

Highland Glen Unit Two

BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION:

A PORTION OF SECTIONS 33 AND SECTION 34, 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 HIGHLAND GLEN UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 55, PAGES 90 THROUGH 90D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE SOUTHERLY RIGHT-OF-WAY OF BEACH BOULEVARD, A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE NORTH 89°18'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 696.24 FEET TO THE WESTERLY LINE OF A 50-FOOT DRAINAGE EASEMENT AS DESCRIBED IN DEED BOOK 970, PAGE 350, IN SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG SAID EASEMENT LINE, THE FOLLOWING BEARINGS AND DISTANCES, THENCE SOUTH 00°42'03" EAST, 124.47 FEET; THENCE SOUTH 07°26'03" EAST, 223.29 FEET; THENCE SOUTH 11°11'03" EAST, 151.41 FEET; THENCE SOUTH 18°29'03" EAST, 63.97 FEET TO THE NORTHEASTERLY CORNER OF SAID HIGHLAND GLEN UNIT ONE; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID HIGHLAND GLEN UNIT ONE, THE FOLLOWING BEARINGS AND DISTANCES; THENCE SOUTH 71°30'57" WEST, 39.60 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°55'02" WEST, 29.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°27'30" WEST, 80.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 27°02'33" WEST, 33.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°41'43" EAST, 9.71 FEET; THENCE SOUTH 89°18'17" WEST, 573.84 FEET; THENCE NORTH 00°41'43" WEST, 29.71 FEET TO A POINT OF CURVATURE, THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 21°42'36" WEST, 25.65 FEET TO THE POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 09°11'20" WEST, 167.81 FEET TO THE POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 55.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 12°03'52" EAST, 24.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'43" WEST, 116.89 FEET TO A POINT OF CURVATURE, THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 48°05'07" WEST, 51.52 FEET TO THE POINT OF REVERSE CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 48°05'07" WEST, 36.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'43" WEST, 80.00 FEET; THENCE NORTH 89°18'17" EAST, 24.15 FEET; THENCE NORTH 00°41'43" WEST, 60.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45°41'43" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°41'43" WEST, 80.00 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44°18'17" EAST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT MHK OF VOLUSIA COUNTY, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HIGHLAND GLEN UNIT TWO, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREET AND ROAD RIGHT-OF-WAYS SHOWN HEREON, ARE NOT HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF MHK OF VOLUSIA COUNTY, INC., ITS SUCCESSORS AND ASSIGNS. MHK OF VOLUSIA COUNTY, INC., HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND OTHER LANDS SHOWN ON THIS PLAT AND TO THEIR GUESTS, INVITEES, AND DOMESTIC HELP AND TO DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF PUBLIC UTILITIES AUTHORIZED BY MHK OF VOLUSIA COUNTY, INC., TO SERVE SUCH LANDS, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS MHK OF VOLUSIA COUNTY, INC., FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE STREET AND ROAD RIGHT-OF-WAYS SHOWN HEREON. MHK OF VOLUSIA COUNTY, INC., RESERVES TO ITSELF AND THE ASSOCIATION OF OWNERS OF LOTS SHOWN HEREON THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, EXCEPT AN OWNER OR HOLDER OF A MORTGAGE LIEN ON SUCH LANDS, WHO, IN ITS OPINION MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LANDS SHOWN ON THIS PLAT.

DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT AND ALL DRAINAGE EASEMENTS NOT IDENTIFIED AS PRIVATE EASEMENTS 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 AND THE OWNER, AND THEIR 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 STREET AND ROAD RIGHT-OF-WAYS, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID STREET AND ROAD RIGHT-OF-WAYS, 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 AND THE OWNER, AND THEIR 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 ABUTTING 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 ASSOCIATION OF SAID 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 OWNER 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 THE OWNER, ITS SUCCESSORS AND ASSIGNS OR THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HIGHLAND GLEN UNIT TWO, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS AND ASSIGNS OF THE OWNER.

THOSE EASEMENTS DESIGNATED AS 'JEA-EE' ARE HEREBY IRREVOCABLY DEDICATED TO 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 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.

THE WATER AND SEWER UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND WATER AND SANITARY SEWER SYSTEMS, EXCEPT THAT ASSIGNABLE UTILITY EASEMENTS WITHIN SAID STREET RIGHT-OF-WAYS OR WITHIN SAID UTILITY EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS AND UTILITY PROVIDERS AUTHORIZED BY THE DEVELOPERS, TO SERVE SAID LANDS FOR TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND OTHER TELECOMMUNICATION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE AND OTHER TELECOMMUNICATION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY MHK OF VOLUSIA COUNTY, INC. OR THE ASSOCIATION OF LOT OWNERS TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF THE ABOVE MHK OF VOLUSIA COUNTY, INC. HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF FEBRUARY A.D., 2004

MHK OF VOLUSIA COUNTY, INC.

WITNESS: Trish L Mohr TRISH L MOHR
WITNESS: Joanne Schmierer Joanne Schmierer

BY: Cynthia Jones
CYNTHIA JONES, PRESIDENT OF MHK OF VOLUSIA COUNTY, INC.

STATE OF FLORIDA
COUNTY OF DUVAL
CITY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF FEBRUARY A.D., 2004 BY CYNTHIA JONES, PRESIDENT OF MHK OF VOLUSIA COUNTY, INC. SHE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Trish L Mohr
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE TRISH L MOHR

MY COMMISSION EXPIRES:
Trish L Mohr
My Commission CC92128
Expires April 04, 2004

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 19th DAY OF MARCH, A.D., 2004

John P. Parsons
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2004092108

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 56 PAGES 88, 88A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 19th DAY OF MARCH, A.D., 2004

CLERK: Robin A. Bailey DEPUTY CLERK

SUNTRUST BANK, A GEORGIA BANKING CORPORATION

WITNESS: Sharon A. Hudson
WITNESS: Lynda Douglas

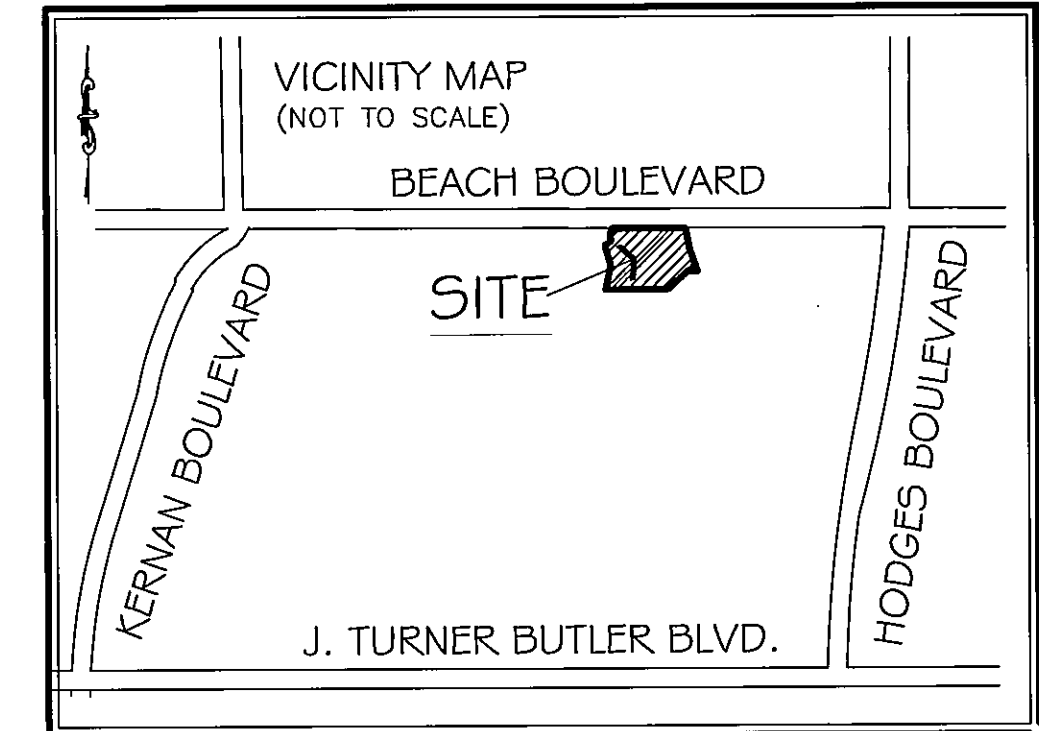
Lynn Vermilya, VICE PRESIDENT,
SUNTRUST BANK

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF FEBRUARY, 2004 BY LYNN VERMILYA, VICE PRESIDENT OF SUNTRUST BANK. SHE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

Sharon A. Hudson
My Commission CC259218
Expires Dec 11, 2007



PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19th DAY OF Mar., 2004

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

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AND SPECIAL FLOOD HAZARD AREA (SFHA) "A" WITH NO BASE FLOOD ELEVATION (BFE) DETERMINED AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBERS 0237 AND 0241, SUFFIX E, DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

NOTICE:

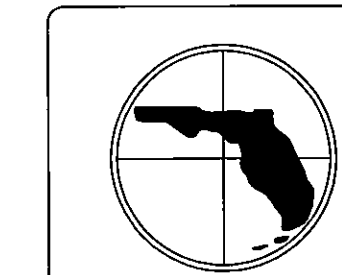
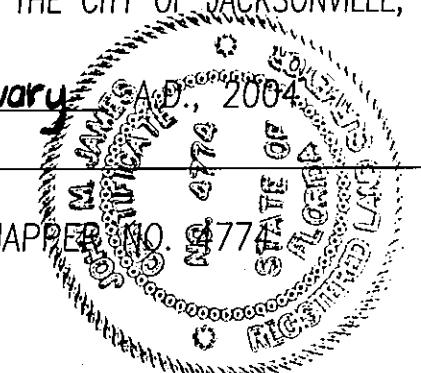
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND 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 12th DAY OF February, 2004

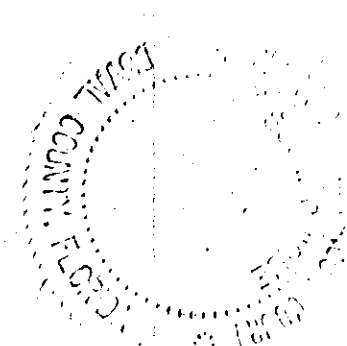
John M. James
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 9774
PRIVETT & ASSOC. OF FLORIDA, INC.



PRIVETT & ASSOC. OF FLORIDA, INC.

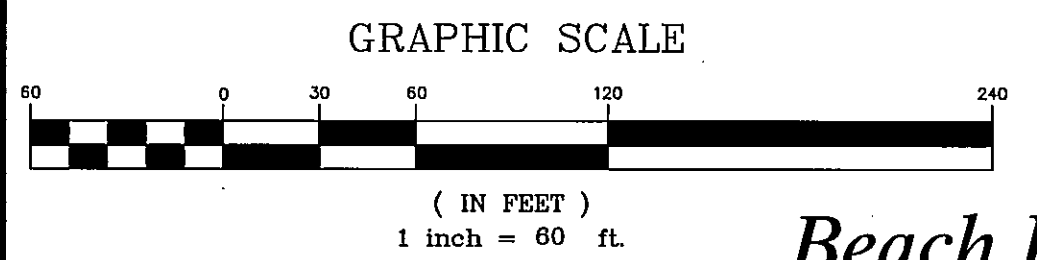
SURVEYORS, MAPPERS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB No.4622

Approved 3/18/04
Date
John P. Parsons
City Engineer
for Director of Public Works
Approved _____
Date _____
for General Counsel

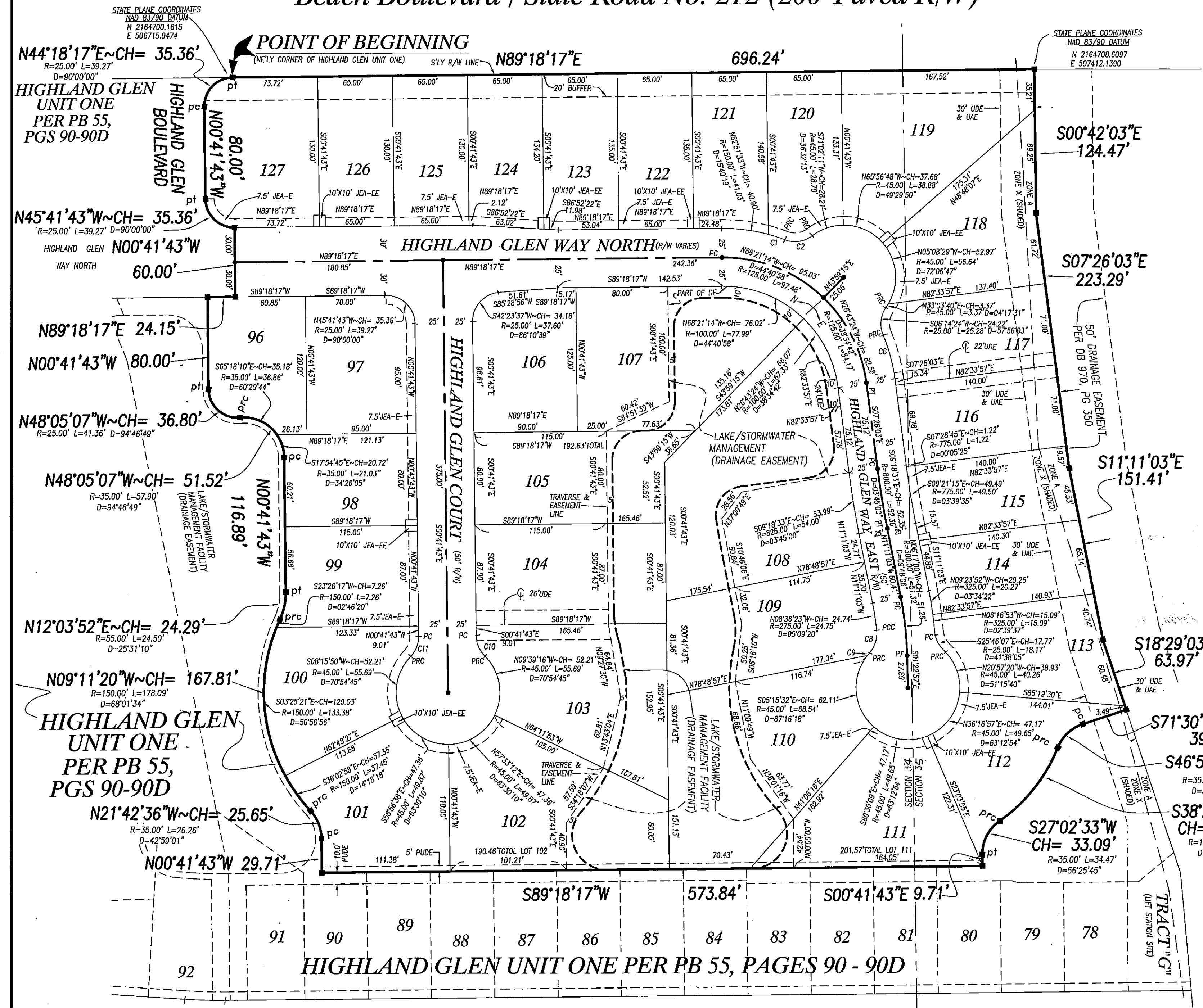


Highland Glen Unit Two

BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



Beach Boulevard / State Road No. 212 (200' Paved R/W)



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	14.98'	150.00'	14.68'	N72°29'38"W	69°43'31"
C2	25.28'	25.00'	24.22'	N81°44'08"E	57°56'03"
C3	40.04'	150.00'	39.92'	N19°04'50"W	157°7'35"
C4	20.98'	25.00'	20.37'	N18°11'03"E	48°05'32"
C5	2.92'	45.00'	2.892'	S40°13'17"W	0°41'12"
C10	16.38'	25.00'	16.90'	S22°54'10"E	44°24'55"
C11	18.38'	25.00'	18.90'	N21°30'45"E	44°24'55"

GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES NAD 83/90 DATA
 - : DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
 - : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
 - : 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 UNOBSERVED EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED 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 UNOBSERVED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSERVED 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 JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

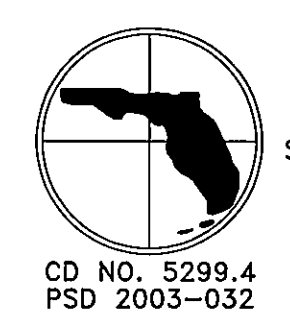
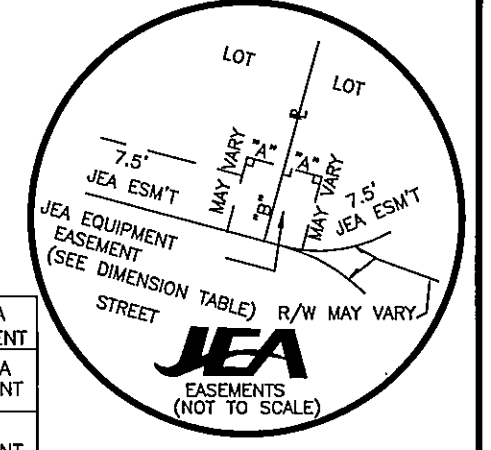
JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

LEGEND:

- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- PCC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- L=LENGTH
- MSL=MEAN SEA LEVEL
- SEC=SECTION
- IP=IRON PIPE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- PUDE=PRIVATE UNOBSERVED DRAINAGE EASEMENT
- UAE=UNOBSERVED ACCESS EASEMENT
- D=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- ORV=OFFICIAL RECORDS VOLUME
- PG=PAGE
- C=CENTERLINE
- NTS=NOT TO SCALE
- FND=FOUND
- TRAV=TRAVERSE
- PL=PROPERTY LINE
- UAE=UNOBSERVED ACCESS EASEMENT

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X15' JEA EQUIPMENT EASEMENT



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CD NO. 5299.4
PSD 2003-032