

# NORTHWOODS LOTS 17, 18 AND TRACT "D" REPLAT

PLAT BOOK 64 PAGE 84

SHEET 1 OF 3 SHEETS

AS RECORDED IN PLAT BOOK 61, PAGES 107-112, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**CAPTION: PREPARED BY SURVEYOR**

LOTS 17, 18 AND TRACT "D" REPLAT OF THE NORTHWOODS PLAT RECORD IN PLAT BOOK 61, PAGES 107-112, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CONTAINING 0.04 ACRES, MORE OR LESS

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES

THIS 26 DAY OF NOVEMBER, 2007

W. Monroe Hazen, PLS  
W. MONROE HAZEN, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

**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 17 DAY OF DECEMBER, 2007

JOEY V. DUNCAN, P.E.  
DIRECTOR OF PUBLIC WORKS

Approved 12/3/07 Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 11-21-07 Date  
[Signature]  
for General Counsel

**CLERK'S CERTIFICATE 2007376491**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 64 PAGES 84-85 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 5 DAY OF DECEMBER, 2007

Jim Fuller Robin B. Bruggerton  
JIM FULLER, CLERK OF THE CIRCUIT COURT DEPUTY CLERK

**THE RYLAND GROUP, INC.**

WITNESS: C. D. Roane

C. DAVID ROANE

TYPE OR PRINT NAME

WITNESS: John Harty

JOHN HARTY

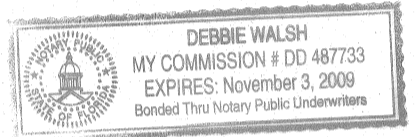
TYPE OR PRINT NAME

**NOTARY FOR THE RYLAND GROUP, INC.**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF Oct, 2007, BY DAVID MICHAEL KEATING THE ASSISTANT VICE PRESIDENT OF THE RYLAND GROUP, INC., A MARYLAND CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 11-03-09 SERIAL NO. 487733

Debbie Walsh  
TYPE OR PRINT NAME



**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT THE RYLAND GROUP, INC., A MARYLAND CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS LOTS 17, 18, AND TRACT "D" REPLAT OF THE NORTHWOODS PLAT, 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, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, UTILITIES, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNEES AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

TRACT "D" (INGRESS & EGRESS EASEMENT) AS SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY.

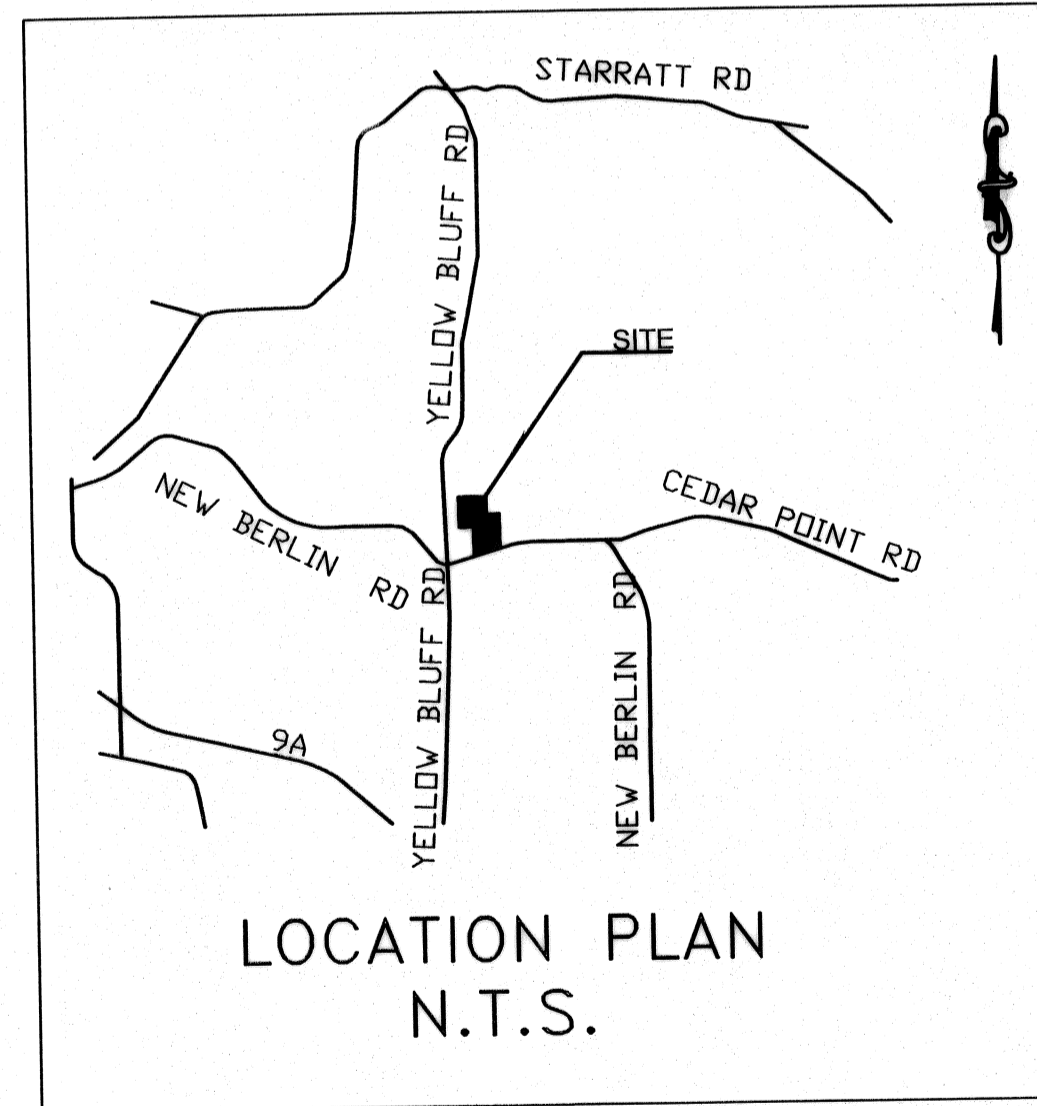
"THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

"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"

ALL JEA WATER AND SEWER UTILITIES WITHIN THE ROADS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS THEREOF, THE RYLAND GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT, DAVID MICHAEL KEATING.

**VICINITY MAP**



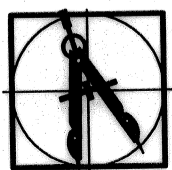
**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, 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 MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTERS 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 16 DAY OF October, 2007

Thomas P. Hughes, Jr.  
THOMAS P. HUGHES, JR.  
PROFESSIONAL LAND SURVEYOR NO. 3507  
BARTRAM TRAIL SURVEYING, INC. #6991  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FLORIDA 32043

C.D.N. NO. 5795-009  
P.S.D. NO. 2005-006



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258



# NORTHWOODS LOTS 17, 18 AND TRACT "D" REPLAT

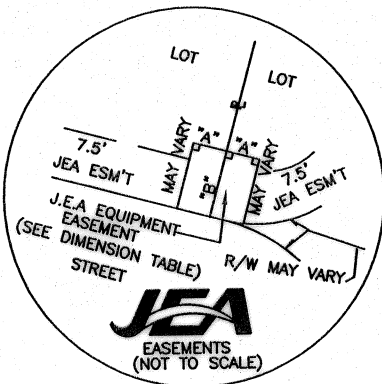
AS RECORDED IN PLAT BOOK 61, PAGES 107-112, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 64 PAGE 85  
SHEET 2 OF 3 SHEETS



## JEA NOTES:

**BUILDING COMMUNITY**  
CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
**JEA-EF DENOTES JEA EQUIPMENT EASEMENT.**  
THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY 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 SAID ITEMS.

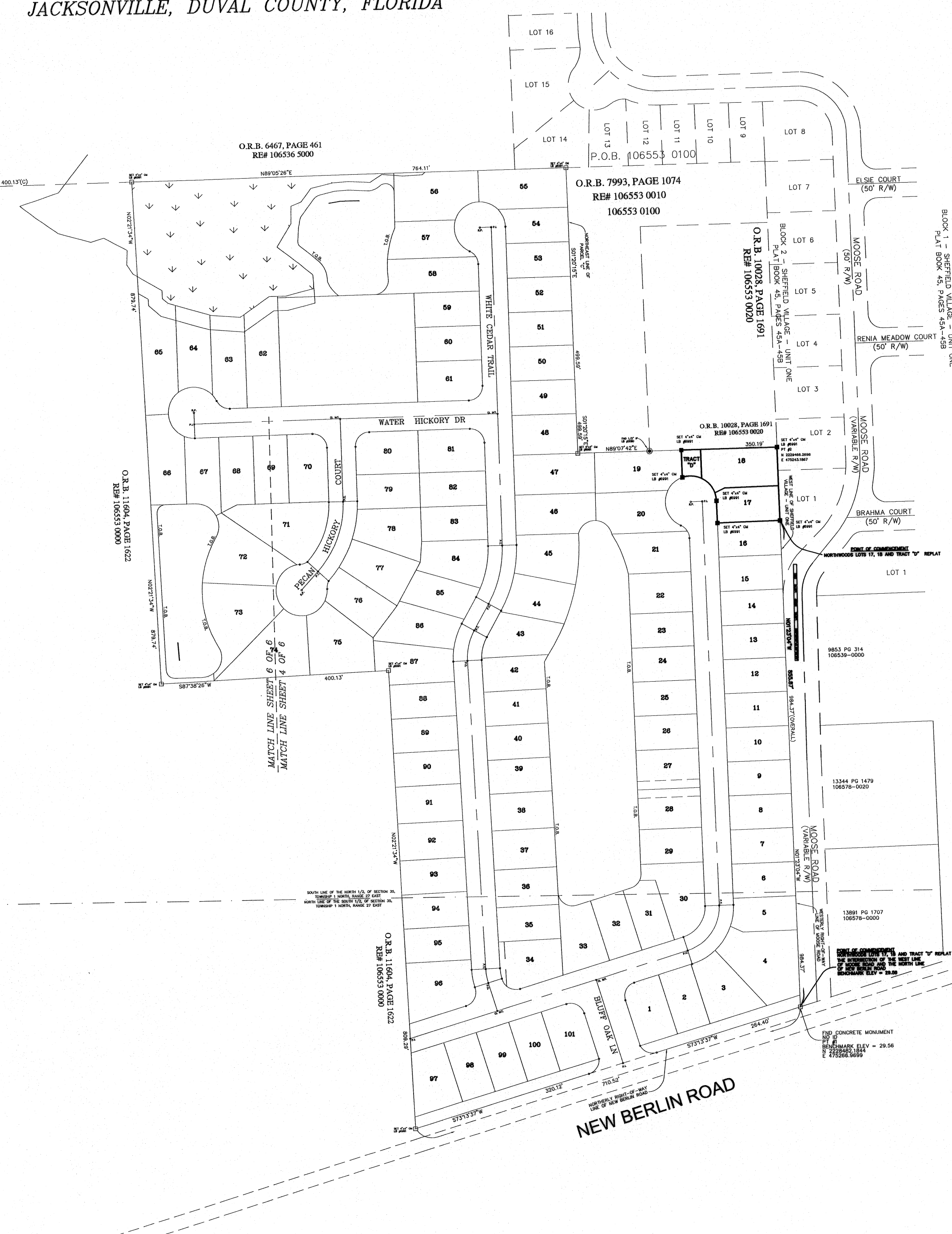


DIMENSION TABLE	
"A"	0' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"C"	5' TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"D"	10' TYPICAL 5'X10' JEA EQUIPMENT EASEMENT

## LEGEND

- - DENOTES IRON MARKER FOUND IDENTIFICATION AS NOTED
- - DENOTES 5/8" REBAR SET LB #6991
- - DENOTES 4"X4" CONCRETE MONUMENT LB #6991
- - DENOTES 4"X4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
- R/W - DENOTES RIGHT OF WAY
- Δ - DENOTES CENTRAL ANGLE
- CB - DENOTES CHORD BEARING
- L - DENOTES ARC LENGTH
- PT - DENOTES POINT OF TANGENCY
- PRC - DENOTES POINT OF REVERSE CURVE
- PCC - DENOTES POINT OF COMPOUND CURVE
- PC - DENOTES POINT OF CURVATURE
- PT - DENOTES POINT OF TANGENCY
- Q-INT - DENOTES POINT CENTER LINE INTERSECT
- PI - DENOTES POINT OF INSERTION

YELLOW BLUFF ROAD

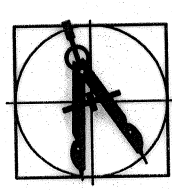


## GENERAL NOTES:

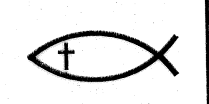
- 1) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE PUBLISHED USGS CONTROL POINTS. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA NORTH ZONE - U.S. FEET.
- 2) NOTICE: THIS PLAT, AS 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.
- 3) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120077, PANEL NUMBER 0159 E, DATED AUGUST 15, 1999, THE FIRM INFORMATION AND DELINEATIONS ON THE PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.
- 4) 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 DUVAL COUNTY. 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.
- 5) 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 DUVAL COUNTY.
- 6) D.E. - DRAINAGE EASEMENT  
U.D.E. - UNOBSTRUCTED DRAINAGE EASEMENT  
P.U.D.E. - PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT  
P.D.E. - PRIVATE DRAINAGE EASEMENT  
U.U.E. - UNOBSTRUCTED UTILITY EASEMENT  
U.A.D.E. - UNOBSTRUCTED ACCESS DRAINAGE EASEMENT
- 7) THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNERS TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

MINIMUM BUILDING RESTRICTION LINE (B.R.L.)  
FRONT 20'  
SIDE 5'  
REAR 10'

C.D.N. NO. 5795-009  
P.S.D. NO. 2005-006



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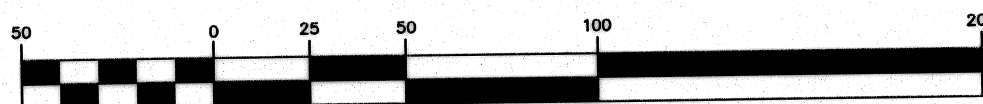
# NORTHWOODS LOTS 17, 18 AND TRACT "D" REPLAT

AS RECORDED IN PLAT BOOK 61, PAGES 107-112, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	20.80	S89°36'56"W
L2	15.01	S89°23'09"W
L3	2.41	N89°23'09"E
L4	16.94	N00°37'00"W
L5	0.32	N00°37'00"W
L6	0.13	S37°42'56"W
L7	11.26	N00°37'00"W
L8	15.60	S29°23'09"W
L9	9.31	S89°23'09"W
L10	4.81	S02°24'00"E

GRAPHIC SCALE



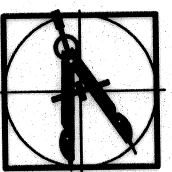
( IN FEET )  
1 inch = 50 ft.

PROPOSED SWMF-1  
T.O.B. = 28.5  
25YR = 26.18  
NWL = 21.5

CURVE	LENGTH	RADIUS	CHORD	DIR	DELTA	CURVE	LENGTH	RADIUS	CHORD	DIR	DELTA
C1	106.99	200.00	104.65	N13°30'42"W	31°44'43"	C2	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C3	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C4	106.99	200.00	104.65	N13°30'42"W	31°44'43"
C5	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C6	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C7	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C8	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C9	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C10	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C11	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C12	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C13	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C14	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C15	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C16	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C17	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C18	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C19	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C20	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C21	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C22	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C23	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C24	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C25	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C26	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C27	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C28	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C29	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C30	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C31	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C32	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C33	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C34	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C35	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C36	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C37	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C38	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C39	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C40	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C41	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C42	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C43	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C44	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C45	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C46	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C47	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C48	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C49	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C50	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C51	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C52	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C53	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C54	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C55	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C56	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C57	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C58	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C59	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C60	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C61	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C62	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C63	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C64	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C65	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C66	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C67	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C68	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C69	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C70	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C71	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C72	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C73	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C74	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C75	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C76	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C77	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C78	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C79	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C80	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C81	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C82	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C83	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C84	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C85	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C86	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C87	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C88	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C89	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C90	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C91	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C92	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C93	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C94	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C95	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C96	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C97	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C98	114.20	200.00	108.34	N13°30'42"W	31°44'43"
C99	151.92	450.00	148.82	N10°52'09"W	17°58'07"	C100	114.20	200.00	108.34	N13°30'42"W	31°44'43"

MATCH LINE SHEET 4 OF 6  
MATCH LINE SHEET 3 OF 6

C.D.N. NO. 5795-009  
P.S.D. NO. 2005-006



PREPARED BY:  
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