15"
C28	1825.00'	60.60'	30.30'	60.60'	N00°53'06"W	02°08'12"
C29	1875.00'	1.09'	0.54'	1.09'	N00°53'06"W	00°01'59"
C30	1875.00'	60.00'	30.00'	59.99'	N00°02'53"E	01°50'00"
C31	1875.00'	60.00'	30.00'	59.99'	N01°52'53"E	01°50'00"
C32	1875.00'	60.00'	30.00'	59.99'	N03°42'53"E	01°50'00"
C33	2125.00'	18.64'	9.32'	18.64'	S00°39'01"E	00°30'10"
C34	2125.00'	62.97'	31.49'	62.97'	N00°27'00"E	01°41'52"
C35	2125.00'	62.97'	31.49'	62.97'	S02°08'52"W	01°41'52"
C36	2125.00'	62.97'	31.49'	62.97'	N03°50'44"E	01°41'52"
C37	2125.00'	40.42'	20.21'	40.42'	N05°14'21"E	01°05'23"
C38	1625.00'	189.62'	94.92'	189.51'	N02°26'28"E	06°41'09"
C39	1875.00'	179.99'	90.06'	179.92'	S01°52'53"W	05°30'00"
C40	2125.00'	229.32'	114.77'	229.21'	S02°41'33"W	06°10'59"

MATCH LINE : SEE SHEET NO. 10



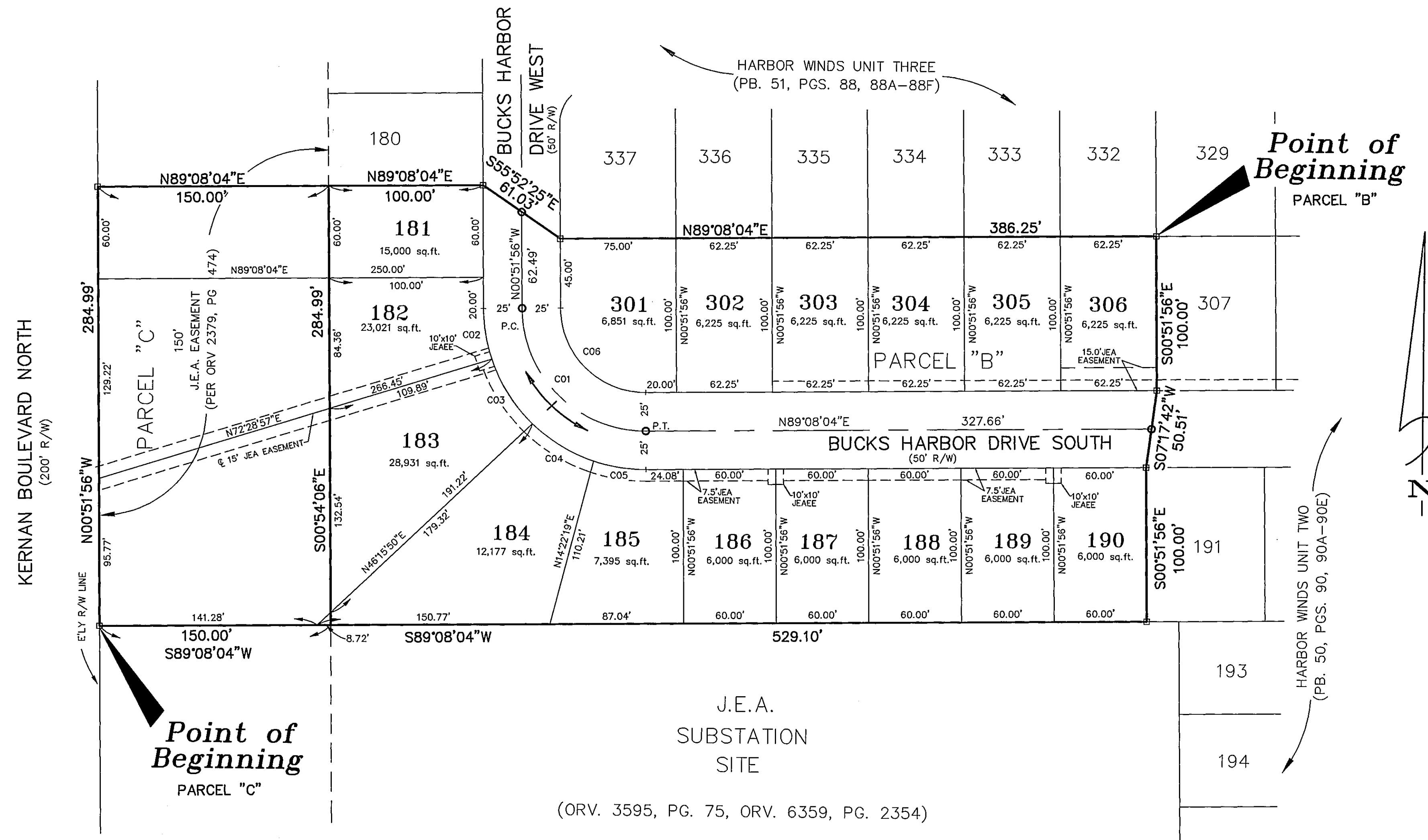
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# Harbor Winds Unit Four

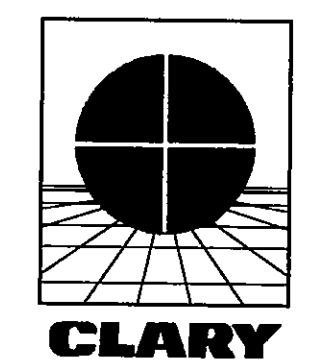
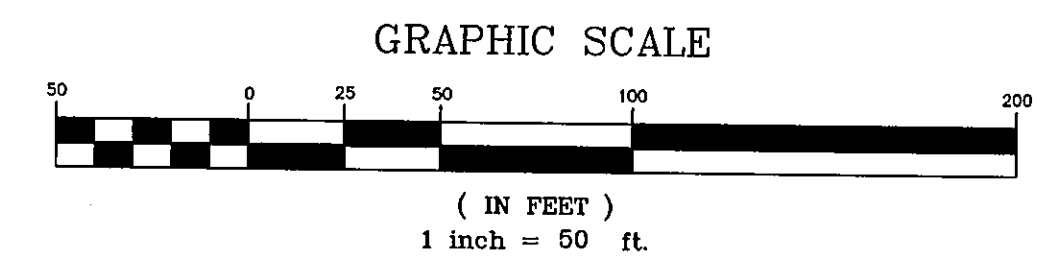
A Portion of Sections 10, and 15, Township 2 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

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SHEET 8 OF 10 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	80.00'	125.66'	80.00'	113.14'	S45°51'56"E	90°00'00"
C02	105.00'	33.44'	16.86'	33.30'	N09°59'18"W	18°14'45"
C03	105.00'	49.97'	25.47'	49.50'	N32°44'40"W	27°15'59"
C04	105.00'	46.88'	23.84'	46.49'	N59°10'01"W	25°34'44"
C05	105.00'	34.65'	17.49'	34.50'	N81°24'40"W	18°54'33"
C06	55.00'	86.39'	55.00'	77.78'	S45°51'56"E	90°00'00"



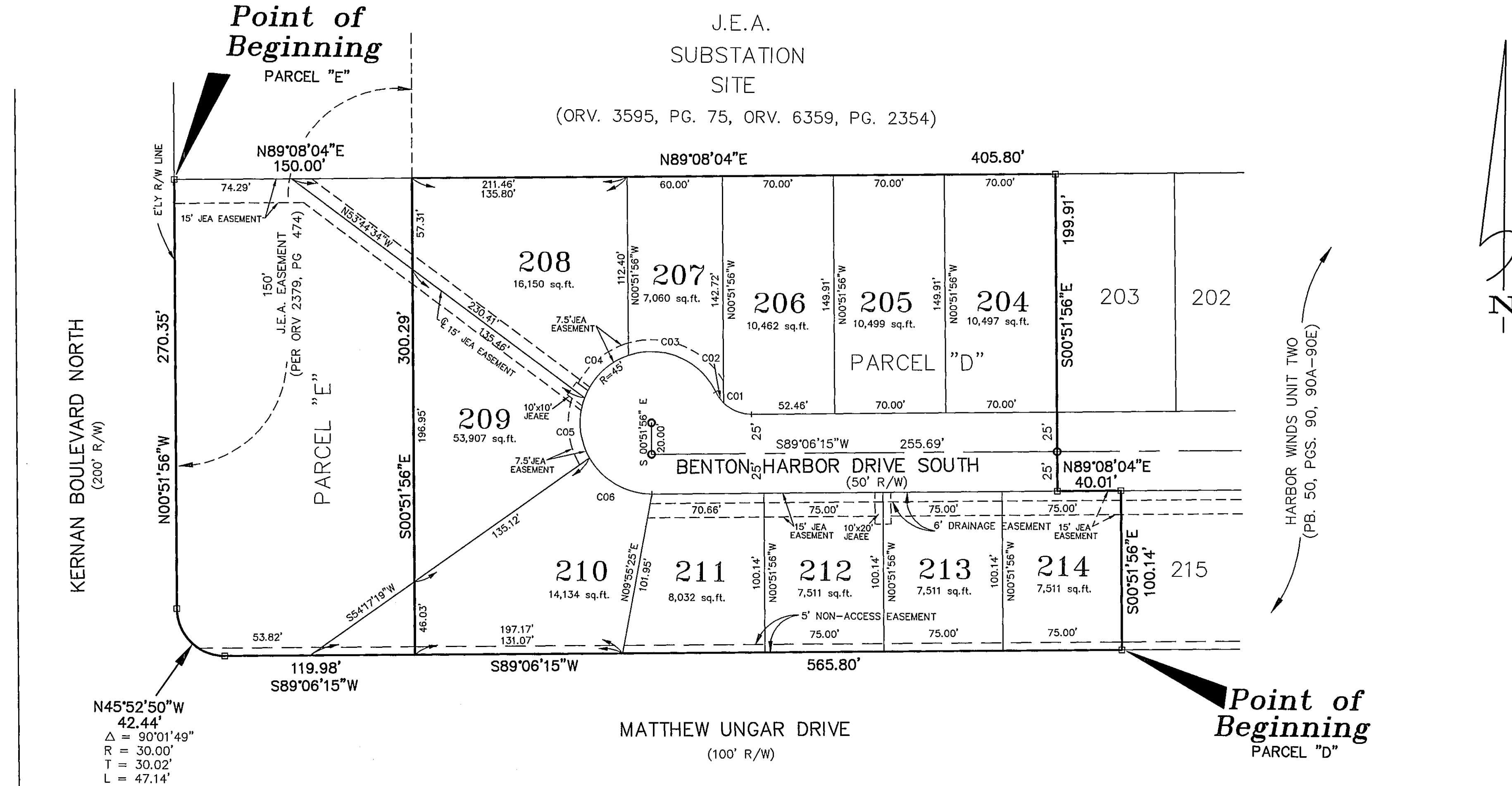
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Range 28 East, City of Jacksonville, Duval County, Florida.

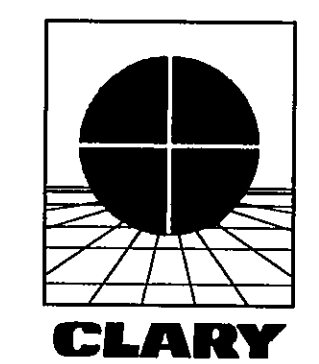
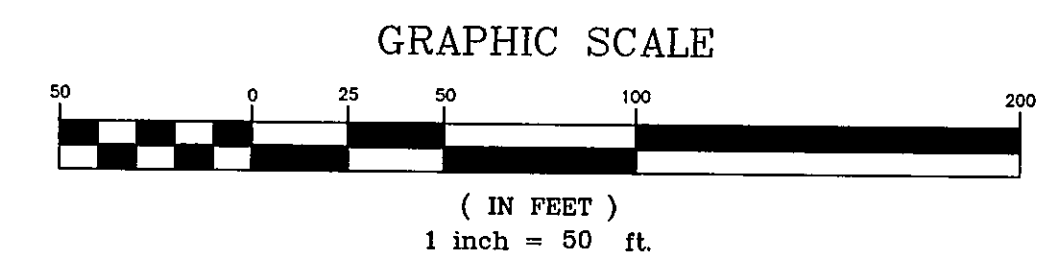
PLAT BOOK 52 PAGE 88H

SHEET 9 OF 10 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



N45°52'50"W  
42.44'  
Δ = 90°01'49"  
R = 30.00'  
T = 30.02'  
L = 47.14'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	25.00'	19.44'	10.24'	18.96'	S68°35'44"E	44°33'31"
C02	25.00'	8.76'	4.42'	8.71'	N36°16'55"W	20°04'07"
C03	45.00'	65.28'	39.90'	59.71'	S67°50'46"E	83°07'07"
C04	45.00'	39.76'	21.28'	38.48'	S45°17'07"W	50°37'07"
C05	45.00'	39.40'	21.06'	38.15'	N05°06'19"W	50°09'46"
C06	45.00'	47.70'	26.36'	45.50'	S60°33'05"E	60°43'45"



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