

AMELIA VIEW UNIT TWO-A

A parcel of land, being a portion of The Moses Harold Grant, Section 47, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

CAPTION

A parcel of land, being a portion of The Moses Harold Grant, Section 47, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows:

Begin at the Northeast corner of Lot 157, AMELIA VIEW UNIT ONE, as recorded in Plat Book 54, pages 37, 37A, through 37K inclusive, of the current public records of Duval County, Florida, and departing from said POINT OF BEGINNING, run North 22°33'46" East, a distance of 202.89 feet to a point; thence run North 29°12'56" West, along the Southeasterly prolongation of the Westerly boundary line of said AMELIA VIEW subdivision, a distance of 183.45 feet to a point on last described Westerly boundary line; thence run along said Westerly boundary line of said AMELIA VIEW the following two (2) courses and distances: Course No. (1): North 06°37'03" East, a distance of 64.10 feet to point; Course No. (2): North 22°53'04" West, a distance of 530 feet, more or less, to a point, hereinafter referred to as REFERENCE POINT "A"; from the aforescribed REFERENCE POINT "A", return to the aforescribed POINT OF BEGINNING.

From the POINT OF BEGINNING, Run the following five (5) courses and distances, Course No. (1): North 83°48'38" West, a distance of 343.02 feet; Course No. (2): South 69°28'03" West, 226.76 feet to a point on the arc of a curve concave Northeasterly, having a radius of 500.00 feet; thence for Course No. (3): run along and around the arc of said curve, through a central angle of 11°25'21", an arc distance of 99.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 30°20'50" West, 99.51 feet; Course No. (4): North 24°38'10" West, a distance of 137.97 feet to a point; Course No. (5): South 65°21'50" West, a distance of 321.90 feet to a point; Thence leaving said Westerly boundary line of said AMELIA VIEW, run North 19°05'30" West, a distance of 296.08 feet to a point; Thence run North 30°53'06" W, a distance of 89.48 feet to a point; Thence run North 74°03'58" West, a distance of 26.99 feet to a point; Thence run North 22°35'42" East, a distance of 81.05 to a point; Thence run North 22°21'21" West, a distance of 117.02 feet to a point; Thence run South 90°00'00" West, a distance of 17.22 feet to a point; Thence run South 24°58'17" West, a distance of 44.43 feet to a point; Thence run North 90°00'00" West, a distance of 58.90 feet to a point; Thence run North 00°00'00" West, a distance of 504 feet, more or less, to a point on the Mean High Water Line on the Southerly shores of SAMPLES CREEK; run thence Easterly, along the Mean High Water Line on the Southerly shores of SAMPLES CREEK, a distance of 1,312 feet, more or less, to aforesaid Reference POINT "A", and to close.

The lands thus described, contains 28.2 Acres, more or less.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHARLES W. SKINNER, AN INDIVIDUAL WITH RESPECT TO NON-HOMESTEAD PROPERTY, RAYMOND E. DYMOND, AN INDIVIDUAL AND PAULA F. DYMOND, AN INDIVIDUAL UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS AMELIA VIEW UNIT TWO-A, AND THAT MERCANTILE BANK, A FLORIDA BANKING CORPORATION, SUCCESSOR BY MERGER TO CITRUS BANK, A FLORIDA BANKING CORPORATION, AND SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION, ARE THE HOLDERS OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS, ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, NON ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS, EXCEPT TRACTS "C-1", "C-2", & "C-3" (WETLAND CONSERVATION AREA), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; AND EXCEPT JEA-E AND JEA-E-E EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) 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 OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OR COMMISSION BY ANY CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN AMELIA VIEW UNIT TWO-A. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SHALL BE SUBJECT TO IT.

MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNING OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E", ARE HEREBY IRREVOCABLY DEDICATED TO THE 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 THE 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.

WATER AND SEWER UTILITIES WITHIN ROADS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(28)

IN WITNESS WHEREOF, THE ABOVE MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHARLES W. SKINNER, AN INDIVIDUAL WITH RESPECT TO NON-HOMESTEAD PROPERTY, RAYMOND E. DYMOND, AN INDIVIDUAL, PAULA F. DYMOND, AN INDIVIDUAL, MERCANTILE BANK, A FLORIDA BANKING CORPORATION, SUCCESSOR BY MERGER TO CITRUS BANK, A FLORIDA BANKING CORPORATION AND SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 21ST DAY OF FEBRUARY, A.D. 2003.

MARSH CREEK NORTH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: J. L. HARDIN

PRINT NAME: J. L. HARDIN

WITNESS: Marilyn Mohrman

PRINT NAME: Marilyn Mohrman

NOTARY FOR MARSH CREEK NORTH, LLC, A Florida Limited Liability Company
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF FEBRUARY, A.D. 2003 BY MICHAEL E. BRAREN, THE SOLE MEMBER OF MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

09-23-05

MY COMMISSION EXPIRES:

CHARLES W. SKINNER

AN INDIVIDUAL, WITH RESPECT TO NON-HOMESTEAD PROPERTY

WITNESS: Lois Luce

PRINT NAME: Lois Luce

WITNESS: J. L. HARDIN

PRINT NAME: J. L. HARDIN

NOTARY FOR CHARLES W. SKINNER, AN INDIVIDUAL, WITH RESPECT TO NON-HOMESTEAD PROPERTY
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF FEBRUARY, A.D. 2003 BY CHARLES W. SKINNER, AN INDIVIDUAL, WITH RESPECT TO NON-HOMESTEAD PROPERTY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

09-23-05

MY COMMISSION EXPIRES:

RAYMOND E. DYMOND

AN INDIVIDUAL

WITNESS: Carol Mooney

PRINT NAME: Carol Mooney

WITNESS: Edward L. Merwin

PRINT NAME: Edward L. MERWIN

NOTARY FOR RAYMOND E. DYMOND, AN INDIVIDUAL
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF FEBRUARY, A.D. 2003 BY RAYMOND E. DYMOND, AN INDIVIDUAL, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

MAY 23, 2003

MY COMMISSION EXPIRES:

By: Michael E. Braren
Michael E. Braren, Its Sole Member
MARSH CREEK NORTH, LLC
A Florida Limited Liability Company

J. L. Hardin
MY COMMISSION # DD059465 EXPIRES
September 23, 2005
BONDED THRU TROY FARM INSURANCE, INC.

J. L. Hardin
MY COMMISSION # DD059465 EXPIRES
September 23, 2005
BONDED THRU TROY FARM INSURANCE, INC.

By: Raymond E. Dymond
Raymond E. Dymond, AN INDIVIDUAL

Anne-Marie C Chason
My Commission CC839177
Expires May 23, 2003

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SHEET ONE (1) OF (4) FOUR

PAULA F. DYMOND

AN INDIVIDUAL

WITNESS: Carol Mooney

PRINT NAME: Carol Mooney

WITNESS: Edward L. Merwin

PRINT NAME: EDWARD L. MERWIN

NOTARY FOR PAULA F. DYMOND, AN INDIVIDUAL
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF FEBRUARY, A.D. 2003 BY PAULA F. DYMOND, AN INDIVIDUAL, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

MAY 23, 2003

MY COMMISSION EXPIRES:

Anne-Marie C Chason
My Commission CC839177
Expires May 23, 2003

MERCANTILE BANK, A FLORIDA BANKING CORPORATION,
SUCCESSOR BY MERGER TO CITRUS BANK, A FLORIDA BANKING CORPORATION

WITNESS: J. L. HARDIN

PRINT NAME: J. L. HARDIN

WITNESS: Marilyn Mohrman

PRINT NAME: Marilyn Mohrman

NOTARY FOR MERCANTILE BANK, A FLORIDA BANKING CORPORATION
SUCCESSOR BY MERGER TO CITRUS BANK, A FLORIDA BANKING CORPORATION.

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF FEBRUARY, A.D. 2003 BY STEPHEN C. MEADOWS, SENIOR VICE PRESIDENT, OF MERCANTILE BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

09-23-05

MY COMMISSION EXPIRES:

J. L. Hardin
MY COMMISSION # DD059465 EXPIRES
September 23, 2005
BONDED THRU TROY FARM INSURANCE, INC.

SUNTRUST MORTGAGE, INC.
A VIRGINIA CORPORATION

WITNESS: Kathleen Medwards

PRINT NAME: KATHLEEN MEDWARDS

WITNESS: Alitha Newman

PRINT NAME: Alitha Newman

NOTARY FOR SUNTRUST MORTGAGE, INC., VIRGINIA CORPORATION

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF FEBRUARY, A.D. 2003 BY LARRY W. NORDMAN, SR VICE PRESIDENT OF SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

MY COMMISSION EXPIRES:

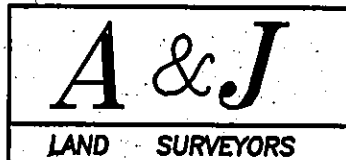
Kathleen M. Edwards
MY COMMISSION # CC839112 EXPIRES
October 28, 2003
BONDED THRU TROY FARM INSURANCE, INC.

Approved 3/6/03
Date

John P. Rogers
City Engineer
for Director of Public Works

Approved 3/14/03
Date

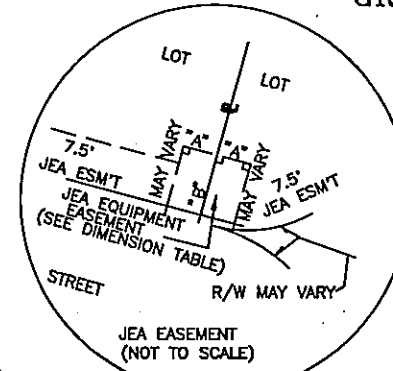
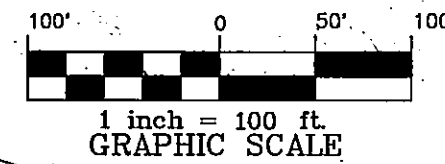
Therese Coon
for General Counsel



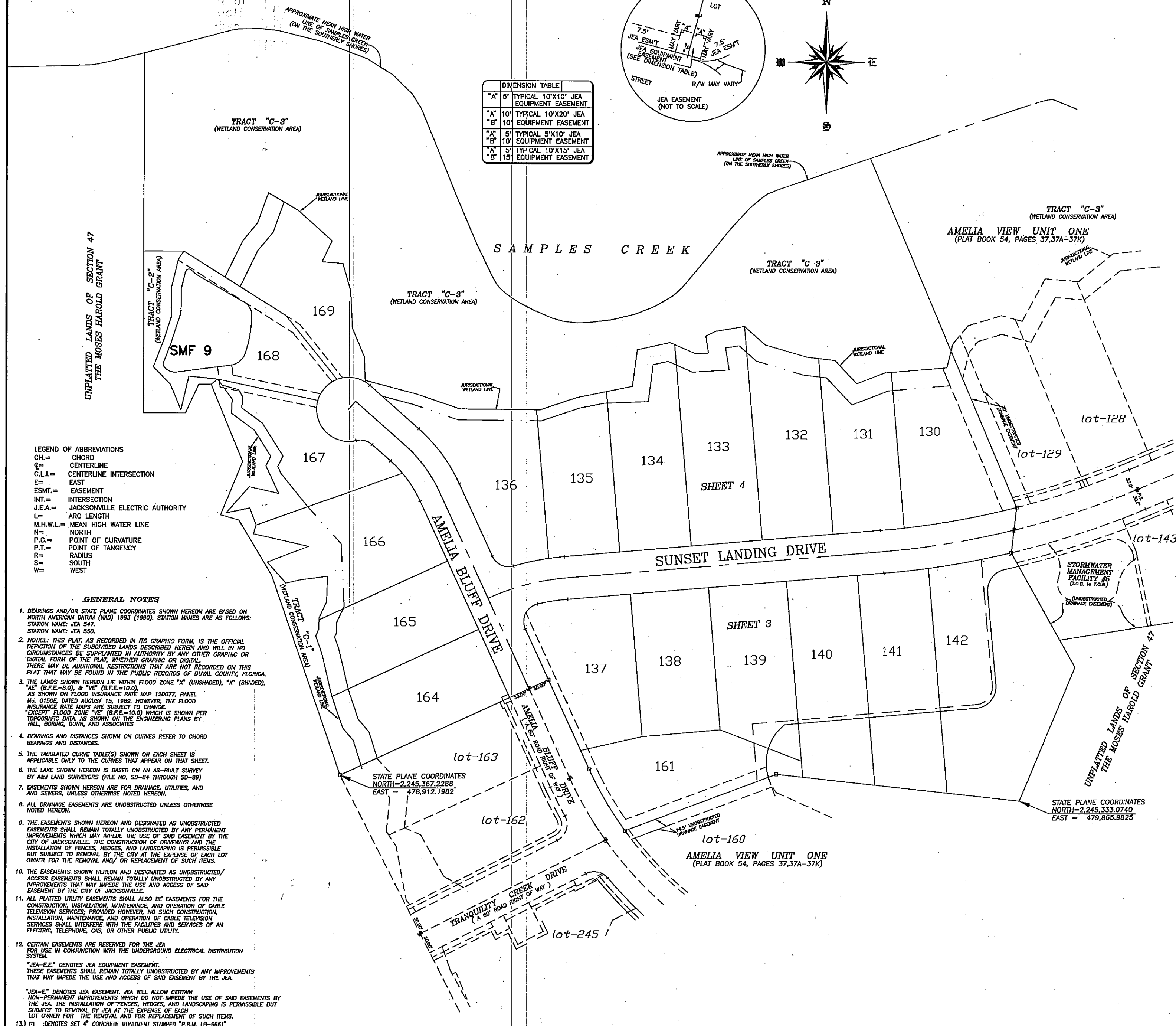
Professional Land Surveyors
7950 Belfort Parkway, Suite 1000
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 8861
City Development Number: 3989.5
PSD Number: 98-030

AMELIA VIEW UNIT TWO-A

A parcel of land, being a portion of The Moses Harold Grant, Section 47, together with a portion of The F.M. Arredondo Grant, Section 39, and a portion of Lot 1, Section 13, all in Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"C"	5' TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"D"	10' TYPICAL 10'X15' JEA EQUIPMENT EASEMENT
"E"	15' TYPICAL 10'X15' JEA EQUIPMENT EASEMENT



LEGEND OF ABBREVIATIONS
CH.= CHORD
C.L.= CENTERLINE
C.L.I.= CENTERLINE INTERSECTION
E.= EAST
ESMT.= EASEMENT
INT.= INTERSECTION
J.E.A.= JACKSONVILLE ELECTRIC AUTHORITY
L.= ARC LENGTH
M.H.W.L.= MEAN HIGH WATER LINE
N.= NORTH
P.C.= POINT OF CURVATURE
P.T.= POINT OF TANGENCY
R.= RADIUS
S.= SOUTH
W.= WEST

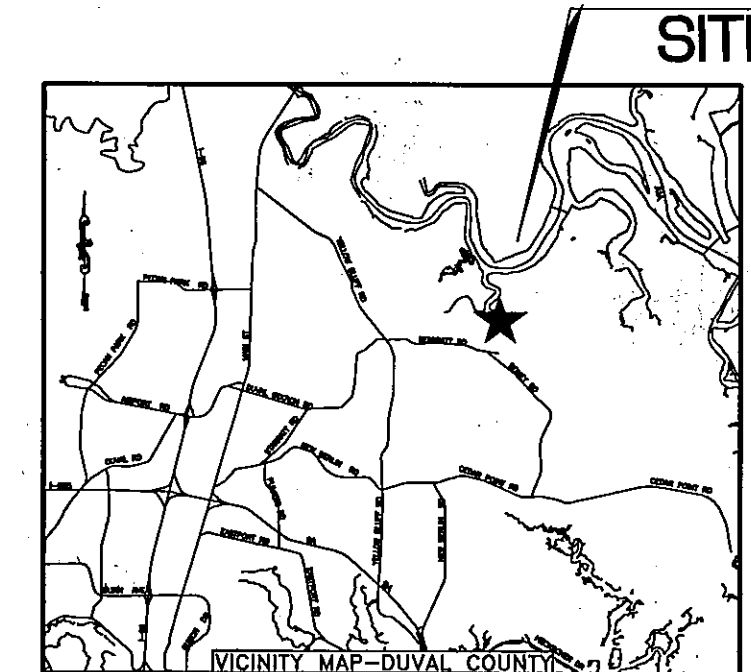
GENERAL NOTES

- BEARINGS AND/OR STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (1990). STATION NAMES ARE AS FOLLOWS: STATION NAME: JEA 547. STATION NAME: JEA 550.
- 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 DUVAL COUNTY, FLORIDA.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED), "X" (SHADED), "AE" (B.F.E.=0.0), & "VE" (B.F.E.=10.0). AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 01005 DATED AUGUST 15, 1988. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. "EXCEPT" FLOOD ZONE "VE" (B.F.E.=10.0) WHICH IS SHOWN PER TOPOGRAPHIC DATA, AS SHOWN ON THE ENGINEERING PLANS BY HILL, BOWING, DUNN, AND ASSOCIATES.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE LAND SHOWN HEREON IS BASED ON AN AS-BUILT SURVEY BY A&J LAND SURVEYORS (FILE NO. SD-84 THROUGH SD-89).
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- 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 DRAINAGE 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 THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-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 THE JEA.
- "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE 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.
- 13.) : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-6681"
- 14.) : DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-6661"

A&J Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

PLAT BOOK 55 PAGES 92A

SHEET TWO (2) OF (4) FOUR



APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 11TH DAY OF MARCH A.D., 2003.

Amelia W. Githen
DIRECTOR OF PUBLIC WORKS



CLERK'S CERTIFICATE # 2003082304

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 55, PAGES 92-92C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 18TH DAY OF March A.D., 2003.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURT

Debra Clark
DEBRA CLARK

PLAT CONFORMITY REVIEW

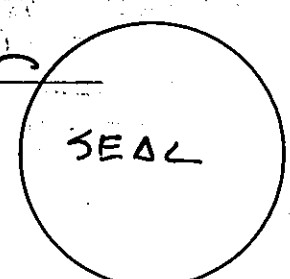
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 6TH DAY OF March A.D., 2003.

Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 7252

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.04, FLORIDA STATUTES, CHAPTER 61G1-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 65110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. CERTIFIED THIS 3 DAY OF March A.D., 2003.

Jonathan B. Bowman
JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256

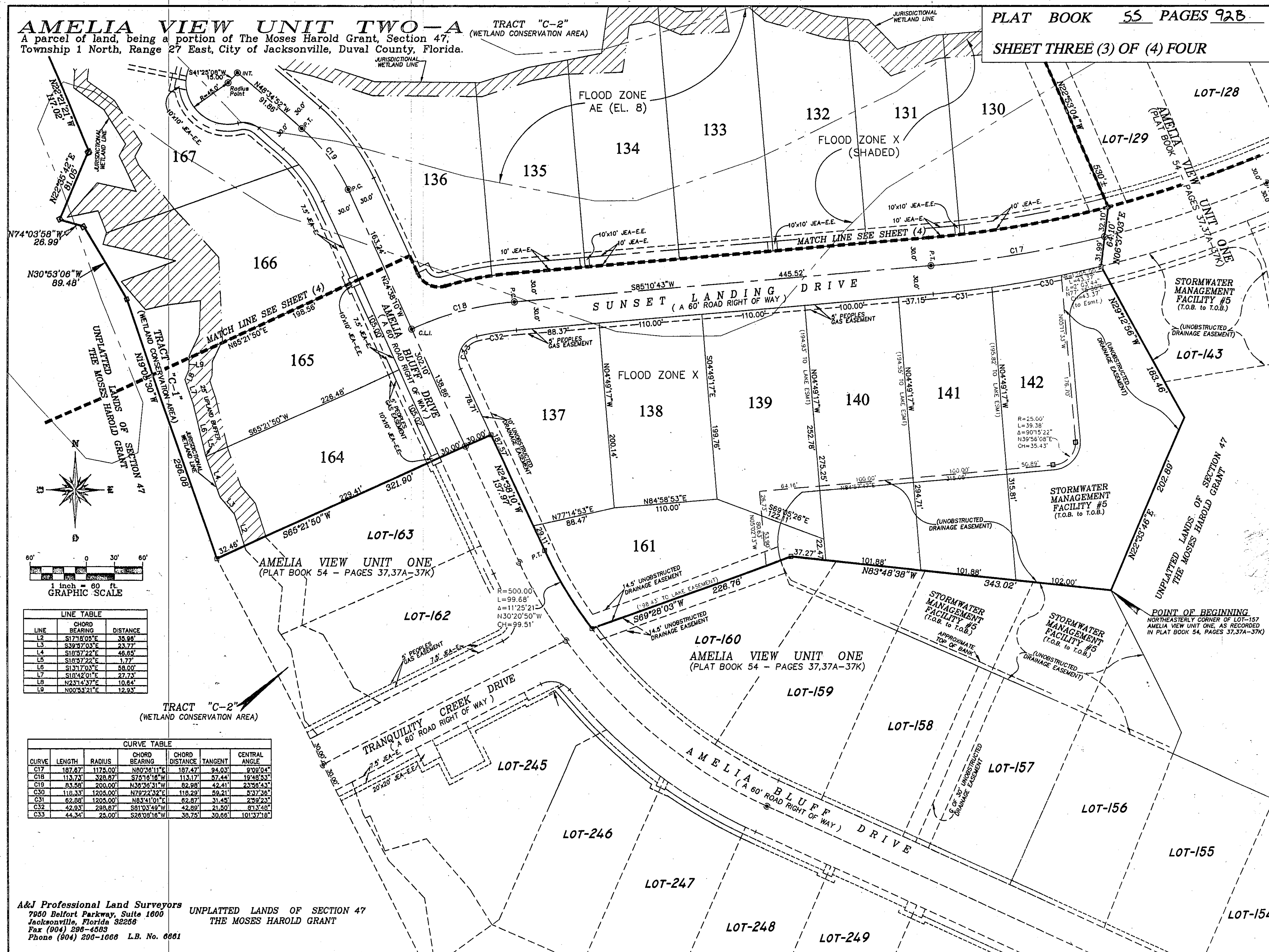


AMELIA VIEW UNIT TWO-A
A parcel of land, being a portion of The Moses Harold Grant, Section 47,
Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

TRACT "C-2"
(WETLAND CONSERVATION AREA)

PLAT BOOK 55 PAGES 92B

SHEET THREE (3) OF (4) FOUR



AMELIA VIEW UNIT TWO-A
A parcel of land, being a portion of The Moses Harold Grant, Section 47,
Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C17	187.67'	1175.00'	N80°36'11"E	187.47'	94.03'
C18	113.73'	328.87'	S75°18'16"W	113.17'	57.44'
C19	83.58'	200.00'	N36°36'31"W	82.98'	42.41'
C20	12.93'	170.00'	N26°48'52"W	12.92'	6.47'
C21	58.12'	170.00'	N38°47'14"W	57.84'	29.35'
C22	24.06'	25.00'	N78°09'23"W	23.15'	13.05'
C23	93.97'	45.00'	S43°54'34"E	77.80'	77.39'
C24	41.45'	45.00'	S42°18'01"W	40.00'	22.33'
C25	41.45'	45.00'	N84°55'27"W	40.00'	22.33'
C26	7.82'	45.00'	N53°33'32"W	7.81'	3.92'
C27	95.12'	230.00'	N36°36'31"W	95.42'	48.77'
C28	35.68'	25.00'	S65°31'02"E	32.72'	21.64'
C29	50.60'	358.87'	S77°38'27"W	50.55'	25.34'
C30	21.91'	358.87'	S83°28'46"W	21.91'	10.95'
C31	33.50'	1145.00'	N84°20'25"E	33.50'	16.75'
C32	160.68'	1145.00'	N79°28'56"E	160.53'	80.46'
C33	29.07'	27.00'	N48°46'49"E	27.69'	16.12'
C34	52.10'	187.24'	N09°57'52"E	51.93'	26.22'
C35	16.70'	23.97'	N15°43'24"W	16.37'	8.71'

LINE TABLE		
LINE	CHORD BEARING	DISTANCE
L10	N00°53'21"E	2.28'
L11	N25°17'57"E	25.09'
L12	N01°48'28"E	35.80'
L13	S82°44'33"W	37.95'
L14	S77°12'21"W	21.83'
L15	N41°22'38"W	39.38'
L16	N69°22'30"E	62.00'
L17	N77°15'48"W	70.15'
L18	N16°12'47"E	13.23'
L19	S20°51'52"E	25.24'
L20	N78°03'21"E	33.90'
L21	S41°12'11"W	49.16'
L22	N77°18'08"W	42.50'
L23	S24°57'19"E	42.83'
L24	S27°38'21"W	14.82'
L25	S32°17'10"E	43.20'
L26	S53°30'23"E	40.28'

LINE TABLE		
LINE	CHORD BEARING	DISTANCE
L27	S03°17'53"W	19.53'
L28	S36°14'39"E	34.80'
L29	S51°39'11"W	11.60'
L30	S84°42'24"E	40.62'
L31	N22°32'31"W	38.70'
L32	N13°20'23"E	48.45'
L33	S44°41'43"E	33.91'
L34	N20°48'50"E	40.37'
L35	N18°07'18"E	33.64'
L36	N00°04'05"W	40.23'
L37	N13°47'01"E	42.18'
L38	N35°00'29"E	13.70'
L39	S24°57'19"E	13.02'
L40	S39°58'14"E	58.28'
L41	S42°14'29"E	47.83'
L42	S02°54'21"E	87.40'
L43	S25°17'57"W	3.76'
L44	N07°21'48"W	12.28'
L45	N77°15'48"W	9.35'
L46	S42°14'29"E	22.44'

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