

# HEAVEN TREES UNIT FOUR

A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Taxes Paid Thru 1996

PLAT BOOK 51

PAGE 11

SHEET 1 OF 4 SHEETS

**CAPTION**

A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWESTERLY CORNER OF SAID J. SUMMERLAND GRANT; THENCE NORTH 55°42'47" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID J. SUMMERLAND GRANT, 212 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF CORMORANT CREEK; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE MEANDERINGS THEREOF, 150 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF HEAVEN TREES UNIT THREE, AS RECORDED IN PLAT BOOK 49, PAGES 20, 20A, 20B AND 20C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A SOUTHEASTERLY, SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY DIRECTION, ALONG THE SOUTHERLY BOUNDARY OF SAID HEAVEN TREES UNIT THREE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE SOUTH 84°07'56" EAST, DEPARTING FROM SAID CENTERLINE, 302 FEET, MORE OR LESS; COURSE NUMBER TWO (2), THENCE SOUTH 05°08'56" WEST, 74.25 FEET; COURSE NUMBER THREE (3), THENCE SOUTH 84°51'04" EAST, 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY; COURSE NUMBER FOUR (4), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°14'48" EAST, 34.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NUMBER FIVE (5), THENCE SOUTH 86°39'19" EAST, 2.83 FEET; COURSE NUMBER SIX (6), THENCE NORTH 03°20'41" EAST, 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY; COURSE NUMBER SEVEN (7), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°44'21" WEST, 35.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NUMBER EIGHT (8), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 521.55 FEET, AN ARC LENGTH OF 54.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°09'26" EAST, 54.95 FEET TO A POINT ON SAID CURVE; COURSE NUMBER NINE (9), THENCE SOUTH 88°18'47" EAST, DEPARTING FROM SAID CURVE, 110.92 FEET; COURSE NUMBER TEN (10), THENCE NORTH 03°13'02" EAST, 85.00 FEET; COURSE NUMBER ELEVEN (11), THENCE NORTH 58°39'19" EAST, 157.00 FEET TO THE NORTHWESTERLY CORNER OF HEAVEN TREES UNIT FIVE-B, AS RECORDED IN PLAT BOOK 50, PAGES 52 AND 52A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY DIRECTION, ALONG THE WESTERLY BOUNDARY OF SAID HEAVEN TREES UNIT FIVE-B, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE SOUTH 23°08'31" EAST, 253.13 FEET; COURSE NUMBER TWO (2), THENCE SOUTH 67°20'41" WEST, 6.02 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NUMBER THREE (3), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 278.20 FEET, AN ARC LENGTH OF 94.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°02'40" WEST, 93.74 FEET TO A POINT ON SAID CURVE; COURSE NUMBER FOUR (4), THENCE SOUTH 03°15'25" EAST, DEPARTING FROM SAID CURVE, 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY; COURSE NUMBER FIVE (5), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 328.20 FEET, AN ARC LENGTH OF 80.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°29'55" EAST, 60.00 FEET TO A POINT ON SAID CURVE; COURSE NUMBER SIX (6), THENCE SOUTH 20°32'52" EAST, 95.00 FEET; COURSE NUMBER SEVEN (7), THENCE SOUTH 28°45'55" EAST, 140.04 FEET; COURSE NUMBER EIGHT (8), THENCE SOUTH 42°25'44" WEST, 78.44 FEET; COURSE NUMBER NINE (9), THENCE SOUTH 56°48'24" WEST, 170.00 FEET; COURSE NUMBER TEN (10), THENCE SOUTH 39°56'58" EAST, 155.36 FEET; COURSE NUMBER ELEVEN (11), THENCE SOUTH 44°14'18" EAST, 180.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID HEAVEN TREES UNIT FIVE-B, SAID CORNER ALSO BEING SITUATE ON THE MOST SOUTHERLY BOUNDARY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS VOLUME 3790, PAGE 549 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 54°14'05" WEST, ALONG SAID SOUTHERLY BOUNDARY LINE, 403 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CORMORANT CREEK; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE MEANDERINGS THEREOF, 520 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 3790, PAGE 549; THENCE SOUTH 54°16'42" WEST, DEPARTING FROM SAID CENTERLINE AND ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 3790, PAGE 549, A DISTANCE OF 161 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF SAID OFFICIAL RECORDS VOLUME 3790, PAGE 549; THENCE NORTH 24°20'21" WEST, ALONG SAID WESTERLY BOUNDARY LINE, 733.80 FEET TO THE POINT OF BEGINNING.

**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 NO. 654, ORDINANCE CODE.

*Jan E. Moran*  
DIRECTOR OF PUBLIC WORKS

3/13/97  
DATE

**CLERK'S CERTIFICATE 97-053874**

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 51, PAGES 11-11C, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 13th DAY OF March, A.D., 1997.

*Henry W. Cook*  
CLERK: HENRY W. COOK

*M. J. Odum*  
DEPUTY CLERK

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, 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 12th DAY OF Feb., A.D., 1997.

*James D. Harrison Jr.*  
JAMES D. HARRISON JR.  
FLORIDA REGISTERED SURVEYOR AND MAPPER  
NO. 2647  
ALL AMERICAN SURVEYORS, INC.  
JACKSONVILLE, FLORIDA

**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 FOUR 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 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 ARE HEREBY IRREVOCABLY WITH-OUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASE-MENTS ON THIS PLAT, EXCEPT J.E.A.E.E. AND J.E.A.E., ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLU-SIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS. TRACT "A" IS HEREBY RESERVED FOR A PRESERVATION AREA; "TRACT "B" IS HEREBY RESERVED FOR A PRESERVATION AREA AND FOR THE FURTHER DEVELOPMENT. THE DRAINAGE EASEMENTS THROUGH AND OVER 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 FOL-LOWING 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 MAN-AGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, 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 RIGHT-OF-WAYS, 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 DAMAGES, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPT-ANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUT-TING PROPERTY OWNERS; AND 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 LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURIFY, WATER LEVEL OR WATER DEPTH WHICH RES-PONSIBILITIES 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 LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THAT WHICH RE-TAINS 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 ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE LAKES/STORMWATER MANAGEMENT FAC-ILITIES 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 FOUR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HUTSON LAND COMPANY, INC., AND SHALL BE SUBJECT TO IT. "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 UNDER-GROUND ELECTRICAL SYSTEM. "THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACK-SONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDER-GROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENT."

IN WITNESS THEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENT TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 5th DAY OF February, A.D. 1997.

**HUTSON LAND COMPANY, INC.**

WITNESS: *Elinore C. Cox*  
ELINORE C. COX

WITNESS: *Deborah H. Dunbar*  
DEBORAH H. DUNBAR

*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 5th DAY OF Feb. A.D., 1997, BY DONALD P. HINSON, PRESIDENT, HUTSON LAND COMPANY, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

*Elinore C. Cox*  
NOTARY, (SIGNATURE)  
COMMISSION NUMBER CC330435  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

ELINORE C. COX  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires Nov. 15, 1997  
Commission No. CC 330435

NOTARY, (PLEASE PRINT)  
MY COMMISSION EXPIRES:  
11-15-97

**FIRST UNION NATIONAL BANK OF FLORIDA**

WITNESS: *Susan L. Bell*  
Susan L. Bell

WITNESS: *Susan L. Bell*  
Susan L. Bell

*Timothy R. Poe*  
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 5th DAY OF Feb. A.D., 1997, BY TIMOTHY R. POE, VICE PRESIDENT, FIRST UNION NATIONAL BANK OF FLORIDA, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

*Susan L. Bell*  
NOTARY, (SIGNATURE)  
COMMISSION NUMBER CC607254  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

Susan L. Bell  
MY COMMISSION # CC607254 EXPIRES  
December 11, 2000  
BONDED THRU TRISTY FARM INSURANCE, INC.

NOTARY, (PLEASE PRINT)  
MY COMMISSION EXPIRES:  
12-11-2000

PREPARED BY:  
ALL AMERICAN SURVEYORS, INC.  
8789 SAN JOSE BLVD., SUITE 301  
JACKSONVILLE, FLORIDA 32217  
(904) 739-2217

PSD NO. 92-024  
DEVP. NO. 1409

Approved 3/10/97  
Date

*[Signature]*  
City Engineer

for Director of Public Works  
Approved 3-11-97  
Date

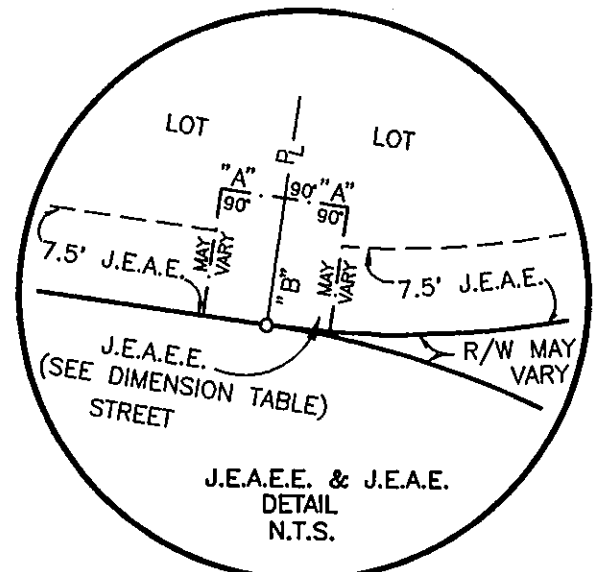
*[Signature]*  
for General Counsel



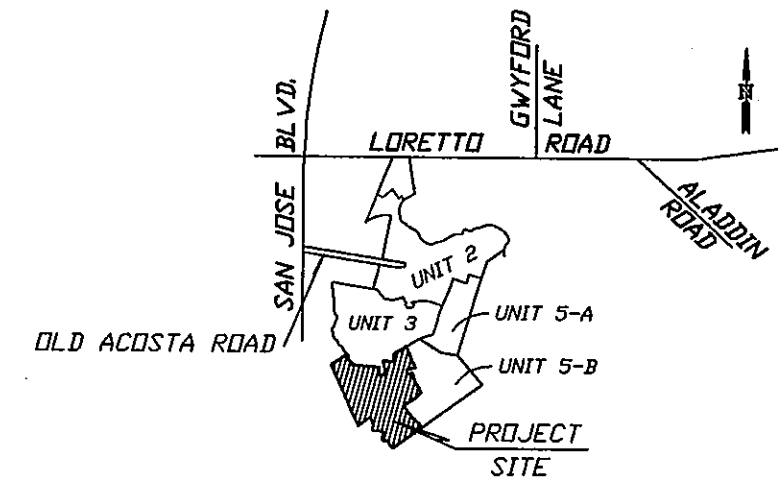
# HEAVEN TREES UNIT FOUR

A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS



DIMENSION TABLE		
*A*	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
*B*	10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT



VICINITY MAP (N.T.S.)

**GENERAL NOTES:**

- (1) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS #2647
- (2) ○ DENOTES PERMANENT CONTROL POINT (P.C.P.), STAMPED RLS #2647
- (3) (1) DENOTES TABULATED CURVE DATA
- (4) --- DENOTES CENTERLINE
- (5) (R) DENOTES RADIAL LINES
- (6) B.R.L. DENOTES BUILDING RESTRICTION LINE
- (7) U.D.E. DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- (8) P.C. DENOTES POINT OF CURVATURE
- (9) P.T. DENOTES POINT OF TANGENCY
- (10) P.R.C. DENOTES POINT OF REVERSE CURVATURE
- (11) P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- (12) O.R.V. DENOTES OFFICIAL RECORDS VOLUME
- (13) ESM. DENOTES EASEMENT
- (14) R/W DENOTES RIGHT-OF-WAY
- (15) P.O.C. DENOTES POINT OF CURVATURE
- (16) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION, UNLESS OTHERWISE NOTED.
- (17) CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL 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 THAT MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT IS SUBJECT TO REMOVAL BY THE JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- (19) BEARINGS BASED ON SOUTHERLY BOUNDARY LINE OF LOT 61, HEAVEN TREES UNIT THREE, P.B. 49, PGS. 20-20C, AS NORTH 84°07'56" WEST.
- (20) ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS #2647, UNLESS OTHERWISE NOTED.
- (21) 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.
- (22) 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.



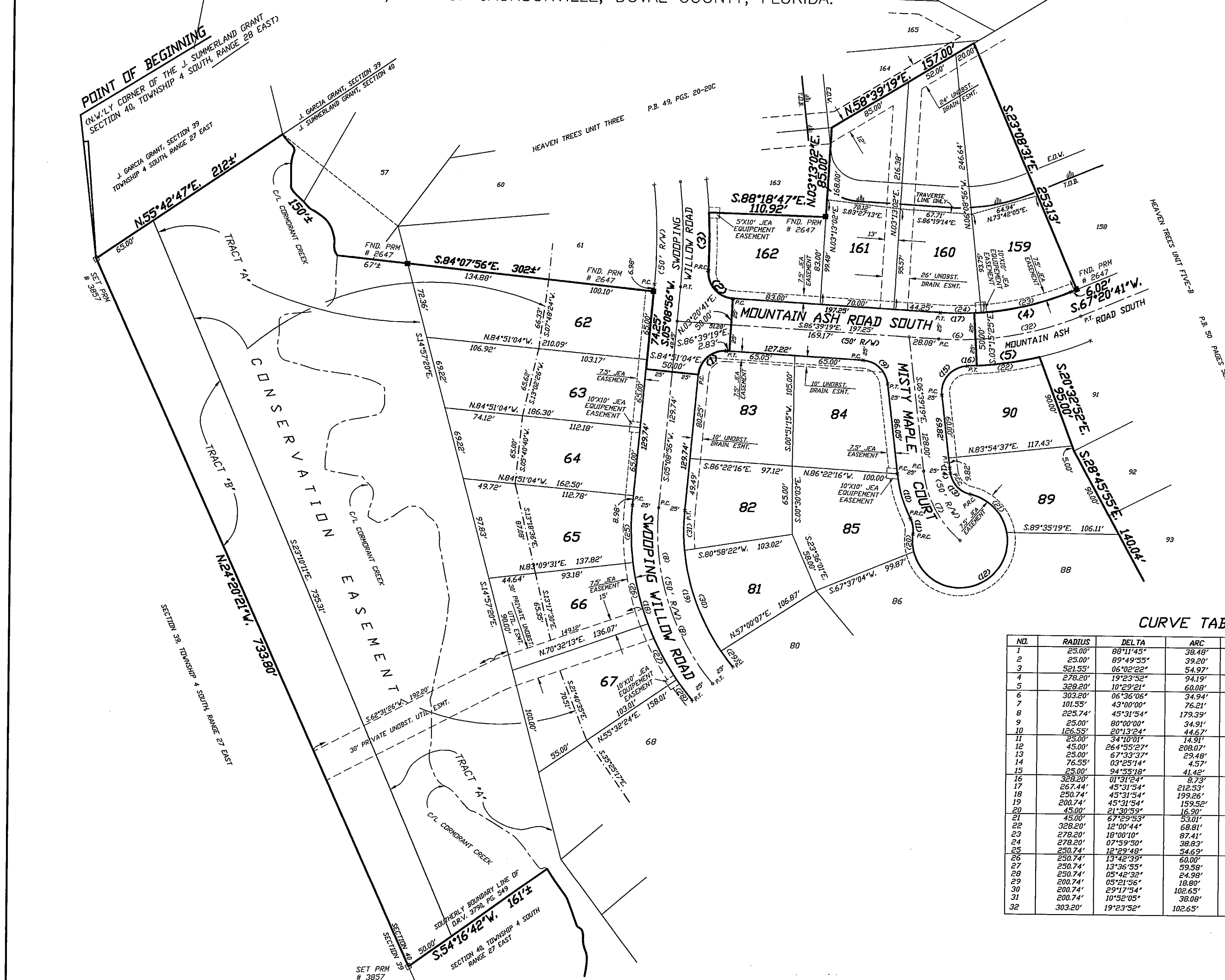
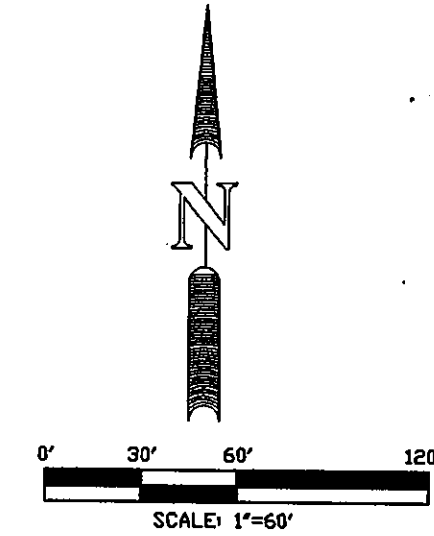
KEY SHEET  
1" = 100'

PREPARED BY:  
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# HEAVEN TREES UNIT FOUR

A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	88°11'45"	38.48'	24.22'	34.79'	N.49°14'48"E
2	25.00'	89°49'55"	39.20'	24.93'	35.30'	N.41°44'21"W
3	521.55'	06°02'22"	54.97'	21.51'	54.95'	N.00°09'26"E
4	278.20'	19°23'52"	94.19'	47.55'	93.74'	S.77°02'40"W
5	328.20'	10°29'21"	60.08'	30.13'	60.00'	N.81°29'55"E
6	303.20'	06°36'06"	34.94'	17.49'	34.92'	S.89°57'22"E
7	101.55'	43°00'00"	76.21'	40.00'	74.43'	S.28°09'19"E
8	225.74'	45°31'54"	179.39'	94.73'	174.71'	S.17°37'01"E
9	25.00'	90°00'00"	34.91'	20.98'	32.14'	S.46°39'19"E
10	126.55'	201°32'4"	44.67'	22.57'	44.43'	S.16°46'01"E
11	25.00'	34°10'01"	7.58'	14.63'	7.58'	S.09°47'43"E
12	45.00'	264°55'27"	208.07'	49.17'	66.40'	N.54°49'04"E
13	25.00'	67°33'37"	29.48'	16.72'	27.80'	N.43°51'22"W
14	76.55'	03°25'14"	4.57'	2.29'	4.57'	N.08°21'56"W
15	25.00'	94°53'18"	41.42'	27.25'	36.84'	N.40°48'20"E
16	328.20'	01°31'24"	8.73'	4.36'	8.73'	N.87°30'17"E
17	257.44'	45°31'54"	212.53'	112.23'	206.98'	S.17°37'01"E
18	257.44'	45°31'54"	199.26'	105.23'	194.06'	N.17°37'01"W
19	200.74'	45°31'54"	159.52'	84.24'	155.36'	N.17°37'01"W
20	45.00'	21°30'59"	16.90'	8.55'	16.80'	S.03°28'12"E
21	45.00'	67°29'53"	53.01'	30.07'	50.00'	N.43°53'14"W
22	328.20'	12°00'44"	68.81'	34.53'	68.68'	N.82°15'36"E
23	278.20'	18°00'10"	97.41'	44.07'	87.05'	S.76°20'46"W
24	278.20'	07°59'50"	38.83'	19.45'	38.80'	S.59°20'46"W
25	250.74'	12°22'48"	54.69'	27.45'	54.58'	S.01°05'58"E
26	250.74'	13°42'39"	60.00'	30.13'	59.86'	S.14°12'12"E
27	250.74'	13°36'55"	59.58'	29.93'	59.44'	S.27°51'59"E
28	250.74'	05°42'32"	24.98'	12.50'	24.97'	S.37°31'43"E
29	200.74'	05°21'06"	18.80'	9.41'	18.79'	N.37°42'01"W
30	200.74'	29°17'54"	102.65'	52.47'	101.53'	N.20°22'05"W
31	200.74'	10°52'05"	38.08'	19.10'	38.02'	N.00°17'07"E
32	303.20'	19°23'52"	102.65'	51.82'	102.16'	N.77°02'40"E

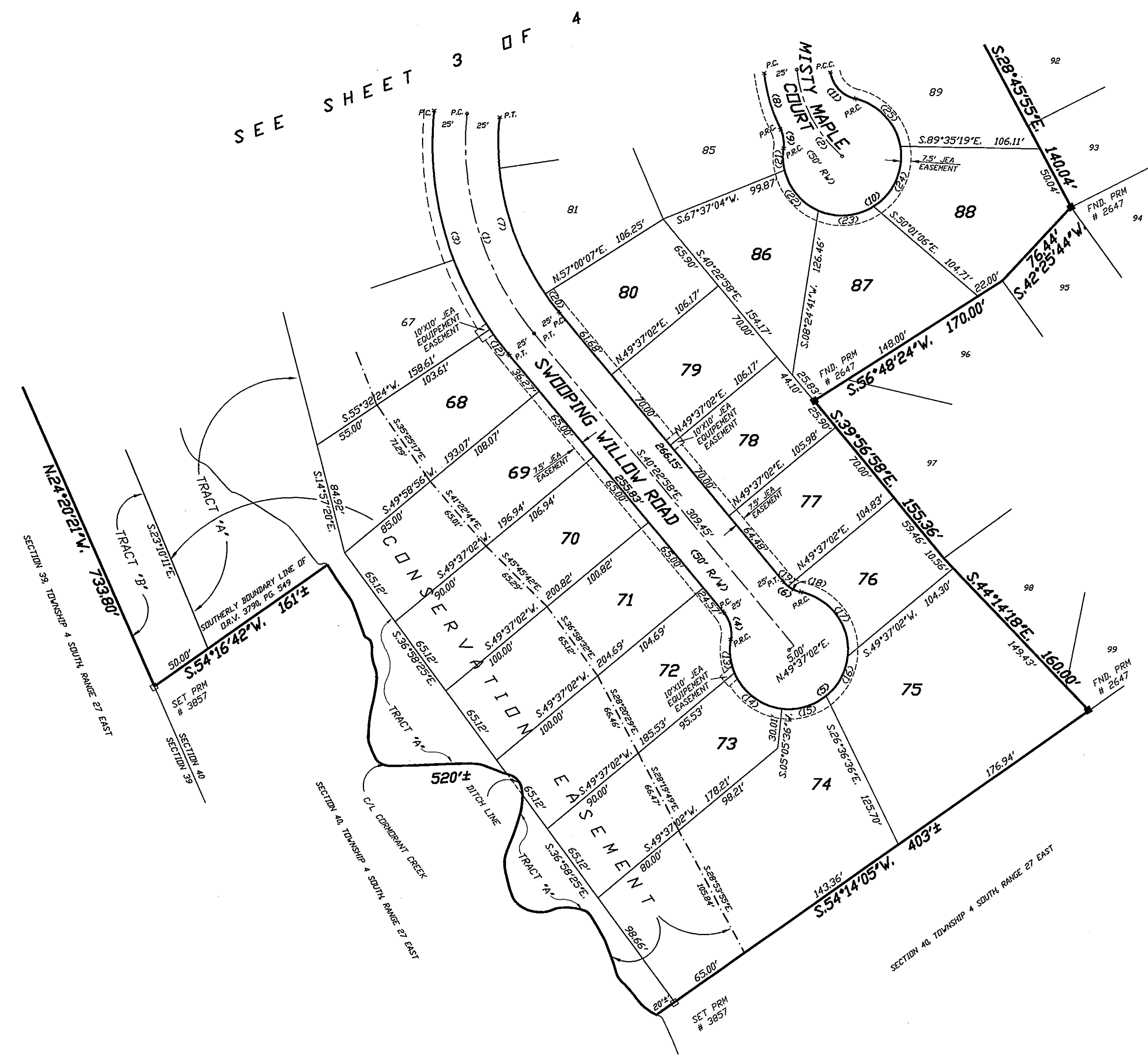
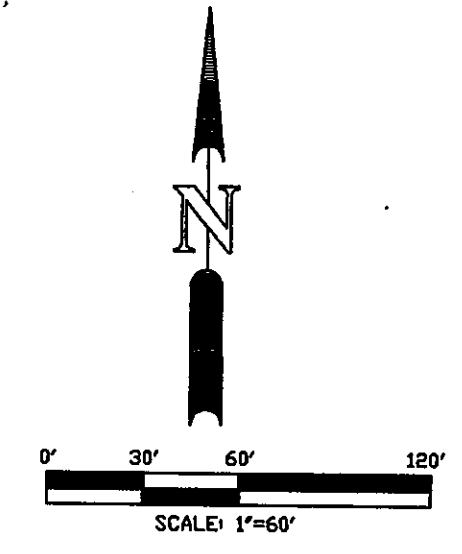
PREPARED BY:  
ALL AMERICAN SURVEYORS, INC.  
8789 SAN JOSE BLVD., SUITE 301  
JACKSONVILLE, FLORIDA 32217  
(904) 739-2217

PSD NO. 92-024  
DEVP. NO. 1409

# HEAVEN TREES UNIT FOUR

A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH,  
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS



HEAVEN TREES UNIT FIVE-A  
P.B. PAGES

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	225.74'	45°31'54"	179.39'	94.73'	174.71'	S.17°37'01"E
2	101.55'	43°00'00"	76.21'	40.00'	74.43'	S.28°09'19"E
3	250.74'	45°31'54"	199.26'	105.23'	194.06'	S.17°37'01"E
4	25.00'	49°59'41"	21.81'	11.66'	21.13'	S.15°23'07"E
5	45.00'	268°12'29"	210.65'	46.43'	64.62'	N.53°30'25"E
6	25.00'	38°12'48"	16.67'	8.66'	16.37'	N.59°29'22"W
7	200.74'	45°31'54"	159.52'	84.24'	155.36'	N.17°37'01"W
8	126.55'	20°13'24"	44.67'	22.57'	44.43'	S.16°46'01"E
9	25.00'	34°10'01"	14.91'	7.68'	14.69'	S.09°47'43"E
10	45.00'	264°55'27"	208.07'	49.17'	66.40'	N.54°49'34"E
11	25.00'	67°33'37"	29.48'	16.72'	27.80'	N.43°51'22"W
12	250.74'	05°30'27"	24.10'	12.06'	24.09'	S.37°37'45"E
13	45.00'	32°57'27"	25.88'	13.31'	25.53'	S.06°52'00"E
14	45.00'	60°11'11"	47.27'	26.08'	45.13'	S.53°26'19"E
15	45.00'	45°58'38"	36.11'	19.09'	35.15'	N.73°28'46"E
16	45.00'	45°08'13"	35.45'	18.70'	34.54'	N.27°55'20"E
17	45.00'	83°56'59"	65.93'	40.48'	60.19'	N.36°37'16"W
18	25.00'	25°26'22"	11.10'	5.64'	11.01'	N.65°52'35"W
19	25.00'	12°46'25"	5.57'	2.80'	5.56'	N.46°46'11"W
20	200.74'	05°06'35"	17.90'	8.96'	17.90'	N.37°49'41"W
21	45.00'	21°30'59"	16.90'	8.55'	16.80'	S.03°28'12"E
22	45.00'	52°46'32"	41.45'	22.33'	40.00'	S.40°36'58"E
23	45.00'	55°38'11"	43.70'	23.74'	42.00'	N.65°10'41"E
24	45.00'	67°29'53"	53.01'	30.07'	50.00'	N.23°56'39"E
25	45.00'	67°29'53"	53.01'	30.07'	50.00'	N.43°53'14"W

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