

PARKSIDE LAKES PHASE TWO

A REPLAT OF TRACT "B", AS SHOWN ON PLAT OF PARKSIDE LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 66, PAGES 104-107 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 68 PAGE 1
SHEET 1 OF 4 SHEETS

CAPTION

A REPLAT OF TRACT "B", AS SHOWN ON PLAT OF PARKSIDE LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 66, PAGES 104-107 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 42 AS SHOWN ON PLAT OF PARKSIDE LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 66, PAGES 104-107 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°21'52" WEST ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 111.78 FEET; THENCE NORTH 89°18'37" WEST, A DISTANCE OF 50.01 FEET TO THE EAST LINE OF LOT 43 SAID PARKSIDE LAKES PHASE ONE; THENCE SOUTH SOUTH 88°50'39" WEST ALONG THE NORTH LINE OF SAID LOT 43 AND THE NORTH LINES OF LOTS 44-47 INCLUSIVE OF SAID PARKSIDE LAKES PHASE ONE, A DISTANCE OF 357.42 FEET; THENCE NORTH 01°01'11" WEST, A DISTANCE OF 676.34 FEET; THENCE NORTH 89°26'29" EAST, A DISTANCE OF 200.25 FEET; THENCE NORTH 01°02'39" WEST, A DISTANCE OF 295.22 FEET TO THE SOUTH LINE OF LOT 8 JASMINE GARDENS, PLAT BOOK 6, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°55'49" EAST ALONG SAID SOUTH LINE OF LOT 8, A DISTANCE OF 516.65 FEET TO THE WEST LINE OF OFFICIAL RECORDS VOLUME 8863, PAGE 1031 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°08'45" EAST ALONG SAID WEST LINE, A DISTANCE OF 647.82 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 01°07'57" EAST, A DISTANCE OF 672.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 614,268 SQ. FT. 14.10 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PARKSIDE LAKES DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE "OWNER", UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS PARKSIDE LAKES PHASE TWO, 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 THOSE LANDS.

ALL RIGHTS-OF-WAY, WALKWAYS, SIDEWALKS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS (CITY). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS SHOWN HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE. ALL WATER, WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED TO THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY 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 OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, 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 STORMWATER MANAGEMENT FACILITIES 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 PARKSIDE LAKES PHASE ONE. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL PRIVATE EASEMENTS 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, ITS SUCCESSOR AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO 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.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY 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 SYSTEMS. 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.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE OWNERS OF THE LOTS AS SHOWN HEREON.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 23 DAY OF February A.D., 2015.

PARKSIDE LAKES DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: John N. Day
JOHN N. DAY, ITS MANAGING MEMBER

WITNESS: Mary Victoria Hale

Toria Hale
TYPE OR PRINT NAME

WITNESS: Donna Passmore

Donna Passmore
TYPE OR PRINT NAME

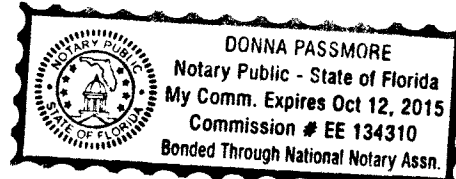
NOTARY FOR PARKSIDE LAKES DEVELOPMENT, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February A.D., 2015 BY JOHN N. DAY, MANAGING MEMBER OF PARKSIDE LAKES DEVELOPMENT, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED IDENTIFICATION.

Donna Passmore
NOTARY PUBLIC, STATE OF FLORIDA

Donna Passmore
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/12/15



CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR THE RECORDS, AND IS RECORDED IN PLAT BOOK 68 PAGES 1-1 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 23 DAY OF February A.D., 2015.

Ronnie Fussen
CLERK WITH RECORDS
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 23 DAY OF Feb A.D., 2015.

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

BRANCH BANKING & TRUST COMPANY A NORTH CAROLINA BANKING CORPORATION

MORTGAGEE DEDICATION: "THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS 16301, PAGE 456, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BRANCH BANKING & TRUST, 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 MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS."

BY: Kevin Troup
KEVIN TROUP, AS VICE PRESIDENT OF
BRANCH BANKING & TRUST, A FLORIDA CORPORATION,

WITNESS: Mary Victoria Hale
Toria Hale
TYPE OR PRINT NAME

WITNESS: Donna Passmore
Donna Passmore
TYPE OR PRINT NAME

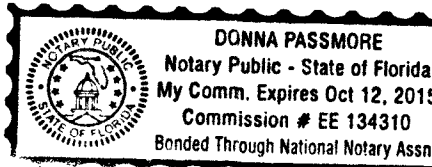
NOTARY FOR BRANCH BANKING & TRUST COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February A.D., 2015 BY KEVIN TROUP, VICE PRESIDENT OF BRANCH BANKING & TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Donna Passmore
NOTARY PUBLIC, STATE OF FLORIDA

Donna Passmore
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/12/15



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 HEREON WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6-0031(2), FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 23rd DAY OF February A.D., 2015.

Bob L. Pittman
BOB L. PITTMAN
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 4827
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

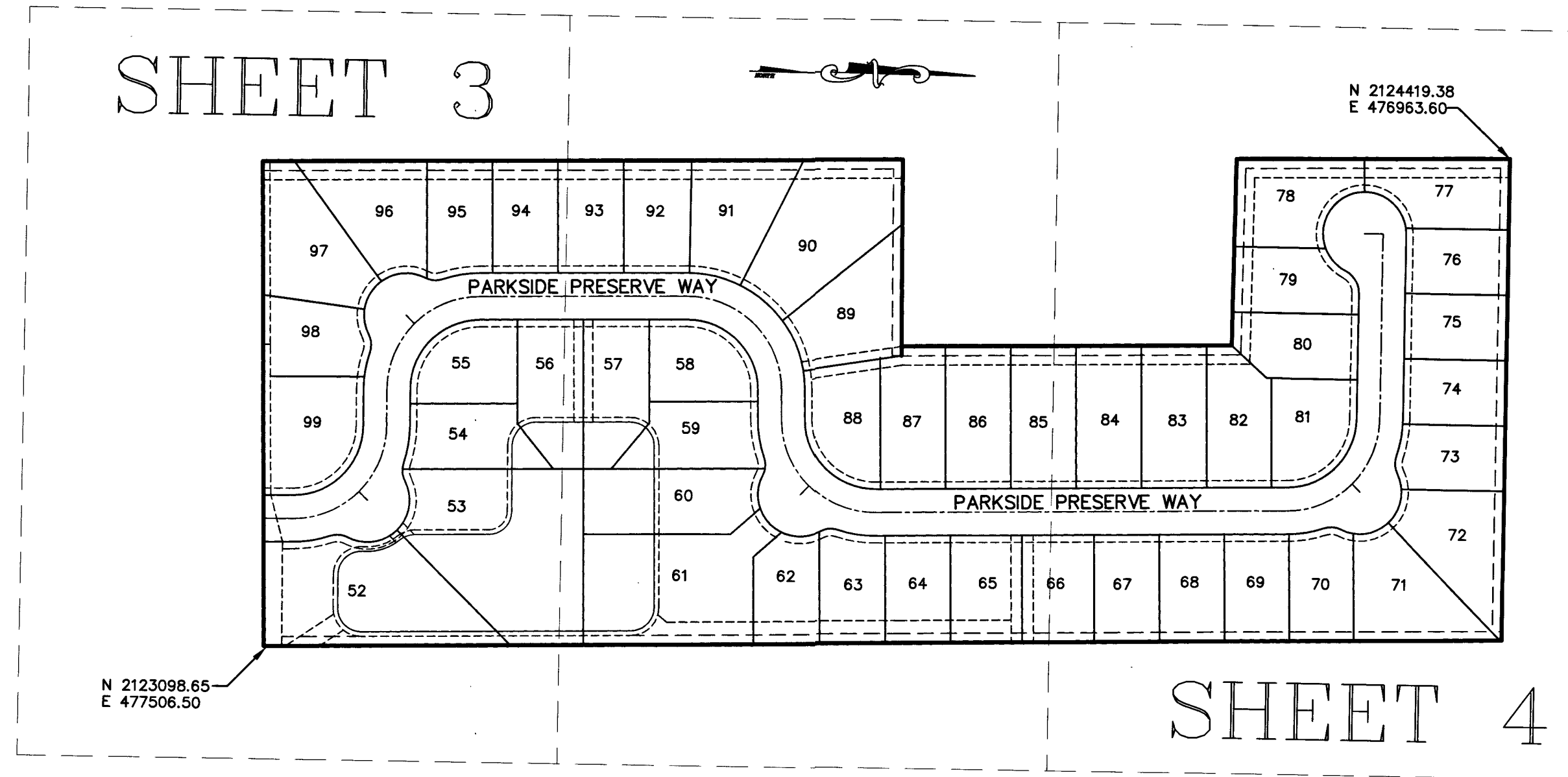
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

Approved 2/26/2015
[Signature]
City Engineer
for Director of Public Works
Approved February 26, 2015
[Signature]
for General Counsel

PARKSIDE LAKES PHASE TWO

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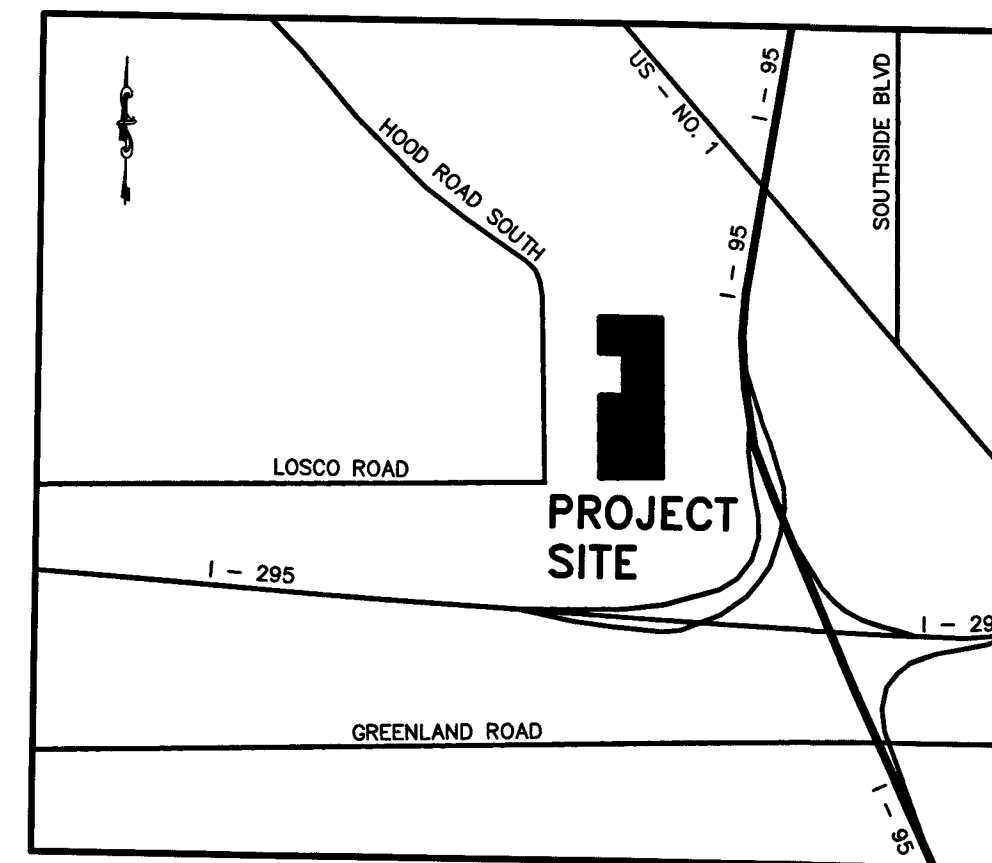
PLAT BOOK 68 PAGE 2
SHEET 2 OF 4 SHEETS



KEY SHEET
NOT TO SCALE

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 SOUTHERLY RIGHT-OF-WAY LINE OF LOSCO ROAD & IT'S PROLONGATION AS BEING NORTH 89°23'08" EAST.
2. 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.
3. 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.
4. 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 OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. "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.
7. "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.
8. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" 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 0562 SUFFIX H, MAP REVISED INDEX DATE: JUNE 03, 2013. 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.
9. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
10. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
11. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
12. 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.
13. THE 10' PERIMETER BUFFER SHOWN HEREON SHALL REMAIN UNOBSTRUCTED AND NO STRUCTURE MAY BE CONSTRUCTED WITHIN SAID BUFFER.



VICINITY MAP
(Not To Scale)

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

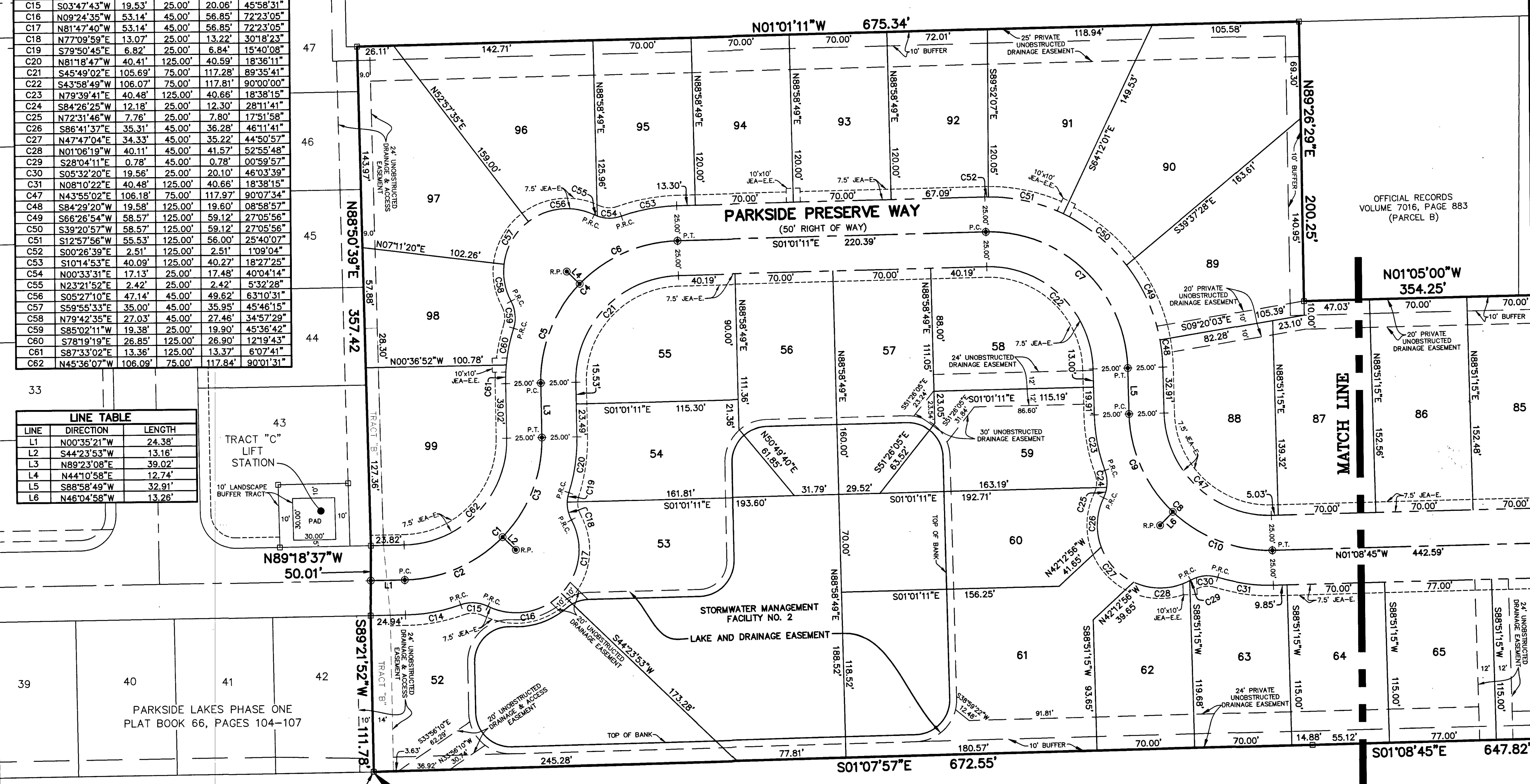
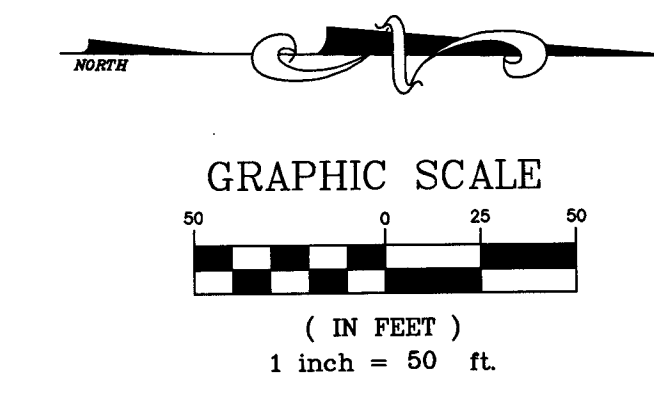
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CURVE TABLE					
CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C1	N45°36'07"W	141.45'	100.00'	157.12'	90°01'31"
C2	N23°05'44"W	76.56'	100.00'	78.56'	45°00'45"
C3	N68°06'30"W	76.56'	100.00'	78.56'	45°00'45"
C4	S45°49'02"E	140.92'	100.00'	156.37'	89°35'41"
C5	S88°23'08"E	76.21'	100.00'	78.19'	44°47'51"
C6	S23°25'06"E	76.21'	100.00'	78.19'	44°47'51"
C7	S43°58'49"W	141.42'	100.00'	157.08'	90°00'00"
C8	N43°55'02"E	141.58'	100.00'	157.30'	90°07'34"
C9	N66°26'55"E	76.64'	100.00'	78.65'	45°03'47"
C10	N21°23'08"E	76.64'	100.00'	78.65'	45°03'47"
C14	N09°53'27"W	40.41'	125.00'	40.59'	18°36'11"
C15	S03°47'43"W	19.53'	25.00'	20.06'	45°58'31"
C16	N09°24'35"W	53.14'	45.00'	56.85'	72°23'05"
C17	N81°47'40"W	53.14'	45.00'	56.85'	72°23'05"
C18	N77°09'59"E	13.07'	25.00'	13.22'	3018'23"
C19	S79°50'45"E	6.82'	25.00'	6.84'	15°40'08"
C20	N81°18'47"W	40.41'	125.00'	40.59'	18°36'11"
C21	S45°49'02"E	105.69'	75.00'	117.28'	89°35'41"
C22	S43°58'49"W	106.07'	75.00'	117.81'	90°00'00"
C23	N79°39'41"E	40.48'	125.00'	40.66'	18°38'15"
C24	S84°26'25"W	12.18'	25.00'	12.30'	2811'41"
C25	N72°31'46"W	7.76'	25.00'	7.80'	17°51'58"
C26	S86°41'37"E	35.31'	45.00'	36.28'	4611'41"
C27	N47°47'04"E	34.33'	45.00'	35.22'	44°50'57"
C28	N01°06'19"W	40.11'	45.00'	41.57'	52°35'48"
C29	S28°04'11"E	0.78'	45.00'	0.78'	00°59'57"
C30	S05°32'20"E	19.56'	25.00'	20.10'	46°03'39"
C31	N08°10'22"E	40.48'	125.00'	40.66'	18°38'15"
C47	N43°55'02"E	106.18'	75.00'	117.97'	90°07'34"
C48	S84°29'20"W	19.58'	25.00'	19.60'	08°58'57"
C49	S66°26'54"W	58.57'	125.00'	59.12'	27°05'56"
C50	S39°20'57"W	58.57'	125.00'	59.12'	27°05'56"
C51	S12°57'56"W	55.53'	125.00'	56.00'	25°40'07"
C52	S00°26'39"E	2.51'	125.00'	2.51'	109°04"
C53	S10°14'53"E	40.09'	125.00'	40.27'	18°27'25"
C54	N00°33'31"E	17.13'	25.00'	17.48'	40°04'14"
C55	N23°21'52"E	2.42'	25.00'	2.42'	5°32'28"
C56	S05°27'10"E	47.14'	45.00'	49.62'	63°10'31"
C57	S59°55'33"E	35.00'	45.00'	35.95'	45°48'15"
C58	N79°42'35"E	27.03'	45.00'	27.46'	34°57'29"
C59	S85°02'11"W	19.38'	25.00'	19.90'	45°36'42"
C60	S78°19'19"E	26.85'	125.00'	26.90'	12°19'43"
C61	S87°33'02"E	13.36'	125.00'	13.37'	6°07'41"
C62	N45°36'07"W	106.09'	75.00'	117.84'	90°01'31"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°35'21"W	24.38'
L2	S44°23'53"W	13.18'
L3	N89°23'08"E	39.02'
L4	N44°10'58"E	12.74'
L5	S88°58'49"W	32.91'
L6	N46°04'58"W	13.26'

- ABBREVIATIONS/LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT LABELED "L.B. 3857" UNLESS OTHERWISE INDICATED).
 - ⊙ DENOTES PERMANENT CONTROL POINT (WALL AND DISK LABELED "L.B. 3857", UNLESS OTHERWISE INDICATED).
 - ⊙ DENOTES TABULATED CURVE DATA DESIGNATION
 - ⊙ DENOTES CENTERLINE
 - ⊙ DENOTES JEA EASEMENT
 - ⊙ DENOTES JEA EQUIPMENT EASEMENT
 - ⊙ DENOTES TABULATED LINE DATA DESIGNATION
 - ⊙ 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

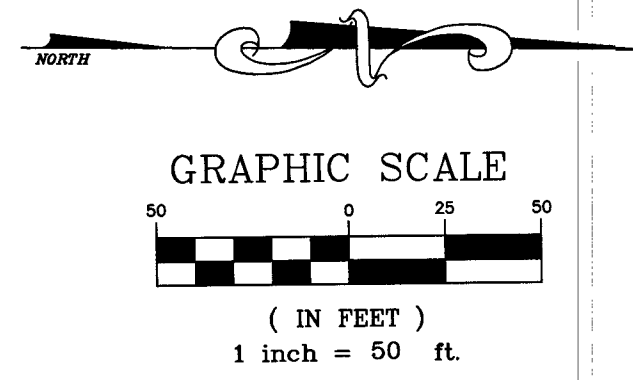


POINT OF BEGINNING
N.E.1y CORNER, LOT 42,
PARKSIDE LAKES PHASE ONE
PLAT BOOK 66, PAGES 104-107

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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904-279-0088
LICENSED BUSINESS NO. 3857

PARKSIDE LAKES PHASE TWO

A REPLAT OF TRACT "B", AS SHOWN ON PLAT OF PARKSIDE LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 66, PAGES 104-107 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, 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).
- ⊙ DENOTES TABULATED CURVE DATA DESIGNATION
- ⊕ DENOTES CENTERLINE
- ⊖ DENOTES JEA EASEMENT
- ⊗ DENOTES JEA EQUIPMENT EASEMENT
- ⊘ DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- NO. DENOTES NUMBER
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- O.R.V. DENOTES OFFICIAL RECORDS VOLUME
- P.C. DENOTES POINT OF CURVATURE
- P.P.M. DENOTES PERMANENT CONTROL POINT
- PAGE DENOTES 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

OFFICIAL RECORDS
VOLUME 8180, PAGE 696

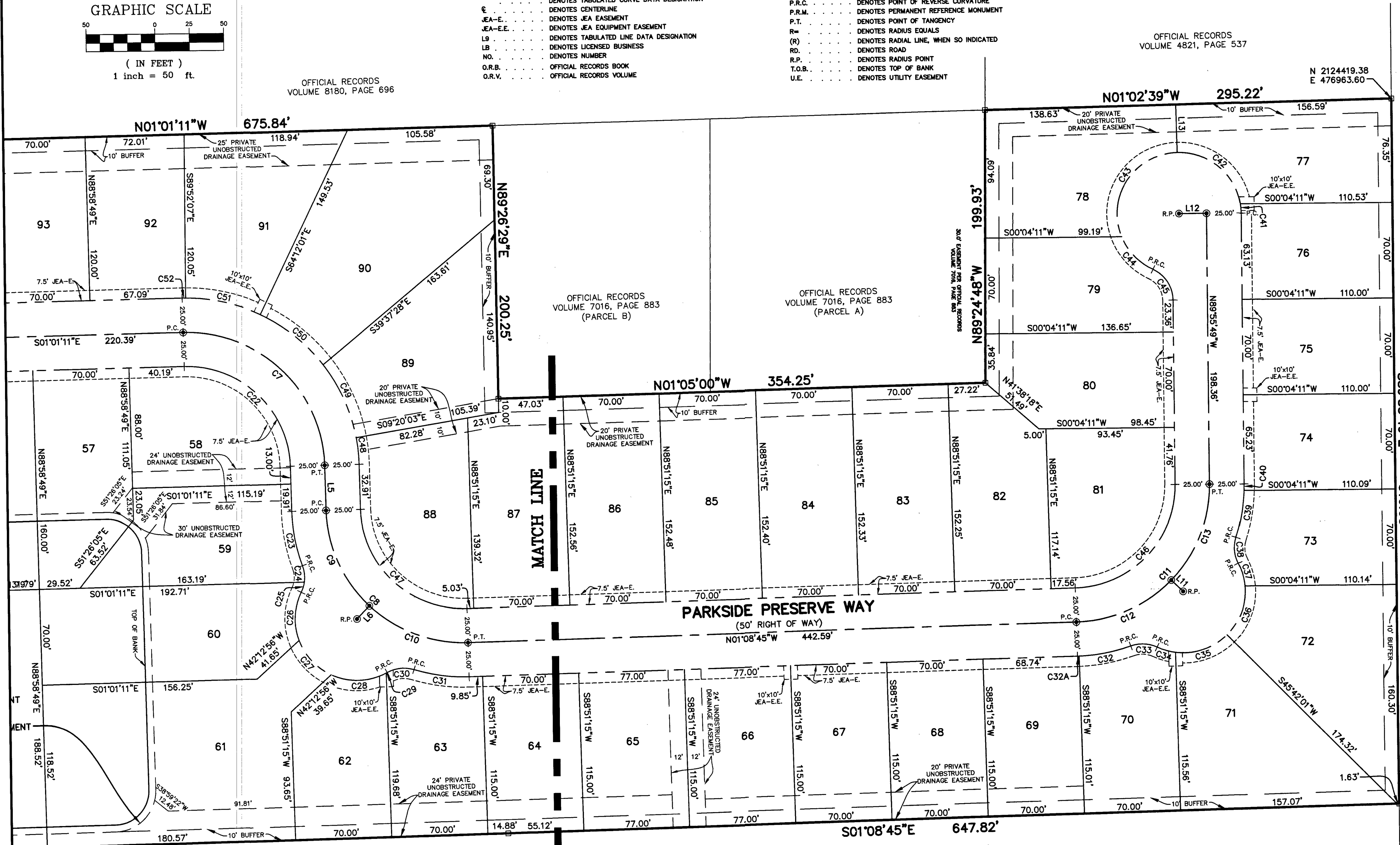
OFFICIAL RECORDS
VOLUME 4821, PAGE 537

OFFICIAL RECORDS
VOLUME 7016, PAGE 883
(PARCEL B)

OFFICIAL RECORDS
VOLUME 7016, PAGE 883
(PARCEL A)

LOT 8
JASMINE SADDENS
PLAT BOOK 66, PAGE 66

OFFICIAL RECORDS
VOLUME 8863, PAGE 1033



LINE	DIRECTION	LENGTH
L9	S88°58'49"W	32.91'
L10	N46°04'58"W	13.26'
L11	S44°27'43"W	11.96'
L12	N00°04'11"E	20.00'
L13	S88°57'21"W	35.19'

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C7	S43°58'49"W	141.42'	100.00'	157.08'	90°00'00"
C8	N43°55'02"E	141.58'	100.00'	157.30'	90°07'34"
C9	N66°26'55"E	76.64'	100.00'	78.65'	45°03'47"
C10	N21°23'08"E	76.64'	100.00'	78.65'	45°03'47"
C11	N45°32'17"W	139.91'	100.00'	154.96'	88°47'03"
C12	N23°20'31"W	75.56'	100.00'	77.48'	44°23'32"
C13	N67°44'03"W	75.56'	100.00'	77.48'	44°23'32"
C22	S43°58'49"W	106.07'	75.00'	117.81'	90°00'00"
C23	N79°39'41"E	40.48'	125.00'	40.66'	18°38'15"

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C24	S84°26'25"W	12.18'	25.00'	12.30'	28°11'41"
C25	N72°31'46"W	7.76'	25.00'	7.80'	17°51'58"
C26	S86°41'37"E	35.31'	45.00'	36.28'	46°11'41"
C27	N47°47'04"E	34.33'	45.00'	35.22'	44°50'57"
C28	N01°06'19"W	40.11'	45.00'	41.57'	52°55'48"
C29	S28°04'11"E	0.78'	45.00'	0.78'	00°59'57"
C30	S05°32'20"E	19.56'	25.00'	20.10'	46°03'39"
C31	N08°10'22"E	40.48'	125.00'	40.66'	18°38'15"
C32	N10°31'38"W	38.26'	125.00'	38.41'	17°38'25"
C32A	N01°26'05"W	1.26'	125.00'	1.26'	00°34'40"

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C33	S03°08'13"W	19.11'	25.00'	19.61'	44°56'08"
C34	N16°44'33"E	13.87'	45.00'	13.92'	17°43'29"
C35	N18°12'35"W	39.58'	45.00'	40.98'	52°10'47"
C36	N69°22'46"W	38.15'	45.00'	39.40'	50°09'34"
C37	S74°25'48"W	17.34'	45.00'	17.45'	22°13'18"
C38	N85°47'13"E	19.11'	25.00'	19.61'	44°56'08"
C39	N79°44'42"W	34.79'	125.00'	34.91'	15°59'58"
C40	N88°50'15"W	4.77'	125.00'	4.77'	2°11'08"
C41	S85°40'43"W	6.89'	45.00'	6.90'	8°47'00"
C42	S40°07'17"W	59.24'	45.00'	64.68'	82°19'52"

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C43	S56°18'48"E	73.97'	45.00'	86.82'	110°32'19"
C44	N46°55'55"E	32.96'	45.00'	33.75'	42°58'14"
C45	S57°45'30"W	26.73'	25.00'	28.20'	64°37'23"
C46	N45°32'17"W	104.93'	75.00'	116.22'	88°47'03"
C47	N43°55'02"E	106.18'	75.00'	117.97'	90°07'34"
C48	S84°29'20"W	19.58'	125.00'	19.60'	08°58'57"
C49	S86°26'54"W	58.57'	125.00'	59.12'	27°05'56"
C50	S39°20'57"W	58.57'	125.00'	59.12'	27°05'56"
C51	S125°57'56"W	55.53'	125.00'	56.00'	25°40'07"
C52	S00°26'39"E	2.51'	125.00'	2.51'	1°09'04"

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