

# PALERMO ~ PHASE ONE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 134

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

### CAPTION

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF HUNT CLUB ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS ESTABLISHED BY JACKSONVILLE GOLF & COUNTRY CLUB UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 45, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 16°34'59" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 827.51 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6396, PAGE 357 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 88°48'09" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS IN VOLUME 6631, PAGE 328, A DISTANCE OF 1028.87 FEET; THENCE NORTH 01°15'52" WEST ALONG THE EASTERLY LINE OF A 40-FOOT STRIP AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8514, PAGE 297, A DISTANCE OF 639.05 FEET; THENCE NORTH 88°44'08" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 84°11'35" EAST, A DISTANCE OF 50.38 FEET; THENCE NORTH 88°44'08" EAST, A DISTANCE OF 247.10 FEET; THENCE NORTH 10°28'25" EAST, A DISTANCE OF 191.86 FEET; THENCE NORTH 22°45'29" WEST, A DISTANCE OF 148.23 FEET; THENCE NORTH 48°47'56" EAST, A DISTANCE OF 262.37 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1336.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43°30'18" EAST, 107.41 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 315.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" EAST, 106.63 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.14 FEET TO A POINT ON SAID CURVE; THENCE NORTH 63°40'46" EAST, A DISTANCE OF 144.51 FEET; THENCE SOUTH 43°00'06" EAST, A DISTANCE OF 7.97 FEET; THENCE SOUTH 19°28'29" EAST, A DISTANCE OF 98.49 FEET; THENCE SOUTH 03°41'04" WEST, A DISTANCE OF 124.73 FEET; THENCE SOUTH 10°08'02" WEST, A DISTANCE OF 95.48 FEET; THENCE SOUTH 16°34'59" WEST, A DISTANCE OF 324.60 FEET; THENCE SOUTH 73°25'01" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 77°27'15" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 16°34'59" EAST, A DISTANCE OF 61.50 FEET; THENCE SOUTH 73°25'01" EAST, A DISTANCE OF 170.00 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD; THENCE SOUTH 16°34'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 18.43 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PINEAPPLE-PRIMO PALERMO, LLC, PINEAPPLE-MAGNIFICO PALERMO, LLC, THE PINEAPPLE CORPORATION OF NORTH FLORIDA AND PALERMO PROPERTY OWNERS ASSOCIATION, INC. (COLLECTIVELY THE "OWNERS"), UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS PALERMO PHASE ONE AND WACHOVIA BANK, NATIONAL ASSOCIATION IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, AND HAS 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 RIGHTS-OF-WAY (PLACE, CIRCLE, DRIVE) SHOWN HEREON ARE NOT HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER HEREBY GRANTS FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF PUBLIC UTILITIES AUTHORIZED BY THE OWNER, TO SERVE SUCH LANDS AND SUCH OTHER PERSONS AS THE OWNER, FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE RIGHTS-OF-WAY SHOWN HEREON.

THE LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITY ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OF SAID OWNERS AND OF THE APPLICABLE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITY.

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 FACILITY SHOWN ON THIS PLAT.

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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS OR THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN PALERMO PHASE ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND OTHER TELECOMMUNICATION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLOORED STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE AND OTHER TELECOMMUNICATION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNER OR THE ASSOCIATION OF LOT OWNERS TO SERVE THE LANDS SHOWN ON THIS PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE WATER AND SEWER UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND WATER AND SANITARY SEWER SYSTEMS, EXCEPT THAT ASSIGNABLE UTILITY EASEMENTS WITHIN SAID RIGHTS-OF-WAY OR WITHIN SAID UTILITY EASEMENTS ARE HEREBY RESERVED TO THE OWNER, ITS SUCCESSORS OR ASSIGNS, AND UTILITY PROVIDERS AUTHORIZED BY THE OWNER TO SERVE SAID LANDS FOR TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA.

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.

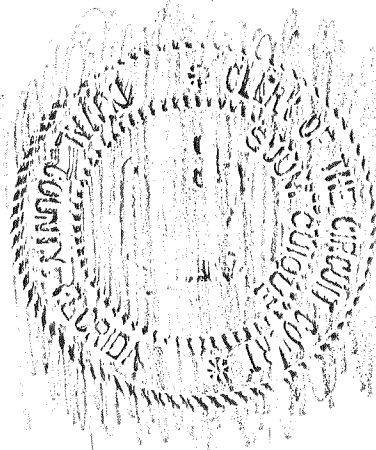
THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

TRACT "A" (UNDISTURBED NATURAL BUFFER), TRACTS "B" AND "C" (OPEN SPACE AND LANDSCAPE BUFFER), TRACT "E" (AMENITY CENTER), AND TRACT "F" (RECREATION AREA) AND ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE LANDSCAPE EASEMENTS OR OTHER PRIVATE EASEMENTS SHOWN HEREON, IF ANY, ARE NOT HEREBY DEDICATED, AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS

HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17 DAY OF May A.D. 2006.

Approved 6/7/06  
Date  
John P. Rogers  
City Engineer  
for Director of Public Works  
Approved 6/14/2006  
Date  
Bill Biele  
for General Counsel



### PINEAPPLE-PRIMO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER

BY: [Signature]

WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER

WITNESS: [Signature]

SPENCER T. CALVERT

TYPE OR PRINT NAME

WITNESS: [Signature]

Mariellie Rodriguez

TYPE OR PRINT NAME

### NOTARY FOR PINEAPPLE-PRIMO PALERMO, LLC

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, A.D., 2006 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Kristine E. Honnila  
TYPE OR PRINT NAME



MY COMMISSION EXPIRES: 6/10/08

### PINEAPPLE-MAGNIFICO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER

BY: [Signature]

WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER

WITNESS: [Signature]

SPENCER T. CALVERT

TYPE OR PRINT NAME

WITNESS: [Signature]

Mariellie Rodriguez

TYPE OR PRINT NAME

### NOTARY FOR PINEAPPLE-MAGNIFICO PALERMO, LLC

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, A.D., 2006 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Kristine E. Honnila  
TYPE OR PRINT NAME



MY COMMISSION EXPIRES: 6/10/08

### PALERMO PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]

SPENCER T. CALVERT, PRESIDENT

WITNESS: [Signature]

WILLIAM J. ASH III

TYPE OR PRINT NAME

WITNESS: [Signature]

Mariellie Rodriguez

TYPE OR PRINT NAME

### THE PINEAPPLE CORPORATION OF NORTH FLORIDA

BY: [Signature]

WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA

WITNESS: [Signature]

SPENCER T. CALVERT

TYPE OR PRINT NAME

WITNESS: [Signature]

Mariellie Rodriguez

TYPE OR PRINT NAME

### NOTARY FOR THE PINEAPPLE CORPORATION OF NORTH FLORIDA

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, A.D., 2006 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Kristine E. Honnila  
TYPE OR PRINT NAME



MY COMMISSION EXPIRES: 6/10/08

### WACHOVIA BANK, NATIONAL ASSOCIATION

BY: [Signature]

SUSAN S. BEAUGRAND, VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION

WITNESS: [Signature]

Ronald K. Call

TYPE OR PRINT NAME

WITNESS: [Signature]

Jerrett Roberts

TYPE OR PRINT NAME

### NOTARY FOR WACHOVIA BANK, NATIONAL ASSOCIATION

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, A.D., 2006 BY SUSAN S. BEAUGRAND, VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Jerrett Roberts  
TYPE OR PRINT NAME



MY COMMISSION EXPIRES: 9/8/09

### NOTARY FOR PALERMO PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, A.D., 2006 BY SPENCER T. CALVERT, PRESIDENT OF PALERMO PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Kristine E. Honnila  
TYPE OR PRINT NAME



MY COMMISSION EXPIRES: 6/10/08

ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
6820 SOUTHPOINT PARKWAY, SUITE 1  
JACKSONVILLE, FLORIDA 32216  
(904) 279-0088

# PALERMO ~ PHASE ONE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 135

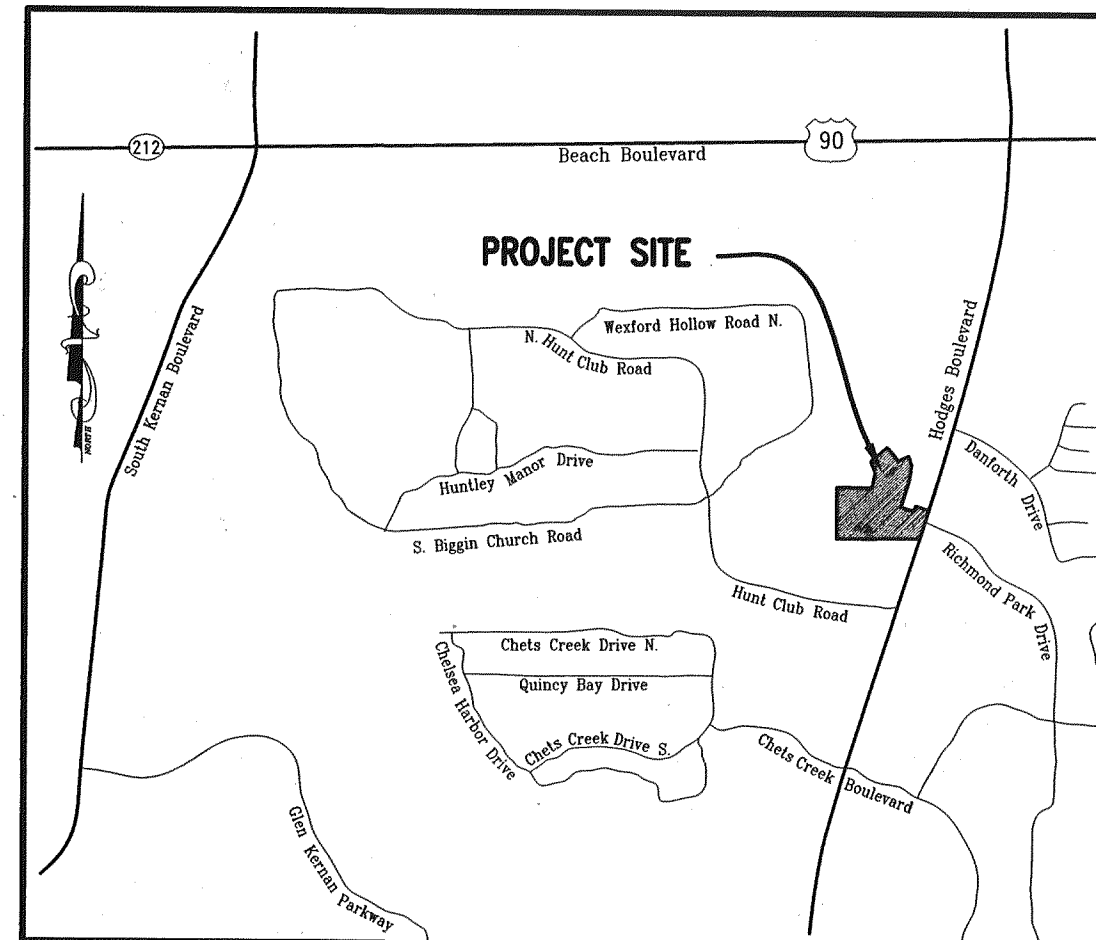
SHEET 2 OF 4 SHEETS

## GENERAL NOTES

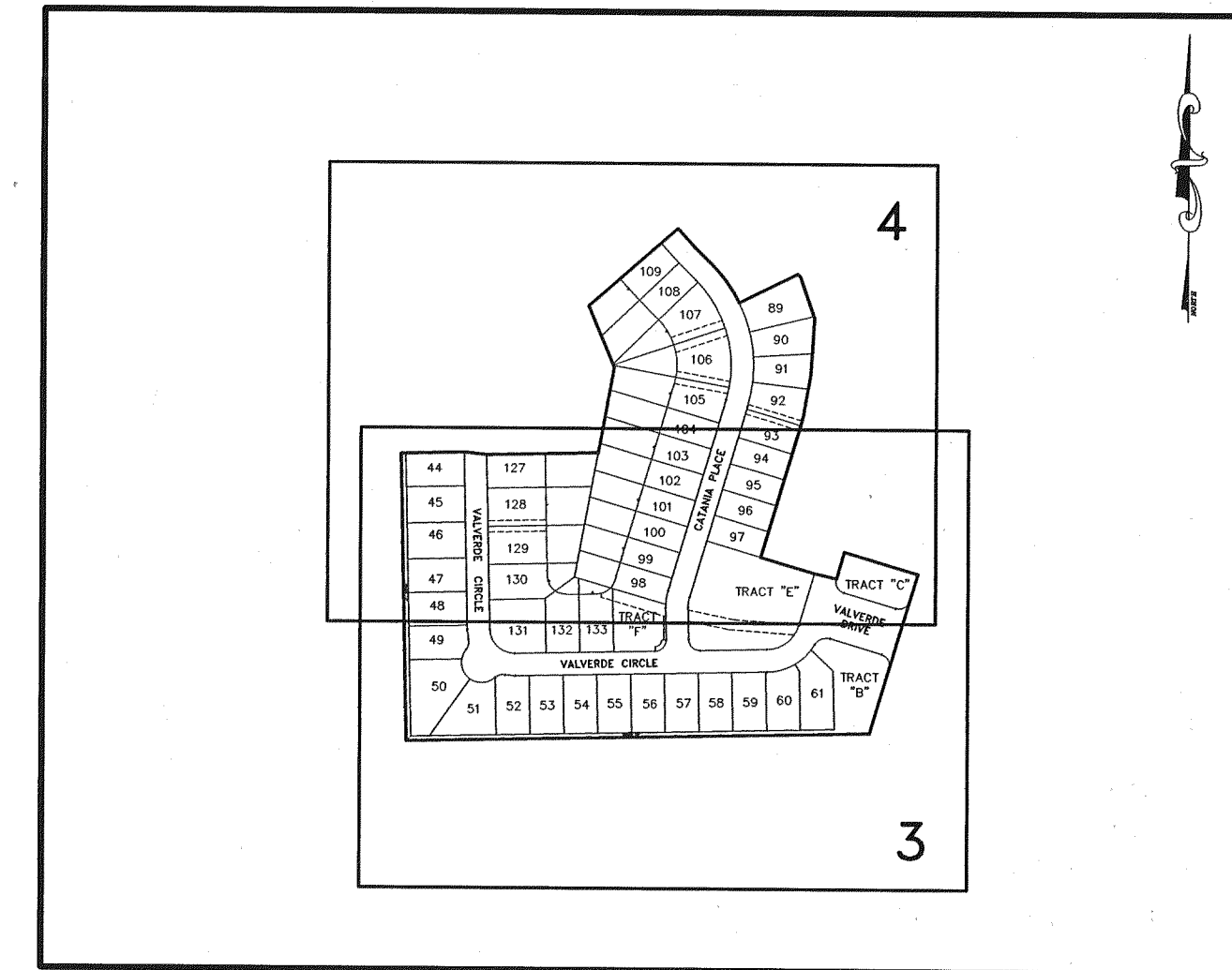
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON VARIOUS JEA CONTROL MONUMENTATION. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET AND ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD AS BEING SOUTH 16°34'59" WEST.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY 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.
5. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
6. 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.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "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.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), AND "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL 0237 SUFFIX E; MAP REVISED INDEX DATE: JUNE 16, 1999.
12. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTIONAL LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
13. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
14. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
15. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
16. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

## ABBREVIATIONS/LEGEND

- . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- CS9 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- LB . . . . . DENOTES LICENSED BUSINESS
- NO. . . . . DENOTES NUMBER
- O.R.B. . . . . OFFICIAL RECORDS BOOK
- O.R.V. . . . . OFFICIAL RECORDS VOLUME
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- PG. . . . . PAGE
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.L.S. . . . . DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- R= . . . . . DENOTES RADIUS EQUALS
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. . . . . DENOTES ROAD
- R.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK
- U.E. . . . . DENOTES UTILITY EASEMENT



VICINITY MAP  
(Not To Scale)



KEY MAP  
(1"=400')

## APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE THIS 16<sup>TH</sup> DAY OF JUNE, A.D., 2006.

*st hall*  
ALAN R. MOSLEY, P.E.  
DIRECTOR OF PUBLIC WORKS

## CLERK'S CERTIFICATE 2006207285

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 61 PAGES 134-137 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15 DAY OF JUNE, A.D., 2006.

*Jim Fuller*  
JIM FULLER, CLERK OF THE CIRCUIT COURTS  
*Juan Marshall*  
DEPUTY CLERK

## PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 7 DAY OF JUNE, A.D., 2006.

*W Monroe Hazen*  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

## CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS 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 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 16<sup>TH</sup> DAY OF May, A.D., 2006.

*James D. Harrison, Jr.*  
JAMES D. HARRISON, JR.  
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647  
6820 SOUTHPOINT PARKWAY, SUITE 1  
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
6820 SOUTHPOINT PARKWAY, SUITE 1  
JACKSONVILLE, FLORIDA 32216  
(904) 279-0088

# PALERMO ~ PHASE ONE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

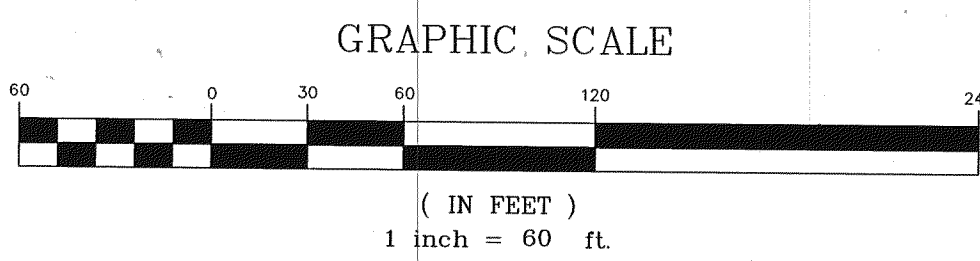
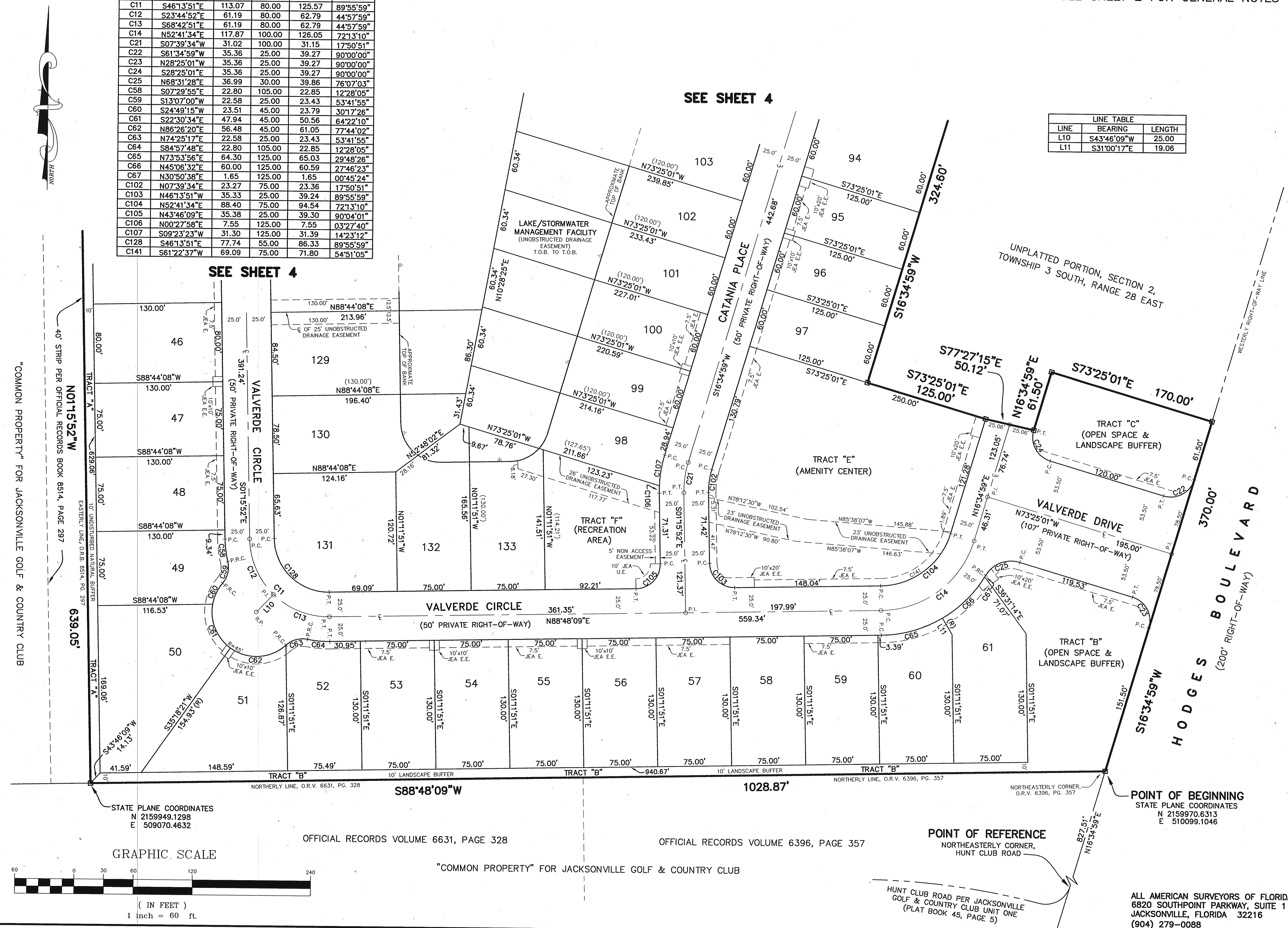
PLAT BOOK 61 PAGE 136

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C11	S46°13'51"E	113.07	80.00	125.57	89°55'59"
C12	S23°44'52"E	61.19	80.00	62.79	44°57'59"
C13	S68°42'51"E	61.19	80.00	62.79	44°57'59"
C14	N52°41'34"E	117.87	100.00	126.05	72°13'10"
C21	S07°39'34"W	31.02	100.00	31.15	17°50'51"
C22	S61°34'59"W	35.36	25.00	39.27	90°00'00"
C23	N28°25'01"W	35.36	25.00	39.27	90°00'00"
C24	S28°25'01"E	35.36	25.00	39.27	90°00'00"
C25	N68°31'28"E	36.99	30.00	39.86	76°07'03"
C58	S07°29'55"E	22.80	105.00	22.85	12°28'05"
C59	S13°07'00"W	22.58	25.00	23.43	53°41'55"
C60	S24°49'15"W	23.51	45.00	23.79	30°17'26"
C61	S22°30'34"E	47.94	45.00	50.56	64°22'10"
C62	N86°26'20"E	56.48	45.00	61.05	77°44'02"
C63	N74°25'17"E	22.58	25.00	23.43	53°41'55"
C64	S84°57'48"E	22.80	105.00	22.85	12°28'05"
C65	N73°53'56"E	64.30	125.00	65.03	29°48'26"
C66	N45°06'32"E	60.00	125.00	60.59	27°46'23"
C67	N30°50'38"E	1.65	125.00	1.65	175°0'51"
C102	N07°39'34"E	23.27	75.00	23.36	100°45'24"
C103	N46°13'51"W	35.33	25.00	39.24	89°55'59"
C104	N52°41'34"E	88.40	75.00	94.54	72°13'10"
C105	N43°46'09"E	35.38	25.00	39.30	90°04'01"
C106	N00°27'58"E	7.55	125.00	7.55	03°27'40"
C107	S09°23'23"W	31.30	125.00	31.39	14°23'12"
C128	S46°13'51"E	77.74	55.00	86.33	89°55'59"
C141	S61°22'37"W	69.09	75.00	71.80	54°51'05"

LINE TABLE		
LINE	BEARING	LENGTH
L10	S43°46'09"W	25.00
L11	S31°00'17"E	19.06



OFFICIAL RECORDS VOLUME 6631, PAGE 328

OFFICIAL RECORDS VOLUME 6396, PAGE 357

"COMMON PROPERTY" FOR JACKSONVILLE GOLF & COUNTRY CLUB

HUNT CLUB ROAD PER JACKSONVILLE GOLF & COUNTRY CLUB UNIT ONE (PLAT BOOK 45, PAGE 5)

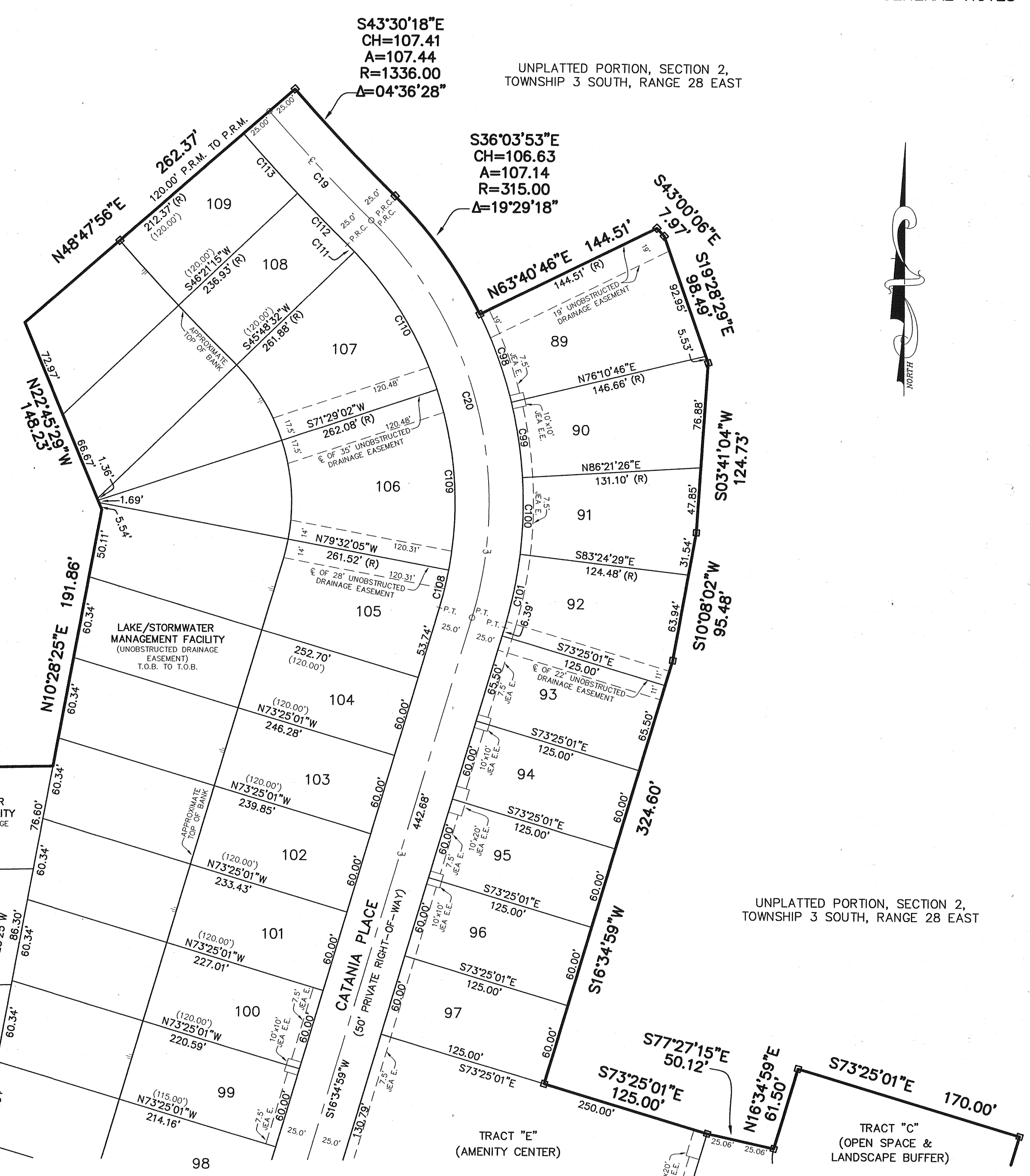
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
6820 SOUTHPOINT PARKWAY, SUITE 1  
JACKSONVILLE, FLORIDA 32216  
(904) 279-0088

# PALERMO ~ PHASE ONE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

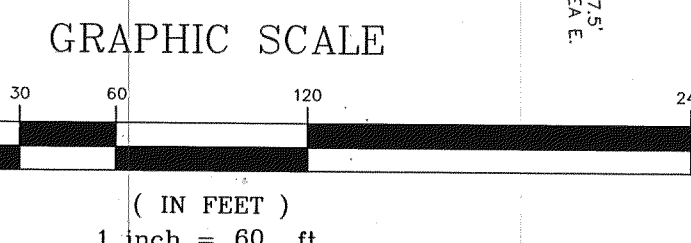
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C19	S43°30'18"E	109.42	1361.00	109.45	04°36'28"
C20	N14°36'46"W	300.42	290.00	315.79	62°23'31"
C98	N20°04'14"W	68.59	315.00	68.72	12°29'59"
C99	N08°43'54"W	55.88	315.00	55.96	10°10'41"
C100	N01°28'29"E	56.19	315.00	56.27	10°14'05"
C101	N11°35'15"E	54.86	315.00	54.93	9°59'28"
C108	N13°31'27"E	28.28	265.00	28.30	6°07'04"
C109	N04°01'32"W	132.62	265.00	134.04	28°58'54"
C110	N31°21'13"W	117.76	265.00	118.75	25°40'30"
C111	N45°00'00"W	7.48	265.00	7.48	1°37'04"
C112	S44°43'38"E	52.32	1386.00	52.33	2°09'47"
C113	S42°25'24"E	59.13	1386.00	59.14	2°26'41"



"COMMON PROPERTY" FOR JACKSONVILLE GOLF & COUNTRY CLUB

40' STRIP PER OFFICIAL RECORDS BOOK 8514, PAGE 287



SEE SHEET 3

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