

NATURE'S FOREST

A PORTION OF SECTION 3 AND 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK 41 PAGE 51

SHEET 1 OF 3

TAXES VERIFIED R.B.F.

CAPTION

A PORTION OF SECTION 3 AND 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOOD ROAD (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF SUNBEAM HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S. 0° 11' 00" E., ALONG LAST SAID LINE, 2319.68'; TO THE RIGHT-OF-WAY OF PINEWOOD AVENUE; THENCE S. 89° 15' 43" W., 409.1' ALONG SAID RIGHT-OF-WAY LINE; THENCE S. 89° 08' 16" W., 565.75'; THENCE N. 0° 09' 10" W., 1705.09' TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOOD ROAD; THENCE N. 57° 07' 50" E., ALONG LAST SAID LINE, 1157.14' TO THE POINT OF BEGINNING.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 85-1388-1985 SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 18th DAY OF November A.D., 1985

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE 86- 4455

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 41 PAGES 51, 51A, 51B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 15th DAY OF June A.D., 1986

[Signature]
CLERK'S MORGAN SLAUGHTER

[Signature]
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT D.W. LUTSON CONSTRUCTION, INC. AND PARAGON DEVELOPMENT, INCORPORATED FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND AND SIDEWALK BOND SECURED BY A IRREVOCABLE LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS; SAID BONDS ARE EQUIVALENT TO ONE HUNDRED PERCENT OF REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS AND COSTS OF PLACING PERMANENT CONTROL POINTS AS OF THIS 10th DAY OF JAN A.D., 1985

[Signature]
D.W. LUTSON CONSTRUCTION, INC.
BY: BRUCE LINGERFELT, VICE PRESIDENT

[Signature]
PARAGON DEVELOPMENT, INC.
BY: W. J. FRAZIER, PRESIDENT

[Signature]
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED 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 REFERENCED LAWS AND THAT ALL THE ZONING RULES AND REGULATION OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 29th DAY OF Aug. A.D., 1985.

[Signature]
JAMES O. HARRISON, JR.
R.L.S. No. 2647, FLORIDA
ALL AMERICAN SURVEYORS, INC.
LAND SURVEYORS
JACKSONVILLE, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PARAGON II JOINT VENTURE, A FLORIDA PARTNERSHIP IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS NATURE'S FOREST AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT FLORIDA NATIONAL BANK IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS ALL DRIVES, COURTS, LANES AND WAYS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENTS AND DRAINAGE RIGHT OF WAY ARE HEREBY IRREVOCABLY, WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND ARE SUBJECT TO THE FOLLOWING CONVEYANTS 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 WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL DRIVES, COURTS, LANES AND WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOILS, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM DRIVES, COURTS, LANES AND WAYS, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGES, INJURIES OR LOSSES 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 SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS AND THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKE WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING OWNERS AND; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY 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 SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF OF PARAGON II JOINT VENTURE, A FLORIDA PARTNERSHIP DEVELOPERS AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, PROPERTY DAMAGE OR OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE LAKES DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF PARAGON II JOINT VENTURE, A FLORIDA PARTNERSHIP ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN NATURE'S FOREST. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF PARAGON II JOINT VENTURE, A FLORIDA PARTNERSHIP AND SHALL BE SUBJECT TO IT. THE U.E.A. EASEMENTS AS SHOWN ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS THEREOF THE ABOVE NAMED CORPORATION HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY BRUCE LINGERFELT VICE-PRESIDENT, D.W. LUTSON CONSTRUCTION, INC. BILL FRAZIER, PRESIDENT, PARAGON INCORPORATED AND JAMES E. PUTNAL, SENIOR VICE PRESIDENT, FLORIDA NATIONAL BANK, THIS 16th DAY OF Aug. A.D. 1985

[Signature]
WITNESS

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WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 16th DAY OF August A.D., 1985, BY BRUCE LINGERFELT, VICE - PRESIDENT, D.W. LUTSON CONSTRUCTION, INC., GENERAL PARTNER.
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *[Signature]*
MY COMMISSION EXPIRES May 24, 1988

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF August A.D., 1985, BY W. J. FRAZIER, PRESIDENT, PARAGON DEVELOPMENT INC., GENERAL PARTNER.
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *[Signature]*
MY COMMISSION EXPIRES May 24, 1988

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 15th DAY OF August A.D., 1985, BY JAMES E. PUTNAL, SENIOR VICE-PRESIDENT, FLORIDA NATIONAL BANK.
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *[Signature]*
MY COMMISSION EXPIRES Sept. 6, 1987

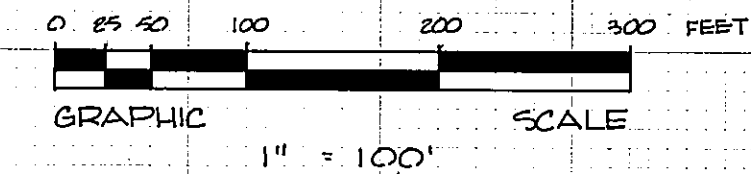


APPROVED
DATE: 10-25-85
BY: *[Signature]*
CITY ENGINEER
[Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
[Signature]
ASSISTANT COUNSEL

NATURE'S FOREST

A PORTION OF SECTION 3 AND 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
DUVAL COUNTY, FLORIDA.

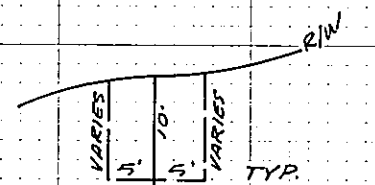
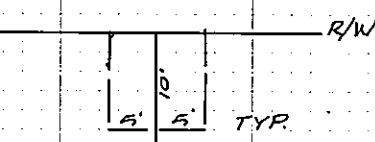
PART OF SECTION 4, TOWNSHIP 4 SOUTH,
RANGE 27 EAST



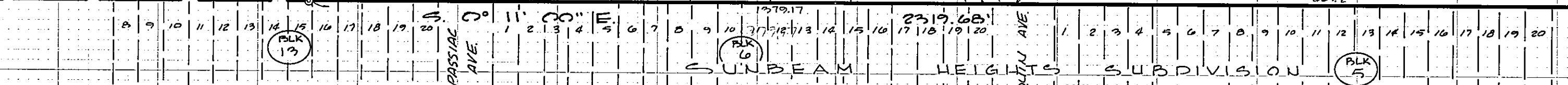
Notes:

1. (C) DENOTES PERMANENT REFERENCE MONUMENT.
2. (P) DENOTES PERMANENT CONTROL POINT.
3. (R) DENOTES RADIAL LINE.
4. BEARINGS AND DISTANCES SHOWN ON CURVE LINES REFERS TO CHORD.
5. ALL RADII SHOWN ARE 25' UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF HOOD ROAD AS PER "OLD SOUTH LAND SURVEYORS, INC., SEPT 24, 1982, FILE No. 9-4.

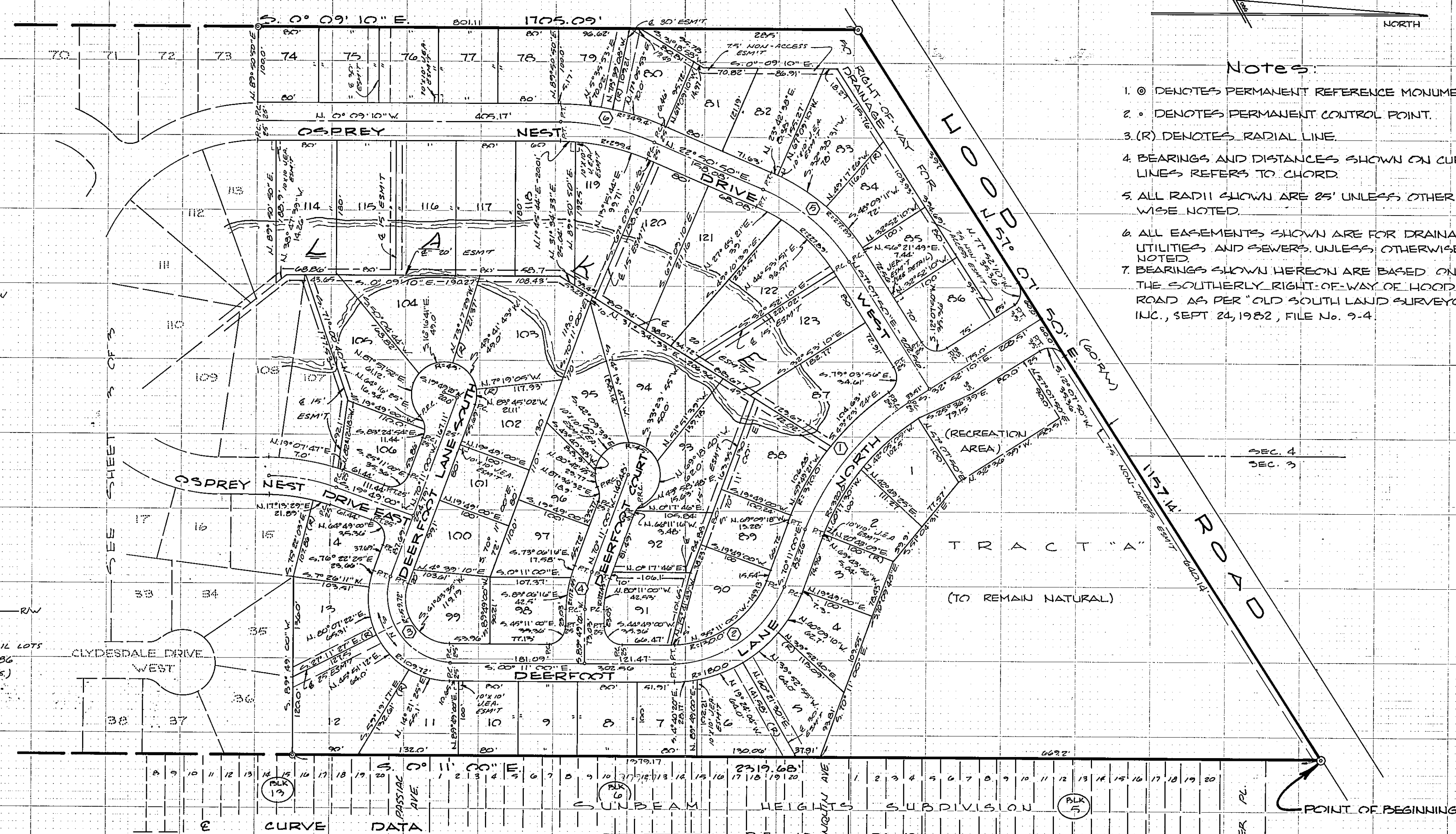
U.E.A. DETAIL
(N.T.S.)



DETAIL LOTS
25 & 26
(N.T.S.)



NO	Δ	R	T	A	CH.	BR.
1.	37° 18' 50"	345.0'	116.49'	224.68'	220.73'	S. 51° 31' 35" E.
2.	70° 00' 00"	155.0'	108.53'	189.37'	177.81'	S. 35° 11' 00" E.
3.	110° 00' 00"	84.72'	121.0'	162.66'	138.81'	S. 54° 49' 00" W.
4.	20° 00' 00"	147.45'	26.0'	51.47'	51.21'	N. 80° 11' 00" W.
5.	34° 17' 00"	252.89'	78.0'	151.32'	149.07'	N. 39° 59' 20" E.
6.	83° 00' 00"	324.4'	66.0'	130.22'	129.35'	N. 11° 20' 30" E.



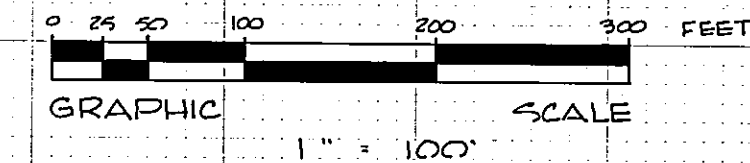
PREPARED BY:
ALL AMERICAN SURVEYORS, INC.
LAND SURVEYORS
8411 BAYMEADOWS WAY
JACKSONVILLE, FLA. 32216

NATURE'S FOREST

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
DUVAL COUNTY, FLORIDA.

PLAT BOOK 41 PAGE 51B

SHEET 3 OF 3

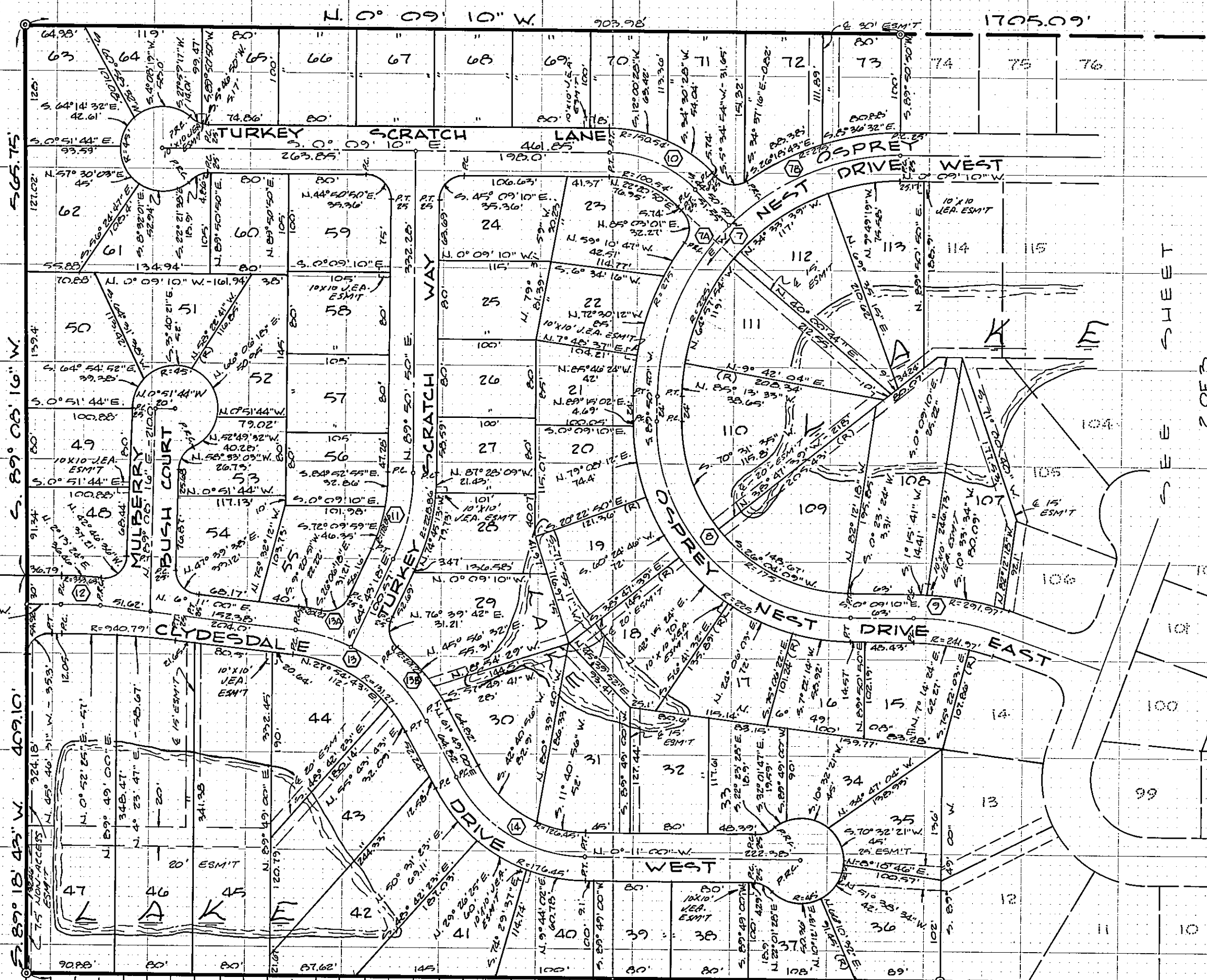


NOTES:
1 SEE SHEET 2 OF 3 FOR NOTES.

J.E.A. DETAIL
(N.T.S.)

A PART OF SEC. 4, T. 4 S., R. 27 E.

A PART OF
SEC. 3, T. 4 S., R. 27 E.



No	Δ	CURVE DATA				CH.	BR.
		R	T	A	BR.		
7	90° 00' 00"	250.0'	250.0'	392.7'	353.55'	N. 43° 09' 10" W.	
7A	43° 00' 00"	250.0'	103.55'	196.35'	191.34'	N. 67° 39' 10" W.	
7B	43° 00' 00"	250.0'	103.55'	196.35'	191.34'	N. 22° 39' 10" W.	
8	90° 00' 00"	200.0'	200.0'	314.16'	282.84'	S. 44° 50' 50" W.	
9	19° 58' 10"	266.97'	47.0'	93.05'	92.58'	S. 9° 49' 55" E.	
10	43° 00' 00"	125.54'	52.0'	98.6'	96.05'	N. 22° 20' 50" E.	
11	23° 23' 52"	203.86'	46.0'	90.49'	89.74'	S. 77° 26' 14" E.	
12	7° 02' 44"	308.63'	19.0'	37.95'	37.92'	N. 2° 39' 38" E.	
13	55° 38' 00"	176.27'	93.0'	171.15'	164.51'	N. 34° 00' 00" E.	
13A	19° 05' 42"	176.27'	29.65'	58.74'	58.47'	N. 15° 43' 51" E.	
13B	36° 32' 18"	176.27'	58.19'	112.41'	110.51'	N. 43° 32' 51" E.	
14	62° 00' 00"	151.45'	91.0'	163.88'	156.0'	N. 30° 49' 00" E.	

S. 0° 11' 00" E
FOURTH
SUNBEAM HEIGHTS SUBDIVISION
ST. P.B. 10 P.G. 12

PREPARED BY:
ALL AMERICAN SURVEYORS, INC.
LAND SURVEYORS
8411 BAYMEADOWS WAY
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