

LAUREL OAKS AT BAYMEADOWS

A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK 43 PAGE 77

SHEET 1 OF 5 SHEETS

TAXES VERIFIED R.B.F.

CAPTION

A portion of Section 14, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of said Section 14; thence North 89°47'34" West, along the line dividing said Section 14 and Section 23, a distance of 475.72 feet to an intersection with a curve leading Northeastly; thence along and around the arc of a curve concave Northwestly and having a radius of 337.59 feet, an arc distance of 109.17 feet, said arc being subtended by a chord bearing and distance of North 25°17'13" East, 108.70 feet to a point on said curve; thence North 89°47'34" West, 62.20 feet to an intersection with the arc of curve leading Southwestly; thence along and around the arc of a curve concave Northwestly and having a radius of 277.59 feet, an arc distance of 114.86 feet, said arc being subtended by a chord bearing and distance of South 28°56'37" West, 114.04 feet to the Southerly line of said Section 14; thence North 89°47'34" West, along last said line, a distance of 941.46 feet; thence North 44°46'10" West, 353.52 feet to the Westerly line of said Section 14; thence North 07°12'23" East, along last said line, a distance of 427.78 feet; thence South 89°48'00" East, a distance of 1381.94 feet to an intersection with the arc of a curve leading Southeastly, said curve being in the Southwestly right of way line of Southbrook Drive (as described and recorded in Official Records Volume 6163, Pages 2390 through 2405 of the Current Public Records of said County, said right of way being a private right of way); thence Southeastly along and around said Southwestly right of way line and along and around the arc of a curve concave Northeastly and having a radius of 100.00 feet, an arc distance of 66.01 feet, said arc being subtended by a chord bearing and distance of South 18°43'01" East, 64.82 feet to the point of tangency of said curve; thence South 37°37'30" East, continuing along said Northwestly right of way line, a distance of 460.30 feet to the Easterly line of said Section 14, said line being the Westerly right of way line of said Southbrook Drive; thence South 00°43'03" East, along last said line, 250.03 feet to the POINT OF BEGINNING.

Containing 24.205 acres more or less.

APPROVED FOR RECORD:

This is to certify that the hereon plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 87-1323-717 of said City, adopted by its council and approved by its Mayor this 17th day of November, A.D., 1987.

James R. Hagan Mayor of the City of Jacksonville
Charles M. Kidd Secretary to the City Council of the City of Jacksonville

CLERKS CERTIFICATE:

87-140170

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 43 Pages 77, 77A, 77B, 77C, 77D of the Public Records of Duval County, Florida, this 17th day of Nov, 1987.

S. Morgan Slaughter Clerk of the Circuit Court
Big Robert C. Forbes Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that F & S Partnership has deposited with the City of Jacksonville sufficient collateral, in compliance with section 654.109 of the Municipal code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, (including sidewalks), as guarantee that all respecifications approved by the City of Jacksonville.

Signed this 23rd day of Nov, 1987

Roger M. O'Steen Director of Public Works
Baymeadows Properties, Ltd.
Stokes-O'Steen Communities, Inc. Managing Partner
Roger M. O'Steen, President

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and 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 requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed according to the laws of the State of Florida. Signed this 14th day of OCTOBER, A.D., 1987.

Gregory B. Clary
Gregory B. Clary, Florida
Registered Surveyor No. 43377

ADOPTION AND DEDICATION:

This is to certify that Baymeadows Properties, Ltd., a Florida limited partnership, under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed and subdivided, that Sun Bank of Northeast Florida, N.A., a national banking association, is the holder of record of mortgages on said lands, and that this plat known as Laurel Oaks at Baymeadows made in accordance with said survey is hereby adopted as the true and correct plat of said lands. No part of said lands is dedicated to the City of Jacksonville, Duval County, Florida, nor to the public. All the property designated on this plat, its streets, right-of-ways, tracts and easements, is and shall remain privately owned and the sole and exclusive property of Baymeadows Properties, Ltd., its successors and assigns. Baymeadows Properties, Ltd. does hereby grant to present and future owners of the lots shown on this plat and their guest, invitees, and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States mail carriers, representative of utilities authorized by Baymeadows Properties, Ltd. or its successors and assigns to serve the land shown on this plat, holders of mortgage liens on such lands, and such other persons as Baymeadows Properties, Ltd. or its successors and assigns may, from time to time, designate, the non-exclusive and perpetual right of ingress and egress over and across all right-of-ways and easements. Regardless of the preceding provisions, Baymeadows Properties, Ltd. reserves and retains the unrestricted and absolute right to deny ingress to any person who, in the opinion of Baymeadows Properties, Ltd. may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

Baymeadows Properties, Ltd. or its successors 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 politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as right-of-ways and easements.

IN WITNESS WHEREOF, the above named partnership and corporation have caused these presents to be executed by the appropriate officers by and with the full authority of said partnership and corporation.

BAYMEADOWS PROPERTIES, LTD.
STOKES-O'STEEN COMMUNITIES, INC.
MANAGING PARTNER

Witness: William C. Smith
Witness: Robert M. O'Steen
Roger M. O'Steen, President

SUN BANK OF NORTHEAST FLORIDA, N.A.

Witness: William C. Smith
Witness: Robert W. Alexander
Robert W. Alexander, Vice President

Witness: Mary Ann Callaway

STATE OF FLORIDA)
 SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 23rd day of November, A.D., 1987 by Roger M. O'Steen, the president of Baymeadows Properties, Ltd. and Stokes-O'Steen Communities, Inc., on behalf of the Corporation and the Partnership.

Deborah E. Coates
Notary Public At Large

Notary Public, State of Florida
My Commission Expires March 17, 1991
Bonded Three Thousand Dollars - Insurance, Inc.
My Commission Expires March 17, 1991

STATE OF FLORIDA)
 SS
COUNTY OF DUVAL)

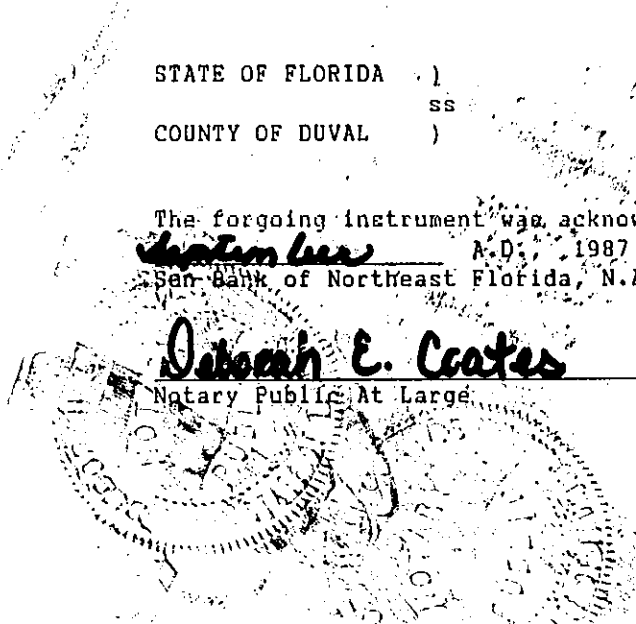
The foregoing instrument was acknowledged before me this 14th day of October, A.D., 1987 by Robert W. Alexander, the vice president of Sun Bank of Northeast Florida, N.A., on behalf of the Corporation.

Deborah E. Coates
Notary Public At Large

Notary Public, State of Florida
My Commission Expires March 17, 1991
Bonded Three Thousand Dollars - Insurance, Inc.
My Commission Expires

-PREPARED BY-
CLARY MILLER & ASSOCIATES, INC.
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
PH. (904) 260-2703

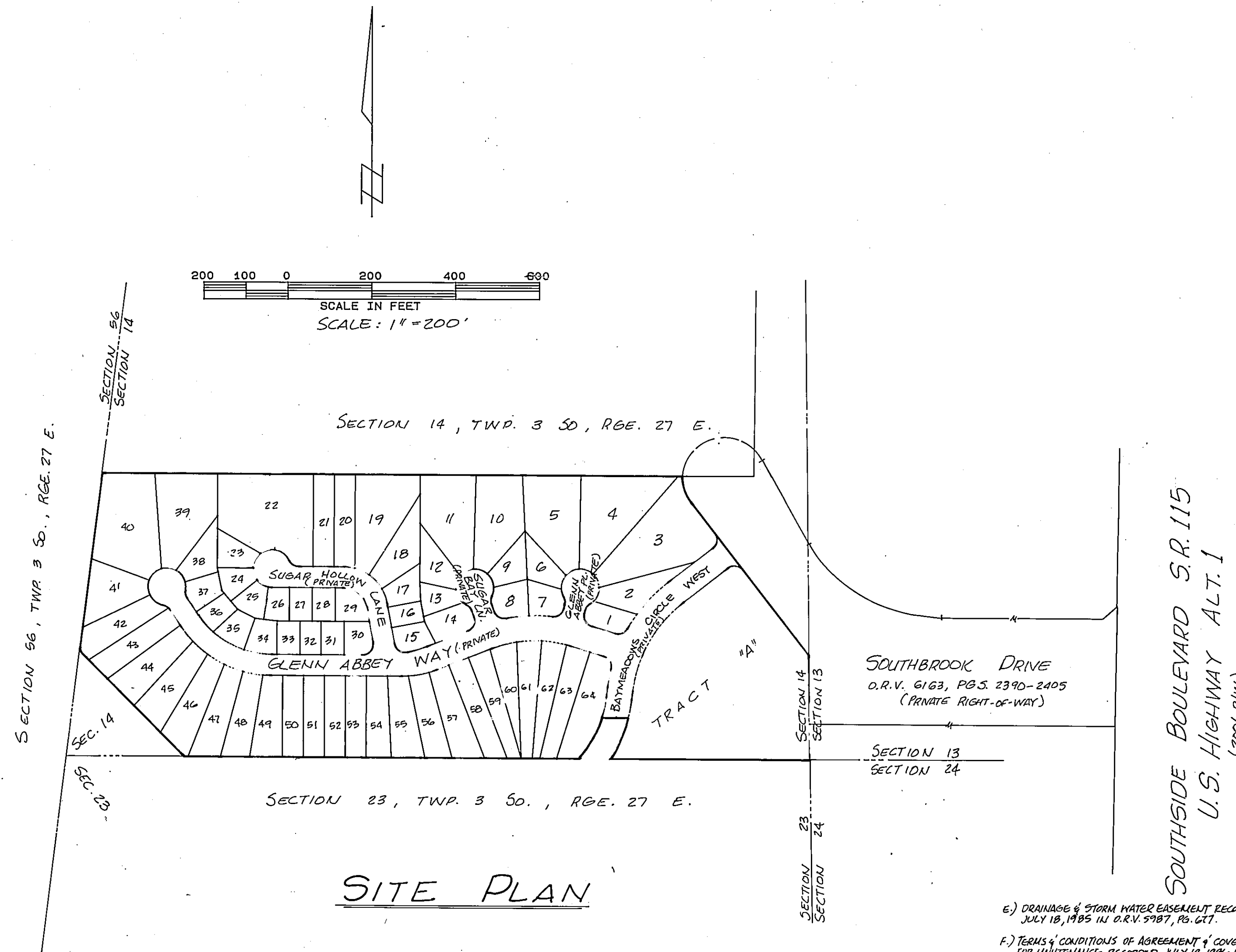
APPROVED
DATE: 10/22/87
BY: Morgan Slaughter
CITY ENGINEER
William C. Smith
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Robert M. O'Steen
ASSISTANT COUNSEL



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AREA TABLE			
LOT	SQUARE FEET	LOT	SQUARE FEET
Lot 1	6296	Lot 33	4360
Lot 2	10900	Lot 34	5392
Lot 3	35817	Lot 35	5361
Lot 4	30538	Lot 36	4593
Lot 5	26090	Lot 37	5421
Lot 6	6718	Lot 38	7849
Lot 7	6232	Lot 39	26049
Lot 8	6780	Lot 40	34026
Lot 9	6762	Lot 41	14568
Lot 10	22809	Lot 42	13558
Lot 11	24816	Lot 43	11865
Lot 12	8179	Lot 44	15244
Lot 13	5197	Lot 45	14487
Lot 14	7317	Lot 46	15249
Lot 15	5435	Lot 47	6414
Lot 16	4321	Lot 48	10732
Lot 17	5910	Lot 49	9925
Lot 18	12385	Lot 50	9137
Lot 19	24953	Lot 51	9737
Lot 20	11029	Lot 52	9737
Lot 21	11000	Lot 53	9737
Lot 22	4132 5	Lot 54	10712
Lot 23	604 5	Lot 55	12647
Lot 24	5102	Lot 56	11571
Lot 25	5102	Lot 57	13815
Lot 26	4389	Lot 58	12343
Lot 27	4400	Lot 59	11375
Lot 28	4400	Lot 60	9047
Lot 29	6438	Lot 61	12200
Lot 30	5157	Lot 62	10896
Lot 31	4360	Lot 63	13174
Lot 32	4080	Lot 64	16871
TRACT "A"	162,368		



SITE PLAN

SOUTHSIDE BOULEVARD S.R. 115
U.S. HIGHWAY ALT. 1
(200' R/W)

GENERAL NOTES

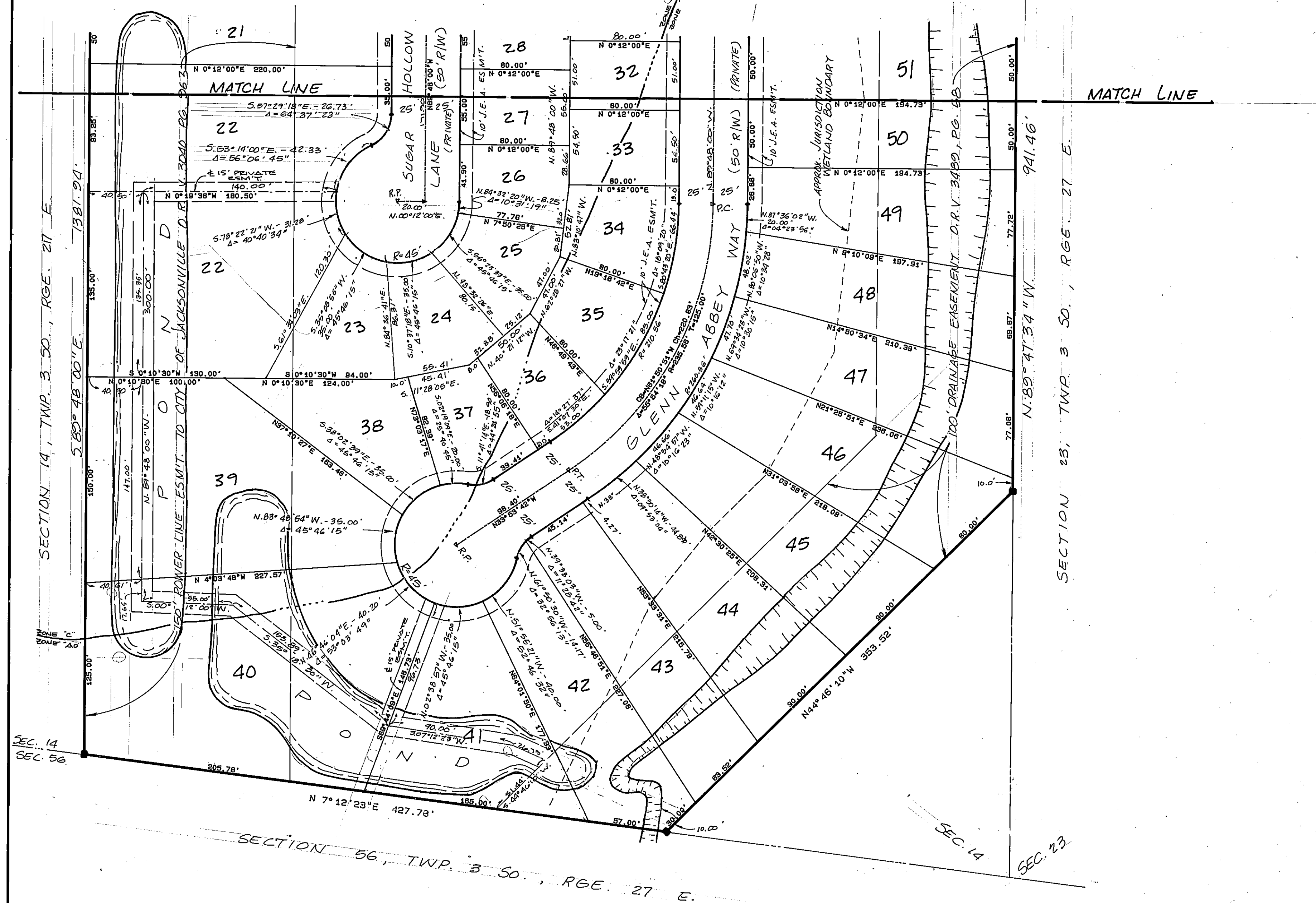
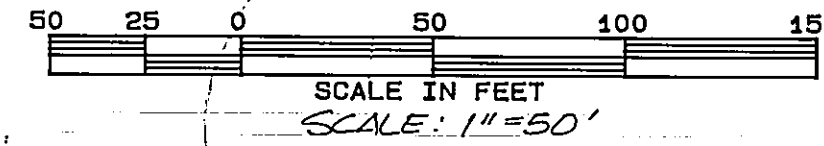
- 1) ■ - DENOTES PERMANENT REFERENCE MONUMENTS.
- 2) △ - DENOTES PERMANENT CONTROL POINTS.
- 3) (R) - DENOTES RADIAL LINE.
- 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS UNLESS OTHERWISE NOTED.
- 5) BEARINGS ARE BASED ON DEEDS OF RECORD AND ARE ASSUMED.
- 6) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 7) CAPTION DESCRIBED ON SHEET 1 OF 5 IS SUBJECT TO THE FOLLOWING:
 - A) GRANT OF EASEMENT TO CITY OF JACKSONVILLE RECORDED JAN. 25, 1961 IN D.R.V. 1192, PG. 261 AS CONVEYED & RECORDED IN D.R.V. 3040, PG. 963 & RESOLUTION RECORDED IN D.R.V. 3293, PG. 753 ALL BEING IN THE PUBLIC RECORDS OF DUVAL CO., FLA.
 - B) EASEMENT RECORDED MARCH 28, 1973 IN D.R.V. 3409 PG. 58.
 - C) GRANT OF EASEMENT RECORDED MAY 22, 1984 IN D.R.V. 5801, PG. 1722 & AMENDED IN D.R.V. 6163, PG. 1393.
 - D) TERMS & CONDITIONS OF SUBORDINATION OF UTILITY INTERESTS RECORDED APRIL 8, 1987 IN D.R.V. 6309, PG. 1247.

- E) DRAINAGE & STORM WATER EASEMENT RECORDED JULY 18, 1985 IN D.R.V. 5787, PG. 617.
- F) TERMS & CONDITIONS OF AGREEMENT & COVENANTS FOR MAINTENANCE RECORDED JULY 18, 1986 IN D.R. 6163, PG. 2313.
- G) TERMS & CONDITIONS OF EASEMENT RECORDED JULY 18, 1986 IN D.R.V. 6164 PG. 6.
- H) GRANT OF EASEMENT BY FLETCHER LAND CORP. RECORDED IN DUVAL CO., FLA. UNDER CLERK'S N° 87-109860.
- I) UTILITY AGREEMENT WITH JACKSONVILLE SUBURBAN UTILITY CORP. RECORDED IN DUVAL CO., FLA. UNDER CLERK'S N° 87-109861.
- J) COVENANTS & RESTRICTIONS RECORDED IN D.R.V. 5801 PG. 1720.
- K) ALL RADII UNLESS OTHERWISE NOTED ARE 25 FEET.

- PREPARED BY -
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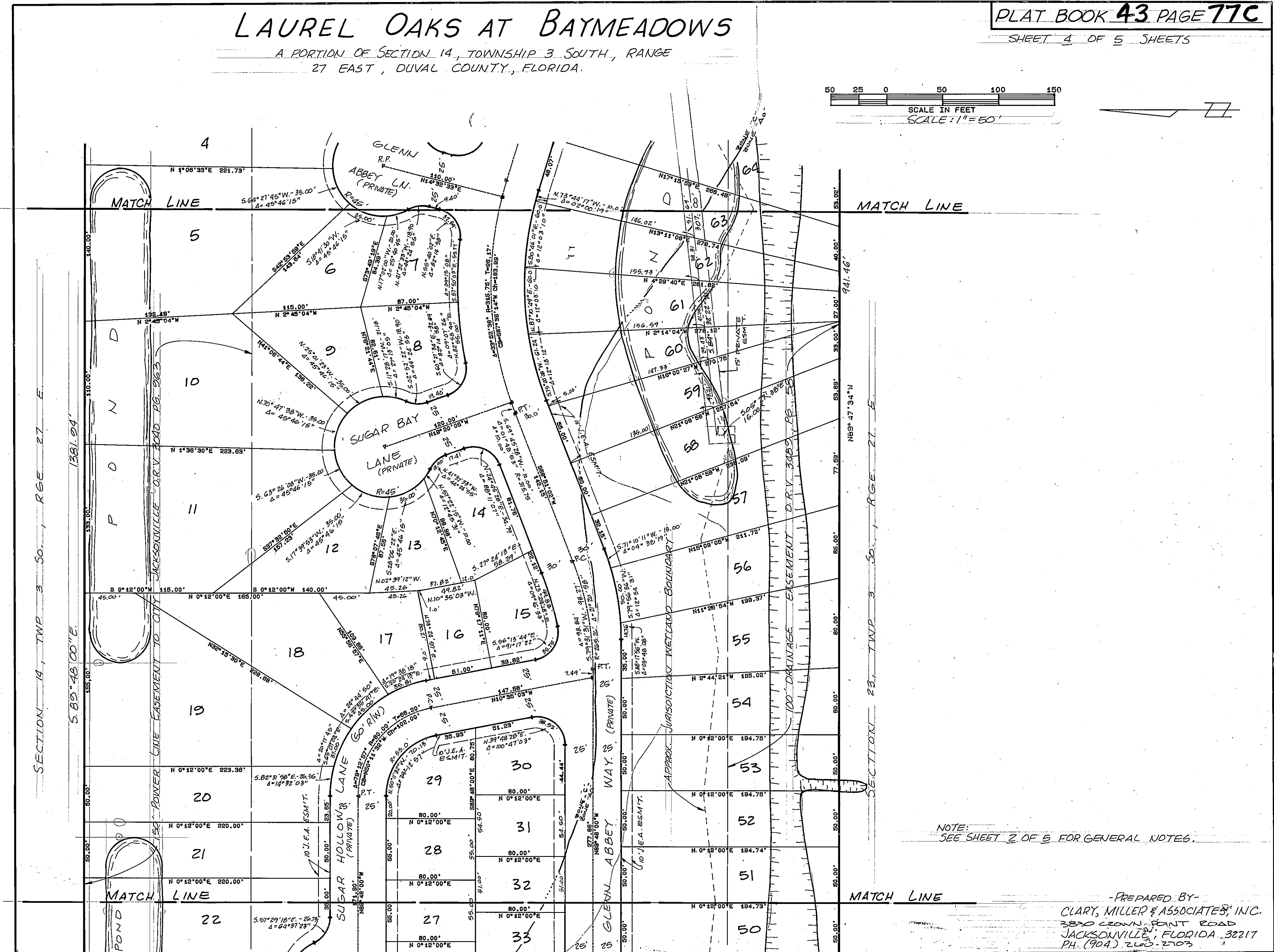
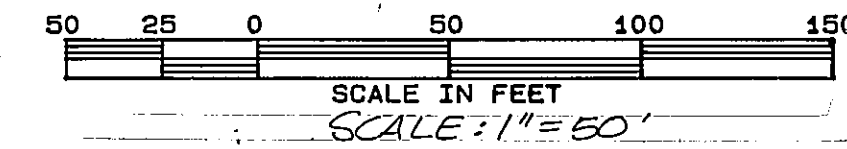


NOTE:
SEE SHEET 2 OF 5 SHEETS FOR GENERAL NOTES.

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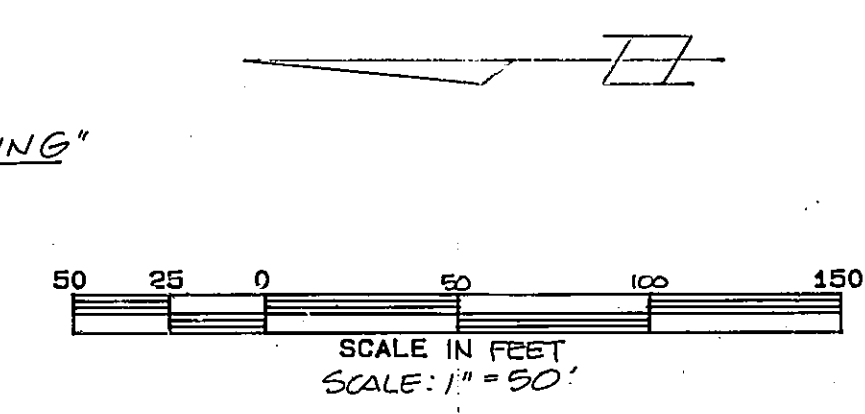
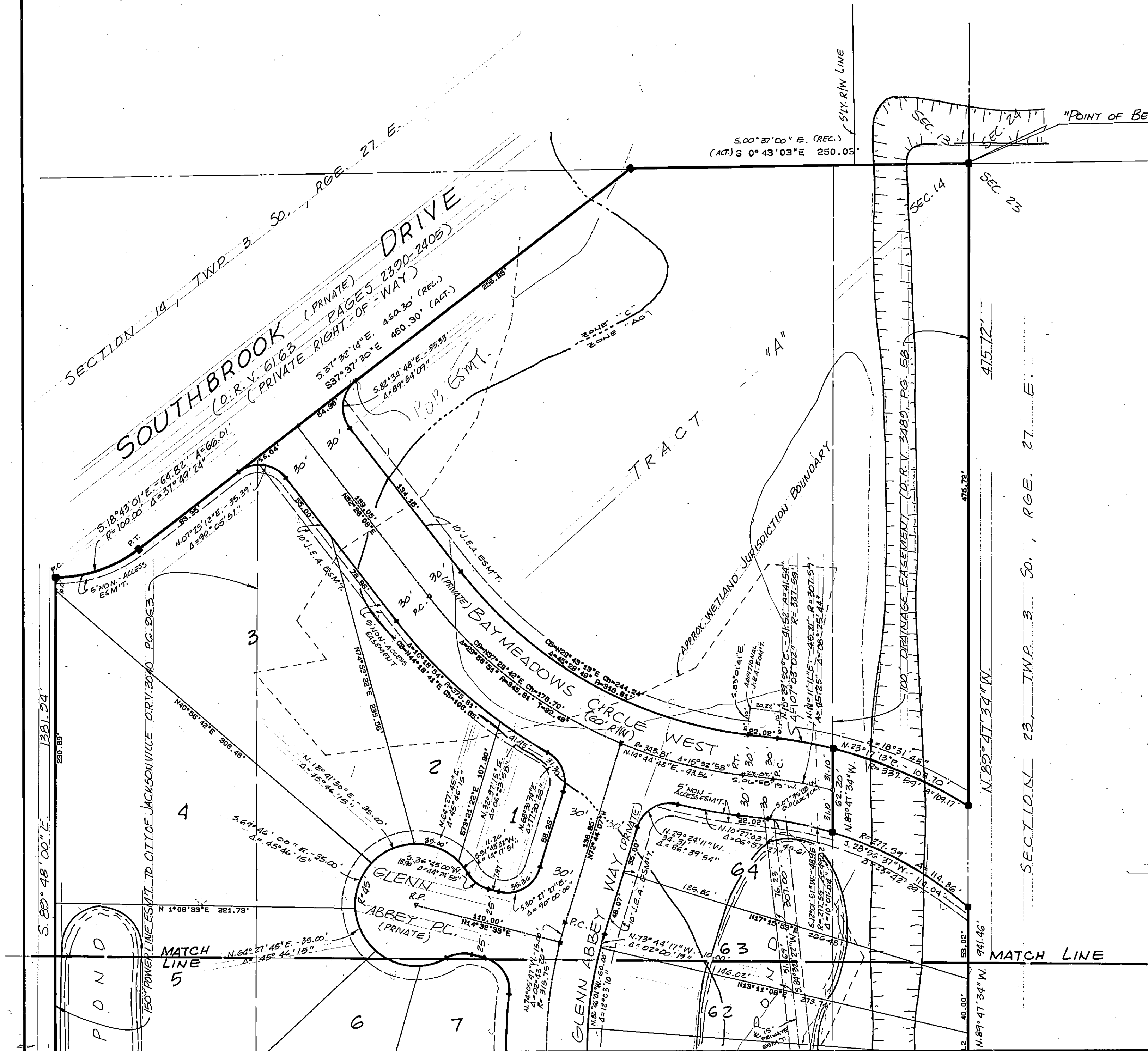


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