

"ISLAND UNIT 2"

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL 1)
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF "MARSH ISLAND LANE", A PRIVATE ROADWAY, AS RECORDED IN PLAT BOOK 52, PAGES 4 THRU 4B, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SEABREEZE DRIVE (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF CURVE OF A CURVE IN SAID RIGHT-OF-WAY LINE OF MARSH ISLAND LANE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARSH ISLAND LANE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°51'11" EAST, AND A CHORD DISTANCE OF 28.25 FEET, WITH A DELTA ANGLE OF 84°52'00"; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 84°12'49" EAST, A DISTANCE OF 90.05 FEET TO THE SOUTHEASTERLY CORNER OF OFFICIAL RECORDS VOLUME 5640, PAGE 61, OF SAID PUBLIC RECORDS; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE SOUTH 00°55'11" EAST, A DISTANCE OF 60.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARSH ISLAND LANE, SAID POINT BEING THE NORTHEASTERLY CORNER OF OFFICIAL RECORDS VOLUME 5771, PAGE 2055 AND THE POINT OF BEGINNING; THENCE NORTH 84°12'49" EAST, ALONG THE SOUTHERLY BOUNDARY OF TRACT "B" PRIVATE INGRESS AND EGRESS EASEMENT AS PER SAID PLAT BOOK 52, PAGE 4, SAID TRACT "B" ALSO BEING KNOWN AS MARSH ISLAND LANE (A 60 FOOT PRIVATE ROADWAY AS NOW ESTABLISHED), A DISTANCE OF 88.99 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 454.02 FEET, A CHORD BEARING OF NORTH 83°02'13" EAST, A CHORD DISTANCE OF 205.24 FEET AND AN ARC LENGTH OF 205.64 FEET; THENCE CONTINUING ALONG LAST SAID LINE, NORTH 76°51'37" EAST, A DISTANCE OF 88.87 FEET; THENCE SOUTH 00°55'11" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 490.56 FEET; THENCE SOUTH 84°12'49" WEST, A DISTANCE OF 380.00 FEET, TO THE EASTERLY LINE OF OFFICIAL RECORDS VOLUME 6123, PAGE 2038, OF SAID PUBLIC RECORDS; THENCE NORTH 00°55'11" WEST, A DISTANCE OF 444.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 175,035± SQUARE FEET, OR 4.02± ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH (PARCEL 2):

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF "MARSH ISLAND LANE", A PRIVATE ROADWAY, AS RECORDED IN PLAT BOOK 52, PAGES 4 THRU 4B, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SEABREEZE DRIVE (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF CURVE OF A CURVE IN SAID RIGHT-OF-WAY LINE OF MARSH ISLAND LANE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARSH ISLAND LANE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°51'11" EAST, AND A CHORD DISTANCE OF 28.25 FEET, WITH A DELTA ANGLE OF 84°52'00"; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 84°12'49" EAST, A DISTANCE OF 90.05 FEET TO THE SOUTHEASTERLY CORNER OF OFFICIAL RECORDS VOLUME 5640, PAGE 61, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 00°55'11" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 100.00 FEET; THENCE NORTH 84°12'49" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°55'11" EAST, A DISTANCE OF 49.43 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT "B" PRIVATE INGRESS AND EGRESS EASEMENT AS PER SAID PLAT BOOK 52, PAGE 4, SAID NORTHERLY BOUNDARY BEING A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 894.02 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°52'01" WEST, 10.82 FEET; THENCE SOUTH 84°12'49" WEST ALONG SAID TRACT "B", A DISTANCE OF 89.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,997± SQUARE FEET, OR 0.23± ACRES, MORE OR LESS, IN AREA.

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]
DIRECTOR OF PUBLIC WORKS

6/12/2002
DATE

CLERK'S CERTIFICATE: 2002166444

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AN SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 55, PAGES 25, THROUGH 25A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 12TH DAY OF June, A.D., 2002.

[Signature]
JIM FULLER
CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 5TH DAY OF June, 2002.

[Signature]
GLENE MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "ISLAND UNIT 2", 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, LANES, TRACTS, WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND CONSERVATION EASEMENTS SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON.

INGRESS/EGRESS ACCESS TO THIS PLAT IS PROVIDED FOR BY THE DEDICATION OF THE PRIVATE ROADWAY IN "ISLAND" PLAT RECORDED IN PLAT BOOK 52, PAGES 4 THRU 4B, INCLUSIVE, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MARSH ISLAND OF JACKSONVILLE HOMEOWNERS ASSOCIATION, INC. RECORDED IN O.R. 9550, PAGE 1371 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E" 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.

IN WITNESS WHEREOF, INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 25TH DAY OF April, A.D., 2002.

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
MORTEZA HOSSEINI-KARGAR, PRESIDENT
INTERVEST CONSTRUCTION OF JAX, INC.
A FLORIDA CORPORATION



STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 25TH DAY OF April, A.D., 2002, BY Morteza Hosseini-Kargar AS PRESIDENT OF INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND HAS HAS NOT TAKEN AN OATH.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

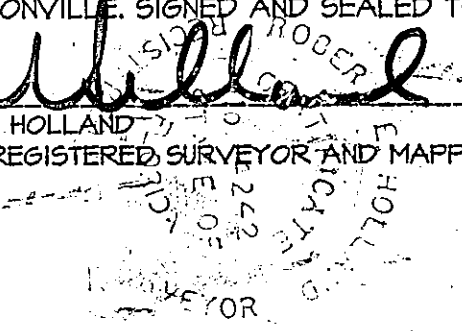
MY COMMISSION NUMBER: CC 814515
MY COMMISSION EXPIRES: 03-04-03



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE 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 COMPILES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE. SIGNED AND SEALED THIS 10TH DAY OF April, A.D., 2002.

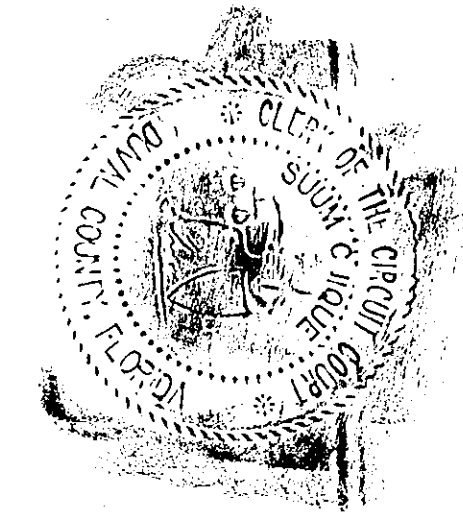
[Signature]
ROBERT E. HOLLAND
FLORIDA REGISTERED SURVEYOR AND MAPPER NUMBER 4242



PREPARED BY:

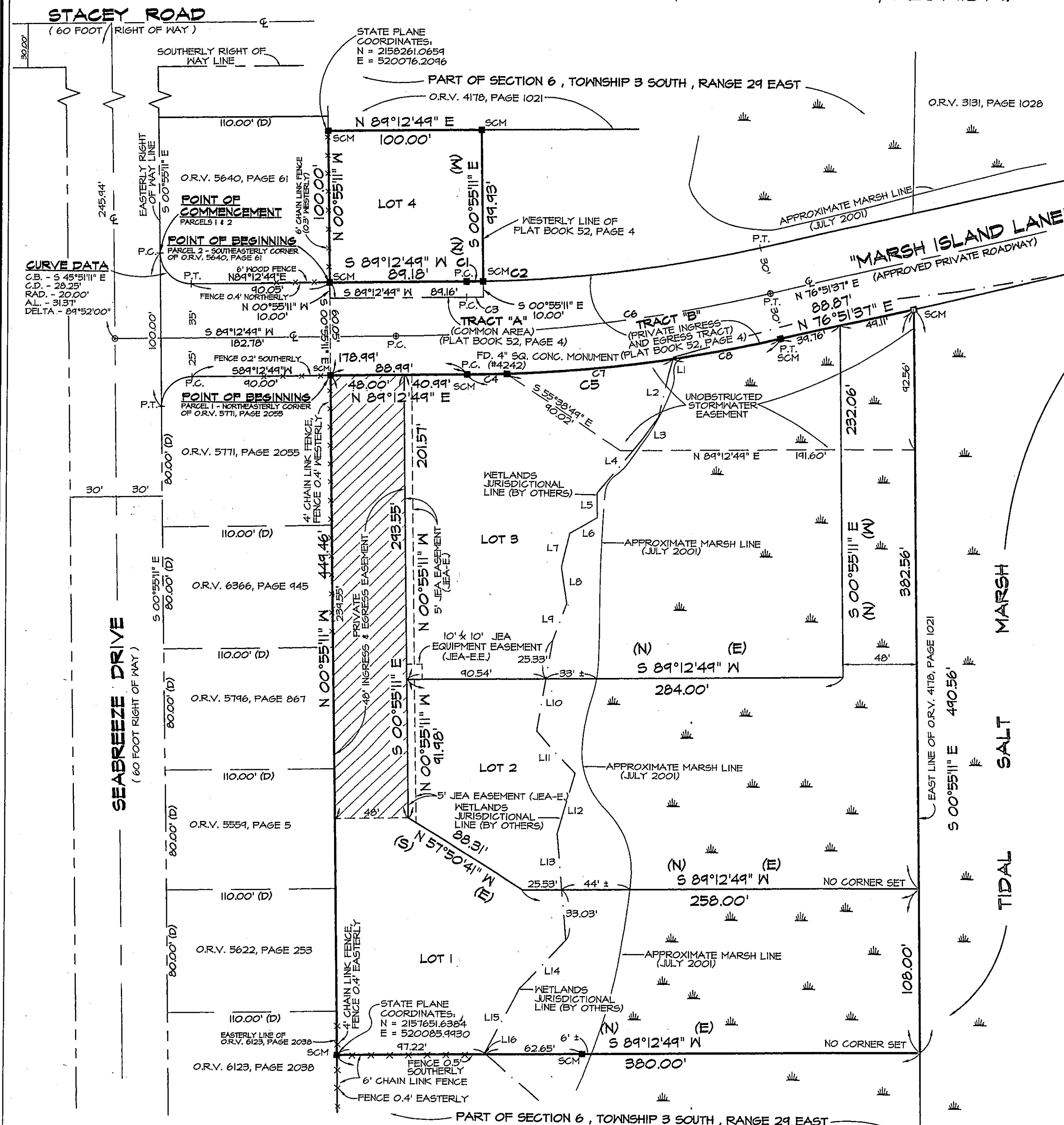
Professional Surveyors & Mappers
R. E. Holland & Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6753
1501 ALTON AVENUE TEL (904) 805-4696
JACKSONVILLE, FLORIDA 32211 FAX (904) 805-4691

Approved 6/5/2002
Date
[Signature]
City Engineer
for Director of Public Works
Approved 6/10/2002
Date
[Signature]
for General Counsel



"ISLAND UNIT 2"

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE DATA TABLE

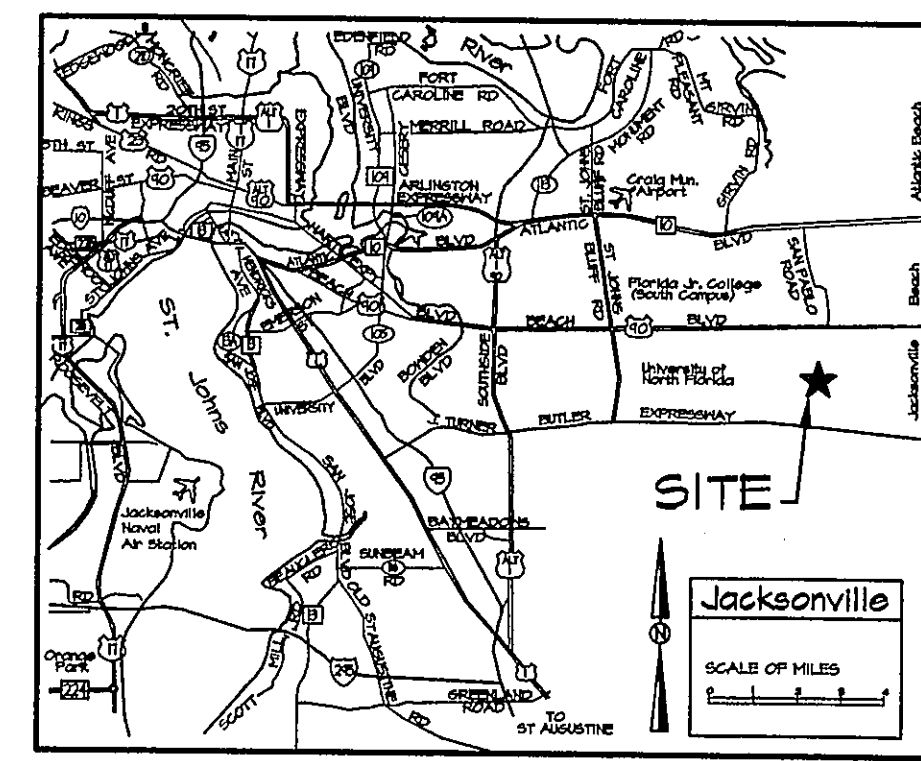
| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 15°22'53" W | 11.24' |
| L2 | S 12°04'36" W | 28.74' |
| L3 | S 35°31'32" W | 19.23' |
| L4 | S 38°43'19" W | 45.08' |
| L5 | S 00°13'24" E | 16.15' |
| L6 | S 59°18'08" W | 20.66' |
| L7 | S 13°19'30" W | 23.26' |
| L8 | S 08°51'13" E | 23.82' |
| L9 | S 20°30'52" W | 26.03' |
| L10 | S 04°26'17" W | 60.74' |
| L11 | S 42°56'25" E | 31.14' |
| L12 | S 15°51'24" W | 42.25' |
| L13 | S 05°04'32" E | 70.30' |
| L14 | S 49°21'35" N | 44.18' |
| L15 | S 27°06'04" W | 48.26' |
| L16 | S 48°21'22" E | 1.04' |

CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|---------|---------------|-----------|
| C1 | 844.02' | 10.82' | 5.41' | 10.82' | S 88°52'01" W | 00°41'36" |
| C2 | 844.02' | 49.71' | 49.91' | 49.66' | S 85°19'30" W | 06°23'25" |
| C3 | 104.02' | 10.84' | 5.42' | 10.84' | S 88°52'12" W | 00°41'14" |
| C4 | 844.02' | 25.87' | 12.94' | 25.87' | N 88°26'12" E | 01°53'13" |
| C5 | 844.02' | 205.64' | 103.25' | 205.24' | N 83°02'13" E | 12°21'12" |
| C6 | 1140.00' | 245.19' | 123.37' | 245.52' | N 83°02'13" E | 12°21'12" |
| C7 | 844.02' | 108.62' | 54.31' | 108.57' | N 84°23'53" E | 6°31'25" |
| C8 | 844.02' | 71.20' | 35.62' | 71.18' | N 78°54'54" E | 4°16'34" |

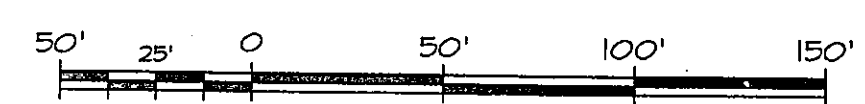
SURVEYOR'S NOTES:

- THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF R.E. HOLLAND & ASSOCIATES, INC.
- THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- BEARING STRUCTURE NOTED HEREON IS REFERENCED TO THE EASTERLY R/W LINE OF SEABREEZE DRIVE AS BEING SOUTH 00°55'11" EAST AS DERIVED BY STATE PLANE COORDINATES GENERATED BY G.P.S.
- WETLAND JURISDICTIONAL LINES AS SHOWN HEREON WERE DELINEATED BY OTHERS AND LOCATED BY THIS FIRM ON A PRIOR SURVEY.
- NO ATTEMPT WAS MADE TO ESTIMATE OR DETERMINE THE MEAN HIGH WATER LINE AS PER FDEP MEAN HIGH WATER SURVEY REQUIREMENTS. (THIS IS NOT A TIDE SURVEY)
- THE UNDERSIGNED SURVEYOR HAS RELIED SOLELY AND EXCLUSIVELY ON STENART TITLE COMPANY OF JACKSONVILLE TITLE COMMITMENT NO. 02079850, DATED 4-12-2002, FOR INFORMATION REGARDING EASEMENTS AND LEGAL DESCRIPTIONS USED IN THE PERFORMANCE OF THIS PLAT.
- THE LANDS SHOWN HEREON LIE WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 5' AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120071, PANEL NUMBER 243 SUFFIX "E". 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 HAVE BEEN 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. ALSO, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.
- THE PRIVATE 48' INGRESS AND EGRESS EASEMENT SHOWN HEREON IS SOLELY FOR THE USE AND BENEFIT OF THE PRIVATE OWNERS OF LOTS 1, 2 AND 3 OF THIS PLAT, AND IS NOT A PUBLIC EASEMENT.



LEGEND:

- (D) - DENOTES DEED MEASUREMENT
- RAD. - DENOTES RADIUS
- AL. - DENOTES ARC LENGTH
- C.D. - DENOTES CHORD DISTANCE
- CB - DENOTES CHORD BEARING
- FD. - DENOTES FOUND
- O.R.V. - DENOTES OFFICIAL RECORDS VOLUME
- SQ. - DENOTES SQUARE
- P.C. - DENOTES POINT-OF-CURVATURE
- P.T. - DENOTES POINT-OF-TANGENCY
- CONG. - DENOTES CONCRETE
- C/L - DENOTES CENTERLINE
- SCM - DENOTES SET 4" SQ. CONCRETE MONUMENT (#6755)
- JEA-E - DENOTES JEA EASEMENT
- JEA-E.E. - DENOTES JEA EQUIPMENT EASEMENT



SCALE: 1" = 50'

PSD NO. 2001-030 DEVELOPMENT NO. 1604.6

PREPARED BY:

R.E. Holland & Associates, Inc.
 Professional Surveyors & Mappers
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6755
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 JACKSONVILLE, FLORIDA 32211 FAX. (904) 805-4641