

# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida,

### CAPTION

A PARCEL OF LAND, BEING A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13, (SAID CORNER BEING THE SECTION CORNER COMMON TO SECTIONS 12 AND 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AND SECTIONS 7 AND 13, TOWNSHIP 2 SOUTH, RANGE 25 EAST), AND RUN THENCE SOUTH 00°14'21" WEST, ALONG THE EAST LINE OF SAID SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST, (ALSO BEING THE WEST LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 25 EAST), A DISTANCE OF 1241.12 FEET, TO A POINT; RUN THENCE SOUTH 84°49'53" WEST, A DISTANCE OF 16.44 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, (ALSO KNOWN AS COUNTY ROAD NO. 261, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3716, PAGE 356 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), A VARIABLE WIDTH ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED; RUN THENCE SOUTH 00°04'06" WEST, LONG SAID WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 163.47 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE SOUTH 00°04'06" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, A DISTANCE OF 841.45 FEET, TO A POINT; RUN THENCE NORTH 84°55'54" WEST, A DISTANCE OF 661.26 FEET, TO A POINT; RUN THENCE NORTH 133°59'48" WEST, A DISTANCE OF 571.65 FEET, TO A POINT; RUN THENCE NORTH 48°44'35" EAST, A DISTANCE OF 36.71 FEET, TO A POINT; RUN THENCE NORTH 57°06'28" WEST, A DISTANCE OF 78.62 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, BEING CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 183.15 FEET, THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 27.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°02'52" WEST 27.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°44'08" WEST, A DISTANCE OF 174.80 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 163.00 FEET, THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 50.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°32'48" WEST 44.14 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 75°21'31" WEST, A DISTANCE OF 123.84 FEET, TO A POINT; RUN THENCE SOUTH 09°42'50" EAST, A DISTANCE OF 104.22 FEET, TO A POINT; RUN THENCE SOUTH 21°28'26" WEST, A DISTANCE OF 31.34 FEET, TO A POINT; RUN THENCE SOUTH 27°19'47" EAST, A DISTANCE OF 50.47 FEET, TO A POINT; RUN THENCE SOUTH 71°24'41" WEST, A DISTANCE OF 65.13 FEET, TO A POINT; RUN THENCE NORTH 22°07'00" WEST, A DISTANCE OF 42.35 FEET, TO A POINT; RUN THENCE SOUTH 46°31'40" WEST, A DISTANCE OF 32.22 FEET, TO A POINT; RUN THENCE SOUTH 55°23'20" WEST, A DISTANCE OF 78.54 FEET, TO A POINT; RUN THENCE NORTH 18°27'06" WEST, A DISTANCE OF 113.55 FEET, TO A POINT; RUN THENCE NORTH 14°50'49" WEST, A DISTANCE OF 53.35 FEET, TO A POINT; RUN THENCE NORTH 64°11'51" WEST, A DISTANCE OF 83.04 FEET, TO A POINT; RUN THENCE SOUTH 54°46'44" WEST, A DISTANCE OF 36.41 FEET, TO A POINT; RUN THENCE NORTH 13°44'58" EAST, A DISTANCE OF 45.15 FEET, TO A POINT; RUN THENCE NORTH 14°09'10" WEST, A DISTANCE OF 59.01 FEET, TO A POINT; RUN THENCE NORTH 78°21'13" WEST, A DISTANCE OF 31.44 FEET, TO A POINT; RUN THENCE NORTH 30°17'21" EAST, A DISTANCE OF 91.71 FEET, TO A POINT; RUN THENCE NORTH 27°40'12" EAST, A DISTANCE OF 62.24 FEET, TO A POINT; RUN THENCE NORTH 24°42'05" WEST, A DISTANCE OF 43.72 FEET, TO A POINT; RUN THENCE SOUTH 78°31'27" WEST, A DISTANCE OF 44.14 FEET, TO A POINT; RUN THENCE SOUTH 35°23'34" WEST, A DISTANCE OF 169.70 FEET, TO A POINT; RUN THENCE SOUTH 83°32'52" WEST, A DISTANCE OF 54.57 FEET, TO A POINT; RUN THENCE SOUTH 82°42'50" WEST, A DISTANCE OF 40.67 FEET, TO A POINT; RUN THENCE SOUTH 20°11'18" WEST, A DISTANCE OF 57.06 FEET, TO A POINT; RUN THENCE NORTH 34°55'58" WEST, A DISTANCE OF 85.64 FEET, TO A POINT; RUN THENCE SOUTH 84°11'53" WEST, A DISTANCE OF 304.13 FEET, TO A POINT; RUN THENCE SOUTH 35°04'13" WEST, A DISTANCE OF 301.10 FEET, TO A POINT; RUN THENCE SOUTH 84°20'48" WEST, A DISTANCE OF 8.22 FEET, TO A POINT; RUN THENCE NORTH 14°34'20" WEST, A DISTANCE OF 402.63 FEET, TO A POINT; RUN THENCE SOUTH 35°23'34" WEST, A DISTANCE OF 129.24 FEET, TO A POINT; RUN THENCE SOUTH 74°31'56" WEST, A DISTANCE OF 132.06 FEET, TO A POINT; RUN THENCE NORTH 52°32'00" WEST, A DISTANCE OF 42.62 FEET, TO A POINT; RUN THENCE NORTH 01°48'27" EAST, A DISTANCE OF 100.80 FEET, TO A POINT; RUN THENCE NORTH 70°53'51" WEST, A DISTANCE OF 164.41 FEET, TO A POINT; RUN THENCE SOUTH 50°01'26" WEST, A DISTANCE OF 149.61 FEET, TO A POINT; RUN THENCE SOUTH 26°22'26" EAST, A DISTANCE OF 108.82 FEET, TO A POINT; RUN THENCE SOUTH 30°24'44" WEST, A DISTANCE OF 105.83 FEET, TO A POINT; RUN THENCE NORTH 00°00'21" WEST, A DISTANCE OF 53.22 FEET, TO A POINT; RUN THENCE NORTH 70°27'06" WEST, A DISTANCE OF 62.31 FEET, TO A POINT; RUN THENCE NORTH 82°34'31" WEST, A DISTANCE OF 72.12 FEET, TO A POINT; RUN THENCE SOUTH 40°10'49" WEST, A DISTANCE OF 82°44'09" WEST, A DISTANCE OF 44.51 FEET, TO A POINT; RUN THENCE SOUTH 42°04'11" WEST, A DISTANCE OF 47.04 FEET, TO A POINT; RUN THENCE NORTH 82°44'09" WEST, A DISTANCE OF 44.51 FEET, TO A POINT; RUN THENCE SOUTH 46°52'11" WEST, A DISTANCE OF 73.25 FEET, TO A POINT; RUN THENCE SOUTH 53°26'25" WEST, A DISTANCE OF 30.21 FEET, TO A POINT; RUN THENCE NORTH 67°48'30" WEST, A DISTANCE OF 32.34 FEET, TO A POINT; RUN THENCE SOUTH 40°17'24" WEST, A DISTANCE OF 45.69 FEET, TO A POINT ON THE EASTERLY LINE OF BROOK FOREST ESTATES, (AN UNRECORDED SUBDIVISION); RUN THENCE NORTH 34°08'03" WEST, ALONG SAID LINE, A DISTANCE OF 350.51 FEET, TO A POINT ON THE SOUTHERLY LINE OF GREENWOOD ESTATES UNIT ONE, (AN UNRECORDED SUBDIVISION); RUN THENCE NORTH 64°19'24" EAST, A DISTANCE OF 42.62 FEET, TO A POINT; RUN THENCE SOUTH 42°04'11" WEST, A DISTANCE OF 47.04 FEET, TO A POINT; RUN THENCE NORTH 82°44'09" WEST, A DISTANCE OF 44.51 FEET, TO A POINT; RUN THENCE SOUTH 46°52'11" WEST, A DISTANCE OF 73.25 FEET, TO A POINT; RUN THENCE SOUTH 53°26'25" WEST, A DISTANCE OF 30.21 FEET, TO A POINT; RUN THENCE NORTH 67°48'30" WEST, A DISTANCE OF 32.34 FEET, TO A POINT; RUN THENCE SOUTH 40°17'24" WEST, A DISTANCE OF 45.69 FEET, TO A POINT ON THE EASTERLY LINE OF BROOK FOREST ESTATES, (AN UNRECORDED SUBDIVISION); RUN THENCE NORTH 34°08'03" WEST, ALONG SAID LINE, A DISTANCE OF 350.51 FEET, TO A POINT ON THE SOUTHERLY LINE OF GREENWOOD ESTATES UNIT ONE, (AN UNRECORDED SUBDIVISION); RUN THENCE ALONG SAID SOUTHERLY LINE OF SAID GREENWOOD ESTATES UNIT ONE, (AN UNRECORDED SUBDIVISION), RUN THENCE ALONG SAID SOUTHERLY LINE, (ALSO BEING THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5501, PAGE 860, AND THEN ALONG THE SOUTHERLY BOUNDARIES OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8848, PAGE 1821, OFFICIAL RECORDS VOLUME 4854, PAGE 624, OFFICIAL RECORDS VOLUME 8517, PAGE 376, OFFICIAL RECORDS VOLUME 7023, PAGE 2005, OFFICIAL RECORDS VOLUME 3749, PAGE 653, OFFICIAL RECORDS VOLUME 4586, PAGE 44, OFFICIAL RECORDS VOLUME 4989, PAGE 182, OFFICIAL RECORDS VOLUME 3584, PAGE 322, OFFICIAL RECORDS VOLUME 7588, PAGE 2220, OFFICIAL RECORDS VOLUME 4157, PAGE 503, OFFICIAL RECORDS VOLUME 4757, PAGE 447, OFFICIAL RECORDS VOLUME 6342, PAGE 163, OFFICIAL RECORDS VOLUME 4931, PAGE 2283, AND OFFICIAL RECORDS VOLUME 6271, PAGE 564, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, NORTH 84°52'27" EAST, A DISTANCE OF 25.81 FEET, TO A POINT; COURSE NO. 2, SOUTH 44°03'24" EAST, A DISTANCE OF 174.50 FEET, TO A POINT; COURSE NO. 3, NORTH 71°19'28" EAST, A DISTANCE OF 106.17 FEET, TO A POINT; COURSE NO. 4, NORTH 75°25'40" EAST, A DISTANCE OF 2,264.10 FEET, TO A POINT; RUN THENCE NORTH 86°50'18" EAST, A DISTANCE OF 144.36 FEET, TO A POINT; RUN THENCE SOUTH 43°51'03" EAST, A DISTANCE OF 32.81 FEET, TO A POINT; RUN THENCE SOUTH 34°51'07" EAST, A DISTANCE OF 31.44 FEET, TO A POINT; RUN THENCE SOUTH 61°31'35" EAST, A DISTANCE OF 40.02 FEET, TO A POINT; RUN THENCE SOUTH 31°22'34" WEST, A DISTANCE OF 45.86 FEET, TO A POINT; RUN THENCE SOUTH 16°16'38" WEST, A DISTANCE OF 105.64 FEET, TO A POINT; RUN THENCE SOUTH 24°32'37" EAST, A DISTANCE OF 66.54 FEET, TO A POINT; RUN THENCE SOUTH 06°14'25" EAST, A DISTANCE OF 80.28 FEET, TO A POINT; RUN THENCE SOUTH 30°35'23" EAST, A DISTANCE OF 155.36 FEET, TO A POINT; RUN THENCE NORTH 84°19'09" EAST, A DISTANCE OF 80.81 FEET, TO A POINT; RUN THENCE NORTH 51°23'44" EAST, A DISTANCE OF 61.23 FEET, TO A POINT; RUN THENCE NORTH 48°04'10" EAST, A DISTANCE OF 68.51 FEET, TO A POINT; RUN THENCE NORTH 73°07'54" EAST, A DISTANCE OF 51.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AFORESAID CHAFFEE ROAD, AND THE POINT OF BEGINNING.

CONTAINING 61.62 ACRES AND/OR 2684167.20 SQUARE FEET, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CHAFFEE ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS OLD PLANK PLANTATION UNIT ONE, AND THAT SUNTRUST BANK, A GEORGIA BANKING CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED ACCESS EASEMENTS, UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS AND UTILITY AND DRAINAGE EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS, OVER UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS 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:

- THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES 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 LAKE/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.
- THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES AND THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE. THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND GIVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODY OR PERSONAL PROPERTY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OR DWARE, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN OLD PLANK PLANTATION UNIT ONE, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE INTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL LANDSCAPING AND SIGNAGE EASEMENTS, NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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; THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, Florida Statutes 171.041(27).

TRACTS "B-1" AND "B-2" (AMENITY CENTERS) AND TRACT "B-3" (LANDSCAPING AREA) SHALL REMAIN PRIVATELY OWNED AND THE EXCLUSIVE PROPERTY OF CHAFFEE ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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 PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO CHAFFEE ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

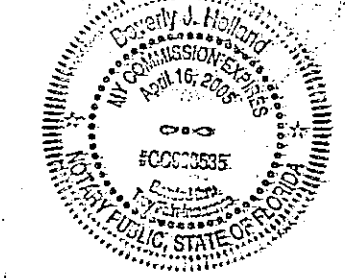
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN. THERE ARE NO CIRCUMSTANCES SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 171.041(27).

IN WITNESS WHEREOF, THE ABOVE CHAFFEE ROAD DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16<sup>th</sup> DAY OF October, A.D. 2002.

Approved 11/13/02  
Date  
John P. Karpowicz  
City Engineer  
for Director of Public Works  
Approved 12/09/02  
Date  
Sherrill P. Pomeroy  
for General Counsel

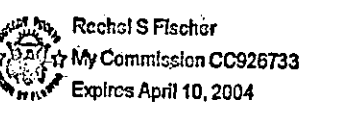
CHAFFEE ROAD DEVELOPMENT, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: [Signature]  
J.D. COLLINS, PRESIDENT OF THE COLLINS GROUP, INC., A FLORIDA CORPORATION,  
AS MANAGING PARTNER OF CHAFFEE ROAD DEVELOPMENT, L.L.C., A LIMITED LIABILITY COMPANY.  
WITNESS: [Signature]  
Beverly S. Holland  
TYPE OR PRINT NAME  
WITNESS: [Signature]  
Curtis L. HART  
TYPE OR PRINT NAME

NOTARY FOR CHAFFEE ROAD DEVELOPMENT, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY  
STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF October, A.D. 2002 BY J.D. COLLINS, PRESIDENT OF THE COLLINS GROUP, INC., A FLORIDA CORPORATION AS MANAGING PARTNER OF CHAFFEE ROAD DEVELOPMENT, L.L.C., A LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.  
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Beverly S. Holland  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 4-16-05



SUNTRUST BANK  
A GEORGIA BANKING CORPORATION  
WITNESS: [Signature]  
Rachels S. Fischer  
TYPE OR PRINT NAME  
WITNESS: [Signature]  
MARK D. KAPEKA  
TYPE OR PRINT NAME

NOTARY FOR SUNTRUST BANK  
A GEORGIA BANKING CORPORATION  
STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF October, A.D. 2002 BY LARRY N. NORDMANN, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.  
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Rachels S. Fischer  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: April 10, 2004



A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661

# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

## 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 10<sup>th</sup> DAY OF DECEMBER, A.D., 2002.

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

12-10-2002  
DATE

## CLERK'S CERTIFICATE # 2002354047

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 55 PAGES 64-64I OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 1<sup>st</sup> DAY OF DECEMBER, A.D., 2002.

*[Signature]*  
JIM FULLER, CLERK OF THE CIRCUIT COURT

*[Signature]*  
DEPUTY CLERK

## PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 18<sup>th</sup> DAY OF November, A.D., 2002.

*[Signature]*  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

## 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 CAPTION, 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 OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.041, FLORIDA STATUTES, CHAPTER 61G1-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 29<sup>th</sup> DAY OF OCT., A.D., 2002.

*[Signature]*  
JONATHAN B. BOWAN  
PROFESSIONAL LAND SURVEYOR No. 4600

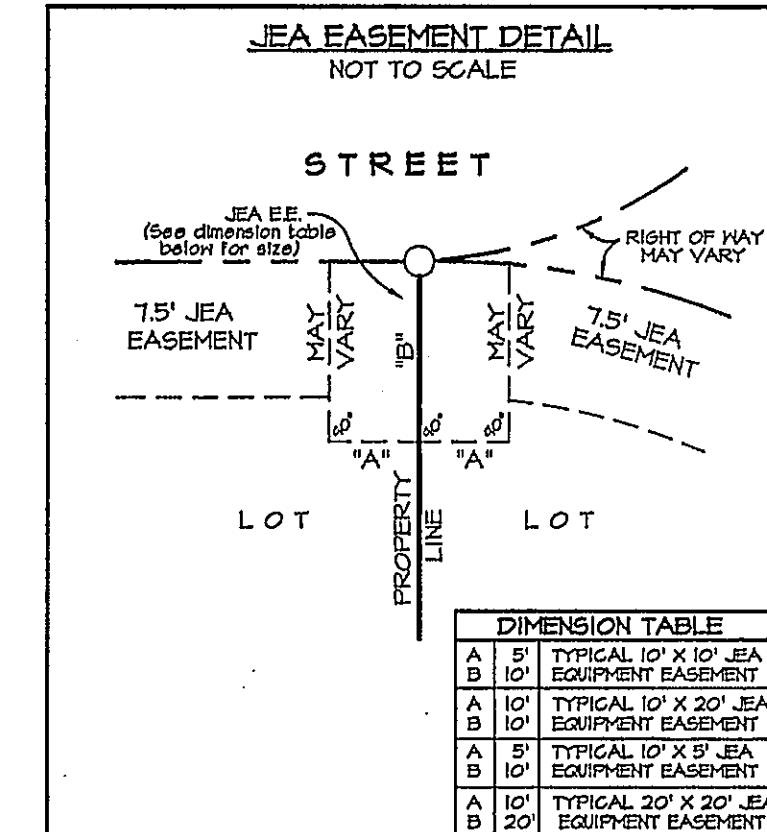
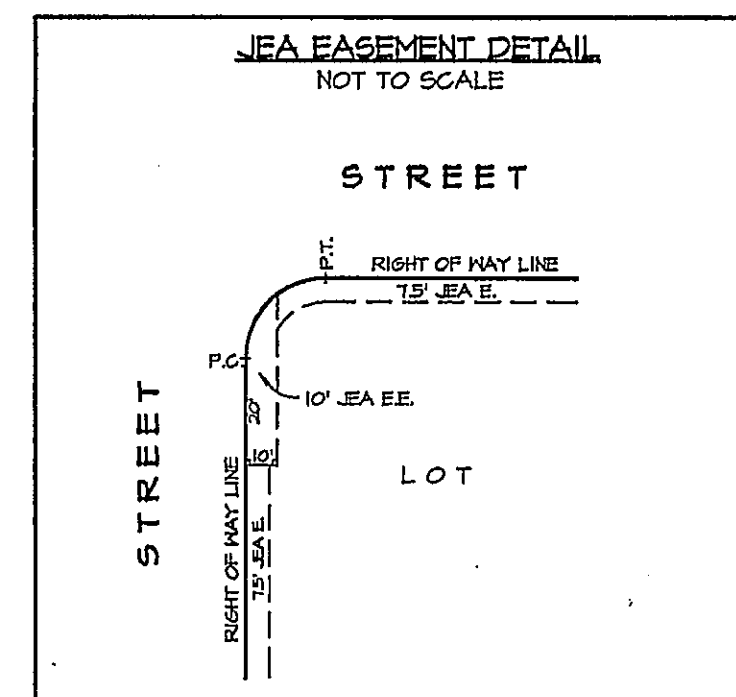
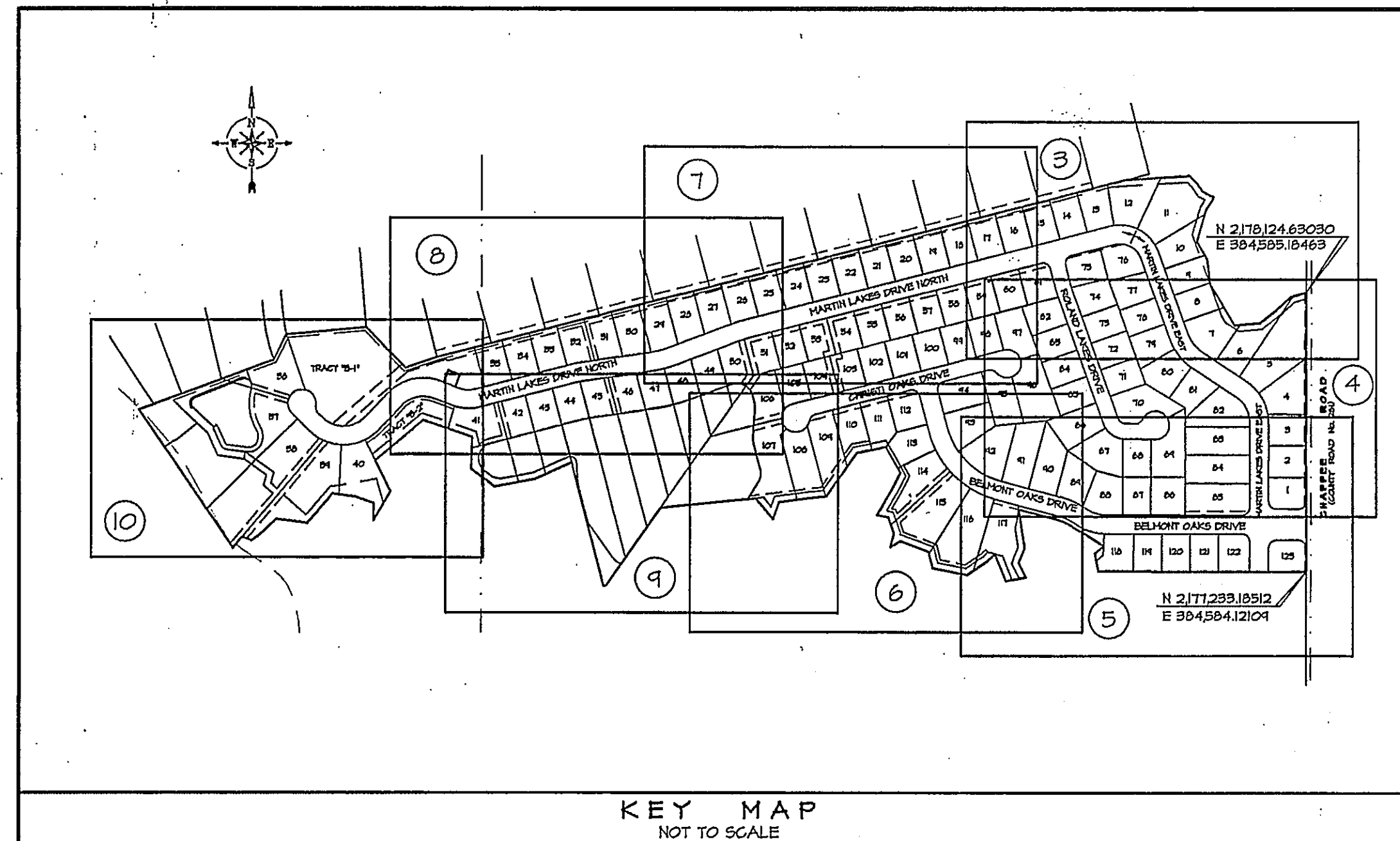
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256

## GENERAL NOTES

ON BASIS OF BEARINGS.

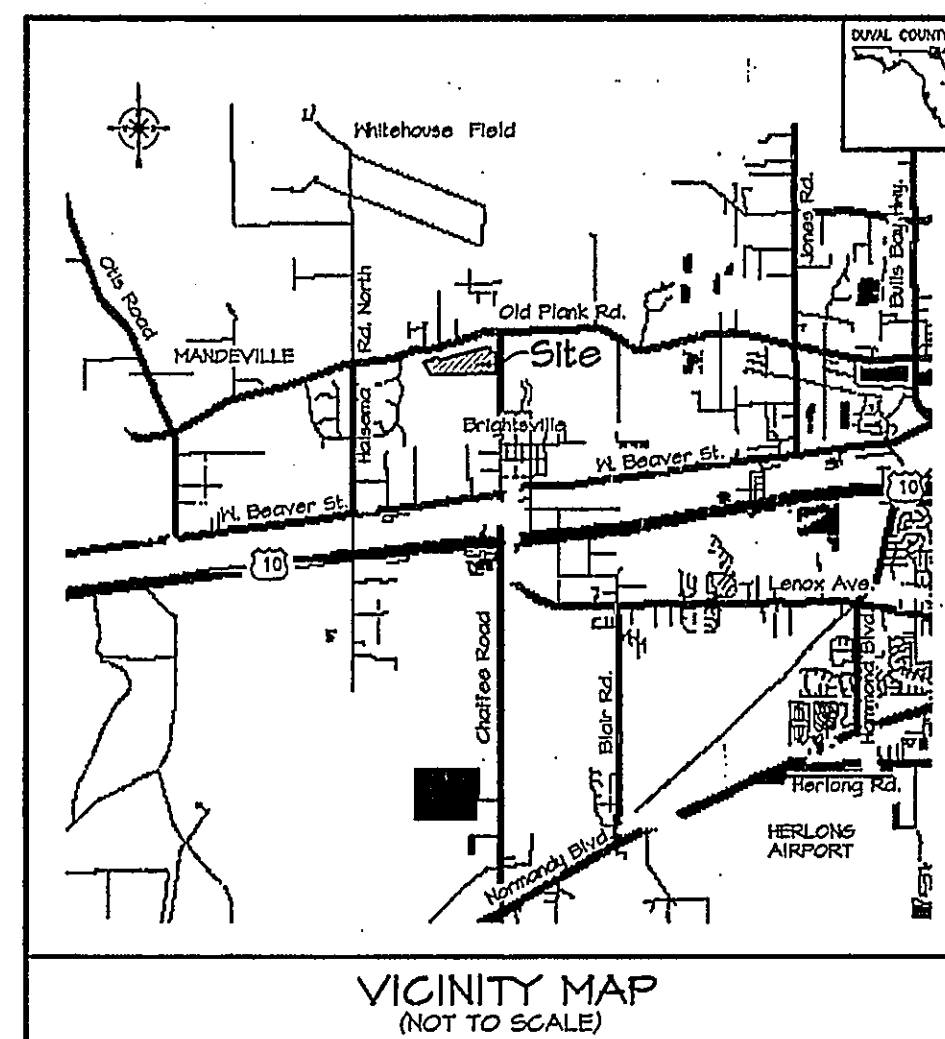
STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (NAD83). STATION NAMES ARE AS FOLLOWS:  
STATION NAME: 110 T2 A01 (NGS ID: BCO468).  
STATION NAME: 110 T2 A10 (NGS ID: BCO469).

- 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 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.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- "JEA EE" 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. 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.
- (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 66-TO AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120071, PANEL NUMBER 50, SUFFIX E. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE 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

- ESMT. .... EASEMENT
- O.R. VOL. .... OFFICIAL RECORDS VOLUME
- PG. .... PAGE
- (OA) .... OVERALL
- P.C. .... POINT OF CURVATURE
- P.T. .... POINT OF TANGENCY
- P.R.C. .... POINT OF REVERSE CURVE
- R.P. .... RADIUS POINT
- P.I. .... POINT OF INTERSECTION
- P.C.C. .... POINT OF COMPOUND CURVE
- R. .... RADIUS
- L. .... ARC LENGTH
- CH. .... CHORD DISTANCE
- C4. .... TABULATED CURVE DATA
- V.N.B. .... VEGETATED NATURAL BUFFER
- R/W. .... RIGHT OF WAY
- ⊙ ..... FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)
- ⊠ ..... DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
- ..... DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
- | — ..... STREET NAME CHANGE
- ▨ ..... DENOTES VEGETATED NATURAL BUFFER



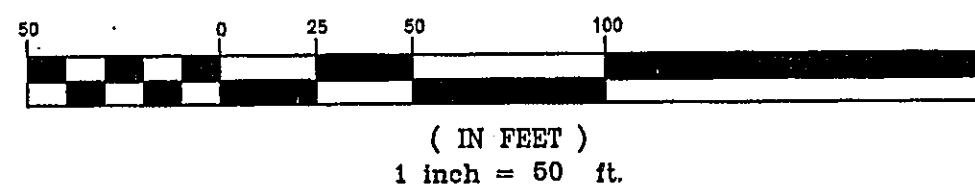
A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661

# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

LINE	DIRECTION	DISTANCE
L23	S 43°51'03" E	32.81'
L24	S 34°51'07" E	31.41'
L25	S 61°31'35" E	40.02'
L26	N 84°37'08" E	80.81'
L27	N 51°23'44" E	61.23'
L28	N 48°04'10" E	68.57'
L29	N 73°07'54" E	51.13'

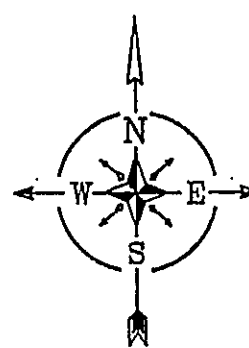
GRAPHIC SCALE



PLAT BOOK **55** PAGE **698**

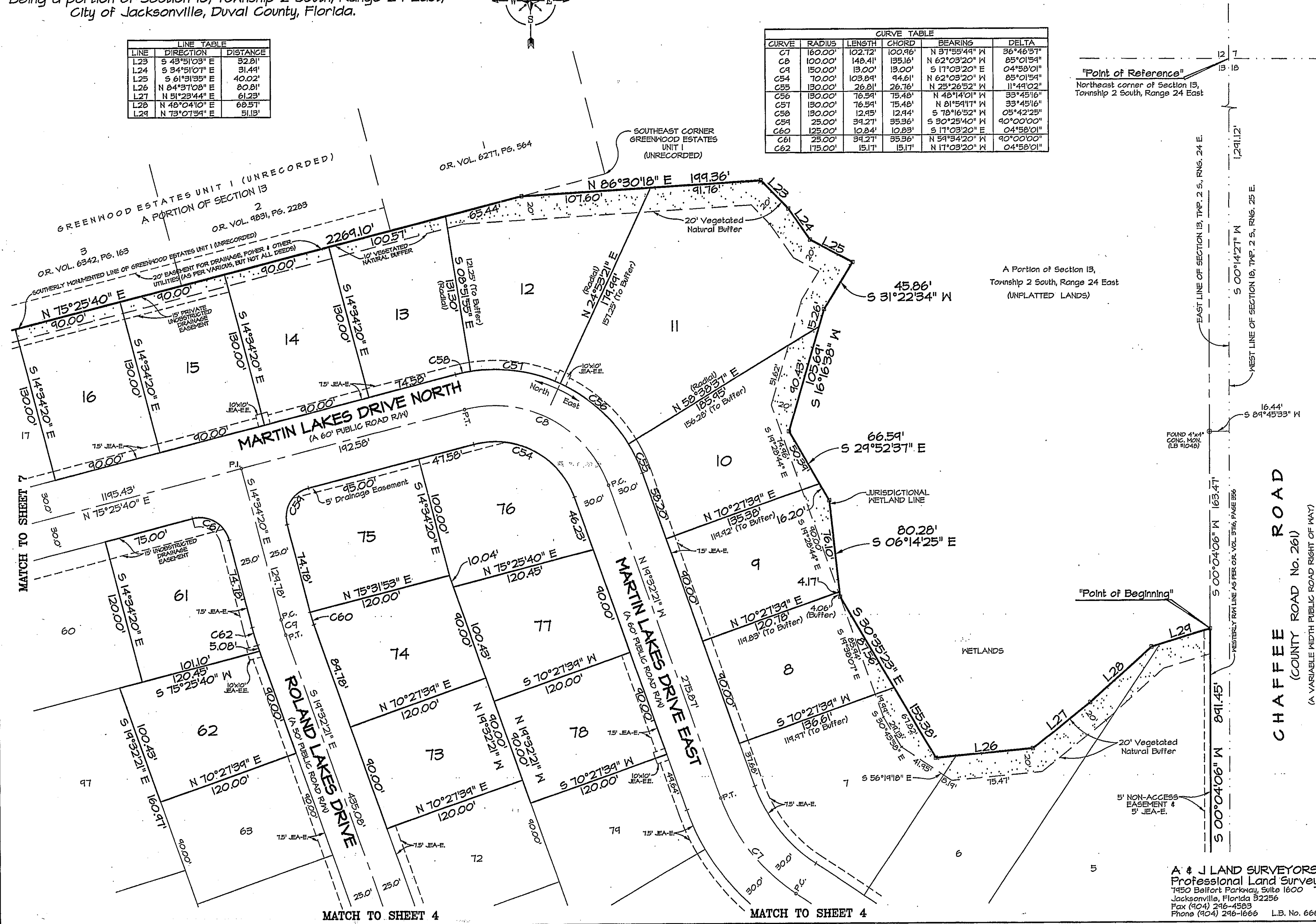
SHEET **3** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	160.00'	102.72'	100.96'	N 37°55'44" W	36°46'37"
C8	100.00'	148.41'	135.16'	N 62°03'20" W	85°01'54"
C9	150.00'	13.00'	13.00'	S 17°03'20" E	04°58'01"
C54	70.00'	103.89'	94.61'	N 62°03'20" W	85°01'54"
C55	130.00'	26.81'	26.76'	N 25°26'52" W	11°44'02"
C56	130.00'	76.59'	75.48'	N 48°14'01" W	33°45'16"
C57	130.00'	76.59'	75.48'	N 81°54'17" W	33°45'16"
C58	130.00'	12.45'	12.44'	S 78°16'52" W	05°42'25"
C59	25.00'	34.21'	35.36'	S 30°23'40" W	90°00'00"
C60	125.00'	10.84'	10.83'	S 17°03'20" E	04°58'01"
C61	25.00'	34.21'	35.36'	N 59°34'20" W	90°00'00"
C62	175.00'	15.17'	15.17'	N 17°03'20" W	04°58'01"

"Point of Reference"  
Northeast corner of Section 13,  
Township 2 South, Range 24 East



A Portion of Section 13,  
Township 2 South, Range 24 East  
(UNPLATTED LANDS)

FOUND 4"x4"  
CONC. MON.  
(LB 11048)

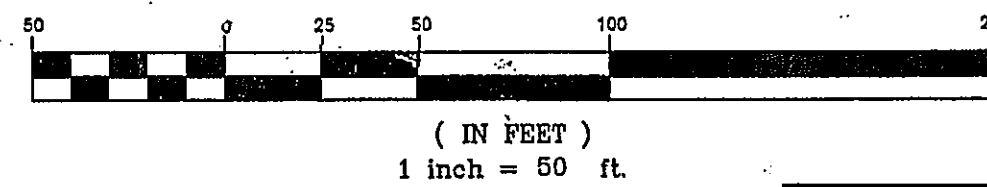
**CHAFFEE ROAD**  
(COUNTY ROAD No. 261)  
(A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY)

**A & J LAND SURVEYORS, INC.**  
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# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

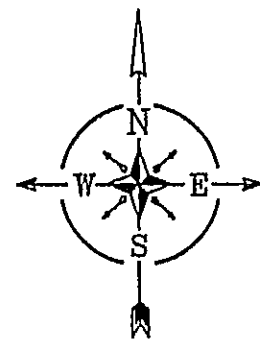


PLAT BOOK 55 PAGE 64C

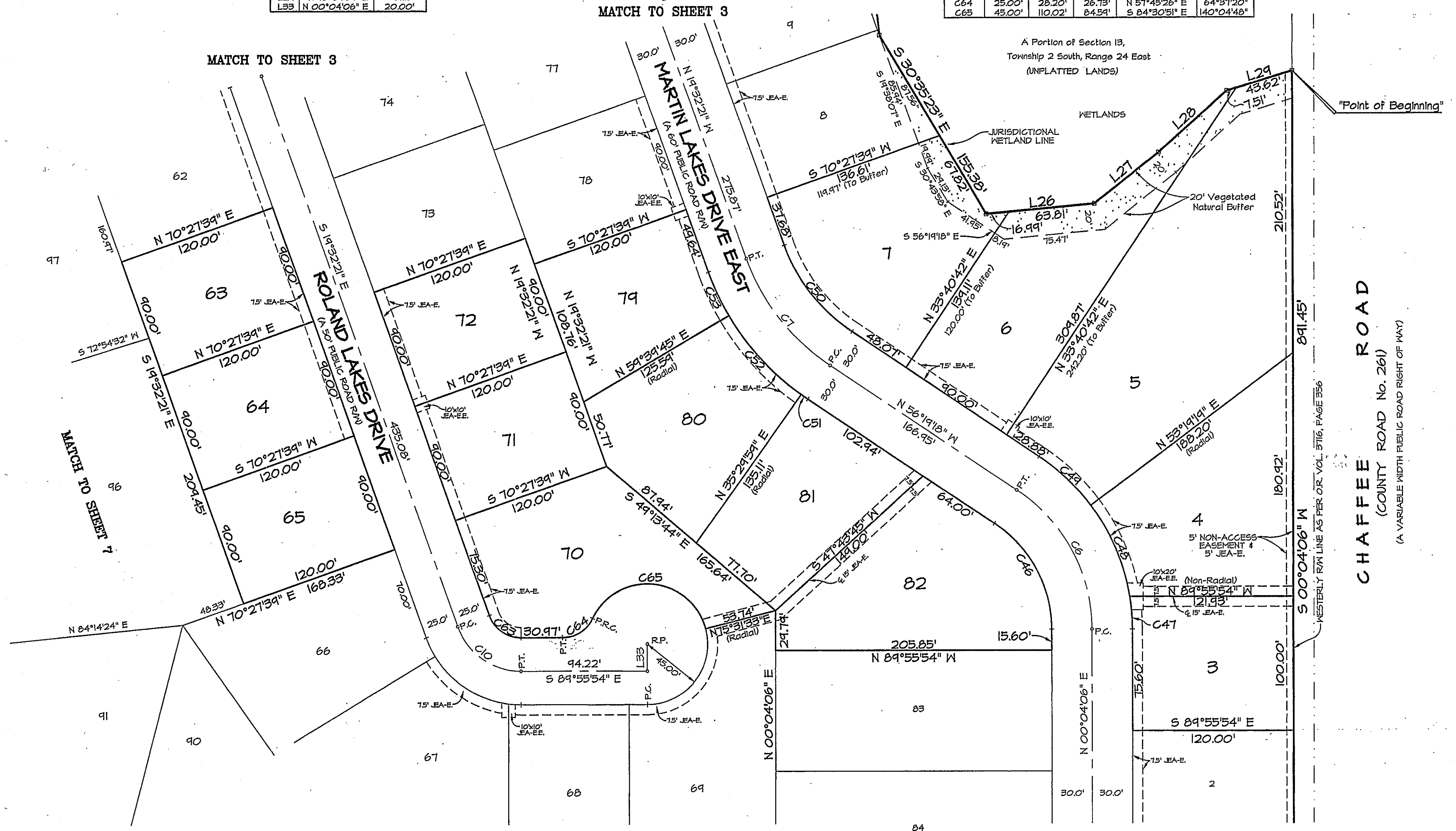
SHEET 4 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	DISTANCE
L26	N 84°37'08" E	80.81'
L27	N 51°23'44" E	61.23'
L28	N 48°04'10" E	68.51'
L29	N 75°07'59" E	51.13'
L33	N 00°04'06" E	20.00'



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C6	125.00'	123.02'	116.12'	N 28°07'36" W	56°23'24"
C7	160.00'	102.72'	100.46'	N 31°55'44" W	36°46'57"
C10	50.00'	61.43'	57.64'	S 54°44'07" E	70°23'33"
C46	45.00'	43.50'	39.77'	N 28°07'36" W	56°23'24"
C47	155.00'	24.50'	24.48'	N 04°27'38" W	04°03'28"
C48	155.00'	74.90'	74.15'	N 22°50'01" W	27°41'14"
C44	155.00'	53.14'	52.08'	N 46°24'54" W	14°38'38"
C50	130.00'	83.46'	82.03'	N 31°55'44" W	36°46'57"
C51	140.00'	6.04'	6.04'	N 55°24'40" W	01°44'17"
C52	140.00'	80.13'	74.53'	N 42°25'08" W	24°04'47"
C53	140.00'	35.81'	35.76'	N 24°56'18" W	10°47'54"
C63	25.00'	30.71'	28.82'	S 54°44'07" E	70°23'33"
C64	25.00'	28.20'	26.73'	N 57°45'26" E	64°37'20"
C65	45.00'	110.02'	84.59'	S 84°30'51" E	140°04'48"



MATCH TO SHEET 5

A & J LAND SURVEYORS, INC.  
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Jacksonville, Florida 32256  
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Phone (904) 246-1666 L.B. No. 6661

# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	183.15	27.57	197.55	N 62°02'52" W	08°37'32"
C2	163.00	50.14	144.44	N 66°32'48" W	17°37'26"
C3	141.15	79.32	78.28	N 78°50'00" W	32°11'48"
C4	205.00	63.06	62.81	N 66°32'48" W	17°37'26"
C6	125.00	123.02	118.12	N 28°07'36" E	56°23'24"
C10	50.00	61.43	57.64	S 54°44'07" E	70°23'33"
C17	25.00	39.27	35.36	S 45°04'06" E	40°00'00"
C18	25.00	39.27	35.36	N 44°55'54" E	40°00'00"
C19	25.00	39.27	35.36	S 45°04'06" E	40°00'00"
C20	25.00	39.27	35.36	N 44°55'54" E	40°00'00"
C21	25.00	39.27	35.36	N 45°04'06" E	40°00'00"
C22	25.00	39.27	35.36	S 44°55'54" E	40°00'00"
C23	171.15	46.18	44.42	N 73°50'00" W	32°11'48"
C24	175.00	53.83	53.62	N 66°32'48" W	17°37'26"
C25	111.15	62.46	61.64	N 73°50'00" W	32°11'48"
C26	235.00	72.28	72.00	N 66°32'48" W	17°37'26"
C66	45.00	82.11	71.18	N 37°47'50" E	104°32'33"
C67	75.00	4.40	4.40	S 86°20'22" E	07°11'04"
C68	75.00	67.47	65.22	N 56°58'28" E	51°32'44"
C69	75.00	15.24	15.24	N 25°21'14" E	11°34'46"
C94	171.15	25.77	25.74	N 62°02'52" W	08°37'32"
C95	171.15	70.41	69.41	N 78°08'46" W	21°34'16"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 48°44'35" E	36.71'
L2	N 57°06'26" W	78.62'
L3	N 57°44'06" W	17.80'
L4	S 21°28'26" W	51.34'
L5	S 27°19'47" E	50.47'
L6	S 74°24'47" W	65.13'
L30	N 57°44'06" W	17.80'
L33	N 00°04'06" E	20.00'
L35	N 57°44'06" W	17.80'
L36	N 57°44'06" W	17.80'
L42	N 23°38'22" E	12.00'

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SHEET **5** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



**CHAFFEE ROAD**  
(COUNTY ROAD No. 261)  
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# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

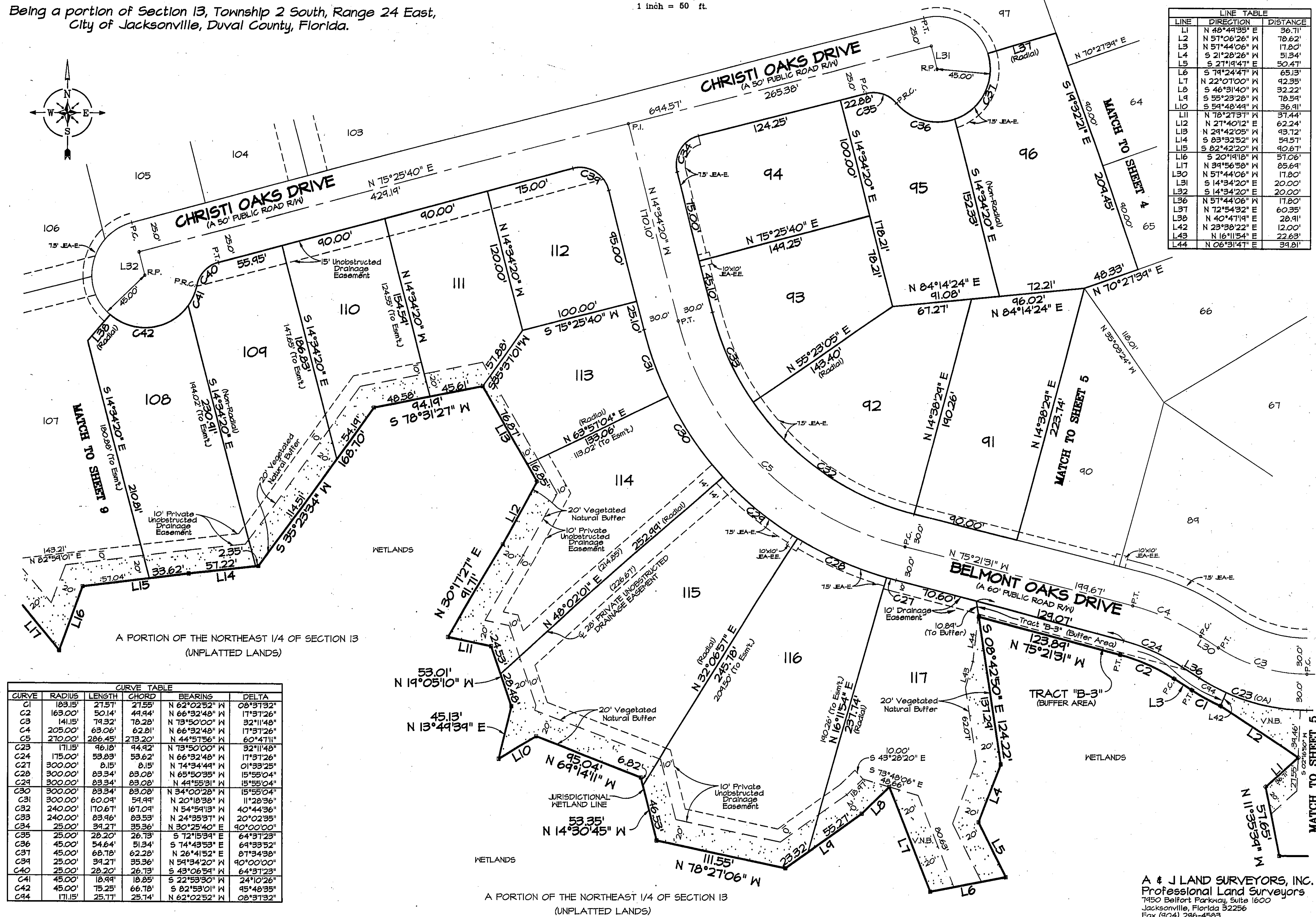
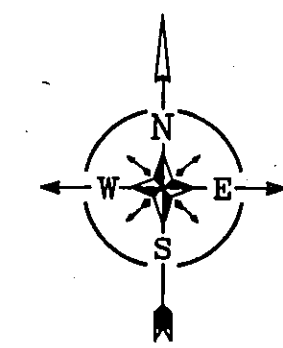


( IN FEET )  
1 inch = 60 ft.

PLAT BOOK **55** PAGE **44E**

SHEET **6** OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE	DIRECTION	DISTANCE
L1	N 48°49'35" E	36.71'
L2	N 51°06'26" W	78.62'
L3	N 51°44'06" W	17.80'
L4	S 21°28'26" W	51.34'
L5	S 27°19'47" E	50.47'
L6	S 74°24'47" W	65.13'
L7	N 22°07'00" W	42.35'
L8	S 46°31'40" W	32.22'
L9	S 55°23'28" W	78.55'
L10	S 54°48'44" W	36.91'
L11	N 78°27'37" W	37.44'
L12	N 27°40'12" E	62.24'
L13	N 29°42'05" W	43.72'
L14	S 83°32'52" W	54.57'
L15	S 82°42'20" W	40.67'
L16	S 20°19'18" W	57.06'
L17	N 39°56'58" W	85.69'
L30	N 57°44'06" W	17.80'
L31	S 14°34'20" E	20.00'
L32	S 14°34'20" E	20.00'
L36	N 57°44'06" W	17.80'
L37	N 72°54'32" E	60.35'
L38	N 40°47'19" E	28.91'
L42	N 23°38'22" E	12.00'
L43	N 16°11'54" E	22.63'
L44	N 06°31'47" E	34.81'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	183.15'	27.57'	27.55'	N 62°02'52" W	08°37'32"
C2	163.00'	50.14'	44.44'	N 66°32'48" W	17°37'26"
C3	141.15'	74.32'	78.28'	N 73°50'00" W	32°11'48"
C4	205.00'	63.06'	62.81'	N 66°32'48" W	17°37'26"
C5	270.00'	28.45'	27.92'	N 44°57'56" W	60°47'11"
C23	171.15'	46.18'	44.42'	N 73°50'00" W	32°11'48"
C24	175.00'	53.83'	53.62'	N 66°32'48" W	17°37'26"
C27	300.00'	8.15'	8.15'	N 74°34'44" W	01°53'25"
C28	300.00'	83.34'	83.08'	N 65°50'35" W	15°53'04"
C29	300.00'	83.34'	83.08'	N 44°57'56" W	60°47'11"
C30	300.00'	83.34'	83.08'	N 34°00'28" W	15°53'04"
C31	300.00'	60.04'	54.44'	N 20°18'38" W	11°28'36"
C32	240.00'	170.67'	167.04'	N 54°54'13" W	40°44'36"
C33	240.00'	83.46'	83.53'	N 24°35'37" W	20°02'36"
C34	25.00'	34.27'	35.36'	N 30°25'40" E	90°00'00"
C35	25.00'	28.20'	26.78'	S 72°15'34" E	64°37'23"
C36	45.00'	54.64'	51.34'	S 74°43'53" E	64°33'52"
C37	45.00'	68.78'	62.28'	N 26°41'52" E	87°34'38"
C39	25.00'	34.27'	35.36'	N 54°34'20" W	90°00'00"
C40	25.00'	28.20'	26.78'	S 43°06'54" W	64°37'23"
C41	45.00'	18.44'	18.85'	S 27°53'30" W	24°10'26"
C42	45.00'	75.25'	66.78'	S 82°53'01" W	45°48'35"
C44	171.15'	25.77'	25.74'	N 62°02'52" W	08°37'32"

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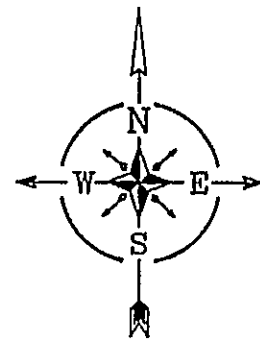
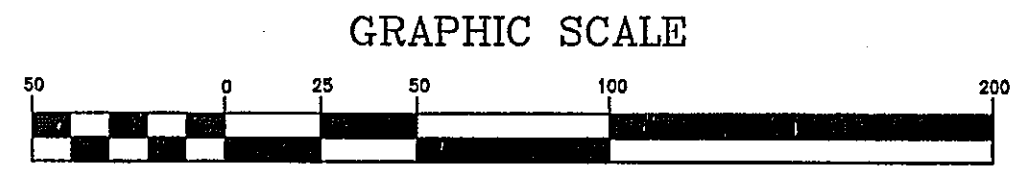
# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
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SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C9	400.00'	44.26'	44.24'	S 72°15'28" W	06°20'25"
C11	400.00'	44.26'	44.24'	S 72°15'28" W	06°20'25"
C38	45.00'	68.71'	62.23'	N 60°44'54" W	81°28'52"
C44	45.00'	33.54'	32.82'	N 14°38'12" E	42°46'02"
C45	45.00'	21.02'	26.62'	N 58°13'27" E	34°24'21"
C70	430.00'	47.58'	47.56'	S 72°15'28" W	06°20'25"
C71	370.00'	22.17'	22.16'	S 73°42'41" W	03°25'58"
C72	370.00'	18.78'	18.77'	S 70°52'25" W	03°54'21"
C89	51.00'	32.20'	32.07'	S 05°26'15" E	13°16'04"
C99	51.00'	18.06'	17.97'	N 24°49'10" W	20°41'21"
C100	51.00'	31.97'	31.45'	S 87°02'42" W	35°54'53"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L31	S 14°34'20" E	20.00'
L32	S 14°34'20" E	20.00'
L37	N 72°54'32" E	60.35'
L46	N 03°41'44" E	32.18'
L47	N 14°34'20" W	17.86'
L48	N 35°04'13" E	35.02'
L44	N 35°04'13" E	51.21'



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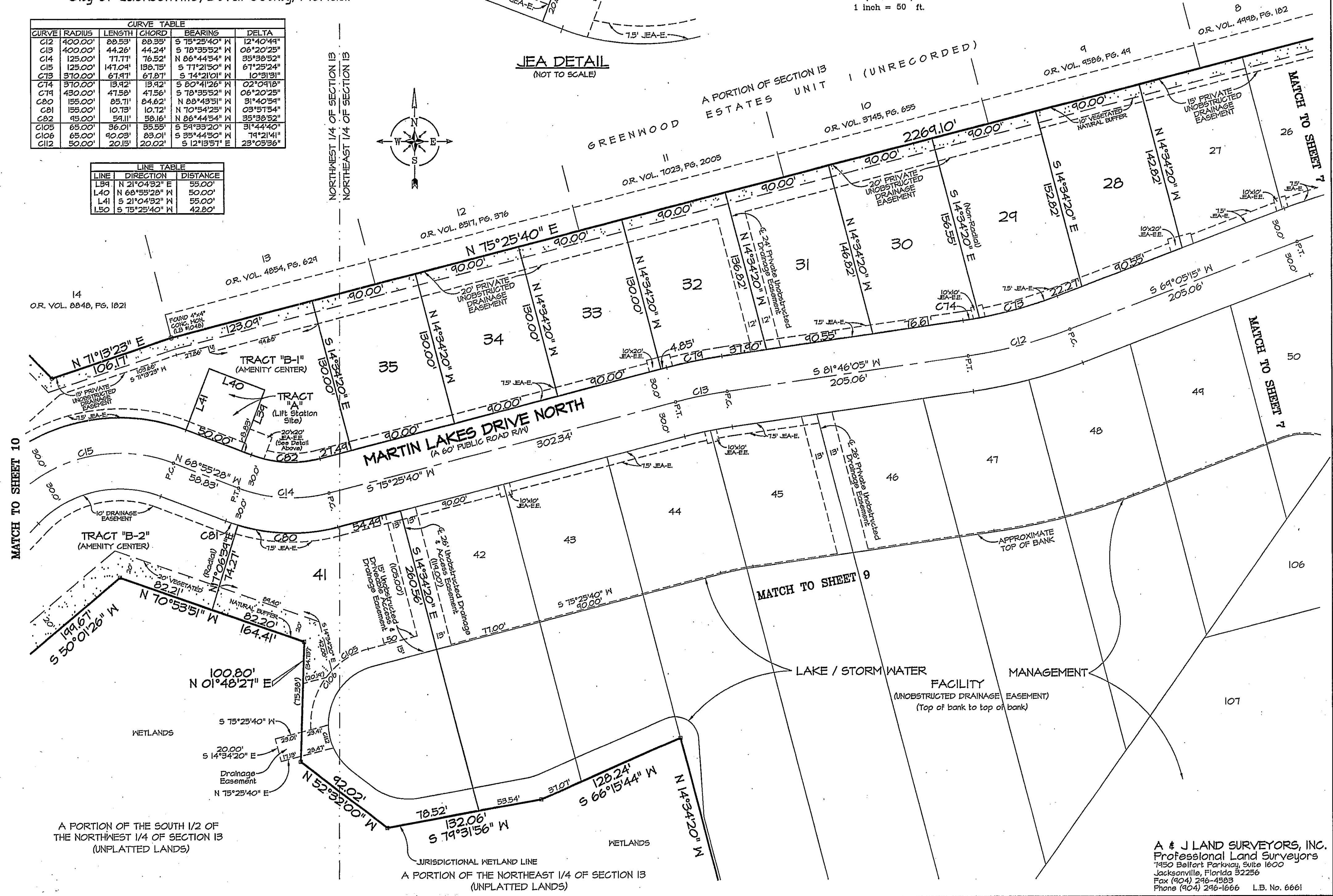
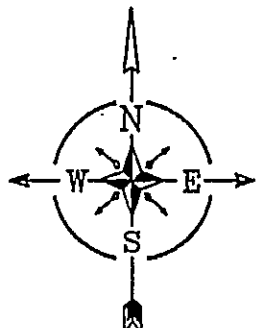
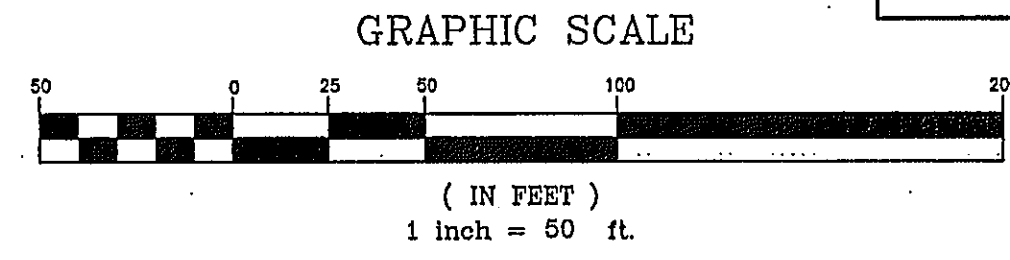
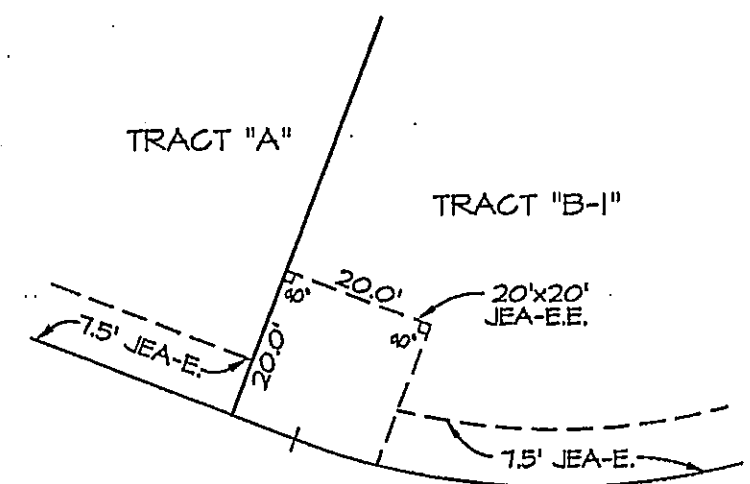
# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
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SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	400.00'	88.53'	88.53'	S 75°25'40" W	12°40'49"
C13	400.00'	44.26'	44.24'	S 78°35'52" W	06°20'25"
C14	125.00'	71.77'	76.52'	N 86°44'54" W	35°38'52"
C15	125.00'	147.04'	198.75'	S 77°21'50" W	67°25'24"
C18	370.00'	67.47'	67.87'	S 74°21'01" W	10°31'19"
C17	370.00'	13.42'	13.42'	S 80°41'26" W	02°04'18"
C14	430.00'	47.56'	47.56'	S 78°35'52" W	06°20'25"
C80	155.00'	85.71'	84.62'	N 88°43'51" W	31°40'35"
C81	155.00'	10.75'	10.72'	N 70°54'25" W	03°57'54"
C82	45.00'	54.11'	59.16'	N 84°44'54" W	35°38'52"
C105	65.00'	36.01'	35.53'	N 84°33'20" W	31°44'40"
C106	65.00'	40.03'	38.01'	S 55°44'50" W	14°21'14"
C112	50.00'	20.15'	20.02'	S 12°13'57" E	23°05'36"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L34	N 21°04'32" E	55.00'
L40	N 68°55'28" W	50.00'
L41	S 21°04'32" W	55.00'
L50	S 75°25'40" W	42.80'



A PORTION OF THE SOUTH 1/2 OF  
THE NORTHWEST 1/4 OF SECTION 13  
(UNPLATTED LANDS)

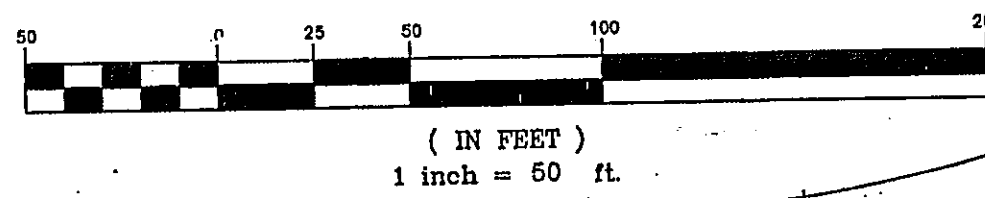
JURISDICTIONAL WETLAND LINE  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 13  
(UNPLATTED LANDS)

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 296-4583  
Phone (904) 296-1666 L.B. No. 6661

# Old Plank Plantation Unit One

Being a portion of Section 13, Township 2 South, Range 24 East,  
City of Jacksonville, Duval County, Florida.

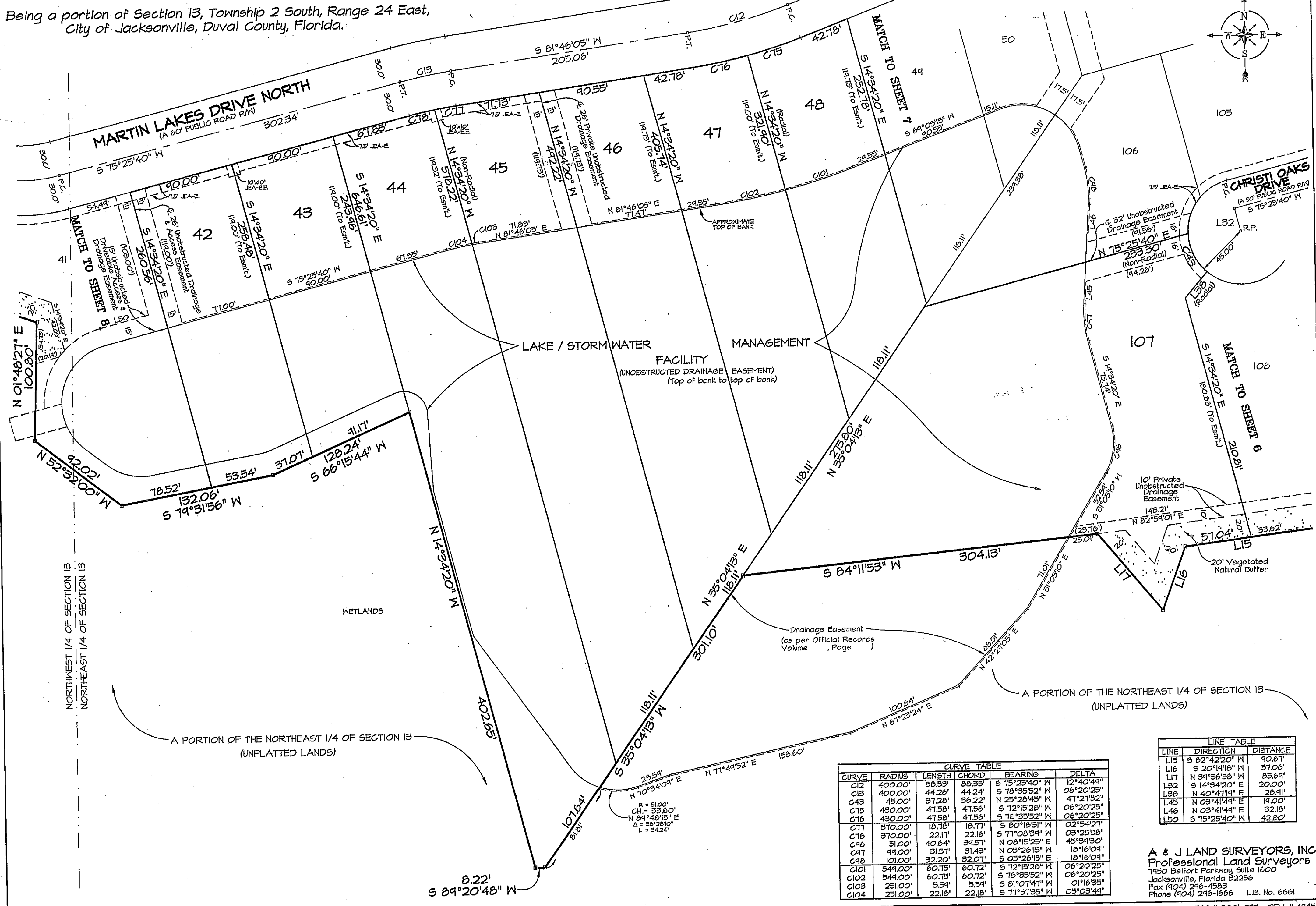
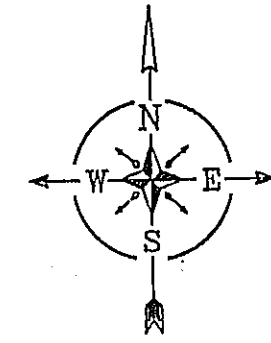
GRAPHIC SCALE



PLAT BOOK **55** PAGE **69H**

SHEET **9** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



NORTHWEST 1/4 OF SECTION 13  
NORTHEAST 1/4 OF SECTION 13

A PORTION OF THE NORTHEAST 1/4 OF SECTION 13  
(UNPLATTED LANDS)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 13  
(UNPLATTED LANDS)

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	400.00'	88.53'	88.35'	S 75°25'40" W	12°40'49"
C13	400.00'	44.26'	44.24'	S 78°35'52" W	06°20'25"
C43	45.00'	37.28'	36.22'	N 25°28'45" W	47°27'52"
C15	430.00'	47.58'	47.56'	S 72°15'28" W	06°20'25"
C16	430.00'	47.58'	47.56'	S 78°35'52" W	06°20'25"
C17	370.00'	18.78'	18.77'	S 80°18'51" W	02°54'27"
C18	370.00'	22.17'	22.16'	S 77°08'39" W	03°25'58"
C19	51.00'	40.64'	34.57'	N 08°15'25" E	45°34'30"
C17	49.00'	31.57'	31.43'	N 05°26'15" W	18°16'04"
C18	101.00'	32.20'	32.07'	S 05°26'15" E	18°16'04"
C101	549.00'	60.75'	60.72'	S 72°15'28" W	06°20'25"
C102	549.00'	60.75'	60.72'	S 78°35'52" W	06°20'25"
C103	251.00'	5.54'	5.54'	S 81°07'47" W	01°16'35"
C104	251.00'	22.18'	22.18'	S 77°57'55" W	05°03'44"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L15	S 82°42'20" W	90.67'
L16	S 20°19'18" W	57.06'
L17	N 34°56'58" W	85.64'
L32	S 14°34'20" E	20.00'
L38	N 40°47'19" E	28.91'
L45	N 03°41'44" E	14.00'
L46	N 03°41'44" E	32.18'
L50	S 75°25'40" W	42.80'

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