

# OVERLAND PARK - UNIT ONE

A Portion of Tracts 2, 3 and 11 through 15, Block 1, Section 26, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.

TAXES PAID THRU 1997 41.11

**CAPTION:**

**PARCEL 1:**

A PORTION OF TRACTS 2, 3 AND 11 THROUGH 15, BLOCK 1, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PARK CITY DRIVE (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE EASTERLY LINE OF SAID TRACT 12; THENCE NORTH 89°46'28" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID TRACT 12, A DISTANCE OF 519.59 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89°46'28" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 85.16 FEET; THENCE NORTH 00°34'19" EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, 629.91 FEET; THENCE NORTH 89°46'41" WEST, 20.00 FEET TO A POINT SITUATE IN THE WESTERLY LINE OF SAID TRACT 11; THENCE NORTH 01°15'44" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 11, A DISTANCE OF 654.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE NORTH 89°46'59" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 11, 12 AND 13, A DISTANCE OF 972.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13, THE SAME BEING THE NORTHWEST CORNER OF SAID TRACT 3; THENCE RUN NORTH 02°17'05" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 14.50 FEET; THENCE RUN NORTH 89°46'59" EAST, A DISTANCE OF 544.66 FEET; THENCE RUN SOUTH 00°13'01" EAST, A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 89°46'59" WEST, A DISTANCE OF 6.72 FEET; THENCE RUN SOUTH 00°13'01" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 89°46'59" EAST, A DISTANCE OF 41.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 43°41'27", AN ARC DISTANCE OF 228.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°56'16" EAST, 223.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 48°10'12", AN ARC DISTANCE OF 33.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°08'33" EAST, 32.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°42'14" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03°17'39" WEST, A DISTANCE OF 340.55 FEET; THENCE NORTH 76°19'17" WEST, A DISTANCE OF 214.62 FEET; THENCE NORTH 87°56'36" WEST, A DISTANCE OF 97.93 FEET; THENCE NORTH 80°03'23" WEST, A DISTANCE OF 82.77 FEET; THENCE NORTH 60°07'53" WEST, A DISTANCE OF 40.24 FEET; THENCE NORTH 40°00'00" WEST, A DISTANCE OF 21.90 FEET; THENCE NORTH 48°06'25" WEST, A DISTANCE OF 47.19 FEET; THENCE SOUTH 66°42'51" WEST, A DISTANCE OF 68.75 FEET; THENCE SOUTH 59°32'28" WEST, A DISTANCE OF 15.86 FEET; THENCE NORTH 61°13'40" WEST, A DISTANCE OF 19.02 FEET; THENCE SOUTH 89°50'20" WEST, A DISTANCE OF 88.69 FEET; THENCE SOUTH 74°13'53" WEST, A DISTANCE OF 73.37 FEET; THENCE SOUTH 59°42'16" WEST, A DISTANCE OF 58.48 FEET; THENCE NORTH 82°16'13" WEST, A DISTANCE OF 21.90 FEET; THENCE SOUTH 89°46'59" WEST, A DISTANCE OF 51.56 FEET; THENCE NORTH 70°30'37" WEST, A DISTANCE OF 39.95 FEET; THENCE SOUTH 80°45'30" WEST, A DISTANCE OF 91.12 FEET; THENCE SOUTH 55°15'41" WEST, A DISTANCE OF 30.82 FEET; THENCE SOUTH 84°49'52" WEST, A DISTANCE OF 54.59 FEET; THENCE SOUTH 61°02'25" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 16°15'38" WEST, A DISTANCE OF 80.63 FEET; THENCE NORTH 65°23'08" WEST, A DISTANCE OF 59.16 FEET; THENCE SOUTH 85°16'02" WEST, A DISTANCE OF 77.19 FEET; THENCE NORTH 88°12'50" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 78°32'41" WEST, A DISTANCE OF 32.20 FEET; THENCE SOUTH 89°20'44" WEST, A DISTANCE OF 57.09 FEET; THENCE SOUTH 65°15'44" WEST, A DISTANCE OF 52.89 FEET; THENCE SOUTH 22°52'51" WEST, A DISTANCE OF 70.62 FEET; THENCE WEST, A DISTANCE OF 65.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 47.00 FEET, THROUGH A CENTRAL ANGLE OF 41°33'41", AN ARC DISTANCE OF 34.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°28'54" WEST, 33.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'16" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 01°15'44" WEST, A DISTANCE OF 24.43 FEET; THENCE SOUTH 16°15'38" WEST, A DISTANCE OF 80.63 FEET; THENCE SOUTH 46°02'27" WEST, A DISTANCE OF 76.97 FEET; THENCE SOUTH 89°34'01" WEST, A DISTANCE OF 85.80 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 28°22'19", FOR AN ARC DISTANCE OF 74.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°45'29" WEST, 73.52 FEET; THENCE SOUTH 80°34'19" WEST, A DISTANCE OF 146.42 FEET; THENCE SOUTH 81°14'22" EAST, A DISTANCE OF 75.99 FEET; THENCE SOUTH 85°59'36" EAST, A DISTANCE OF 82.89 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 136°33'03", FOR AN ARC DISTANCE OF 47.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°43'05" EAST, 37.16 FEET; THENCE SOUTH 50°33'27" WEST, A DISTANCE OF 220.67 FEET; THENCE SOUTH 00°34'19" WEST, A DISTANCE OF 98.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°20'47", FOR AN ARC DISTANCE OF 39.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°36'04" EAST, 35.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 940,333 SQUARE FEET OR 21.59 ACRES, MORE OR LESS.

**PARCEL 2:**

A PORTION OF TRACT 15, BLOCK 1, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PARK CITY DRIVE (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE EASTERLY LINE OF SAID TRACT 12; THENCE NORTH 89°46'28" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID TRACT 12, A DISTANCE OF 605.05 FEET; THENCE NORTH 00°34'19" EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 629.91 FEET; THENCE NORTH 89°46'41" WEST, 20.00 FEET TO A POINT SITUATE IN THE WESTERLY LINE OF TRACT II, SAID BLOCK I, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS; THENCE NORTH 01°15'44" EAST, ALONG THE WESTERLY LINE OF SAID TRACT II, A DISTANCE OF 654.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT II; THENCE NORTH 89°46'59" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT II AND TRACTS 12 AND 13, SAID BLOCK I, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, A DISTANCE OF 972.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13, THE SAME BEING THE SOUTHWEST CORNER OF TRACT 3, SAID BLOCK I, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS; THENCE RUN NORTH 02°17'05" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 14.50 FEET; THENCE RUN NORTH 89°46'59" EAST, A DISTANCE OF 544.66 FEET; THENCE RUN SOUTH 00°13'01" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°46'59" EAST, A DISTANCE OF 35.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 34°02'26", AN ARC DISTANCE OF 83.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°45'46" EAST, 81.96 FEET TO THE END OF SAID CURVE; THENCE SOUTH 34°18'27" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 07°00", AN ARC DISTANCE OF 24.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°14'39" WEST, 24.43 FEET; THENCE SOUTH 19°08'49" EAST, A DISTANCE OF 100.67 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 06°07'10", AN ARC DISTANCE OF 32.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°31'05" WEST, 32.03 FEET; THENCE LEAVING SAID CURVE, NORTH 19°08'49" WEST, A DISTANCE OF 100.01 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 07°00", AN ARC DISTANCE OF 24.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°51'42" WEST, 22.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°46'59" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°13'01" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

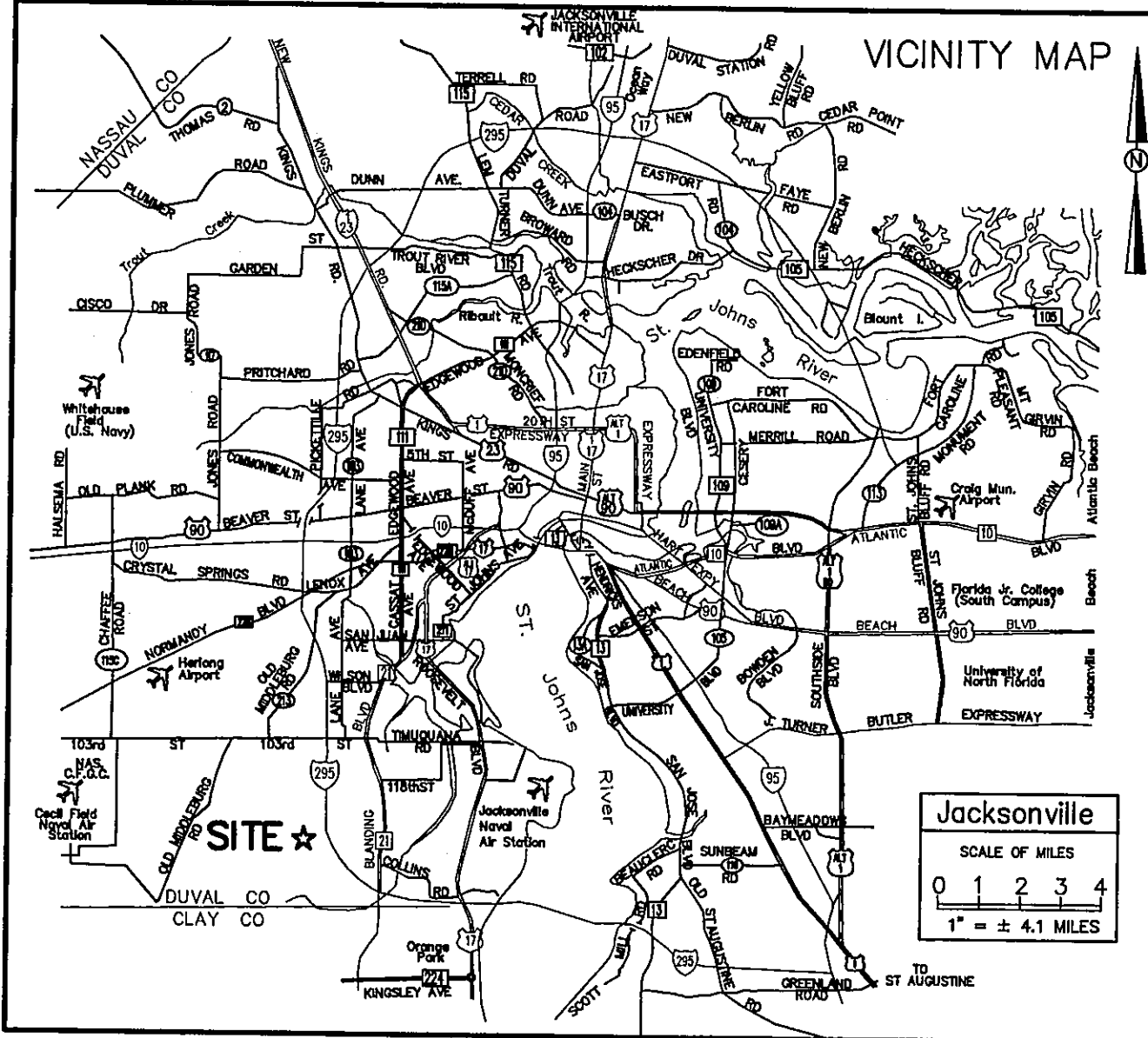
SAID PARCEL CONTAINING 1,368 SQUARE FEET OR 0.261 ACRE, MORE OR LESS.

**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 of the requirements of Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F.S., Chapter 61G-17.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and sealed this 27th day of January, A.D., 1998.

Jonathan B. Bowen  
Florida Registered Land Surveyor No. 4600



**PEOPLES FIRST COMMUNITY BANK**

Witness: Katharine N. Bandy  
Print or type name

Witness: Sherry Hice  
Print or type name

By: Roger L. Sutton  
Area President of Peoples First Community Bank

**NOTARY FOR PEOPLES FIRST COMMUNITY BANK**

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26 day of January, A.D., 1998 by Roger L. Sutton, Area President of PEOPLES FIRST COMMUNITY BANK, a Florida Corporation, Personally Known as identification and who has/has not taken an oath on behalf of the Corporation.

By: Katharine N. Bandy  
Notary Public, State of Florida  
Type or print name  
My Commission Expires: 04/30/99



**CLERK'S CERTIFICATE 98-031777**

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 5, Page 23 of the Public Records of Duval County, Florida, this 27th day of February, A.D., 1998.

By: Henry Cook Deputy Clerk  
Clerk of the Circuit Court

**APPROVED FOR THE RECORD**

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code, this 27th day of January, A.D., 1998.

By: Jonathan B. Bowen Date: 2/11/99  
Director of Public Works

**ADOPTION AND DEDICATION**

This is to certify that Overland Park, Inc., a Florida Corporation (Developer), Opal Louise Player, Trustee of the Opal Louise Player Revocable Trust Agreement and Clifton R. Player, Trustee of the Clifton R. Player Revocable Trust Agreement are the lawful owners of the lands described in the caption hereon known as OVERLAND PARK-UNIT ONE, having caused the same to be surveyed and subdivided, and that PEOPLES FIRST COMMUNITY BANK, a Florida Corporation is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, lanes, courts, walkways, non-access easements, Tract "A" (lift station site), easements for drainage, utilities and sewers, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns as shown hereon, and except those easements designated "J.E.A.E." and "J.E.A.E.", 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 treatment facilities (Tracts "B" and "C") which 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 lakes/stormwater treatment facilities, (Tracts "B" and "C") 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 treatment systems (Tracts "B" and "C") as shown on this plat are owned by the Owners, their successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater treatment facilities are the responsibility of the Developer, its successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes/stormwater 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 affect adequate drainage.

The Developer, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within OVERLAND PARK - UNIT ONE. This indemnification shall run with the land and the successors and assigns of the Developer and shall be subject to it.

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

Those easements designated as "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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, OVERLAND PARK, INC., Florida Corporation has caused these presents to be signed by its VICE PRESIDENT  
This 20th day of January, 1998.

OVERLAND PARK, INC.  
A Florida Corporation

Witness: Barbara S. Walker  
Print or type name

By: Michael E. Braren  
Michael E. Braren  
an Individual and  
VICE PRESIDENT OF OVERLAND PARK  
Inc., a Florida Corporation

Witness: Marilyn J. Mohman  
Print or type name

**NOTARY FOR OVERLAND PARK, INC.**

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of January, A.D., 1998 by Michael E. Braren, an individual, Vice President of Overland Park, Inc. a Florida Corporation, on behalf of the Partnership/corporation who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Joint Venture.

By: Sherry Hice  
Notary Public, State of Florida  
Type or print name  
My Commission Expires: March 30, 2000



(SEE SHEET 2 FOR ADDITIONAL SIGNATURES TO ADOPTION AND DEDICATION)

P.S.D. # 97.005  
CITY DEVELOPMENT # 3421.2

RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6704 BEACH BLVD., SUITE #100  
JACKSONVILLE, FLORIDA 32216  
Tel: (904) 721-5750  
Fax: (904) 721-1268

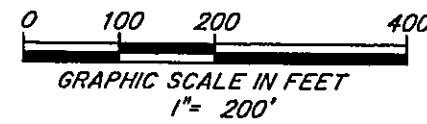
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Bndry. Survey LG-723\*

# OVERLAND PARK - UNIT ONE

A Portion of Tracts 2, 3 and 11 through 15, Block 1, Section 26, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.

**GENERAL NOTES:**

- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
- Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
- Denotes Set 1/2" diameter iron pipe with cap stamped "R. MILLER LB5189".



4) Bearings shown hereon are based on the centerline of Park City Drive, as S 89°46'28" E.

5) NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Current Public Records of said Duval County, Florida.

6) All platted Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas, or Other Public Utility. In the Event a Cable Television Company damages the facilities of a Public Utility, it shall be solely responsible for the damages.

7) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of a proposed Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.

8) Certain Easements are reserved for the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.

"J.E.A.E.E." Denotes Jacksonville Electric Authority Equipment Easement. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said Easement by the Jacksonville Electric Authority.

"J.E.A.E." Denotes Jacksonville Electric Authority Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each Lot Owner for the removal and for replacement of such items.

9) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval of this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).

10) The Easement(s) shown hereon and designated as unobstructed easements, shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville, the construction of driveways and the installation of fences, hedges, and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each LOT OWNER for the removal and/or replacement of such items.

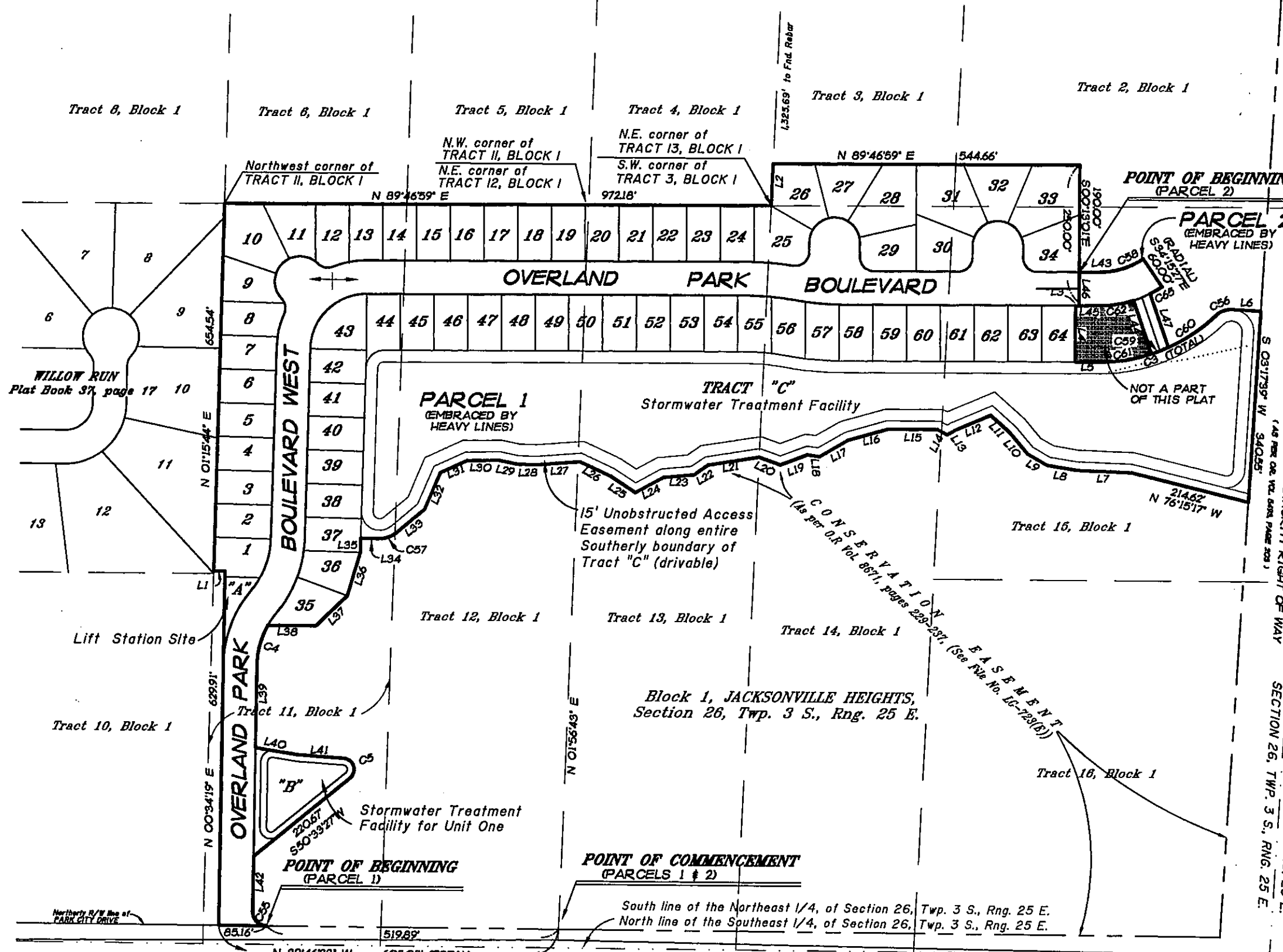
The easements shown hereon and designated as Unobstructed/Access Easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.

**CURVE TABLE FOR BOUNDARY**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	300.00'	228.76'	120.27'	223.26'	N 67°56'16" E	43°41'27"
C4	150.00'	74.28'	37.92'	73.52'	S 14°45'29" W	28°22'19"
C5	20.00'	47.67'	50.20'	37.16'	S 17°43'05" E	136°33'03"
C55	25.00'	39.42'	25.15'	35.46'	S 44°36'04" E	90°20'47"
C56	40.00'	33.72'	17.94'	32.73'	N 69°08'33" E	48°18'12"
C57	47.00'	34.09'	17.84'	33.35'	S 70°28'54" W	41°33'41"
C58	140.00'	83.18'	42.86'	81.96'	N 72°45'46" E	34°02'26"
C59	300.00'	32.04'	16.04'	32.03'	S 68°31'05" W	06°07'10"
C60	300.00'	101.40'	51.19'	100.92'	N 55°46'31" E	19°21'57"
C61	300.00'	95.32'	48.07'	94.92'	N 80°40'49" E	18°12'19"
C62	200.00'	62.28'	31.40'	62.03'	S 80°51'42" W	17°50'35"
C65	200.00'	24.44'	12.24'	24.43'	S 59°14'39" W	07°00'11"

**LINE TABLE FOR BOUNDARY**

LINE	DIRECTION	DISTANCE
L1	S 89°46'41" E	20.00'
L2	N 02°17'05" E	74.50'
L3	S 89°46'59" W	6.72'
L4	S 00°13'01" E	100.00'
L5	N 89°46'59" E	41.75'
L6	S 86°42'21" E	50.00'
L7	N 87°56'36" W	97.93'
L8	N 80°33'28" W	52.77'
L9	N 60°07'53" W	40.24'
L10	N 40°05'57" W	47.54'
L11	N 48°06'25" W	47.19'
L12	S 66°42'51" W	68.75'
L13	S 59°32'28" W	15.86'
L14	N 61°13'40" W	19.02'
L15	S 89°50'20" W	88.69'
L16	S 74°13'53" W	73.37'
L17	S 59°42'16" W	58.48'
L18	N 82°16'13" W	21.90'
L19	S 69°11'06" W	51.56'
L20	N 70°30'37" W	39.95'
L21	S 80°45'30" W	91.12'
L22	S 55°15'41" W	30.82'
L23	S 84°49'52" W	54.59'
L24	S 61°02'25" W	56.94'
L25	N 56°46'09" W	53.56'
L26	N 65°23'08" W	59.16'
L27	S 85°36'26" W	77.19'
L28	N 88°12'50" W	34.66'
L29	N 78°36'24" W	32.20'
L30	S 89°20'44" W	57.09'
L31	S 65°15'44" W	52.89'
L32	S 22°52'51" W	70.62'
L33	S 49°42'03" W	65.46'
L34	N 88°44'16" W	32.00'
L35	S 01°15'44" W	25.43'
L36	S 16°15'38" W	80.63'
L37	S 46°02'27" W	76.97'
L38	S 89°39'40" W	85.80'
L39	S 00°34'19" W	146.42'
L40	S 81°14'22" E	75.99'
L41	S 85°59'36" E	82.28'
L42	S 00°34'19" W	98.72'
L43	N 89°46'59" E	35.03'
L44	N 19°08'49" W	100.01'
L45	S 89°46'59" W	35.03'
L46	N 00°13'01" W	60.00'
L47	S 19°08'49" E	100.67'



JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY (A 30' ROAD RIGHT OF WAY)

**ABBREVIATIONS USED IN THIS PLAT**

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square Feet
Centerline	Centerline
Denotes Tabulated Curve Data	Denotes Tabulated Curve Data
Denotes Tabulated Line Data	Denotes Tabulated Line Data
Denotes Tabulated Line Data	Denotes Tabulated Line Data
Denotes Street Name Change Point	Denotes Street Name Change Point
P.O.B.	Denotes Point of Beginning

**ADDITIONAL SIGNATURES TO ADOPTION AND DEDICATION**

**CLIFTON R. PLAYER**  
Trustee of the Clifton R. Player Revocable Trust Agreement

Witness: W.A. Hamilton  
W.A. Hamilton  
Print or type name

By: Clifton R. Player  
Clifton R. Player  
an individual, for the Clifton R. Player  
Revocable Trust Agreement

Witness: Amy M. Horne  
Amy M. Horne  
Print or type name

**NOTARY FOR CLIFTON R. PLAYER**

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of January, A.D., 1998 by Clifton R. Player, an individual, Trustee of the Clifton R. Player Revocable Trust Agreement, on behalf of the Clifton R. Player Revocable Trust Agreement, who is personally known to me and has produced PA DL as identification and who has/had not taken an oath on behalf of the Joint Venture.

By: William A. Hamilton III  
Notary Public, State of Florida  
Type or print name William A. Hamilton III  
My Commission Expires: 12/13/2001

**OPAL LOUISE PLAYER**  
Trustee of the Opal Louise Player Revocable Trust Agreement

Witness: W.A. Hamilton  
W.A. Hamilton  
Print or type name

By: Opal Louise Player  
Opal Louise Player  
an individual, for the Opal Louise Player  
Revocable Trust Agreement

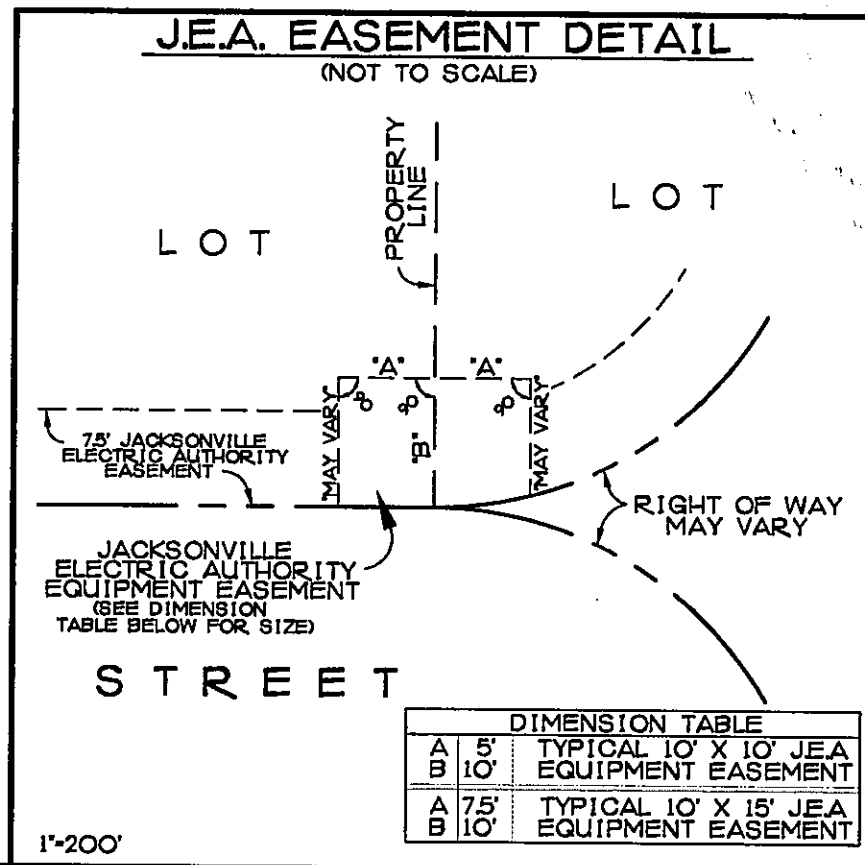
Witness: Amy M. Horne  
Amy M. Horne  
Print or type name

**NOTARY FOR OPAL LOUISE PLAYER**

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of January, A.D., 1998 by Opal Louise Player, an individual, Trustee of the Opal Louise Player Revocable Trust Agreement, on behalf of the Opal Louise Player Revocable Trust Agreement, who is personally known to me and has produced PA DL as identification and who has/had not taken an oath on behalf of the Joint Venture.

By: William A. Hamilton III  
Notary Public, State of Florida  
Type or print name William A. Hamilton III  
My Commission Expires: 12/13/2001



**DIMENSION TABLE**

A	5'	TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 15' JEA EQUIPMENT EASEMENT
C	7.5'	TYPICAL 10' X 15' JEA EQUIPMENT EASEMENT

P.S.D. # 97.005  
CITY DEVELOPMENT # 3421.2  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #800  
JACKSONVILLE, FLORIDA 32216  
Tel. (904) 721-8258  
Fax (904) 721-8258

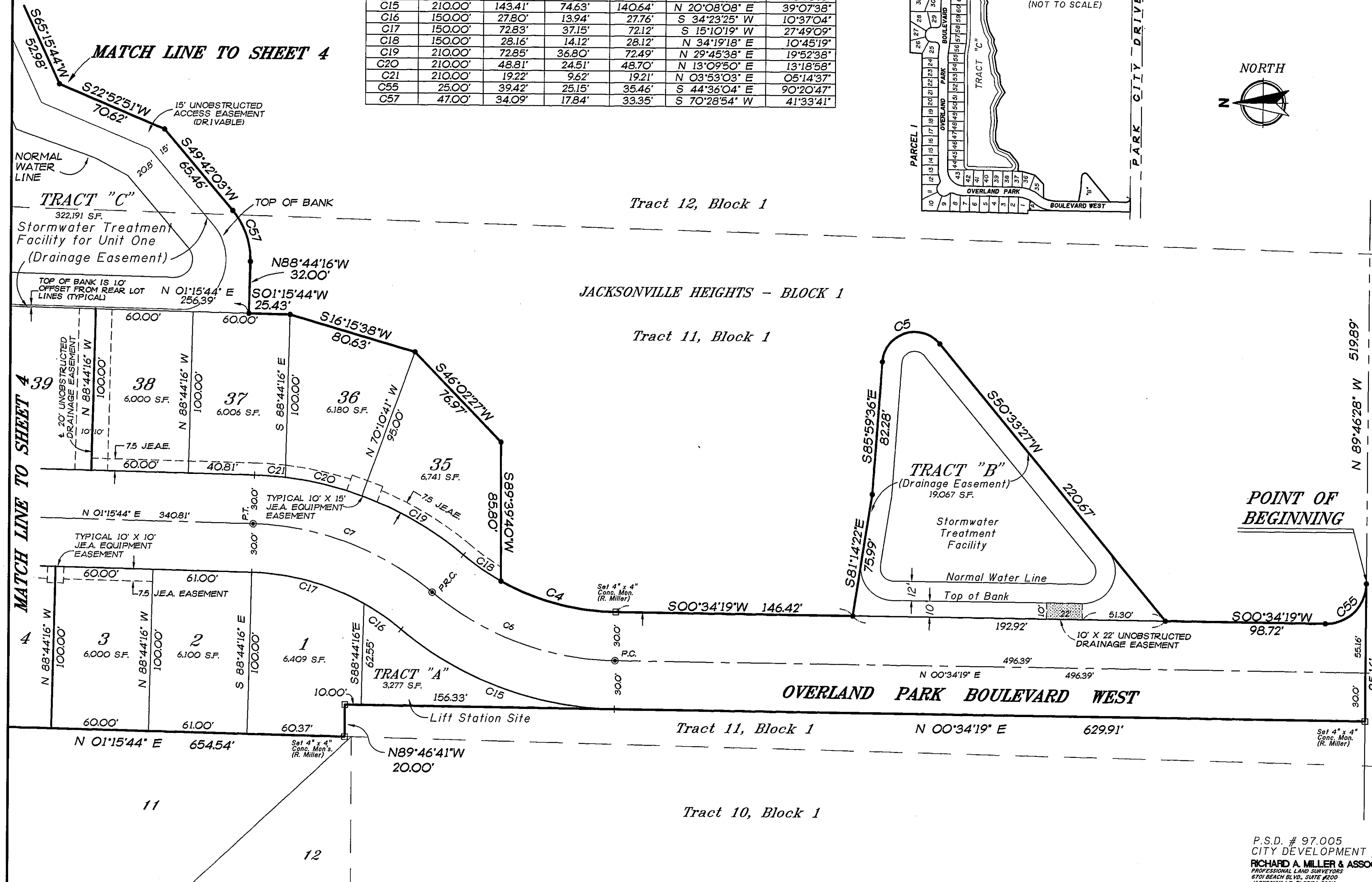
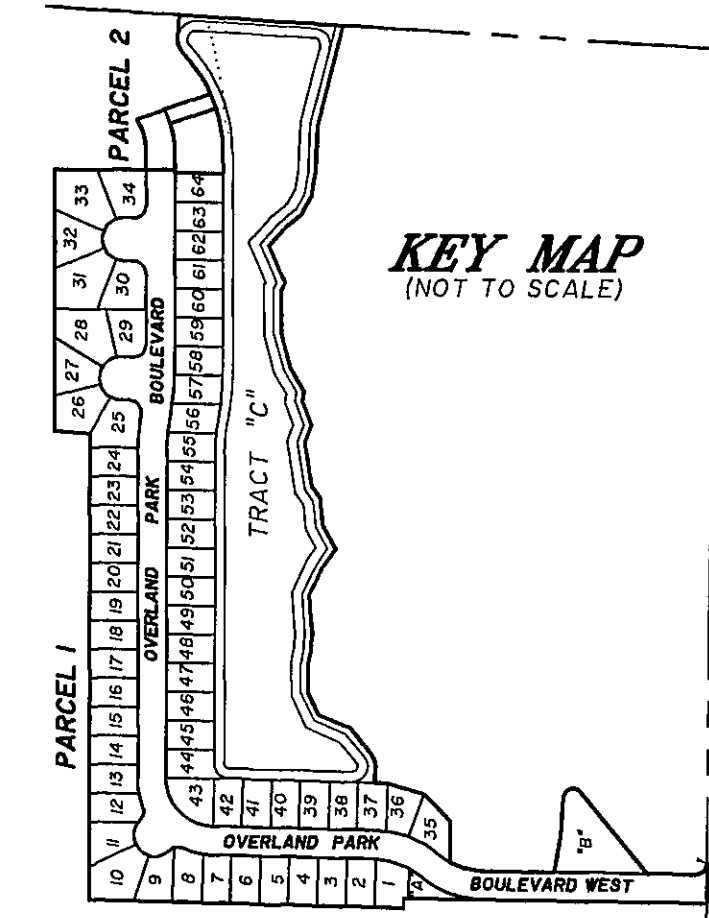
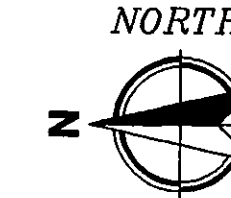
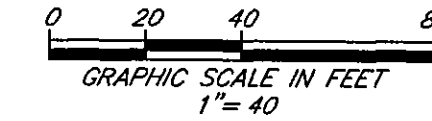
# OVERLAND PARK - UNIT ONE

A Portion of Tracts 2, 3 and 11 through 15, Block 1, Section 26, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.

SHEET 3 (THREE) OF SIX (6) SHEETS.  
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	150.00'	74.28'	37.92'	73.52'	S 14°45'29" W	28°22'19"
C5	20.00'	47.67'	50.20'	37.16'	S 17°43'05" E	136°33'03"
C6	180.00'	122.92'	63.97'	120.55'	N 20°08'08" E	39°07'38"
C7	180.00'	120.75'	62.75'	118.50'	N 20°28'51" E	38°26'13"
C15	210.00'	143.41'	74.63'	140.64'	N 20°08'08" E	39°07'38"
C16	150.00'	27.80'	13.94'	27.76'	S 34°23'25" W	10°37'04"
C17	150.00'	72.83'	37.15'	72.12'	S 15°10'19" W	27°49'09"
C18	150.00'	28.16'	14.12'	28.12'	N 34°19'18" E	10°45'19"
C19	210.00'	72.85'	36.80'	72.49'	N 29°45'38" E	19°52'38"
C20	210.00'	48.81'	24.51'	48.70'	N 13°09'50" E	13°18'58"
C21	210.00'	19.22'	9.62'	19.21'	N 03°53'03" E	05°14'37"
C55	25.00'	39.42'	25.15'	35.46'	S 44°36'04" E	90°20'47"
C57	47.00'	34.09'	17.84'	33.35'	S 70°28'54" W	41°33'41"



South line of the Northeast 1/4, of Section 26, Twp. 3 S., Rng. 25 E.  
North line of the Southeast 1/4, of Section 26, Twp. 3 S., Rng. 25 E.

PARK CITY DRIVE  
(A 66 FOOT PUBLIC ROAD RIGHT OF WAY)

P.S.D. # 97.005  
CITY DEVELOPMENT # 3421.2  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Fax: (904) 781-5759  
Tel: (904) 781-1226

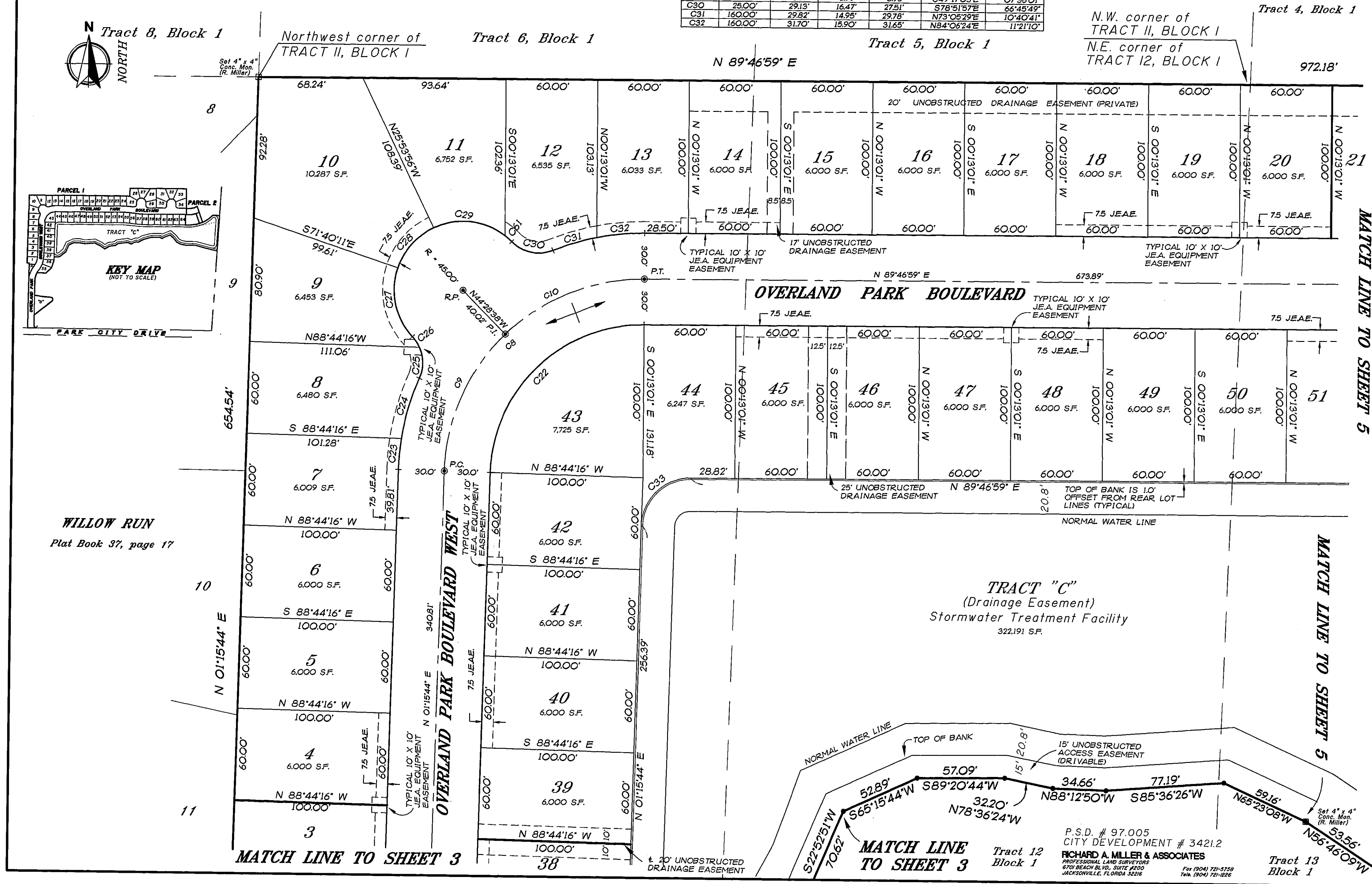
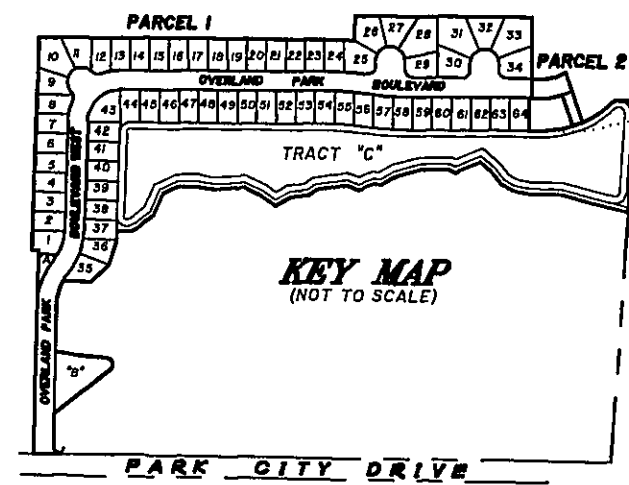
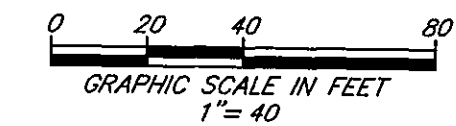
# OVERLAND PARK - UNIT ONE

A Portion of Tracts 2, 3 and 11 through 15, Block 1, Section 26, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.

SHEET 4 (FOUR) OF SIX (6) SHEETS.  
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	130.00'	200.85'	126.69'	181.46'	N45°31'22"E	88°31'15"
C22	100.00'	154.50'	97.45'	139.58'	N45°31'22"E	88°31'15"
C23	160.00'	20.25'	10.14'	20.23'	N04°53'14"E	07°15'00"
C9	130.00'	100.42'	52.87'	97.95'	N23°23'33"E	44°15'37"
C10	130.00'	100.42'	52.87'	97.95'	N67°39'10"E	44°15'37"
C34	32.00'	49.44'	31.18'	44.67'	S45°31'22"W	88°31'15"
C25	160.00'	41.28'	20.75'	41.16'	N15°54'10"E	14°46'51"
C26	25.00'	20.77'	11.03'	20.18'	N00°30'48"W	47°36'46"
C27	25.00'	8.36'	4.22'	8.32'	N33°53'43"W	19°09'03"
C28	45.00'	35.96'	25.92'	46.21'	N12°34'43"W	61°47'03"
C29	45.00'	49.33'	27.48'	46.90'	N41°12'28"E	45°47'18"
C31	45.00'	49.33'	27.48'	46.90'	S84°29'28"E	62°48'50"
C30	25.00'	29.13'	16.47'	27.51'	S48°51'37"E	07°36'01"
C32	160.00'	29.82'	14.95'	29.78'	N73°05'25"E	66°45'49"
C33	160.00'	31.70'	15.90'	31.65'	N84°06'24"E	11°21'10"



P.S.D. # 97.005  
CITY DEVELOPMENT # 3421.2  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Tel. (904) 721-5150  
Fax (904) 721-8286

# OVERLAND PARK - UNIT ONE

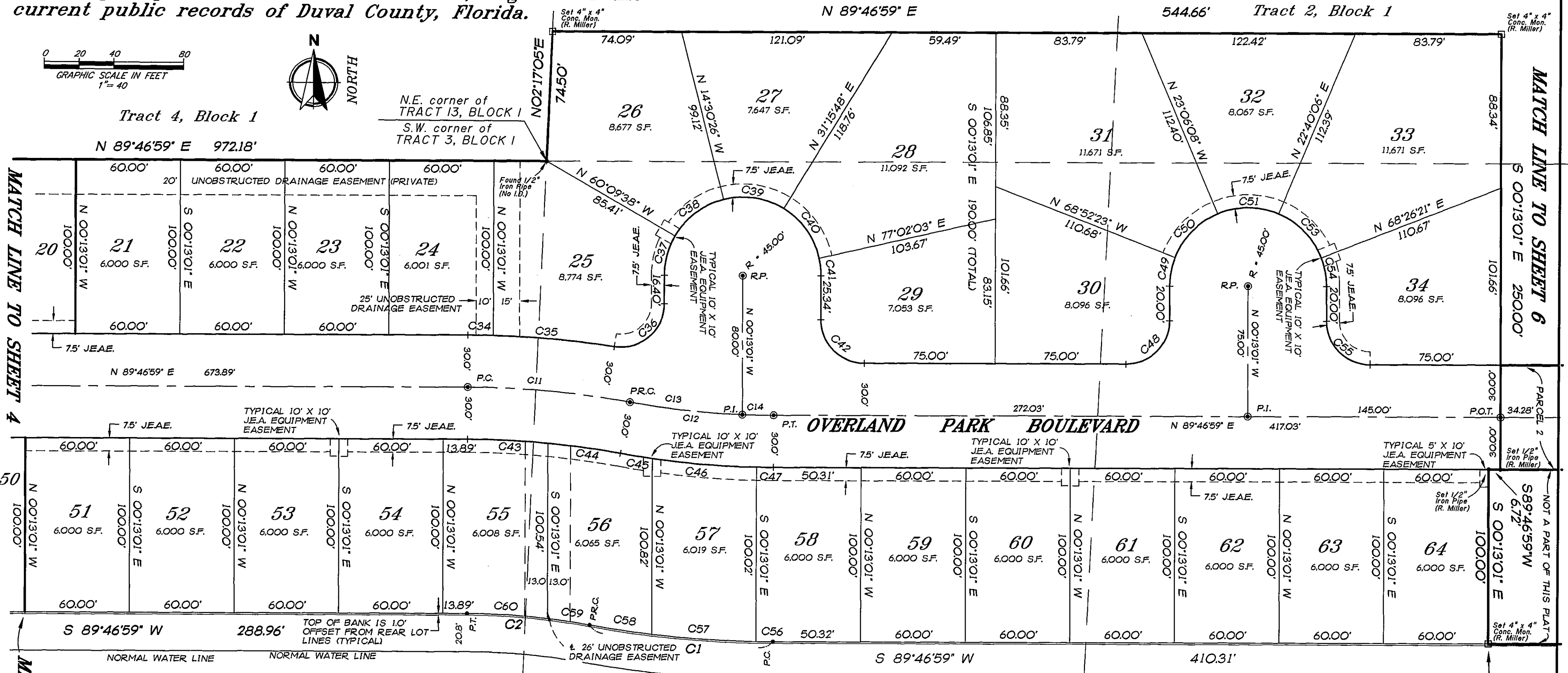
A Portion of Tracts 2, 3 and 11 through 15, Block 1, Section 26, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.

JACKSONVILLE HEIGHTS

PLAT BOOK 51 PAGE 830

Tract 3, Block 1

SHEET 5 (FIVE) OF SIX (6) SHEETS.  
SEE SHEET 2 FOR GENERAL NOTES



MATCH LINE TO SHEET 4

MATCH LINE TO SHEET 6

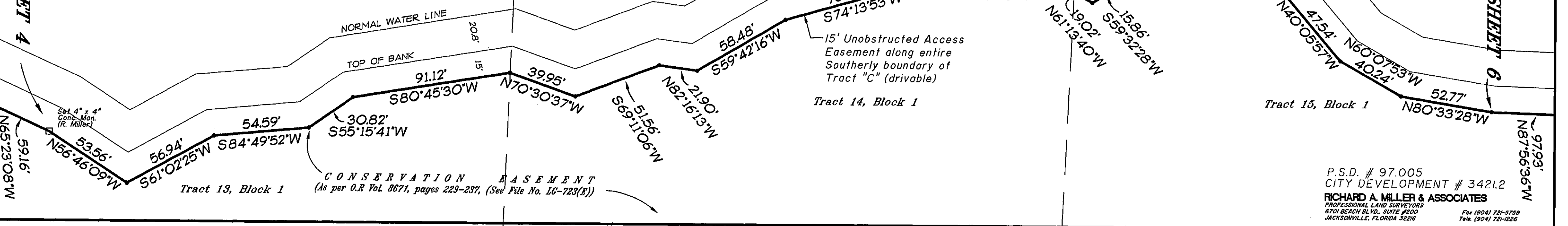
**CURVE TABLE FOR THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	530.00'	93.66'	46.95'	93.64'	S 85°09'16" E	10°07'30"
C12	470.00'	83.06'	41.64'	82.95'	S 85°09'16" E	10°07'30"
C25	600.00'	106.03'	53.15'	106.89'	S 85°09'16" E	10°07'30"
C26	400.00'	70.69'	35.44'	70.59'	N 85°09'16" W	10°07'30"
C31	470.00'	85.08'	42.59'	85.03'	S 84°03'32" E	07°46'03"
C32	470.00'	172.17'	85.99'	171.97'	S 89°07'17" E	05°11'21"
C36	28.00'	43.04'	21.08'	37.92'	N 49°06'02" E	99°58'05"
C42	28.00'	39.27'	20.00'	35.36'	S 45°13'01" E	90°00'00"
C43	500.00'	46.17'	23.10'	46.16'	S 87°34'17" E	05°17'29"
C44	500.00'	42.18'	21.10'	42.17'	S 82°30'32" E	04°50'01"
C45	500.00'	18.44'	9.22'	18.44'	S 81°06'55" E	02°06'58"
C46	500.00'	60.23'	30.15'	60.19'	S 85°39'22" E	06°54'05"
C47	500.00'	9.69'	4.84'	9.69'	S 89°39'43" E	01°06'36"
C48	28.00'	39.27'	20.00'	35.36'	N 44°46'59" E	90°00'00"
C55	600.00'	60.16'	30.10'	60.13'	S 45°13'01" E	90°00'00"
C57	600.00'	60.16'	30.10'	60.13'	N 86°25'12" W	08°44'40"
C58	600.00'	36.19'	18.10'	36.18'	N 81°49'11" W	03°27'21"
C59	400.00'	24.47'	12.24'	24.47'	N 81°50'40" W	03°30'18"

**CURVE TABLE (CONTINUED)**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C60	400.00'	44.22'	22.11'	44.19'	N 86°54'25" W	06°37'12"
C64	860.00'	14.62'	7.31'	14.62'	S 89°28'09" E	01°29'43"
C65	860.00'	69.78'	34.89'	69.73'	S 85°09'07" E	07°08'22"
C37	45.00'	23.61'	12.03'	23.24'	N 14°45'03" E	29°56'06"
C38	45.00'	38.95'	18.99'	38.00'	N 52°36'09" E	45°46'04"
C39	45.00'	38.95'	19.00'	38.00'	S 81°37'40" E	45°46'17"
C40	45.00'	38.95'	19.00'	38.00'	S 38°51'17" E	45°46'30"
C41	45.00'	10.01'	5.03'	9.99'	S 06°39'31" E	12°45'01"
C49	45.00'	16.76'	8.48'	16.66'	N 10°27'14" E	21°22'30"
C50	45.00'	38.95'	18.99'	38.00'	N 44°00'30" E	45°46'01"
C51	45.00'	38.95'	19.00'	38.00'	N 89°46'37" E	45°46'14"
C53	45.00'	38.95'	19.00'	38.00'	S 44°27'02" E	45°46'27"
C54	45.00'	16.77'	8.48'	16.67'	S 10°53'25" E	21°20'47"

**TRACT "C"**  
(Drainage Easement)  
Stormwater Treatment Facility

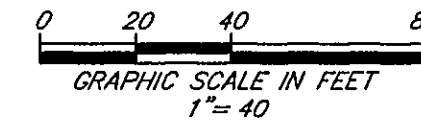
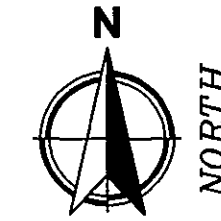


**CONSERVATION EASEMENT**  
(As per O.R. Vol. 8671, pages 229-237, (See File No. 1G-723(E)))

P.S.D. # 97.005  
CITY DEVELOPMENT # 3421.2  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Fax (904) 721-5199  
Tel. (904) 721-4226

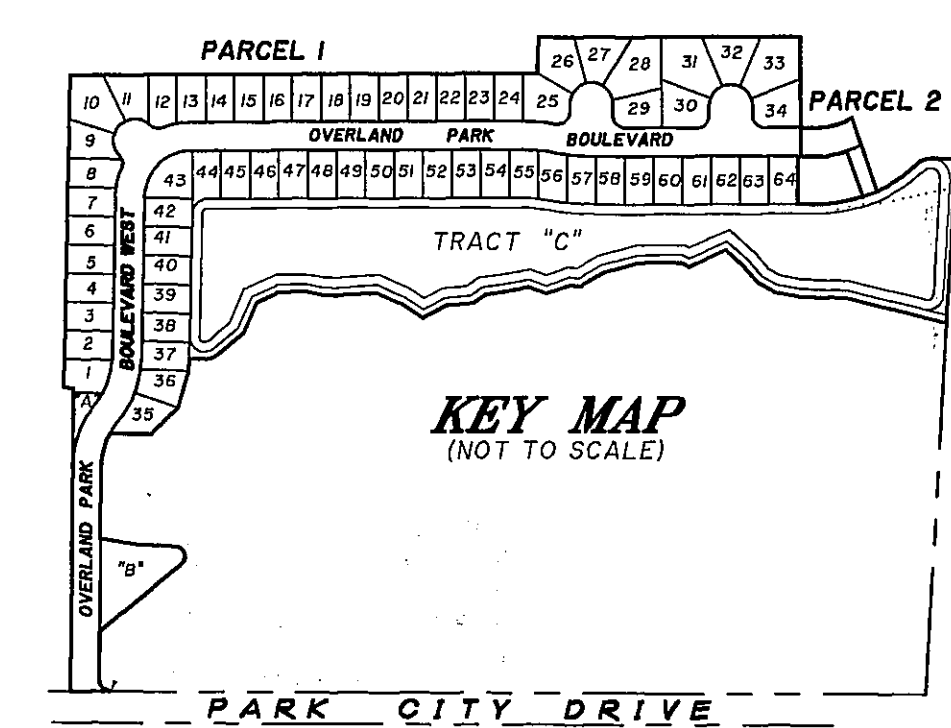
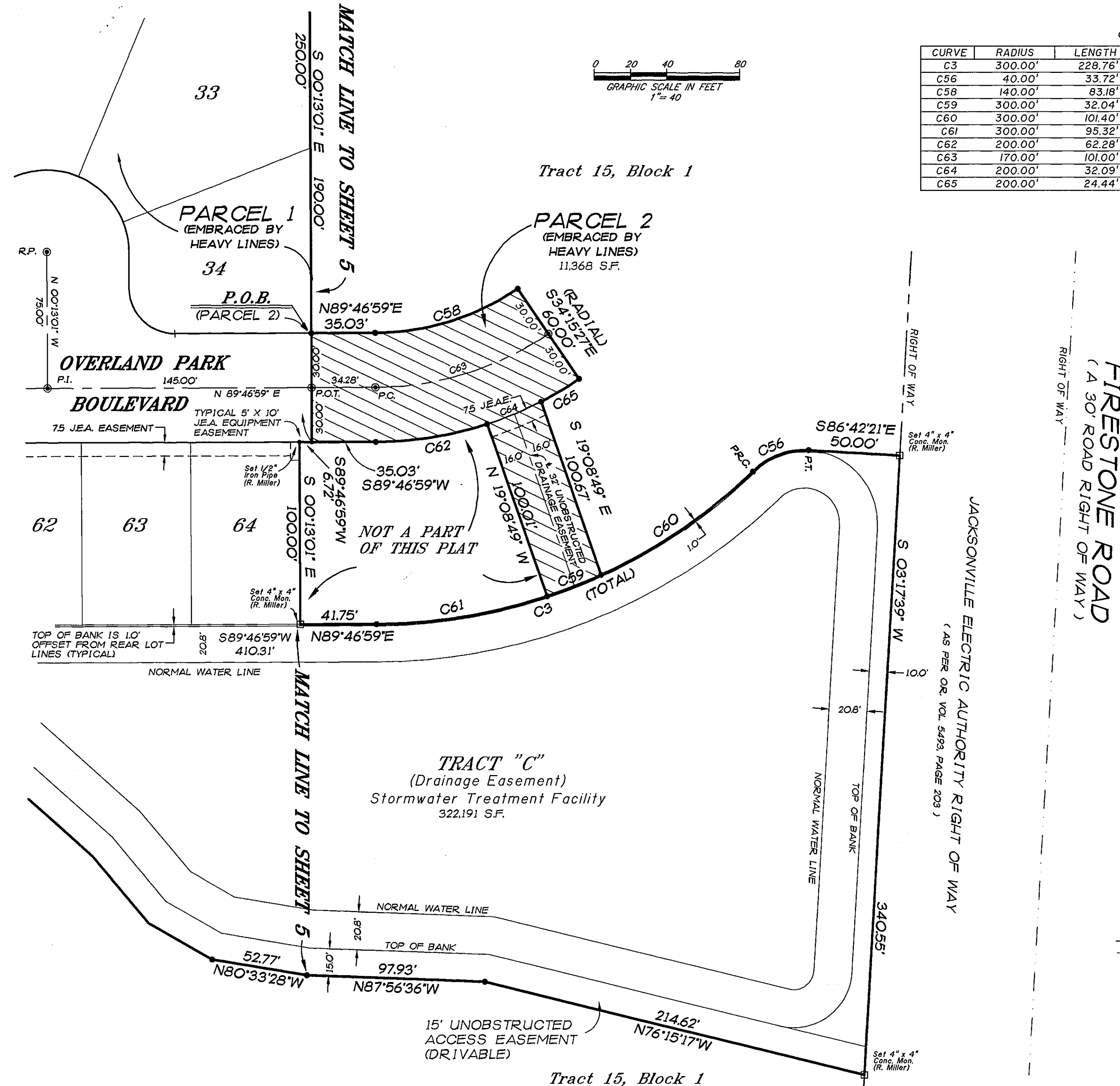
# OVERLAND PARK - UNIT ONE

A Portion of Tracts 2, 3 and 11 through 15, Block 1, Section 26, Township 3 South, Range 25 East, Jacksonville Heights, according to plat recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.



CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	300.00'	228.76'	120.27'	223.26'	N 67°56'16" E	43°41'27"
C56	40.00'	33.72'	17.94'	32.73'	N 69°08'33" E	48°18'12"
C58	140.00'	83.18'	42.86'	81.96'	N 72°45'46" E	34°02'26"
C59	300.00'	32.04'	16.04'	32.03'	S 68°31'05" W	06°07'10"
C60	300.00'	101.40'	51.19'	100.92'	N 55°46'31" E	19°21'57"
C61	300.00'	95.32'	48.07'	94.92'	N 80°40'49" E	18°12'19"
C62	200.00'	62.28'	31.40'	62.03'	S 80°51'42" W	17°50'35"
C63	170.00'	101.00'	52.04'	99.52'	N 72°45'46" E	34°02'26"
C64	200.00'	32.09'	16.08'	32.06'	N 67°20'34" E	09°11'40"
C65	200.00'	24.44'	12.24'	24.43'	S 59°14'39" W	07°00'11"



P.S.D. # 97.005  
CITY DEVELOPMENT # 3421.2  
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PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32206  
Fax (904) 781-8729  
Toll (904) 781-8226  
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Bndry. Survey LG-723\*