

KERNAN FOREST ANNEX

BEING A PORTION OF GOVERNMENT LOTS 2 AND 7, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF ALL OF LOTS 92, 93, AND 94, TOGETHER WITH PORTIONS OF LOT 91 AND TRACT "D" (WETLANDS), TOGETHER WITH A PORTION OF KERNAN FOREST BOULEVARD, ALL AS SHOWN ON THE PLAT OF KERNAN FOREST, AS RECORDED IN PLAT BOOK 56, PAGES 12, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K AND 12L OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **57** PAGE **61**

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Government Lots 2 and 7, Section 10, Township 2 South, Range 28 East, Duval County, Florida, together with all of Lots 92, 93 and 94, together with portions of Lot 91 and Tract "D" (Wetlands), together with a portion of Kernan Forest Boulevard, all as shown on the plat of Kernan Forest, as recorded in Plat Book 56, Pages 12, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K and 12L, of the Current Public Records of said County, and all being more particularly described as follows: BEGINNING at the Southwest corner of said Lot 92; thence North 00°16'10" East, along the West line of said Lot 92, a distance of 134.79 feet; thence Westerly around and along the arc of a curve concave Southerly and having a radius of 200.00 feet, a distance of 21.17 feet, said arc being subtended by a chord bearing and distance of North 86°41'54" West, 21.16 feet, to a point situate on the Southerly line of Kernan Forest Boulevard (a 50 foot right of way as shown on said plat of Kernan Forest); thence North 00°16'10" East, 50.00 feet to a point situate on the Northerly right of way line of said Kernan Forest Boulevard; thence South 89°43'50" East, along said Northerly right of way line, 11.71 feet to the point of curvature of a curve concave Northwesterly and having a radius of 25.00 feet; thence Northeasterly around and along the arc of said curve and continuing along said Northerly right of way line, 28.20 feet, said arc being subtended by a chord bearing and distance of North 57°57'28" East, 26.73 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 45.00 feet; thence Northeasterly around and along the arc of said curve, continuing along said Northerly right of way line of Kernan Forest Boulevard, said right of way line being a cul-de-sac, a distance of 56.66 feet, said arc being subtended by a chord bearing and distance of North 61°42'54" East, 52.99 feet, to the Southeast corner of Tract "F" of said plat of Kernan Forest, and a Southwest corner of said Lot 94, and a point hereinafter referred to as Reference Point "A"; returning to the Point of Beginning run thence South 89°43'50" East, along the South line of said Lot 92 and the South line of said Lot 93 and along the Northerly boundary of Mt. Pleasant Creek Unit Three-B, as recorded in Plat Book 47, Pages 27 and 27A of said Current Public Records and an Easterly prolongation thereof, 245.05 feet; thence South 32°56'03" East, along the Northwesterly prolongation of the Northeasterly boundary of Mt. Pleasant Creek Unit Three-A, as recorded in Plat Book 47, Pages 14 and 14A of said Current Public Records and along said Northeasterly boundary, 771.43 feet to the most Easterly corner of Tract "A", said last mentioned plat and a point situate on the Northwesterly boundary of Ashley Woods Unit Three, as recorded in Plat Book 52, Pages 91, 91A, 91B and 91C of said Current Public Records; thence North 51°21'13" East, along said last mentioned line and along the Northwesterly boundary of Ashley Woods Unit Four, as recorded in Plat Book 54, Pages 5, 5A, 5B, 5C and 5D of said Current Public Records, 540 feet, more or less, to the centerline of Tiger Pond Creek; thence Northwesterly along said centerline and following the meanderings thereof, the same being the Southwesterly boundary of Tiffany Pines, as recorded in Plat Book 41, Pages 18, 18A and 18B of said Current Public Records, 1875 feet, more or less, to a point which lies North 00°16'10" East, 120 feet, more or less, from the aforementioned Reference Point "A"; thence South 00°16'10" West, along the Northerly prolongation of the East line of said Tract "F" and the West line of said Lot 94 and along said East line of Tract "F" and the West line of Lot 94, a distance of 120 feet, more or less, to said Reference Point "A" and to close.

Containing 10.2 acres, more or less.

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.

By: J. Hall
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 12-28-2004

CLERK'S CERTIFICATE 2004 379 034

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 57, Pages 61, 61A, 61B, etc. of the current Public Records of Duval County, Florida, this 30th day of December, A.D., 2004.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Susan Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 16th day of Dec, 2004.

By: Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

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 the 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 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 30th day of November, A.D., 2004.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189

ADOPTION AND DEDICATION

This is to certify that Kernan Forest, L.L.C., a Limited Liability Company, and Kernan Forest Homeowners Association, a not for profit organization, owners of the lands described in the Caption hereon known as Kernan Forest Annex, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adapted as a true and correct plat of those lands. Tract "F2" (Lift Station) and all easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All lanes, courts, trails, streets, unobstructed drainage easements, drainage easements, access and maintenance easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "95A" as shown hereon shall remain privately owned and the sole and exclusive property of Kernan Forest, L.L.C., a Limited Liability Company, its successors and assigns. Tract "A" (Wetlands) is hereby irrevocably dedicated to Kernan Forest Homeowners Association, its successors and assigns. The drainage easements through and over the lakes/stormwater management facilities 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:

- 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 or come upon all trails, courts, lanes, streets, drives and roads, hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lanes, streets, drives and roads, from adjacent land or from any other source of Public Waters into or through said lakes and treatments systems, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, 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;
- The lakes/stormwater management facilities shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners;
- 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 and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof.
- 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Kernan Forest. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) 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 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 whereof Kernan Forest, L.L.C., a Limited Liability Company, and Kernan Forest Homeowners Association, a not for profit organization, have caused these presents to be executed by its Managing Member, this 16th day of December, A.D., 2004.

KERNAN FOREST, L.L.C.
A Florida Limited Liability Company

Witness: Sandra Spencer
Print Name: Sandra Spencer
Witness: Herbert Boyett
Print Name: HERBERT BOYETT

By: James Ricky Wood
James Ricky Wood, President of
The Wood Development Company of
Jacksonville, Managing Member of
Kernan Forest, L.L.C., a Florida limited
liability company

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of December, A.D., 2004 by James Ricky Wood, President of The Wood Development Company of Jacksonville, Managing Member of Kernan Forest, L.L.C., a Florida Limited Liability Company, on behalf of the company, who is personally known to me and has taken an oath.

By: Sandra Spencer
Notary Public, State of Florida
Type of print name: Sandra Spencer
My Commission Expires:
My Commission Number:



KERNAN FOREST HOMEOWNERS ASSOCIATION
A Not For Profit Organization

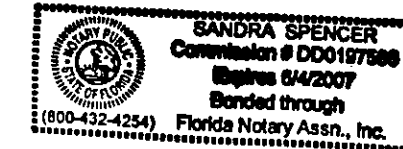
Witness: Sandra Spencer
Print Name: Sandra Spencer
Witness: Herbert Boyett
Print Name: HERBERT BOYETT

By: Susan D. Wood
Susan D. Wood, President of
Kernan Forest Homeowners Association,
a not for profit organization

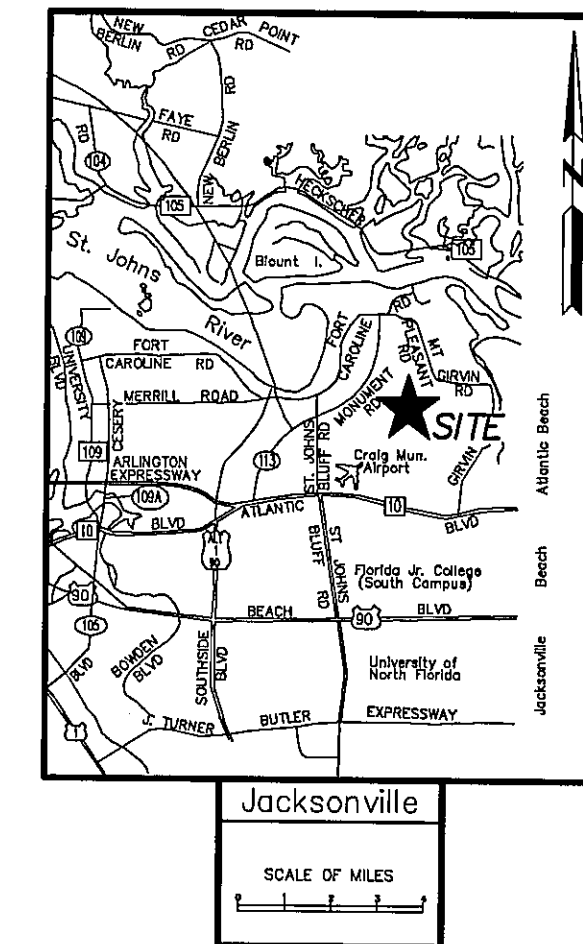
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of December, A.D., 2004 by Susan D. Wood, President of Kernan Forest Homeowners Association, a not for profit organization, on behalf of the association, who is personally known to me and has taken an oath.

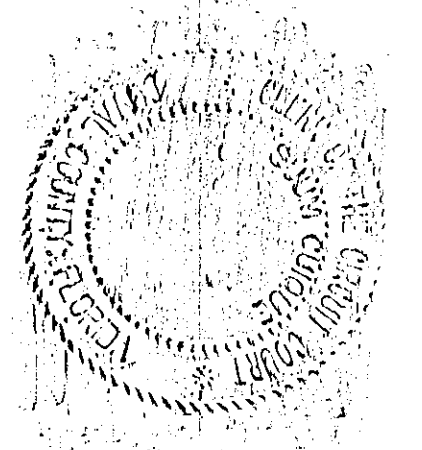
By: Sandra Spencer
Notary Public, State of Florida
Type of print name: Sandra Spencer
My Commission Expires:
My Commission Number:



VICINITY MAP



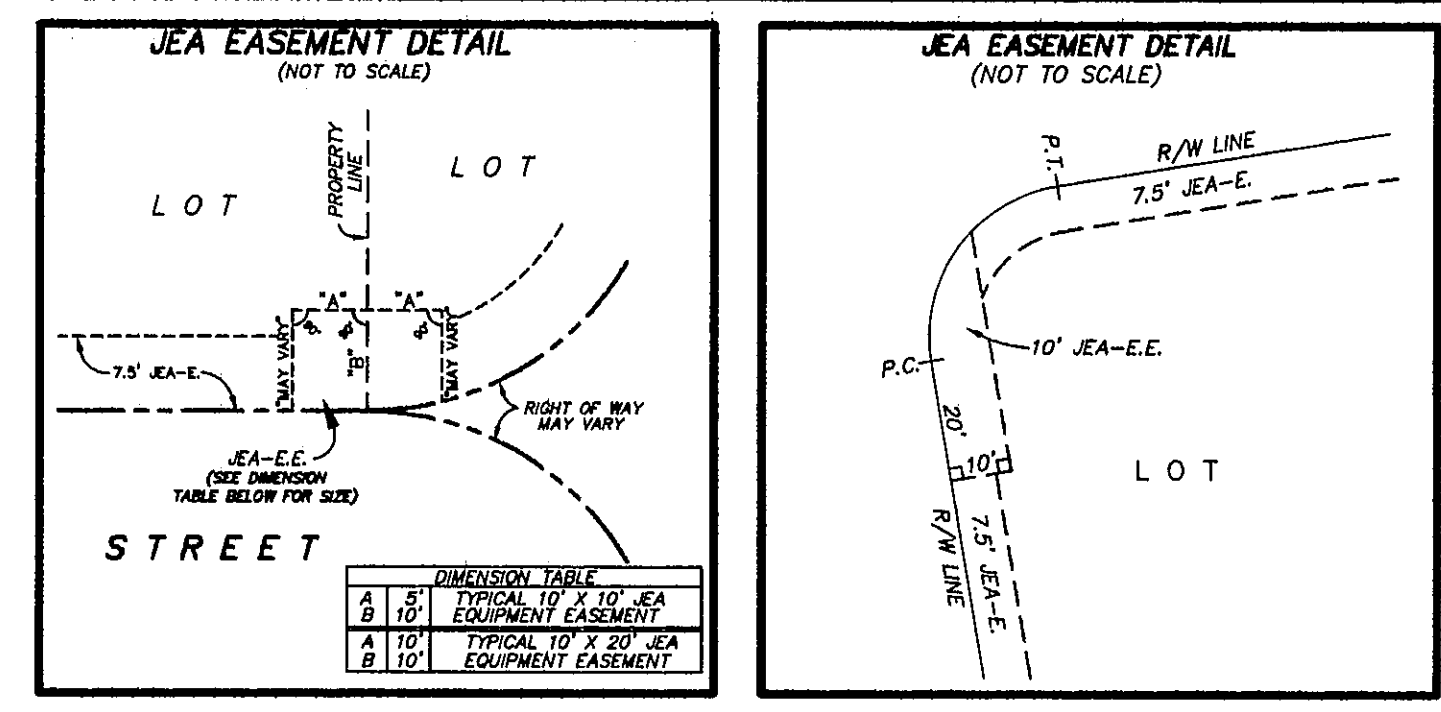
Approved 12/16/04
Date
By: John P. Higgins
City Engineer
for Director of Public Works
Approved 12/23/04
Date
By: J. Hall
for General Counsel



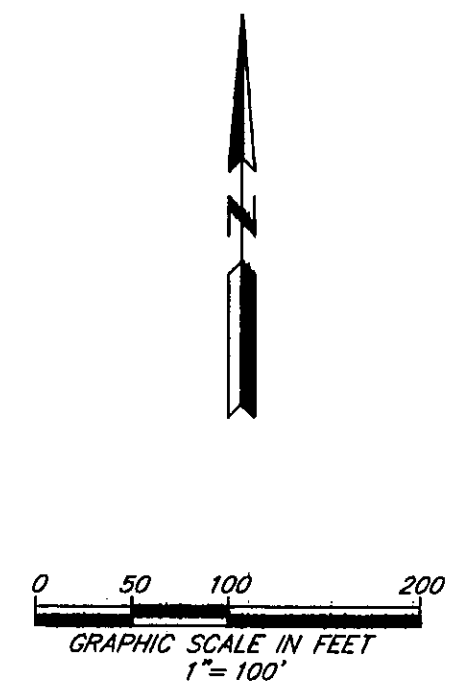
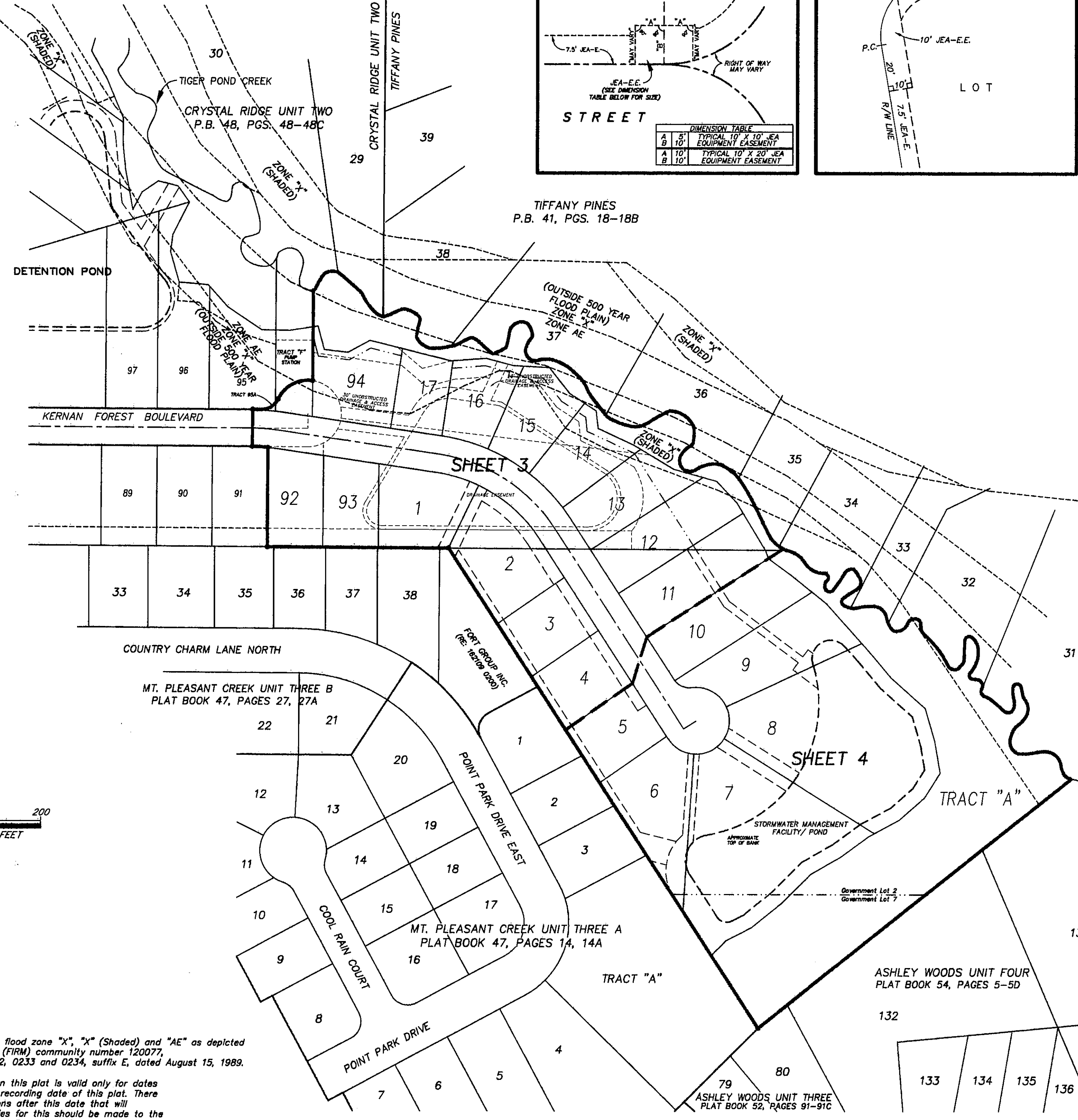
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PSD NO. 2004-005
CITY DEVELOPMENT NO. 2393.9

KERNAN FOREST ANNEX

BEING A PORTION OF GOVERNMENT LOTS 2 AND 7, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF ALL OF LOTS 92, 93, AND 94, TOGETHER WITH PORTIONS OF LOT 91 AND TRACT "D" (WETLANDS), TOGETHER WITH A PORTION OF KERNAN FOREST BOULEVARD, ALL AS SHOWN ON THE PLAT OF KERNAN FOREST, AS RECORDED IN PLAT BOOK 56, PAGES 12, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K AND 12L OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- NOTES:**
- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
 - 2) ● DENOTES PERMANENT CONTROL POINT
 - 3) BEARINGS BASED ON THE STATE PLANE GRID EAST ZONE.
 - 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - 5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
"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 EASEMENT BY JEA."
"JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT 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 REPLACEMENT OF SUCH ITEMS."
 - 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - 7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - 8) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
 - 9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
 - 10) All lot lines that intersect curves are non-radial, unless otherwise noted.
 - 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.



FLOOD ZONE NOTE
The lands shown hereon lie within flood zone "X", "X" (Shaded) and "AE" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel numbers 120077 0231, 0232, 0233 and 0234, suffix E, dated August 15, 1989.
The FIRM information delineated on this plat is 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.

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square Feet
CL	Centerline
C1	Denotes Tabulated Curve Data
L1	Denotes Tabulated Line Data
ESMT.	Denotes Easement
+	Denotes Street Name Change Point
— — — — —	Denotes Match Line of Sheets (Typ.)
CA	Central Angle

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CITY DEVELOPMENT NO. 2393.5

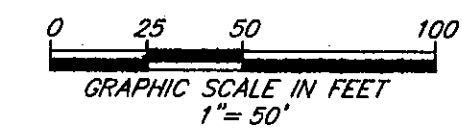
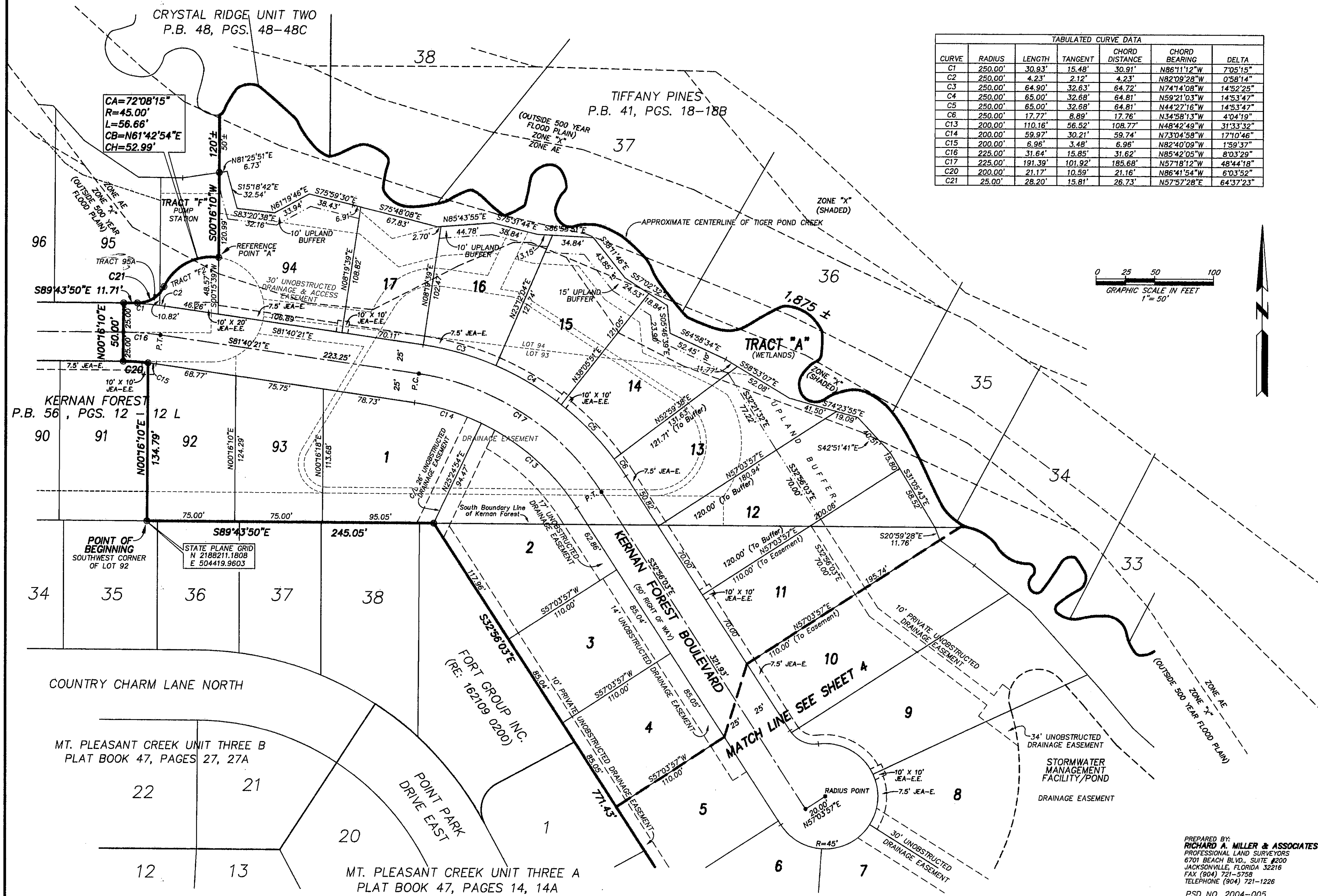
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PLAT BOOK **57** PAGE **61B**

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	250.00'	30.93'	15.48'	30.91'	N86°11'12"W	7°05'15"
C2	250.00'	4.23'	2.12'	4.23'	N82°09'28"W	0°58'14"
C3	250.00'	64.90'	32.63'	64.72'	N74°14'08"W	14°52'25"
C4	250.00'	65.00'	32.68'	64.81'	N59°21'03"W	14°53'47"
C5	250.00'	65.00'	32.68'	64.81'	N44°27'16"W	14°53'47"
C6	250.00'	17.77'	8.89'	17.76'	N34°58'13"W	4°04'19"
C13	200.00'	110.16'	56.52'	108.77'	N48°42'49"W	31°33'32"
C14	200.00'	59.97'	30.21'	59.74'	N73°04'58"W	17°10'46"
C15	200.00'	6.96'	3.48'	6.96'	N82°40'09"W	1°59'37"
C16	225.00'	31.64'	15.85'	31.62'	N85°42'05"W	8°03'29"
C17	225.00'	191.39'	101.92'	185.68'	N57°18'12"W	48°44'18"
C20	200.00'	21.17'	10.59'	21.16'	N86°41'54"W	6°03'52"
C21	25.00'	28.20'	15.81'	26.73'	N57°57'28"E	64°37'23"



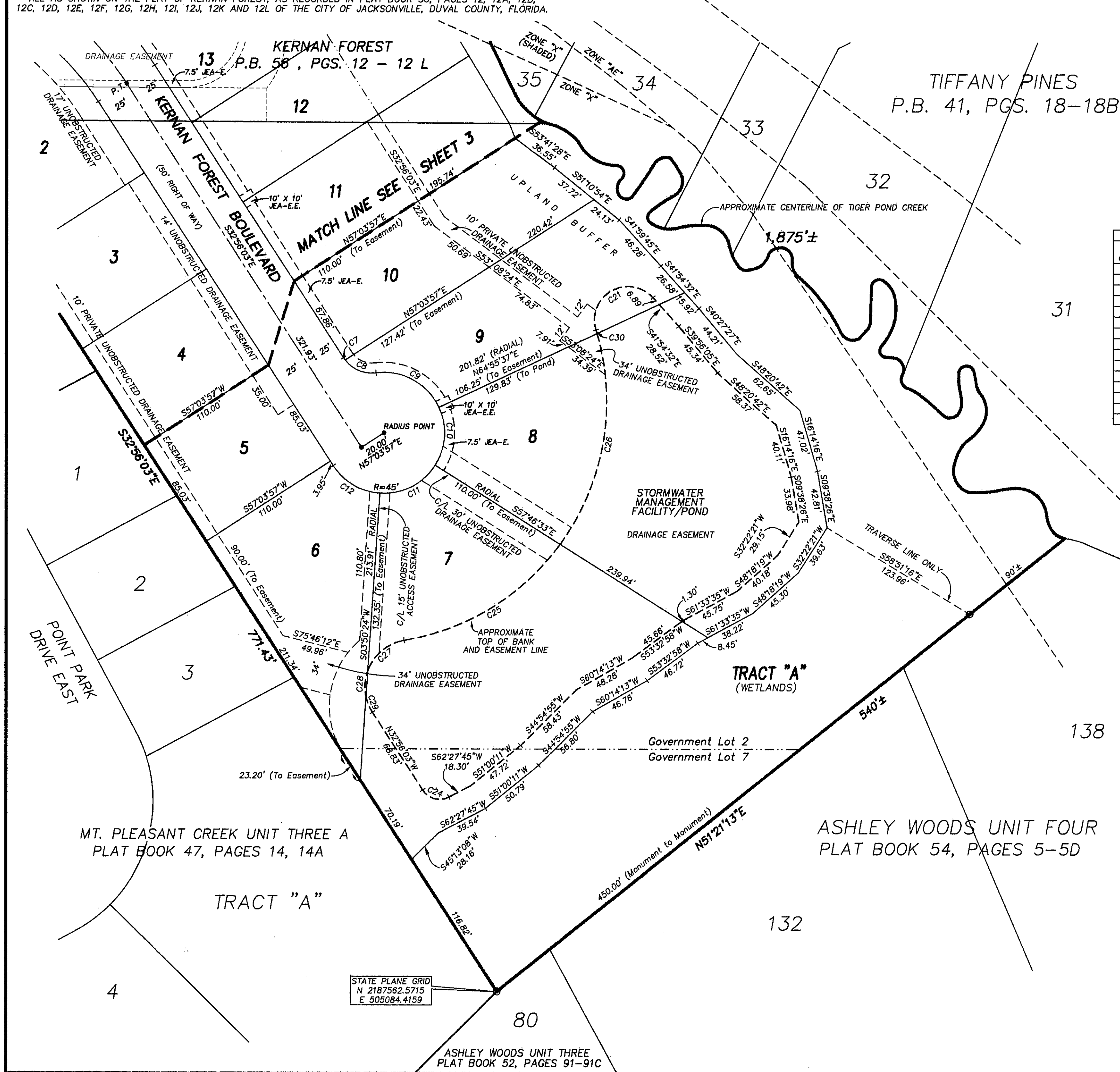
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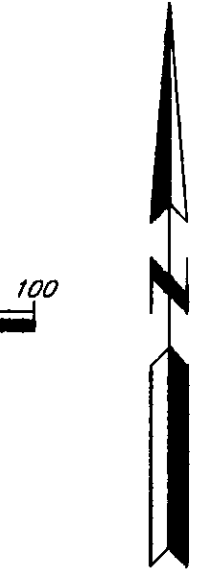
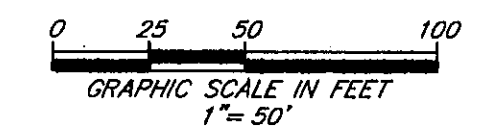
PLAT BOOK 57 PAGE 61C

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C7	25.00'	2.14'	1.07'	2.14'	S35°23'05"E	4°54'04"
C8	25.00'	26.06'	14.35'	24.89'	S67°41'47"E	59°43'19"
C9	45.00'	56.93'	32.99'	53.21'	N61°18'54"W	72°29'04"
C10	45.00'	45.00'	24.58'	43.15'	N03°34'32"E	57°17'50"
C11	45.00'	48.39'	26.83'	46.09'	N63°01'55"E	61°36'57"
C12	45.00'	41.80'	22.55'	40.32'	S59°32'50"E	53°13'33"
C21	25.00'	67.77'	114.28'	48.84'	S60°25'52"W	155°19'11"
C24	15.00'	22.15'	13.65'	20.19'	S75°14'09"E	84°36'12"
C25	180.19'	139.71'	73.58'	136.24'	N58°15'53"E	44°25'32"
C26	180.19'	167.56'	90.39'	161.59'	N09°24'42"E	53°16'50"
C27	35.00'	37.04'	20.47'	35.33'	S50°09'41"W	60°37'55"
C28	35.00'	19.55'	10.04'	19.30'	S03°50'24"W	32°00'41"
C29	35.00'	12.69'	6.41'	12.62'	S22°33'00"E	20°46'06"
C30	180.19'	2.79'	1.40'	2.79'	N16°47'04"W	0°53'18"
C31	65.00'	93.17'	56.63'	85.40'	S08°07'51"W	82°07'47"



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