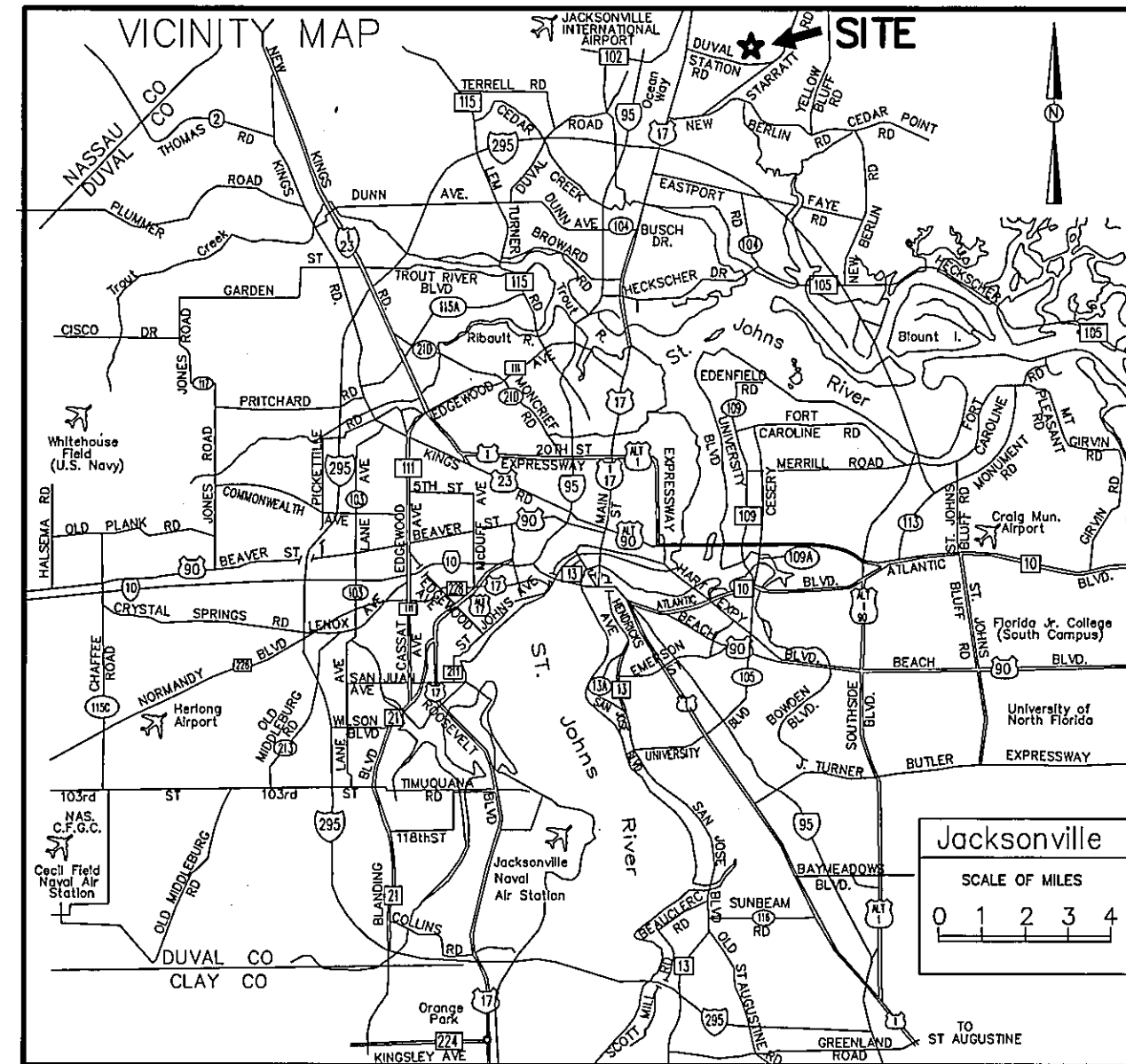


North Creek - Unit One

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

CAPTION:

A parcel of land being a portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows: COMMENCE at the intersection of the Easterly boundary of Section 3, being also the Westerly boundary of Section 2, of a Subdivision of the John Broward Grant, Section 37, (also being the Westerly right of way line of that 100 foot right of way, deeded to the Jacksonville Electric Authority in that instrument recorded in Official Records Volume 3857, Page 238 of the Current Public Records of Duval County, Florida), with the Northerly right of way line of Duval Station Road (a 60 foot public road right of way, as per Duval County Commissioners Posting, dated May 20, 1938, and as monumented and locally recognized); thence South 73°51'48" East, along the aforesaid Northerly right of way line of Duval Station Road, a distance of 104.58 feet to a point of intersection of said Northerly right of way line of Duval Station Road with the Easterly line of said 100 foot Jacksonville Electric Authority Right of Way and the POINT OF BEGINNING of the herein described parcel; thence North 00°53'06" West, along said Easterly line of way line and thence continuing along the Easterly right of way line of a 100 foot right of way deeded to the Jacksonville Electric Authority in Official Records Volume 3894, Page 253 of said Current Public Records, a distance of 1328.25 feet; thence South 87°46'25" East, departing said Easterly right of way line, a distance of 903.51 feet; thence South 82°51'37" East, a distance of 110.72 feet; thence South 84°05'33" East, a distance of 60.20 feet; thence South 88°11'46" East, a distance of 129.43 feet to a point of non-tangent curvature of a curve concave Southerly and having a radius of 50.00 feet; thence Easterly along the arc of said curve to the right, through a central angle of 45°48'35", an arc distance of 39.98 feet, said curve being subtended by a chord bearing and distance of North 79°43'32" East, 38.92 feet to a point of reverse curvature of a curve concave Northerly and having a radius of 410.43 feet; thence Easterly along the arc of said curve to the left, through a central angle of 15°14'50", an arc distance of 109.22 feet, said curve being subtended by a chord bearing and distance of South 84°59'36" East, 108.90 feet to the end of said curve; thence North 83°10'10" East, a distance of 55.74 feet; thence South 22°32'40" East, a distance of 27.73 feet; thence South 52°24'52" East, a distance of 27.18 feet; thence South 06°00'37" East, a distance of 562.11 feet; thence North 86°14'43" East, a distance of 236.18 feet; thence South 06°51'33" East, a distance of 562.87 feet; thence South 85°03'33" East, a distance of 169.57 feet; thence South 04°55'33" West, a distance of 34.51 feet; thence South 85°04'27" East, a distance of 130.00 feet; thence South 04°55'33" West, a distance of 654.21 feet to a point on said Northerly right of way line of Duval Station Road; thence North 73°51'48" West, along said Northerly right of way line, a distance of 2,099.50 feet to the POINT OF BEGINNING.



ADOPTION AND DEDICATION

This is to certify that Duval Station Developers, Inc., a Florida Corporation (Developer), is the owner of the lands described in the caption hereon known as North Creek - Unit One, having caused the same to be surveyed and subdivided, and that Washington Mutual Bank, F.A. is holder of a mortgage on said lands. 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, non-access easements, sidewalk easements and easements for drainage, (except all landscape easements, private easements and private drainage easements, which shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns as shown hereon, and except those easements designated "JEA-E." and "JEA-E.E.") are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tracts "A", "B" and "C" (Conservation Easements), Tract "D" (Landscaping Easement), Tract "E" (Restoration Area) and Tracts "F", "H" and "I" (drainage and maintenance area) shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns. Tract "G" (Lift Station Site) is hereby irrevocably and without reservation dedicated to JEA. All being 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, drives and courts hereby dedicated, together with all substances or matter which may flow or pass from all roads, parkways, lanes, drives 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 systems 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 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 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 Developer, 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within North Creek - Unit One. This indemnification shall run with the land and the successors and assigns of the Developer shall be subject to it. The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, easement(s) over all the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the Developer, its successors and 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. Those easements designated as "GAS ESMT." are hereby irrevocably dedicated to PEOPLES GAS SYSTEMS, INC. its successors and assigns, for its non-exclusive use in conjunction with its underground gas system. The easement designated as "BELLSOUTH EASEMENT" is hereby irrevocably dedicated to BELLSOUTH TELECOMMUNICATIONS, INC. its successors and assigns, for its non-exclusive use in conjunction with its underground telephone system.

In witness thereof, Duval Station Road Developers, Inc., a Florida Corporation has caused these presents to be signed by its Vice President
This 26th Day of September, 2001.

Duval Station Developers, Inc.
A Florida Corporation
Witness: Linda F. Taylor
By Linda F. Taylor
Print or type name
Witness: James Putnal
By James Putnal
Print or type name
VICE PRESIDENT OF Duval Station Developers, Inc.
a Florida Corporation

Notary for Duval Station Developers, Inc.
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 26th day of September, 2001, by James Putnal, as Vice President of Duval Station Developers, Inc. a Florida Corporation, on behalf of the corporation who is personally known to me or who has produced _____ as identification and who has/has not taken an oath.
By Pamela S. Palmer
Notary Public State of Florida
Type or print name Pamela S. Palmer
My Commission Expires 10/6/2004

P.S.D. # 99.022
CITY DEVELOPMENT # 4465
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200 JACKSONVILLE, FLORIDA 32216
FAX (904) 721-3788
TELE (904) 721-1238

Approved 10/30/01
Date
John R. Miller
City Engineer
for Director of Public Works
Approved 11/06/01
Date
Charles E. Miller
for General Counsel

Containing 62.551 acres, more or less.

CLERK'S CERTIFICATE 2001286430
Type or print name
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 54 Pages 73 of the Public Records of Duval County, Florida, this 26th day of September, A.D., 2001.
By: Jim Fuller
Clerk of the Circuit Court
By: Jim Fuller
Deputy Clerk

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 26th day of September, A.D., 2001.
Richard A. Miller
Director of Public Works

PLAT CONFORMITY REVIEW
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 31st day of Oct., A.D., 2001.
Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61C-17.003 F. A. C., and Section 654.110 Ordinance Code of the City of Jacksonville.
Signed and sealed this 26th day of September, A.D., 2001
Richard A. Miller
Richard A. Miller
Florida-Registered Land Surveyor
and Mapper Certificate No. 3848

WASHINGTON MUTUAL BANK, F.A.
Witness: Jennifer Sebrrell
By Jennifer Sebrrell
Print or type name
Witness: Maia Grandmont
By Maia Grandmont
Print or type name
LISA LEGER
ASSISTANT VICE PRESIDENT
FOR WASHINGTON MUTUAL BANK, F.A.

NOTARY FOR WASHINGTON MUTUAL BANK, F.A.
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 21st day of September, A.D., 2001 by Lisa Leger, Assistant Vice President of Washington Mutual Bank, F.A. on behalf of the bank who is personally known to me or who has produced _____ as identification and who has/has not taken an oath.
By Jennifer Sebrrell
Notary Public State of Florida
Type or print name
My Commission Expires October 13, 2002

North Creek - Unit One

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

JOHN BROWARD GRANT, SECTION 37
 PORTION OF SECTION 2 OF THE BROWARD PLAT AS RECORDED IN PLAT BOOK 1, PAGES 7 & 8 WITHIN SECTION 37, THE JOHN BROWARD GRANT

PLAT BOOK **54** PAGE **73A**
 SHEET 2 OF 9 SHEETS.

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
CL	Centerline
CT	Denotes Tabulated Curve Data
LT	Denotes Tabulated Line Data
ESMT.	Easement
R/W	Right of Way
U.D.E.	Unobstructed Drainage Easement
U.D.E.	Drainage Easement
O.R.V.	Official Records Volume
PG.	Page

GENERAL NOTES:

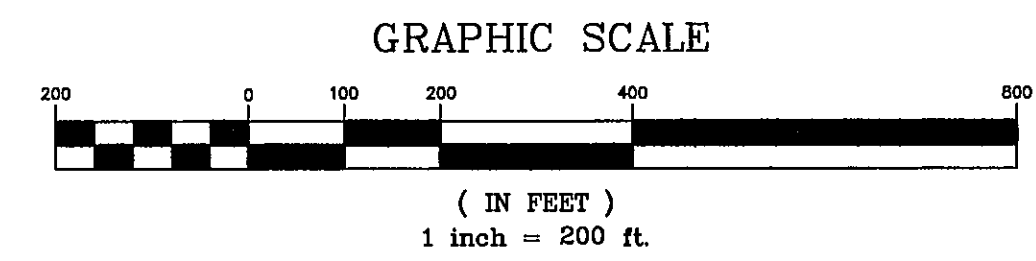
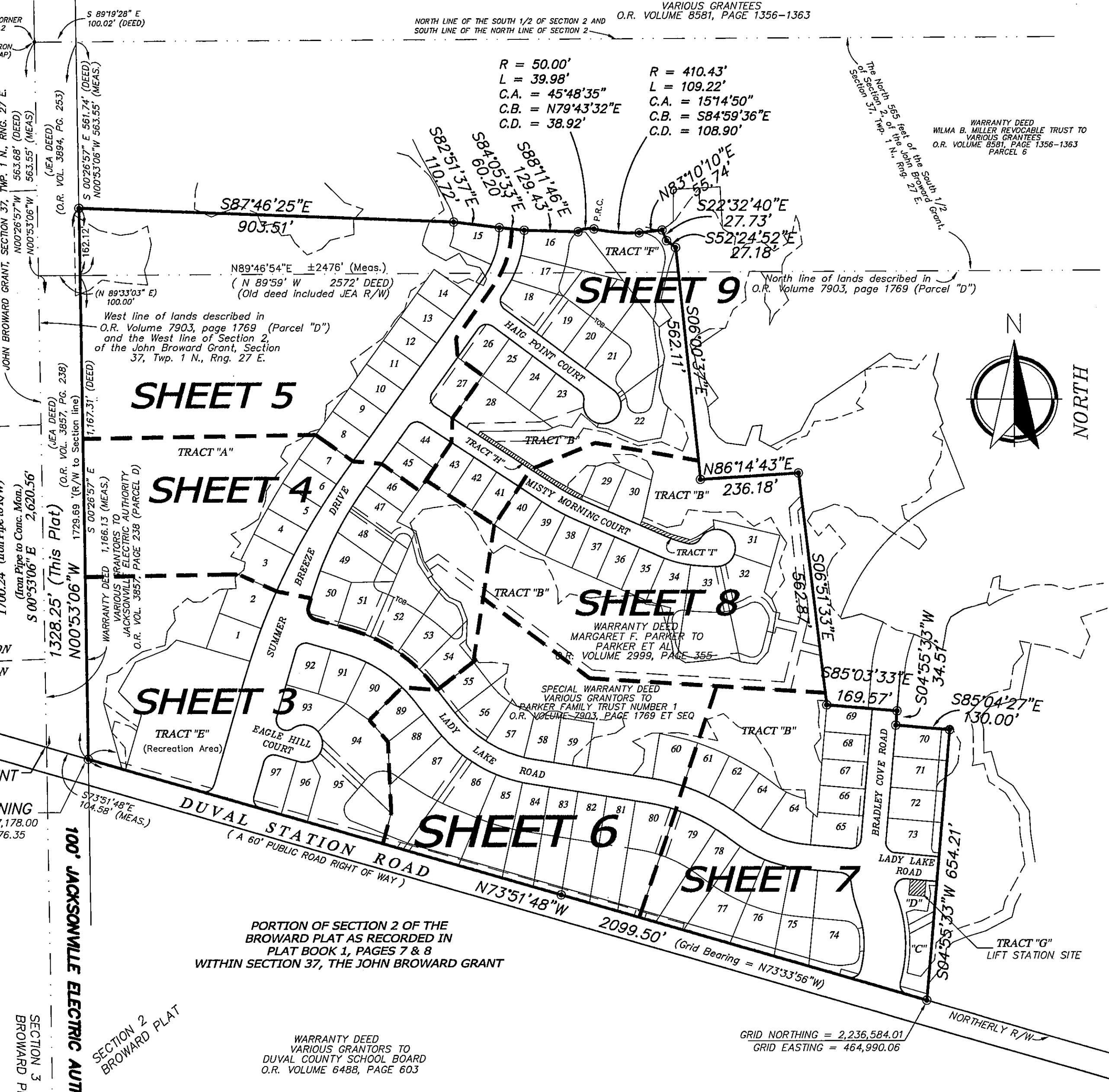
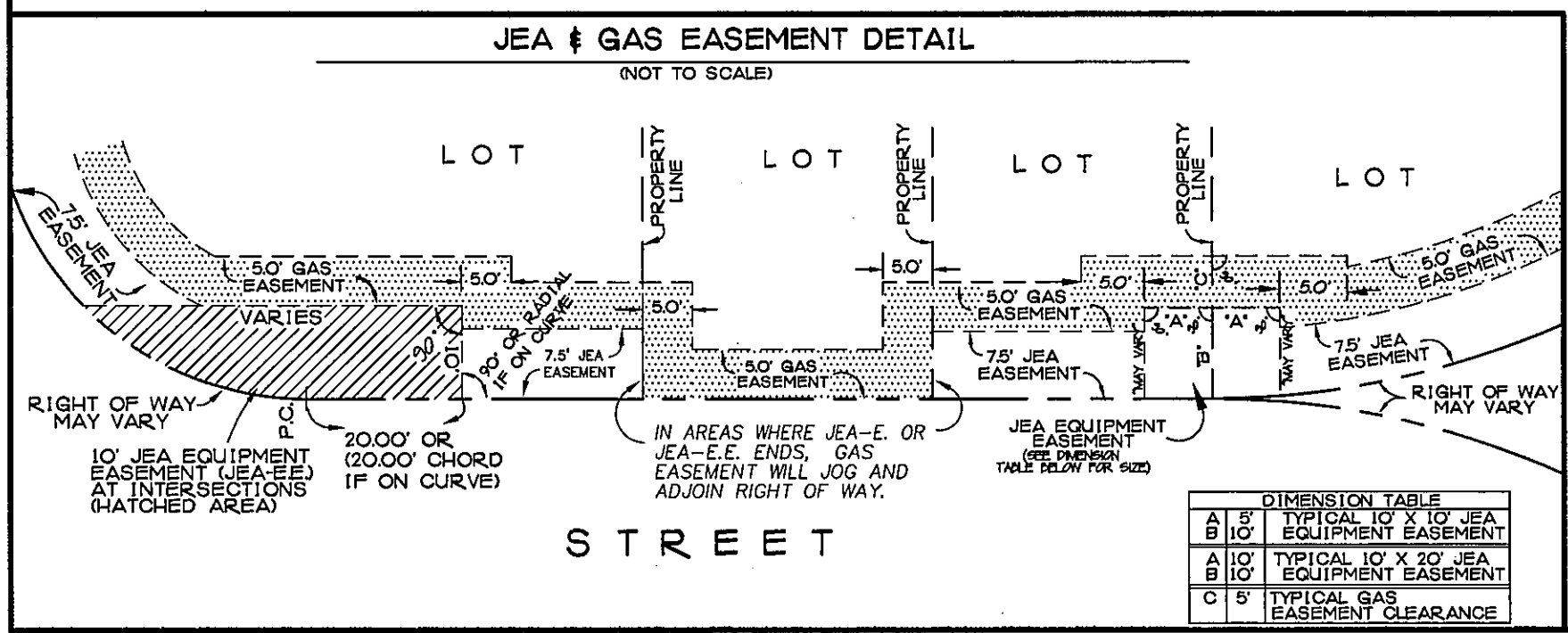
- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
- Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
- Bearings shown hereon are based on the Northerly Right of Way line of Duval Station Road as N73°51'48" W (assumed).
- 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or 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.
- Certain Easements are reserved for 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 permanent improvements that may impede the use and access of said Easement by JEA.
 - "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.
- Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval of this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
- The Easement(s) 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.
- Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- The lands shown hereon lie within Flood Zone " X " as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Panel Number 0157E Map Revised: August 15, 1989.
- The FIRM information delineated on this plat is valid only for 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.
- Control co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 datum.

Lot 4, TISON'S SUBDIVISION
 Lot 5, TISON'S SUBDIVISION

Lot 5, TISON'S SUBDIVISION
 Lot 6, TISON'S SUBDIVISION

Lot 6, TISON'S SUBDIVISION
 Lot 7, TISON'S SUBDIVISION

POINT OF COMMENCEMENT
 POINT OF BEGINNING
 GRID NORTHING = 2,237,178.00
 GRID EASTING = 462,976.35

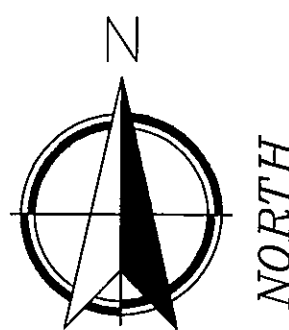


P.S.D. # 99.022
 CITY DEVELOPMENT # 4465
 RICHARD A. MILLER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE #200
 JACKSONVILLE, FLORIDA 32216
 FAX (904) 721-5759
 TELE. (904) 721-1228

North Creek - Unit One

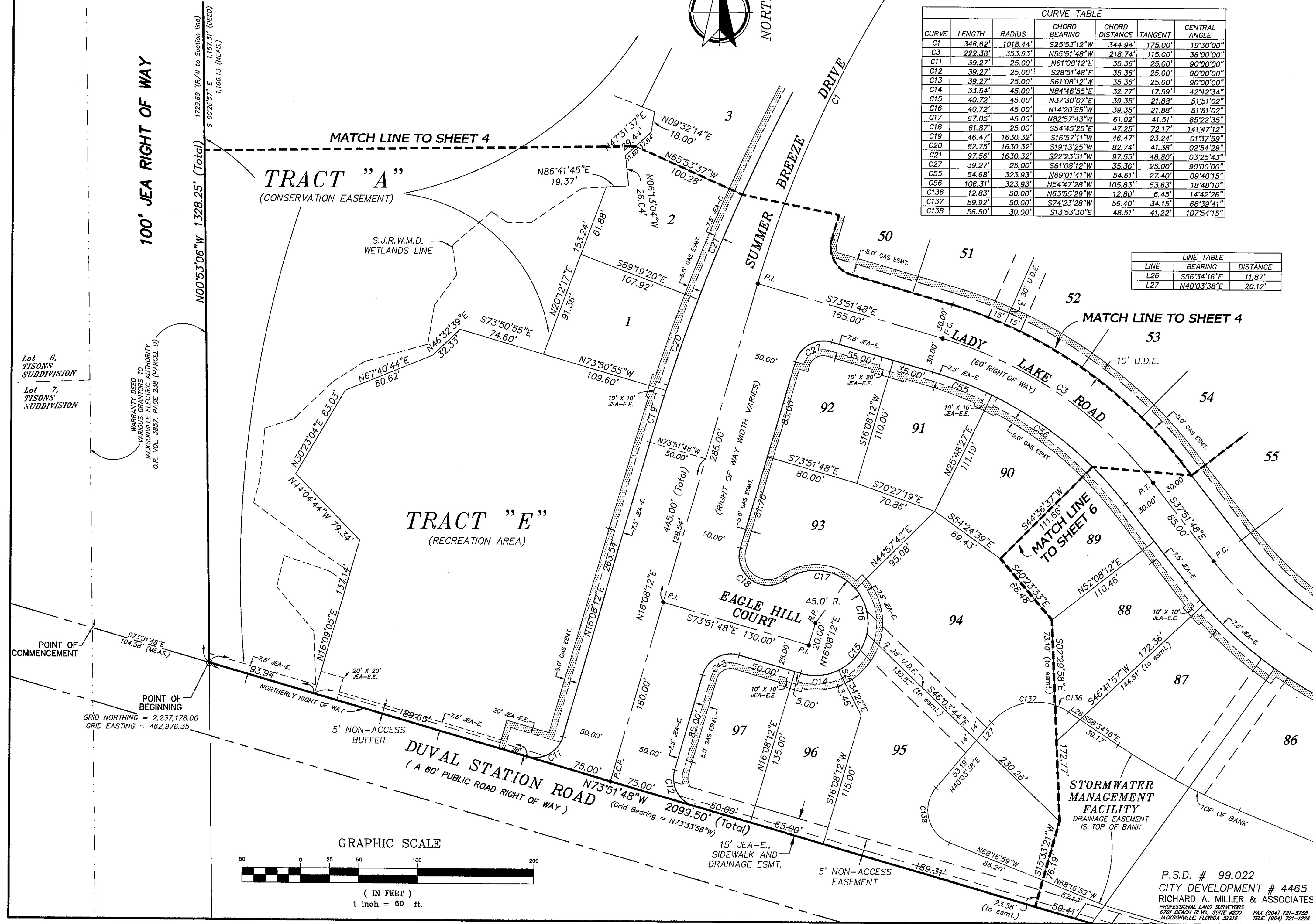
A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **54** PAGE **73B**
SHEET 3 OF 9 SHEETS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	346.62'	1018.44'	S25°53'12"W	344.94'	175.00'	19°30'00"
C3	222.38'	353.93'	N55°51'48"W	218.74'	115.00'	36°00'00"
C11	39.27'	25.00'	N61°08'12"E	35.36'	25.00'	90°00'00"
C12	39.27'	25.00'	S28°51'48"E	35.36'	25.00'	90°00'00"
C13	39.27'	25.00'	S61°08'12"W	35.36'	25.00'	90°00'00"
C14	33.54'	45.00'	N84°46'55"E	32.77'	17.59'	42°42'34"
C15	40.72'	45.00'	N37°30'07"E	39.35'	21.88'	51°51'02"
C16	40.72'	45.00'	N14°20'55"W	39.35'	21.88'	51°51'02"
C17	67.05'	45.00'	N82°57'43"W	61.02'	41.51'	85°22'35"
C18	61.87'	25.00'	S54°45'25"E	47.25'	72.17'	141°47'12"
C19	46.47'	1630.32'	S16°57'11"W	46.47'	23.24'	01°37'59"
C20	82.75'	1630.32'	S19°13'25"W	82.74'	41.38'	02°54'29"
C21	97.56'	1630.32'	S22°23'31"W	97.55'	48.80'	03°25'43"
C27	39.27'	25.00'	S61°08'12"W	35.36'	25.00'	90°00'00"
C55	54.68'	323.93'	N69°01'41"W	54.61'	27.40'	09°40'15"
C56	106.31'	323.93'	N54°47'28"W	105.83'	53.63'	18°48'10"
C136	12.83'	50.00'	N63°55'29"W	12.80'	6.45'	14°42'26"
C137	59.92'	50.00'	S74°23'28"W	56.40'	34.15'	68°39'41"
C138	56.50'	30.00'	S13°53'30"E	48.51'	41.22'	107°54'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S56°34'16"E	11.87'
L27	N40°03'38"E	20.12'



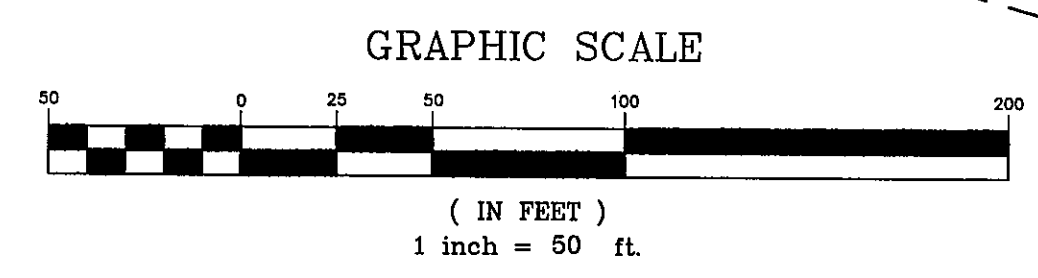
Lot 6, TISON'S SUBDIVISION
Lot 7, TISON'S SUBDIVISION

WARRANTY DEED
VARIOUS GRANTEES TO
JACKSONVILLE ELECTRIC AUTHORITY
O.R. VOL. 3857, PAGE 238 (PARCEL D)

POINT OF COMMENCEMENT

POINT OF BEGINNING

GRID NORTHING = 2,237,178.00
GRID EASTING = 462,976.35

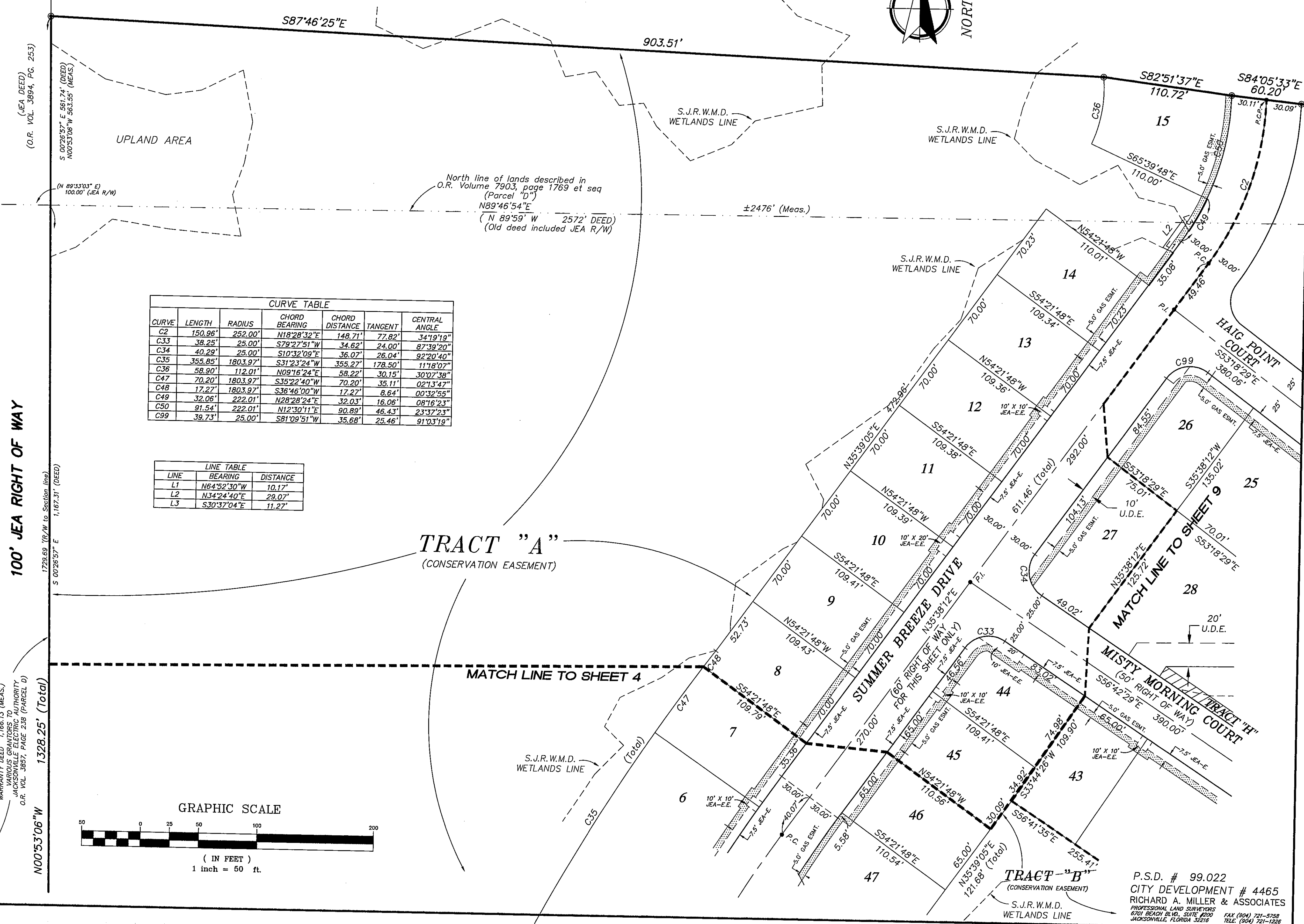
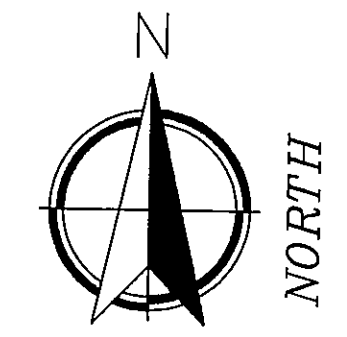


P.S.D. # 99.022
CITY DEVELOPMENT # 4465
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FAX (904) 721-5758
TELE (904) 721-1226

North Creek - Unit One

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **54** PAGE **73D**
SHEET 5 OF 9 SHEETS.

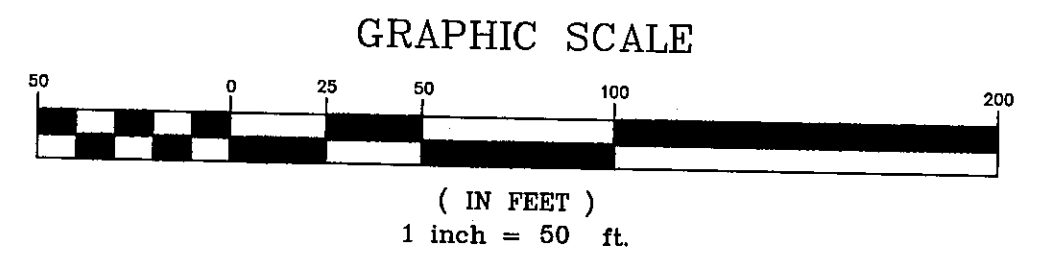


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C2	150.96'	252.00'	N18°28'32"E	148.71'	77.82'	34°19'19"
C33	38.25'	25.00'	S79°27'51"W	34.62'	24.00'	87°39'20"
C34	40.29'	25.00'	S10°32'09"E	36.07'	26.04'	92°20'40"
C35	355.85'	1803.97'	S31°23'24"W	355.27'	178.50'	11°18'07"
C36	58.90'	112.01'	N09°16'24"E	58.22'	30.15'	30°07'38"
C47	70.20'	1803.97'	S35°22'40"W	70.20'	35.11'	02°13'47"
C48	17.27'	1803.97'	S36°46'00"W	17.27'	8.64'	00°32'55"
C49	32.06'	222.01'	N28°28'24"E	32.03'	16.06'	08°16'23"
C50	91.54'	222.01'	N12°30'11"E	90.89'	46.43'	23°37'23"
C99	39.73'	25.00'	S81°09'51"W	35.68'	25.46'	91°03'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N64°52'30"W	10.17'
L2	N34°24'40"E	29.07'
L3	S30°37'04"E	11.27'



100' JEA RIGHT OF WAY

WARRANTY DEED 1,166.13 (MEAS.)
VARIOUS GRANTORS TO
JACKSONVILLE ELECTRIC AUTHORITY
O.R. VOL. 3867, PAGE 238 (PARCEL D)
N00°53'06"W 1328.25' (Total)

TRACT "A"
(CONSERVATION EASEMENT)

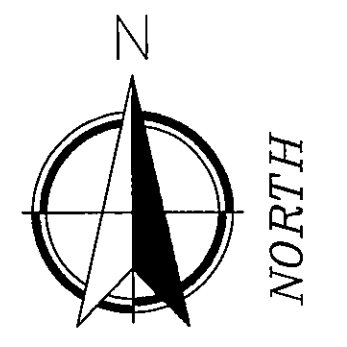
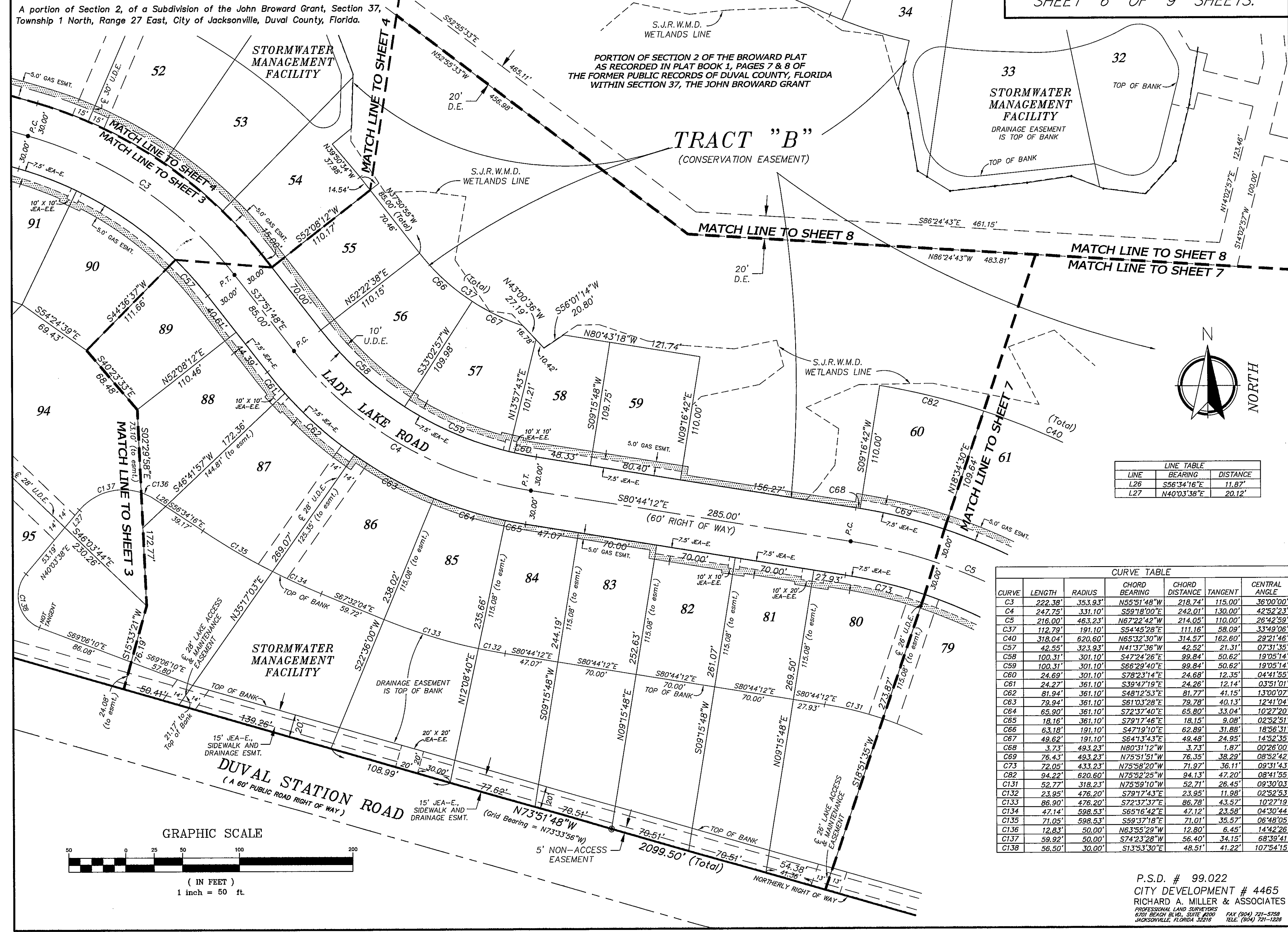
TRACT "B"
(CONSERVATION EASEMENT)

P.S.D. # 99.022
CITY DEVELOPMENT # 4465
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
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FAX (904) 721-5758
TELE (904) 721-1228

North Creek - Unit One

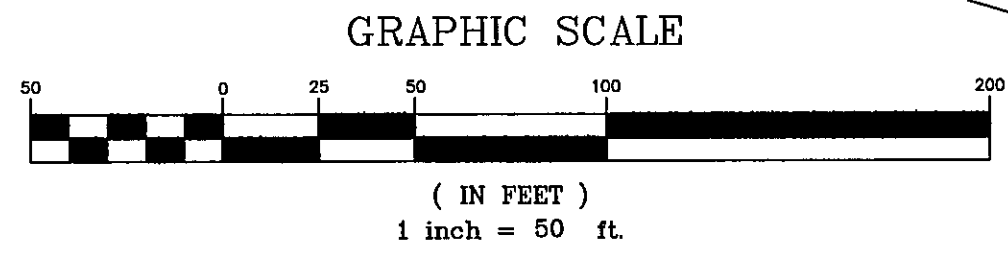
A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **54** PAGE **73E**
SHEET 6 OF 9 SHEETS.



LINE	BEARING	DISTANCE
L26	S56°34'16"E	11.87'
L27	N40°03'38"E	20.12'

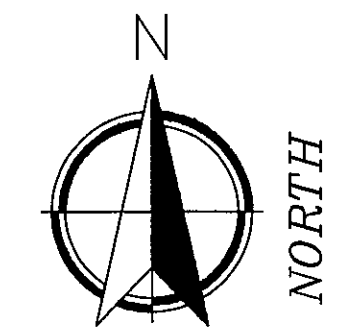
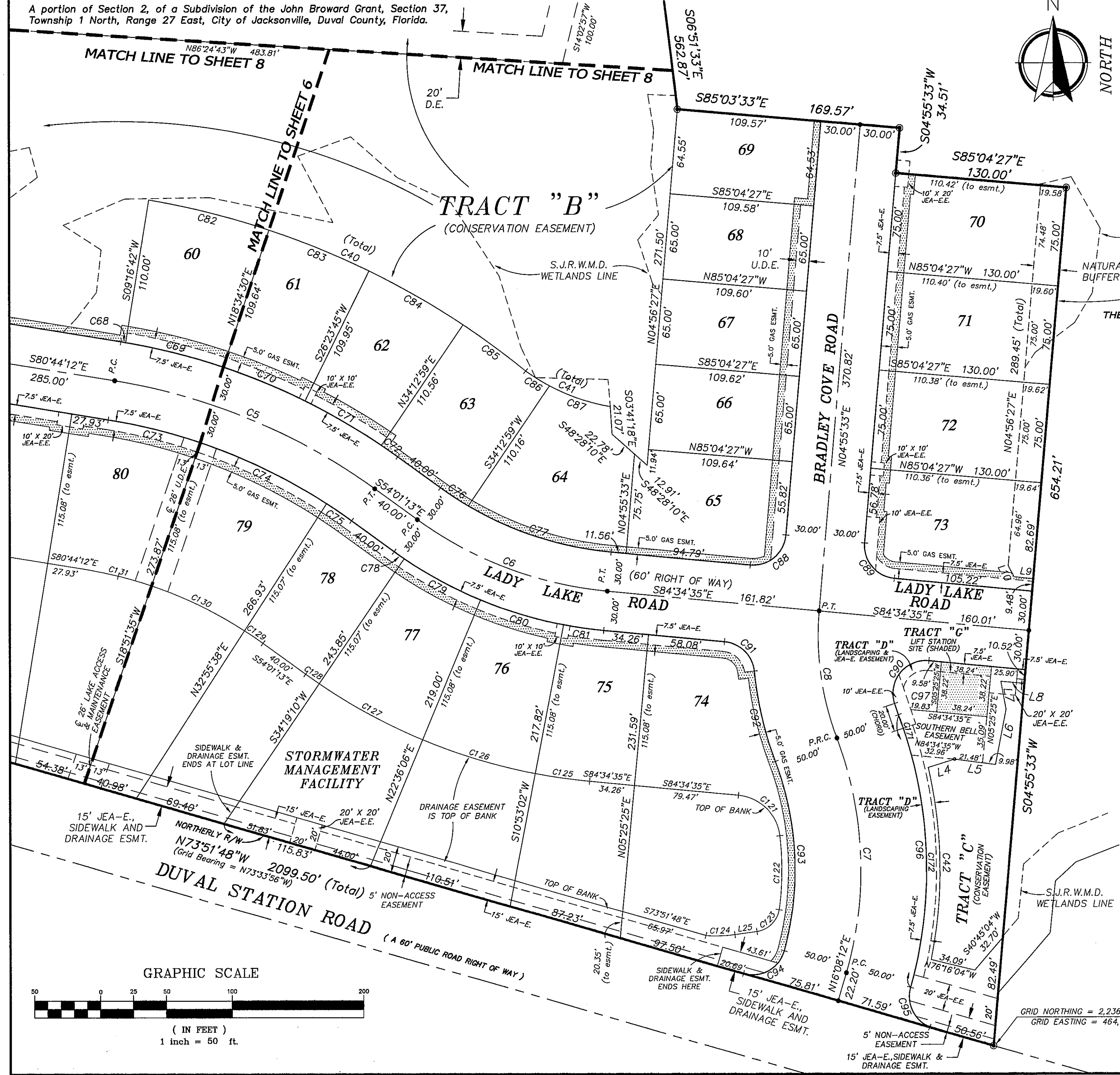
CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C3	222.38'	353.93'	N55°51'48"W	218.74'	115.00'	36°00'00"
C4	247.75'	331.10'	S59°18'00"E	242.01'	130.00'	42°52'23"
C5	216.00'	463.23'	N67°22'42"W	214.05'	110.00'	26°42'59"
C37	112.79'	191.10'	S54°45'28"E	111.16'	58.09'	33°49'06"
C40	318.04'	620.60'	N65°32'30"W	314.57'	162.60'	29°21'46"
C57	42.55'	323.93'	N41°37'36"W	42.52'	21.31'	07°31'35"
C58	100.31'	301.10'	S47°24'26"E	99.84'	50.62'	19°05'14"
C59	100.31'	301.10'	S66°29'40"E	99.84'	50.62'	19°05'14"
C60	24.69'	301.10'	S78°23'14"E	24.68'	12.35'	04°41'55"
C61	24.27'	361.10'	S39°47'19"E	24.26'	12.14'	03°51'01"
C62	81.94'	361.10'	S48°12'53"E	81.77'	41.15'	13°00'07"
C63	79.94'	361.10'	S61°03'28"E	79.78'	40.13'	12°41'04"
C64	65.90'	361.10'	S72°37'40"E	65.80'	33.04'	10°27'20"
C65	18.16'	361.10'	S79°17'46"E	18.15'	9.08'	02°52'51"
C66	63.18'	191.10'	S47°19'10"E	62.89'	31.88'	18°56'31"
C67	49.62'	191.10'	S64°13'43"E	49.48'	24.95'	14°52'35"
C68	3.73'	493.23'	N80°31'12"W	3.73'	1.87'	00°26'00"
C69	76.43'	493.23'	N75°51'51"W	76.35'	38.29'	08°52'42"
C73	72.05'	433.23'	N75°58'20"W	71.97'	36.11'	09°31'43"
C82	94.22'	620.60'	N75°52'25"W	94.13'	47.20'	08°41'55"
C131	52.77'	318.23'	N75°59'10"W	52.71'	26.45'	09°30'03"
C132	23.95'	476.20'	S79°17'43"E	23.95'	11.98'	02°52'53"
C133	86.90'	476.20'	S72°37'37"E	86.78'	43.57'	10°27'19"
C134	47.14'	598.53'	S65°16'42"E	47.12'	23.58'	04°30'44"
C135	71.05'	598.53'	S59°37'18"E	71.01'	35.57'	06°48'05"
C136	12.83'	50.00'	N63°55'29"W	12.80'	6.45'	14°42'26"
C137	59.92'	50.00'	S74°23'28"W	56.40'	34.15'	08°39'41"
C138	56.50'	30.00'	S13°53'30"E	48.51'	41.22'	107°54'15"



P.S.D. # 99.022
CITY DEVELOPMENT # 4465
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North Creek - Unit One

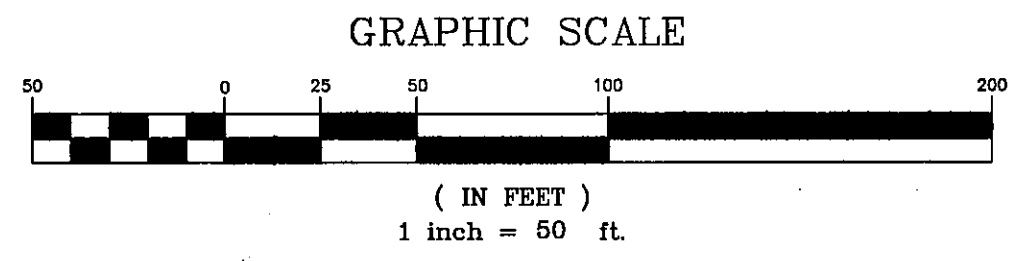
A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.



LINE	BEARING	DISTANCE
L4	S72°26'11"W	20.98'
L5	N82°24'29"W	31.46'
L6	S10°54'17"W	42.71'
L7	S10°31'32"E	21.49'
L8	N84°33'41"W	17.84'
L9	S84°33'41"E	14.44'
L10	S27°45'10"E	9.65'
L25	S82°02'47"W	16.89'

PORION OF SECTION 2 OF THE BROWARD PLAT AS RECORDED IN PLAT BOOK 1, PAGES 7 & 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITHIN SECTION 37, THE JOHN BROWARD GRANT

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C5	216.00'	463.23'	N67°22'42"W	214.05'	110.00'	26°42'59"
C6	156.19'	292.87'	S69°17'54"E	154.35'	80.00'	30°33'22"
C7	181.58'	283.42'	N02°13'03"W	178.49'	94.03'	36°42'29"
C8	98.34'	220.99'	S07°49'22"E	97.53'	50.00'	25°29'51"
C40	318.04'	620.60'	N65°32'30"W	314.57'	162.60'	29°21'46"
C41	70.30'	152.87'	S67°10'44"E	69.68'	35.78'	26°20'49"
C42	147.06'	343.42'	N00°47'37"W	145.94'	74.68'	24°32'09"
C68	3.73'	493.23'	N80°31'12"W	3.73'	1.87'	00°26'00"
C69	76.43'	493.23'	N75°51'51"W	76.35'	38.29'	08°52'42"
C70	67.32'	493.23'	N67°30'53"W	67.27'	33.71'	07°49'14"
C71	67.32'	493.23'	N59°41'38"W	67.27'	33.71'	07°49'14"
C72	15.18'	493.23'	N54°54'07"W	15.18'	7.59'	01°45'48"
C73	72.05'	433.23'	N75°58'20"W	71.97'	36.11'	09°31'43"
C74	106.88'	433.23'	N64°08'25"W	106.61'	53.71'	14°08'06"
C75	23.08'	433.23'	N65°32'48"W	23.08'	11.54'	03°03'09"
C76	25.28'	262.87'	S56°46'31"E	25.27'	12.65'	05°30'36"
C77	114.91'	262.87'	S72°03'12"E	114.00'	58.39'	25°02'46"
C78	9.36'	322.87'	S54°51'02"E	9.36'	4.68'	01°39'37"
C79	66.03'	322.87'	S61°32'22"E	65.92'	33.13'	11°43'04"
C80	66.03'	322.87'	S73°15'26"E	65.92'	33.13'	11°43'04"
C81	30.77'	322.87'	S81°50'47"E	30.76'	15.40'	05°27'37"
C82	94.22'	620.60'	N75°52'25"W	94.13'	47.20'	08°41'55"
C83	82.31'	620.60'	N67°43'30"W	82.25'	41.21'	07°35'56"
C84	82.37'	620.60'	N60°07'23"W	82.31'	41.25'	07°36'17"
C85	59.14'	620.60'	N53°35'25"W	59.12'	29.59'	05°27'37"
C86	21.38'	152.87'	S58°00'43"E	21.36'	10.71'	08°00'46"
C87	48.92'	152.87'	S71°11'07"E	48.71'	24.67'	18°20'03"
C88	39.49'	25.00'	N50°10'29"E	35.51'	25.22'	90°29'52"
C89	39.05'	25.00'	S39°49'31"E	35.20'	24.78'	89°30'08"
C90	49.28'	25.00'	S38°57'00"W	41.68'	37.73'	112°56'51"
C91	34.43'	25.00'	N45°07'12"W	31.77'	20.58'	78°54'46"
C92	70.51'	270.99'	S13°07'03"E	70.31'	35.46'	14°54'29"
C93	146.41'	233.42'	N02°36'09"W	144.02'	75.70'	35°56'17"
C94	39.61'	25.00'	N60°45'05"E	35.59'	25.34'	90°46'13"
C95	36.46'	25.00'	S26°05'23"E	33.31'	22.34'	83°33'25"
C96	194.47'	340.92'	N02°21'20"W	191.85'	99.96'	32°41'03"
C96	211.01'	333.42'	N02°26'29"W	207.50'	109.17'	36°15'37"
C97	9.10'	170.99'	S19°02'52"E	9.09'	4.55'	03°02'52"
C121	47.65'	35.00'	N45°34'27"W	44.05'	28.34'	78°00'16"
C122	56.41'	223.36'	N00°39'42"E	56.26'	28.35'	14°28'09"
C123	25.30'	20.00'	N45°48'26"E	23.65'	14.66'	72°28'41"
C124	22.01'	100.00'	N88°21'08"E	21.97'	11.05'	12°36'43"
C125	41.74'	437.87'	S81°50'45"E	41.72'	20.88'	05°27'40"
C126	89.57'	437.87'	S73°15'19"E	89.41'	44.94'	11°43'12"
C127	89.57'	437.87'	S61°32'07"E	89.41'	44.94'	11°43'11"
C128	12.65'	437.87'	S54°50'52"E	12.65'	6.32'	01°39'18"
C129	16.99'	318.23'	N55°33'00"W	16.99'	8.50'	03°03'33"
C130	78.63'	318.23'	N64°09'27"W	78.43'	39.51'	14°09'22"
C131	52.77'	318.23'	N75°59'10"W	52.71'	26.45'	09°30'03"
C171	32.09'	333.42'	N17°48'52"W	32.08'	16.06'	05°30'52"
C172	178.92'	333.42'	N00°18'57"E	176.78'	91.67'	30°44'45"



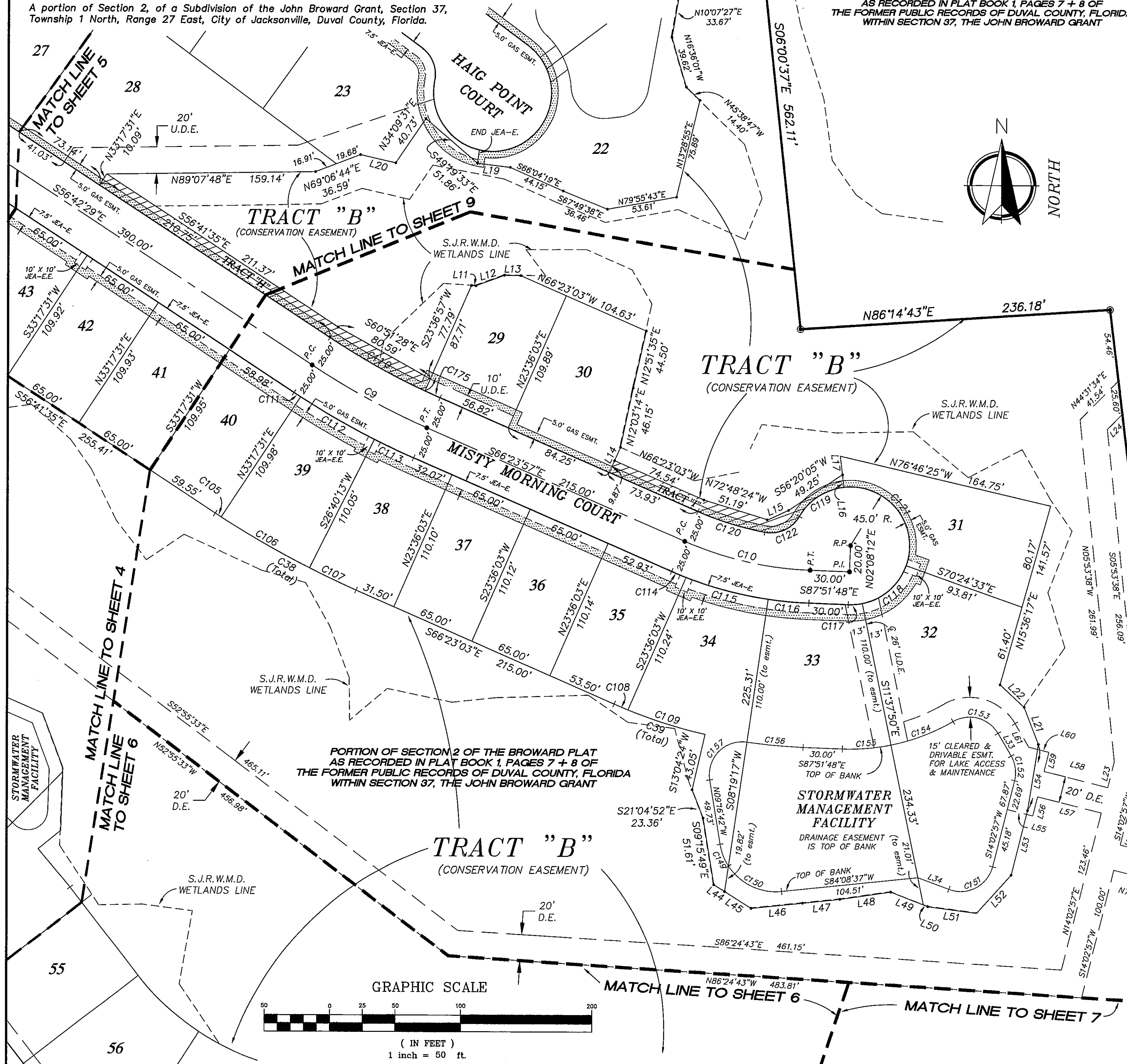
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CITY DEVELOPMENT # 4465
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North Creek - Unit One

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PORTION OF SECTION 2 OF THE BROWARD PLAT AS RECORDED IN PLAT BOOK 1, PAGES 7 + 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITHIN SECTION 37, THE JOHN BROWARD GRANT

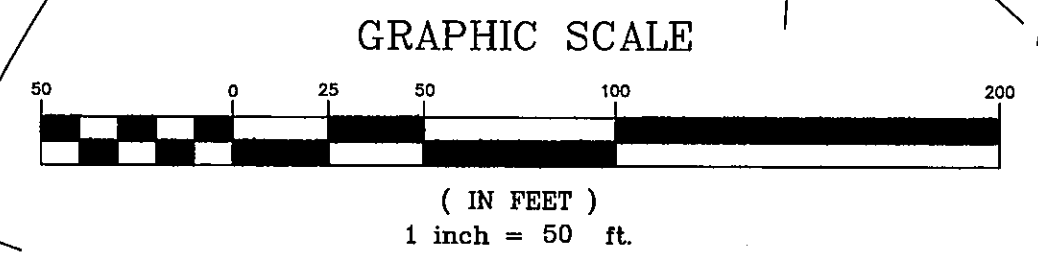
PLAT BOOK **54** PAGE **736**
SHEET 8 OF 9 SHEETS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C9	99.76'	589.81'	S61°33'13"E	99.64'	50.00'	09°41'28"
C10	98.83'	263.81'	S77°07'53"E	98.25'	50.00'	21°27'52"
C38	122.60'	724.81'	S61°32'19"E	122.45'	61.44'	09°41'28"
C39	73.38'	398.81'	S71°39'20"E	73.28'	36.79'	10°32'33"
C105	5.45'	724.81'	S56°54'31"E	5.45'	2.73'	00°25'51"
C106	77.74'	724.81'	S60°11'48"E	77.71'	38.91'	06°08'44"
C107	39.40'	724.81'	S64°49'37"E	39.40'	19.71'	03°06'53"
C108	11.50'	398.81'	S67°12'38"E	11.50'	5.75'	01°39'10"
C109	61.88'	398.81'	S72°28'55"E	61.81'	31.00'	08°53'23"
C110	82.96'	564.81'	S60°54'57"E	82.88'	41.55'	08°24'55"
C111	6.02'	614.81'	S56°39'19"E	6.02'	3.01'	00°33'41"
C112	65.03'	614.81'	S60°17'58"E	65.00'	32.55'	06°03'37"
C113	32.94'	614.81'	S64°51'52"E	32.93'	16.47'	03°04'10"
C114	12.07'	288.81'	S67°35'48"E	12.07'	6.04'	02°23'43"
C115	64.94'	288.81'	S75°14'12"E	64.81'	32.61'	12°53'04"
C116	31.17'	288.81'	S84°46'16"E	31.16'	15.60'	06°11'05"
C117	10.81'	45.00'	N85°15'11"E	10.79'	5.43'	13°46'02"
C118	46.16'	45.00'	N48°58'48"E	44.17'	25.35'	58°46'43"
C119	42.15'	45.00'	S56°33'24"W	40.63'	22.77'	53°40'10"
C120	53.54'	238.81'	S72°49'18"E	53.43'	26.88'	12°50'42"
C121	91.26'	45.00'	N38°30'32"W	76.41'	72.29'	116°11'58"
C122	30.99'	25.00'	N65°14'20"E	29.05'	17.84'	71°02'03"
C149	17.97'	43.15'	S21°12'25"E	17.84'	9.12'	23°51'25"
C150	47.24'	43.15'	S64°29'45"E	44.92'	26.30'	62°43'16"
C151	42.35'	25.00'	N62°34'31"E	37.46'	28.28'	97°03'09"
C152	19.33'	25.00'	N08°06'05"W	18.85'	10.18'	44°18'03"
C153	39.35'	25.00'	N75°20'48"W	35.41'	25.08'	90°11'24"
C154	50.89'	155.00'	N68°57'50"E	50.66'	25.68'	18°48'40"
C155	37.24'	155.00'	N85°15'11"E	37.15'	18.71'	13°46'02"
C156	43.05'	398.81'	S84°46'16"E	43.03'	21.55'	06°11'05"
C157	46.95'	25.00'	S44°31'17"W	40.35'	34.16'	107°35'59"
C175	12.58'	564.81'	S65°45'41"E	12.58'	6.29'	01°16'33"

PORTION OF SECTION 2 OF THE BROWARD PLAT AS RECORDED IN PLAT BOOK 1, PAGES 7 + 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITHIN SECTION 37, THE JOHN BROWARD GRANT

LINE	BEARING	DISTANCE
L11	S86°53'26"E	3.38'
L12	N69°45'43"E	23.25'
L13	S88°50'23"E	12.48'
L14	S23°36'57"W	20.94'
L15	N65°15'13"E	17.43'
L16	N06°36'31"W	9.53'
L17	N07°04'02"W	14.30'
L19	N82°58'24"W	25.30'
L20	N77°10'24"W	27.66'
L21	S21°02'36"E	30.40'
L22	S47°13'22"E	25.07'
L23	N14°02'57"E	20.24'
L24	S44°31'34"W	16.15'
L33	S30°15'06"E	20.00'
L34	N70°02'13"W	25.24'
L44	N58°03'41"W	9.76'
L45	N58°03'41"W	23.81'
L46	S84°09'31"W	39.43'
L47	S84°02'58"W	28.67'
L48	S81°51'36"W	39.23'
L49	N68°53'00"W	26.61'
L50	N68°53'00"W	3.61'
L51	N82°28'17"W	37.45'
L52	S42°18'25"W	39.10'
L53	S14°03'50"W	51.03'
L54	S09°06'15"W	50.94'
L55	S75°57'03"E	20.00'
L56	N14°02'57"E	15.00'
L57	S75°57'03"E	50.00'
L58	S75°57'03"E	50.00'
L59	N14°02'57"E	15.00'
L60	S75°57'03"E	15.77'
L61	S30°15'06"E	20.00'



169.57'
S85°03'33"E
P.S.D. # 99.022
CITY DEVELOPMENT # 4465
RICHARD A. MILLER & ASSOCIATES
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North Creek - Unit One

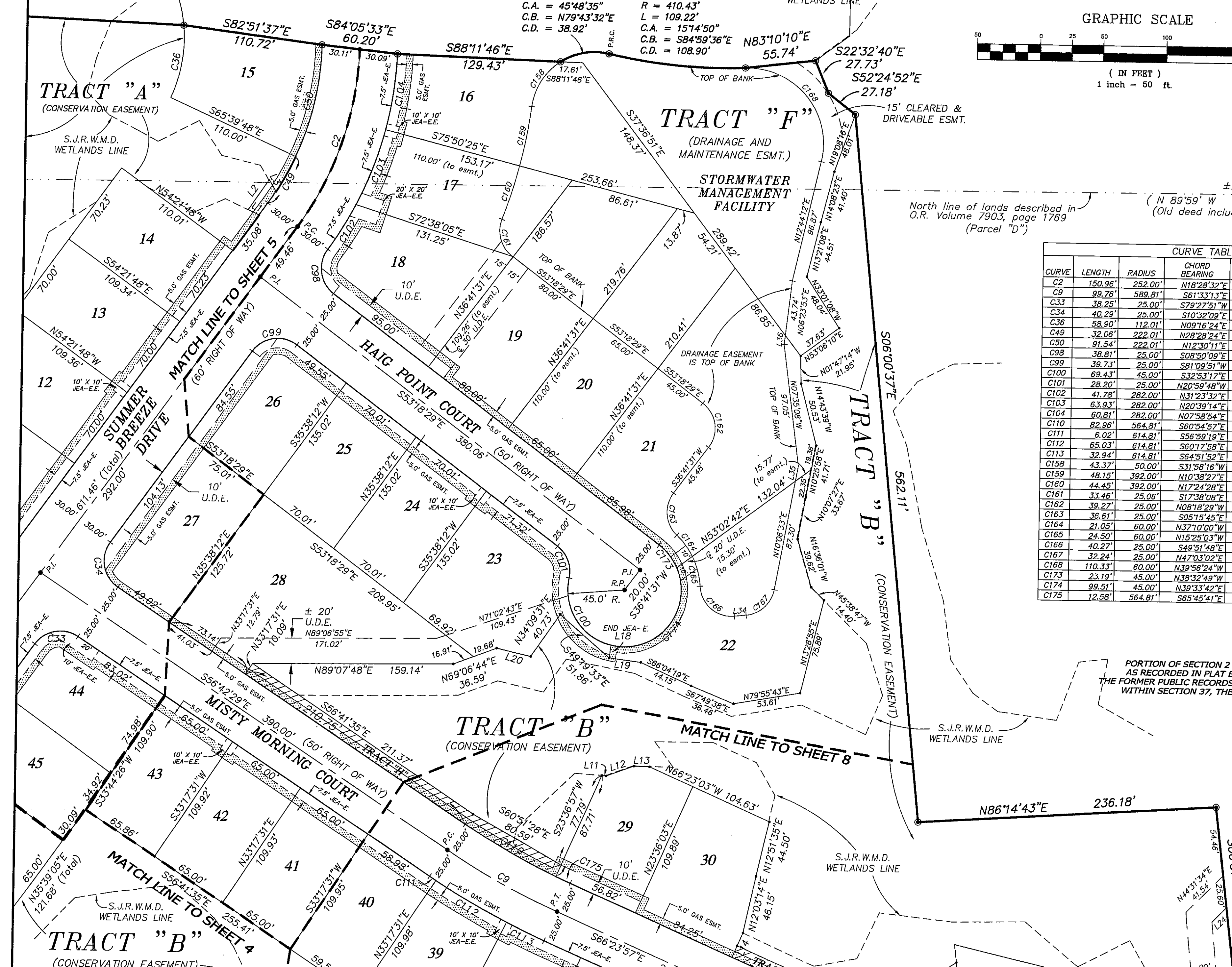
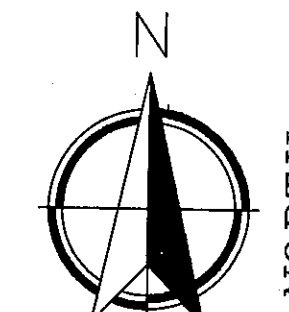
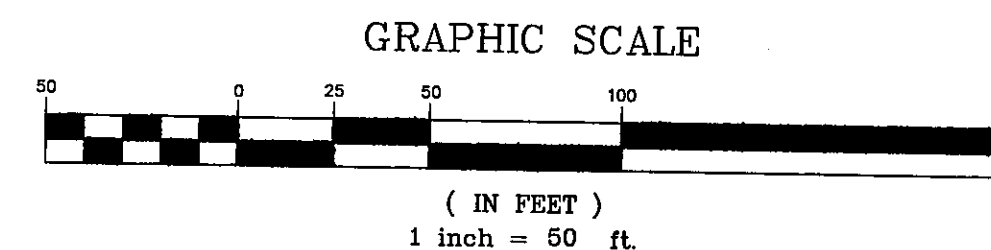
A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

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PLAT BOOK **54** PAGE **73 H**
SHEET 9 OF 9 SHEETS.

R = 50.00'
L = 39.98'
C.A. = 45°48'35"
C.B. = N79°43'32"E
C.D. = 38.92'

R = 410.43'
L = 109.22'
C.A. = 15°14'50"
C.B. = S84°59'36"E
C.D. = 108.90'



±2476' (Meas.)
North line of lands described in O.R. Volume 7903, page 1769 (Parcel "D")
(N 89°59' W 2572' DEED)
(Old deed included JEA R/W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C2	150.96'	252.00'	N18°28'32"E	148.71'	77.82'	34°19'19"
C3	99.76'	589.81'	S61°33'13"E	99.64'	50.00'	09°41'28"
C33	38.25'	25.00'	S79°27'51"W	34.62'	24.00'	87°39'20"
C34	40.29'	25.00'	S10°32'09"E	36.07'	26.04'	92°20'40"
C36	58.90'	112.01'	N09°16'24"E	58.22'	30.15'	30°07'38"
C49	32.06'	222.01'	N28°28'24"E	32.03'	16.06'	08°16'23"
C50	91.54'	222.01'	N12°30'11"E	90.89'	46.43'	23°37'23"
C98	38.81'	25.00'	S08°50'09"E	35.03'	24.54'	88°56'41"
C99	39.73'	25.00'	S81°09'51"W	35.68'	25.46'	91°03'19"
C100	69.43'	45.00'	S32°53'17"E	62.75'	43.77'	88°24'21"
C101	28.20'	25.00'	N20°59'48"W	26.73'	15.81'	64°37'23"
C102	41.78'	282.00'	N31°23'32"E	41.74'	20.93'	08°29'18"
C103	63.93'	282.00'	N20°39'14"E	63.79'	32.10'	12°59'19"
C104	60.81'	282.00'	N07°58'54"E	60.70'	30.52'	12°21'20"
C110	82.96'	564.81'	S60°54'57"E	82.88'	41.55'	08°24'55"
C111	6.02'	614.81'	S56°59'19"E	6.02'	3.01'	00°33'41"
C112	65.03'	614.81'	S60°17'58"E	65.00'	32.55'	06°03'37"
C113	32.94'	614.81'	S64°51'52"E	32.93'	16.47'	03°04'10"
C158	43.37'	50.00'	S31°58'16"W	42.02'	23.16'	49°41'55"
C159	48.15'	392.00'	N10°38'27"E	48.12'	24.11'	07°02'16"
C160	44.45'	392.00'	N17°24'28"E	44.42'	22.25'	06°29'46"
C161	33.46'	25.06'	S17°38'08"E	31.03'	19.75'	76°29'12"
C162	39.27'	25.00'	N08°18'29"W	35.36'	25.00'	90°00'00"
C163	36.61'	25.00'	S05°15'45"E	33.43'	22.47'	83°54'31"
C164	21.05'	60.00'	N37°10'00"W	20.94'	10.63'	20°06'01"
C165	24.50'	60.00'	N15°25'03"W	24.33'	12.42'	23°23'52"
C166	40.27'	25.00'	S49°51'48"E	36.05'	26.02'	92°17'22"
C167	32.24'	25.00'	N47°03'02"E	30.05'	18.80'	73°52'58"
C168	110.33'	60.00'	N39°56'24"W	95.43'	78.70'	105°21'13"
C173	23.19'	45.00'	N38°32'49"W	22.93'	11.86'	29°31'21"
C174	99.51'	45.00'	N39°33'42"E	80.44'	89.66'	126°41'41"
C175	12.58'	564.81'	S65°45'41"E	12.58'	6.29'	01°16'33"

PORTION OF SECTION 2 OF THE BROWARD PLAT AS RECORDED IN PLAT BOOK 1, PAGES 7 & 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITHIN SECTION 37, THE JOHN BROWARD GRANT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N64°52'30"W	10.17'
L2	N34°24'40"E	29.07'
L3	S30°37'04"E	11.27'
L11	S86°53'26"E	3.38'
L12	N69°45'43"E	23.25'
L13	S88°50'23"E	12.48'
L14	S23°36'57"W	20.94'
L18	S07°20'57"W	10.25'
L19	N82°58'24"W	25.30'
L20	N77°10'24"W	27.66'
L24	S44°31'34"W	16.15'
L34	N83°59'31"E	9.39'
L35	N10°06'33"E	12.22'
L36	N06°23'53"E	7.28'

P.S.D. # 99.022
CITY DEVELOPMENT # 4465
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