

PALERMO ~ PHASE FOUR

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

PLAT BOOK 65 PAGE 135

SHEET 1 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

PARCEL ONE

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF PALERMO ~ PHASE TWO, AS RECORDED IN PLAT BOOK 63, PAGES 115-119 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING IN THE CENTERLINE OF "OPEN CREEK"; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID PALERMO ~ PHASE TWO, SOUTH 48°11'00" WEST, A DISTANCE OF 302.62 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF VALVERDE CIRCLE, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1086.00 FEET; THENCE, ALONG THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINES OF VALVERDE CIRCLE, AND ALONG THE EASTERLY RIGHT OF WAY LINE OF CATANIA PLACE, THE FOLLOWING BEARINGS AND DISTANCES: ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 190.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 135.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°03'14" WEST, 190.57 FEET; THENCE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 144.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 925.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°40'46" WEST, 137.68 FEET; THENCE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 84.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°43'01" WEST, 84.62 FEET; THENCE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°24'47" WEST, 34.41 FEET; THENCE SOUTH 06°55'18" WEST, A DISTANCE OF 79.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 75.00; THENCE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 21.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°13'17" EAST, 21.25 FEET; THENCE, DEPARTING THE EASTERLY RIGHT OF WAY LINE OF SAID CATANIA PLACE, SOUTH 90°00'00" WEST, A DISTANCE OF 134.00 FEET; THENCE SOUTH 01°15'52" EAST, A DISTANCE OF 200.86 FEET; THENCE SOUTH 22°45'29" EAST, A DISTANCE OF 208.88 FEET; THENCE SOUTH 88°44'08" WEST, A DISTANCE OF 206.53 FEET TO THE EASTERLY RIGHT OF WAY LINE OF VALVERDE CIRCLE; THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 01°15'52" WEST, A DISTANCE OF 511.87 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°44'08" WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 01°15'52" WEST, A DISTANCE OF 875.88 FEET TO THE CENTERLINE OF "OPEN CREEK"; THENCE, IN AN EASTERLY AND SOUTHERLY DIRECTION, ALONG SAID CREEK CENTERLINE AND THE MEANDERINGS THEREOF, THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 37°00'00" EAST, 1.51 FEET; THENCE SOUTH 11°00'00" EAST, 60.00 FEET; THENCE SOUTH 50°00'00" EAST, 30.00 FEET; THENCE SOUTH 12°00'00" EAST, 30.00 FEET; THENCE SOUTH 60°00'00" EAST, 35.00 FEET; THENCE SOUTH 36°00'00" EAST, 65.00 FEET; THENCE SOUTH 55°00'00" EAST, 55.00 FEET; THENCE NORTH 79°00'00" EAST, 30.00 FEET; THENCE SOUTH 75°00'00" EAST, 240.00 FEET; THENCE SOUTH 82°00'00" EAST, 60.00 FEET; THENCE NORTH 82°00'00" EAST, 195.00 FEET; THENCE SOUTH 45°00'00" EAST, 75.00 FEET; THENCE SOUTH 89°00'00" EAST, 55.00 FEET; THENCE SOUTH 46°00'00" EAST, 270.00 FEET; THENCE SOUTH 35°44'27" EAST, 125.57 FEET TO THE POINT OF BEGINNING.

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

PALERMO PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]
SPENCER T. CALVERT, PRESIDENT
WITNESS: [Signature]
Gina L. Littlepage
TYPE OR PRINT NAME
WITNESS: [Signature]
DUNKIN A. MILNER
TYPE OR PRINT NAME

PINEAPPLE-MAGNIFICO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER
BY: [Signature]
SPENCER T. CALVERT, VICE PRESIDENT OF
THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER
WITNESS: [Signature]
Gina L. Littlepage
TYPE OR PRINT NAME
WITNESS: [Signature]
DUNKIN A. MILNER
TYPE OR PRINT NAME

NOTARY FOR PALERMO PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March, 2011 BY SPENCER T. CALVERT, PRESIDENT OF PALERMO PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
TYPE OR PRINT NAME
MY COMMISSION EXPIRES:



NOTARY FOR PINEAPPLE-MAGNIFICO PALERMO, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March, 2011 BY SPENCER T. CALVERT, VICE PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER OF THE COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 5/21/2011



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PINEAPPLE-MAGNIFICO PALERMO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PINEAPPLE-PRIMO PALERMO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PALERMO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION (COLLECTIVELY THE "OWNER") IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PALERMO ~ PHASE FOUR, HAVING 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 SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE 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 POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, 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 RIGHTS OF WAY. OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR, SERVICES AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHT OF WAYS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.

THE UNDERSIGNED HERBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES ALL DATED FEBRUARY 6, 2006 AND RECORDED AT OFFICIAL RECORDS BOOK 13053, PAGE 436; OFFICIAL RECORDS BOOK 13053, PAGE 461 AND OFFICIAL RECORDS BOOK 13053, PAGE 485 ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AS MODIFIED (THE "MORTGAGES") ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGES SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:
WITNESS: [Signature]
PRINT NAME: Spencer Calvert
WITNESS: [Signature]
Gina L. Littlepage
PRINT NAME: Gina L. Littlepage

BY: [Signature]
SUSAN S. BEAUGRAND
ITS: VICE PRESIDENT WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.

STATE OF FLORIDA
COUNTY OF DUVAL



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 30 DAY OF March, 2011, BY SUSAN S. BEAUGRAND, VICE PRESIDENT OF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., ON BEHALF OF THE BANKING ASSOCIATION, SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)



PINEAPPLE-PRIMO PALERMO, LLC

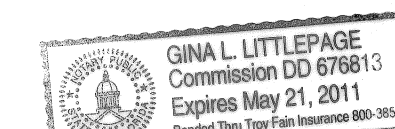
BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER
BY: [Signature]
SPENCER T. CALVERT, VICE PRESIDENT OF
THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER
WITNESS: [Signature]
Gina L. Littlepage
TYPE OR PRINT NAME
WITNESS: [Signature]
DUNKIN A. MILNER
TYPE OR PRINT NAME

NOTARY FOR PINEAPPLE-PRIMO PALERMO, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March, 2011 BY SPENCER T. CALVERT, VICE PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER OF THE COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 5/21/2011



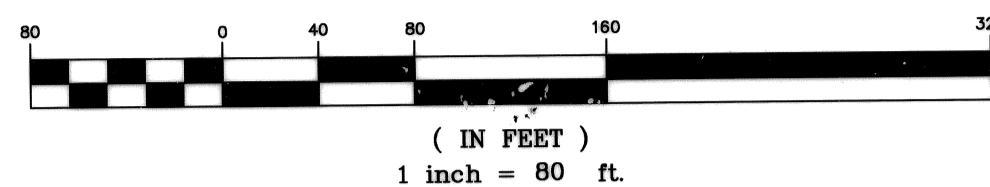
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PALERMO ~ PHASE FOUR

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

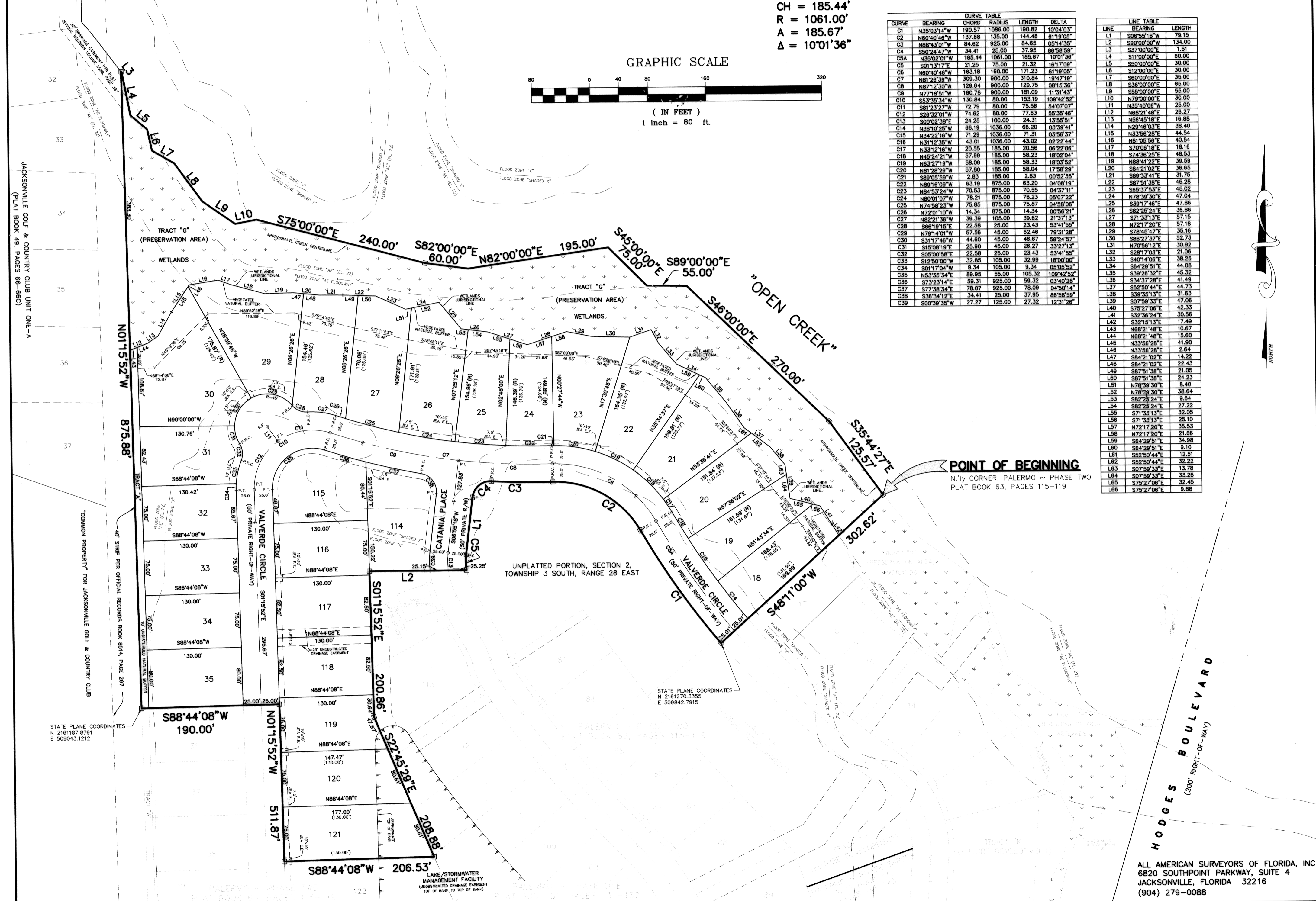
CURVE DATA C1
 S35°02'01"E
 CH = 185.44'
 R = 1061.00'
 A = 185.67'
 Δ = 10°01'36"

GRAPHIC SCALE



CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N35°03'14"W	180.57	1066.00	180.82	10°04'03"
C2	N89°40'46"W	137.88	135.00	144.48	81°19'05"
C3	N88°43'01"W	84.62	925.00	84.65	08°14'35"
C4	S50°24'47"W	34.41	25.00	37.85	86°38'59"
C5A	N35°02'01"W	185.44	1061.00	185.67	10°01'36"
C5	S91°13'17"E	21.25	75.00	21.32	16°17'09"
C6	N80°40'46"W	163.18	160.00	171.23	81°19'05"
C7	N81°28'39"W	309.30	900.00	310.84	18°47'19"
C8	N87°12'30"W	129.84	900.00	129.75	08°15'36"
C9	N77°18'51"W	180.78	900.00	181.09	11°31'43"
C10	S53°35'34"W	130.84	80.00	153.19	108°42'53"
C11	S81°23'27"W	72.79	80.00	75.56	84°07'07"
C12	S28°32'01"W	74.62	80.00	77.63	85°28'46"
C13	S00°02'35"E	24.25	100.00	24.31	13°55'51"
C14	N38°10'25"W	66.19	1036.00	66.20	03°38'41"
C15	N34°22'16"W	71.29	1036.00	71.31	03°36'37"
C16	N31°12'35"W	43.01	1036.00	43.02	02°22'44"
C17	N33°12'16"W	20.55	185.00	20.56	08°22'08"
C18	N45°24'21"W	57.99	185.00	58.23	18°02'04"
C19	N83°27'19"W	58.09	185.00	58.33	18°03'52"
C20	N81°28'29"W	57.80	185.00	58.04	17°58'28"
C21	S89°05'59"W	2.83	185.00	2.83	00°52'38"
C22	N89°18'09"W	63.19	875.00	63.20	04°08'19"
C23	N85°53'24"W	70.53	875.00	70.55	04°37'14"
C24	N89°01'07"W	78.21	875.00	78.23	05°07'22"
C25	N74°58'23"W	75.85	875.00	75.87	04°58'08"
C26	N72°01'10"W	14.34	875.00	14.34	00°36'21"
C27	N82°21'58"W	38.39	105.00	38.82	21°13'13"
C28	S86°19'15"E	22.58	25.00	23.43	53°41'58"
C29	N78°14'01"W	57.58	45.00	62.46	78°31'28"
C30	S31°17'46"W	44.80	45.00	46.87	58°24'37"
C31	S10°08'19"W	28.90	45.00	28.27	33°21'13"
C32	S08°00'58"E	22.58	25.00	23.43	53°41'58"
C33	S12°50'00"W	32.85	105.00	32.99	18°00'00"
C34	S01°17'04"W	9.34	105.00	9.34	03°04'50"
C35	N53°35'34"E	89.95	55.00	105.32	108°42'52"
C36	S73°33'14"E	59.31	925.00	59.32	03°40'28"
C37	S77°38'34"E	78.07	925.00	78.09	04°30'14"
C38	S36°34'12"E	34.41	25.00	38°58'59"	
C39	S00°38'38"W	27.27	125.00	27.32	12°31'28"

LINE	BEARING	LENGTH
L1	S08°35'18"W	78.15
L2	S80°00'00"W	134.00
L3	S37°00'00"E	1.50
L4	S11°00'00"E	80.00
L5	S50°00'00"E	30.00
L6	S12°00'00"E	30.00
L7	S80°00'00"E	35.00
L8	S36°00'00"E	68.00
L9	S55°00'00"E	55.00
L10	N79°00'00"E	30.00
L11	N35°40'06"W	25.00
L12	N88°21'48"E	28.27
L13	N58°45'18"E	18.88
L14	N29°48'03"E	38.40
L15	N33°56'28"E	44.54
L16	N81°05'56"E	40.54
L17	S70°08'18"E	18.16
L18	S74°38'25"E	48.53
L19	N88°41'22"E	38.59
L20	S84°21'02"E	36.85
L21	S89°33'41"E	31.75
L22	S87°31'38"E	45.28
L23	S89°37'53"E	45.02
L24	N78°38'30"E	47.04
L25	S39°17'48"E	47.86
L26	S82°25'24"E	36.86
L27	S71°33'13"E	57.15
L28	N72°17'20"E	57.18
L29	S78°48'47"E	35.16
L30	S85°27'37"E	52.73
L31	N70°56'12"E	30.92
L32	S28°17'03"E	21.06
L33	S40°14'06"E	38.25
L34	S6°29'51"E	44.08
L35	S39°26'32"E	45.32
L36	S34°37'28"E	41.49
L37	S52°50'44"E	44.73
L38	S39°15'13"E	31.63
L39	S07°58'33"E	47.06
L40	S75°27'08"E	42.33
L41	S32°36'24"E	30.56
L42	S30°15'15"E	17.48
L43	N88°21'48"E	10.67
L44	N88°21'48"E	15.60
L45	N33°56'28"E	41.90
L46	N33°56'28"E	2.84
L47	S84°21'02"E	14.22
L48	S84°21'02"E	22.43
L49	S87°51'38"E	21.05
L50	S87°51'38"E	24.23
L51	N78°38'30"E	8.40
L52	N78°38'30"E	38.64
L53	S82°25'24"E	9.84
L54	S82°25'24"E	27.22
L55	S71°33'13"E	32.05
L56	S71°33'13"E	28.10
L57	N72°17'20"E	35.63
L58	N72°17'20"E	21.66
L59	S64°28'51"E	34.88
L60	S64°28'51"E	8.10
L61	S52°50'44"E	12.51
L62	S82°50'44"E	32.22
L63	S07°58'33"E	13.78
L64	S07°58'33"E	33.78
L65	S75°27'08"E	32.45
L66	S75°27'08"E	9.88



POINT OF BEGINNING
 N.ly CORNER, PALERMO ~ PHASE TWO
 PLAT BOOK 63, PAGES 115-119

STATE PLANE COORDINATES
 N 216187.8781
 E 509043.1212

STATE PLANE COORDINATES
 N 2161270.3355
 E 509842.7915

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 6820 SOUTHPOINT PARKWAY, SUITE 4
 JACKSONVILLE, FLORIDA 32216
 (904) 279-0088