

HEAVEN TREES UNIT ONE

A PORTION OF JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of the Juan Garcia Grant, Section 39, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the former Easterly right-of-way line of State Road No. 13, (San Jose Boulevard), with the Southerly right-of-way line of Loretto Road, (a 60 foot right-of-way as now established); thence in a Northeasterly and Southeasterly direction along said Southerly right-of-way line of Loretto Road, the following three (3) courses and distances: Course Number One (1), thence North 88°40'48" East, 928.25 feet; Course Number Two (2), thence South 82°04'06" East, 101.87 feet; Course Number Three (3), thence South 81°21'54" East, 386.68 feet to the POINT OF BEGINNING; thence North 81°21'54" West, along said Southerly right-of-way line, 386.68 feet; thence South 21°41'16" West, departing from said Southerly right-of-way line, 655.41 feet; thence South 68°18'44" East, 60.00 feet; thence North 53°47'13" East, 133.95 feet; thence South 35°30'38" East, 117.63 feet to a point situate on a curve leading Northeasterly; thence along and around the arc of the curve, said curve being concave Southeasterly and having a radius of 202.39 feet, an arc length of 34.79 feet, said arc being subtended by a chord bearing and distance of North 43°06'05" East, 34.75 feet to a point on said curve; thence South 41°58'26" East, departing from said said curve, 50.00 feet to a point situate on a curve leading Southwesterly; thence along and around the arc of the curve, said curve being concave Southeasterly and having a radius of 152.39 feet, an arc length of 98.30 feet, said arc being subtended by a chord bearing and distance of South 29°32'45" West, 96.61 feet to the Point of Tangency of said curve; thence South 11°03'56" West, 110 feet, more or less to its intersection with the centerline of Cornumant Branch; thence in a Northeasterly direction along the meanderings thereof, 480 feet, more or less to its intersection with a line bearing South 00°12'49" West, 608 feet, more or less from the POINT OF BEGINNING; thence North 00°12'49" East, departing from said centerline, 608 feet, more or less to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Hutson Land Company, Inc., is the lawful owner of the lands described in the caption hereon known as HEAVEN TREES UNIT ONE and has caused the same to be surveyed and subdivided; that First Union National Bank of Florida is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage, utilities and sewers and Tract A (Lift Station Site) are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the retention ponds and treatment systems 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 retention ponds and treatment systems which these easements reverse, all water which may fall on or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said retention ponds and treatment systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses 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 retention ponds and treatment systems shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said retention ponds or treatment systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners. (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the retention ponds and treatment systems shown on this plat, but shall have the right to modify the existence of the retention ponds and treatment systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. Hutson Land Company, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the retention ponds and treatment systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Hutson Land Company, Inc., its agents, contractors, employees, servants, licensees or concessionaires with HEAVEN TREES UNIT ONE. This indemnification shall run with the land and the assigns of Hutson Land Company, Inc., and shall be subject to it. The Jacksonville Electric Authority easements as shown are hereby dedicated to the Jacksonville Electric Authority and its successors for their use in its underground electric distribution system. The private easements, conservation easements and rear lot treatment area, shown hereon shall be owned by the abutting land owners and shall be maintained and comply with the rules and regulations set forth by the Owners Association, Inc.

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 Ordinance No. 2372-93 of said City adopted by its Council and approved by its Mayor this 26th day of May, A.D., 1993.

Cecil H. Rowland
City Engineer
4/29/93

CLERK'S CERTIFICATE 93-00 63498

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 48, Pages 7, 1A, of the Public Records of Duval County, Florida. Signed this 24th day of May, A.D., 1993.

Approved
For Office of General Counsel
By: Theresa M. Heston

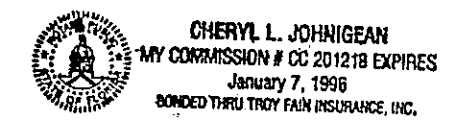
HUTSON LAND COMPANY, INC.

Witness: Cheryl Johnson
Witness: Donald P. Hinson
Donald P. Hinson, President
Hutson Land Company, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of May, A.D., 1993 by Donald P. Hinson, President, Hutson Land Company, Inc., he is personally known to me and no oath was taken.

Cheryl Johnson
Notary (signature) CC201218
Commission Number
Notary Public, State of Florida, at Large



Cheryl Johnson
Notary, (Please Print) 1-7-96
My Commission Expires:

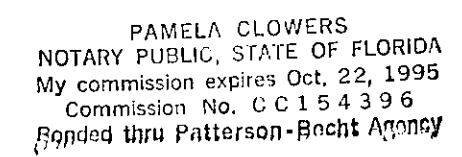
FIRST UNION NATIONAL BANK OF FLORIDA

Witness: Timothy R. Poe
Witness: Michael Zambelli
Timothy R. Poe
Vice President, First Union National Bank of Florida

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of April, A.D., 1993 by Timothy R. Poe, Vice President, First Union National Bank of Florida he is personally known to me and no oath was taken.

Pamela Closures
Notary (signature) CC154396
Commission Number
Notary Public, State of Florida, at Large

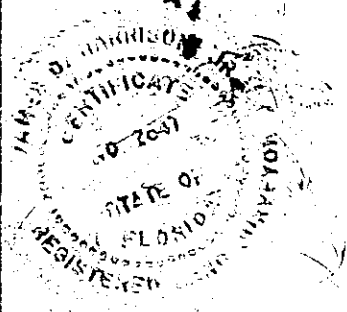


Pamela Closures
Notary, (Please Print)
My Commission Expires: 10/22/95

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed and described, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 21st day of April, A.D., 1993.

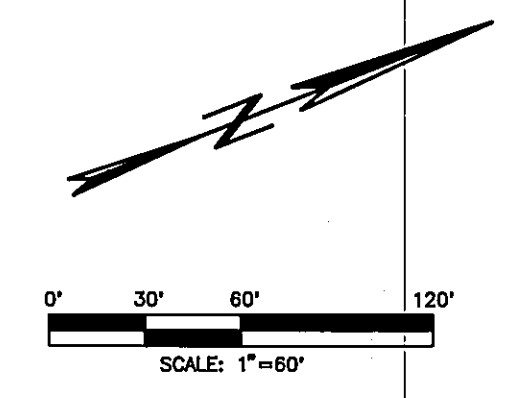


James D. Harrison, Jr.
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
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HEAVEN TREES UNIT ONE

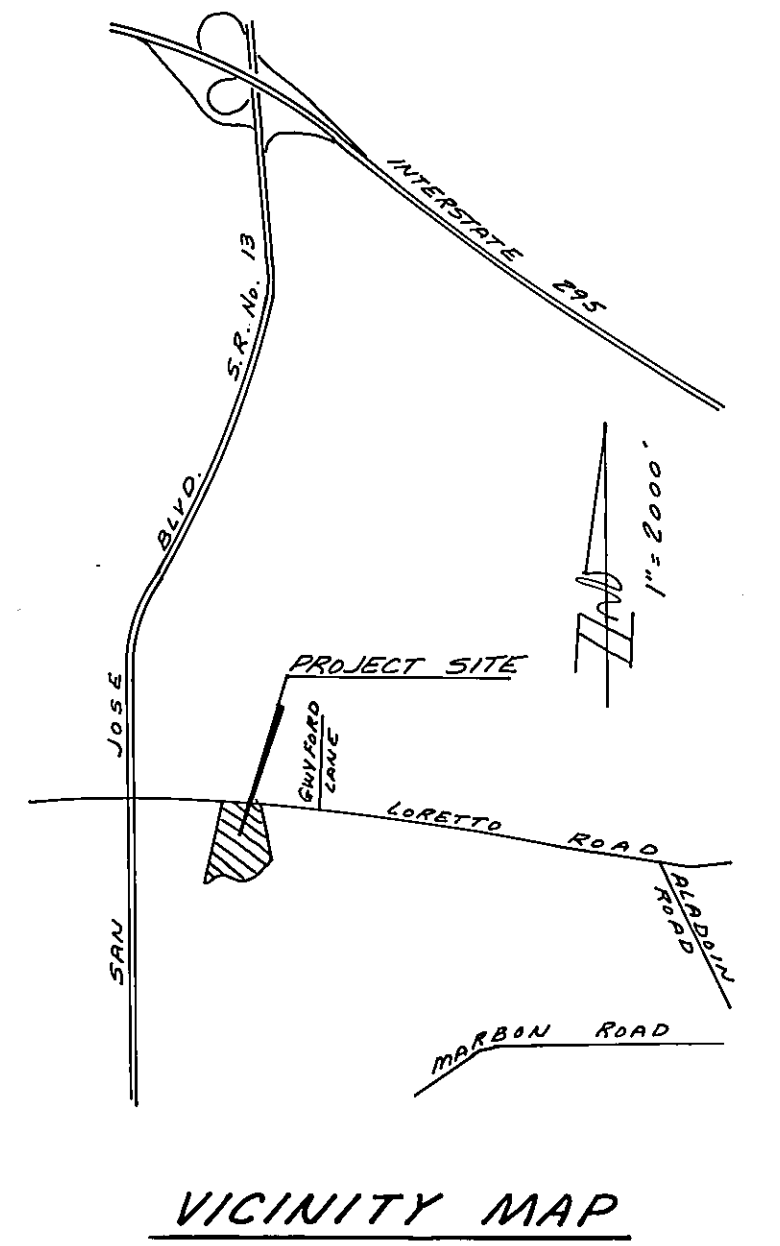
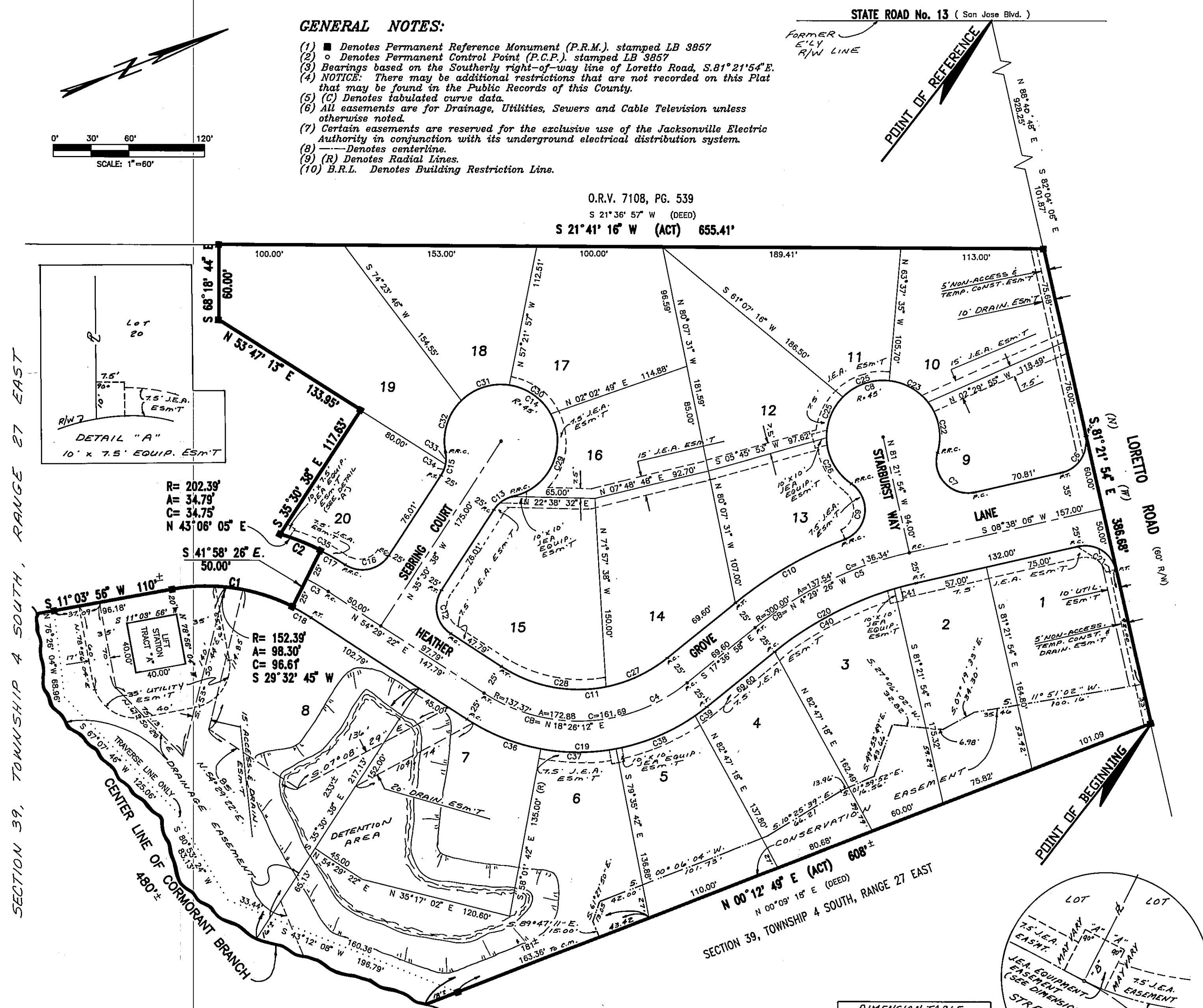
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GENERAL NOTES:

- (1) ■ Denotes Permanent Reference Monument (P.R.M.), stamped LB 3857
- (2) ○ Denotes Permanent Control Point (P.C.P.), stamped LB 3857
- (3) Bearings based on the Southerly right-of-way line of Loretto Road, S.81°21'54"E.
- (4) NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
- (5) (C) Denotes tabulated curve data.
- (6) All easements are for Drainage, Utilities, Sewers and Cable Television unless otherwise noted.
- (7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with its underground electrical distribution system.
- (8) — Denotes centerline.
- (9) (R) Denotes Radial Lines.
- (10) B.R.L. Denotes Building Restriction Line.

O.R.V. 7108, PG. 539
S 21°36' 57" W (DEED)
S 21°41' 16" W (ACT) 655.41'

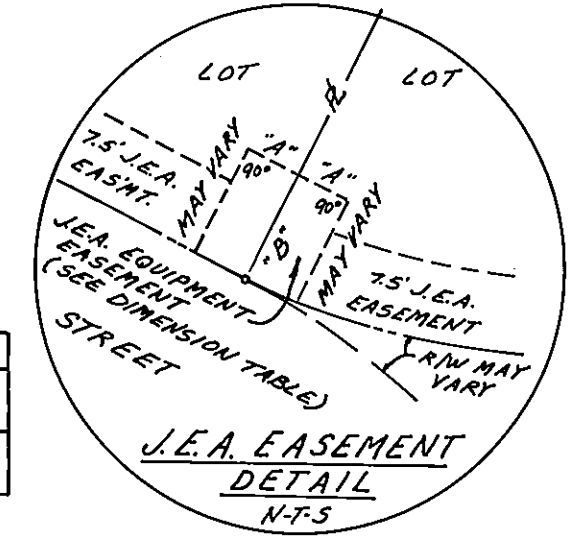


CURVE TABLE

#	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	36°57' 38"	152.39	98.30	50.93	96.61	N 29°32'45" E
2	9°50' 59"	202.39	34.79	17.44	34.75	S 43°06'05" W
3	6°27' 48"	177.39	20.01	10.02	20.00	S 51°15'28" E
4	72°06' 20"	137.37	172.88	100.00	161.69	N 18°26'12" E
5	28°15' 04"	300.20	137.54	70.00	136.34	N 04°29'26" W
6	90°00' 00"	25.00	39.27	25.00	35.36	S 36°21'54" E
7	119°03' 33"	25.00	31.95	42.49	43.09	S 68°09'53" W
8	262°04' 53"	45.00	197.98	61.84	72.77	S 01°39'13" W
9	124°37' 08"	25.00	54.38	47.64	44.27	S 62°04'39" E
10	17°50' 53"	325.20	101.30	51.06	100.89	S 08°41'32" E
11	72°06' 20"	112.37	141.42	81.80	132.27	S 18°26'12" W
12	90°00' 00"	25.00	39.27	25.00	35.36	S 36°21'54" E
13	44°24' 55"	25.00	19.38	10.21	18.90	N 13°18'10" W
14	268°49' 50"	45.00	211.14	45.93	64.29	S 54°29'22" E
15	44°24' 55"	25.00	19.38	10.21	18.90	S 57°43'06" E
16	90°00' 00"	25.00	39.27	25.00	35.36	S 36°21'54" E
17	6°27' 48"	202.39	22.83	11.49	22.82	S 51°15'28" W
18	6°27' 48"	152.39	17.19	8.60	17.18	S 51°15'28" E
19	72°06' 20"	162.37	204.34	118.20	191.12	N 18°26'12" E
20	28°15' 04"	275.20	126.09	64.17	124.99	N 04°29'26" W
21	90°00' 00"	25.00	39.27	25.00	35.36	N 53°38'06" E
22	54°12' 05"	45.00	42.57	23.03	41.00	N 79°24'23" W
23	45°46' 15"	45.00	35.95	19.00	35.00	S 50°36'27" W
24	51°21' 31"	45.00	40.34	21.64	39.00	S 02°02'34" W
25	45°46' 15"	45.00	35.95	19.00	35.00	S 48°31'19" E
26	54°59' 47"	45.00	43.18	23.42	41.54	N 83°06'11" E
27	27°39' 36"	112.37	54.25	27.66	53.72	S 03°47'10" E
28	44°26' 44"	112.37	87.17	45.91	85.00	S 32°16'00" W
29	106°15' 37"	45.00	83.46	60.00	72.00	N 44°13'31" W
30	52°46' 32"	45.00	41.45	22.33	40.00	S 56°15'24" W
31	52°46' 32"	45.00	41.45	22.33	40.00	S 03°28'52" W
32	57°01' 09"	45.00	44.78	24.44	42.96	S 51°24'56" E
33	22°12' 26"	25.00	9.69	4.91	9.63	S 68°49'19" E
34	22°12' 27"	25.00	9.69	4.91	9.63	S 46°36'52" E
35	9°50' 59"	202.39	34.79	17.44	34.75	S 43°06'05" E
36	22°31' 04"	162.37	63.81	32.32	63.40	N 43°19'50" E
37	21°17' 40"	162.37	60.35	30.53	60.00	N 21°19'28" E
38	24°10' 26"	162.37	68.51	34.77	68.00	N 01°24'35" W
39	4°07' 11"	162.37	11.67	5.84	11.67	N 15°33'23" W
40	22°30' 03"	275.20	108.08	54.74	107.38	N 06°21'57" E
41	3°45' 01"	275.20	18.01	9.01	18.01	N 06°45'36" E

DIMENSION TABLE

1"	5'	TYPICAL 10'x10' J.E.A.
3"	10'	EQUIPMENT EASMT.
4"	10'	TYPICAL 10'x20' J.E.A.
5"	10'	EQUIPMENT EASMT.



Prepared By:
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