

PALERMO ~ PHASE TWO

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

PLAT BOOK 63 PAGE 115

SHEET 1 OF 5 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 NORTHWEST CORNER OF LOT 44, PALERMO PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 61, PAGES 134 THROUGH 137 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8514, PAGE 297; THENCE NORTH 01°15'52" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 01°15'52" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 525.00 FEET; THENCE NORTH 88°44'08" EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 01°15'52" EAST, A DISTANCE OF 216.20 FEET; THENCE NORTH 88°44'08" EAST, A DISTANCE OF 206.53 FEET; THENCE NORTH 22°45'29" WEST, A DISTANCE OF 208.88 FEET; THENCE NORTH 01°15'52" WEST, A DISTANCE OF 200.86 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 134.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING A DISTANCE OF SOUTH 18°39'21" EAST, 24.22 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 24.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1326.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 29°17'25" EAST, 68.34 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 68.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22°18'27" EAST, 36.78 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 15°46'01" EAST, 5.02 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 5.02 FEET TO A POINT ON SAID CURVE, THENCE NORTH 57°27'41" EAST, A DISTANCE OF 122.35 FEET; THENCE SOUTH 36°03'38" EAST, A DISTANCE OF 148.78 FEET; THENCE NORTH 50°25'04" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1086.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 39°50'06" EAST, 9.58 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.58 FEET TO A POINT ON SAID CURVE; THENCE NORTH 48°11'00" EAST, A DISTANCE OF 302.62 FEET TO THE CENTERLINE OF "OPEN CREEK"; THENCE IN AN EASTERLY AND SOUTHEASTERLY DIRECTION ALONG SAID CREEK CENTERLINE AND THE MEANDERING THEREOF, THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 39°07'21" EAST, A DISTANCE OF 74.51 FEET; THENCE SOUTH 54°00'00" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 18°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 54°00'00" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 75°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°00'00" EAST, A DISTANCE OF 55.56 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 16°34'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 870.94 FEET TO THE NORTHERLY LINE OF SAID PALERMO PHASE ONE; THENCE ALONG SAID NORTHERLY LINE OF PALERMO PHASE ONE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 73°25'01" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 16°34'59" WEST, A DISTANCE OF 61.50 FEET; THENCE NORTH 77°27'15" WEST, A DISTANCE OF 50.12 FEET; THENCE NORTH 73°25'01" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 16°34'59" EAST, A DISTANCE OF 324.60 FEET; THENCE NORTH 10°08'02" EAST, A DISTANCE OF 95.48 FEET; THENCE NORTH 03°41'04" EAST, A DISTANCE OF 124.73 FEET; THENCE NORTH 19°28'29" WEST, A DISTANCE OF 98.49 FEET; THENCE NORTH 43°00'06" WEST, A DISTANCE OF 7.97 FEET; THENCE SOUTH 63°40'46" WEST, A DISTANCE OF 144.51 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 315.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36°03'53" WEST, 106.63 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1338.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43°30'18" WEST, 107.41 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.44 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 48°47'56" WEST, A DISTANCE OF 282.37 FEET; THENCE SOUTH 22°45'29" EAST, A DISTANCE OF 148.23 FEET; THENCE SOUTH 10°28'25" WEST, A DISTANCE OF 191.86 FEET; THENCE SOUTH 88°44'08" WEST, A DISTANCE OF 247.10 FEET; THENCE NORTH 01°15'52" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 84°11'35" WEST, A DISTANCE OF 50.38 FEET; THENCE SOUTH 88°44'08" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.74 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"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS PALERMO PHASE TWO 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), WALKWAYS AND UNOBSTRUCTED DRAINAGE EASEMENTS 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, ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF PUBLIC UTILITIES AUTHORIZED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE SUCH LANDS SHOWN HEREON; HOLDERS OF MORTGAGES OF 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 ABUTTING 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.

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 SPECIALLY 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.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION 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 "1" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS SANITARY SYSTEMS.

TRACT "A" (UNDISTURBED NATURAL BUFFER), TRACT "D" (OPEN SPACE), TRACTS "J" AND "K" (FUTURE DEVELOPMENT) AND ALL PRIVATE DRAINAGE EASEMENTS 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 7th DAY OF March A.D. 2007.

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]

Gina Littlepage

TYPE OR PRINT NAME

NOTARY FOR PINEAPPLE-PRIMO PALERMO, LLC

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March A.D., 2007 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

[Signature]

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: [Stamp]

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]

Gina Littlepage

TYPE OR PRINT NAME

NOTARY FOR PINEAPPLE-MAGNIFICO PALERMO, LLC

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March A.D., 2007 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

[Signature]

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: [Stamp]

PALERMO PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]

SPENCER T. CALVERT, PRESIDENT

WITNESS: [Signature]

Gina Littlepage

TYPE OR PRINT NAME

WITNESS: [Signature]

Elizabeth C. Bobst

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]

Gina Littlepage

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 7th DAY OF March A.D., 2007 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

[Signature]

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: [Stamp]

WACHOVIA BANK, NATIONAL ASSOCIATION

BY: [Signature]
SUSAN S. BEAUGRAND, VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION

WITNESS: [Signature]

Karishma Parekh

TYPE OR PRINT NAME

WITNESS: [Signature]

Kathryn C. Bateman

TYPE OR PRINT NAME

NOTARY FOR WACHOVIA BANK, NATIONAL ASSOCIATION

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March A.D., 2007 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

[Signature]

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: [Stamp]

NOTARY FOR PALERMO PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March A.D., 2007 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

[Signature]

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: [Stamp]

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

Approved 3/12/07
[Signature]
City Engineer
for Director of Public Works
Approved 3/15/2007
[Signature]
for General Council

PALERMO ~ PHASE TWO

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

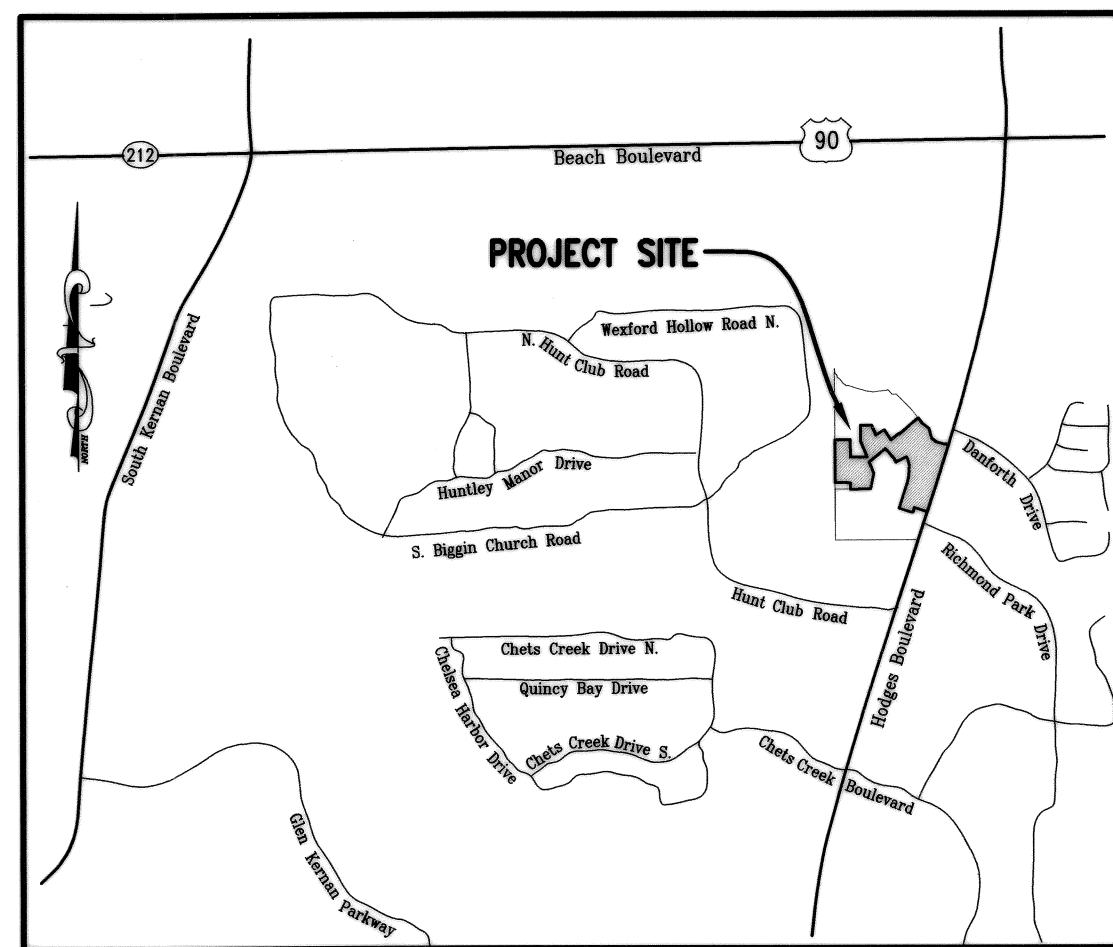
PLAT BOOK 63 PAGE 116
SHEET 2 OF 5 SHEETS

GENERAL NOTES

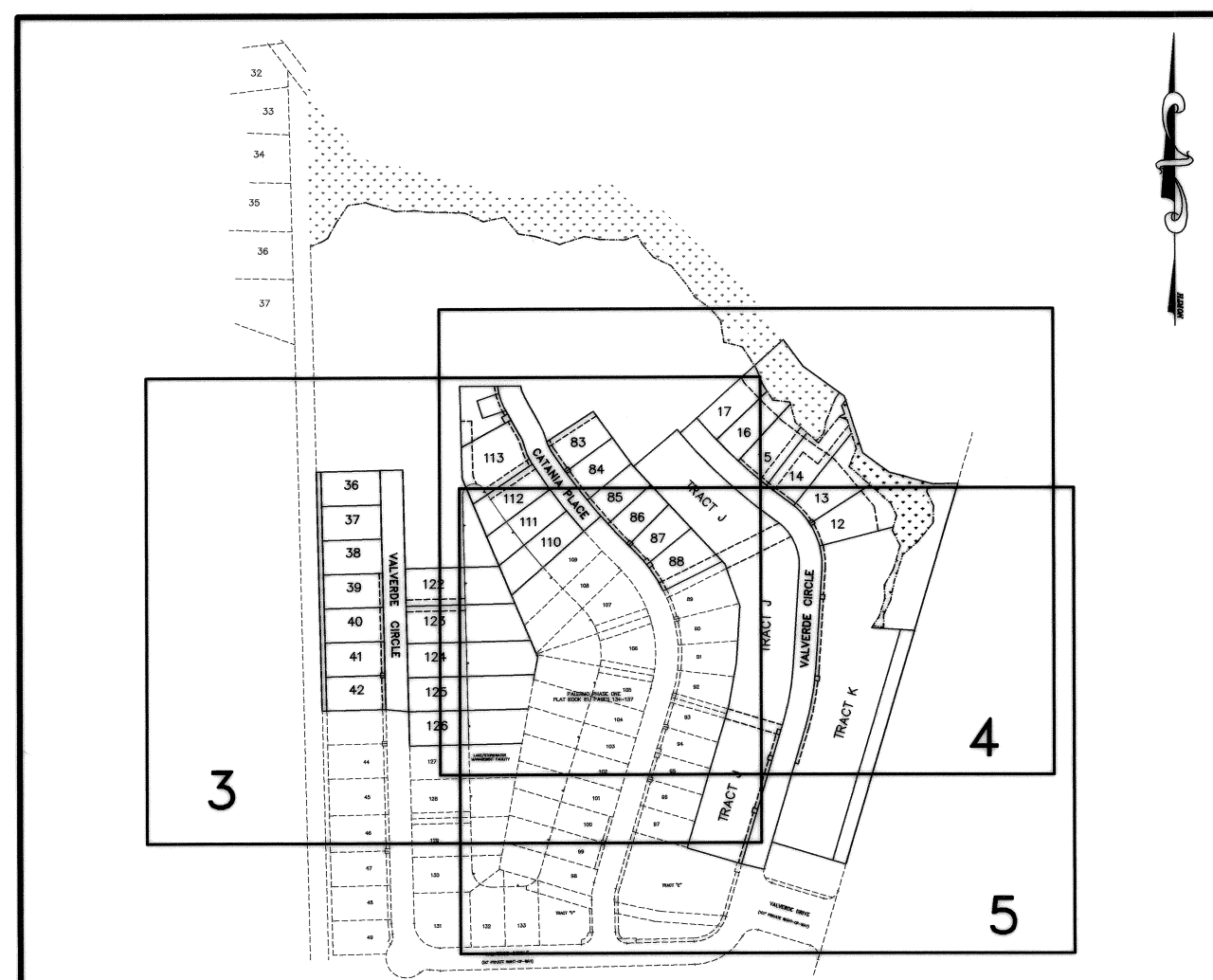
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON VARIOUS JEA CONTROL MONUMENTATION. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET AND ARE REFERENCED TO THE EASTERLY LINE OF OFFICIAL RECORDS VOLUME 8514, PAGE 297 AS BEING NORTH 01°15'52" 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. 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; HOWEVER, A LETTER OF REVISION - CASE NO. 05-04-A260P - REVISES F.I.R.M. PANEL 0237 ON AUGUST 21, 2006 AND INDICATES ALL PROPERTY SHOWN HEREON AS LYING WITHIN ZONE "X"(UNSHADED).
12. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
13. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
14. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
15. 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

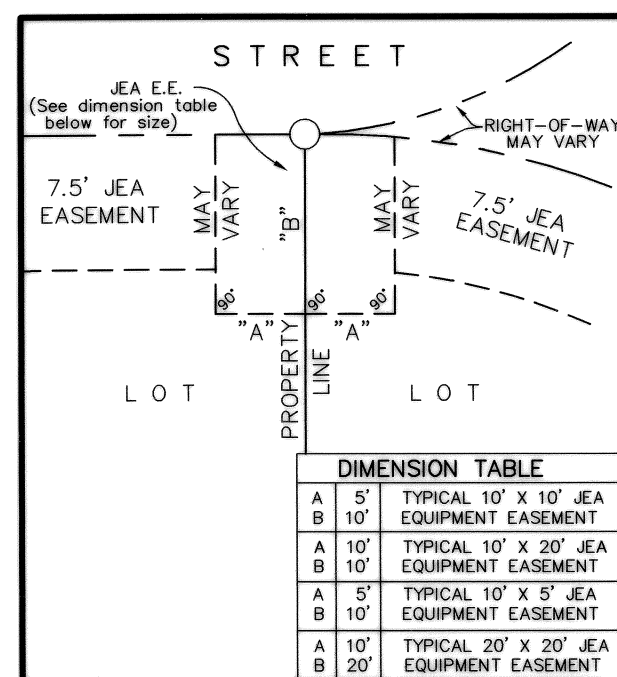
- DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- CB9 DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ DENOTES CENTERLINE
- JEA E DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- LP DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- NO. DENOTES NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- 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



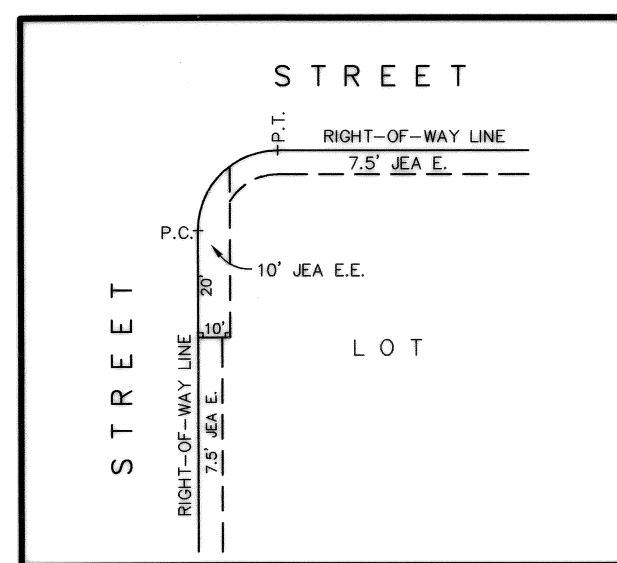
VICINITY MAP
(Not To Scale)



KEY MAP
(1"=400')



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

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 13TH DAY OF MARCH, A.D., 2007.

JOEY V. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2007090633

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING. IT IS RECORDED AT BOOK 63 PAGES 115-119 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 19 DAY OF MARCH, A.D., 2007.

JIM FULLER, CLERK OF THE CIRCUIT COURTS
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10 DAY OF MARCH, A.D., 2007.

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 5TH DAY OF MARCH, A.D., 2007.

CARL S. COURSON
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 3129
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

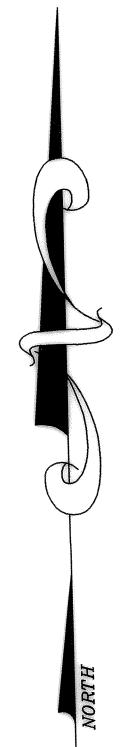
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PALERMO ~ PHASE TWO

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

SEE SHEET 2 FOR GENERAL NOTES

UNPLATTED PORTION, SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 28 EAST



STATE PLANE COORDINATES
N 2161187.8791
E 509043.1212

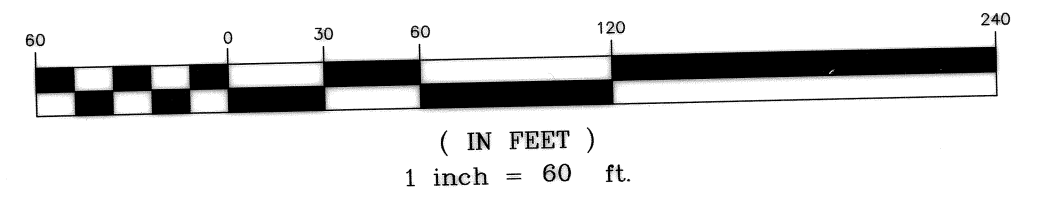
UNPLATTED PORTION, SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 28 EAST

- CURVE DATA C1**
S18°39'21"E
CH=24.22
L=24.33
R=75.00
Δ=18°35'00"
- CURVE DATA C2**
S29°17'25"E
CH=68.34
L=68.34
R=1326.00
Δ=02°57'11"
- CURVE DATA C3**
S22°18'27"E
CH=36.78
L=36.91
R=125.00
Δ=16°55'07"
- CURVE DATA C4**
S15°46'01"E
CH=5.02
L=5.02
R=75.00
Δ=03°50'15"

- CURVE DATA C5**
S39°50'06"E
CH=9.58
L=9.58
R=1086.00
Δ=0°30'20"

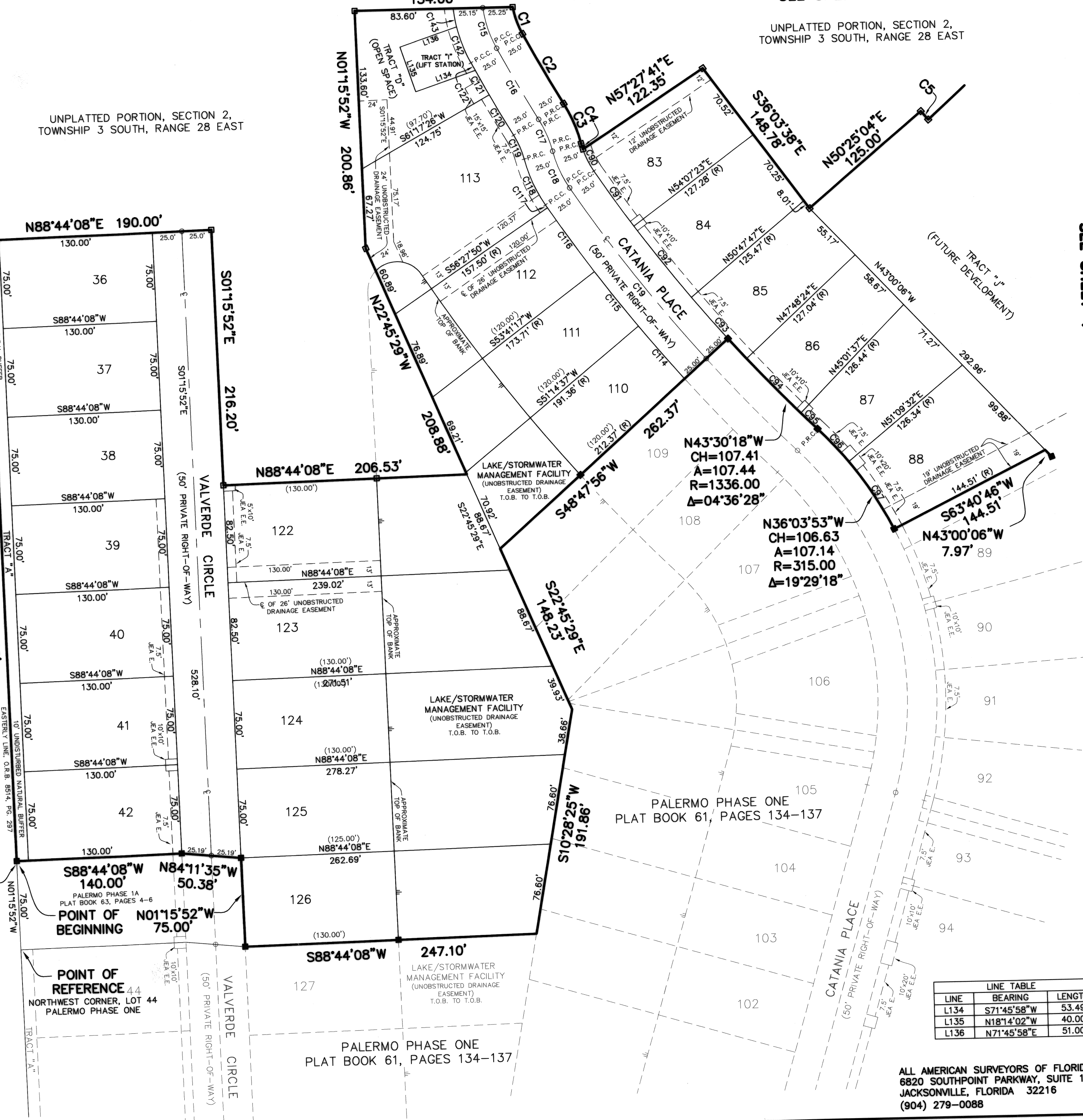
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C15	S17°28'42"E	36.34	100.00	36.54	20°56'18"
C16	S29°17'29"E	69.57	1351.00	69.57	02°57'02"
C17	N22°18'27"W	29.42	100.00	29.53	16°55'07"
C18	S23°37'49"E	33.98	100.00	34.15	19°33'50"
C19	S37°18'24"E	184.87	1361.00	185.02	07°47'20"
C90	S25°32'56"E	20.52	75.00	20.59	15°43'36"
C91	S34°38'40"E	57.47	1336.00	57.47	02°27'53"
C92	S37°32'25"E	77.56	1336.00	77.57	03°19'36"
C93	S40°41'54"E	69.70	1336.00	69.71	02°59'23"
C94	S43°34'59"E	64.81	1336.00	64.82	02°46'47"
C95	S45°23'27"E	19.49	1336.00	19.49	00°50'09"
C96	N42°19'30"W	38.28	315.00	38.31	06°58'04"
C97	N32°34'51"W	68.70	315.00	68.84	12°31'14"
C114	S39°58'44"E	59.13	1386.00	59.14	02°26'41"
C115	S37°32'03"E	59.13	1386.00	59.13	02°26'40"
C116	S34°55'27"E	67.14	1386.00	67.15	02°46'33"
C117	S33°28'27"E	3.00	1386.00	3.00	00°07'26"
C118	S23°37'49"E	42.47	125.00	42.68	19°33'50"
C119	N22°18'27"W	22.07	75.00	22.15	16°55'07"
C120	S29°56'18"E	39.79	1376.00	39.79	01°39'25"
C121	S28°37'01"E	23.67	1376.00	23.67	00°59'08"
C122	S27°58'17"E	7.35	125.00	7.35	00°18'21"
C142	S20°24'44"E	32.78	125.00	32.88	15°04'14"
C143	S09°14'23"E	15.86	125.00	15.87	07°16'29"

GRAPHIC SCALE



"COMMON PROPERTY" FOR JACKSONVILLE GOLF & COUNTRY CLUB

STATE PLANE COORDINATES
N 2160663.0069
E 509054.7063



LINE	BEARING	LENGTH
L134	S71°45'58"W	53.49
L135	N181°4'02"W	40.00
L136	N71°45'58"E	51.00

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SEE SHEET 4

SEE SHEET 5

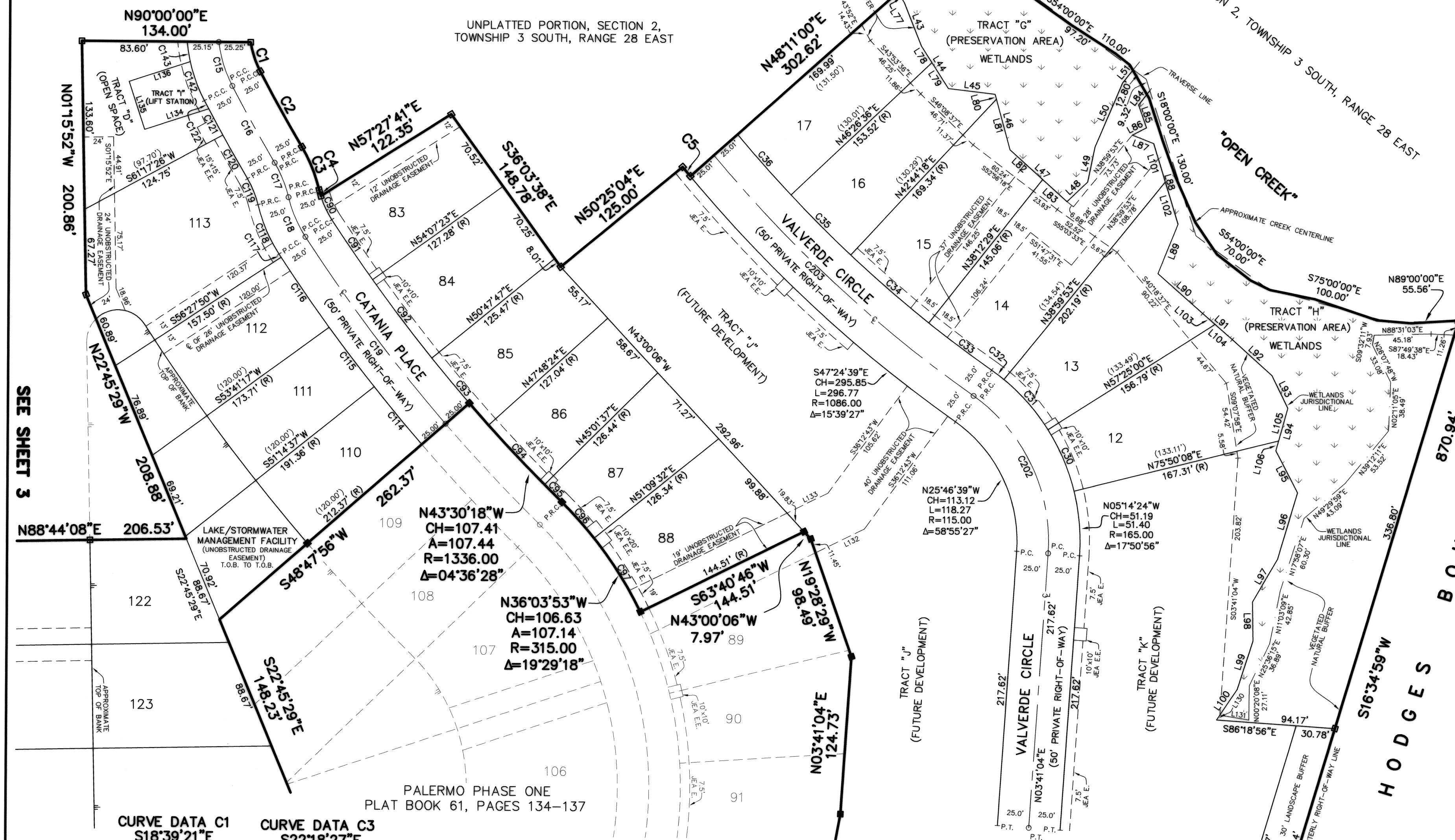
PALERMO ~ PHASE TWO

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

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SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

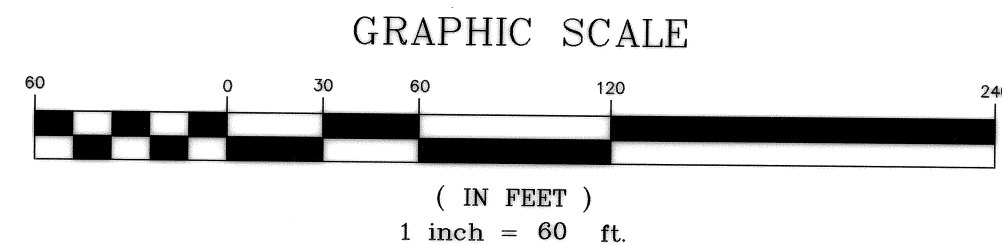


LINE	BEARING	LENGTH
L43	S21°57'54"E	37.03
L44	S32°49'38"E	39.96
L45	S83°35'54"E	37.37
L46	S15°24'33"E	45.72
L47	S48°07'30"E	60.86
L48	N46°31'39"E	22.68
L49	N11°32'00"E	28.11
L50	N22°51'05"E	55.67
L51	N38°48'47"E	13.39
L77	S32°15'13"E	9.40
L78	S32°49'38"E	15.66
L79	S32°49'38"E	24.30
L80	S15°24'33"E	3.99
L81	S15°24'33"E	41.73
L82	S48°07'30"E	34.93
L83	S48°07'30"E	25.93
L84	S37°36'45"W	14.47
L85	S19°29'34"E	19.13
L86	S62°37'26"W	12.84
L87	S88°44'33"E	18.22
L88	S17°13'32"E	66.67
L89	S21°54'41"W	42.25
L90	S48°50'40"E	47.44
L91	S49°14'13"E	31.21
L92	S47°59'59"E	42.60
L93	S26°19'32"E	28.67
L94	S15°22'05"W	34.95
L95	S27°38'27"E	37.45
L96	S16°33'34"E	55.19
L97	S30°07'14"W	38.95
L98	S01°08'55"E	30.71
L99	S17°47'58"W	40.79
L100	S33°46'00"W	28.83
L101	S17°13'32"E	31.92
L102	S17°13'32"E	34.75
L103	S49°14'13"E	12.98
L104	S49°14'13"E	18.23
L105	S15°22'05"W	26.83
L106	S15°22'05"W	8.12
L130	N33°46'00"E	4.60
L131	S81°08'01"E	23.30
L132	S63°40'46"W	43.24
L133	S63°40'46"W	36.23
L134	S71°45'58"W	53.49
L135	N18°14'02"W	40.00
L136	N71°45'58"E	51.00

CURVE DATA C1 S18°39'21"E CH=24.22 L=24.33 R=75.00 Δ=18°35'00"	CURVE DATA C3 S22°18'27"E CH=36.78 L=36.91 R=125.00 Δ=16°55'07"	CURVE DATA C5 S39°50'06"E CH=9.58 L=9.58 R=1086.00 Δ=0°30'20"
CURVE DATA C2 S29°17'25"E CH=68.34 L=68.34 R=1326.00 Δ=02°57'11"	CURVE DATA C4 S15°46'01"E CH=5.02 L=5.02 R=75.00 Δ=0°35'015"	

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C15	S10°30'47"E	59.92	100.00	60.86	34°52'09"
C16	S29°17'29"E	69.57	1351.00	69.57	02°57'02"
C17	N22°18'27"W	29.42	100.00	29.53	16°55'07"
C18	S23°37'49"E	33.98	100.00	34.15	19°33'50"
C30	N23°22'26"W	52.81	165.00	53.04	18°25'08"
C31	N41°47'33"W	52.81	165.00	53.04	18°25'07"
C32	N53°07'15"W	12.20	165.00	12.20	04°14'16"
C33	S53°30'57"E	62.33	1036.00	62.34	03°26'52"
C34	S49°31'36"E	81.89	1036.00	81.91	04°31'49"
C35	S45°24'33"E	66.98	1036.00	66.99	03°42'18"
C36	S41°46'50"E	64.22	1036.00	64.23	03°33'09"
C90	S25°32'56"E	20.52	75.00	20.59	15°43'36"
C91	S34°38'40"E	57.47	1336.00	57.47	02°27'53"
C92	S37°32'25"E	77.56	1336.00	77.57	03°19'36"
C93	S40°41'54"E	69.70	1336.00	69.71	02°59'23"
C94	S43°34'59"E	64.81	1336.00	64.82	02°46'47"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C95	S45°23'27"E	19.49	1336.00	19.49	00°50'09"
C96	N42°19'30"W	38.28	315.00	38.31	08°58'04"
C97	N32°34'51"W	68.70	315.00	68.84	12°31'14"
C114	S39°58'44"E	59.13	1386.00	59.14	02°26'41"
C115	S37°32'03"E	59.13	1386.00	59.13	02°26'40"
C116	S34°55'27"E	67.14	1386.00	67.15	02°46'33"
C117	S33°28'27"E	3.00	1386.00	3.00	00°07'26"
C118	S23°37'49"E	42.47	125.00	42.68	19°33'50"
C119	N22°18'27"W	22.07	75.00	22.15	16°55'07"
C120	S29°56'18"E	39.79	1376.00	39.79	01°39'25"
C121	S28°37'01"E	23.67	1376.00	23.67	00°59'08"
C122	S27°58'17"E	7.35	125.00	7.35	00°18'21"
C142	S20°24'44"E	32.78	125.00	32.88	15°04'14"
C143	S09°14'23"E	15.86	125.00	15.87	07°16'29"
C202	N25°46'39"W	137.72	140.00	143.98	58°55'27"
C203	S42°37'48"E	463.25	1061.00	467.01	25°13'09"



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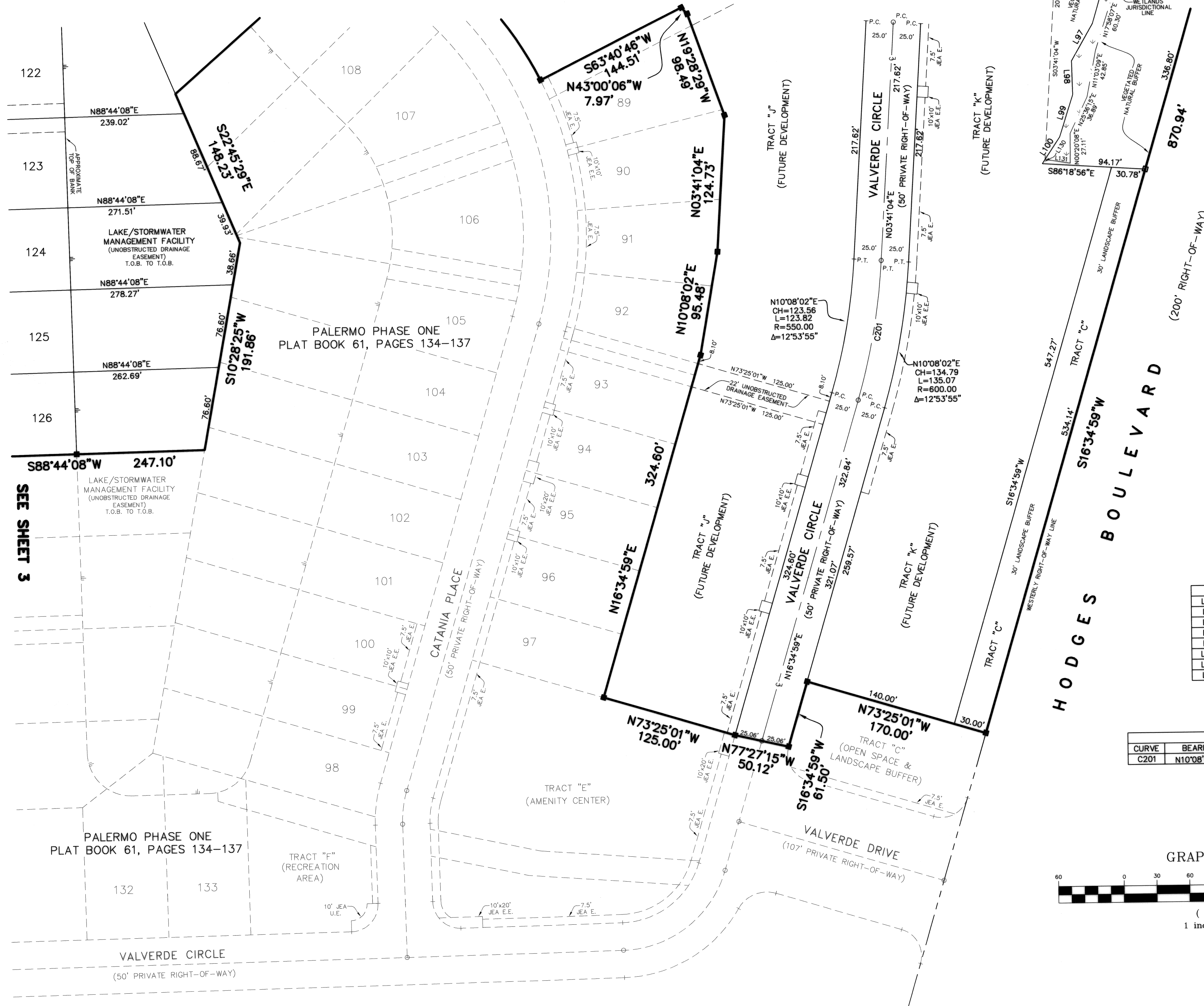
A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

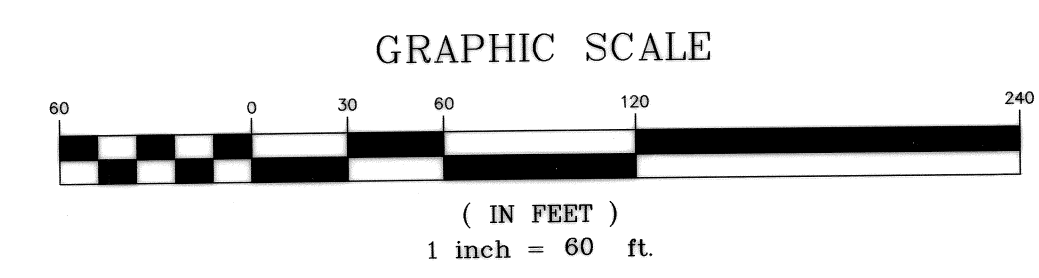
SEE SHEET 4



SEE SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L96	S16°33'34"W	55.19
L97	S30°07'14"W	38.95
L98	S01°08'55"E	30.71
L99	S17°47'58"W	40.79
L100	S33°46'00"W	28.83
L130	N33°46'00"E	4.60
L131	S81°08'01"E	23.30

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C201	N10°08'02"E	129.17	575.00	129.45	12°53'55"



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