

JACOBS WAY UNIT THREE

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 14

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4, TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 1, SOUTH, RANGE 26, EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF JACOBS WAY UNIT TWO AS RECORDED IN PLAT BOOK 56, PAGES 82 THROUGH 82D INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°21'13" WEST, ALONG THE WESTERLY LINE OF SAID SOUTHWEST 1/4 AND THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 655.07 FEET; THENCE SOUTH 89°44'47" EAST, 1,330.54 FEET; THENCE SOUTH 00°26'10" EAST, 811.17 FEET TO THE NORTHERLY LINE OF JACOBS WAY UNIT ONE, AS RECORDED IN PLAT BOOK 56, PAGES 65 THROUGH 65E INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. (1) NORTH 88°24'21" WEST, 165.56 FEET; COURSE NO. (2) SOUTH 51°52'45" WEST, 39.67 FEET; COURSE NO. (3) SOUTH 15°28'29" WEST, 48.54 FEET; COURSE NO. (4) SOUTH 20°32'41" WEST, 34.74 FEET; COURSE NO. (5) SOUTH 38°54'57" WEST, 50.45 FEET TO THE EASTERLY LINE OF JACOBS WAY UNIT TWO; THENCE NORTH 00°05'26" EAST, ALONG LAST SAID LINE, 295.67 FEET TO THE NORTHERLY LINE OF SAID JACOBS WAY UNIT TWO; THENCE NORTH 89°44'52" WEST, ALONG LAST SAID LINE, 1,079.59 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 654, Ordinance Code.

[Signature]
Director of Public Works

Date: 6/18/2004

Approved 6/3/04
Date
[Signature]
City Engineer
for Director of Public Works
Approved 6/9/04
Date
[Signature]
for General Counsel T&F

CLERK'S CERTIFICATE 200 4191244

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 57 Pages 14, 14A, 14B, 14C, of the Public Records of Duval County, Florida.

Signed this 18th day of June A.D., 2004.

[Signature]
Clerk: Jim Fuller

By: *[Signature]*
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 3rd day of June 2004.

[Signature]
Glenn E. McGregor
Professional Land Surveyor No. 4252

SURVEYOR'S CERTIFICATE

I hereby Certify that this 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 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 referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 28th day of May A.D., 2004.

[Signature]
Larry G. Eddy
Florida Professional Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

This is to certify that A.F. Alan Classic Homes, Inc. a Corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as JACOBS WAY UNIT THREE and has caused the same to be surveyed and subdivided; That Mercantile Bank is the holder of a 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, Tracts "F" and "G", unobstructed easements for drainage, easements and conservation easements, shall remain private and the sole and exclusive property of the owner, its successors and/or assigns. The one foot non-access easements shown hereon are hereby dedicated to A.F. Classic Homes, Inc. and reserves for itself the exclusive right to modify or release the non-access easements; However said easements shall be maintained by the individual property owners.

The undersigned owner does hereby reserve unto themselves and successors and/or assigns, an easement for landscaping and construction of signs over all non-access easements, and also easements over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors and/or assigns.

The undersigned owner, its successors and/or assigns does hereby grant to the present and future owners their guests, invitees, delivery, pickup, maintenance, repair and fire protection services, police and other authorities of the law, United States mail carriers, representatives of the utilities authorized by said owner, its successors and/or assigns to serve the land shown hereon, holders of mortgage liens on such lands, and such other persons as may be designated from time to time, the non-exclusive and perpetual right of ingress and egress over and across said private roadways. The owner, its successors and/or 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. Regardless of the preceding provisions, the undersigned owner, its successors and/or assigns hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other governmental body or agency, then having jurisdiction over the lands shown hereon, to dedicate to the public all or any part of the lands on this plat designated as roadways and/or easements.

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes and courts); 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 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 lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successors and/or assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(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 developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/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 damaged arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agents, contractors, employees, servants, licensees or concessionaires within JACOBS WAY UNIT THREE. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

Unobstructed easements for service and maintenance of the water and sewer systems shown within the private roadways and on the individual properties on this plat are hereby irrevocably and without reservation dedicated to the JEA, its successors and/or assigns.

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 thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed this 27th day of May A.D., 2004.

A.F. ALAN CLASSIC HOMES, INC.

Witness: *[Signature]*

[Signature]
Alan L. Fixel, President

Witness: *[Signature]*

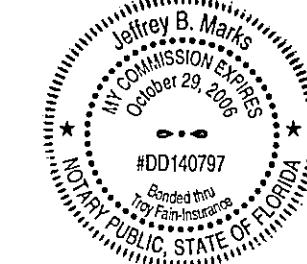


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of May A.D., 2004, by Alan L. Fixel, President of A.F. Alan Classic Homes Inc., on behalf of the Corporation who is personally known to me.

[Signature]
Notary Public State of Florida at Large

My Commission Expires:



MERCANTILE BANK

Witness: *[Signature]*

[Signature]
Stephen C. Meadows, Senior Vice President

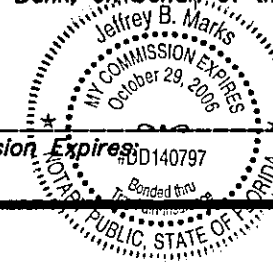
Witness: *[Signature]*

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of May A.D., 2004, by Stephen C. Meadows, Senior Vice President of Mercantile Bank, on behalf of the Corporation who is personally known to me.

[Signature]
Notary Public State of Florida at Large

My Commission Expires:



PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD#2002-058 DEV.#5810.6

JACOBS WAY UNIT THREE

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

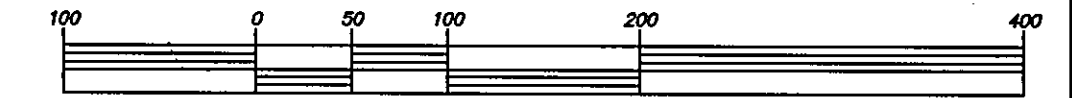
PLAT BOOK 57 PAGE 14A

SHEET 2 OF 4 SHEETS

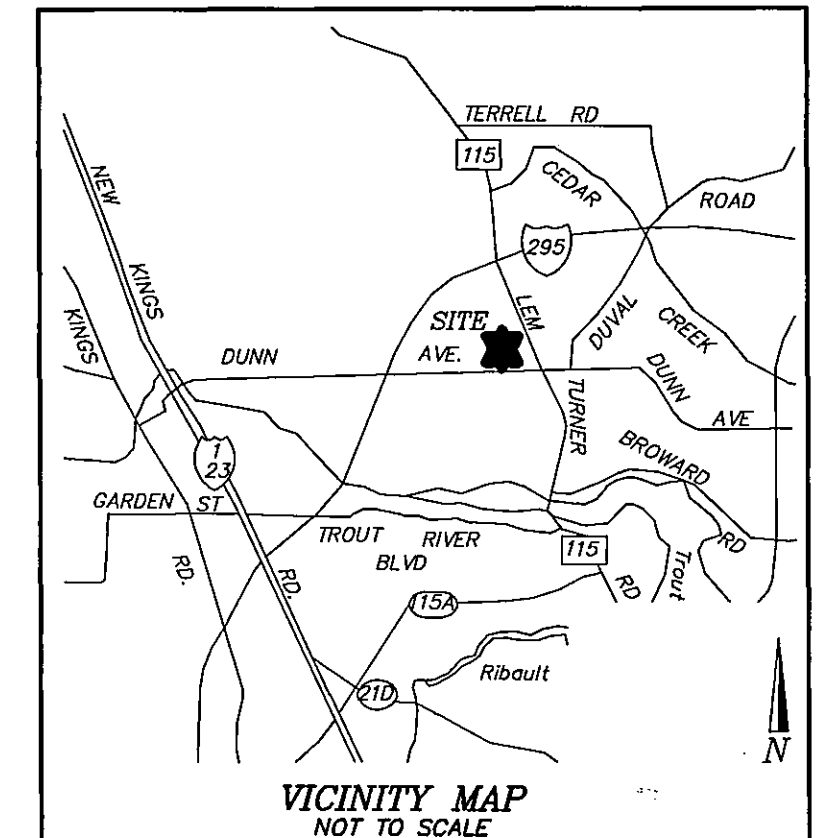
P/O SEC. 4, T-1-S, R-26-E



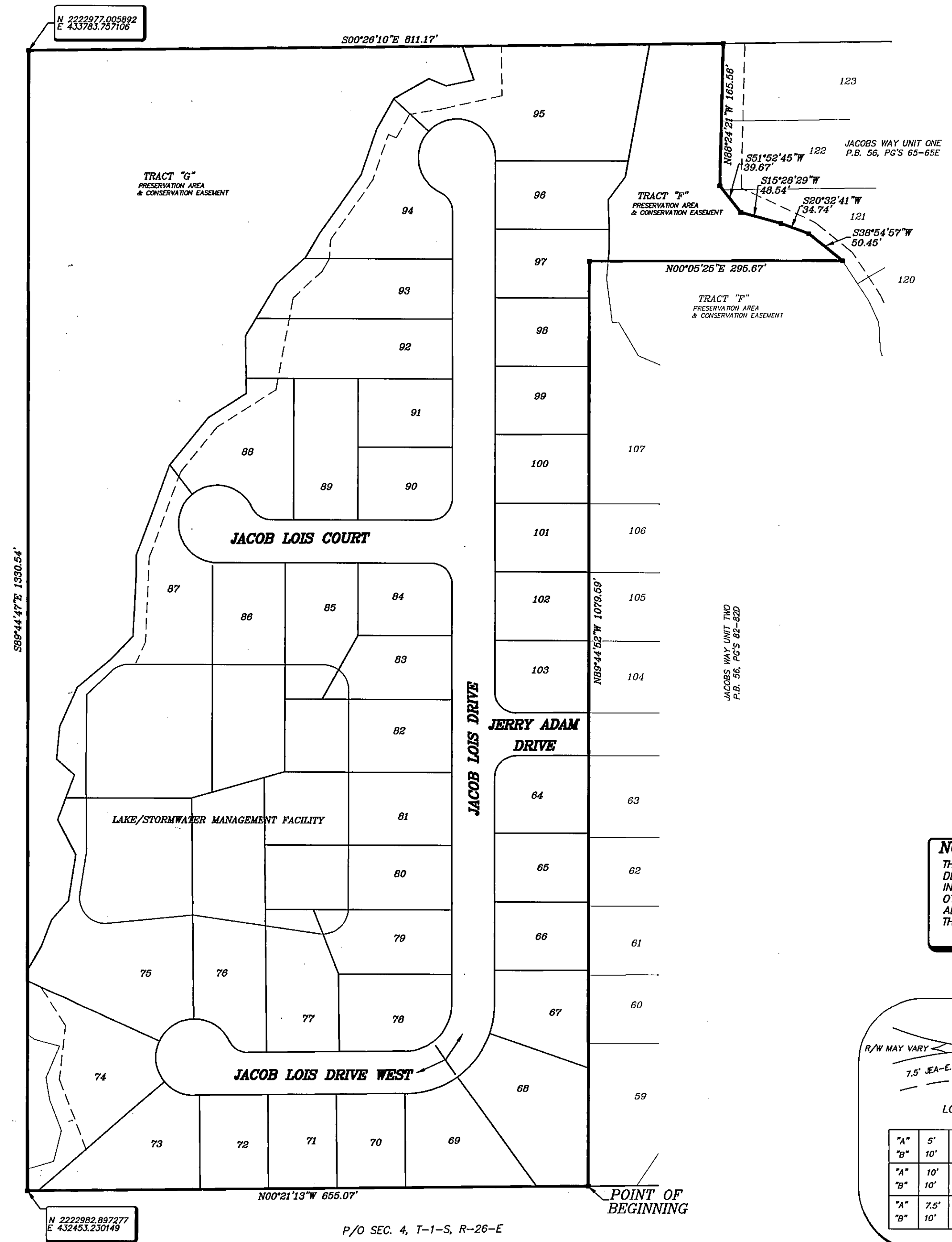
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

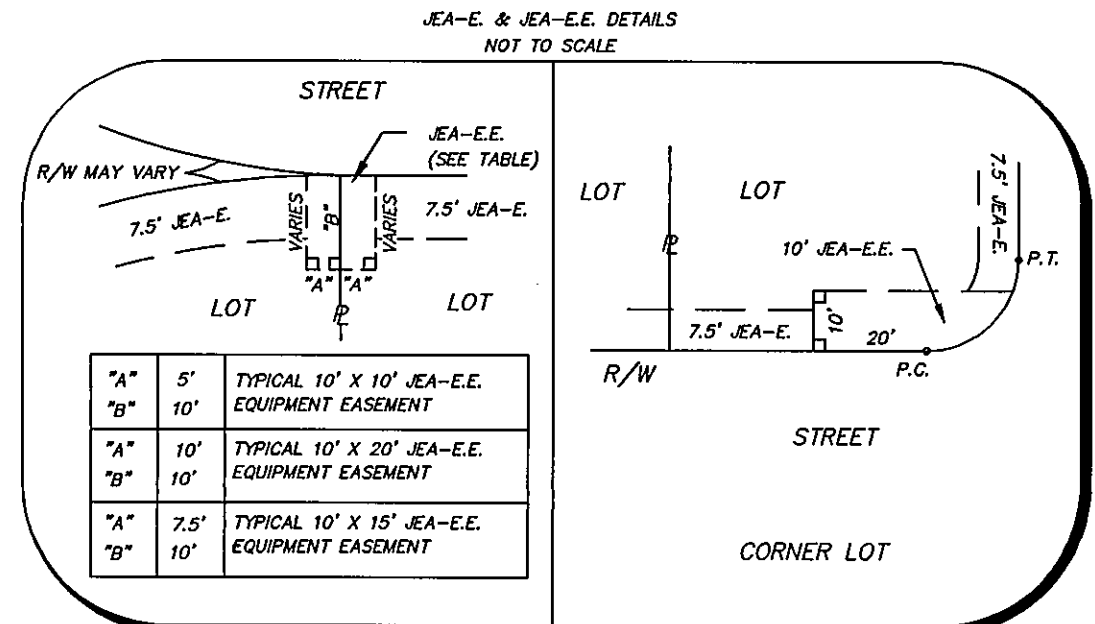


P/O SEC. 4, T-1-S, R-26-E



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 THIS COUNTY.

- 1.) ■ Denotes Permanent Reference Monument Stamped LB #4921.
- 2.) ○ Denotes Permanent Control Point Stamped LB #4921.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed 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.
- 11.) JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access to said easement by JEA.
- 12.) Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- 13.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 14.) 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.
- 15.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easements by the City of Jacksonville.
- 16.) The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 17.) The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 65, suffix E dated August 15, 1989. The FIRM information delineated on this plat is valid only for the 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.
- 18.) The Bearings and the Northing (N) and Easting (E) shown hereon are based on NAD 83 Transverse Mercator System for the East Zone, State of Florida.



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JACOBS WAY UNIT THREE

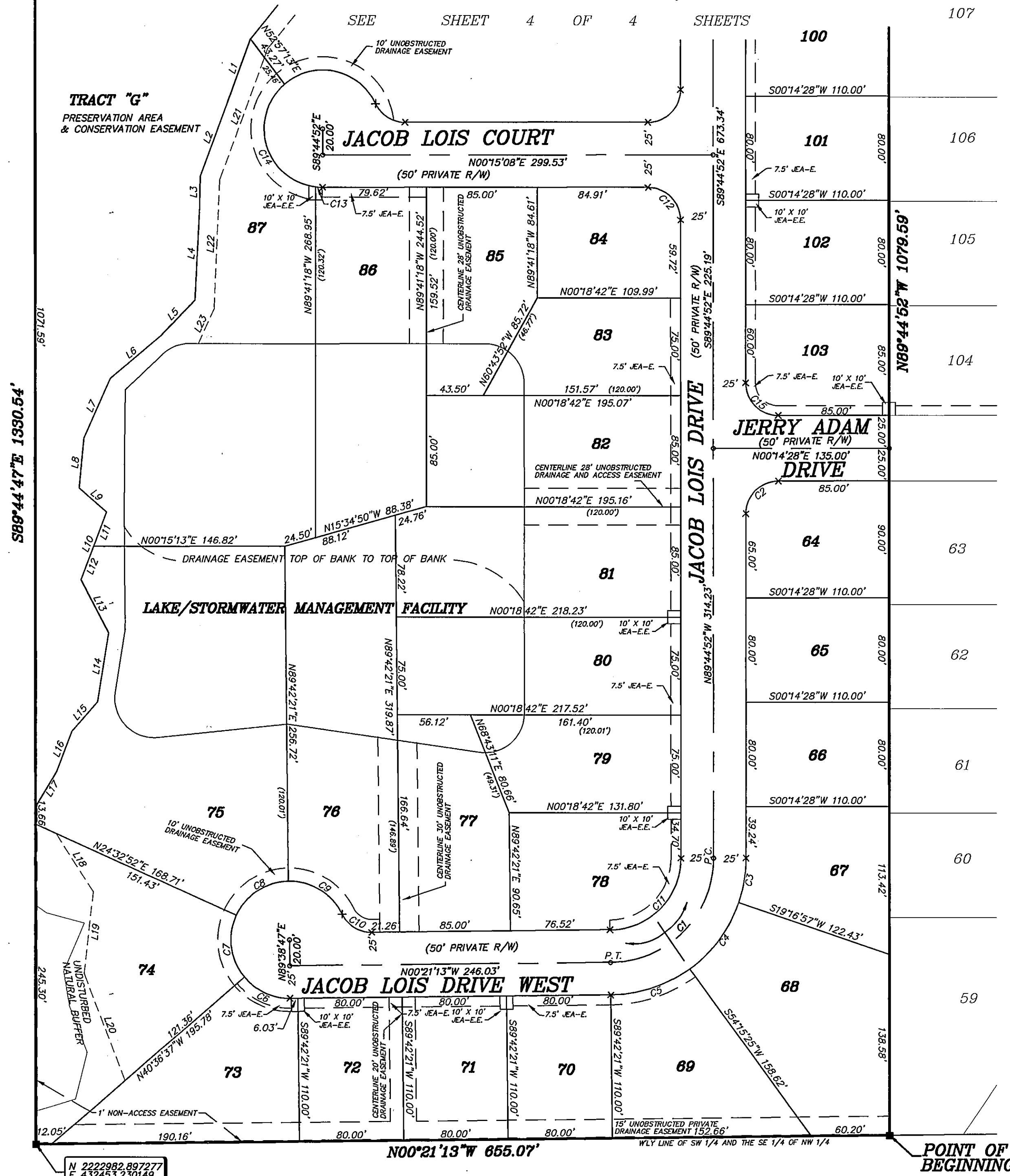
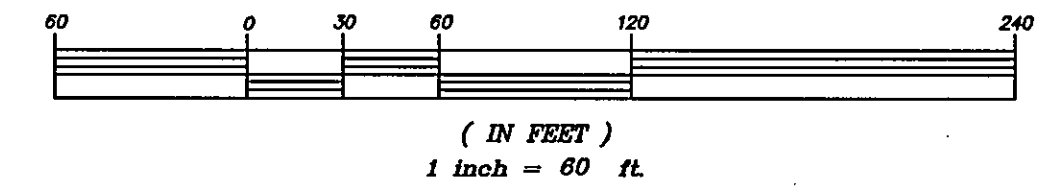
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SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(120.00) DENOTES DISTANCE TO APPROXIMATE EDGE OF LAKE.

LINE	BEARING	LENGTH
L1	S69°51'12"E	51.50'
L2	S69°22'45"E	60.53'
L3	S89°07'09"E	23.82'
L4	S86°45'13"E	71.32'
L5	S45°54'54"E	38.55'
L6	S39°52'51"E	50.10'
L7	S65°53'14"E	50.03'
L8	S84°01'19"E	38.18'
L9	N41°07'20"E	27.84'
L10	S69°12'15"E	56.24'
L11	S69°12'15"E	28.44'
L12	S69°12'15"E	27.80'
L13	N62°44'08"E	45.93'
L14	S80°33'05"E	53.24'
L15	S49°02'04"E	29.81'
L16	S68°40'19"E	32.81'
L17	S59°06'04"E	31.72'
L18	N57°43'58"E	52.66'
L19	S83°24'04"E	63.31'
L20	N69°23'27"E	87.81'
L21	S69°35'47"E	99.89'
L22	S87°16'08"E	98.72'
L23	S65°39'37"E	29.60'

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	124.82'	79.16'	112.54'	S45°03'02"E	89°23'39"
C2	25.00'	39.27'	25.00'	35.35'	N44°45'12"W	89°59'20"
C3	105.00'	34.87'	17.60'	34.71'	S80°13'58"E	19°01'48"
C4	105.00'	63.99'	33.02'	63.00'	S53°15'36"E	34°54'56"
C5	105.00'	64.96'	33.56'	63.93'	S18°04'41"E	35°26'56"
C6	45.00'	39.02'	20.83'	37.81'	S24°29'18"W	49°41'02"
C7	45.00'	51.18'	28.76'	48.46'	S81°54'34"W	65°09'29"
C8	45.00'	51.18'	28.76'	48.46'	N32°55'57"W	65°09'29"
C9	45.00'	50.75'	28.46'	48.11'	N31°57'29"E	64°37'23"
C10	25.00'	28.20'	15.81'	26.73'	S31°57'29"W	64°37'23"
C11	55.00'	85.81'	54.42'	77.37'	S45°03'02"E	89°23'39"
C12	25.00'	39.27'	25.00'	35.36'	N45°15'08"E	90°00'00"
C13	45.00'	5.48'	2.75'	5.48'	S03°44'37"W	06°58'57"
C14	45.00'	104.01'	102.11'	82.36'	S73°27'05"W	132°26'00"
C15	25.00'	39.27'	25.00'	35.36'	S45°14'48"W	90°00'40"

P/O SEC. 4, T-1-S, R-26-E

P/O SEC. 4, T-1-S, R-26-E

N 2222982.897277
E 432453.230149

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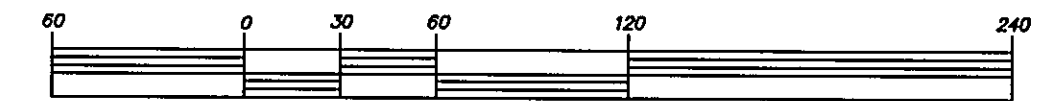
P/O SEC. 4, T-1-S, R-26-E

PLAT BOOK 57 PAGE 14C

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



N 2222977.005892
E 433783.757106

P/O SEC. 4, T-1-S, R-26-E

S89°44'47"E 1330.54'

107.51'

TRACT "G"
PRESERVATION AREA
& CONSERVATION EASEMENT

JACOB LOIS COURT

(50' PRIVATE R/W)

JACOB LOIS DRIVE

(50' PRIVATE R/W)

JERRY ADAM
(50' PRIVATE R/W)
DRIVE

N89°44'52"W 1079.59'

JACOBS WAY UNIT TWO
P.B. 56, PG'S 82-82D

SEE SHEET 3 OF 4 SHEETS

LINE	BEARING	LENGTH
L1	S50°33'35"E	70.90'
L2	S32°15'21"E	53.14'
L3	N89°24'10"E	67.86'
L4	S58°49'24"E	70.19'
L5	S42°22'13"E	45.51'
L6	S59°25'23"E	33.24'
L7	S54°14'55"E	36.83'
L8	S54°53'02"E	47.08'
L9	S70°53'19"E	55.86'
L10	S60°15'57"E	40.39'
L11	S29°36'48"E	47.13'
L12	S23°11'36"W	22.26'
L13	S12°20'10"E	33.01'
L14	N71°08'49"E	41.53'
L15	N89°33'50"E	58.09'
L16	S12°20'10"E	69.04'
L17	S09°24'46"E	40.00'
L18	S09°24'46"E	1.20'
L19	S60°15'57"E	31.21'
L20	S24°25'22"W	10.04'
L21	S70°53'19"E	56.57'
L22	S54°36'53"E	85.51'
L23	S87°05'08"E	21.54'
L24	S59°25'23"E	17.23'
L25	S42°22'13"E	45.64'
L26	S79°07'27"E	24.64'
L27	S79°07'27"E	71.22'
L28	S79°07'27"E	14.00'
L29	S32°15'21"E	81.96'
L30	S50°33'35"E	65.92'
L31	S69°35'47"E	7.10'

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S45°14'48"W	90°00'40"
C2	45.00'	107.84'	115.12'	83.82'	N21°36'07"E	137°18'02"
C3	45.00'	84.29'	61.17'	72.50'	S79°17'26"W	107°19'21"
C4	25.00'	28.20'	15.81'	26.73'	N57°56'27"E	64°37'23"
C5	25.00'	39.27'	25.00'	35.36'	S44°44'52"E	90°00'00"
C6	25.00'	28.20'	15.81'	26.73'	S32°33'50"W	64°37'23"
C7	45.00'	82.63'	58.87'	71.50'	N12°16'18"E	105°12'26"

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