

# Old Mill Branch Unit One

## A PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 7, WITH THE NORTHERLY RIGHT OF WAY LINE OF GATE PARKWAY NORTH (A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BY PLAT BOOK 47, PAGES 59 THROUGH 591 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 80° 22' 08" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 358.03 FEET TO A POINT OF CURVATURE LYING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9138, PAGE 390, ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AS FOLLOWS: FIRST COURSE, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 61.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64° 36' 55" EAST, 57.38 FEET; SECOND COURSE, NORTH 29° 38' 27" EAST, A DISTANCE OF 641.14 FEET; THIRD COURSE, NORTH 00° 44' 56" WEST, A DISTANCE OF 1126.53 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 89° 14' 24" EAST, A DISTANCE OF 129.68 FEET; RUN THENCE SOUTH 79° 51' 35" EAST, A DISTANCE OF 50.92 FEET; RUN THENCE NORTH 89° 14' 24" EAST, A DISTANCE OF 124.67 FEET; RUN THENCE SOUTH 84° 29' 12" EAST, A DISTANCE OF 125.50 FEET; RUN THENCE SOUTH 81° 30' 46" EAST, A DISTANCE OF 50.00 FEET; RUN THENCE SOUTH 86° 43' 22" EAST, A DISTANCE OF 237.83 FEET; RUN THENCE SOUTH 26° 26' 47" EAST, A DISTANCE OF 308.76 FEET; RUN THENCE SOUTH 45° 21' 17" WEST, A DISTANCE OF 164.64 FEET; RUN THENCE SOUTH 80° 06' 25" WEST, A DISTANCE OF 127.81 FEET; RUN THENCE SOUTH 88° 51' 56" WEST, A DISTANCE OF 11.19 FEET; RUN THENCE SOUTH 29° 47' 26" EAST, A DISTANCE OF 55.89 FEET; RUN THENCE SOUTH 73° 40' 49" WEST, A DISTANCE OF 63.07 FEET; RUN THENCE SOUTH 18° 25' 31" EAST, A DISTANCE OF 135.76 FEET; RUN THENCE SOUTH 18° 23' 50" EAST, A DISTANCE OF 50.08 FEET; RUN THENCE SOUTH 28° 47' 26" EAST, A DISTANCE OF 142.50 FEET; RUN THENCE SOUTH 60° 12' 34" WEST, A DISTANCE OF 689.38 FEET; RUN THENCE SOUTH 29° 38' 27" WEST, A DISTANCE OF 596.13 FEET TO A POINT OF CURVATURE; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 98.00 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF GATE PARKWAY NORTH, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25° 21' 51" EAST, 81.92 FEET; RUN THENCE NORTH 80° 22' 08" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 212.85 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 17.48 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OLD MILL BRANCH, L.L.P. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF KNOWN AS OLD MILL BRANCH UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

A PORTION OF THE STREET RIGHT OF WAY SHOWN HEREOF AS SHILOH HILL BOULEVARD IS HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS.

ALL PRIVATE RIGHTS OF WAYS, BOULEVARDS, LANES, AND COURTS, PRIVATE DRAINAGE EASEMENTS, UNOBSTRUCTED PRIVATE DRAINAGE EASEMENTS AND TRACTS A AND B (LANDSCAPE AREAS) SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE APPLICABLE OWNER, THEIR SUCCESSORS AND ASSIGNS, IF ANY.

ALL SANITARY SEWER EASEMENTS, TRACT C (SEWAGE PUMPING STATION) AND WATER EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

JEA IS HEREBY GRANTED AN EASEMENT OVER TRACT B FOR VEHICULAR INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUMP STATION LOCATED ON TRACT C AND FOR OPERATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF 8 INCH PVC GRAVITY SEWER MAIN AND 6 INCH SANITARY SEWER FORCE MAIN THROUGH TRACT B TO PUMP STATION JUNCTION MANHOLE.

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.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(1)(2) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 30<sup>th</sup> DAY OF April, A.D., 2001.

Approved 5/9/2001 Date  
St. Hill  
City Engineer  
for Director of Public Works  
Approved 5/11/01 Date  
Jim Fuller  
for General Counsel

**CLERK'S CERTIFICATE # 200116771**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 54 PAGES 29, 29-A, 29-B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16 DAY OF MAY A.D., 2001.

Jim Fuller  
JIM FULLER  
CLERK OF THE CIRCUIT COURT

Don Borstein  
DON BORSTEIN  
DEPUTY CLERK

OWNER: OLD MILL BRANCH, L.L.P.  
A LIMITED LIABILITY PARTNERSHIP

BY: Gregory E. Matouina  
Name: Gregory E. Matouina  
Title: Administrative Partner

Witness: Gregory E. Matouina  
Witness: Don Borstein  
Printed Name: Gregory E. Matouina  
Printed Name: DON BORSTEIN

**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 854, ORDINANCE CODE.

Joe R. Miller  
JOE R. MILLER  
DIRECTOR OF PUBLIC WORKS

May 10, 2001  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF April, A.D., 2001, BY Gregory E. Matouina, ON BEHALF OF OLD MILL BRANCH, L.L.P., A LIMITED LIABILITY PARTNERSHIP; HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Sandra K. Douglas  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sandra K. Douglas  
MY COMMISSION # CC97301 EXPIRES  
December 10, 2004  
BONDED THRU TROY FARM INSURANCE, INC.

MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9th DAY OF May, 2001.

Glenn E. McGregor  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

**MORTGAGEE DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER BELOW ON THIS 1 DAY OF May, A.D., 2001.

Witness: Gregory E. Matouina  
Witness: Don Borstein  
Printed Name: Gregory E. Matouina  
Printed Name: DON BORSTEIN

MORTGAGEE: SUNTRUST BANK  
BY: Gregory E. Matouina  
VICE-PRESIDENT

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 13th DAY OF April, A.D., 2001.

David L. Lamm  
David L. Lamm  
Professional Surveyor and Mapper  
State of Florida LS No. 3535

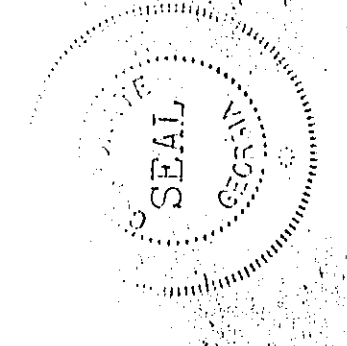
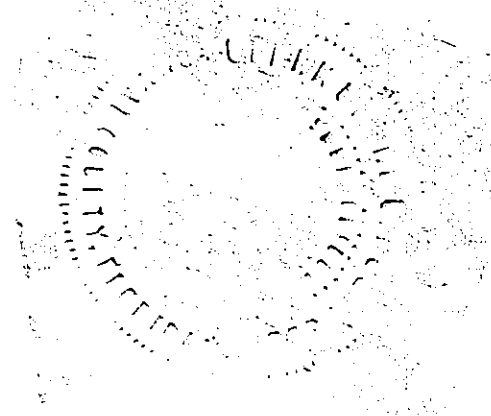
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF May, A.D., 2001, BY Gregory E. Matouina, VICE PRESIDENT, ON BEHALF OF SUNTRUST BANK, HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Sandra K. Douglas  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

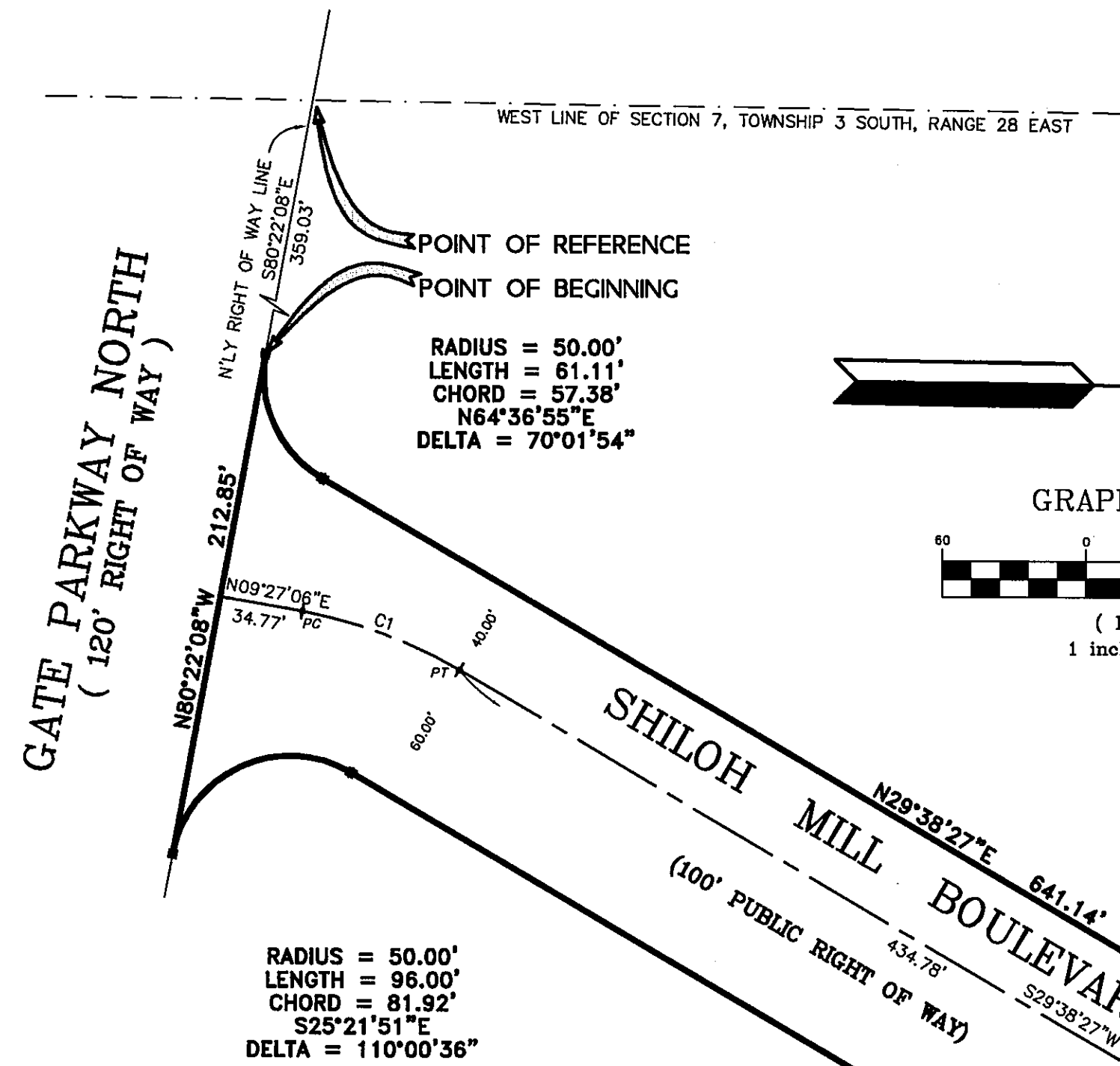
Sandra K. Douglas  
MY COMMISSION # CC97301 EXPIRES  
December 10, 2004  
BONDED THRU TROY FARM INSURANCE, INC.

MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

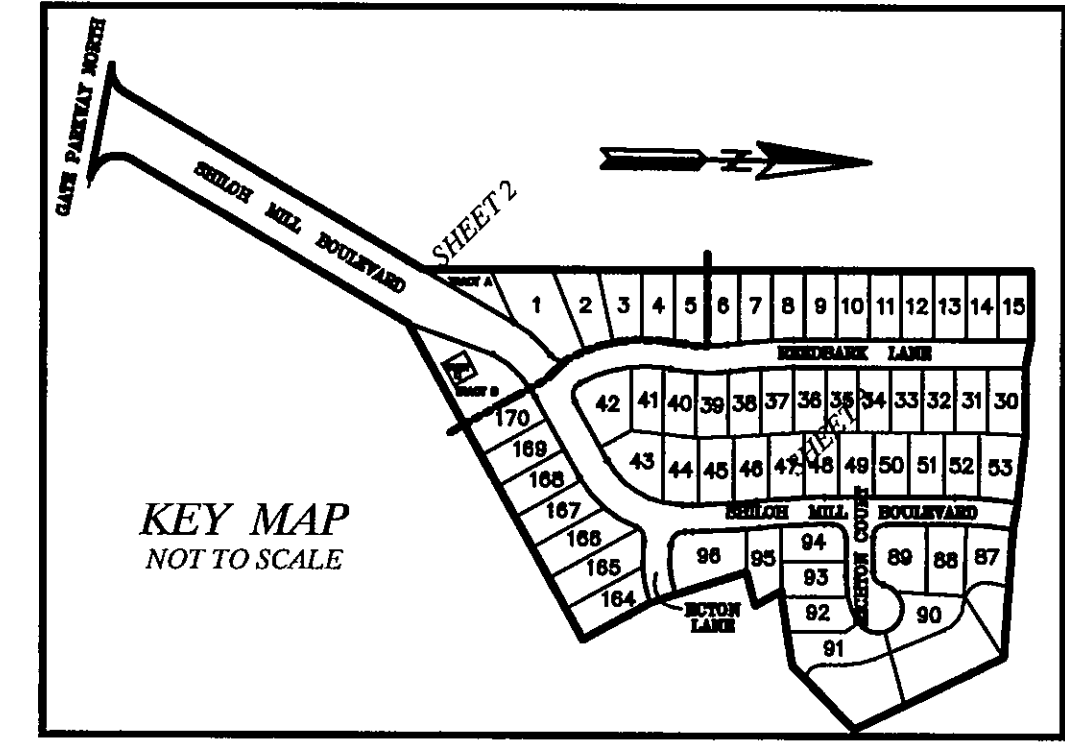


# Old Mill Branch Unit One

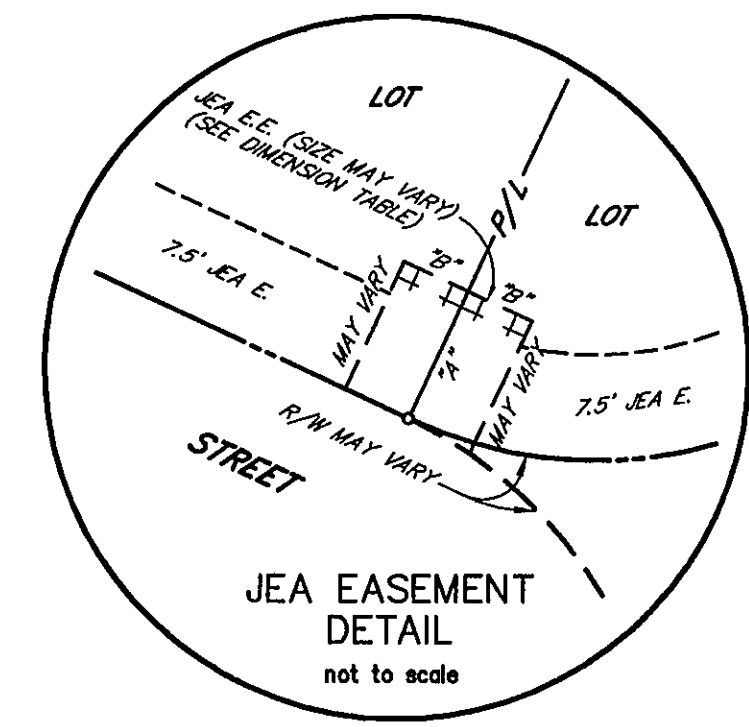
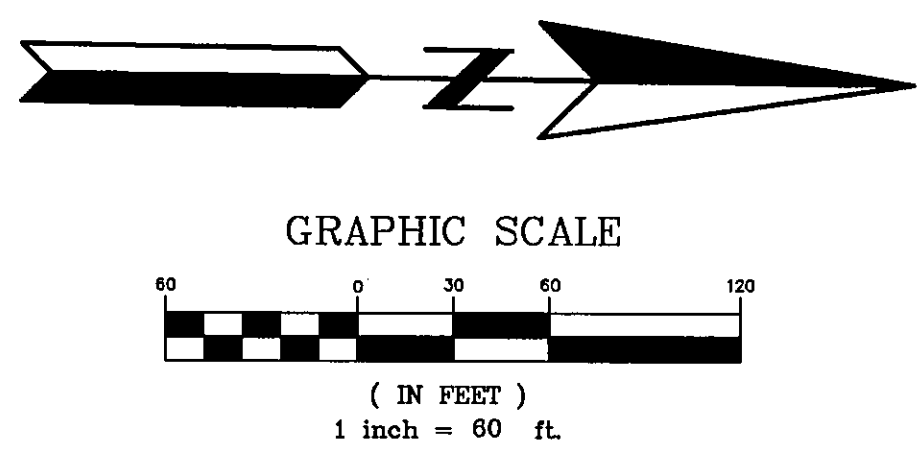
A PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



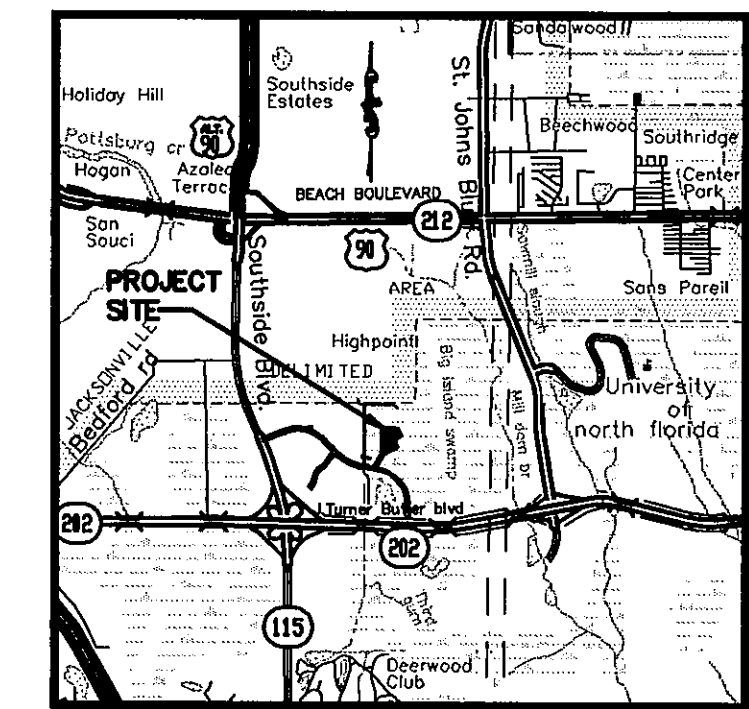
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	70.47'	70.11'	S19°32'47"W	20°11'21"
C2	200.00'	111.88'	110.43'	S44°11'03"W	32°03'03"
C14	235.00'	90.27'	89.72'	S40°36'17"W	22°00'36"
C15	25.00'	35.24'	32.39'	N11°13'36"E	80°45'59"
C16	300.00'	34.40'	34.38'	S25°52'19"E	6°34'09"
C17	300.00'	54.41'	54.34'	S17°23'28"E	10°23'33"
C18	300.00'	54.76'	54.69'	S06°57'55"E	10°27'33"
C19	300.00'	60.31'	60.21'	S04°01'25"W	11°31'07"
C20	300.00'	1.37'	1.37'	S09°54'48"W	0°15'40"
C21	305.00'	55.73'	55.66'	N04°48'33"E	10°28'11"
C69	200.00'	93.81'	92.95'	S41°35'45"W	26°52'27"



KEY MAP  
NOT TO SCALE



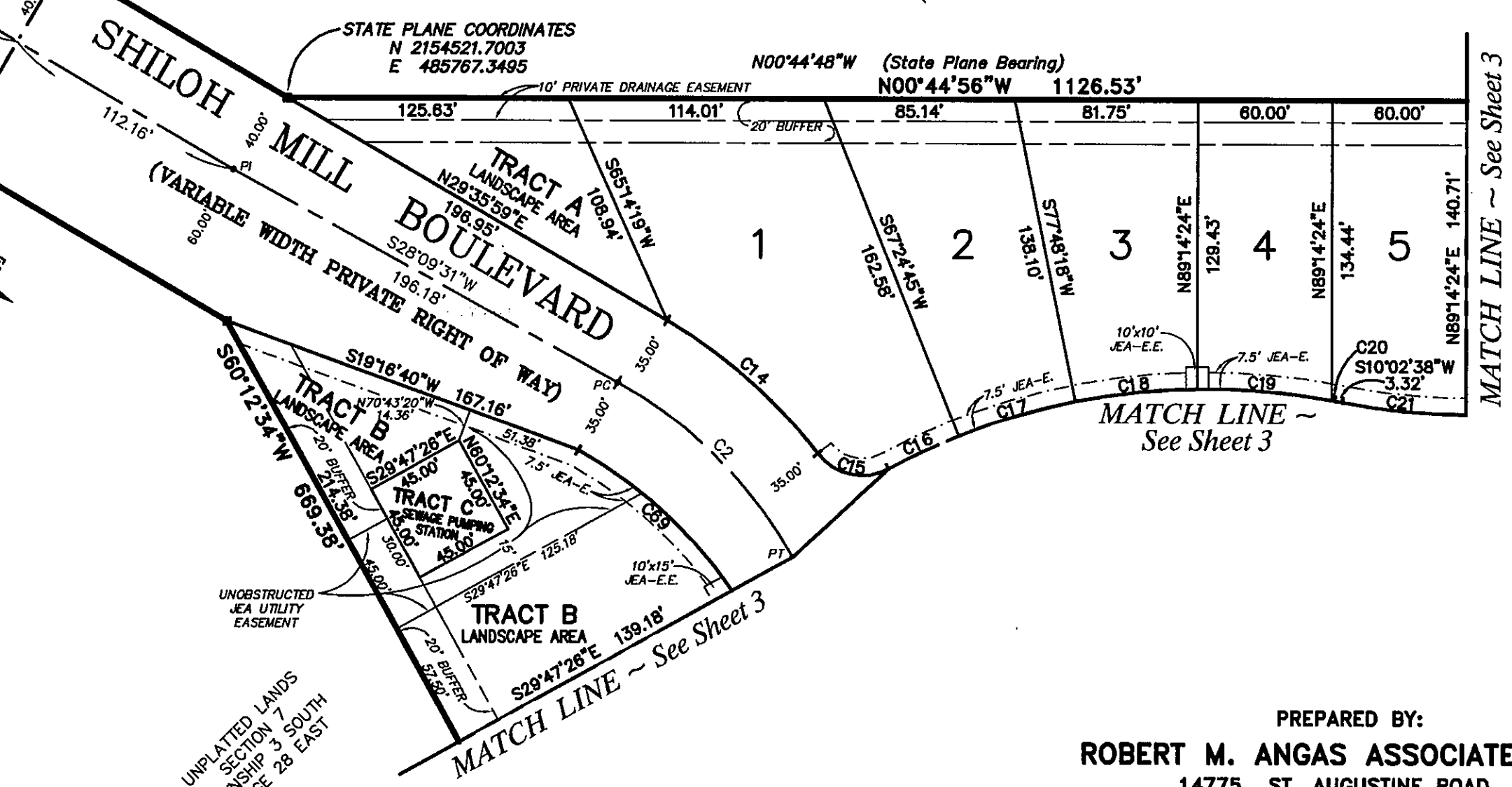
JEA DIMENSION TABLE	
7.5' JEA E.	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7.5' JEA E.	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT



VICINITY MAP

- NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624.
  - DENOTES PERMANENT CONTROL POINT STAMPED LB#3624.
  - BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF GATE PARKWAY NORTH AS BEING SOUTH 88°22'08"E EAST, PER PLAT BOOK 47, PAGES 59 THROUGH 591 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.
  - 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 DUVAL COUNTY.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 'JEA-E' DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.
  - '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 JEA.
  - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER 120077, PANEL NUMBER 0228, SUFFIX E, DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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.

- LEGEND
- C1 TABULATED CURVE DATA
  - CM CONCRETE MONUMENT
  - LB LICENSED BUSINESS
  - LS LICENSED SURVEYOR AND MAPPER
  - O.R.V. OFFICIAL RECORDS VOLUME
  - P.B. PLAT BOOK
  - P.C. POINT OF CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - PCP PERMANENT CONTROL POINT
  - PG PAGE
  - P.I. POINT OF INTERSECTION
  - P.O.C. POINT ON A CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - PRM PERMANENT REFERENCE MONUMENT
  - P.T. POINT OF TANGENCY
  - RLS REGISTERED LICENSED SURVEYOR
  - RP RADIUS POINT
  - R/W RIGHT OF WAY

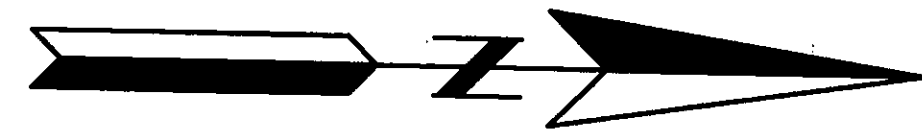


CITY DEV. NO. 4553.17  
P.S.D. NO. 2000-036

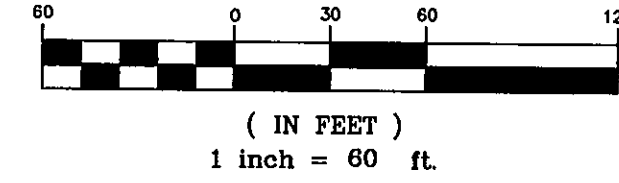
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# Old Mill Branch Unit One

A PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE



SEE SHEET 2 FOR NOTES AND LEGEND.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	175.00'	186.22'	177.56'	N29°43'29"E	60°58'10"
C4	175.00'	159.28'	153.84'	N34°08'05"E	52°08'58"
C5	175.00'	26.94'	26.91'	N03°39'00"E	8°49'12"
C6	1000.00'	122.60'	122.52'	N04°16'20"W	7°01'28"
C7	1000.00'	122.60'	122.52'	S04°16'20"E	7°01'28"
C8	700.00'	112.97'	112.85'	S03°51'49"W	9°14'49"
C9	275.00'	191.19'	187.36'	S09°52'24"E	39°50'04"
C10	330.00'	101.55'	101.15'	N01°13'43"E	17°37'51"
C11	800.00'	95.32'	95.27'	S04°10'24"E	6°49'37"
C12	200.00'	103.53'	102.38'	N83°13'39"E	29°39'38"
C13	80.00'	78.03'	74.97'	N61°17'54"E	55°53'01"
C22	305.00'	38.12'	38.10'	N04°00'23"W	7°09'40"
C23	825.00'	57.92'	57.90'	S05°34'33"E	4°01'20"
C24	825.00'	40.39'	40.38'	S02°09'44"E	2°48'18"
C25	775.00'	60.43'	60.42'	S02°59'37"E	4°28'04"
C26	775.00'	31.91'	31.91'	S06°24'26"E	2°21'33"
C27	355.00'	4.00'	4.00'	N07°15'50"W	0°38'46"
C28	355.00'	60.09'	60.02'	N02°05'30"W	9°41'53"
C29	355.00'	45.15'	45.12'	N06°24'02"E	7°17'12"
C30	250.00'	12.14'	12.13'	S08°39'12"W	2°46'53"
C31	250.00'	60.16'	60.01'	S00°22'09"W	13°47'13"
C32	250.00'	99.83'	99.17'	S17°57'50"E	22°52'46"
C33	25.00'	39.44'	35.47'	S74°35'50"E	90°23'13"
C34	160.00'	134.50'	130.57'	N36°07'40"E	48°09'49"
C35	160.00'	35.76'	35.69'	N05°38'35"E	12°48'21"
C36	975.00'	11.15'	11.15'	N01°05'15"W	0°39'19"
C37	975.00'	65.08'	65.06'	N03°19'38"W	3°49'27"
C38	975.00'	43.31'	43.31'	N06°30'43"W	2°32'42"
C39	1025.52'	22.05'	22.05'	S07°09'56"E	1°13'55"
C40	1025.52'	65.17'	65.16'	S04°43'45"E	3°38'22"
C41	1025.52'	38.45'	38.44'	S01°50'05"E	2°08'53"
C42	725.00'	44.87'	44.87'	S01°00'48"W	3°32'46"
C43	725.00'	72.14'	72.11'	S05°38'12"W	5°42'03"
C44	675.00'	88.13'	88.07'	S04°44'49"W	7°28'50"
C45	675.00'	20.81'	20.81'	S00°07'24"W	1°46'00"
C46	25.00'	39.27'	35.36'	S45°45'36"E	90°00'00"
C47	25.00'	33.92'	31.38'	N50°22'21"E	77°44'07"
C48	45.00'	5.56'	5.56'	S15°02'50"W	07°05'06"
C49	45.00'	114.02'	85.88'	N88°49'23"W	145°10'27"
C50	45.00'	54.88'	51.54'	N18°42'09"E	69°52'37"
C51	45.00'	6.03'	6.03'	N57°28'53"E	7°40'51"
C52	175.00'	45.40'	45.27'	N68°45'15"E	14°51'53"
C53	175.00'	39.87'	39.78'	N82°42'48"E	13°03'13"
C54	25.00'	39.27'	35.36'	S44°14'24"W	90°00'00"
C55	975.52'	80.18'	80.16'	S03°06'56"E	4°42'33"
C56	975.52'	39.36'	39.35'	S06°37'33"E	2°18'42"
C57	1025.00'	26.01'	26.01'	N07°03'26"W	1°27'14"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C58	1025.00'	99.65'	99.62'	N03°32'42"W	5°34'14"
C59	25.00'	35.42'	32.53'	S41°21'04"E	81°10'57"
C60	175.00'	91.99'	90.94'	N82°59'54"E	30°07'08"
C61	225.00'	68.32'	68.06'	N77°27'10"E	17°23'52"
C62	225.00'	47.04'	46.96'	S87°51'32"E	11°58'46"
C63	25.00'	26.59'	25.36'	S67°34'58"W	60°57'00"
C64	25.00'	7.20'	7.17'	S28°51'42"W	16°29'32"
C65	205.00'	68.33'	68.01'	N30°09'51"E	19°05'52"
C66	205.00'	66.55'	66.26'	N49°00'49"E	18°36'03"
C67	205.00'	18.07'	18.06'	S59°15'42"E	1°53'43"
C68	200.00'	66.87'	66.87'	S57°37'16"W	5°10'36"
C70	40.00'	66.80'	59.23'	S39°16'20"E	95°31'07"
C71	60.00'	66.80'	63.41'	N55°08'08"W	63°47'30"
C72	145.00'	56.89'	56.53'	N11°59'59"W	22°28'47"
C73	40.00'	46.32'	43.77'	S33°56'02"E	66°20'54"

UNPLATTED LANDS  
SECTION 7 SOUTH  
TOWNSHIP 3 SOUTH  
RANGE 28 EAST

STATE PLANE COORDINATES  
N 2155648.0741  
E 485752.6677

UNPLATTED LANDS  
SECTION 7 SOUTH  
TOWNSHIP 3 SOUTH  
RANGE 28 EAST

UNPLATTED LANDS  
SECTION 7 SOUTH  
TOWNSHIP 3 SOUTH  
RANGE 28 EAST

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

CITY DEV. NO. 4553.17  
P.S.D. NO. 00-038