

Hawkins Cove Unit Three

BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **36**
PAGE 1 OF 3 PAGES

CAPTION:

A PORTION OF SECTION 21, 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 SOUTHEAST CORNER OF LOT 120, HAWKINS COVE UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 52, PAGES 20 THROUGH 20B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 00°44'44" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID HAWKINS COVE UNIT ONE, 1494.02 FEET; THENCE SOUTH 89°15'16" WEST, 274.32 FEET; THENCE NORTH 00°44'44" WEST, 57.00 FEET; THENCE NORTH 47°52'53" WEST, 164.64 FEET; THENCE NORTH 00°44'44" WEST, 261.00 FEET; THENCE NORTH 89°15'16" EAST, 10.47 FEET; THENCE NORTH 00°44'44" WEST, 201.35 FEET TO A SOUTHEASTERLY CORNER OF HAWKINS COVE UNIT TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 52, PAGE 75 THROUGH 75A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING 3 COURSES ALONG AN EASTERLY LINE OF SAID HAWKINS COVE UNIT TWO, COURSE NO. 1: NORTH 16°24'43" EAST, 254.39 FEET; COURSE NO. 2: NORTH 30°40'24" WEST, 212.29 FEET; COURSE NO. 3: NORTH 06°46'11" EAST, CONTINUING ALONG SAID EASTERLY LINE AND ALONG A EASTERLY LINE OF AFOREMENTIONED HAWKINS COVE UNIT ONE, 423.39 FEET TO A SOUTHERLY LINE OF SAID HAWKINS COVE UNIT ONE; THENCE THE FOLLOWING 3 COURSE ALONG SAID SOUTHERLY LINE OF HAWKINS COVE UNIT ONE, COURSE NO. 1: NORTH 89°15'16" EAST, 249.97 FEET; COURSE NO. 2: NORTH 00°44'44" WEST, 15.87 FEET; COURSE NO. 3: NORTH 89°15'16" EAST, 110.05 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0233, SUFFIX E, INDEX DATED AUGUST 15, 1989

CLERK'S CERTIFICATE: 2000061391

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND 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 36, 36A, 36B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 20th DAY OF March, A.D., 2000

Henry W. Cook
CLERK/HENRY W. COOK

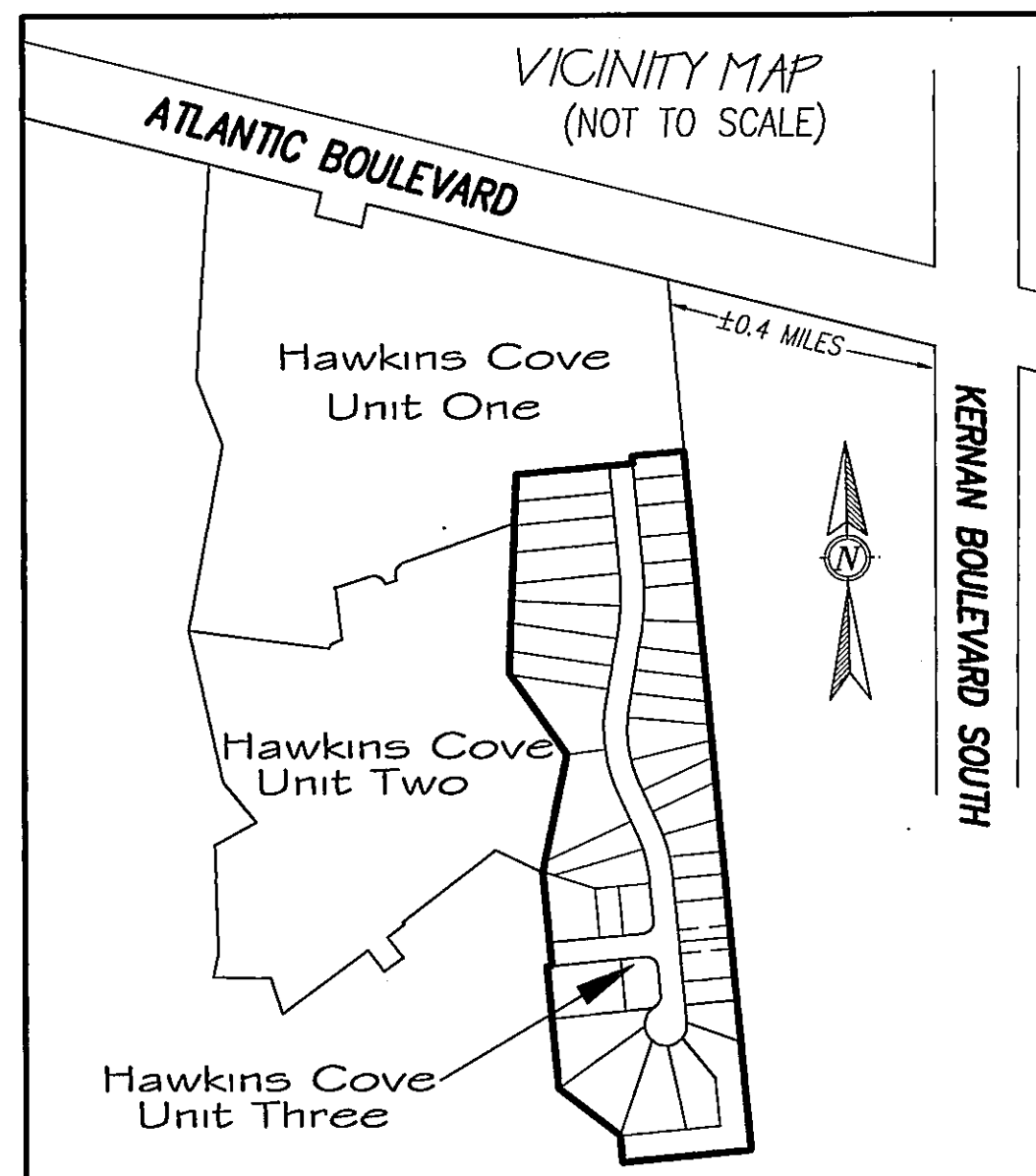
BY: By Jackson
DEPUTY CLERK

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

THIS 17th DAY OF MARCH, A.D., 2000

For Hall
DIRECTOR OF PUBLIC WORKS



PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 13th DAY OF March, 2000

Glenn E. McGregor, PLS
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

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 DUVAL COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 2nd DAY OF FEBRUARY A.D., 2000

Charles Robert Lee
CHARLES ROBERT LEE
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5618
PRIVETT & ASSOC. OF FLORIDA, INC.



ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, 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 HAWKINS COVE UNIT THREE, 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 AND ACCESS EASEMENTS, EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS OVER, UNDER ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE 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 ADJUTING 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, 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 LAKE/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 HAWKINS COVE UNIT THREE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS 'JEA-E.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE 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 THE 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 THE ABOVE NAMED HUTSON LAND COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF February A.D., 2000

HUTSON LAND COMPANY, INC.

WITNESS: Deborah H. Dunbar Donald P. Hinson
DEBORAH H. DUNBAR DONALD P. HINSON, PRESIDENT OF
HUTSON LAND COMPANY, INC.

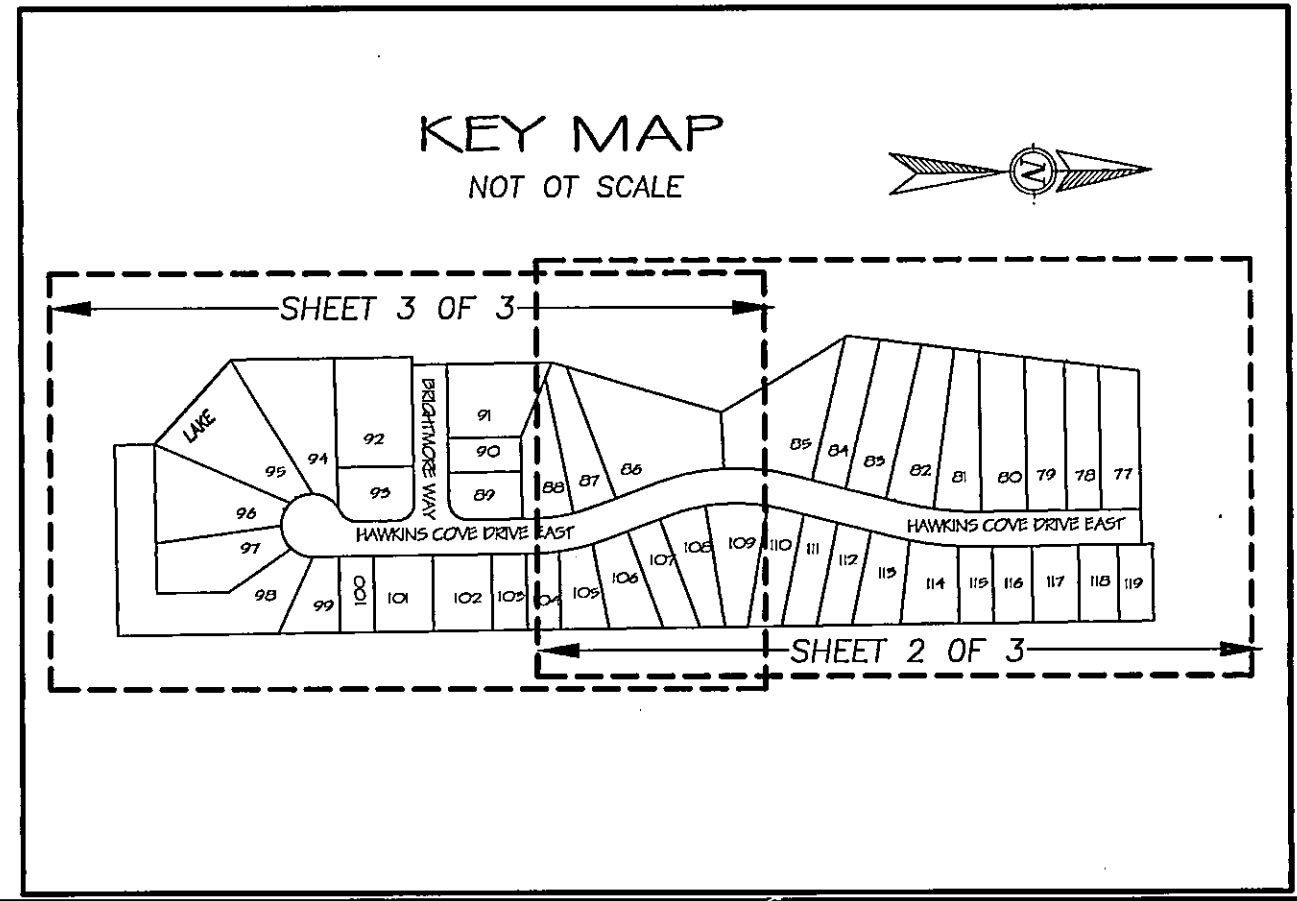
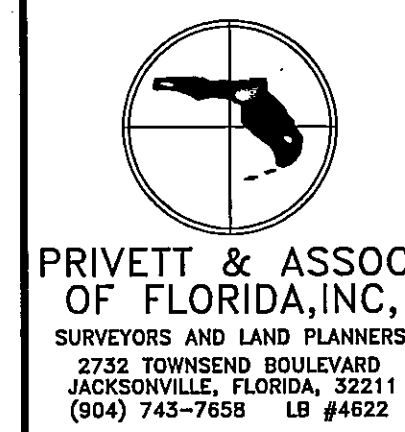
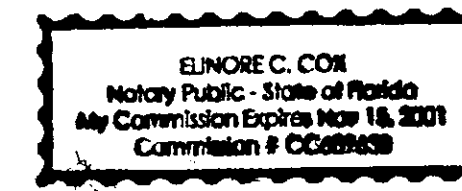
WITNESS: Elinore C. Cox
ELINORE C. COX

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February, 2000 BY DONALD P. HINSON, PRESIDENT OF HUTSON LAND COMPANY, INC.

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.
Elinore C. Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

11-15-2001
MY COMMISSION EXPIRES:



Approved 3-13-2000
Date
Hall
City Engineer
for Director of Public Works
proved 3-15-2000
Date
James A. Mason
for General Counsel



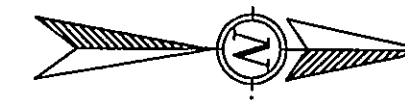
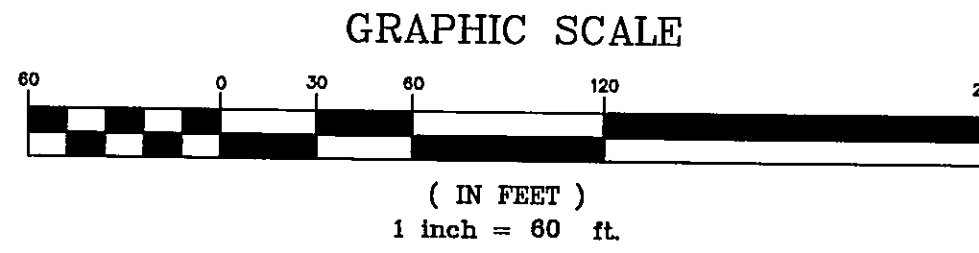
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Hawkins Cove Unit Three

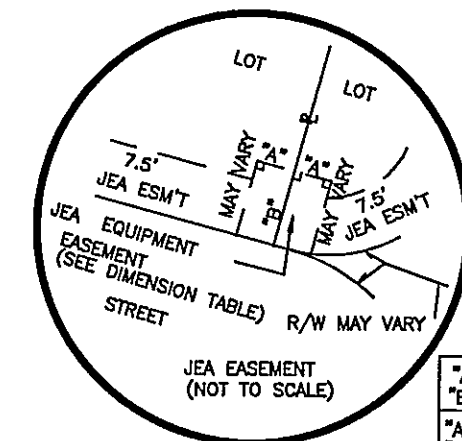
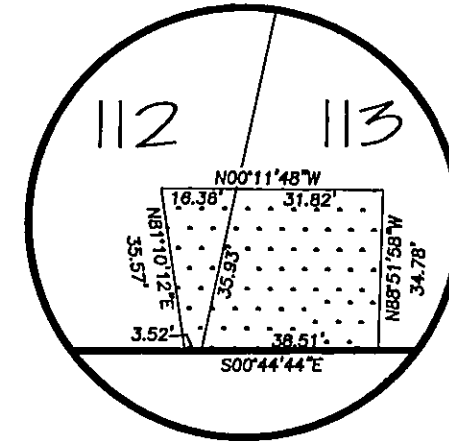
BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 53 PAGE 36A
PAGE 2 OF 3 PAGES

CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING	CHORD
1	14°50'13"	129.48'	500.00'	129.11'	N06°40'22"E	129.11'
2	34°24'36"	180.17'	300.00'	177.48'	S03°06'49"E	177.48'
3	19°34'23"	102.48'	300.00'	101.99'	N10°31'56"W	101.99'
4	03°50'18"	35.17'	525.00'	35.16'	N01°10'25"E	35.16'
5	07°40'50"	70.38'	525.00'	70.32'	N06°55'58"E	70.32'
6	03°19'06"	30.40'	525.00'	30.40'	N12°25'56"E	30.40'
7	08°25'12"	69.81'	475.00'	69.74'	N03°27'52"E	69.74'
8	05°25'01"	53.20'	475.00'	53.17'	N10°52'59"E	53.17'
9	04°17'53"	20.63'	275.00'	20.62'	S11°56'32"W	20.62'
10	18°54'30"	90.75'	275.00'	90.34'	S00°20'21"W	90.34'
11	11°12'13"	53.77'	275.00'	53.69'	S14°43'01"E	53.69'
12	17°00'48"	96.51'	325.00'	96.15'	S05°35'05"W	96.15'
13	17°23'48"	98.68'	325.00'	98.30'	S11°37'13"E	98.30'
14	03°43'09"	21.10'	325.00'	21.09'	N18°27'33"W	21.09'
15	08°35'44"	48.76'	325.00'	48.71'	N12°18'07"W	48.71'
16	05°28'31"	31.08'	275.00'	31.06'	N17°04'52"W	31.06'
17	07°15'31"	41.17'	325.00'	41.15'	N04°22'29"W	41.15'
18	13°05'53"	62.87'	275.00'	62.73'	N07°17'40"W	62.73'
19	00°00'00"	39.27'	25.00'	39.26'	N44°18'16"E	39.26'
20	44°16'57"	34.78'	45.00'	34.78'	N21°27'29"E	34.78'
21	45°48'24"	35.98'	45.00'	35.97'	N66°30'10"E	35.97'
22	45°48'28"	35.98'	45.00'	35.97'	S67°41'24"E	35.97'
23	45°47'43"	35.97'	45.00'	35.97'	S21°53'19"E	35.97'
24	55°05'32"	43.27'	45.00'	43.27'	S28°33'18"W	43.27'
25	07°46'44"	6.11'	45.00'	6.10'	S59°59'26"W	6.10'
26	64°37'32"	28.20'	25.00'	28.20'	N31°34'02"E	28.20'
27	90°00'00"	39.27'	25.00'	39.27'	N45°44'44"W	39.27'



WETLAND DETAIL (NOT TO SCALE)



JEA LEGEND

JEA-E.E.=JEA EQUIPMENT EASEMENT
JEA-E.=JEA EASEMENT

DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA
"B"	10' TYPICAL 10'X10' JEA
"A"	10' TYPICAL 10'X20' JEA
"B"	10' TYPICAL 10'X20' JEA

GENERAL NOTES AND LEGEND

- 1) BEARINGS SHOWN HEREON REFER TO N89°15'16"E FOR A S'LY LINE OF HAWKINS COVE UNIT ONE AS SHOWN HEREON.
- 2) ■ : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622" (EXCEPT WHERE NOTED)
- 3) ● : DENOTES PERMANENT CONTROL POINT STAMPED "PCP-LB-4622"
- 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

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 EASEMENTS BY THE CITY OF JACKSONVILLE.

JEA NOTES:

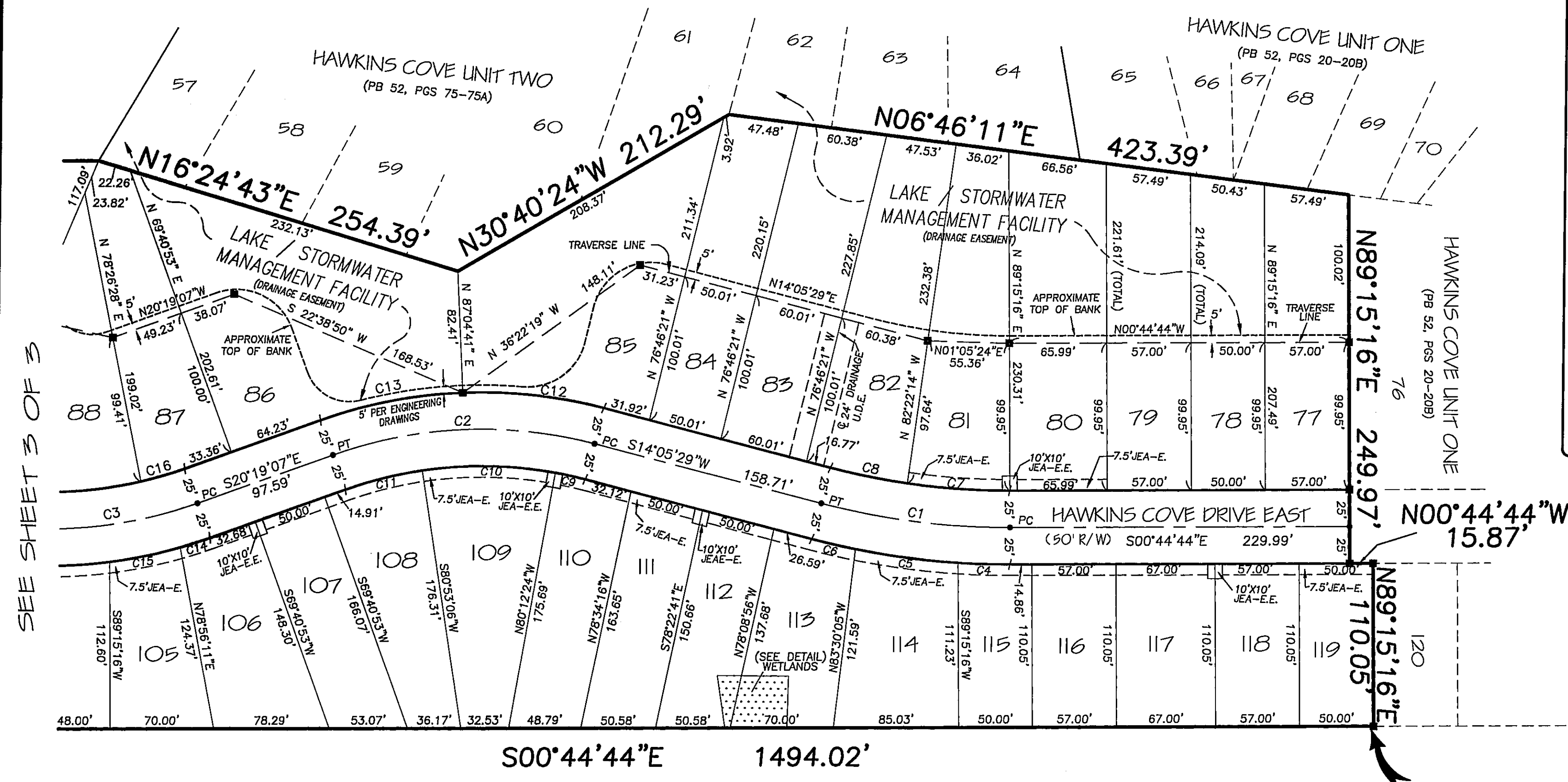
CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

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 THE 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 THE JEA.
THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

PC=POINT OF CURVATURE	△=DELTA ANGLE
PT=POINT OF TANGENCY	R/W=RIGHT-OF-WAY
PI=POINT OF INTERSECTION	PB=PLAT BOOK
PRC=POINT OF REVERSE CURVATURE	MB=MAP BOOK
PCC=POINT OF COMPOUND CURVATURE	DB=DEED BOOK
R=RADIUS	ORV=OFFICIAL RECORDS VOLUME
CH=CHORD	PG=PAGE
L=LENGTH	CL=CENTERLINE
MSL=MEAN SEA LEVEL	NTS=NOT TO SCALE
SEC=SECTION	FND=FOUND
IP=IRON PIPE	TRAV=TRAVERSE
CM=CONCRETE MONUMENT	PL=PROPERTY LINE
PRM=PERMANENT REFERENCE MONUMENT	U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT
SURWMD=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	
APPROX.=APPROXIMATE	

Approved _____ Date _____
City Engineer
for Director of Public Works
Approved _____ Date _____
for General Counsel



SEE SHEET 3 OF 3

S00°44'44"E 1494.02'
PART OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST

POINT OF BEGINNING
SOUTHEAST CORNER OF LOT 120,
HAWKINS COVE UNIT ONE

PSD NO. 96-043
CD NO. 3328.3
PUD NO. 97-53-E

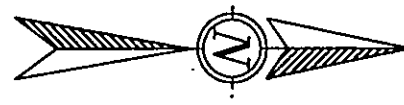
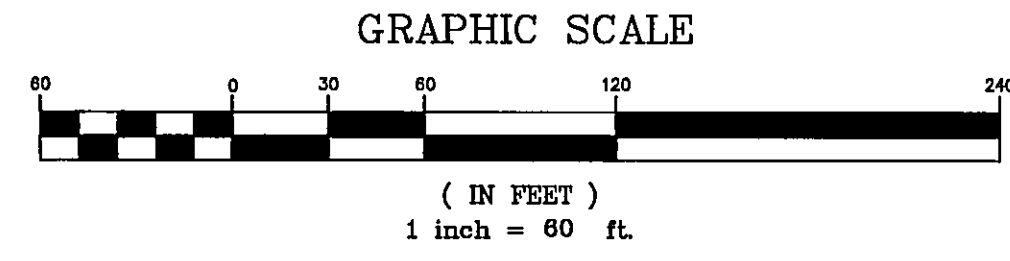
**PRIVETT & ASSOC.
OF FLORIDA, INC.**
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB #4622

Hawkins Cove Unit Three

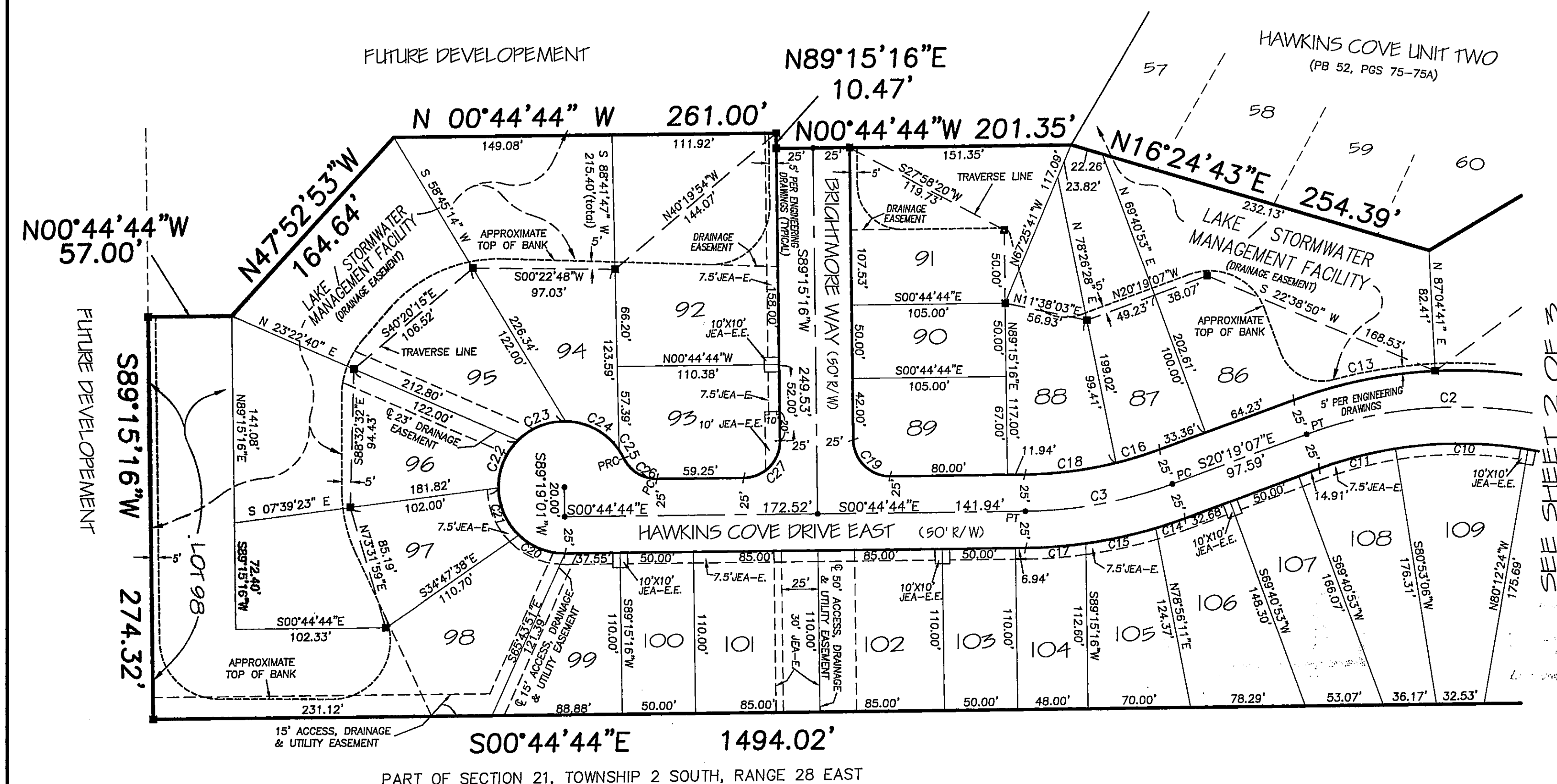
BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **30B**
PAGE 3 OF 3 PAGES

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
1	14°50'13"	129.48'	500.00'	N06°40'22"E	129.11'
2	34°24'36"	180.17'	300.00'	S03°06'49"E	177.48'
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14	03°43'09"	21.10'	325.00'	N18°27'39"W	21.09'
15	08°35'44"	48.76'	325.00'	N12°18'07"W	48.71'
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17	07°15'31"	41.17'	325.00'	N04°22'29"W	41.15'
18	13°05'53"	62.87'	275.00'	N07°17'40"W	62.73'
19	90°00'00"	39.27'	25.00'	N44°15'16"E	35.36'
20	44°16'57"	34.78'	45.00'	N21°27'29"E	33.92'
21	45°48'24"	35.98'	45.00'	N66°30'10"E	35.03'
22	45°48'28"	35.98'	45.00'	S67°41'24"E	35.03'
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27	90°00'00"	39.27'	25.00'	N45°44'44"W	35.36'



SEE PAGE 2 OF 3 FOR
GENERAL NOTES AND LEGEND



SEE SHEET 2 OF 3

PRIVETT & ASSOC. OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB #4622

PSD NO. 96-043
CD NO. 3328.3
PUD NO. 97-53-E

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