

KATHERINE ABBEY MANOR

LOTS 9, 11, 13, A PORTION OF LOTS 10, 12 AND 14, THE NORTH 1/2 OF LOT 15, A PORTION OF THE NORTH 1/2 OF LOT 16 TOGETHER WITH A PORTION OF A 30 FOOT ROADWAY CLOSED BY THE CITY OF JACKSONVILLE ORDINANCE 83-1162-602, DATED DECEMBER 2, 1983, ALL AS SHOWN ON THE PLAT OF CUZNER REPLAT AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 49 PAGE 63

SHEET 1 OF 6 SHEETS.

CAPTION

Lots 9, 11, 13, a portion of Lots 10, 12, 14, the North 1/2 of Lot 15, a portion of the North 1/2 of Lot 16 together with a portion of a 30 foot roadway closed by the City of Jacksonville Ordinance 83-1162-602, dated December 2, 1983, as recorded in Official Records Volume 5729, Page 820, all as shown on the plat of Cuzner's Replat as recorded in Plat Book 6, Page 87 of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly line of said Lot 10, with the Easterly right of way line of Hartsfield Road (as now established as a 66 foot right of way); thence North 89°29'40" East along the Northerly line of said Lots 10 and 9 and the prolongation thereof, a distance of 1295.66 feet to the Northeast corner of said Lot 9; thence South 00°01'20" West along the Easterly line of said Lots 9, 11, 13 and 15, a distance of 1131.87 feet; thence South 89°31'00" West along the Southerly line of the aforementioned North 1/2 of Lots 15 and 16 and the prolongation thereof, a distance of 1304.89 feet to the aforementioned Easterly right of way line of Hartsfield Road; thence North 00°29'24" East along said Easterly right of way line, a distance of 1131.90 feet to the POINT OF BEGINNING.

Containing 33.78 acres, more or less.

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 94-931-801 of said City, adopted by its Council and approved by the Mayor, this 19th day of Sept A.D., 1994.

By: Sam E. Maurer 2/28/95
Director of Public Works

CLERK'S CERTIFICATE

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 49 Pages 63-65 of the Public Records of Duval County, Florida, this 14th day of FEBRUARY A.D., 1995.

By: Henry Cook
Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F.S., Chapter 61.017 F.A.C., and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 21st day of October A.D., 1994.
By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

Richard A. Miller & Associates, Inc.
Professional Land Surveyor
6701 Beach Blvd., Suite 200
Jacksonville, FL 32216
(904) 721-1226

ADOPTION AND DEDICATION

This is to certify that Katherine Abbey Manor Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as Katherine Abbey Manor and has caused the same to be surveyed and subdivided; that NationsBank of Florida, a National Banking Association is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and unobstructed drainage easements and easements for non-access, utilities and sewers, and Tract A (Left Section) herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The unobstructed drainage easements through and over the lakes and treatment systems shown on this plat 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 unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes and treatment systems which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said lakes and treatment systems 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 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 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, soils, chemicals or any other substances or thing that may even be or come within said lakes and treatment systems which these easements transverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor 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 and treatment systems shown on the plat but shall have the right to modify the existence of the lakes and treatment systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Katherine Abbey Manor Joint Venture, a Florida General Partnership as the developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage 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 occupancy in, upon, or at, or from the lakes and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act or omission of Katherine Abbey Manor Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees, or concessionaires within Katherine Abbey Manor. This indemnification shall run with the land and the assigns of Katherine Abbey Manor Joint Venture, a Florida General Partnership, and shall be subject to it. Those easements designated as "J.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

IN WITNESS WHEREOF, Katherine Abbey Manor Joint Venture, a Florida General Partnership, has caused these presents to be executed this 14th day of October A.D., 1994.

KATHERINE ABBEY MANOR JOINT VENTURE A FLORIDA GENERAL PARTNERSHIP

Witness: Corinne Chronister
print or type name
By: William B. Towers, Jr.
President of Atlantic Builders Inc., a Florida Corporation and General Partner of Katherine Abbey Manor Joint Venture, a Florida General Partnership.

Witness: Sylvia J. Morris
print or type name
By: Gregory E. Matovina
General Partner of Katherine Abbey Manor Joint Venture, a Florida General Partnership.

Witness: Corinne Chronister
print or type name
By: William R. Howell, II
President of W.R. Howell Company, a Florida Corporation, General Partner of Katherine Abbey Manor Joint Venture, a Florida General Partnership.

Witness: Sylvia J. Morris
print or type name

NATIONS BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

Witness: Bryan R. White
print or type name
By: Bryan R. White
Bryan R. White, its Vice President.

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of October A.D., 1994, by Bryan R. White, Vice President of NationsBank of Florida, a National Banking Association on behalf of the Association, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Association.

By: Mary Lucinda Brown
Notary Public, State of Florida
type or print name

My Commission Expires:



STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of October A.D., 1994, by William B. Towers, Jr., President of Atlantic Builders Inc., a Florida Corporation, General Partner of Katherine Abbey Manor Joint Venture, a Florida General Partnership on behalf of the Partnership, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Partnership.

By: Corinne Chronister
Notary Public, State of Florida
type or print name
My Commission Expires: AUG. 15, 1996

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of October A.D., 1994, by Gregory E. Matovina, General Partner of Katherine Abbey Manor Joint Venture, a Florida General Partnership on behalf of the Partnership, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Partnership.

By: Corinne Chronister
Notary Public, State of Florida
type or print name
My Commission Expires: AUG. 15, 1996

STATE OF FLORIDA COUNTY OF DUVAL

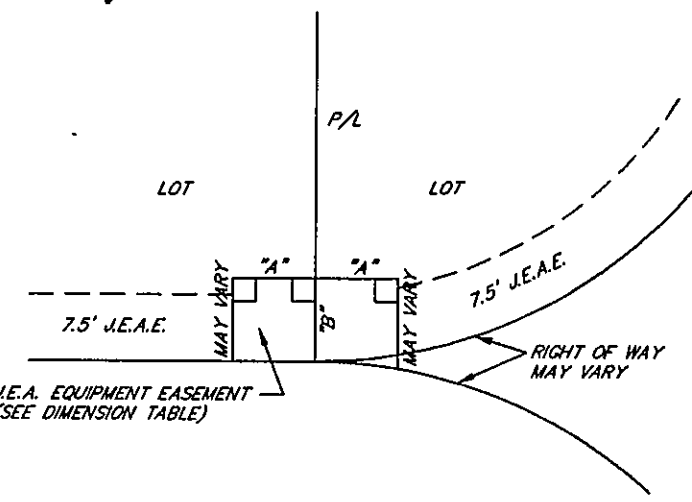
The foregoing instrument was acknowledged before me this 14th day of October A.D., 1994, by William R. Howell, II, President of W.R. Howell Company, a Florida Corporation, General Partner of Katherine Abbey Manor Joint Venture, a Florida General Partnership on behalf of the Partnership, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Partnership.

By: Corinne Chronister
Notary Public, State of Florida
type or print name
My Commission Expires: AUG. 15, 1996

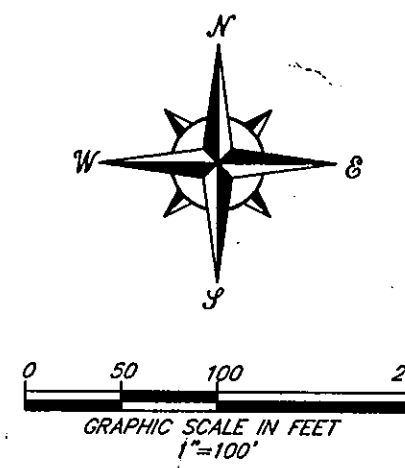
PREPARED BY:
RICHARD A. MILLER AND ASSOCIATES
6701 BEACH BOULEVARD SUITE #200
JACKSONVILLE, FLORIDA, 32216
904-721-1226

KATHERINE ABBEY MANOR

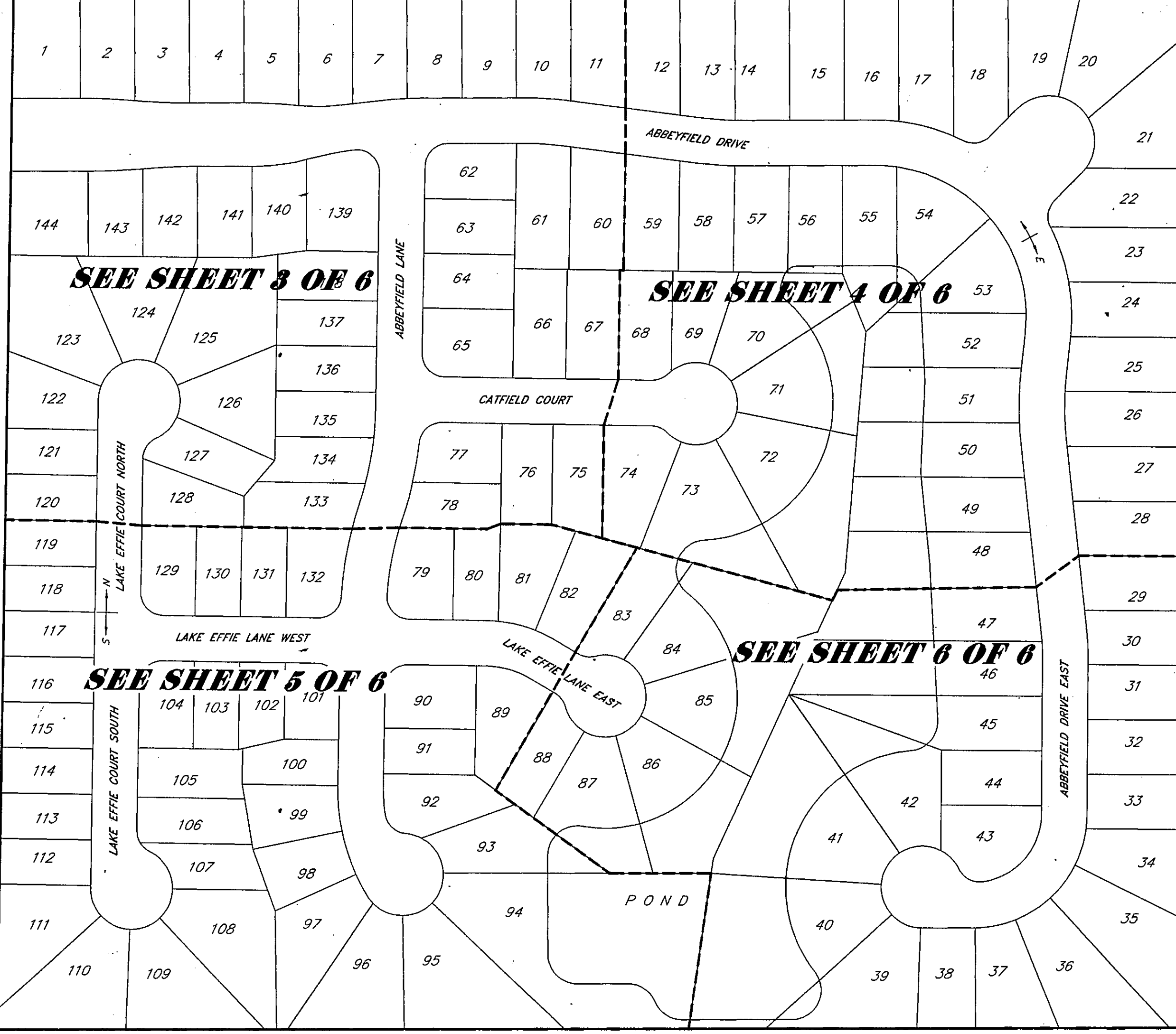
LOTS 9, 11, 13, A PORTION OF LOTS 10, 12 AND 14, THE NORTH 1/2 OF LOT 15, A PORTION OF THE NORTH 1/2 OF LOT 16 TOGETHER WITH A PORTION OF A 30 FOOT ROADWAY CLOSED BY THE CITY OF JACKSONVILLE ORDINANCE 83-1162-602, DATED DECEMBER 2, 1983, ALL AS SHOWN ON THE PLAT OF CUZNER REPLAT AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



DIMENSION TABLE		
10' x 10'	10'	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
10' x 20'	10'	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT
20' x 20'	20'	TYPICAL 20' x 20' J.E.A. EQUIPMENT EASEMENT



HARTSFIELD ROAD (66' RIGHT OF WAY)



NOTES:

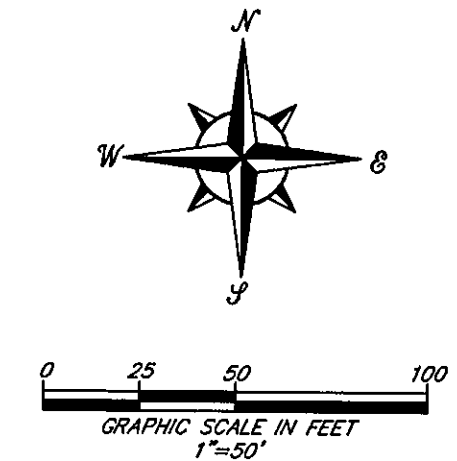
1. (C) DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
2. (O) DENOTES PERMANENT CONTROL POINT SET P.L.S. NO. 3848.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
5. BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF HARTSFIELD ROAD AS IN 002924'E.
6. P.C. DENOTES POINT OF CURVE.
7. P.T. DENOTES POINT OF TANGENCY.
8. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
10. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
11. R DENOTES RADIUS.
12. ---+--- DENOTES STREET NAME CHANGE POINT.
13. (100') DENOTES DISTANCE TO EASEMENT AND/OR TRAVERSE LINE ONLY.

VICINITY MAP



PLAT BOOK 49 PAGE 63B

LOTS 9, 11, 13, A PORTION OF LOTS 10, 12 AND 14, THE NORTH 1/2 OF LOT 15, A PORTION OF THE NORTH 1/2 OF LOT 16 TOGETHER WITH A PORTION OF A 30 FOOT ROADWAY CLOSED BY THE CITY OF JACKSONVILLE ORDINANCE 83-1162-602, DATED DECEMBER 2, 1983, ALL AS SHOWN ON THE PLAT OF CUZNER REPLAT AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

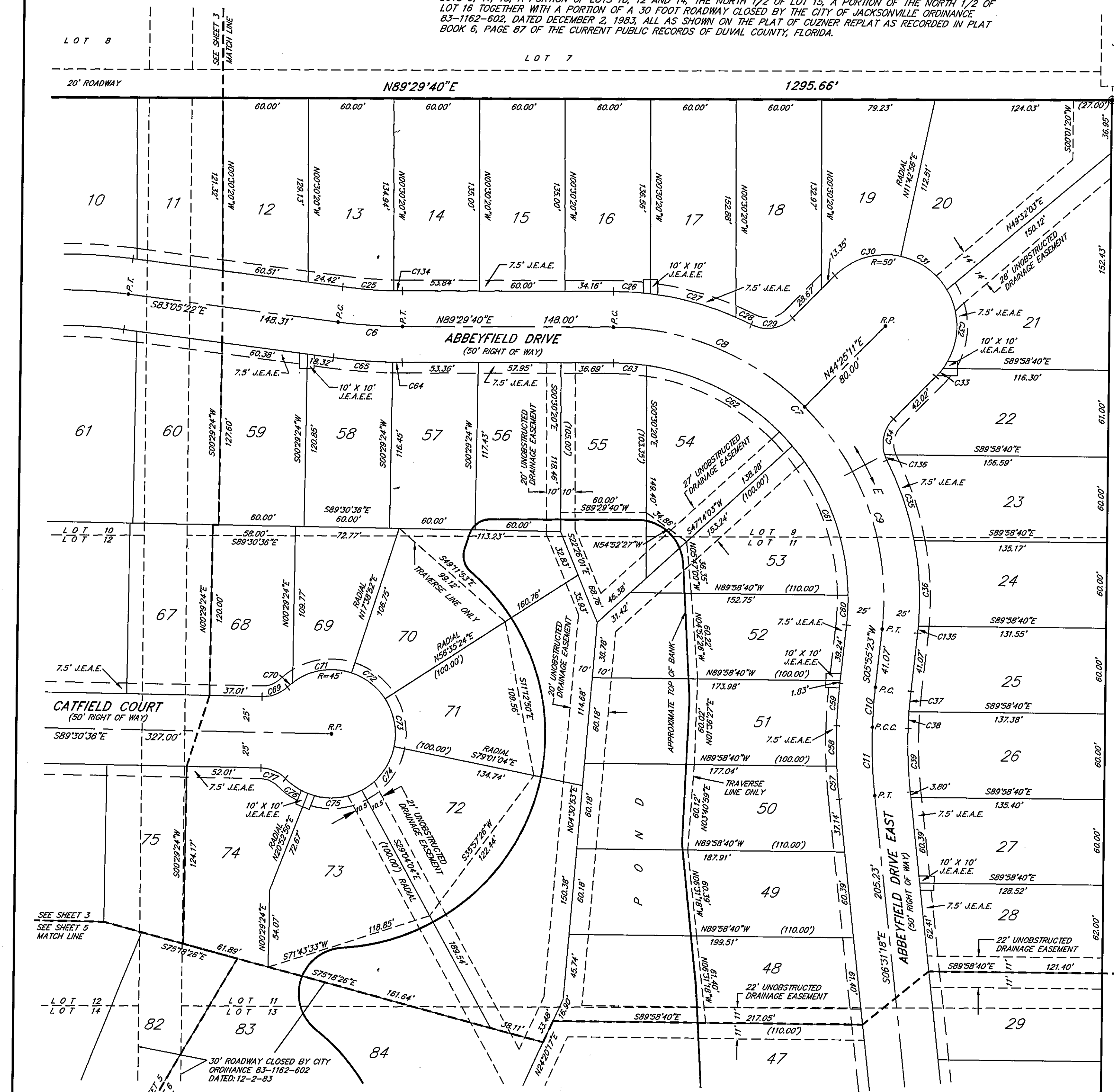


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	450.00'	51.58'	25.82'	51.55'	N86°12'38"E	06°34'04"
C2	450.00'	51.58'	25.82'	51.55'	N86°12'38"E	06°34'04"
C3	450.00'	25.74'	12.87'	25.74'	N84°33'55"E	03°16'58"
C4	450.00'	25.84'	12.93'	25.84'	N87°50'57"E	03°17'26"
C5	350.00'	45.30'	22.68'	45.27'	S86°47'51"E	07°24'58"
C14	375.00'	115.01'	57.96'	114.56'	S09°16'34"W	17°34'20"
C15	375.00'	115.01'	57.96'	114.56'	S09°16'34"W	17°34'20"
C16	721.25'	60.07'	30.05'	60.08'	N89°07'11"W	04°46'19"
C17	721.25'	60.07'	30.05'	60.08'	S89°37'11"E	04°46'19"
C19	598.41'	60.10'	30.09'	60.08'	S87°37'42"E	05°48'16"
C21	216.34'	46.53'	23.35'	46.44'	N89°05'16"E	12°19'20"
C22	475.00'	33.30'	16.66'	33.30'	N84°56'07"E	04°01'02"
C23	475.00'	21.15'	10.57'	21.14'	N88°13'09"E	02°33'02"
C24	375.00'	48.54'	24.30'	48.50'	S86°47'51"E	07°24'58"
C66	325.00'	42.07'	21.06'	42.04'	S86°47'51"E	07°24'58"
C67	24.00'	24.00'	24.00'	35.05'	N44°59'52"E	89°00'16"
C68	25.00'	39.27'	26.00'	34.13'	S44°31'25"W	50°00'00"
C78	25.00'	36.91'	22.75'	33.65'	S44°31'25"W	65°55'08"
C79	400.00'	38.76'	19.40'	38.75'	N08°40'00"E	05°33'08"
C80	400.00'	46.21'	23.13'	46.19'	N14°45'09"E	06°37'10"
C81	350.00'	10.69'	5.34'	10.69'	N17°11'15"E	01°44'59"
C115	45.00'	13.80'	6.96'	13.75'	N09°16'43"E	17°34'37"
C116	45.00'	35.95'	19.00'	35.00'	N40°57'08"E	45°46'15"
C117	45.00'	35.95'	19.00'	35.00'	N88°43'23"E	45°46'15"
C118	45.00'	35.95'	19.00'	35.00'	S40°57'08"E	45°46'15"
C119	45.00'	39.58'	21.17'	39.31'	S04°34'25"W	35°31'09"
C120	45.00'	30.90'	16.09'	30.30'	N45°26'26"E	39°20'42"
C121	25.00'	20.20'	15.81'	26.73'	N33°48'06"E	64°37'23"
C125	400.00'	28.53'	14.27'	28.52'	N16°01'09"E	04°05'11"
C126	350.00'	23.39'	11.70'	23.39'	N16°08'51"E	03°49'46"
C127	350.00'	50.75'	25.42'	50.71'	N10°04'43"E	08°18'30"
C128	350.00'	33.20'	16.61'	33.19'	N03°12'26"E	05°26'04"
C129	25.00'	43.25'	28.86'	38.20'	S49°25'57"W	99°44'31"
C130	523.12'	52.32'	26.16'	52.00'	S82°16'50"W	05°43'46"
C131	240.02'	60.64'	30.48'	60.48'	S82°15'23"W	15°48'53"
C132	721.28'	60.07'	30.05'	60.05'	N87°06'31"W	04°46'18"
C133	721.28'	60.07'	30.05'	60.05'	S87°06'31"W	04°46'18"

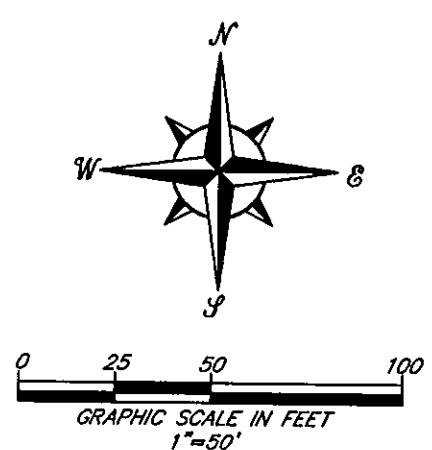
PREPARED BY :
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226

KATHERINE ABBEY MANOR

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ST. JOHNS WOODS UNIT TWO
PLAT BOOK 47, PAGES 50 - 50 C



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	350.00'	45.30'	22.68'	45.27'	S88°47'51"E	07°24'58"
C7	190.00'	319.77'	212.61'	283.34'	S42°17'26"E	96°23'43"
C8	190.00'	148.98'	78.56'	145.19'	S88°02'34"E	44°55'31"
C9	190.00'	170.79'	91.65'	165.10'	S19°49'43"E	51°30'12"
C10	350.00'	28.00'	14.01'	27.99'	S03°37'53"W	04°35'01"
C11	350.00'	48.02'	24.05'	47.98'	S02°35'28"E	07°51'40"
C25	325.00'	35.90'	17.97'	35.89'	S87°03'14"E	08°54'11"
C26	215.00'	25.90'	12.97'	25.89'	S75°17'17"E	16°37'44"
C27	215.00'	62.40'	31.42'	62.18'	S75°17'17"E	03°11'00"
C28	215.00'	11.95'	5.97'	11.94'	S85°22'55"E	07°17'24"
C29	25.00'	31.32'	18.09'	29.32'	N80°18'53"E	71°47'24"
C30	50.00'	50.00'	27.32'	47.94'	N73°04'04"E	57°17'45"
C31	50.00'	41.15'	21.82'	40.00'	S54°42'25"E	47°09'23"
C32	50.00'	58.24'	32.83'	55.00'	S02°14'20"W	65°44'02"
C33	50.00'	7.69'	3.85'	7.68'	S40°00'46"W	09°48'46"
C34	25.00'	27.09'	15.05'	25.79'	N13°22'23"E	62°05'35"
C35	215.00'	59.68'	30.03'	59.49'	N19°25'06"W	15°54'15"
C36	215.00'	60.31'	30.35'	60.11'	N03°25'50"W	16°04'16"
C37	325.00'	14.27'	7.14'	14.27'	N04°39'54"E	02°30'57"
C38	325.00'	11.73'	5.87'	11.73'	N02°22'24"E	02°04'04"
C39	325.00'	44.59'	22.33'	44.56'	N02°55'28"W	07°51'40"
C57	375.00'	23.19'	11.60'	23.19'	N04°45'00"W	03°32'36"
C58	375.00'	28.26'	14.14'	28.25'	N00°49'10"W	04°19'04"
C59	375.00'	30.00'	15.01'	29.99'	S03°37'53"W	04°35'01"
C60	165.00'	21.00'	10.51'	20.98'	N02°16'40"E	07°17'26"
C61	165.00'	113.96'	59.30'	111.62'	N21°08'13"W	39°32'21"
C62	165.00'	119.45'	62.48'	116.26'	N61°58'44"W	41°28'40"
C63	165.00'	23.39'	11.71'	23.37'	S86°26'42"E	08°07'16"
C64	375.00'	6.65'	3.33'	6.65'	S89°59'50"E	01°00'59"
C65	375.00'	41.89'	20.96'	41.86'	S86°17'21"E	06°23'59"
C66	25.00'	18.38'	10.21'	18.90'	S88°16'56"W	44°24'55"
C70	45.00'	4.66'	2.33'	4.66'	N49°02'35"E	05°56'12"
C71	45.00'	43.70'	23.74'	42.00'	N79°49'46"E	53°38'11"
C72	45.00'	30.59'	15.91'	30.00'	S52°52'52"E	38°56'33"
C73	45.00'	34.87'	18.36'	34.00'	S11°12'50"E	44°23'32"
C74	45.00'	39.23'	20.96'	38.00'	N35°57'26"E	49°57'00"
C75	45.00'	38.23'	20.96'	38.00'	N85°54'26"E	49°57'00"
C76	45.00'	18.97'	9.57'	18.73'	S57°06'53"E	24°01'23"
C77	25.00'	19.38'	10.21'	18.90'	S87°18'08"E	44°24'55"
C134	325.00'	6.16'	3.08'	6.16'	S89°57'45"E	01°05'11"
C135	215.00'	4.95'	2.47'	4.95'	N05°15'51"E	01°19'05"
C136	25.00'	4.23'	2.12'	4.23'	N22°31'19"W	09°41'49"

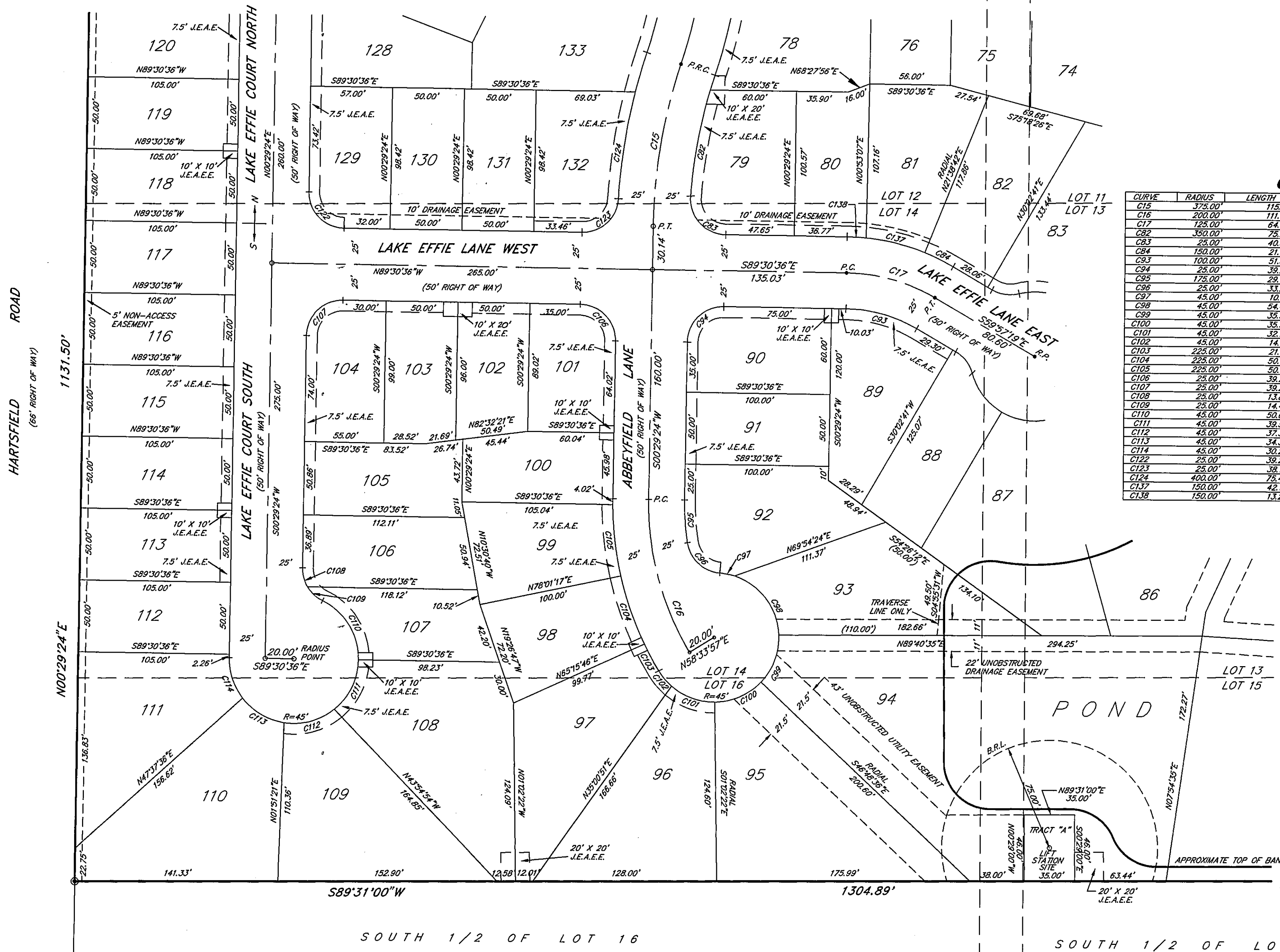
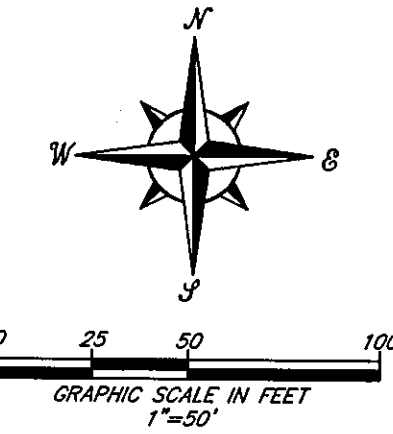
A PORTION OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 27 EAST

KATHERINE ABBEY MANOR

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PLAT BOOK 49 PAGE 630

SHEET 5 OF 6 SHEETS.

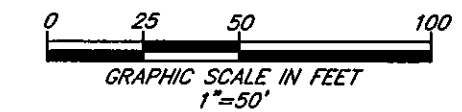


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	375.00'	115.01'	57.96'	114.55'	S08°16'34\"W	173°4'20\"
C16	200.00'	111.44'	57.21'	110.00'	S15°28'19\"E	31°55'27\"
C17	125.00'	64.48'	32.97'	63.77'	S74°43'58\"E	29°33'17\"
C82	350.00'	75.25'	37.77'	75.11'	N10°09'11\"E	12°19'08\"
C83	25.00'	40.80'	26.58'	36.42'	N42°45'30\"W	93°30'12\"
C84	150.00'	21.99'	11.02'	21.97'	S64°09'19\"E	08°23'59\"
C85	100.00'	51.56'	26.38'	51.01'	S74°43'58\"E	29°33'17\"
C94	25.00'	39.27'	25.00'	35.36'	N45°29'24\"E	90°00'00\"
C95	175.00'	29.73'	14.90'	29.69'	S04°22'35\"E	08°43'57\"
C96	25.00'	33.26'	19.61'	30.86'	N47°21'20\"W	76°13'33\"
C97	45.00'	10.61'	5.33'	10.59'	S78°42'45\"E	13°30'42\"
C98	45.00'	54.49'	31.15'	51.22'	S37°16'08\"E	69°22'33\"
C99	45.00'	35.95'	19.00'	35.00'	S20°18'16\"W	45°46'15\"
C100	45.00'	35.95'	19.00'	35.00'	N65°04'51\"E	45°46'15\"
C101	45.00'	32.72'	17.12'	32.00'	S70°12'43\"E	41°39'18\"
C102	45.00'	14.10'	7.11'	14.04'	S40°24'33\"E	17°57'01\"
C103	225.00'	21.14'	10.58'	21.13'	S28°44'32\"E	05°23'02\"
C104	225.00'	50.10'	25.16'	50.00'	S19°40'16\"E	12°45'31\"
C105	225.00'	50.10'	25.16'	50.00'	S06°34'44\"E	12°45'31\"
C106	25.00'	39.27'	25.00'	35.36'	S44°30'36\"E	90°00'00\"
C107	25.00'	39.27'	25.00'	35.36'	N45°29'24\"E	90°00'00\"
C108	25.00'	13.80'	7.08'	13.62'	N15°19'14\"W	31°37'17\"
C109	25.00'	14.40'	7.41'	14.20'	S47°37'56\"E	33°00'06\"
C110	45.00'	50.62'	28.36'	47.99'	N31°54'34\"W	64°26'51\"
C111	45.00'	39.52'	21.14'	36.27'	S25°28'34\"W	50°19'25\"
C112	45.00'	37.38'	19.65'	36.32'	S74°29'09\"W	47°35'44\"
C113	45.00'	34.34'	18.06'	33.52'	N59°54'09\"W	43°44'41\"
C114	45.00'	30.26'	15.73'	29.69'	N16°46'28\"W	38°31'43\"
C122	25.00'	39.27'	25.00'	35.36'	N44°30'36\"W	90°00'00\"
C123	25.00'	38.10'	23.86'	34.52'	N46°49'45\"E	87°19'18\"
C124	400.00'	76.45'	37.84'	75.34'	N08°34'20\"E	10°48'27\"
C137	150.00'	42.14'	21.21'	42.00'	S76°24'10\"E	16°05'44\"
C138	150.00'	13.25'	6.63'	13.24'	S06°56'49\"E	05°03'33\"

PLAT BOOK 49 PAGE 63E

LOTS 9, 11, 13, A PORTION OF LOTS 10, 12 AND 14, THE NORTH 1/2 OF LOT 15, A PORTION OF THE NORTH 1/2 OF LOT 16 TOGETHER WITH A PORTION OF A 30 FOOT ROADWAY CLOSED BY THE CITY OF JACKSONVILLE ORDINANCE 83-1162-602, DATED DECEMBER 2, 1983, ALL AS SHOWN ON THE PLAT OF CUZNER REPLAT AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	350.0'	39.97'	20.01'	39.95'	S0374.59°E	06.32.38"
C13	100.0'	156.20'	99.12'	140.80'	S44.46°10'W	89.29.40"
C17	125.0'	64.48'	32.92'	63.77'	S74.83.58°E	29.33.17"
C40	375.0'	42.83'	21.44'	42.81'	S0334.59°E	08.32.38"
C41	125.0'	15.49'	7.75'	15.47'	S0334.16°E	07.05.51"
C42	125.0'	21.05'	10.52'	21.04'	S16.44°37'W	19.24.27"
C43	125.0'	45.25'	22.87'	45.00'	N0245.37°E	20.44.22"
C44	125.0'	45.25'	22.87'	45.00'	N57.21°10'W	20.44.22"
C45	125.0'	45.25'	22.87'	45.00'	N78.05°22'E	20.44.22"
C46	125.0'	2.31'	1.15'	2.31'	N88.59.17°E	01.03.27"
C47	45.0'	1.81'	0.91'	1.81'	S89.19.44°E	02.18.33"
C48	45.0'	35.95'	19.00'	35.00'	N65.71.20°W	45.46.15"
C49	45.0'	18.95'	9.50'	18.95'	N10.35°10'W	45.46.15"
C50	45.0'	41.45'	22.33'	40.00'	N29.45.18°E	52.46.32"
C51	45.0'	47.53'	26.25'	45.35'	N86.23.56°E	60.30.42"
C52	45.0'	28.08'	15.07'	28.57'	S44.50.03°E	37.01.21"
C53	25.0'	31.57'	18.28'	29.51'	N62.28.50°W	72.20.55"
C54	75.0'	106.43'	64.40'	97.22'	N40.40.31°E	81.18.23"
C55	325.0'	13.08'	12.03'	24.05'	N02.05.34°E	04.14.28"
C56	325.0'	13.08'	6.53'	12.05'	N05.22.10°E	04.14.28"
C58	150.0'	21.99'	11.02'	21.97'	S64.19°19'E	08.23.50"
C58	25.0'	19.38'	10.21'	18.80'	N82.03.47°W	44.24.55"
C58	45.0'	32.53'	17.01'	31.33'	S83.39.43°E	41.25.02"
C59	45.0'	35.95'	19.00'	35.00'	S40.04.04°E	45.46.15"
C59	45.0'	35.95'	19.00'	35.00'	N05.42.10°E	45.46.15"
C59	45.0'	35.95'	19.00'	35.00'	N51.28°25'E	45.46.15"
C60	45.0'	35.95'	19.00'	35.00'	S86.04.15°E	45.46.15"
C61	45.0'	34.82'	18.33'	33.95'	S37.42.18°E	44.19.49"
C92	25.0'	19.38'	10.21'	18.80'	S37.44.51°E	44.24.55"

S 00°01'20" W

PREPARED BY:
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