

Old Plank Plantation Unit Two

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **57** PAGE **33**

SHEET 1 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 123, AS SHOWN ON THE PLAT OF OLD PLANK PLANTATION UNIT ONE AS RECORDED IN PLAT BOOK 55, PAGES 64, 64A THROUGH 64, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°04'06" WEST, ALONG THE WESTERLY LINE OF CHAFFEE ROAD COUNTY ROAD NO. 261, PER OFFICIAL RECORDS VOLUME 3716, PAGE 356, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 1454.17 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY; THENCE SOUTH 11°55'24" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 11.74 FEET TO A LINE LYING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF A 100 FOOT JEA RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3513, PAGE 1131 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°12'18" WEST, ALONG LAST SAID LINE, AND ALONG A LINE LYING 60 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF A 100 FOOT JEA RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3519, PAGE 248; THENCE SOUTH 89°12'18" WEST, ALONG LAST SAID LINE, 874.85 FEET; THENCE NORTH 21°09'14" WEST, 67.45 FEET; THENCE NORTH 06°15'15" WEST, 59.60 FEET; THENCE NORTH 07°58'22" WEST, 46.17 FEET; THENCE NORTH 71°17'02" EAST, 83.67 FEET; THENCE NORTH 07°29'04" WEST, 103.61 FEET; THENCE NORTH 17°45'53" WEST, 54.97 FEET; THENCE NORTH 82°06'23" WEST, 34.74 FEET; THENCE SOUTH 73°22'22" WEST, 58.41 FEET; THENCE NORTH 28°57'20" EAST, 102.92 FEET; THENCE NORTH 32°19'56" WEST, 76.06 FEET; THENCE NORTH 37°31'45" WEST, 128.88 FEET; THENCE NORTH 36°10'23" EAST, 92.64 FEET; THENCE NORTH 31°15'23" EAST, 59.19 FEET; THENCE NORTH 09°56'04" WEST, 94.08 FEET; THENCE NORTH 13°32'14" EAST, 90.14 FEET; THENCE NORTH 71°19'52" WEST, 99.60 FEET; THENCE NORTH 38°58'02" EAST, 30.37 FEET; THENCE NORTH 68°14'58" EAST, 105.76 FEET; THENCE NORTH 40°08'26" EAST, 63.45 FEET; THENCE NORTH 07°04'20" EAST, 81.05 FEET; THENCE NORTH 05°27'06" EAST, 70.91 FEET; THENCE NORTH 23°50'29" WEST, 88.38 FEET; THENCE NORTH 36°05'25" EAST, 74.23 FEET; THENCE NORTH 00°25'01" WEST, 84.38 FEET; THENCE SOUTH 31°51'19" EAST, 211.59 FEET; THENCE SOUTH 83°24'18" EAST, 140.44 FEET; THENCE SOUTH 74°16'23" EAST, 164.89 FEET; THENCE NORTH 89°14'48" EAST, 147.16 FEET; THENCE SOUTH 73°58'33" EAST, 75.55 FEET; THENCE SOUTH 27°51'45" EAST, 128.84 FEET; THENCE SOUTH 59°52'26" EAST, 98.20 FEET; THENCE NORTH 31°37'06" EAST, 126.41 FEET; THENCE NORTH 38°09'17" EAST, 134.28 FEET; THENCE NORTH 26°19'46" WEST, 85.06 FEET; THENCE NORTH 68°10'40" EAST, 84.43 FEET; THENCE NORTH 37°47'28" EAST, 91.99 FEET; THENCE NORTH 20°26'29" EAST, 85.71 FEET; THENCE NORTH 80°24'50" EAST, 88.24 FEET; THENCE NORTH 66°37'32" EAST, 105.50 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID OLD PLANK PLANTATION UNIT ONE; THENCE NORTH 79°24'47" EAST, ALONG LAST SAID LINE, AND ALONG THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 140.46 FEET; THENCE NORTH 73°00'41" EAST, 122.72 FEET; THENCE NORTH 48°49'21" EAST, 38.32 FEET TO THE WESTERLY BOUNDARY OF LOT 118, SAID OLD PLANK PLANTATION UNIT ONE; THENCE SOUTH 11°35'39" EAST, ALONG LAST SAID LINE, 58.03 FEET TO THE SOUTHERLY BOUNDARY OF SAID OLD PLANK PLANTATION UNIT ONE; THENCE NORTH 89°55'54" EAST, ALONG LAST SAID LINE, 661.83 FEET TO THE POINT OF BEGINNING.

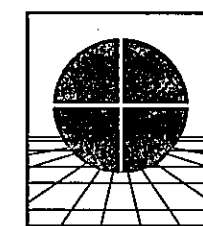
CONTAINING 68.95 ACRES, MORE OR LESS.

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 REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 5th DAY OF AUGUST A.D., 2004.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.B. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

CLARY 9040 260-2703

ADOPTION AND DEDICATION

This is to certify that Chaffee Road Development, L.L.C., a 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 Two, having caused the same to be surveyed and subdivided, and that Suntrust Bank, is the holder of the 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, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements, which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, and water and sewer, 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 lakes/stormwater management facilities 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:

- (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, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes 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/stormwater management facilities 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 Owner, 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 damaged 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 Old Plank Plantation Unit Two. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Tract A (Lift station site) is hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its water and sewer systems.

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.

In witness thereof, Chaffee Road Development, L.L.C., has caused these presents to be signed this 4th day of August 2004.

CHAFFEE ROAD DEVELOPMENT, L.L.C.
Witness: *David J. Holland*
Print Name: Beverly J. Holland
Witness: *Byron Peacock*
Print Name: Byron Peacock
Witness: *J.D. Collins*
Print Name: J.D. Collins
President
The Collins Group, Inc., as Manager
of Chaffee Road Development, L.L.C.

NOTARY FOR CHAFFEE ROAD DEVELOPMENT, L.L.C.
The foregoing instrument was acknowledged before me this 4th day of August 2004, A.D., by J.D. Collins, President of The Collins Group, Inc., as Manager of Chaffee Road Development, L.L.C., a Company under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.
Beverly J. Holland
Notary Public
State of Florida at Large
My Commission Expires: 4-16-05
Serial No. 0093535
Print Name: Beverly J. Holland

SUNTRUST BANK
Witness: *Molly B. Seiter*
Print Name: Molly B. Seiter
Witness: *Michelle Diaz*
Print Name: Michelle Diaz
Witness: *Mark D. Kapelka*
Print Name: Mark D. Kapelka
Vice President

NOTARY FOR SUNTRUST BANK
The foregoing instrument was acknowledged before me this 4th day of AUGUST 2004, A.D., by Mark D. Kapelka, Vice President of Suntrust Bank. He is personally known to me and did not take an oath.
Michelle Diaz
Notary Public
State of Florida at Large
My Commission Expires: 01/29/08
Serial No. 0035881
Print Name: Michelle Diaz

CLERK'S CERTIFICATION 2004 282247
This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 57, Pages 33-33H of the Public Records of Duval County, Florida.
Signed this 1st day of September A.D., 2004.
Gina Fuller By: *Robin Bailor*
JIM FULLER Deputy Clerk
Clerk of Circuit Court

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 18th DAY OF Aug. 2004.
Glenn E. McGreggor
GLENN E. MCGREGGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

APPROVED FOR THE 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 654 of the Ordinance Code.
By: *John M. Westbrook*
Director of Public Works
Date: 8/25/2004

P.S.D. NO.: 2001-027
CITY DEVELOPMENT NO.: 4945.5

Approved 8/18/04
Date
John P. Krasner
City Engineer
for Director of Public Works
Approved 8/23/04
Date
for General Counsel JTF

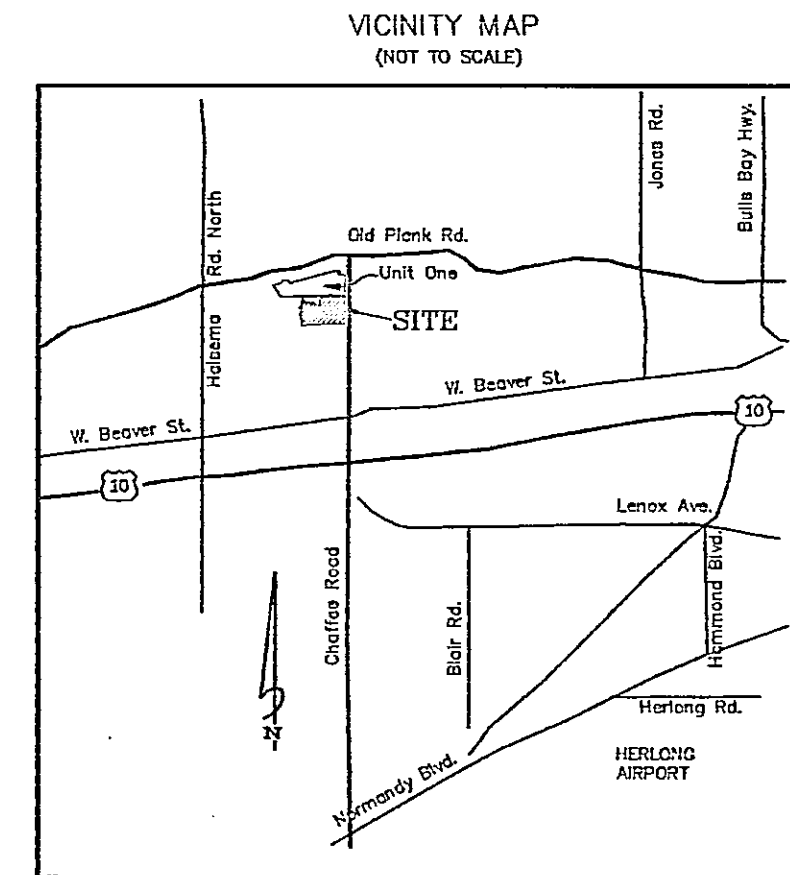
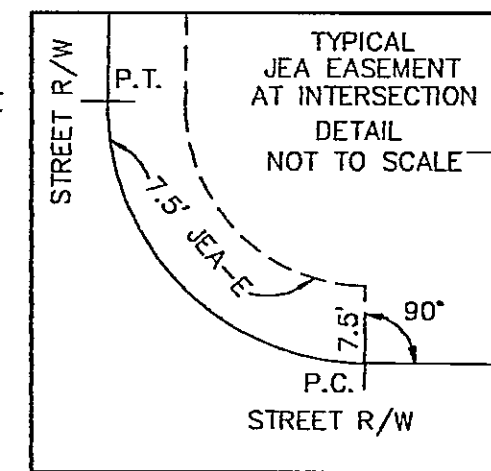
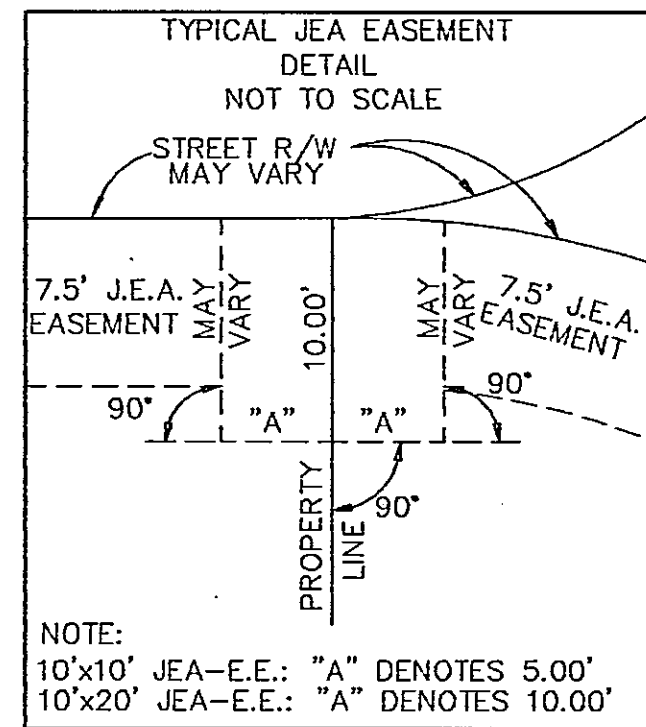
REVIEWS
OFFICE: *mms*
FIELD: *B.P. rule*
CHECKED BY
CLOSURES/DATA: *mms*
COVER SHEET: *mms*
PRMS: *B.P. rule*

Old Plank Plantation Unit Two

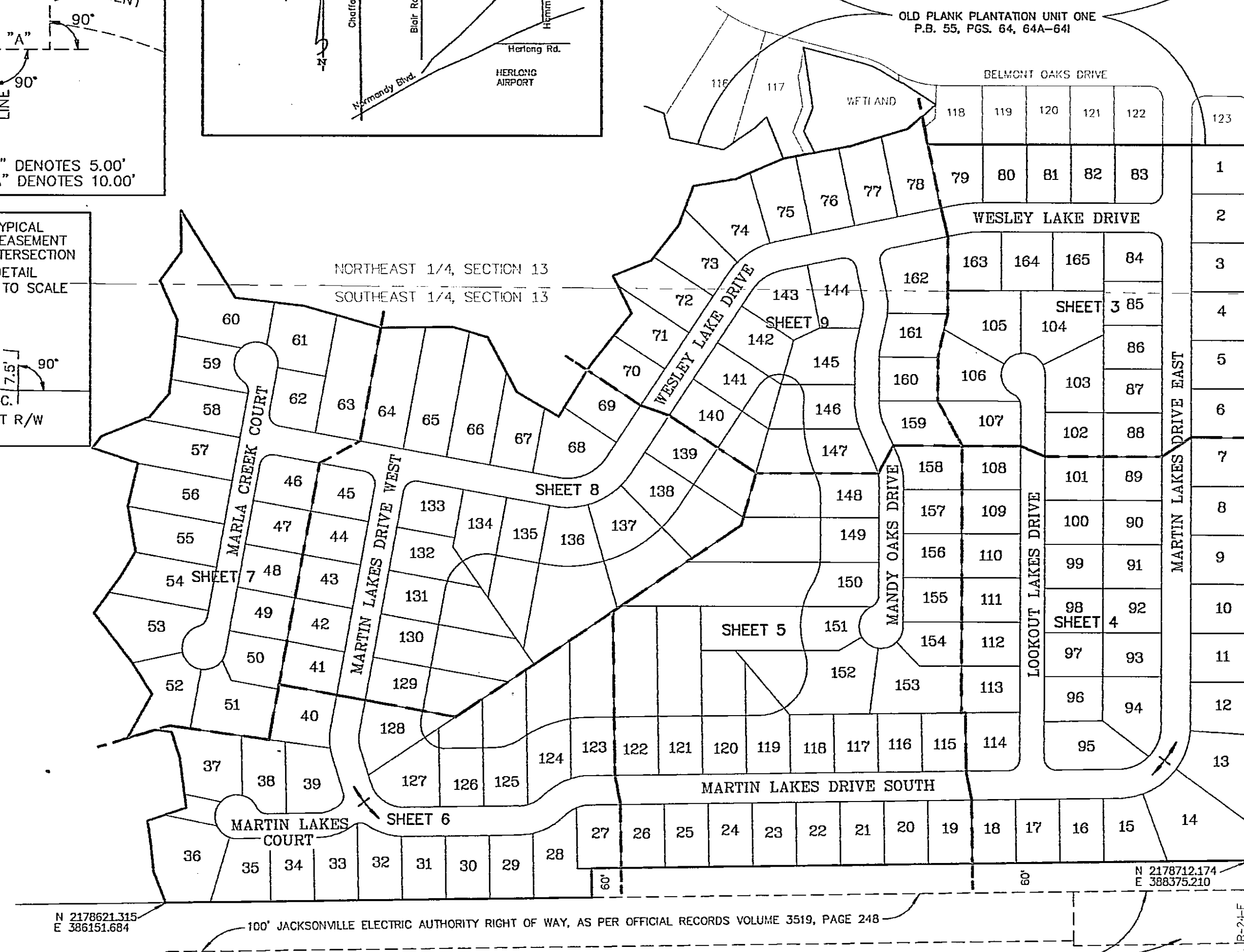
A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD AS S00°04'06"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2180178.309 DENOTES COORDINATES REFERENCED DATUM FLORIDA E 388374.520 EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0050E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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 AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- 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.
- '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.
- JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



KEY MAP
SCALE: 1"=200'

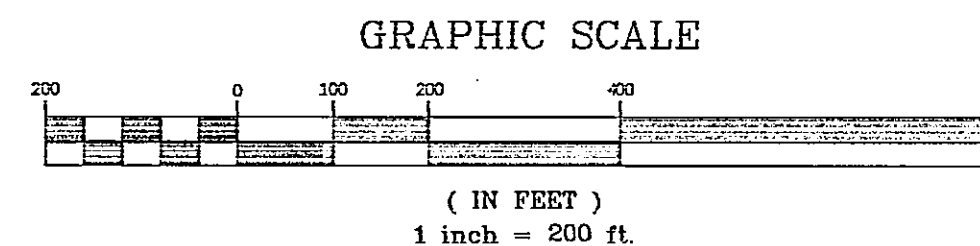


Point of Beginning
N 2180177.826
E 388374.519

CHAFFEE ROAD (COUNTY ROAD NO. 261)
CA VARIABLE WIDTH R/W

LEGEND

R/W = RIGHT-OF-WAY	□ = 4" x 4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
○ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731	D.B. = DEED BOOK
PC = POINT OF CURVATURE	O.R. = OFFICIAL RECORDS
PT = POINT OF TANGENCY	U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
ORV = OFFICIAL RECORDS VOLUME	U.A.E. = UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
PB = PLAT BOOK	L4 = TABULATED LINE DATA
PG(S) = PAGE(S)	P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
A = ARC LENGTH	(TLO) = TRAVERSE LINE ONLY
CH = CHORD	U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
Δ = DELTA	P.D.E. = PRIVATE DRAINAGE EASEMENT
RP = RADIUS POINT	A.T.B. = APPROXIMATE TOP OF BANK
C4 = TABULATED CURVE DATA	S.M.F. & D.E. = STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
PRC = POINT OF REVERSE CURVE	W.J.L. = WETLAND JURISDICTIONAL LINE
FCC = POINT OF COMPOUND CURVE	
RADIAL = RADIAL LINE	
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT	
JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT	
℄ = CENTERLINE	



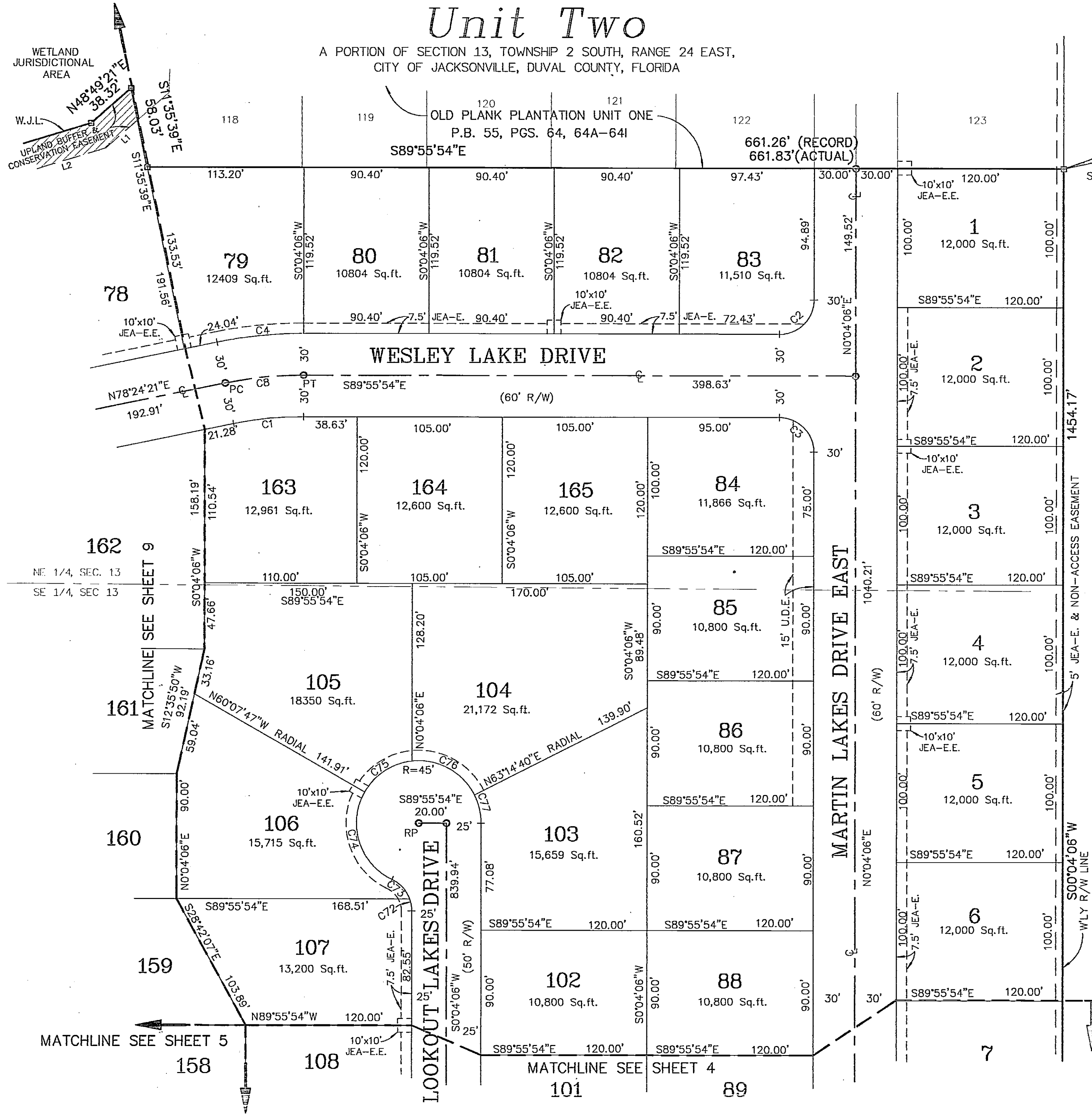
P.S.D. NO.: 2001-027
CITY DEVELOPMENT NO.: 4945.5



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3330 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32227
904-240-2703

Old Plank Plantation Unit Two

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

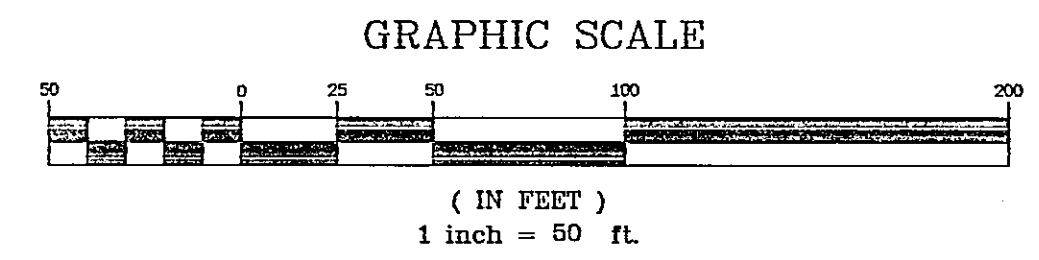


Point of Beginning
SE CORNER LOT 123 OLD PLANK PLANTATION UNIT ONE (P.B. 55, PGS. 64, 64A-64I)

NUM	DISTANCE	BEARING
L1	31.26'	N48°49'35"E
L2	63.10'	S73°00'41"W

DENOTES UPLAND BUFFER & CONSERVATION EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°39'44"	50.89'	250.00'	S84°14'14"W	50.80'
C2	90°00'00"	39.27'	25.00'	N45°04'06"E	35.35'
C3	90°00'00"	39.27'	25.00'	N44°55'54"W	35.35'
C4	11°39'44"	63.10'	310.00'	S84°14'14"W	62.99'
C8	11°39'44"	56.99'	280.00'	S84°14'14"W	56.90'
C69	11°24'30"	61.73'	310.00'	S84°06'37"W	61.63'
C70	0°15'13"	1.37'	310.00'	S89°56'29"W	1.37'
C72	19°53'47"	8.68'	25.00'	N9°52'48"W	8.64'
C73	44°43'35"	19.52'	25.00'	N42°11'29"W	19.02'
C74	94°25'29"	74.16'	45.00'	S17°20'32"E	66.05'
C75	53°49'07"	42.27'	45.00'	S56°46'47"W	40.73'
C76	69°33'19"	54.63'	45.00'	N61°32'00"W	51.34'
C77	26°49'26"	21.07'	45.00'	N13°20'37"W	20.88'



P.S.D. NO.: 2001-027
CITY DEVELOPMENT NO.: 4945.5

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PROFESSIONAL LAND SURVEYORS
3333 CHAFFEE ROAD
JACKSONVILLE, FLORIDA 32257
CSD-0 260-2703

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°08'11"	186.69'	120.00'	N44°38'12"E	168.42'
C15	3°47'14"	9.92'	150.00'	N1°57'43"E	9.91'
C16	32°37'25"	85.41'	150.00'	N20°10'03"E	84.26'
C17	33°12'11"	86.93'	150.00'	N53°04'51"E	85.71'
C18	19°31'21"	51.11'	150.00'	N79°26'37"E	50.86'
C19	44°34'06"	70.01'	90.00'	N22°21'09"E	68.26'
C20	44°34'05"	70.01'	90.00'	N66°55'15"E	68.26'
C70	90°51'48"	39.65'	25.00'	S45°21'48"E	35.62'
C71	89°08'12"	38.89'	25.00'	N44°38'12"E	35.09'

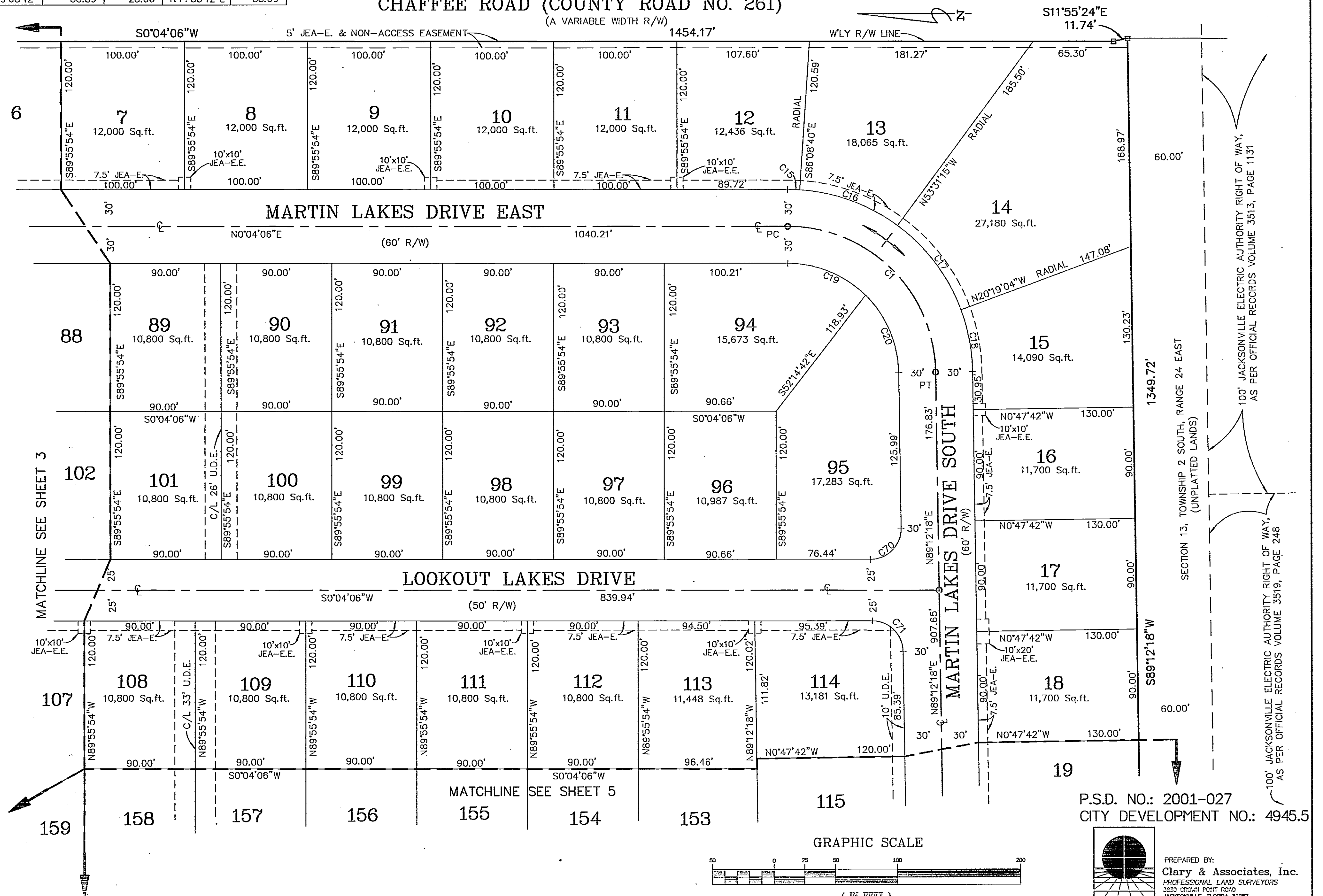
Old Plank Plantation Unit Two

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 51 PAGE 33C

SHEET 4 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

CHAFFEE ROAD (COUNTY ROAD NO. 261)
(A VARIABLE WIDTH R/W)



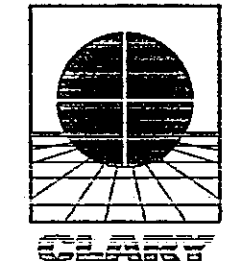
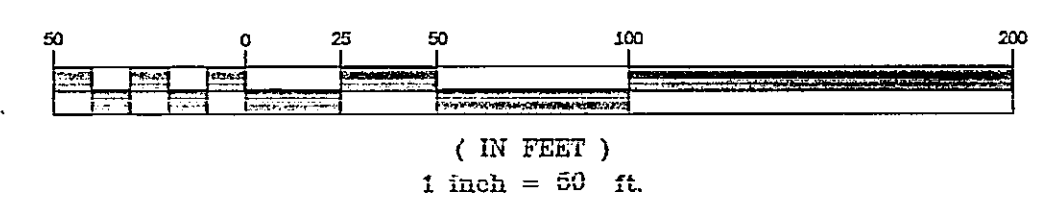
SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST
(UNPLATTED LANDS)

100' JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY,
AS PER OFFICIAL RECORDS VOLUME 3513, PAGE 1131

100' JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY,
AS PER OFFICIAL RECORDS VOLUME 3519, PAGE 248

P.S.D. NO.: 2001-027
CITY DEVELOPMENT NO.: 4945.5

GRAPHIC SCALE



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3333 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904-260-2703

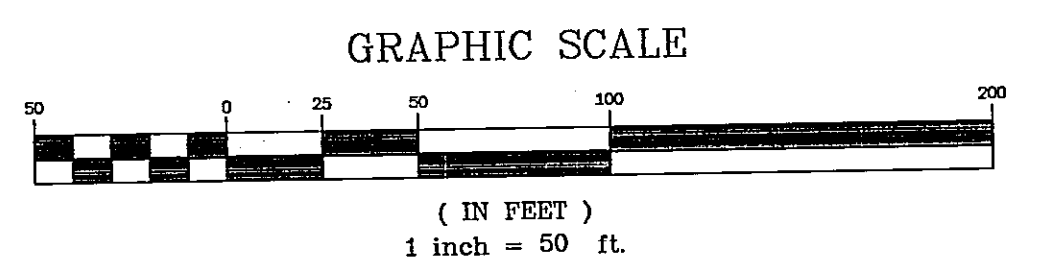
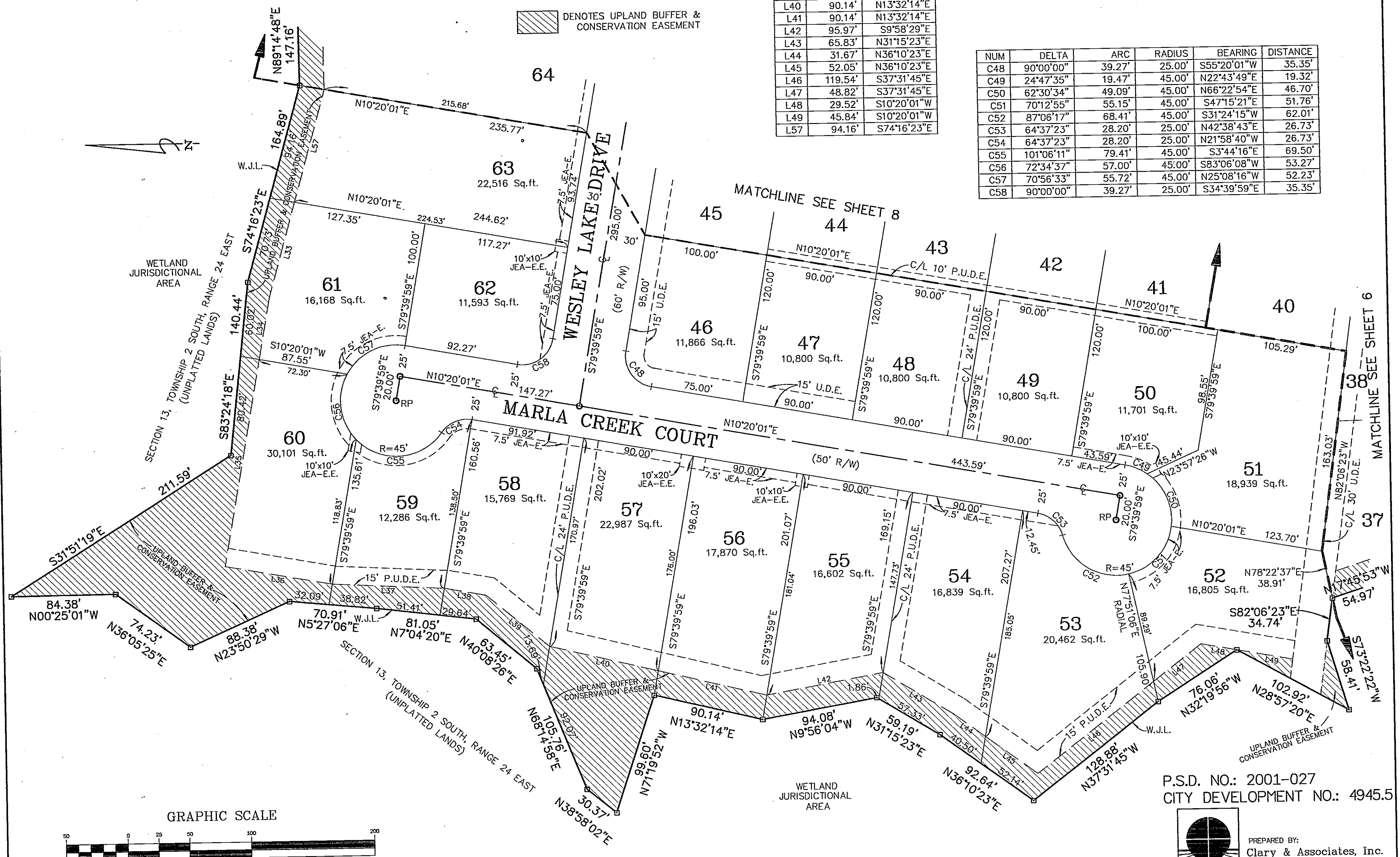
Old Plank Plantation Unit Two

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

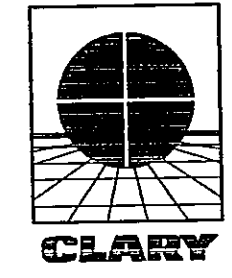
SHEET 7 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

NUM	DISTANCE	BEARING
L33	80.63'	S74°16'23"E
L34	50.03'	N79°39'59"W
L35	169.71'	N79°39'59"W
L36	88.08'	S10°20'01"W
L37	90.73'	S3°02'48"W
L38	34.27'	S10°20'01"W
L39	66.17'	S39°42'55"W
L40	90.14'	N13°32'14"E
L41	90.14'	N13°32'14"E
L42	95.97'	S9°58'29"E
L43	65.83'	N31°15'23"E
L44	31.67'	N36°10'23"E
L45	52.05'	N36°10'23"E
L46	119.54'	S37°31'45"E
L47	48.82'	S37°31'45"E
L48	29.52'	S10°20'01"W
L49	45.84'	S10°20'01"W
L57	94.16'	S74°16'23"E

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C48	90°00'00"	39.27'	25.00'	S55°20'01"W	35.35'
C49	24°47'35"	19.47'	45.00'	N22°43'49"E	19.32'
C50	62°30'34"	49.09'	45.00'	N66°22'54"E	46.70'
C51	70°12'55"	55.15'	45.00'	S47°15'21"E	51.76'
C52	87°06'17"	68.41'	45.00'	S31°24'15"W	62.01'
C53	64°37'23"	28.20'	25.00'	N42°38'43"E	26.73'
C54	64°37'23"	28.20'	25.00'	N21°58'40"W	26.73'
C55	101°06'11"	79.41'	45.00'	S3°44'16"E	69.50'
C56	72°34'37"	57.00'	45.00'	S83°06'08"W	53.27'
C57	70°56'33"	55.72'	45.00'	N25°08'16"W	52.23'
C58	90°00'00"	39.27'	25.00'	S34°39'59"E	35.35'



P.S.D. NO.: 2001-027
CITY DEVELOPMENT NO.: 4945.5

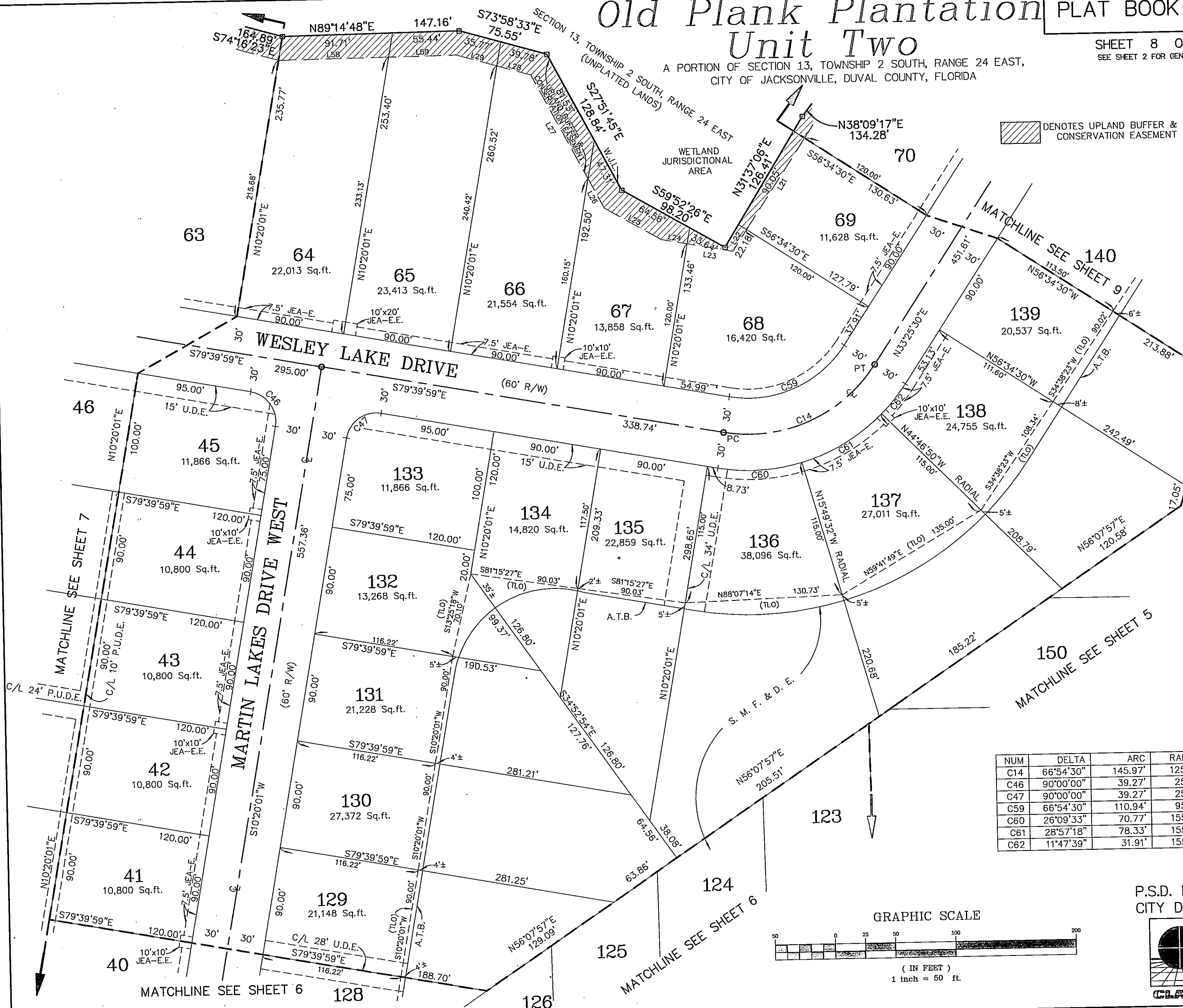


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JACKSONVILLE, FLORIDA 32257
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Old Plank Plantation Unit Two

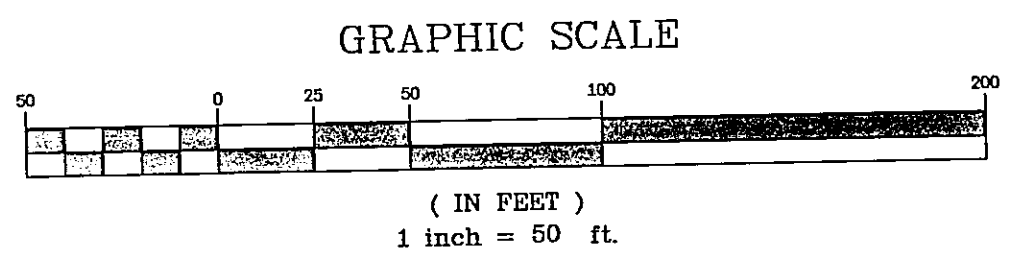
A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

▨ DENOTES UPLAND BUFFER & CONSERVATION EASEMENT



NUM	DISTANCE	BEARING
L21	90.00'	N33°25'30"E
L22	21.39'	N33°25'30"E
L23	38.47'	S79°39'59"E
L24	21.67'	S79°39'59"E
L25	54.46'	N59°52'26"W
L26	27.62'	N27°51'45"W
L27	98.44'	N27°51'45"W
L28	29.27'	N73°58'33"W
L29	34.81'	N73°58'33"W
L58	91.68'	N89°21'26"E
L59	56.39'	N89°21'26"E

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C14	66°54'30"	145.97'	125.00'	N66°52'46"E	137.82'
C46	90°00'00"	39.27'	25.00'	N34°39'59"W	35.35'
C47	90°00'00"	39.27'	25.00'	S55°20'01"W	35.35'
C59	66°54'30"	110.94'	95.00'	N66°52'46"E	104.74'
C60	26°09'33"	70.77'	155.00'	N87°15'15"E	70.16'
C61	28°57'18"	78.33'	155.00'	N59°41'49"E	77.50'
C62	11°47'39"	31.91'	155.00'	N39°19'20"E	31.85'



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