

PALERMO ~ PHASE THREE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALSO A PORTION OF TRACT "J" AS SHOWN ON MAP OF PALERMO PHASE TWO AS RECORDED IN PLAT BOOK 63 PAGES 115 THROUGH 118 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING ALSO A PORTION OF TRACT "J" AS SHOWN ON MAP OF PALERMO PHASE TWO AS RECORDED IN PLAT BOOK 63 PAGES 115 THROUGH 118 OF THE CURRENT PUBLIC RECORDS OF 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 PRIVATE IMPROVED 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 WIDE IMPROVED PUBLIC 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; THENCE CONTINUE NORTH 16°34'59" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, 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, TO THE SOUTHEAST CORNER OF AFORESAID TRACT "J" AND THE POINT OF BEGINNING FROM THE POINT OF BEGINNING THUS DESCRIBED.; THENCE NORTH 73°25'01" WEST, TO THE EASTERLY BOUNDARY LINE OF PALERMO PHASE ONE AS RECORDED IN PLAT BOOK 61 PAGES 134 THROUGH 137 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 125.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALSO BEING THE WESTERLY BOUNDARY OF SAID TRACT "J" THE NEXT FOUR COURSES AND DISTANCES: COURSE ONE, NORTH 16°34'59" EAST, A DISTANCE OF 324.60 FEET; COURSE TWO, NORTH 10°08'02" EAST, A DISTANCE OF 95.48 FEET; COURSE THREE, NORTH 03°41'04" EAST, A DISTANCE OF 124.73 FEET; COURSE FOUR, NORTH 19°28'29" WEST, A DISTANCE OF 45.89 FEET; THENCE NORTH 70°43'04" EAST, A DISTANCE OF 154.91 FEET, TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF VALVERDE CIRCLE (A 50.00 FOOT WIDE IMPROVED PRIVATE RIGHT OF WAY) SAID POINT LYING ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 115.00 FEET, THENCE SOUTHEAST AND SOUTHWEST ALONG SAID WESTERLY RIGHT OF WAY LINE, THE NEXT FOUR COURSES: COURSE ONE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 9.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°15'17" WEST, 9.75 FEET TO A POINT OF TANGENCY; COURSE TWO, SOUTH 03°41'04" WEST, A DISTANCE OF 217.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 550.00 FEET; COURSE THREE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 123.82 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°08'02" WEST, 123.56 FEET, TO A POINT OF TANGENCY; COURSE FOUR, SOUTH 16°34'59" WEST A DISTANCE OF 324.60 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 1.84 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PINEAPPLE-PRIMO PALERMO, LLC, THE PINEAPPLE CORPORATION OF NORTH FLORIDA AND PINEAPPLE-MAGNIFICO PALERMO, LLC (COLLECTIVELY THE "OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS PALERMO PHASE THREE 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, BOULEVARD) SHOWN HEREON ARE NOT HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON.

THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS HEREBY GRANT 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 CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER(S), ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER(S), ITS SUCCESSORS AND ASSIGNS RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

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.

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 FLORIDA 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.

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 INSTALLATION AND MAINTENANCE OF WATER AND SEWER.

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.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19th DAY OF March, 2008.

REGIONS BANK

BY: Michael Loberger
MICHAEL LOBERGER, VICE PRESIDENT OF REGIONS BANK

WITNESS: Shannon Lee

Shannon Lee

TYPE OR PRINT NAME

WITNESS: Melissa Marcha-Lee

Melissa Marcha-Lee

TYPE OR PRINT NAME

NOTARY FOR REGIONS BANK

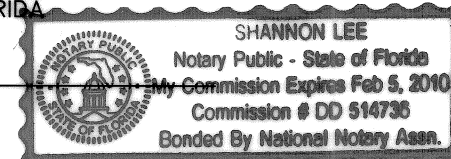
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2008 BY MICHAEL LOBERGER, VICE PRESIDENT OF REGIONS BANK, WHO IS PERSONALLY KNOWN TO ME.

Shannon Lee
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:



PINEAPPLE-PRIMO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER

BY: William J. Ash III

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

WITNESS: Shannon Lee

Shannon Lee

TYPE OR PRINT NAME

WITNESS: Gina L. Littlepage

Gina L. 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 19th DAY OF March, 2008 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER OF THE COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

Gina L. Littlepage
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:



PINEAPPLE-MAGNIFICO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER

BY: William J. Ash III

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

WITNESS: Shannon Lee

Shannon Lee

TYPE OR PRINT NAME

WITNESS: Gina L. Littlepage

Gina L. Littlepage

TYPE OR PRINT NAME

NOTARY FOR PINEAPPLE-MAGNIFICO PALERMO, LLC

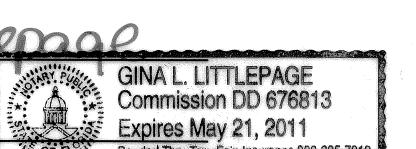
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2008 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER OF THE COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

Gina L. Littlepage
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:



PALERMO PROPERTY OWNERS ASSOCIATION, INC.

BY: Spencer T. Calvert

SPENCER T. CALVERT, PRESIDENT

WITNESS: Gina L. Littlepage

Gina L. Littlepage

TYPE OR PRINT NAME

WITNESS: Mariellie Rodriguez

Mariellie Rodriguez

TYPE OR PRINT NAME

PLAT BOOK 64 PAGE 141

SHEET 1 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

THE PINEAPPLE CORPORATION OF NORTH FLORIDA

BY: William J. Ash III

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

WITNESS: Shannon Lee

Shannon Lee

TYPE OR PRINT NAME

WITNESS: Gina L. Littlepage

Gina L. Littlepage

TYPE OR PRINT NAME

NOTARY FOR THE PINEAPPLE CORPORATION OF NORTH FLORIDA

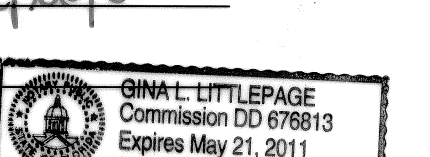
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2008 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.

Gina L. Littlepage
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:



WACHOVIA BANK, NATIONAL ASSOCIATION

BY: Susan S. Beaugrand

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

WITNESS: Kari Parekh

Kari Parekh

TYPE OR PRINT NAME

WITNESS: Kathryn C. Bateman

Kathryn C. Bateman

TYPE OR PRINT NAME

NOTARY FOR WACHOVIA BANK, NATIONAL ASSOCIATION

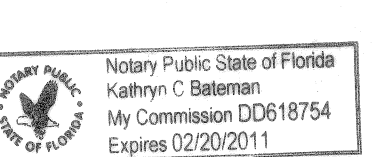
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2008 BY SUSAN S. BEAUGRAND, VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION ON BEHALF OF THE BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME.

Kathryn C. Bateman
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:



NOTARY FOR PALERMO PROPERTY OWNERS ASSOCIATION, INC.

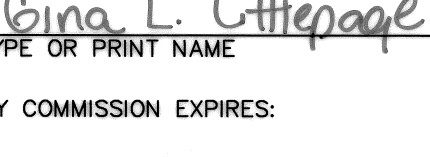
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2008 BY SPENCER T. CALVERT, PRESIDENT OF PALERMO PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

Gina L. Littlepage
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES:



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

FORM APPROVED

By: Shannon Lee
Office of General Counsel

Approved 4-2-08
Date

Shannon Lee
City Engineer
for Director of Public Works

PALERMO ~ PHASE THREE

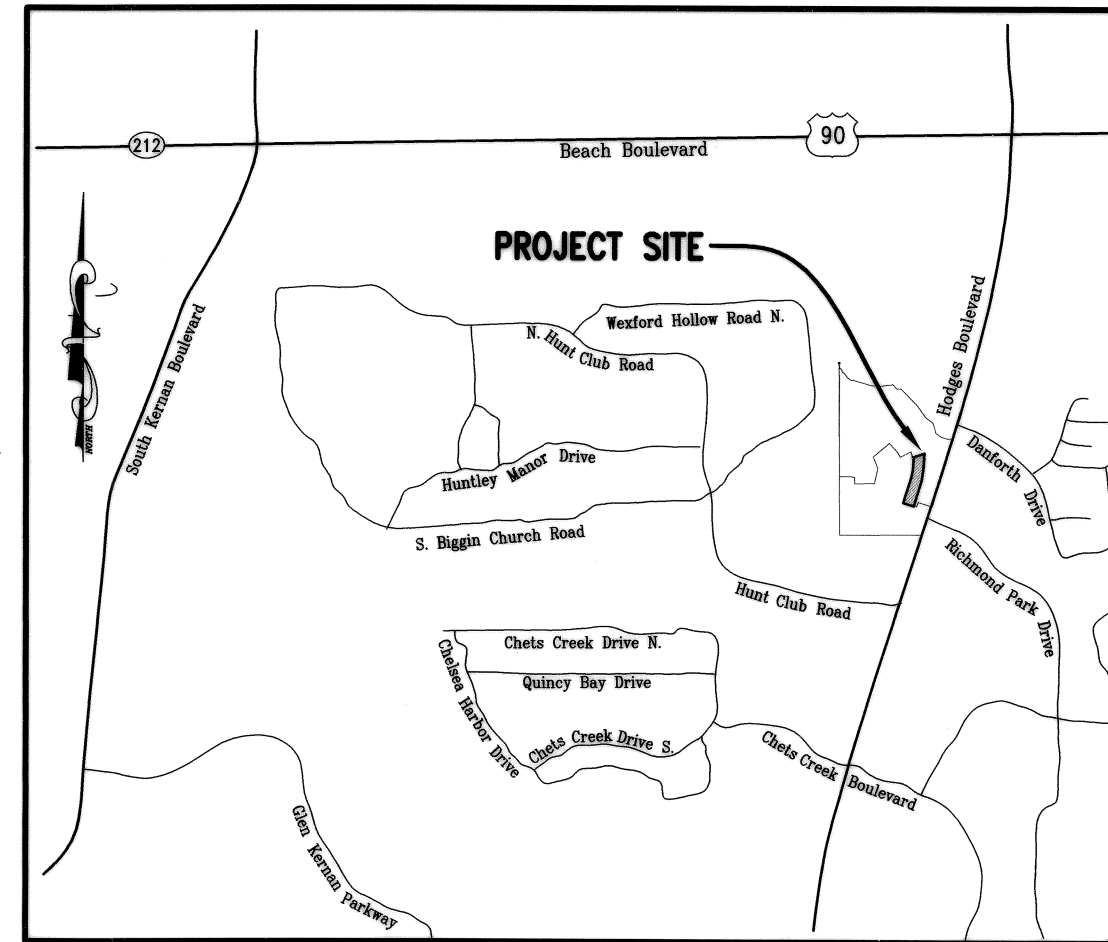
A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "J" AS SHOWN ON MAP OF PALERMO PHASE TWO AS RECORDED IN PLAT BOOK 63 PAGES 115 THROUGH 118 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **64** PAGE **142**

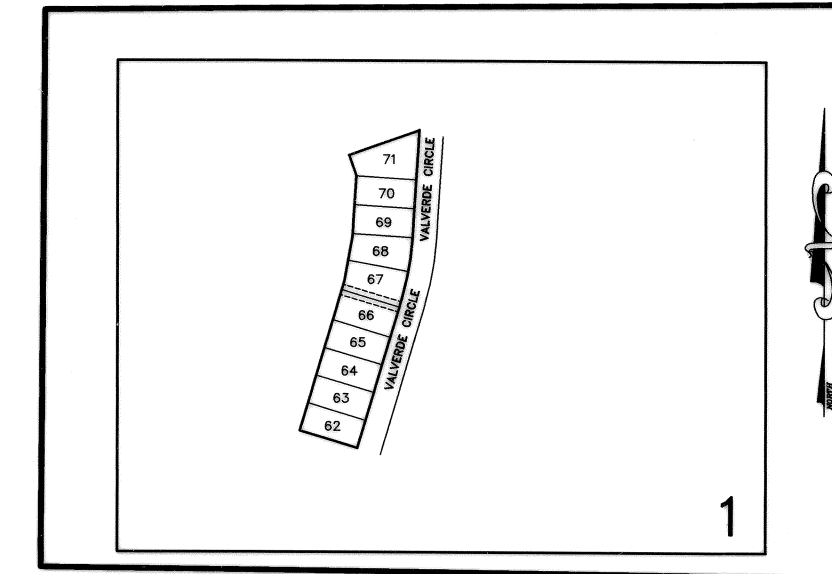
SHEET 2 OF 3 SHEETS

GENERAL NOTES

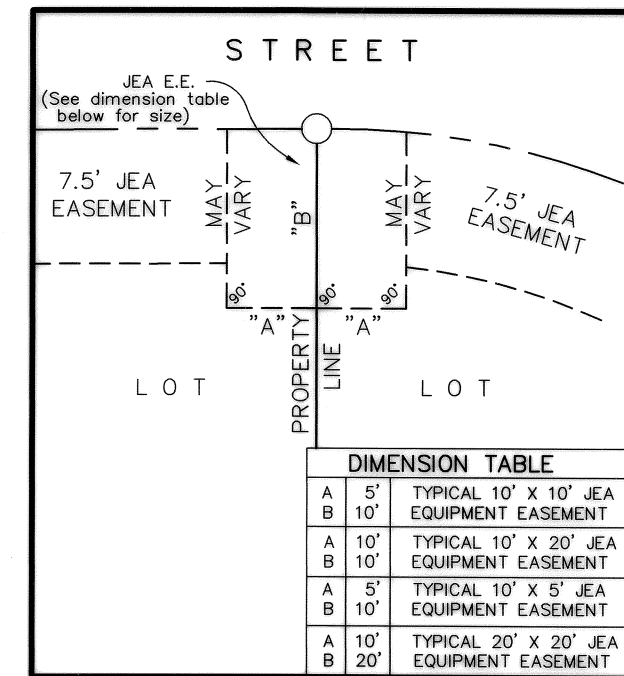
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL MONUMENTATION. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET AND ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF VALVERDE CIRCLE AS BEING SOUTH 16°34'59" WEST.
2. EASEMENTS 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 REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF 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 PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. 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 SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE. 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, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. 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 ELECTRICAL 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. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.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.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120087, PANEL 0237 SUFFIX E; MAP REVISED INDEX DATE: JUNE 16, 1999. COMMUNITY NUMBER: 120087, PANEL 0237 SUFFIX E; MAP REVISED INDEX DATE: JUNE 16, 1999. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES OF PUBLIC WORKS, CITY OF JACKSONVILLE.
11. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
12. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
13. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
14. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL 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. RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
(Not To Scale)



KEY MAP
(1"=400')



JEA EASEMENT DETAIL
(NOT TO SCALE)

ABBREVIATIONS/LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT ("x" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES SET PERMANENT REFERENCE MONUMENT ("x" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- C99 DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ DENOTES CENTERLINE
- JEA E DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- LB DENOTES TABULATED LINE DATA DESIGNATION
- 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
- PC 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

APPROVED FOR RECORD

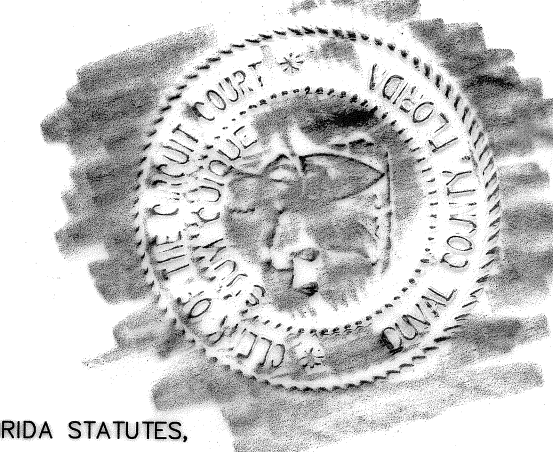
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE THIS 8TH DAY OF APRIL, 2008.

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

CLERK'S CERTIFICATE 2008090845

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 64, PAGES 141/142/143 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 9TH DAY OF April, 2008.

Jim E. Fuller
JIM E. 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 2 DAY OF April, 2008.

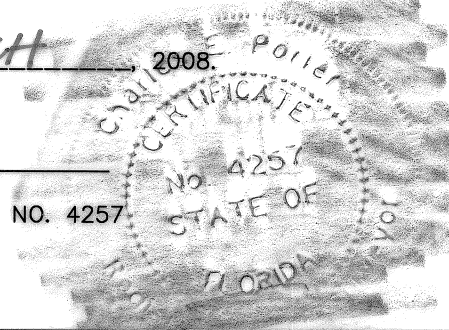
W. Monroe Hazen, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

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 13 DAY OF MARCH, 2008.

Charles E. Porter Sr.
CHARLES E. PORTER SR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 4257
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

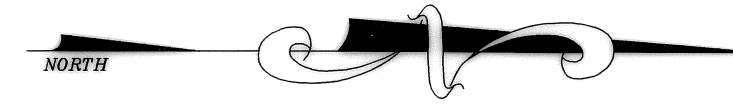
PALERMO ~ PHASE THREE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "J" AS SHOWN ON MAP OF PALERMO PHASE TWO AS RECORDED IN PLAT BOOK 63 PAGES 115 THROUGH 118 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 143

SHEET 3 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



TRACT "E"
(AMENITY CENTER)
PALERMO PHASE ONE
PLAT BOOK 61 PAGES 134-137

STATE PLANE COORDINATES
N 2160659.3825
E 509855.4947

POINT OF BEGINNING
STATE PLANE COORDINATES
N 2160623.7068
E 509975.2956

HUNT CLUB ROAD PER JACKSONVILLE
GOLF & COUNTRY CLUB TRACT ONE
(PLAT BOOK 45, PAGE 5)
(VARIABLE WIDTH, IMPROVED PRIVATE RIGHT-OF-WAY)

POINT OF REFERENCE,
COMMENCEMENT
NORTHEASTERLY CORNER,
HUNT CLUB ROAD

TRACT "C"
(OPEN SPACE &
LANDSCAPE BUFFER)
PALERMO PHASE ONE
PLAT BOOK 61 PAGES 134-137

TRACT "K" FUTURE DEVELOPMENT
PALERMO PHASE TWO
PLAT BOOK 63 PAGES 115-118

HODGES BOULEVARD
(200' WIDE IMPROVED PUBLIC RIGHT-OF-WAY)

OVERALL CURVE
S10°08'02"W
CH = 123.56'
R = 550.00'
A = 123.82'
Δ = 12°53'55"

S01°15'17"W
CH=9.75'
A=9.75'
R=115.00'
Δ=04°51'35"

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N10°08'02"E	129.17	575.00	129.45	12°53'55"
C2	N28°41'59"W	149.97	140.00	158.26	64°46'07"
C68	N13°37'19"E	56.82	550.00	56.85	05°58'20"
C69	N07°10'22"E	66.93	550.00	66.97	06°58'35"
C70	S10°08'02"W	123.56	550.00	123.82	12°53'55"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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

PSD NO. 2005-048 CITY DEV. NO. 6787.006