

# LEEWARD LANDING NORTH

A PART OF SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST,  
NEPTUNE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 54 PAGE 87  
SHEET 1 OF 3 SHEETS

### CAPTION

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, NEPTUNE BEACH, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LEEWARD LANDING ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 25 AND 25A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 88°44'50" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID LEEWARD LANDING, A DISTANCE OF 175.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°44'50" WEST, A DISTANCE OF 1026.44 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY OF SAID LEEWARD LANDING, NORTH 68°49'00" EAST, A DISTANCE OF 1236.73 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID LEEWARD LANDING; RUN THENCE SOUTH 06°35'50" EAST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 224.69 FEET; THENCE RUN SOUTH 66°35'30" WEST, A DISTANCE OF 168.82 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.92 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°13'19" EAST, 92.91 FEET; THENCE RUN SOUTH 01°14'27" EAST, A DISTANCE OF 49.98 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAINS 5.28 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT STEPHEN G. JARRETT, AN INDIVIDUAL, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS LEEWARD LANDING NORTH, HAS CAUSED THESE PRESENTS TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT WAS MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROAD RIGHT-OF-WAYS AND DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF NEPTUNE BEACH, ITS SUCCESSORS AND ASSIGNS. UTILITY EASEMENTS, TOGETHER WITH AN EASEMENT FOR WATER AND SEWER OVER ALL STREET RIGHT-OF-WAYS, AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF NEPTUNE BEACH, ITS SUCCESSORS AND ASSIGNS. UTILITY EASEMENTS, TOGETHER WITH AN EASEMENT FOR WATER AND/OR SEWER LINES, ALL ELECTRIC EASEMENTS AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY, (C.J.B.E.U.) ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNERS DO HEREBY GRANT TO LEEWARD LANDING HOMEOWNERS ASSOCIATION OF NEPTUNE BEACH, INC., A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR MAINTENANCE OF ALL LAKE/STORMWATER MANAGEMENT FACILITIES AND ALL ACCESS EASEMENTS ADJOINING SUCH FACILITIES AS DESIGNATED ON THIS PLAT. TRACT A SHALL REMAIN PRIVATELY OWNED AND CONVEYED TO LEEWARD LANDING HOMEOWNERS ASSOCIATION OF NEPTUNE BEACH, INC., OR ANOTHER RESPONSIBLE HOMEOWNERS ASSOCIATION. TITLE TO TRACT B IS HEREBY CONVEYED TO LEEWARD LANDING HOMEOWNERS ASSOCIATION OF NEPTUNE BEACH, INC., OR ANOTHER RESPONSIBLE HOMEOWNERS ASSOCIATION, FOR ITS EXCLUSIVE USE. THE UNDERSIGNED OWNERS DO HEREBY GRANT TO PRESENT AND FUTURE OWNERS OF THE PARCELS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP, POLICE AND FIRE PROTECTION SERVICES, UTILITY COMPANIES, CABLE TELEVISION COMPANIES, TO SERVE THE LAND SHOWN ON THIS PLAT. HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND OTHER SUCH PERSONS AS THE UNDERSIGNED MAY FROM TIME TO TIME DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHTS OF INGRESS AND EGRESS AND USE OVER AND ACROSS AND IN ALL PARCELS AND EASEMENTS, REGARDLESS OF THE PROCEEDING PROVISIONS, THE UNDERSIGNED OWNER RESERVES AND SHALL HAVE THE UNRESTRICTED RIGHT TO DENY ANY INGRESS TO ANY PART OF THE LANDS SHOWN ON THIS PLAT. THE PUBLIC DRAINAGE EASEMENTS, THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF NEPTUNE BEACH, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING CONVEYANCE WHICH SHALL RUN IN WITH THE LAND: (1) THE PUBLIC DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF NEPTUNE BEACH, ITS SUCCESSORS AND ASSIGNS DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHT-OF-WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHT-OF-WAYS, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF NEPTUNE BEACH, 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 NEPTUNE BEACH, ITS SUCCESSORS, AND ASSIGNS; (2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE BY SIMPLE TITLE BY ADJUTING PROPERTY OWNERS. THE CITY OF NEPTUNE BEACH, 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 AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE LEEWARD LANDING HOMEOWNERS ASSOCIATION OF NEPTUNE BEACH, INC.; (3) THE CITY OF NEPTUNE BEACH, 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 DEVELOPERS OR ANY PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION 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, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF NEPTUNE BEACH AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PREPAY DAMAGE OR ANY OTHER DAMAGE ARISING FROM, OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNED OF THE UNDERSIGNED OWNERS, AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "C.J.B.E.U." ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN "C.J.B.E.U." MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.

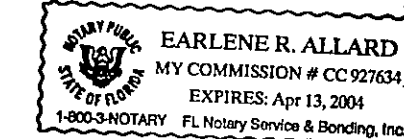
IN WITNESS WHEREOF, STEPHEN G. JARRETT, A MARRIED MAN, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22 DAY OF JANUARY A.D., 2002.

Stephen G. Jarrett  
STEPHEN G. JARRETT

Maria Turan  
WITNESS  
Esp. D. Kelly  
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF JANUARY A.D., 2002 BY  
STEPHEN G. JARRETT  
TO ME WELL-KNOWN AND NO OATH WAS ADMINISTERED.

Earlene R. Allard  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
EARLENE R. ALLARD  
NOTARY (PLEASE PRINT)



APRIL 13, 2004  
MY COMMISSION EXPIRES  
CC 927634  
COMMISSION NUMBER

DEDICATION FOR MORTGAGEE  
THIS IS TO CERTIFY THAT OCEANSIDE BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FORGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

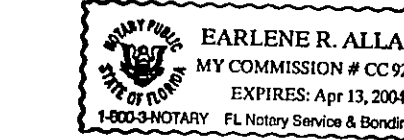
IN WITNESS WHEREOF, OCEANSIDE BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR LOAN OFFICER AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL THIS 22nd DAY OF JANUARY A.D., 2002.

Grady R. Kersey  
GRADY R. KERSEY (BANK SEAL)  
SENIOR LOAN OFFICER

Kimberly Barnard  
WITNESS  
Jane L. Williams  
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF JANUARY A.D., 2002 BY GRADY R. KERSEY, SENIOR LOAN OFFICER, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Earlene R. Allard  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
EARLENE R. ALLARD  
NOTARY (PLEASE PRINT)



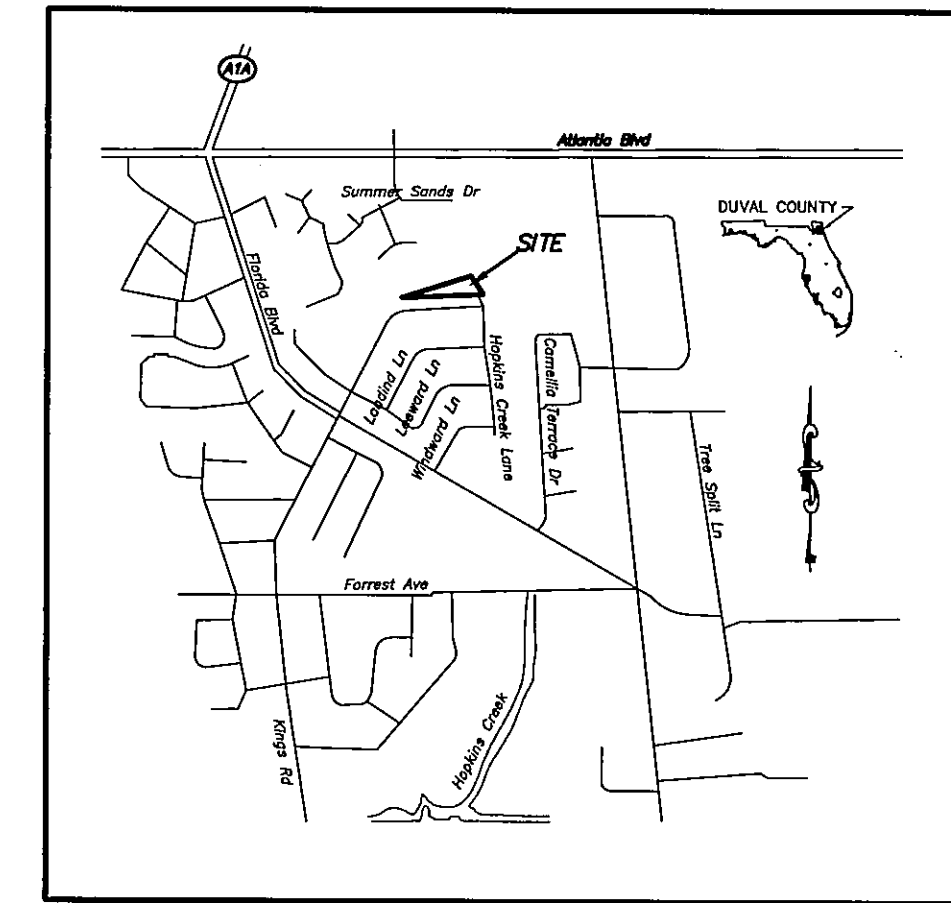
APRIL 13, 2004  
MY COMMISSION EXPIRES  
CC 927634  
COMMISSION NUMBER

# LEEWARD LANDING NORTH

A PART OF SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST,  
NEPTUNE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK **54** PAGE **87A**

SHEET 2 OF 3 SHEETS



VICINITY MAP  
(NOT TO SCALE)

**DEDICATION FOR MORTGAGEE**

THIS IS TO CERTIFY THAT CLARISSA M. ANDERSON, A MARRIED WOMAN, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FORGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, CLARISSA M. ANDERSON, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 21st DAY OF JANUARY, A.D., 2002.

Clarissa M. Anderson  
CLARISSA M. ANDERSON  
9511 SILVER LAKE DRIVE  
LEESBURG, FLORIDA, 34788

Robert L. Anderson  
WITNESS  
[Signature]  
WITNESS

**APPROVED FOR RECORD**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF NEPTUNE BEACH, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NUMBER N/A, OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY THE MAYOR, THIS 22 DAY OF JAN, A.D., 2002.

[Signature]  
JOHN GALIN, DIRECTOR OF PUBLIC WORKS

DATE 22 JAN 2002

**CLERK'S CERTIFICATE 2002023350**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 54 PAGES 87, 87A, 87B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 24th DAY OF January, A.D., 2002.

[Signature]  
JIM FULLER, CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK



**STATE OF FLORIDA, COUNTY OF DUVAL**

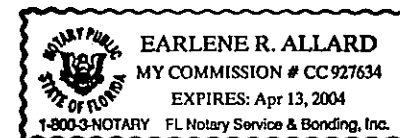
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JANUARY, A.D., 2002 BY CLARISSA M. ANDERSON, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

APRIL 13, 2004  
MY COMMISSION EXPIRES

EARLENE R. ALLARD  
NOTARY (PLEASE PRINT)

CC 927634  
COMMISSION NUMBER



**GENERAL NOTES**

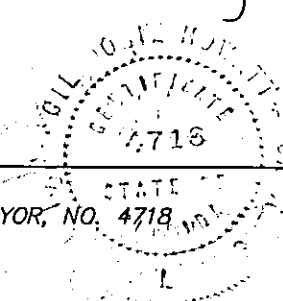
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LEEWARD LANDING SUBDIVISION, AS RECORDED IN PLAT BOOK 36, PAGE 25 & 25A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AS SOUTH 88°44'50" WEST.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF NEPTUNE BEACH. 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.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- CERTAIN EASEMENTS ARE RESERVED FOR THE CITY OF NEPTUNE BEACH FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- ALL LOTS AND TRACTS ADJACENT TO AND ABUTTING ROAD RIGHT-OF-WAYS ARE SUBJECT TO AN EASEMENT, WITH A MINIMUM WIDTH OF FIVE (5) FEET, ADJACENT TO, PARALLEL AND CONCENTRIC WITH, THE ROAD RIGHT-OF-WAYS DEDICATED BY THIS PLAT (DENOTED AS 5' C.BEU). THIS EASEMENT IS RESERVED FOR THE NON-EXCLUSIVE USE OF THE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY (C.J.B.E.U.) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
- C.BEU EASEMENT AREAS WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED WITHIN C.BEU EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH C.BEU'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT OF SHRUBS, TREES, PLANTS, FENCES, HEDGES, AND OTHER LANDSCAPING OR STRUCTURES.
- (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177. THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF NEPTUNE BEACH, FLORIDA.

SIGNED AND SEALED THIS 21st DAY OF January, A.D., 2002.

[Signature]  
GIL HOWATT  
FLORIDA REGISTERED LAND SURVEYOR, NO. 4718



PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) T24 - 4433

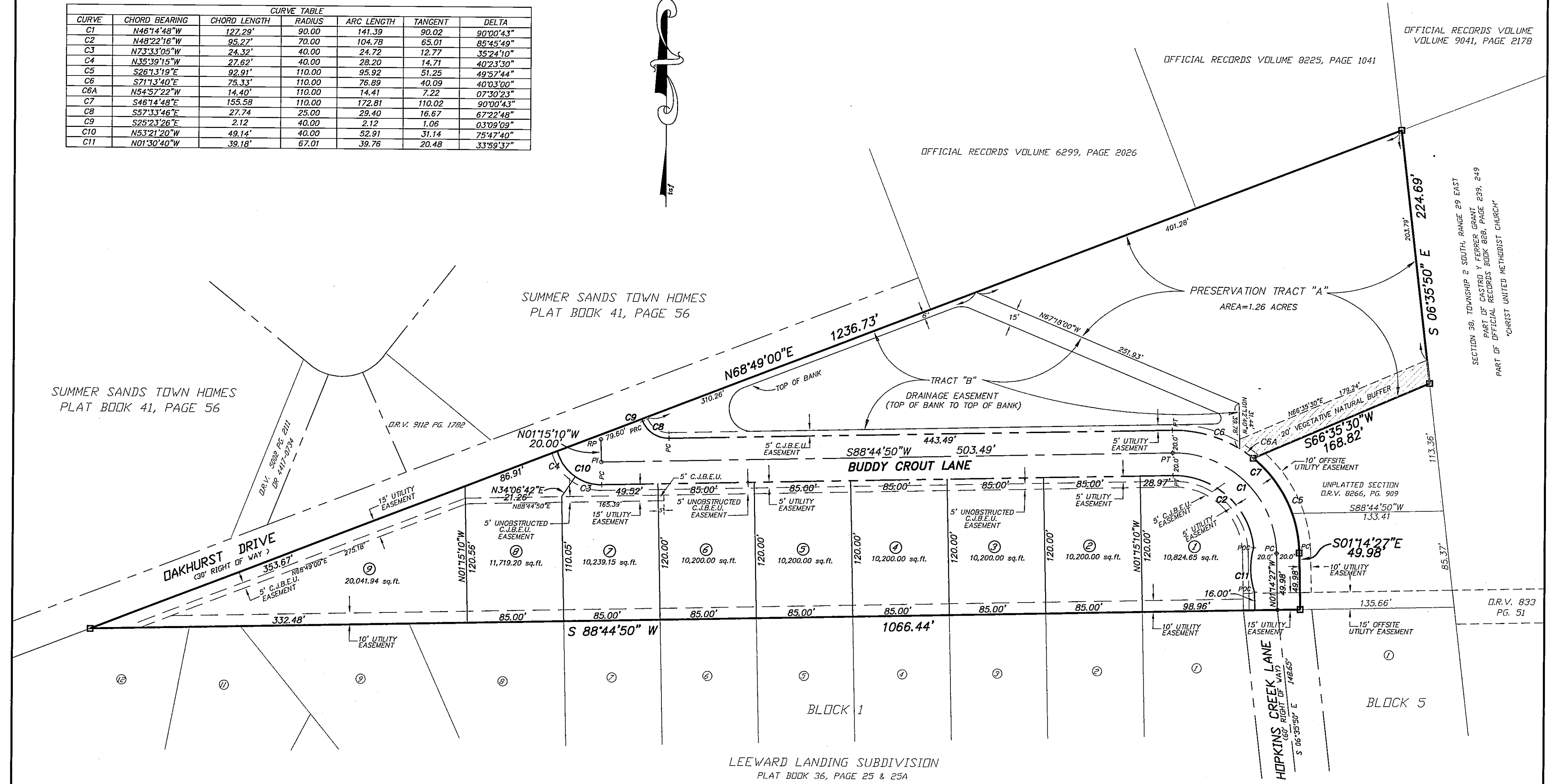
# LEEWARD LANDING NORTH

A PART OF SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST,  
NEPTUNE BEACH, DUVAL COUNTY, FLORIDA

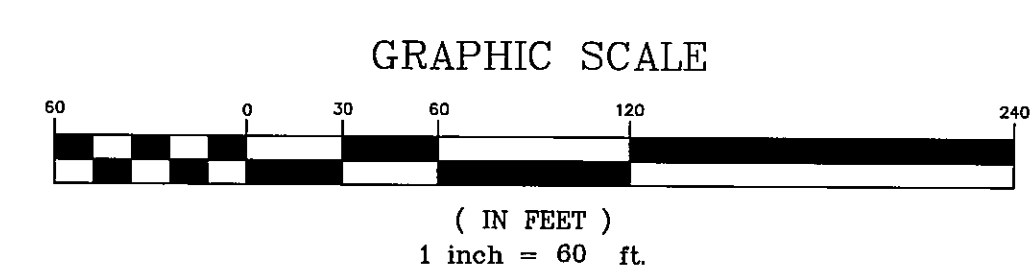
PLAT BOOK **54** PAGE **87B**

SHEET 3 OF 3 SHEETS

CURVE TABLE						
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	TANGENT	DELTA
C1	N46°14'48"W	127.29'	90.00	141.39	90.02	90°00'43"
C2	N48°22'16"W	95.27'	70.00	104.78	65.01	85°45'49"
C3	N73°33'05"W	24.32'	40.00	24.72	12.77	35°24'10"
C4	N35°39'15"W	27.62'	40.00	28.20	14.71	40°23'30"
C5	S26°13'19"E	92.91'	110.00	95.92	51.25	49°57'44"
C6	S71°13'40"E	75.33'	110.00	76.89	40.09	40°03'00"
C6A	N54°57'22"W	14.40'	110.00	14.41	7.22	07°30'23"
C7	S46°14'48"E	155.58	110.00	172.81	110.02	90°00'43"
C8	S57°33'46"E	27.74	25.00	29.40	16.67	67°22'48"
C9	S25°23'26"E	2.12	40.00	2.12	1.06	03°09'09"
C10	N53°21'20"W	49.14'	40.00	52.91	31.14	75°47'40"
C11	N01°30'40"W	39.18'	67.01	39.76	20.48	33°59'37"



- LEGEND**
- C..... CURVE
  - C.J.B.E.U..... CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY
  - O.R.V..... OFFICIAL RECORDS VOLUME
  - P.C..... POINT OF CURVATURE
  - P.T..... POINT OF TANGENCY
  - P.R.C..... POINT OF REVERSE CURVE
  - R.P..... RADIUS POINT
  - P.I..... POINT OF INTERSECTION
  - P.O.C..... POINT ON CURVE
  - SQ. FT..... SQUARE FEET
  - ..... SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
  - ..... SET PERMANENT CONTROL POINT STAMPED R.L.S.# 1576 (100.00')..... DENOTES DISTANCE TO EASEMENT



PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) T24 - 4433