

AMELIA VIEW UNIT TWO-B

A parcel of land, being a portion of The Moses Harrold Grant, Sections 46 and 47, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE MOSES HARROLD GRANT, SECTIONS 46 AND 47, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHERLY MOST COMMON CORNER OF LOTS 146 AND 147 OF AMELIA VIEW UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 37, 37A-37K OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 73°28'24" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 147 AND LOT 116 OF SAID AMELIA VIEW UNIT ONE, A DISTANCE OF 171.05 FEET TO A POINT ON THE WESTERLY LINE OF LOT 99 OF SAID AMELIA VIEW UNIT ONE; THENCE SOUTH 27°14'00" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG LAST DESCRIBED LINE, A DISTANCE OF 94.77 FEET TO THE WESTERLY MOST COMMON CORNER OF SAID LOT 99 AND LOT 100 OF SAID AMELIA VIEW UNIT ONE; THENCE SOUTH 18°02'26" WEST, ALONG THE WESTERLY LINE OF SAID LOT 100, AND ALONG THE WESTERLY LINE OF LOTS 101, 102, 103, 104, AND 105 OF SAID AMELIA VIEW UNIT ONE, A DISTANCE OF 614.78 FEET, TO THE NORTHEASTERLY CORNER OF LOT 109 OF SAID AMELIA VIEW UNIT ONE; THENCE NORTH 72°20'00" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 109, A DISTANCE OF 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NASSAU SOUND DRIVE, (A 60 FOOT ROAD RIGHT-OF-WAY, AS CURRENTLY ESTABLISHED), ACCORDING TO SAID PLAT OF AMELIA VIEW UNIT ONE; THENCE NORTH 80°16'00" WEST, A DISTANCE OF 60.58 FEET TO THE NORTHEASTERLY CORNER OF LOT 154 OF SAID AMELIA VIEW UNIT ONE, SAID POINT ALSO BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NASSAU SOUND DRIVE, THENCE NORTH 66°09'21" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 154 AND THE NORTHERLY LINE OF LOT 155 OF SAID AMELIA VIEW UNIT ONE, A DISTANCE OF 228.54 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 155, SAID POINT ALSO BEING LOCATED ON THE EASTERLY LINE OF LOT 156 OF SAID AMELIA VIEW UNIT ONE; THENCE NORTH 22°04'02" EAST, DEPARTING LAST SAID NORTHERLY LINE, AND ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 24.33 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 156; THENCE NORTH 25°47'41" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 156 AND LOT 157 OF SAID AMELIA VIEW UNIT ONE, A DISTANCE OF 172.26 FEET TO THE COMMON CORNER OF SAID LOT 157 AND LOT 142 OF AMELIA VIEW UNIT TWO-A, AS RECORDED IN PLAT BOOK 55, PAGES 92, 92A, 92B AND 92C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE, ALONG THE EASTERLY LINE OF SAID LOT 142, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 22°33'46" EAST, A DISTANCE OF 202.89 FEET, TO A POINT; COURSE NO. 2: THENCE NORTH 29°12'56" WEST, A DISTANCE OF 43.74 FEET TO THE SOUTHWESTERLY CORNER OF LOT 143 OF SAID AMELIA VIEW UNIT ONE; THENCE NORTH 80°53'49" EAST, DEPARTING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 143, A DISTANCE OF 220.51 FEET, TO THE SOUTHEASTERLY CORNER SAID LOT 143, SAID POINT ALSO BEING LOCATED ON THE WESTERLY LINE OF LOT 144 OF SAID AMELIA VIEW UNIT ONE; THENCE SOUTH 22°51'32" EAST, DEPARTING SAID SOUTHERLY LINE, AND ALONG SAID WESTERLY LINE, A DISTANCE OF 9.73 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 144; THENCE NORTH 68°27'47" EAST, DEPARTING LAST SAID WESTERLY LINE, AND ALONG THE SOUTHERLY LINE OF SAID LOT 144, AND LOTS 145 AND 146 OF SAID AMELIA VIEW UNIT ONE, A DISTANCE OF 340.67 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 7.74 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MARSH CREEK NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS AMELIA VIEW UNIT TWO-B, AND THAT MERCANTILE BANK, A FLORIDA BANKING CORPORATION, SUCCESSOR BY MERGER TO CITRUS BANK, A FLORIDA BANKING CORPORATION, IS THE HOLDER 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 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.

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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN AMELIA VIEW UNIT TWO-B THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS 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 THE OWNERS, 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.

THOSE EASEMENTS DESIGNATED AS "5' TECO PEOPLES GAS EASEMENT", ARE HEREBY IRREVOCABLY DEDICATED TO TECO PEOPLES GAS, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE.

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

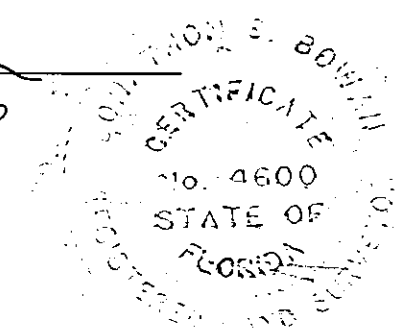
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE 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, AND MERCANTILE BANK, A FLORIDA BANKING CORPORATION, SUCCESSOR BY MERGER TO CITRUS BANK, A FLORIDA BANKING CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF MARCH, A.D. 2003.

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 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177(01), FLORIDA STATUTES, CHAPTER 61G1-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 65J.10, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.
CERTIFIED THIS 1 DAY OF April, A.D., 2003.

Jonathan B. Boman
JONATHAN B. BOMAN
PROFESSIONAL LAND SURVEYOR No. 4600
7850 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256



MARSH CREEK NORTH, LLC
A Florida Limited Liability Company

WITNESS: *J.L. Hardin*

PRINT NAME: J.L. HARDIN

WITNESS: *Barbara S. Walker*

PRINT NAME: BARBARA S. WALKER

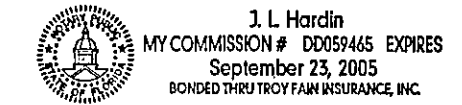


Michael E. Braren
By: Michael E. Braren, Its Sole Member
MARSH CREEK NORTH, LLC
A Florida Limited Liability Company

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 27th DAY OF MARCH, 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.

J.L. Hardin
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE



MY COMMISSION EXPIRES:

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

WITNESS: *Kathy Voyles*

PRINT NAME: KATHY VOYLES

WITNESS: *Stephan K. Sermon*

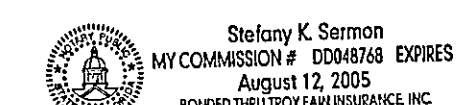
PRINT NAME: Stephan K. Sermon

Stephen C. Meadows
BY: STEPHEN C. MEADOWS, SENIOR
VICE PRESIDENT OF MERCANTILE BANK,
A FLORIDA BANKING CORPORATION

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 31st DAY OF MARCH, 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.

Stephan K. Sermon
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE



MY COMMISSION EXPIRES: August 12, 2005

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.

THIS 30th DAY OF APRIL, A.D., 2003.

Jim Fuller

DIRECTOR OF PUBLIC WORKS

4/30/2003

DATE

CLERK'S CERTIFICATE: # 2003136245

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 56, PAGES 8, 8A, 8B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 30th DAY OF April, A.D. 2003.

Jim Fuller

CLERK: JIM FULLER

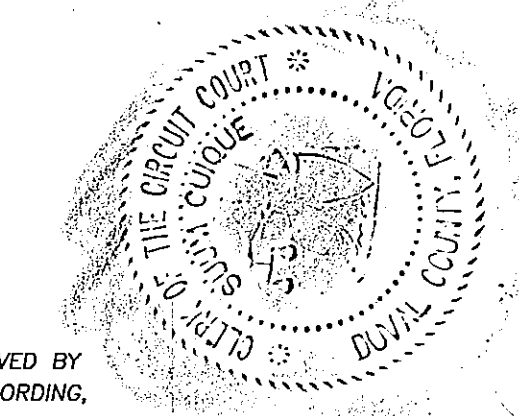
Glenn E. McGregor
DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27th DAY OF April, A.D., 2003.

Glenn E. McGregor

GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR No. 4252



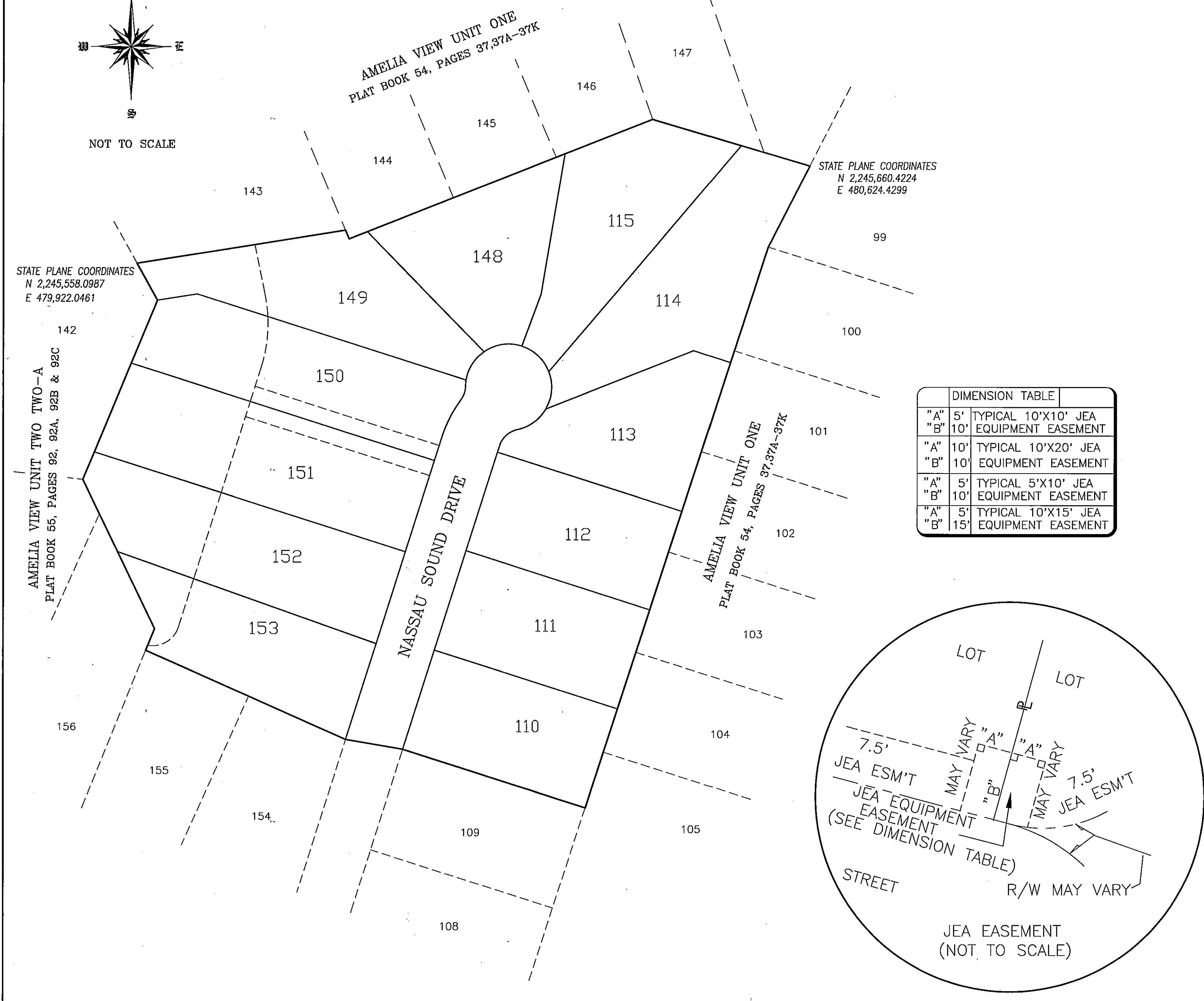
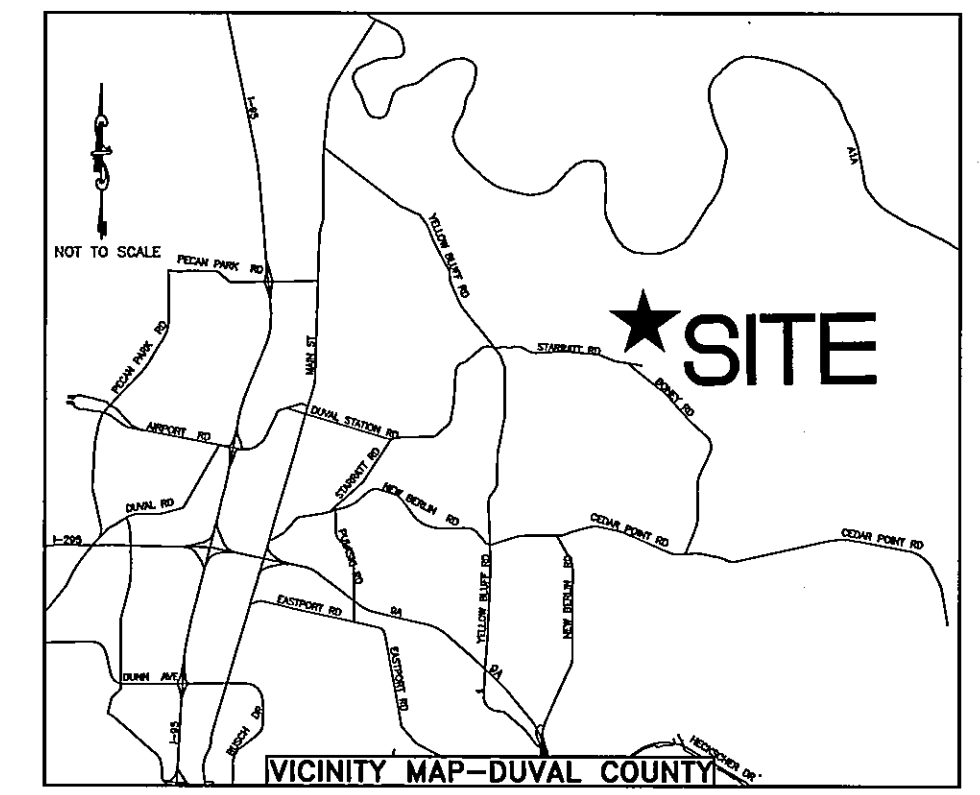
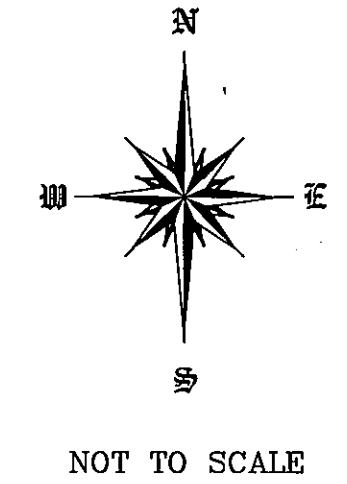
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L.B. No. 6661

AMELIA VIEW UNIT TWO-B

A parcel of land, being a portion of The Moses Harrold Grant, Sections 46 and 47, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

LEGEND:

U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT	D=DELTA ANGLE
PC=POINT OF CURVATURE	R/W=RIGHT-OF-WAY
PT=POINT OF TANGENCY	FB=FLAT BOOK
PI=POINT OF INTERSECTION	MB=MAP BOOK
PRC=POINT OF REVERSE CURVATURE	DB=DEED BOOK
POC=POINT OF COMPOUND CURVATURE	ORV=OFFICIAL RECORDS VOLUME
R=RADIUS	PO=PAGE
CH=CHORD	C=CENTERLINE
L=LENGTH	NTS=NOT TO SCALE
ESMT.=EASEMENT	FND=FOUND
SEC=SECTION	TRM=TRAVERSE
IP=IRON PIPE	PL=PROPERTY LINE
CM=CONCRETE MONUMENT	SD=STREET DIRECTIONAL CHANGE
PRM=PERMANENT REFERENCE MONUMENT	
SWM=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	
UDE=UNOBSTRUCTED DRAINAGE EASEMENTS	
D=CENTRAL ANGLE / DELTA ANGLE	



DIMENSION TABLE		
"A"	5'	TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X15' JEA EQUIPMENT EASEMENT

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 DESCRIPTION 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) AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL NO. 0176 E DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- 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.
- 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 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 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.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.
- ☐ :DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661).
- :DENOTES PERMANENT CONTROL POINT SET (L.B. NO. 6661).
- ⊙ :DENOTES PERMANENT REFERENCE MONUMENT FOUND (L.B. NO. 6661).

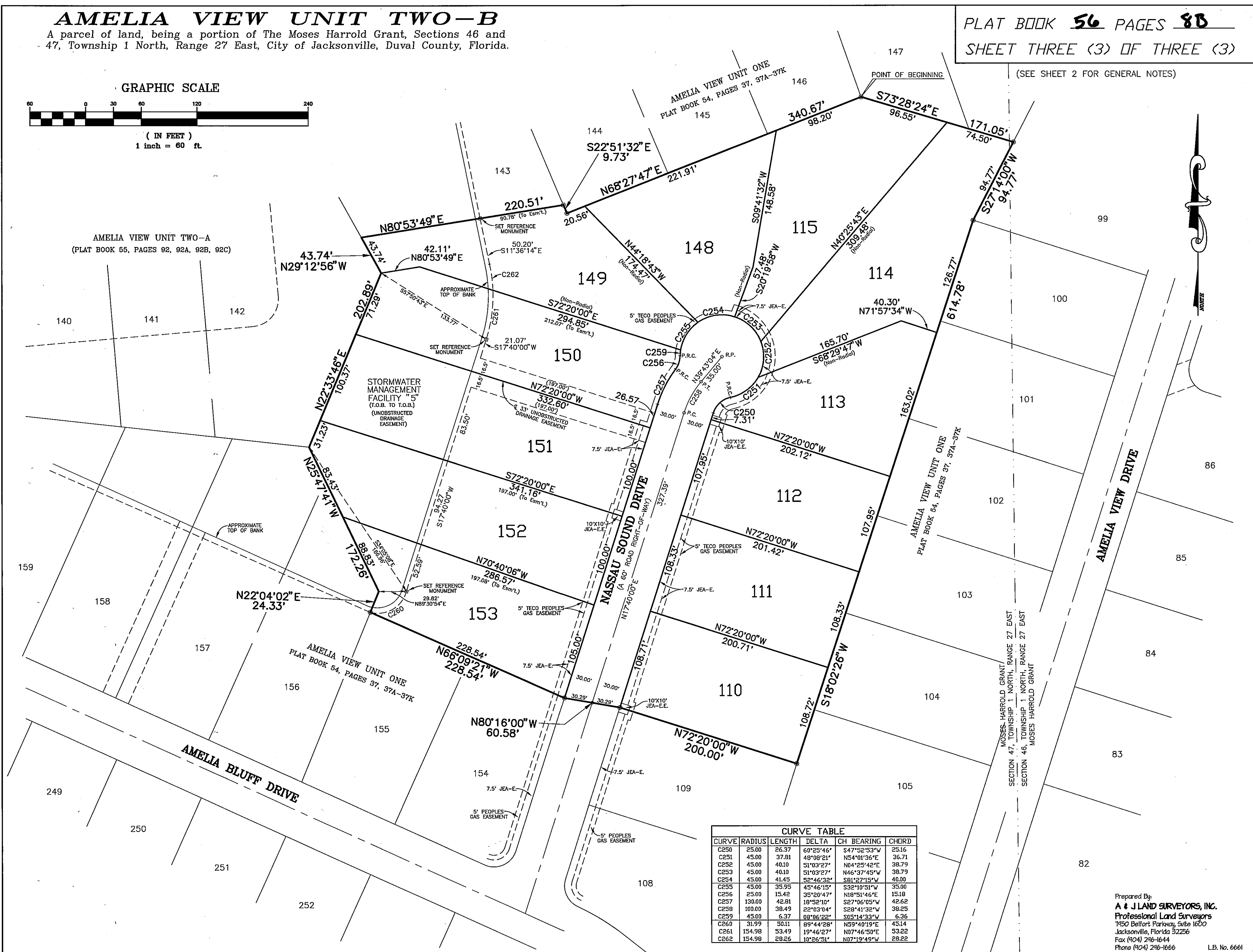
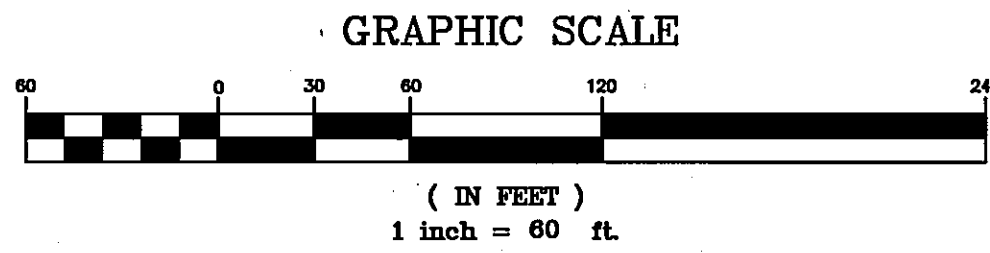
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A parcel of land, being a portion of The Moses Harrold Grant, Sections 46 and 47, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **56** PAGES **88**
SHEET THREE (3) OF THREE (3)

(SEE SHEET 2 FOR GENERAL NOTES)



CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CHORD
C250	25.00	26.37	60°25'46"	S47°52'53"W	25.16
C251	45.00	37.81	48°08'21"	N54°01'36"E	36.71
C252	45.00	40.10	51°03'27"	N04°25'42"E	38.79
C253	45.00	40.10	51°03'27"	N46°37'45"W	38.79
C254	45.00	41.45	52°46'32"	S81°27'15"W	40.00
C255	45.00	35.95	45°46'15"	S32°10'51"W	35.00
C256	25.00	15.42	35°20'47"	N18°51'46"E	15.18
C257	130.00	42.81	18°52'10"	S27°06'05"W	42.62
C258	100.00	38.49	22°03'04"	S28°41'32"W	38.25
C259	45.00	6.37	08°06'22"	S05°14'33"W	6.36
C260	31.99	50.11	89°44'28"	N59°40'19"E	45.14
C261	154.98	53.49	19°46'27"	N07°46'50"E	53.22
C262	154.98	28.26	10°26'51"	N07°19'49"W	28.22

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