

# MILL SPRINGS UNIT THREE

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 3 SOUTH, RANGE 27 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PRIOR TO 1996

PLAT BOOK 51

PAGE 64

SHEET 1 OF 4 SHEETS

### CAPTION

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF MILL SPRINGS UNIT TWO, AS RECORDED IN PLAT BOOK 49, PAGES 91, 91A, 91B AND 91C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING SITUATE ON THE SOUTHERLY LINE OF A 70 FOOT RIGHT-OF-WAY FOR DRAINAGE AND UTILITIES, AS RECORDED IN OFFICIAL RECORDS VOLUME 3441, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°56'32" EAST, ALONG SAID SOUTHERLY LINE, 377.86 FEET; THENCE SOUTH 01°03'28" EAST, DEPARTING FROM SAID SOUTHERLY LINE, 400.00 FEET; THENCE NORTH 89°02'03" EAST, 377.90 FEET; THENCE SOUTH 31°09'10" EAST, 705.00 FEET; THENCE SOUTH 65°49'43" WEST, 296.93 FEET; THENCE SOUTH 39°46'54" WEST, 149.65 FEET; THENCE SOUTH 13°59'57" WEST, 149.89 FEET; THENCE SOUTH 86°57'08" WEST, 211.92 FEET; THENCE NORTH 51°37'13" WEST, 193.92 FEET; THENCE NORTH 27°23'57" WEST, 122.89 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 189.01 FEET, AN ARC LENGTH OF 20.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°54'43" WEST, 20.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°52'37" WEST, 62.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°13'45" WEST, 34.51 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 274.37 FEET, AN ARC LENGTH OF 14.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°59'03" WEST, 14.99 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 65°27'01" WEST, DEPARTING FROM SAID CURVE, 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 324.37 FEET, AN ARC LENGTH OF 51.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°58'10" WEST, 51.81 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 74°36'39" WEST, DEPARTING FROM SAID CURVE, 276.26 FEET TO A POINT SITUATE ON THE EASTERLY BOUNDARY LINE OF SAID MILL SPRINGS UNIT TWO; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING NINE COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE NORTH 48°33'27" EAST, 25.95 FEET; COURSE NUMBER TWO (2), THENCE NORTH 02°53'57" WEST, 203.67 FEET; COURSE NUMBER THREE (3), THENCE NORTH 87°06'03" EAST, 46.80 FEET; COURSE NUMBER FOUR (4), THENCE NORTH 02°53'57" WEST, 60.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY; COURSE NUMBER FIVE (5), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°53'57" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF CURVE LEADING NORTHWESTERLY; COURSE NUMBER SIX (6), THENCE NORTH 02°53'57" WEST, 11.62 FEET TO THE POINT OF CURVATURE OF SAID CURVE; COURSE NUMBER SEVEN (7), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 127.32 FEET, AN ARC LENGTH OF 29.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°31'35" WEST, 29.39 FEET TO A POINT ON SAID CURVE; COURSE NUMBER EIGHT (8), THENCE NORTH 73°50'46" EAST, DEPARTING FROM SAID CURVE, 117.01 FEET; COURSE NUMBER NINE (9), THENCE NORTH 01°38'36" WEST, 898.17 FEET TO THE POINT OF BEGINNING.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HUTSON LAND GROUP, 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 MILL SPRINGS UNIT THREE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT FIRST UNION NATIONAL BANK, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENT, EXCEPT ALL PRIVATE EASEMENT AND CONSERVATION EASEMENT WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES 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 LAKES/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 LAKES/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 LAKES AND TREATMENT SYSTEM SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSOR AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.

(3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION OPERATION, FAILURE OR DISTRUCTION 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE HUTSON LAND GROUP, INC., 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 ANY OTHER DAMAGED ARISING FROM OR OUT OF ANY OCCURRENCE IN UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY.

"THOSE EASEMENTS DESIGNATED AS J.E.A.E.E. ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. "THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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 EASEMENT."

IN WITNESS WHEREOF, HUTSON LAND GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT. THIS 8 DAY OF October, A.D. 1997.

HUTSON LAND GROUP, INC.

WITNESS: Elinore C. Cox  
ELINORE C. COX

WITNESS: Deborah H. Dunbar  
DEBORAH H. DUNBAR

Donald P. Hinson  
DONALD P. HINSON  
PRESIDENT  
HUTSON LAND GROUP, INC.

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF October A.D., 1997, BY DONALD P. HINSON, PRESIDENT, HUTSON LAND GROUP, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elinore C. Cox  
NOTARY, (SIGNATURE)

ELINORE C. COX  
NOTARY, (PLEASE PRINT)

COMMISSION NUMBER CC 330435  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

**ELINORE C. COX**  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires Nov. 15, 1997  
Commission No. CC 330435

11-15-97  
MY COMMISSION EXPIRES:

WITNESS: Lorraine M. Cross  
LORRAINE M. CROSS

WITNESS: John H. Mims  
JOHN H. MIMS

Margaret J. Tharrington  
MARGARET J. THARRINGTON  
SENIOR VICE PRESIDENT  
FIRST UNION NATIONAL BANK

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October A.D., 1997, BY MARGARET J. THARRINGTON, SENIOR VICE PRESIDENT, FIRST UNION NATIONAL BANK, SHE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elsa Alместica  
NOTARY, (SIGNATURE)

ELSA ALMESTICA  
NOTARY, (PLEASE PRINT)

COMMISSION NUMBER: CC 340507  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

**ELSA ALMESTICA**  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Jan. 9, 1998  
Commission No. CC 340507  
Bonded thru Patterson - Becht Agency

January 9<sup>th</sup>, 1998  
MY COMMISSION EXPIRES:

PREPARED BY:  
ALL AMERICAN SURVEYORS, INC.  
8789 SAN JOSE BLVD., SUITE 301  
JACKSONVILLE, FLORIDA 32217  
(904) 739-2217

PSD NO. 90-1016  
DEV. P. NO. 423.4

Approved 10/21/97  
Date

J. Hall  
City Engineer  
for Director of Public Works

Approved 10/23/97  
Date

Alan R. Mathews  
for General Counsel

### 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 ORDINANCE NO. 654, ORDINANCE CODE.

Sam C. Mousa  
DIRECTOR OF PUBLIC WORKS

10/23/97  
DATE

### CLERK'S CERTIFICATE 97-241833

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 51, PAGES 64-64C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SIGNED THIS 27th DAY OF October A.D., 1997.

Henry W. Cook  
CLERK: HENRY W. COOK

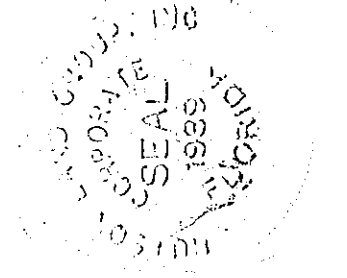
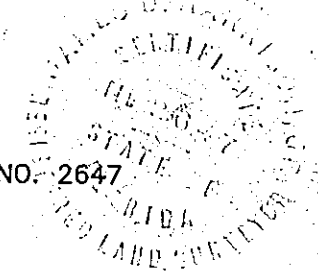
SY Odum  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT 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 NO. 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 REFERENCE LAW AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH.

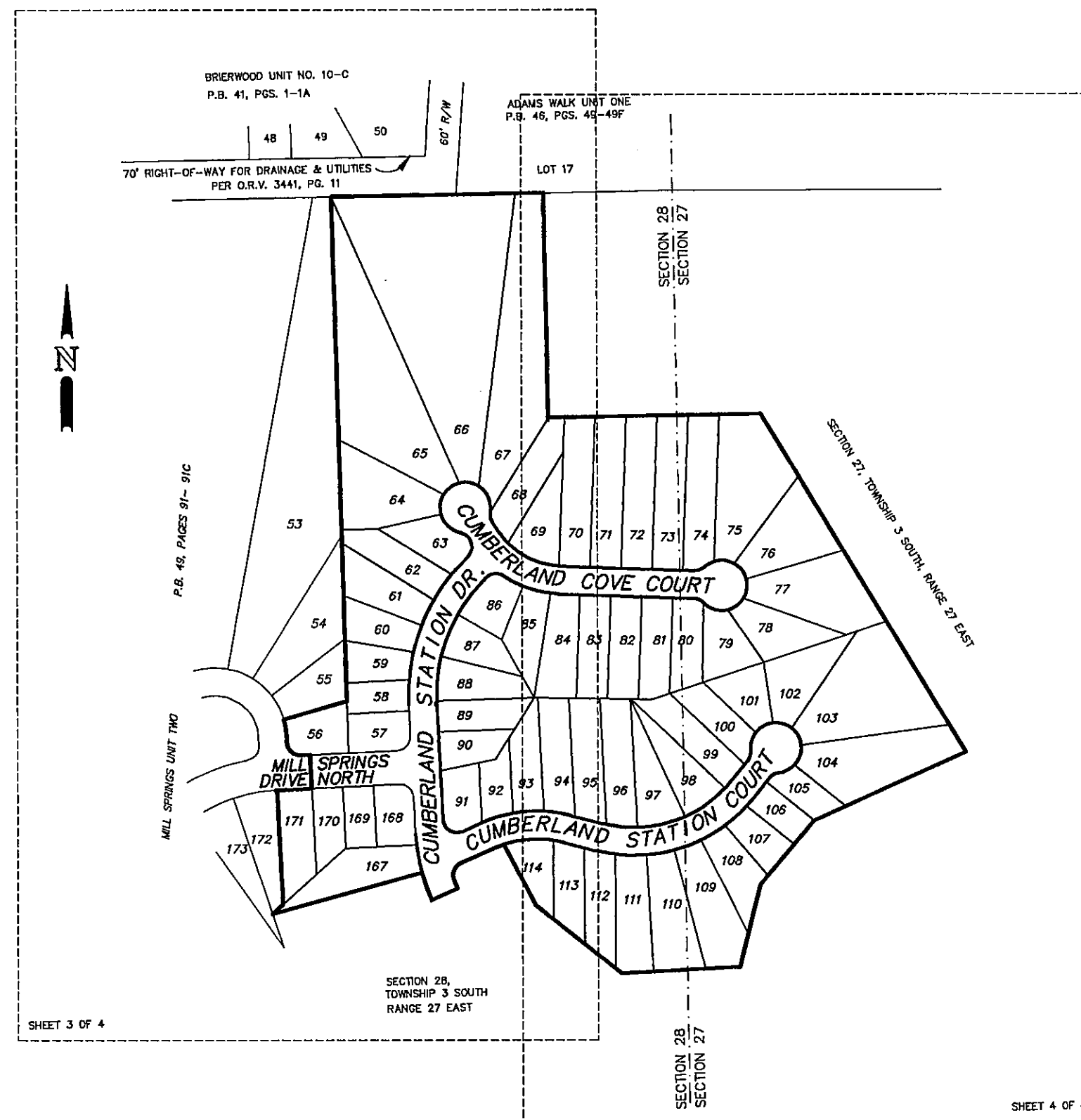
SIGNED THIS 10<sup>th</sup> DAY OF Oct., A.D., 1997.

James D. Harrison, Jr.  
JAMES D. HARRISON, JR.  
FLORIDA REGISTERED LAND SURVEYOR, NO. 2647  
ALL AMERICAN SURVEYORS, INC.  
JACKSONVILLE, FLORIDA

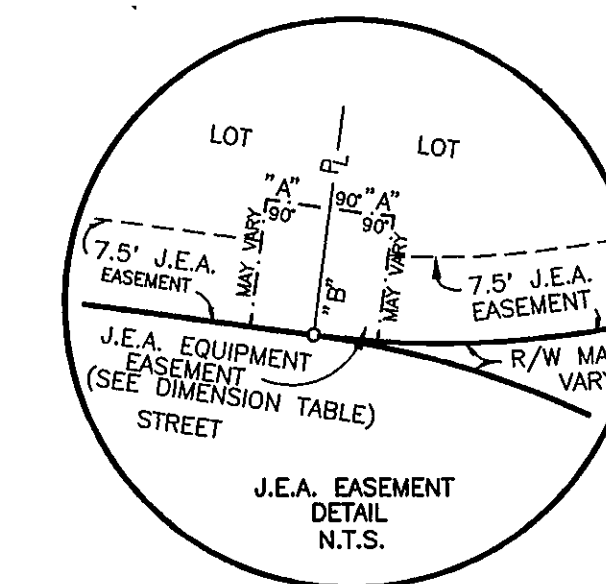
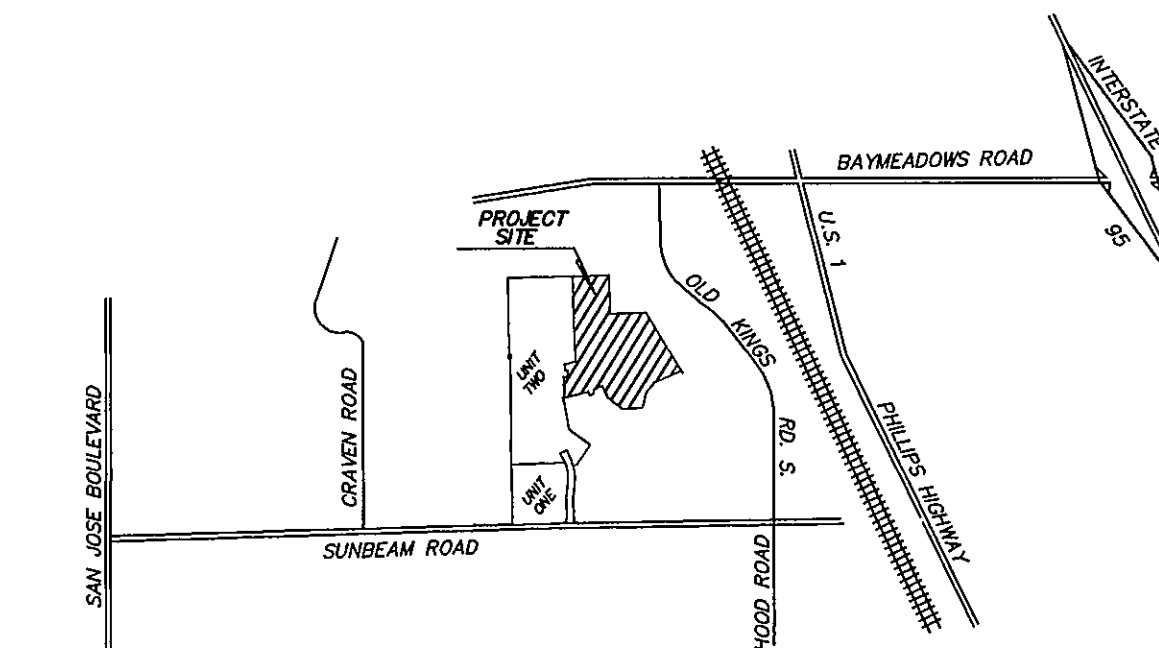


# MILL SPRINGS UNIT THREE

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 3 SOUTH, RANGE 27 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



KEY MAP  
SCALE: 1" = 200'



DIMENSION TABLE	
"A"	5'
"B"	10'
"A"	10'
"B"	10'

LEGEND:

- (1) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS #2647
- (2) ○ DENOTES PERMANENT CONTROL POINT (P.C.P.), STAMPED RLS #2647
- (3) (1) DENOTES TABULATED CURVE DATA
- (4) — DENOTES CENTERLINE
- (5) (R) DENOTES RADIAL LINES
- (6) B.R.L. DENOTES BUILDING RESTRICTION LINE
- (7) UNOBS.T. DENOTES UNOBSTRUCTED
- (8) P.C. DENOTES POINT OF CURVATURE
- (9) P.T. DENOTES POINT OF TANGENCY
- (10) P.R.C. DENOTES POINT OF REVERSE CURVATURE
- (11) P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- (12) O.R.V. DENOTES OFFICIAL RECORDS VOLUME
- (13) ESMT. DENOTES EASEMENT
- (14) R/W DENOTES RIGHT-OF-WAY
- (15) P.O.C. DENOTES POINT ON CURVE
- (16) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
- (18) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- (19) BEARINGS BASED ON THE EASTERLY BOUNDARY LINE OF MILL SPRINGS UNIT TWO, N.01°38'36"W.
- (20) ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS #2647 UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT (J.E.A.E.E.). THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.  
JACKSONVILLE ELECTRIC AUTHORITY EASEMENT (J.E.A.E.). THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT IS SUBJECT TO REMOVAL BY THE JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REPLACEMENT OF SUCH ITEMS.
3. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION, OTHERWISE NOTED.
4. BEARINGS BASED ON THE NORTHEASTERLY LINE OF LOTS 15-18, BEAUCLERC COVE, P.B. 35, PG.s 37 & 37A.

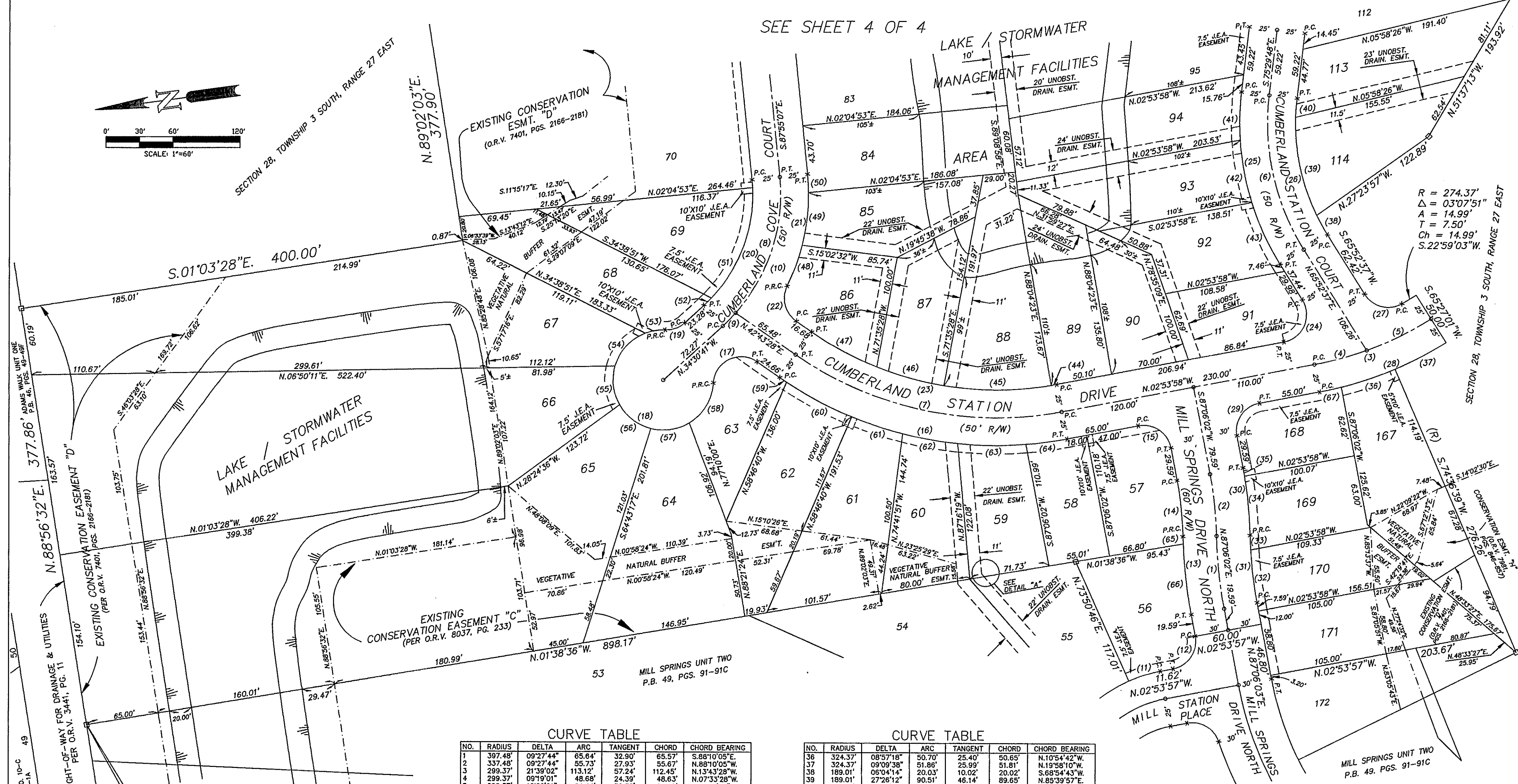
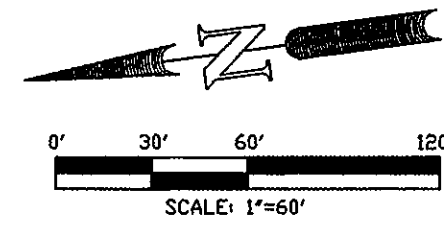
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# MILL SPRINGS UNIT THREE

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 3 SOUTH, RANGE 27 EAST,  
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SEE SHEET 4 OF 4



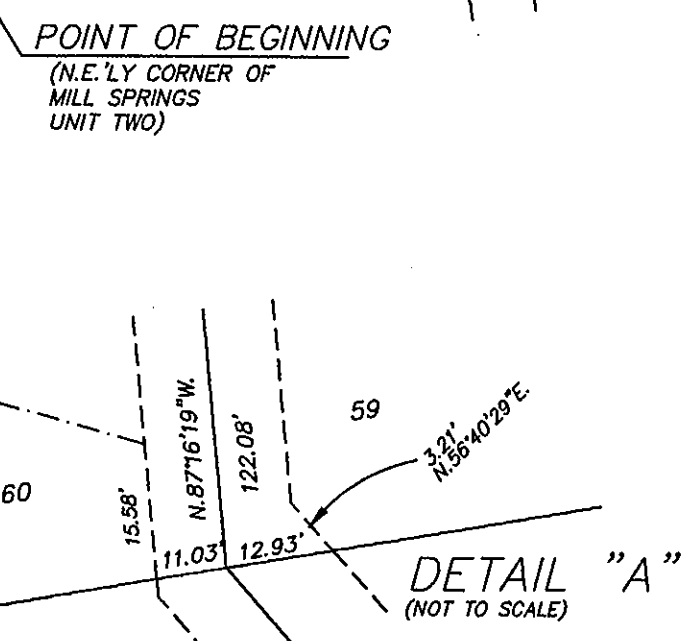
05/12/97 C. LMC/VPLATS/MILLSP03 1.3-33 Steve

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	397.48'	09°27'44"	65.64'	32.90'	65.57'	S.88°10'05"E.
2	337.48'	09°27'44"	55.73'	27.93'	55.67'	N.88°10'05"W.
3	299.37'	21°39'02"	113.12'	57.24'	112.45'	N.13°43'28"W.
4	299.37'	09°19'01"	48.68'	24.39'	48.63'	N.07°33'28"W.
5	299.37'	12°20'01"	64.44'	32.35'	64.32'	N.18°22'59"W.
6	214.01'	38°37'35"	144.28'	75.00'	141.56'	N.85°11'25"E.
7	314.05'	45°37'28"	250.07'	132.09'	243.52'	N.19°54'40"E.
8	159.04'	53°24'27"	148.24'	80.00'	142.93'	N.61°12'54"W.
9	159.04'	05°58'40"	16.50'	8.26'	16.49'	N.37°29'01"W.
10	159.04'	47°27'47"	131.74'	69.92'	128.01'	N.64°11'14"W.
11	127.32'	13°15'18"	29.48'	14.78'	29.39'	N.09°31'36"W.
12	25.00'	90°00'00"	25.00'	25.00'	35.38'	N.47°53'57"W.
13	427.48'	09°27'44"	70.60'	35.38'	70.52'	S.88°10'05"E.
14	307.48'	09°27'44"	50.78'	25.45'	50.72'	N.88°10'05"W.
15	25.00'	90°00'00"	25.00'	25.00'	35.36'	S.42°06'20"W.
16	339.05'	45°37'28"	269.88'	142.61'	262.90'	N.19°54'45"E.
17	25.00'	121°39'04"	53.08'	44.78'	43.68'	N.83°26'40"E.
18	45.00'	268°49'50"	211.14'	45.93'	64.29'	N.65°29'12"E.
19	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.12°18'13"W.
20	134.04'	53°24'27"	124.94'	67.42'	120.47'	N.61°12'54"W.
21	184.04'	32°04'59"	103.05'	52.92'	101.71'	N.71°52'38"W.
22	25.00'	87°17'44"	38.53'	21.52'	32.82'	N.83°26'40"E.
23	289.05'	45°37'28"	230.17'	121.58'	224.13'	N.19°54'45"E.
24	25.00'	111°13'25"	48.53'	36.53'	41.26'	N.58°30'40"W.
25	239.01'	38°37'35"	161.13'	83.76'	158.10'	N.85°11'25"E.
26	189.01'	38°37'35"	127.42'	66.24'	125.02'	N.85°11'25"E.
27	25.00'	87°17'44"	38.53'	21.52'	34.51'	S.22°13'45"W.
28	324.37'	21°39'02"	122.57'	62.03'	121.84'	N.13°43'28"W.
29	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.47°53'58"E.
30	367.48'	09°27'44"	60.69'	30.41'	60.62'	N.88°10'05"W.
31	367.48'	09°27'44"	60.69'	30.41'	60.62'	S.88°10'05"E.
32	367.48'	02°02'57"	47.55'	23.81'	47.51'	S.69°11'34"E.
33	367.48'	02°02'57"	13.14'	6.57'	13.14'	S.84°27'42"E.
34	367.48'	08°18'23"	53.27'	26.68'	53.23'	N.87°35'25"W.
35	367.48'	01°09'22"	7.41'	3.71'	7.41'	S.87°40'43"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
36	324.37'	08°57'18"	50.70'	25.40'	50.65'	N.10°54'42"W.
37	324.37'	09°09'38"	51.89'	25.99'	51.81'	N.19°58'10"W.
38	189.01'	09°09'38"	48.68'	24.39'	48.63'	N.07°33'28"W.
39	189.01'	27°26'12"	90.51'	46.14'	89.65'	N.85°39'57"E.
40	189.01'	05°07'09"	16.89'	8.45'	16.88'	S.78°03'22"E.
41	239.01'	10°18'23"	42.99'	21.55'	42.93'	S.80°38'59"E.
42	239.01'	13°41'49"	57.14'	28.71'	57.00'	N.67°20'55"E.
43	239.01'	14°37'21"	61.00'	30.67'	60.83'	N.31°11'58"W.
44	289.05'	00°58'21"	4.91'	2.45'	4.91'	N.02°24'47"W.
45	289.05'	19°07'09"	96.44'	48.07'	95.99'	N.07°37'53"E.
46	289.05'	12°21'35"	62.35'	31.30'	62.23'	N.23°22'11"E.
47	289.05'	13°10'30"	66.47'	33.38'	66.32'	N.36°08'13"E.
48	184.04'	12°07'44"	38.96'	19.55'	38.89'	N.61°54'01"W.
49	184.04'	14°51'06"	47.70'	23.99'	47.57'	N.75°23'25"W.
50	184.04'	05°06'09"	16.39'	8.20'	16.38'	N.85°22'03"W.
51	134.04'	46°24'29"	108.57'	57.46'	105.62'	N.61°43'16"W.
52	134.04'	04°00'21"	9.37'	4.69'	9.37'	N.36°30'51"W.
53	45.00'	22°56'00"	18.01'	9.13'	17.89'	S.01°33'46"E.
54	45.00'	52°56'46"	41.58'	22.41'	40.12'	S.38°30'09"E.
55	45.00'	45°46'15"	35.95'	19.00'	35.00'	S.88°51'39"E.
56	45.00'	46°08'58"	36.25'	19.17'	35.27'	N.45°10'45"E.
57	45.00'	45°32'30"	35.77'	18.89'	34.83'	N.00°39'59"W.
58	45.00'	55°29'21"	43.58'	23.67'	41.90'	N.51°10'55"W.
59	339.05'	01°15'44"	7.47'	3.73'	7.47'	N.42°05'36"E.
60	339.05'	11°12'28"	66.32'	33.27'	66.22'	N.35°51'30"E.
61	339.05'	08°07'04"	48.04'	24.06'	48.00'	N.26°11'44"E.
62	339.05'	08°27'26"	50.05'	25.07'	50.00'	N.17°54'29"E.
63	339.05'	10°18'50"	61.03'	30.60'	60.95'	N.83°12'22"W.
64	339.05'	06°15'54"	37.07'	18.56'	37.06'	N.00°14'00"E.
65	427.48'	00°52'57"	6.58'	3.29'	6.58'	S.83°52'42"E.
66	427.48'	08°34'47"	64.01'	33.67'	63.95'	S.88°36'34"E.
67	324.37'	03°32'06"	20.01'	10.01'	20.01'	N.04°40'00"W.



PREPARED BY:  
ALL AMERICAN SURVEYORS, INC.  
8789 SAN JOSE BLVD., SUITE 301  
JACKSONVILLE, FLORIDA 32217  
(904) 739-2217

PSD NO. 90-016  
DEVP. NO. 423.4

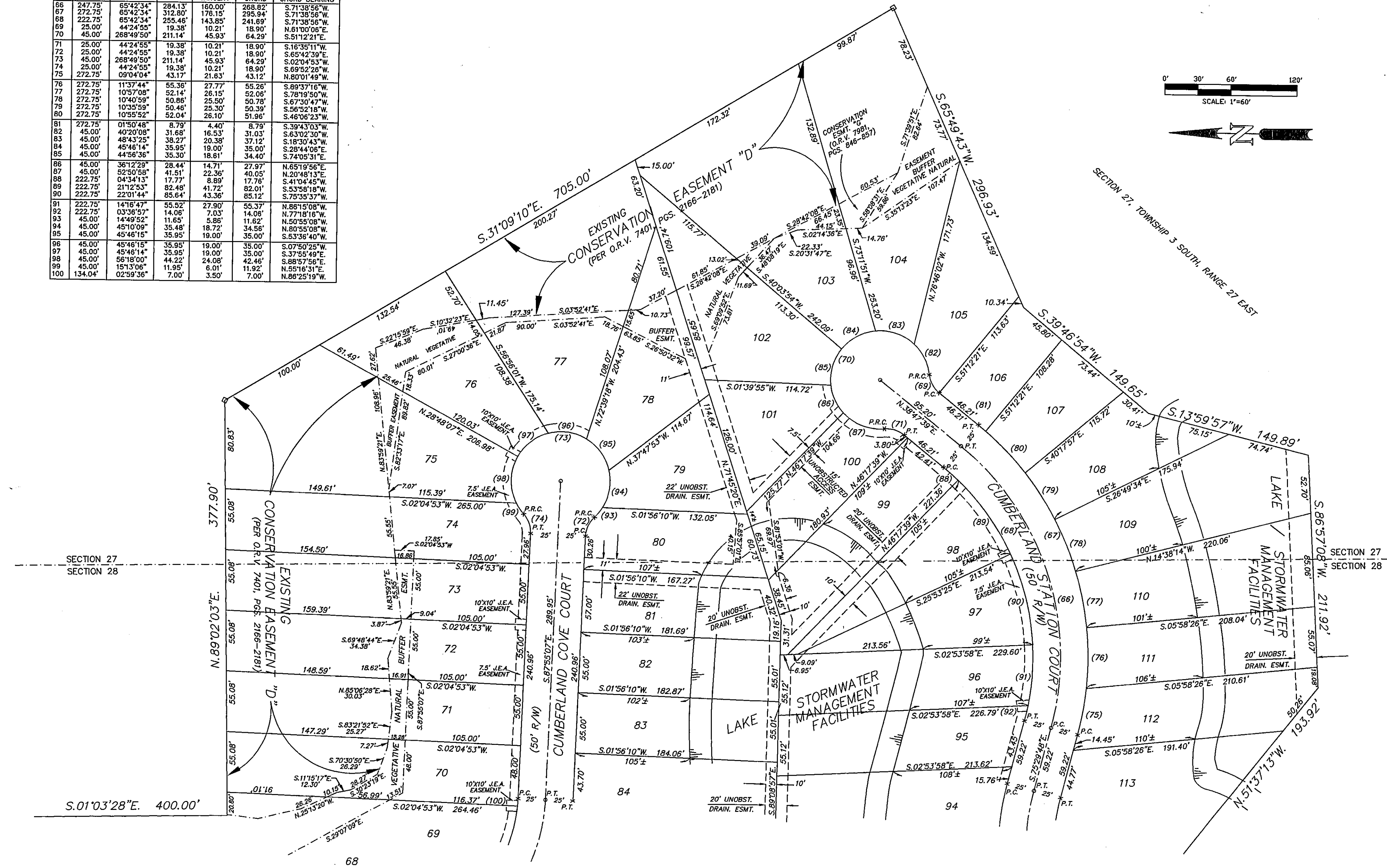
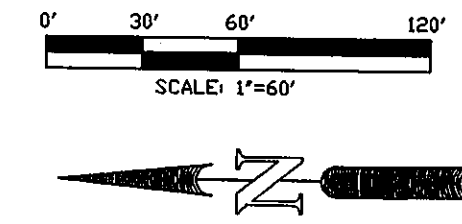
# MILL SPRINGS UNIT THREE

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 3 SOUTH, RANGE 27 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
66	247.75'	65°42'34"	284.13'	180.00'	268.82'	S.71°38'56"W.
67	272.75'	65°42'34"	312.80'	178.15'	295.94'	S.71°38'56"W.
68	222.75'	65°42'34"	255.46'	143.85'	241.89'	S.71°38'56"W.
69	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.61°00'06"E.
70	45.00'	268°49'50"	211.14'	45.93'	64.29'	S.51°12'21"E.
71	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.16°35'11"W.
72	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.6°43'30"E.
73	45.00'	268°49'50"	211.14'	45.93'	64.29'	S.02°04'53"W.
74	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.69°52'26"W.
75	272.75'	09°04'04"	43.17'	21.83'	43.12'	N.80°01'49"W.
76	272.75'	11°37'44"	55.36'	27.77'	55.26'	S.89°37'16"W.
77	272.75'	10°57'08"	52.14'	26.15'	52.06'	S.78°10'50"W.
78	272.75'	10°40'58"	50.86'	25.50'	50.78'	S.67°50'47"W.
79	272.75'	10°35'59"	50.46'	25.30'	50.39'	S.56°52'18"W.
80	272.75'	10°55'52"	52.04'	26.10'	51.96'	S.46°06'23"W.
81	272.75'	01°50'48"	8.79'	4.40'	8.79'	S.39°43'03"W.
82	45.00'	40°20'08"	31.68'	16.53'	31.03'	N.20°48'13"E.
83	45.00'	48°43'25"	38.27'	20.38'	37.12'	S.18°30'43"W.
84	45.00'	45°46'14"	35.95'	19.00'	35.00'	S.28°44'06"E.
85	45.00'	44°58'58"	35.30'	18.61'	34.40'	S.74°05'31"E.
86	45.00'	36°12'29"	28.44'	14.71'	27.97'	N.65°19'56"E.
87	45.00'	52°50'58"	41.51'	22.36'	40.05'	N.20°48'13"E.
88	222.75'	04°34'13"	17.77'	8.89'	17.76'	S.41°04'45"W.
89	222.75'	21°12'53"	82.48'	41.72'	82.01'	S.53°58'18"W.
90	222.75'	22°01'44"	85.64'	43.36'	85.12'	S.75°35'37"W.
91	222.75'	14°16'47"	55.52'	27.90'	55.37'	N.88°15'08"W.
92	222.75'	03°36'57"	14.06'	7.03'	14.08'	N.77°15'16"W.
93	45.00'	14°49'52"	11.65'	5.86'	11.62'	N.50°55'08"W.
94	45.00'	45°10'09"	35.48'	18.72'	34.56'	N.80°55'08"W.
95	45.00'	45°46'15"	35.95'	19.00'	35.00'	S.53°36'40"W.
96	45.00'	45°46'15"	35.95'	19.00'	35.00'	S.07°50'25"W.
97	45.00'	45°46'14"	35.95'	19.00'	35.00'	S.37°15'49"E.
98	45.00'	56°18'00"	44.22'	24.08'	42.46'	S.88°57'58"E.
99	45.00'	15°13'06"	11.95'	6.01'	11.92'	N.55°16'31"E.
100	134.04'	02°59'36"	7.00'	3.50'	7.00'	N.86°25'19"W.



SEE SHEET 3 OF 4

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