

Lois Estates Unit Two

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 14
SHEET 1 OF 2 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 1, SOUTH, RANGE 26, EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOIS ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 54, PAGES 25 THROUGH 25E INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOIS ESTATES UNIT ONE THE FOLLOWING TWO COURSES AND DISTANCES: COURSE NO. (1) SOUTH 82°34'00" EAST, 225.05 FEET; COURSE NO. (2) SOUTH 58°36'21" EAST, 54.72 FEET; THENCE SOUTH 07°26'00" WEST 2.00 FEET; THENCE SOUTH 83°09'14" EAST 135.98 FEET TO THE AFORESAID SOUTHERLY LINE OF SAID LOIS ESTATES UNIT ONE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE RUN THE FOLLOWING FIVE COURSES AND DISTANCES: COURSE NO. (1) SOUTH 00°11'40" EAST, 33.86 FEET; COURSE NO. (2) NORTH 89°48'20" EAST, 220.00 FEET; COURSE NO. (3) NORTH 00°11'40" WEST, 105.88 FEET; COURSE NO. (4) SOUTH 84°29'02" EAST, 50.25 FEET; COURSE NO. (5) NORTH 89°48'20" EAST, 105.00 FEET; THENCE SOUTH 00°11'40" EAST, 490.00 FEET; THENCE SOUTH 53°21'38" WEST, 84.17 FEET; THENCE SOUTH 00°11'40" EAST, 107.34 FEET TO THE SOUTHERLY LINE OF THE SAID NORTHEAST 1/4 OF SECTION 9; THENCE SOUTH 89°22'39" WEST, ALONG LAST SAID LINE 30.13 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 89°19'13" WEST, ALONG SAID SOUTHERLY LINE 677.30 FEET TO THE SOUTHEAST CORNER OF LYDIA ESTATES UNIT THREE, AS RECORDED IN PLAT BOOK 53, PAGES 46 THROUGH 48C INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°33'39" WEST, ALONG THE EASTERLY LINE OF SAID LYDIA ESTATES UNIT THREE, 663.48 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: 4-30-02

CLERK'S CERTIFICATE # 2002120729

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 55 Pages 14, 14A of the Public Records of Duval County, Florida.

Signed this 1st day of May A.D., 2002.

Clerk: Jim Fuller *[Signature]*
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 25th day of April 2002.

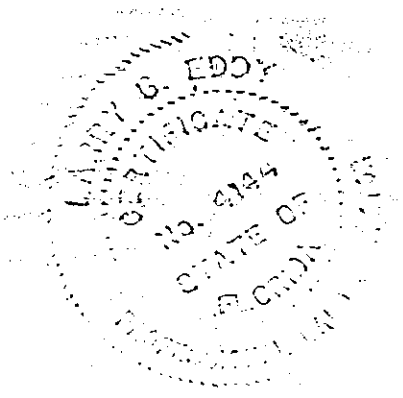
[Signature]
Glenn E. McGregor
Professional Land Surveyor No. 4252

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 5th day of April A.D., 2002.

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



ADOPTION and DEDICATION

This is to certify that A. F. Alan Custom 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 Lois Estates Unit Two and has caused the same to be surveyed and subdivided; That Citrus Bank and The Bernice Scott Becker Revocable Trust U/A dated December 2, 1993 are the holders 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, Tract "A", unobstructed easements for drainage, non-access easements, conservation easements, shall remain private and the sole and exclusive property of the owner, its successors and/or assigns.

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.

The 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 5th day of April A.D., 2002.

A. F. Alan Custom Homes, Inc.

Witness: *[Signature]*
[Signature]
Alan L. Fixel, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of April A.D., 2002, by Alan L. Fixel, President of A.F. Alan Custom Homes, Inc., a Corporation who is personally known to me.

[Signature]
Notary Public State of Florida at Large
My Commission Expires July 11, 2007

Citrus Bank

Witness: *[Signature]*
[Signature]
Stephen C. Meadows, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of April A.D., 2002, by Stephen C. Meadows, Senior Vice President of Citrus Bank, a Corporation who is personally known to me.

[Signature]
Notary Public State of Florida at Large
My Commission Expires July 11, 2007

The Bernice Scott Becker Revocable Trust U/A dated December 2, 1993

Witness: *[Signature]*
[Signature]
Stephen A. Scott, Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of April A.D., 2002, by Stephen A. Scott, Trustee of The Bernice Scott Becker Revocable Trust U/A dated December 2, 1993, on behalf of the Trust who is personally known to me.

[Signature]
Notary Public State of Florida at Large
My Commission Expires July 11, 2007

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 2000-026 DEV.# 5071.2

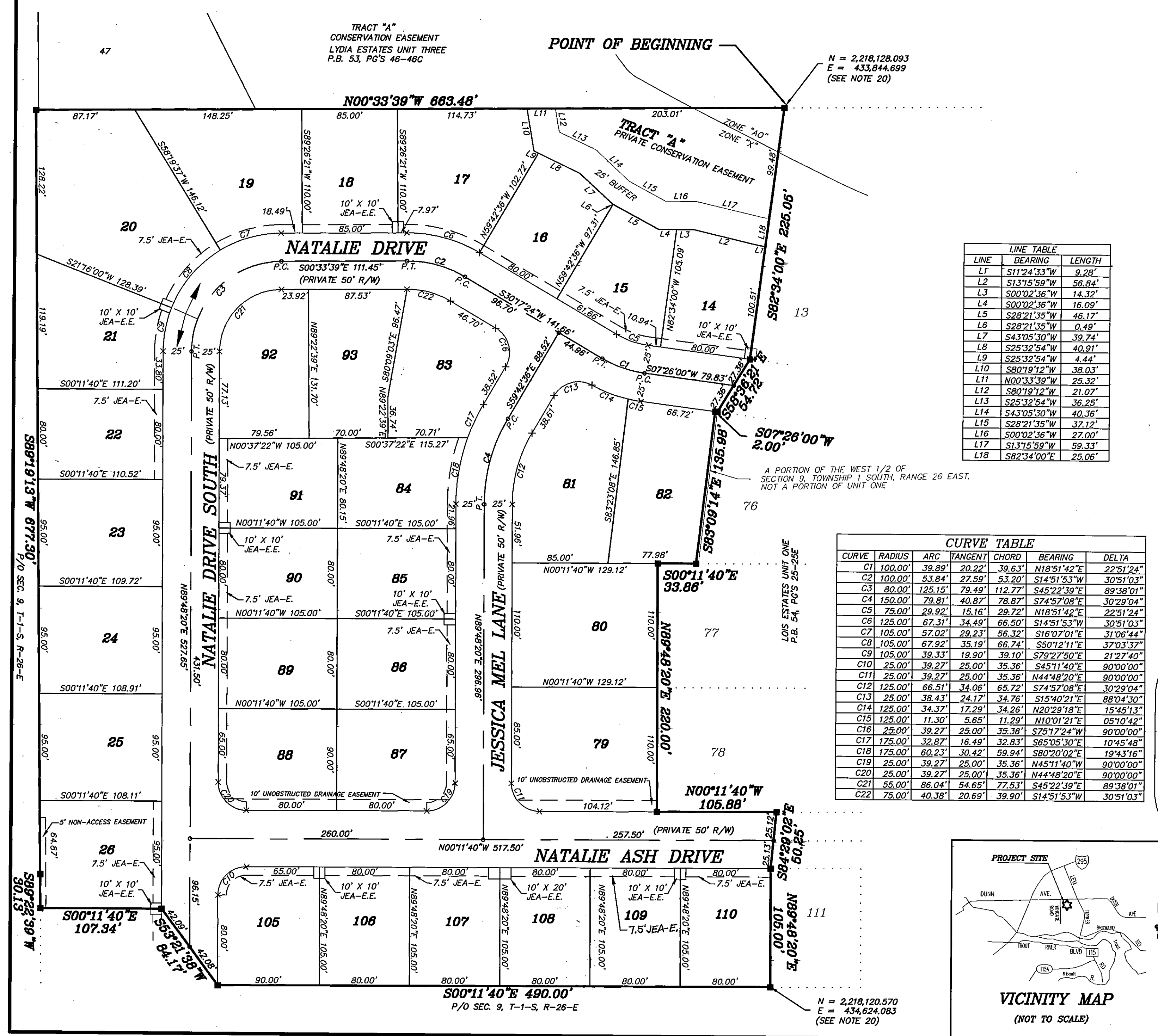
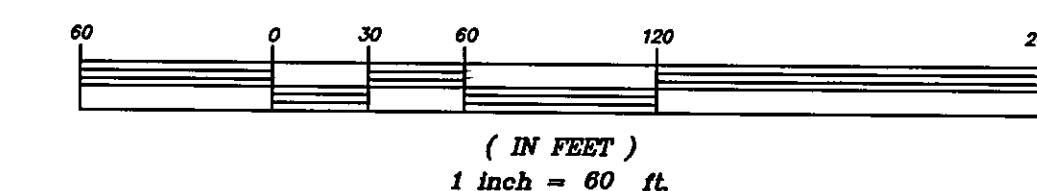
Approved 4/25/2002
Date
[Signature]
City Engineer
for Director of Public Works
Approved 4-26-2002
Date
[Signature]
for General Counsel



Lois Estates Unit Two

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE



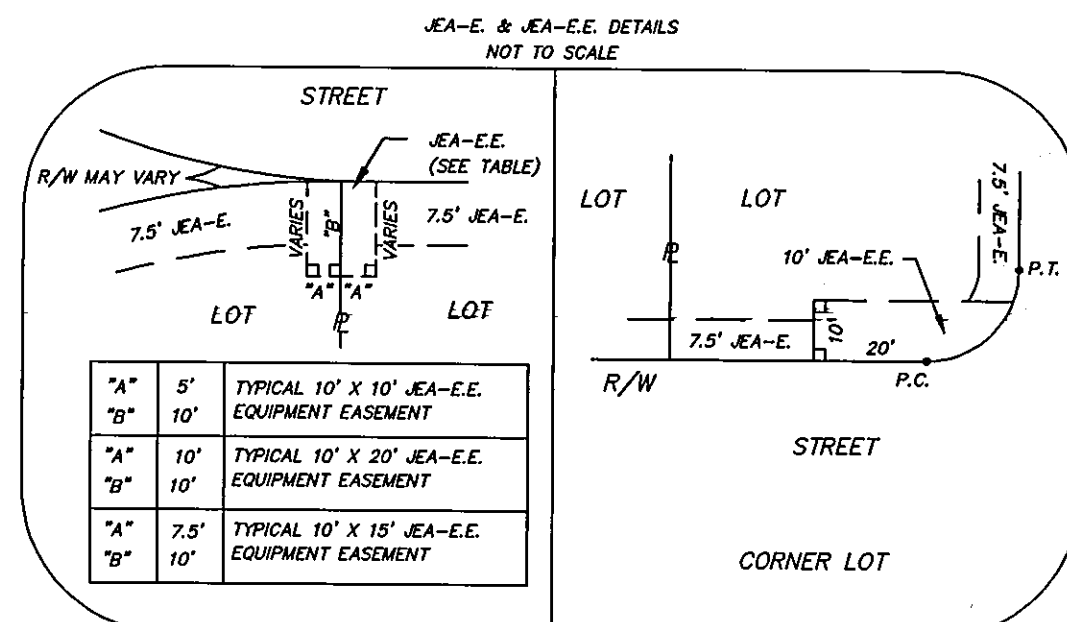
LINE TABLE

LINE	BEARING	LENGTH
L1	S11°24'33"W	9.28'
L2	S13°15'59"W	56.84'
L3	S00°02'36"W	14.32'
L4	S00°02'36"W	16.09'
L5	S28°21'35"W	46.17'
L6	S28°21'35"W	0.49'
L7	S43°05'30"W	39.74'
L8	S25°32'54"W	40.91'
L9	S25°32'54"W	4.44'
L10	S80°19'12"W	38.03'
L11	N00°33'39"W	25.32'
L12	S80°19'12"W	21.07'
L13	S25°32'54"W	36.25'
L14	S43°05'30"W	40.36'
L15	S28°21'35"W	37.12'
L16	S00°02'36"W	27.00'
L17	S13°15'59"W	59.33'
L18	S82°34'00"E	25.06'

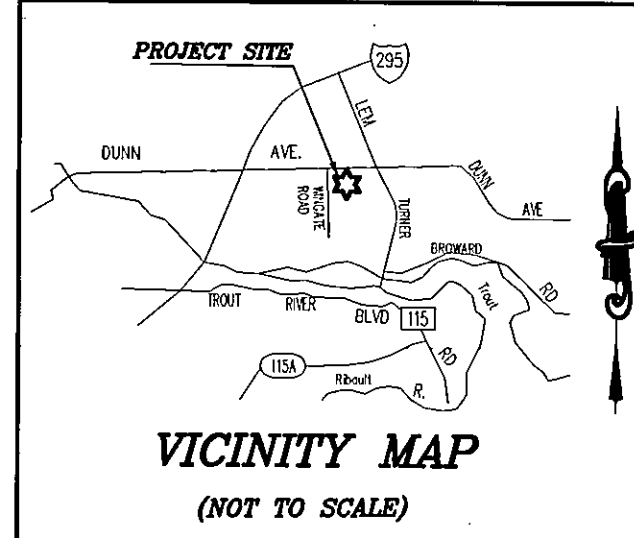
CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	39.89'	20.22'	39.63'	N18°51'42"E	22°51'24"
C2	100.00'	53.84'	27.59'	53.20'	S14°51'53"W	30°51'03"
C3	80.00'	125.15'	79.49'	112.77'	S45°22'39"E	89°38'01"
C4	150.00'	79.81'	40.87'	78.87'	S74°57'08"E	30°29'04"
C5	75.00'	29.92'	15.16'	29.72'	N18°51'42"E	22°51'24"
C6	125.00'	67.31'	34.49'	66.50'	S14°51'53"W	30°51'03"
C7	105.00'	57.02'	29.23'	56.32'	S16°07'01"E	31°06'44"
C8	105.00'	67.92'	35.19'	66.74'	S50°12'11"E	37°03'37"
C9	105.00'	39.33'	19.90'	39.10'	S79°27'50"E	21°27'40"
C10	25.00'	39.27'	25.00'	35.36'	S45°11'40"E	90°00'00"
C11	25.00'	39.27'	25.00'	35.36'	N44°48'20"E	90°00'00"
C12	125.00'	66.51'	34.06'	65.72'	S74°57'08"E	30°29'04"
C13	25.00'	38.43'	24.17'	34.76'	S15°40'21"E	88°04'30"
C14	125.00'	34.37'	17.29'	34.26'	N20°29'18"E	15°45'13"
C15	125.00'	11.30'	5.65'	11.29'	N10°01'21"E	05°10'42"
C16	25.00'	39.27'	25.00'	35.36'	S75°17'24"W	90°00'00"
C17	175.00'	32.87'	16.49'	32.83'	S85°05'30"E	10°45'48"
C18	175.00'	60.23'	30.42'	59.94'	S80°20'02"E	19°43'16"
C19	25.00'	39.27'	25.00'	35.36'	N45°11'40"W	90°00'00"
C20	25.00'	39.27'	25.00'	35.36'	N44°48'20"E	90°00'00"
C21	55.00'	86.04'	86.04'	54.65'	S45°22'39"E	89°38'01"
C22	75.00'	40.38'	20.69'	39.90'	S14°51'53"W	30°51'03"

- Denotes Permanent Reference Monument Stamped LB #4921.
- Denotes Permanent Control Point Stamped LB #4921.
- Denotes Tabulated Curve Data.
- Denotes Tabulated Line Data.
- Denotes Point of Curvature.
- Denotes Point of Tangency.
- Denotes Point of Reverse Curve.
- Denotes Point of Compound Curve.
- Denotes Radial Line.
- 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.
- 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.
- Denotes Street Name Change.
- Bearings shown hereon based on NAD 83 Transverse Mercator System State Plane Coordinates for the East Zone of the State of Florida.
- Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 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.
- 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.
- The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- The lands shown hereon lie within flood zone "X" and Special Flood Hazard Area (SFHA) "AO" with a base flood Elevation (BFE) of 2' depth as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 65, suffix E. A conditional Letter of Map Revision (CLOMR), case number _____, dated _____ has been issued for this project and is on file at the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville. 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.
- Northing (N) and Easting (E) shown on the PRM's based on NAD 83 Transverse Mercator State Plane System for the East Zone State of Florida.



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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 331-7235
PSD# 2000-026 DEV# 5071.2

N = 2,218,120.570
E = 434,624.083
(SEE NOTE 20)