

"HERONS WALK"

**A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53,
ALSO KNOWN AS SECTION 51, TOWNSHIP 2 NORTH, RANGE 27 EAST,
THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA**

PLAT BOOK **62** PAGE **50**
SHEET 1 OF 9 SHEETS

CAPTION:

A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53, ALSO KNOWN AS SECTION 51, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10582, PAGE 2113 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (U.S. HIGHWAY NO. 1, A 100-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 04°48'08" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 1896 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EDGE OF MARSH OF NASSAU RIVER; THENCE SOUTHEASTERLY ALONG SAID EDGE OF MARSH, A DISTANCE OF 3692 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF AFORESAID SECTION 53; THENCE SOUTH 25°12'21" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1116 FEET, MORE OR LESS, TO AN INTERSECTION WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD; THENCE NORTH 52°24'05" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1885.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.65 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SCM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, HEREINAFTER THE "OWNER" IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "HERONS WALK", 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, COURTS, CONSERVATION EASEMENTS, VEGETATIVE NATURAL BUFFERS AND NON-ACCESS EASEMENTS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS TO ITSELF, THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER, ITS SUCCESSORS AND ASSIGNS RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

AN EASEMENT BEING THE RIGHTS-OF-WAY OF THE PLATTED LANDS IS HEREBY IRREVOCABLY DEDICATED TO THE "JEA", ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

AN EASEMENT BEING THE RIGHTS-OF-WAY OF THE PLATTED LANDS IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., ITS SUCCESSORS AND ASSIGNS FOR FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS COMMUNICATIONS SYSTEM.

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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS INCLUDING ALL UNOBTAINED EASEMENTS FOR DRAINAGE.

TRACT "A" SHALL REMAIN OWNERSHIP OF SCM, LLC. FOR FUTURE DEVELOPMENT.

TRACT "B" SHALL REMAIN OWNERSHIP OF SCM, LLC. FOR FUTURE DEVELOPMENT.

TRACT "C" (AMENITY CENTER & ITS IMPROVEMENTS) IS HEREBY DEDICATED TO AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF THE "HERONS WALK PROPERTY OWNERS ASSOCIATION, INC"

POND EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, LANDSCAPING EASEMENTS, INGRESS EASEMENTS AND ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF THE "HERONS WALK PROPERTY OWNERS ASSOCIATION, INC"

SCM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

WITNESS Mary Eagen
Mary Eagen
PRINT OR TYPE NAME

NAME: SHAUN HARRELL
TITLE: MANAGING MEMBER

WITNESS Elaine C. Bowen
Elaine C. Bowen
PRINT OR TYPE NAME

STATE OF: Florida
COUNTY OF: Nassau

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Mary Eagen, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF Fernandina Beach IN THE COUNTY OF Nassau AND THE STATE OF Florida THIS 21 DAY OF August, A.D., 2006

NOTARY PUBLIC Mary Eagen MY COMMISSION EXPIRES: 2/23/07
STATE OF Florida

Mary Eagen
Commission #DD186693
Expires: Feb 23, 2007
Bonded Thru:
Atlantic Bonding Co., Inc.

MORTGAGEE'S CONSENT

I, STAN FISHBURN, ON BEHALF OF FIRST COAST COMMUNITY BANK, DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORDS VOLUME 11880 PAGE 789 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS Mary Eagen
Mary Eagen
PRINT OR TYPE NAME

Stan Fishburn
NAME: STAN FISHBURN
TITLE: Vice President

WITNESS Elaine C. Bowen
Elaine C. Bowen
PRINT OR TYPE NAME

STATE OF: FLORIDA
COUNTY OF: NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Stan Fishburn, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF Fernandina Beach IN THE COUNTY OF Nassau AND THE STATE OF Florida THIS 21st DAY OF August, A.D., 2006

NOTARY PUBLIC Mary Eagen MY COMMISSION EXPIRES: 2/23/07
STATE OF FLORIDA
Commission #DD186693
Expires: Feb 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

PLAT CONFORMITY REVIEW

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

W. Monroe Hazen 8/28/06
SURVEYOR / MAPPER DATE

NAME: W. MONROE HAZEN, P.L.S.

FLORIDA REGISTRATION NO.: 3398

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 F.S., CHAPTER 61G17-8-0031(2) F.A.C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 21st DAY OF August, A.D. 2006.

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4089
MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CLERK'S CERTIFICATE 2006308356

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.091, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 62, PAGES 50-58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 5 DAY OF September, A.D. 2006.

Jim Fuller Juan Marshall
JIM FULLER DEPUTY CLERK
CLERK OF THE CIRCUIT COURT Deputy Clerk

NOTICE:

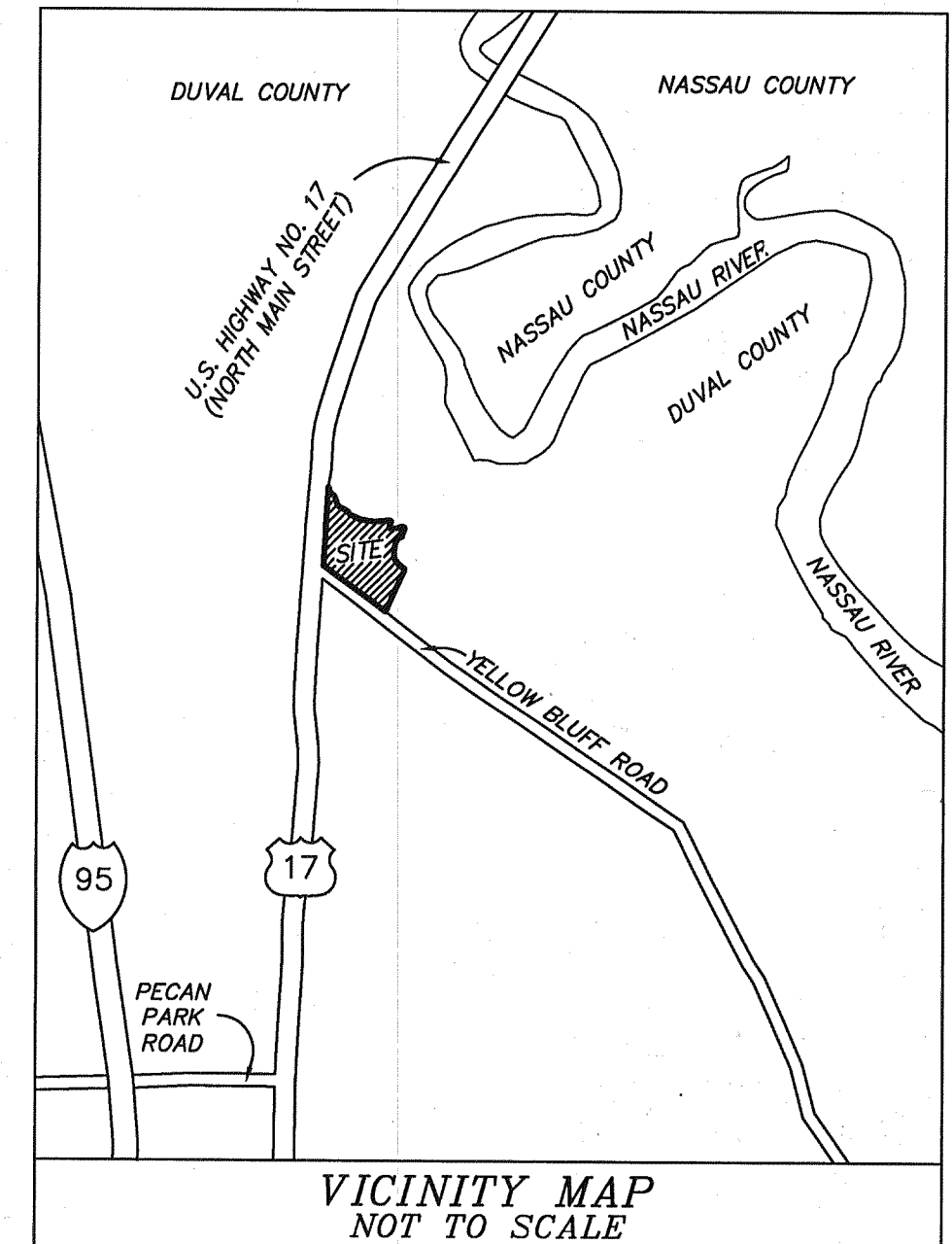
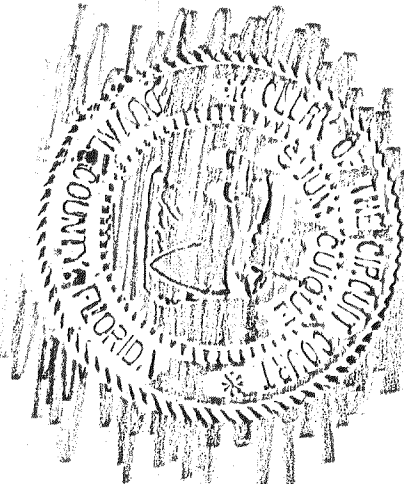
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.

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.

Joey V. Duncan DATE: 8/31/06
JOEY V. DUNCAN, PE
DIRECTOR OF PUBLIC WORKS

Approved 8/28/06
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 8/30/06
Date
Ch. H. H. H.
for General Counsel



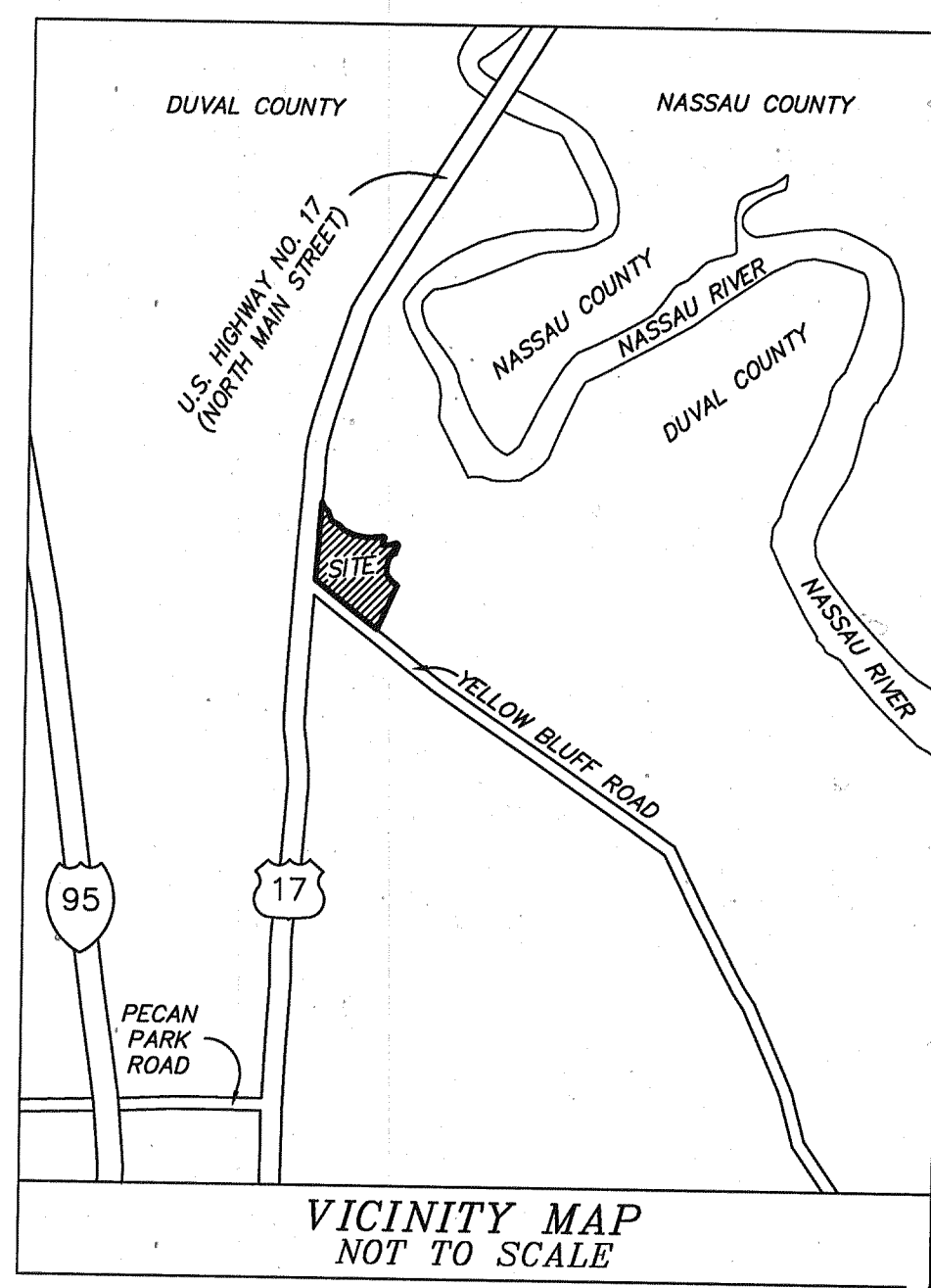
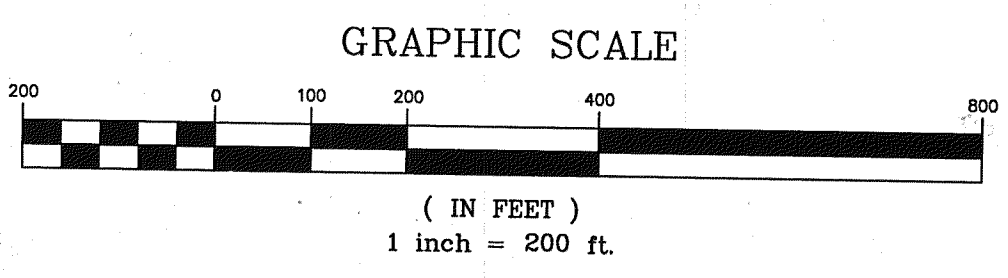
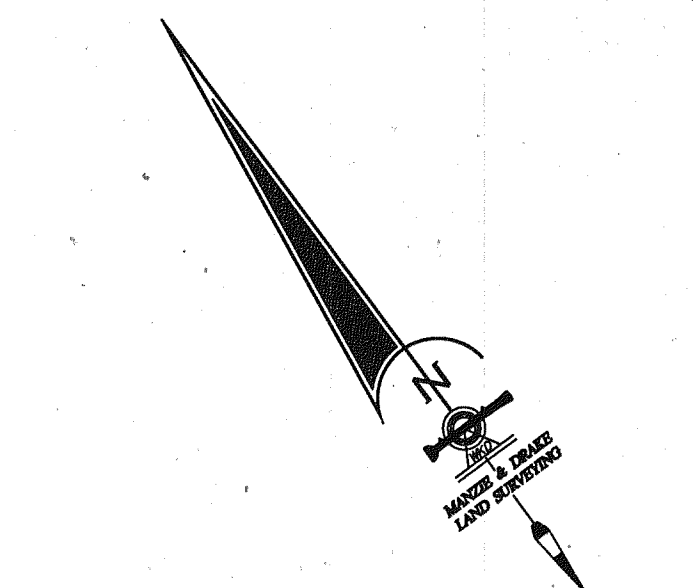
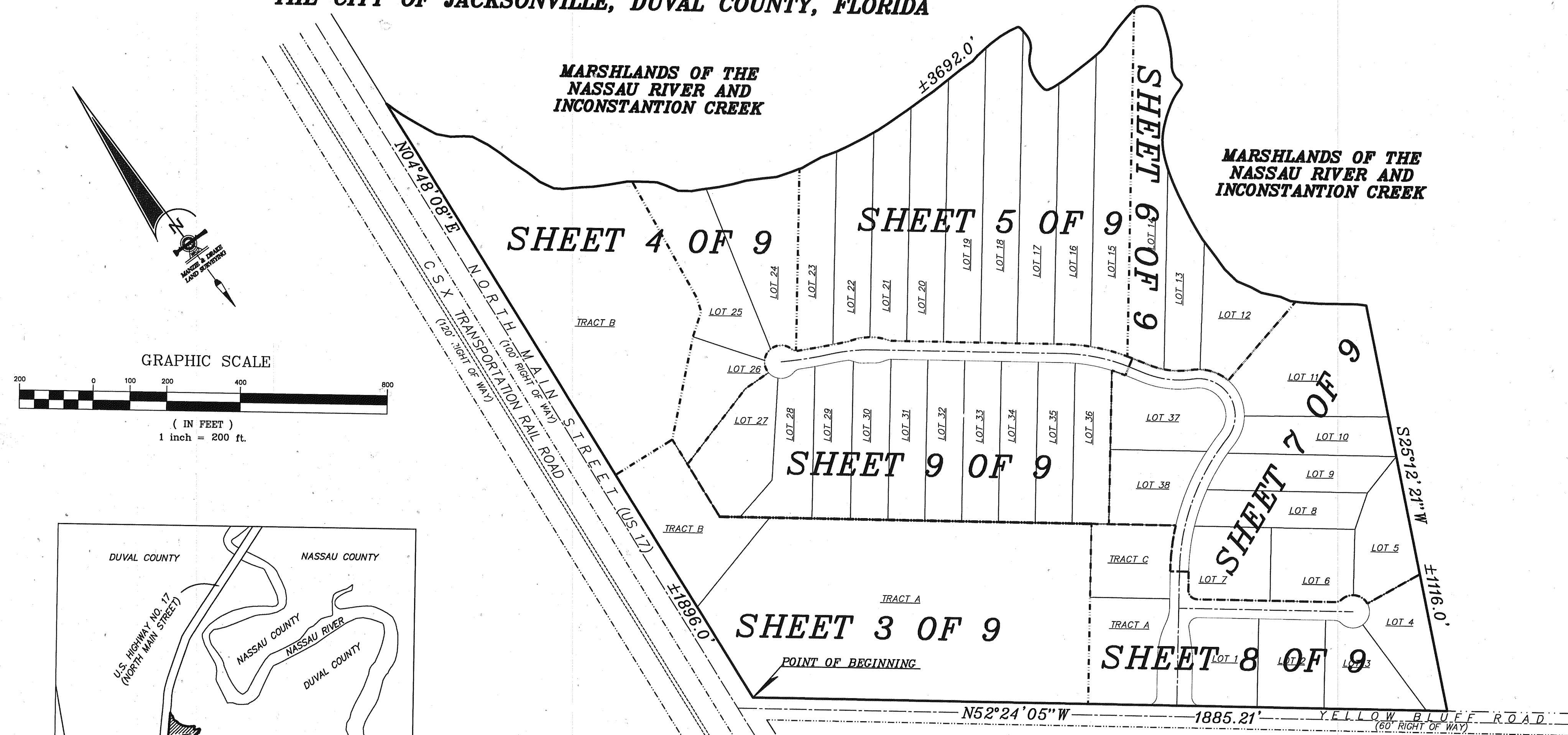
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US"
\\COMPUTER1\LAND PROJECTS\16239 OAK BLUFF PLANTATION\DWG\16239-PLAT.DWG
CITY DEVELOPMENT 5270.1 PSD 2002-025

"HERONS WALK"

PLAT BOOK **62** PAGE **51**

SHEET 2 OF 9 SHEETS

**A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53,
ALSO KNOWN AS SECTION 51, TOWNSHIP 2 NORTH, RANGE 27 EAST,
THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA**



SURVEYOR'S NOTES

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 2.) DENOTES PERMANENT CONTROL POINT (P.C.P.) (NAIL AND DISK) SET WITH IDENTIFICATION "LB 7039".
- 3.) BEARINGS SHOWN HEREON ARE RELATIVE TO THOSE REFERENCED IN THE LEGAL DESCRIPTION. THE NORTHERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD BEARS NORTH 52°24'05" WEST.
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & AE (ELEVATION 6.7 & 8)" AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR NASSAU COUNTY, COMMUNITY PANEL NO. 120077-0086-E, DATED 08-15-1989 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 5.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 6.) 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.
- 7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS RR. THE CURRENT LAND USE DESIGNATION IS RURAL RESIDENTIAL. THE SETBACKS ARE AS FOLLOWS: FRONT-25' REAR-10' SIDE-10' PROVIDED COMBINED SIDE YARDS ARE NOT LESS THAN 25' MAX HEIGHT-.75'
- 8.) 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.
- 9.) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 10.) "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 EASEMENTS BY JEA.

- LEGEND**
- OR.V. = OFFICIAL RECORDS VOLUME
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C. = POINT OF CURVATURE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.I. = POINT OF INTERSECTION
 - P.I.N. = PARCEL IDENTIFICATION NUMBER
 - P.T. = POINT OF TANGENCY
 - R.P. = RADIUS POINT
 - (R) = RADIAL BEARING
 - MAX = MAXIMUM
 - JEA-E.E. = JEA EQUIPMENT EASEMENT
 - PL = PROPERTY LINE

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"HERONS WALK"

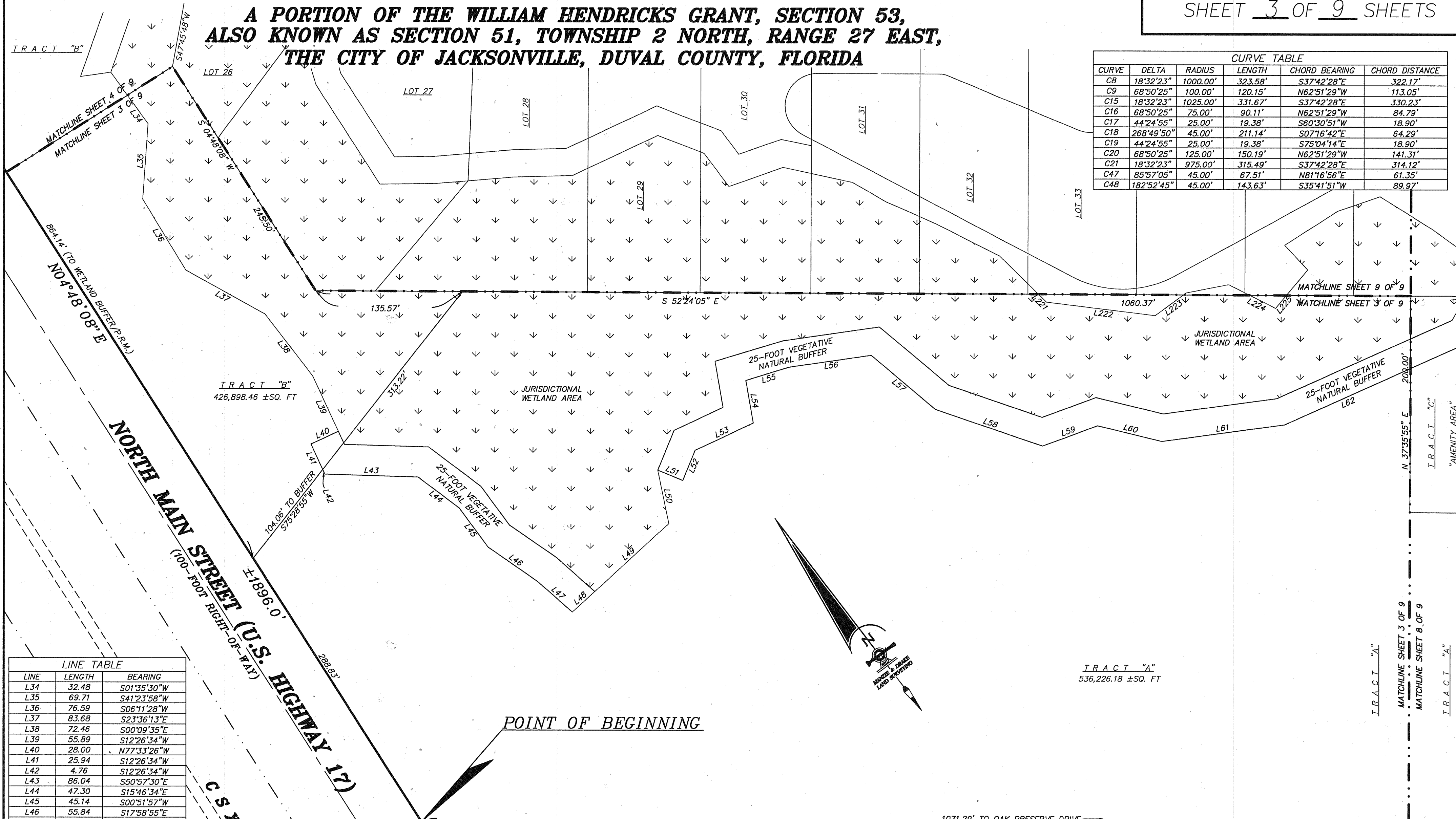
PLAT BOOK **62** PAGE **52**

SHEET 3 OF 9 SHEETS

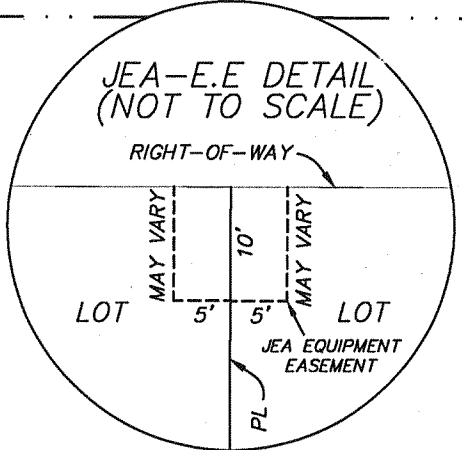
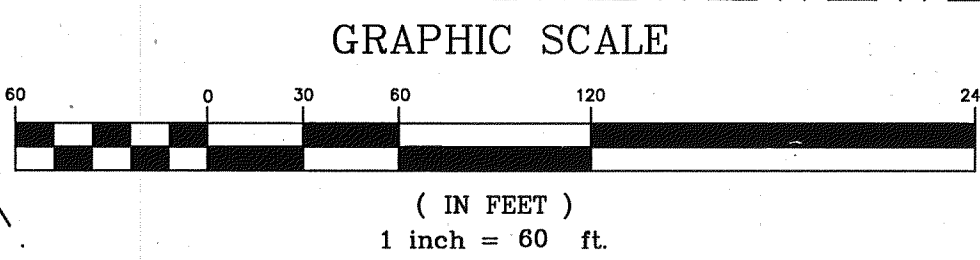
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THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA**

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C8	18°32'23"	1000.00'	323.58'	S37°42'28"E	322.17'
C9	68°50'25"	100.00'	120.15'	N62°51'29"W	113.05'
C15	18°32'23"	1025.00'	331.67'	S37°42'28"E	330.23'
C16	68°50'25"	75.00'	90.11'	N62°51'29"W	84.79'
C17	44°24'55"	25.00'	19.38'	S60°30'51"W	18.90'
C18	268°49'50"	45.00'	211.14'	S07°16'42"E	64.29'
C19	44°24'55"	25.00'	19.38'	S75°04'14"E	18.90'
C20	68°50'25"	125.00'	150.19'	N62°51'29"W	141.31'
C21	18°32'23"	975.00'	315.49'	S37°42'28"E	314.12'
C47	85°57'05"	45.00'	67.51'	N81°16'56"E	61.35'
C48	182°52'45"	45.00'	143.63'	S35°41'51"W	89.97'

LINE	LENGTH	BEARING
L34	32.48	S01°35'30"W
L35	69.71	S41°23'58"W
L36	76.59	S06°11'28"W
L37	83.68	S23°36'13"E
L38	72.46	S00°09'35"E
L39	55.89	S12°26'34"W
L40	28.00	N77°33'26"W
L41	25.94	S12°26'34"W
L42	4.76	S12°26'34"W
L43	86.04	S50°57'30"E
L44	47.30	S15°46'34"E
L45	45.14	S00°51'57"W
L46	55.84	S17°58'55"E
L47	42.44	S10°58'44"E
L48	28.14	N84°45'28"E
L49	92.88	N84°45'28"E
L50	50.31	N25°39'46"E
L51	25.00	S30°25'14"E
L52	30.04	N59°34'46"E
L53	59.33	S77°53'13"E
L54	39.91	N27°28'15"E
L55	41.76	S69°26'31"E
L56	76.42	S60°55'36"E
L57	77.42	S12°33'38"E
L58	104.23	S33°42'03"E
L59	54.05	S72°54'49"E
L60	60.92	S39°02'43"E
L61	113.99	S60°22'31"E
L62	127.43	N76°47'23"W
L221	10.38	N07°54'30"W
L222	100.92	N45°33'36"W
L223	32.42	N88°55'46"W
L224	26.66	N25°51'37"W
L225	15.47	S77°13'16"W



POINT OF BEGINNING



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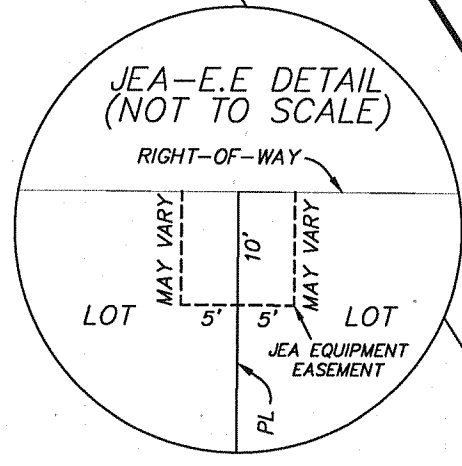
"HERONS WALK"

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PLAT BOOK **62** PAGE **53**

SHEET **4** OF **9** SHEETS

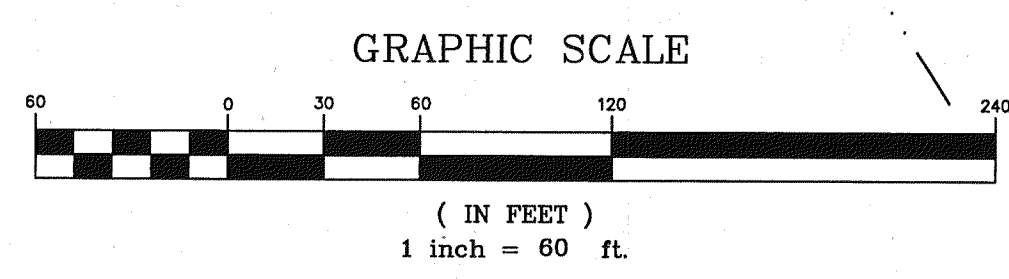
**MARSHLANDS OF THE
NASSAU RIVER AND
INCONSTANTION CREEK**



LINE	LENGTH	BEARING
L8	51.39	N15°05'28"W
L9	9.54	N85°11'52"W
L10	70.80	S04°48'15"W
L11	47.87	S79°37'05"E
L12	90.63	S60°21'10"E
L13	61.82	S18°17'02"E
L14	86.38	N81°48'41"E
L15	52.34	S77°21'11"E
L16	29.50	S86°17'43"E
L17	34.99	S79°55'25"W
L18	46.05	S82°23'50"E
L19	14.65	S36°12'39"E
L20	11.31	S21°56'26"W
L21	50.76	S04°37'38"W
L22	11.97	S33°06'11"W
L23	20.07	S56°56'24"W
L24	29.42	S74°12'02"W
L25	27.56	N61°46'18"W
L26	108.86	S41°37'20"W
L27	28.28	S02°02'55"E
L28	31.43	S53°32'14"W
L29	55.67	S78°59'44"W
L30	54.21	S48°46'21"W
L31	62.97	S56°49'52"W
L32	28.22	S60°47'18"E
L33	26.18	S01°35'30"W
L103	44.92	N26°13'13"W
L104	45.20	N20°17'24"E
L105	41.69	N64°22'38"E
L106	61.58	S85°16'33"E
L107	58.30	N20°36'53"E
L108	26.47	S34°59'54"W
L109	11.68	S34°59'54"W
L110	31.42	S87°23'02"E
L111	57.57	N53°16'18"E
L112	52.78	N05°44'40"E
L113	52.70	N34°45'50"E
L114	26.71	N70°28'51"W
L115	20.08	N82°10'38"E
L116	45.49	S32°43'14"E
L117	23.69	N76°51'52"E
L118	63.50	N76°51'52"E
L119	35.49	S58°43'36"E
L120	55.00	S64°27'39"E
L121	25.18	S37°55'35"E

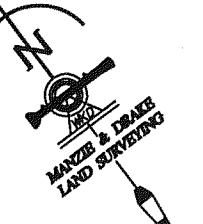
NORTH MAIN STREET (U.S. HIGHWAY 17)
(700-FOOT RIGHT-OF-WAY)

C S X TRANSPORTATION RAIL ROAD
(120-FOOT RIGHT-OF-WAY)



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C66	32°12'05"	25.00'	14.05'	S31°45'14"E	13.87'
C67	76°59'20"	45.00'	60.47'	N54°08'51"W	56.02'
C68	45°46'15"	45.00'	35.95'	S64°28'22"W	35.00'
C69	45°46'15"	45.00'	35.95'	S18°42'07"W	35.00'

TRACT "B"
426,898.46 ± SQ. FT



MANZIE & DRAKE LAND SURVEYING

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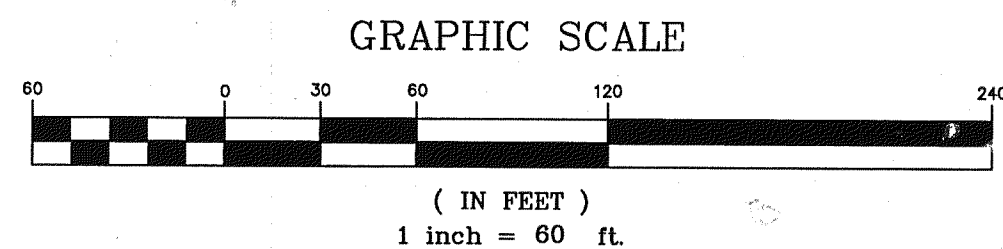
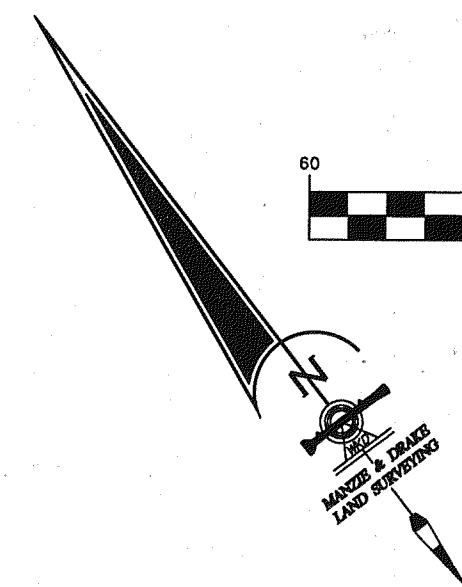
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"HERONS WALK"

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THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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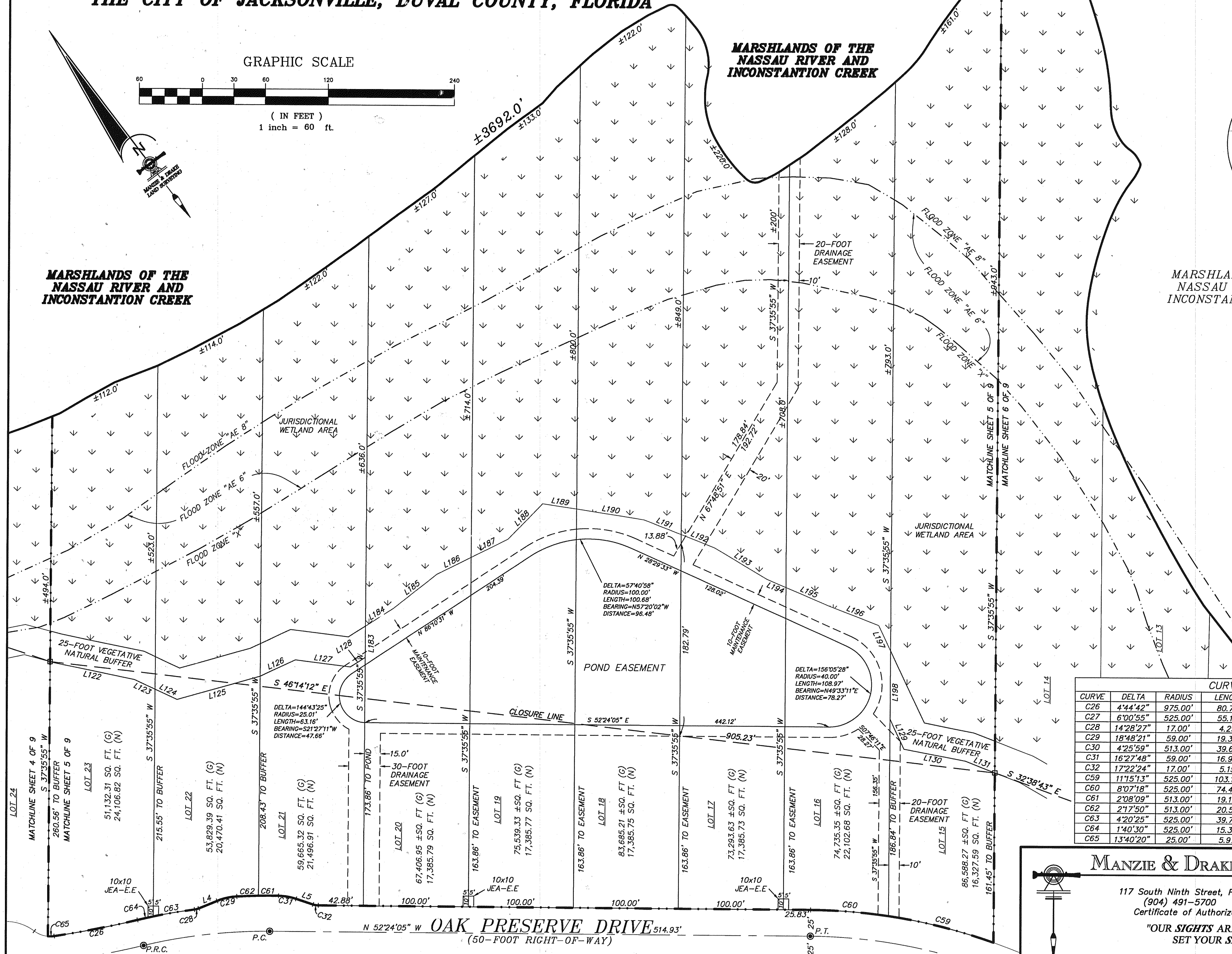
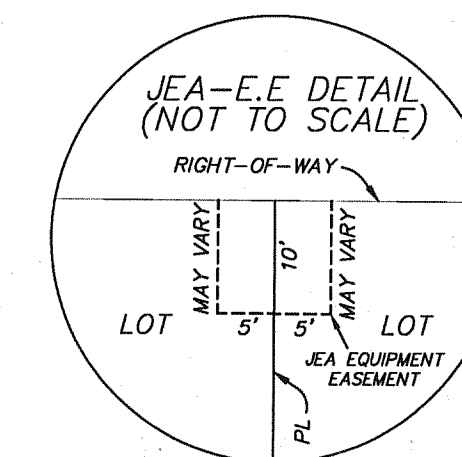
SHEET **5** OF **9** SHEETS



MARSHLANDS OF THE
NASSAU RIVER AND
INCONSTANTION CREEK

MARSHLANDS OF THE
NASSAU RIVER AND
INCONSTANTION CREEK

MARSHLANDS OF THE
NASSAU RIVER AND
INCONSTANTION CREEK



LINE TABLE

LINE	LENGTH	BEARING
L4	18.78	S74°43'50"E
L5	17.02	S35°01'41"E
L122	77.47	S41°10'27"E
L123	21.58	S27°45'25"E
L124	23.07	S27°45'25"E
L125	82.43	S68°29'14"E
L126	36.71	S77°46'48"E
L127	52.84	S45°36'34"E
L128	16.89	S85°15'32"E
L129	31.15	S11°59'50"W
L130	59.74	S41°38'30"E
L131	29.81	S31°32'02"E
L183	29.76	N37°35'55"E
L184	31.33	S85°15'32"E
L185	52.53	N89°05'18"E
L186	36.51	S79°13'17"E
L187	39.29	S79°13'17"E
L188	47.26	N81°06'50"E
L189	32.72	S44°17'35"E
L190	64.89	S43°46'20"E
L191	36.48	S31°05'11"E
L192	34.07	S31°05'11"E
L193	57.88	S21°52'04"E
L194	19.95	S29°42'37"E
L195	44.16	S29°42'37"E
L196	51.11	S31°29'14"E
L197	26.66	N11°59'50"E
L198	64.80	S37°35'55"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C26	4°44'42"	975.00'	80.74'	S63°53'58"E	80.72'
C27	6°00'55"	525.00'	55.12'	N63°15'51"W	55.09'
C28	14°28'27"	17.00'	4.29'	S67°29'37"E	4.28'
C29	18°48'21"	59.00'	19.37'	N65°10'10"W	19.28'
C30	4°25'59"	513.00'	39.69'	N53°42'29"W	39.68'
C31	16°27'48"	59.00'	16.95'	N43°15'36"W	16.89'
C32	17°22'24"	17.00'	5.15'	S43°42'53"E	5.14'
C59	11°15'13"	525.00'	103.12'	N38°39'10"W	102.95'
C60	8°07'18"	525.00'	74.42'	N48°20'26"W	74.36'
C61	2°08'09"	513.00'	19.12'	N52°33'34"W	19.12'
C62	2°17'50"	513.00'	20.57'	N54°46'34"W	20.57'
C63	4°20'25"	525.00'	39.77'	N62°25'36"W	39.76'
C64	1°40'30"	525.00'	15.35'	N65°26'04"W	15.35'
C65	13°40'20"	25.00'	5.97'	S54°41'27"E	5.95'

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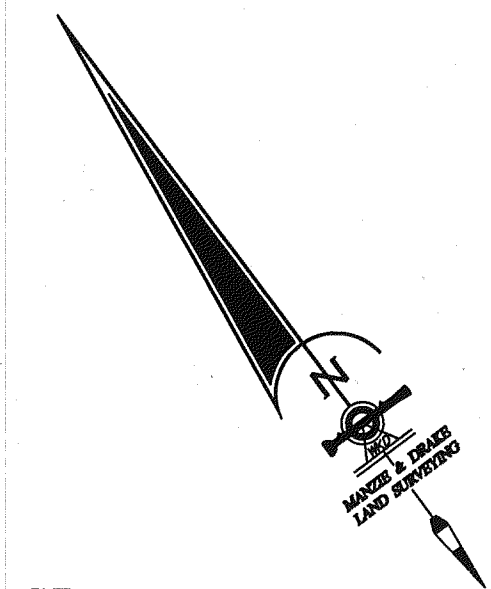
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PLAT BOOK **62** PAGE **55**

SHEET 6 OF 9 SHEETS



**MARSHLANDS OF THE
NASSAU RIVER AND
INCONSTANTION CREEK**



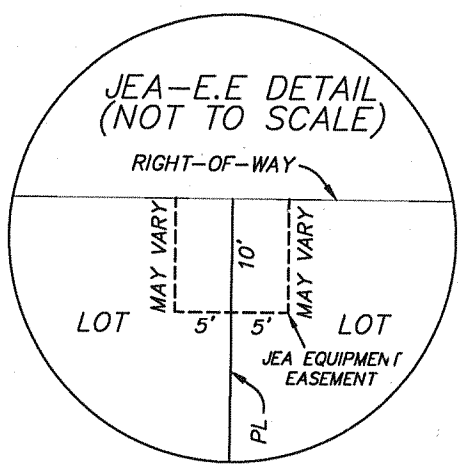
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L132	25.63	S31°32'02"E
L133	35.49	S23°02'26"E
L134	49.79	S27°22'51"E
L135	10.73	S27°22'51"E
L136	68.17	S78°01'10"E
L137	21.51	S87°45'03"E
L138	11.87	S43°59'46"E
L139	16.95	S43°59'46"E
L140	49.68	S07°44'17"E
L141	43.05	S19°25'01"E
L142	36.84	S22°14'15"E
L143	30.29	S13°49'44"E
L144	18.64	S10°10'28"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C54	38°28'18"	125.00'	83.93'	N32°16'43"W	82.36'
C55	10°25'18"	125.00'	22.74'	N56°43'30"W	22.70'
C56	19°11'53"	225.00'	75.39'	S52°20'12"E	75.04'
C57	11°17'45"	225.00'	44.36'	S37°05'23"E	44.29'
C58	1°35'03"	525.00'	14.52'	N32°14'02"W	14.51'



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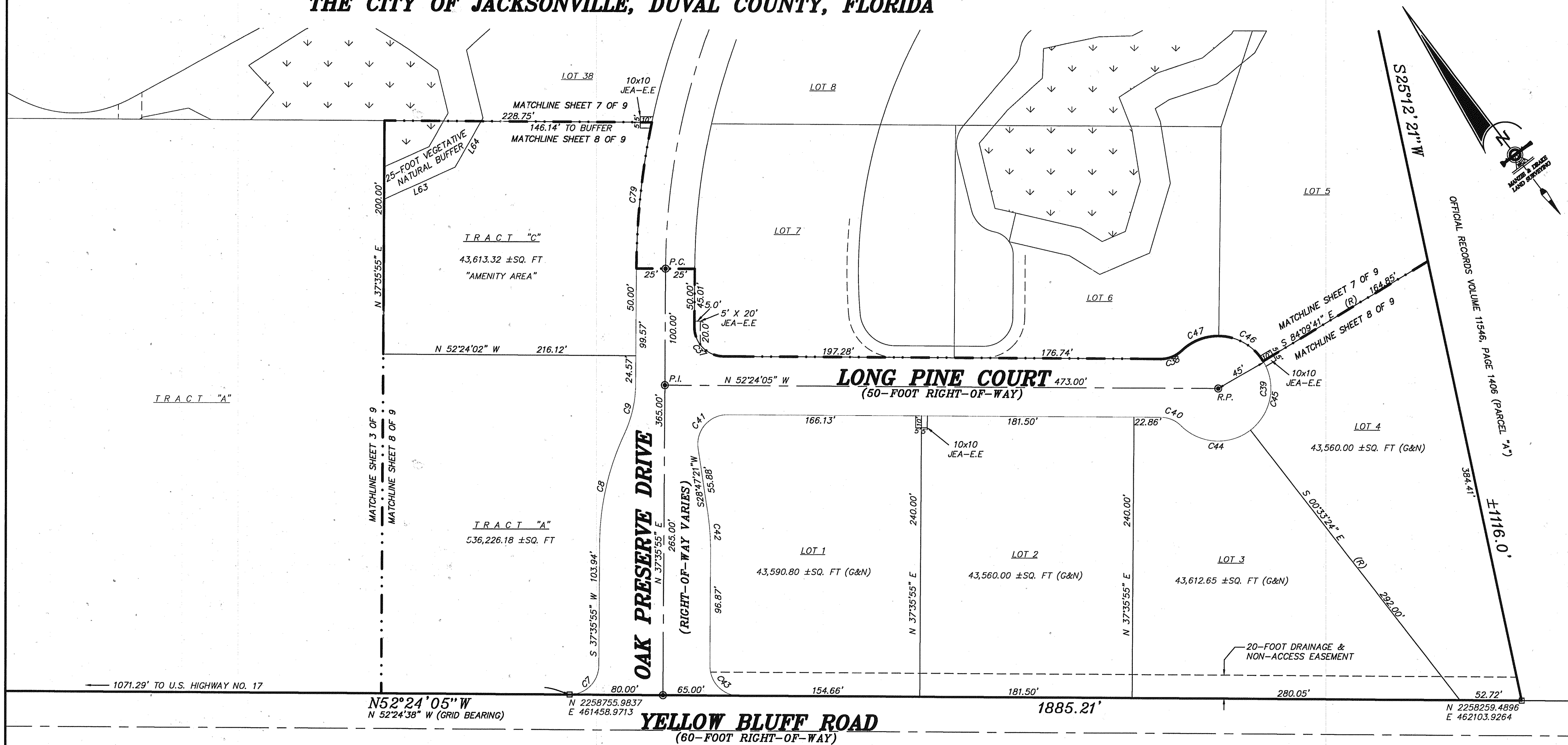
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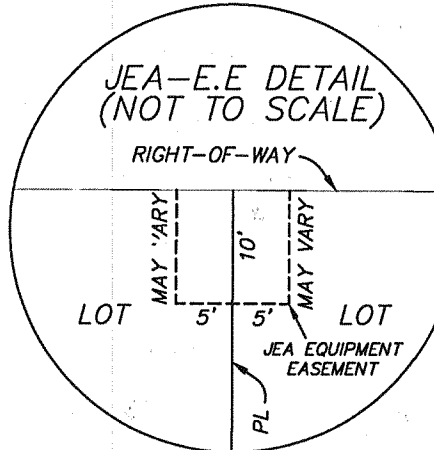
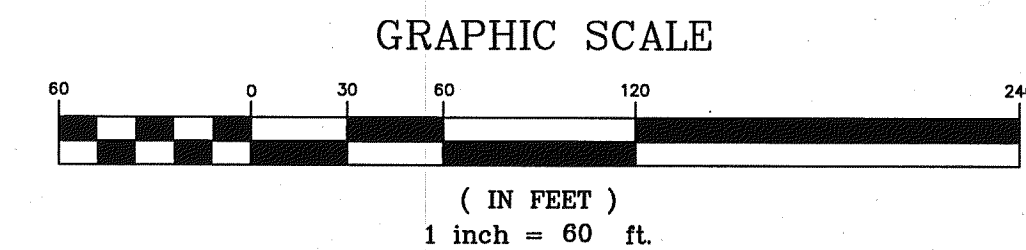
PLAT BOOK **62** PAGE **57**

SHEET 8 OF 9 SHEETS



LINE	LENGTH	BEARING
L1	51.02	N49°05'42"E
L63	66.70	S77°08'36"E
L64	45.08	N66°31'23"E

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	90°00'00"	25.00'	39.27'	N82°35'55"E	35.36'
C8	24°47'32"	225.50'	97.58'	S49°59'41"W	96.82'
C9	24°47'32"	100.00'	43.27'	N49°59'41"E	42.93'
C10	110°32'16"	25.00'	48.23'	N02°52'03"E	41.09'
C11	90°00'00"	25.00'	39.27'	N82°35'55"E	35.36'
C37	90°00'00"	25.00'	39.27'	S07°24'05"E	35.36'
C38	44°24'55"	25.00'	19.38'	S74°36'33"E	18.90'
C39	268°49'50"	45.00'	211.14'	N37°35'55"E	64.29'
C40	44°24'55"	25.00'	19.38'	N30°11'37"W	18.90'
C41	98°48'34"	25.00'	43.11'	S78°11'38"W	37.97'
C42	8°48'34"	222.50'	34.21'	N33°11'38"E	34.18'
C43	90°00'00"	25.00'	39.27'	S07°24'05"E	35.36'
C44	82°34'14"	45.00'	64.85'	S49°16'17"E	59.38'
C45	83°36'17"	45.00'	65.66'	N47°38'27"E	59.99'
C46	57°56'24"	45.00'	45.51'	N130°07'53"W	43.59'
C47	44°42'55"	45.00'	35.12'	N74°27'33"W	34.23'



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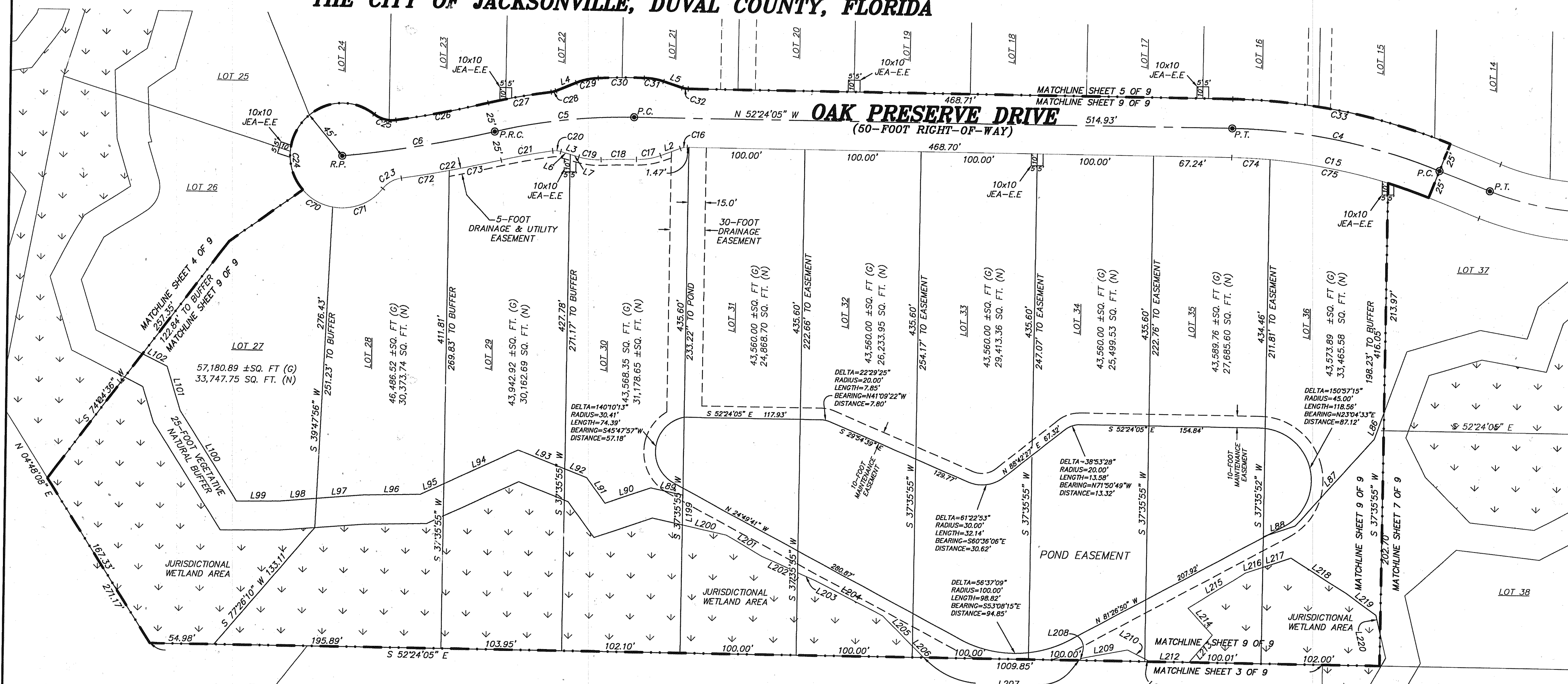
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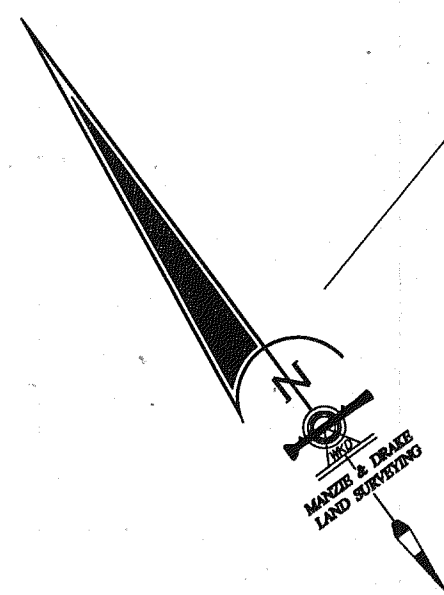
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SHEET 9 OF 9 SHEETS



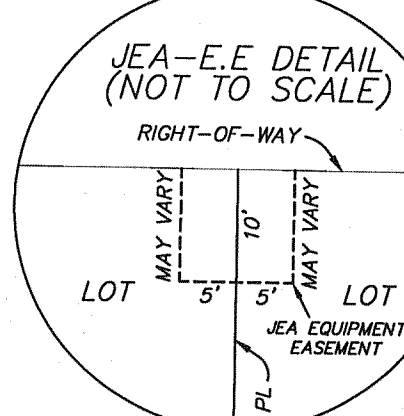
TRACT "B"



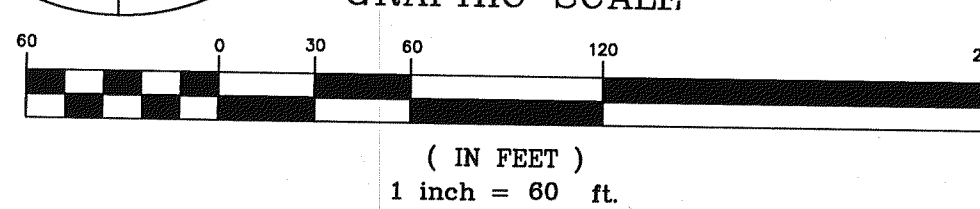
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C4	20°57'34"	500.00'	182.90'	N41°55'18"W	181.89'
C5	13°52'14"	500.00'	121.04'	N59°20'11"W	120.75'
C6	7°37'30"	1000.00'	133.08'	S62°27'33"E	132.98'
C15	20°57'34"	475.00'	173.76'	N41°55'18"W	172.79'
C16	20°23'50"	17.00'	6.05'	N62°36'00"W	6.02'
C17	20°34'37"	59.00'	21.19'	S62°30'37"E	21.08'
C18	3°34'37"	488.50'	30.50'	N54°00'37"W	30.49'
C19	18°50'19"	59.00'	19.40'	S46°22'46"E	19.31'
C20	23°52'09"	17.00'	7.08'	N48°53'41"W	7.03'
C21	5°26'33"	475.00'	45.12'	N63°33'02"W	45.10'
C22	4°53'08"	1025.00'	87.40'	S63°49'45"E	87.37'
C23	43°03'44"	25.00'	18.79'	N82°55'03"W	18.35'
C24	268°47'44"	45.00'	211.11'	S29°56'57"W	64.31'
C25	45°52'26"	25.00'	20.02'	S38°35'24"E	19.49'
C26	4°44'42"	975.00'	80.74'	S63°53'58"E	80.72'
C27	6°00'55"	525.00'	55.12'	N63°15'51"W	55.09'
C28	14°28'27"	17.00'	4.29'	S67°29'37"E	4.28'
C29	18°48'21"	59.00'	19.37'	N65°19'40"W	19.28'
C30	4°25'59"	513.00'	39.69'	N53°42'29"W	39.68'
C31	16°27'48"	59.00'	16.95'	N43°15'36"W	16.89'
C32	17°22'24"	17.00'	5.15'	S43°42'53"E	5.14'
C33	20°57'34"	525.00'	192.05'	N41°55'18"W	190.98'
C70	38°32'43"	45.00'	30.27'	S23°27'22"E	29.71'
C71	61°43'12"	45.00'	48.47'	S73°35'19"E	46.16'
C72	2°20'13"	1025.00'	41.80'	S62°33'17"E	41.80'
C73	2°32'55"	1025.00'	45.59'	S64°59'51"E	45.59'
C74	3°56'00"	475.00'	32.88'	N50°25'05"W	32.88'
C75	12°16'34"	475.00'	103.86'	N42°10'15"W	103.65'

TRACT "A"

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	51.02	N49°05'42"E	L102	23.85	N26°13'13"W
L2	18.00	N72°47'55"W	L199	25.54	N37°35'55"E
L3	16.18	N36°57'37"W	L200	38.84	N40°35'35"W
L4	18.78	S74°43'50"E	L201	35.73	N22°33'24"W
L5	17.02	S35°01'41"E	L202	33.76	N29°02'57"W
L6	8.50	N36°57'37"W	L203	15.92	N25°41'23"W
L7	7.68	N36°57'37"W	L204	66.53	N07°54'30"W
L86	24.29'	S56°58'24"W	L205	36.39	N07°54'30"W
L87	100.94'	S79°01'42"W	L206	13.77	N07°54'30"W
L88	28.78'	N71°45'02"W	L207	133.67	S52°24'05"E
L89	28.24'	N40°35'35"W	L208	3.04	N88°55'46"W
L90	41.71'	N71°53'21"W	L209	39.91	N63°49'00"W
L91	26.86'	N00°45'17"E	L210	16.71	N25°51'37"W
L92	20.36'	N31°33'37"W	L211	5.01	N25°51'37"W
L93	43.40'	N31°33'37"W	L212	33.72	S52°24'05"E
L94	70.17'	N77°47'26"W	L213	30.80	S77°13'16"W
L95	22.27'	N77°47'26"W	L214	31.31	S05°25'49"E
L96	49.23'	N54°09'11"W	L215	57.98	S71°45'02"E
L97	40.47'	N57°24'28"W	L216	15.76	N85°09'04"W
L98	31.56'	N57°24'28"W	L217	25.61	S71°45'02"E
L99	37.44'	N53°26'18"W	L218	56.36	S20°39'55"E
L100	91.44'	N04°35'06"E	L219	31.87	S17°01'16"E
L101	39.46'	N20°12'28"E	L220	16.34	S23°41'43"W



GRAPHIC SCALE



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