

PARQUE DIANE

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK **57** PAGE **59**

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 8, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the Southwest corner of Lot 70, as shown on the plat of Ashford Wood Unit Two, as recorded in Plat Book 54, Pages 53, 53A, 53B and 53C of the Current Public Records of said County, the same being the Southwest corner of Parcel "A", described in deed recorded in Official Records Volume 823, Page 423 of said Current Public Records, said point also being situated on the Southeastly right of way line of Starratt Road (a 60 foot right of way as now established); thence South 32°50'33" West, along said Southeastly right of way line of Starratt Road, 1,268.01 feet to a POINT OF BEGINNING; thence South 57°09'27" East, 15.00 feet to the point of cusp of a curve concave Northeasterly having a radius of 25.00 feet; thence Southeastly along the arc of said curve, a distance of 47.01 feet, said arc being subtended by a chord bearing and distance of South 21°01'19" East, 40.38 feet to the point of tangency of said curve; thence South 74°53'11" East, 31.55 feet to the point of curvature of a curve concave Southwesterly, having a radius of 210.00 feet; thence Southeastly along the arc of said curve, a distance of 162.65 feet, said arc being subtended by a chord bearing and distance of South 52°41'53" East, 158.61 feet to a point of reverse curvature of a curve concave Northeasterly, having a radius of 150.00 feet; thence Southeastly along the arc of said curve, a distance of 118.15 feet, said arc being subtended by a chord bearing and distance of South 53°04'31" East, 115.12 feet to the point of tangency of said curve; thence South 75°38'27" East, 184.53 feet to the point of curvature of a curve concave Northerly, having a radius of 150.00 feet; thence Easterly along the arc of said curve, a distance of 123.37 feet, said arc being subtended by a chord bearing and distance of North 80°47'51" East, 119.92 feet to a point of reverse curvature of a curve concave Southeastly, having a radius of 185.00 feet; thence Northeasterly along the arc of said curve, a distance of 24.64 feet, said arc being subtended by a chord bearing and distance of North 61°03'06" East, 24.62 feet to a point on said curve; thence North 17°21'59" West, 56.70 feet; thence North 72°38'01" East, 17.44 feet; thence North 32°51'02" East, 811.98 feet; South 69°32'00" East, 142.44 feet; thence South 40°12'28" East, 183.98 feet; thence South 89°26'54" East, 71.60 feet; thence North 76°05'54" East, 662.66 feet to a point hereinafter referred to as Reference Point "A"; thence return to the POINT OF BEGINNING; thence South 32°50'33" West, along said Southeastly right of way line of Starratt Road, a distance of 212.38 feet; thence South 75°00'52" East, along the Northerly line of those certain lands described in Official Records Volume 7365, Page 2365 of the Public Records of said County, a distance of 456.89 feet to the Northeast corner thereof, said point also being the Northwest corner of those certain lands described in Official Records Volume 8455, Page 1219 (Parcel "B") of said Current Public Records; thence South 75°47'56" East, along the Northerly line of said last mentioned lands, and along the Northerly line of those certain lands described in Official Records Volume 5028, Page 214 of said Current Public Records, a distance of 2,616 feet, more or less, to the approximate centerline of Dunn's Creek; thence Northerly along last said line and its meanderings thereof, 1,475 feet, more or less, to a point which lies North 89°53'35" East, 529 feet, more or less, from said Reference Point "A"; thence South 89°53'35" West, 529 feet, more or less, to said Reference Point "A" and to close.

Containing 48.7 acres, more or less.

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Lynn A. Westbrook, P.E.
Director of Public Works
Date: 12/21/2004

CLERK'S CERTIFICATE 2004399023

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 57, Pages 57, 57A, 57B, 57C of the current Public Records of Duval County, Florida, this 30th day of December, A.D., 2004.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Arian Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 19th day of Dec, 2004.

By: Glenn E. McGregor, P. L. S.
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 2nd day of December, A.D., 2004.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189

ADOPTION AND DEDICATION

This is to certify that Starrett Road Developers, LLC, a limited liability company under the laws of the State of Florida, and Tousa Homes, Inc., a Florida corporation, are the lawful owners of the lands described in the caption hereon known as Parque Diane, having caused the same to be surveyed and subdivided, that Fidelity National Bank, N.A., a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Tract "A-2" (Lift Station) and all easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "B-2" (Recreation Area), Tract "C" (Wetland Preservation Area) and Tract "D" are hereby irrevocably dedicated to Parque Diane Homeowners Association, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

- 1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- 2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and all other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- 3) 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 lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Bonaparte Landing. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all 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.

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.

In witness whereof Starrett Road Developers, LLC, a limited liability company under the laws of the State of Florida and Tousa Homes, Inc., a Florida corporation have caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 7th day of December, A.D., 2004.

STARRETT ROAD DEVELOPERS, LLC A Limited Liability Company

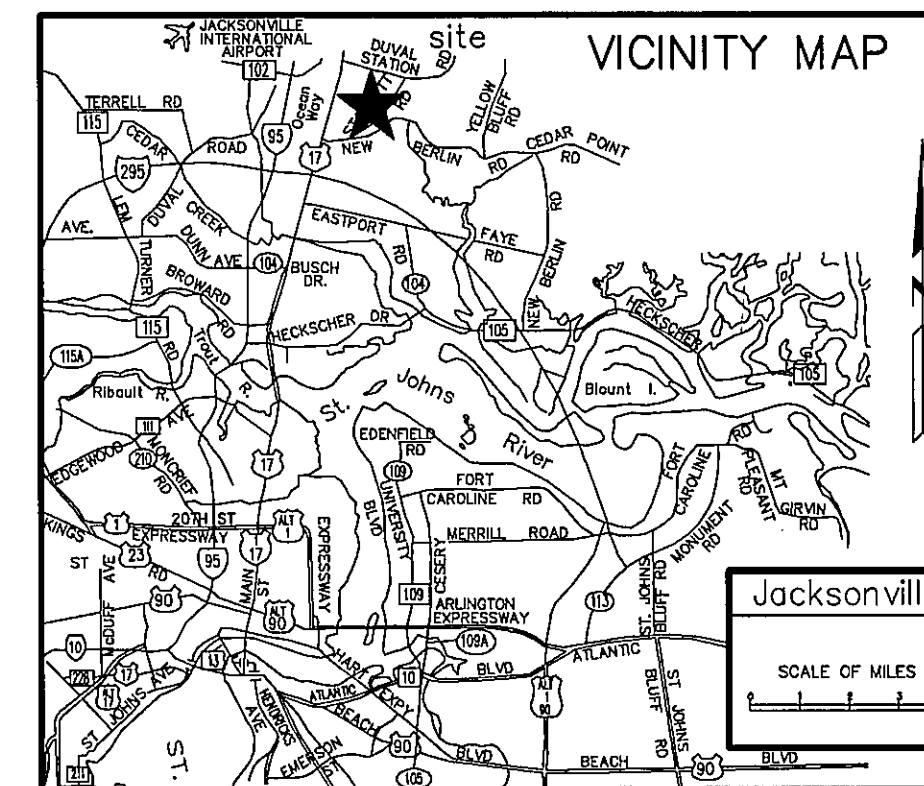
Witness: Linda K. Friel
Print Name: LINDA K. FRIEL
Witness: Lisa M. Bresee
Print Name: LISA M. BRESEE

By: Rene Dostie, Jr.
Rene Dostie, Jr.
its Managing Partner

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of December, A.D., 2004 by Rene Dostie, Jr., Managing Partner of Starrett Road Developers, LLC, a limited liability company, on behalf of the company, who is personally known to me.

By: Linda K. Friel
Notary Public, State of Florida
Type of print name: Linda K. Friel
My Commission Expires: _____
My Commission Number: _____



TOUSA HOMES, INC. A Florida Corporation

Witness: Shirley Crawford
Print Name: SHIRLEY CRAWFORD
Witness: Rose Wigal
Print Name: ROSE WIGAL

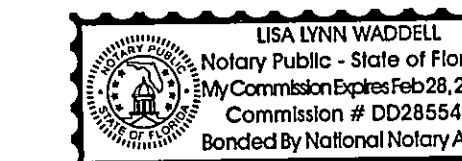
By: Karen T. Chappell
Karen T. Chappell
its Vice President



STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7 day of December, A.D., 2004 by Karen T. Chappell, Vice President of Tousa Homes, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

By: Lisa Lynn Waddell
Notary Public, State of Florida
Type of print name: Lisa Lynn Waddell
My Commission Expires: 02-28-2006
My Commission Number: DD 285543



FIDELITY NATIONAL BANK, N.A. A National Banking Association

Witness: Tammy Stuart
Print Name: TAMMY STUART
Witness: Maura Davis Greer
Print Name: MAURA DAVIS GREER

By: Michael W. Levitt
Michael W. Levitt
its Senior Vice President



STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of December, A.D., 2004 by Michael W. Levitt, Senior Vice President of Fidelity National Bank, N.A., a National Banking Association, on behalf of the Association, who is personally known to me.

By: Deborah D. Barber
Notary Public, State of Florida
Type of print name: Deborah D. Barber
My Commission Expires: 2-5-2008
My Commission Number: DD 255979



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

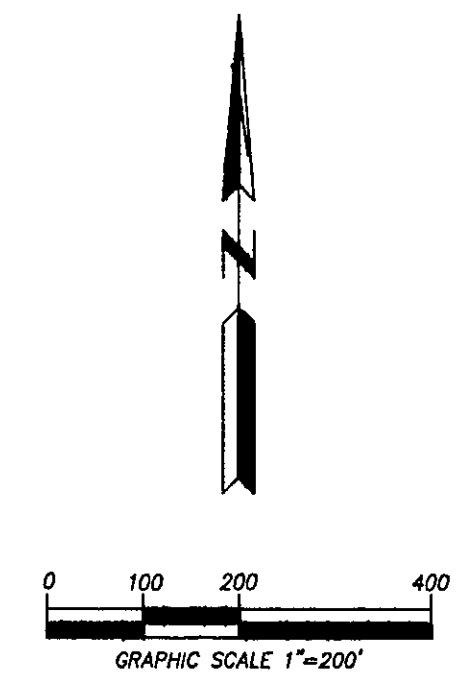
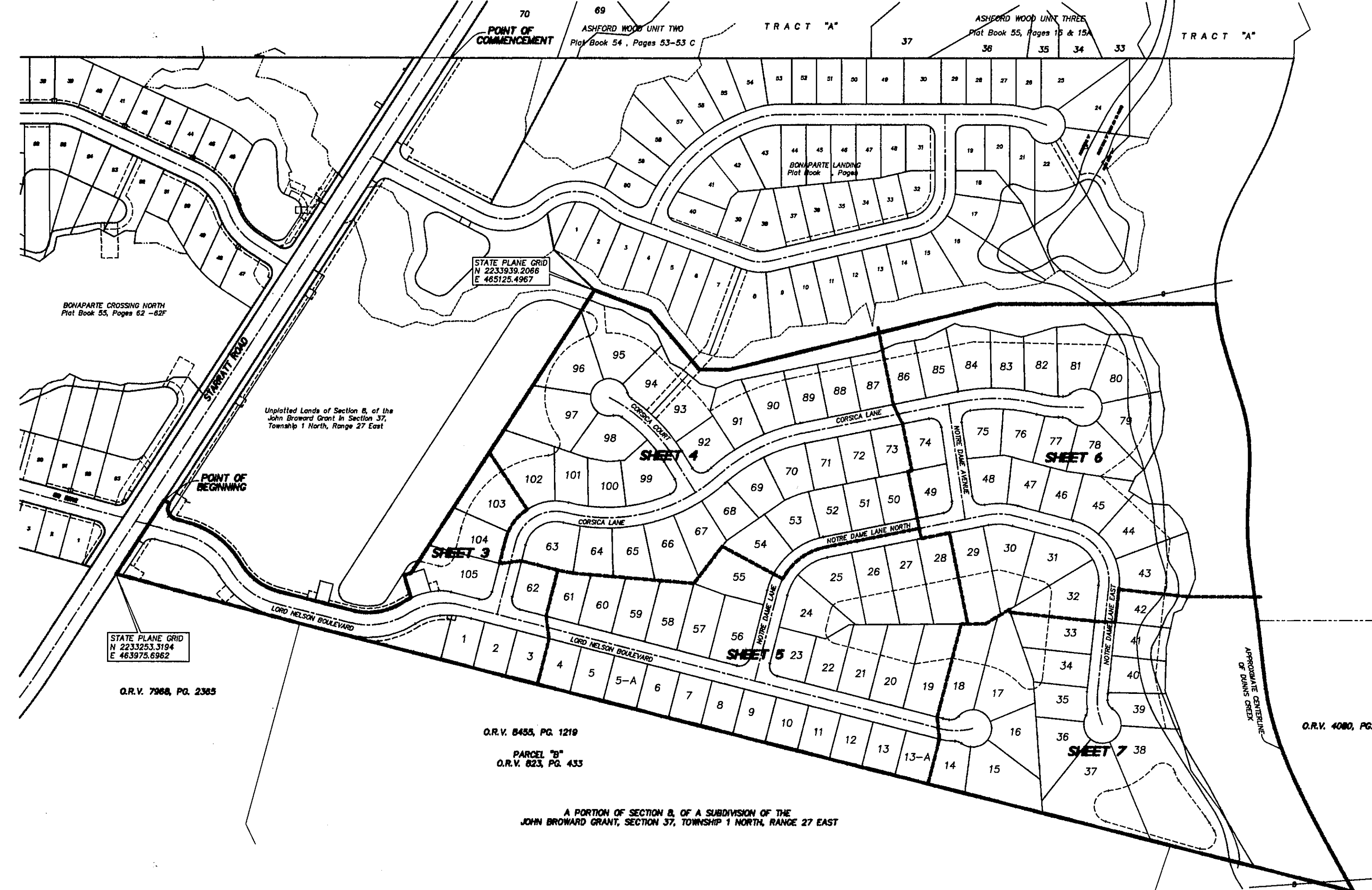
PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.6

Approved 12/13/04
Date
By: John P. Rogers
City Engineer
for Director of Public Works
Approved 12/17/04
Date
By: Bob Beall
for General Counsel



PARQUE DIANE

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.



NOTES :

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● Denotes Permanent Control Point
- 3) Bearings based on State Plane Grid East Zone.
- 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any 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.
- 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 "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.
 "JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement 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 replacement of such items.
- 6) 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 that are not recorded on this plat that may be found in the public records of Duval County, Florida.
- 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 9) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- 10) 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.
 The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.

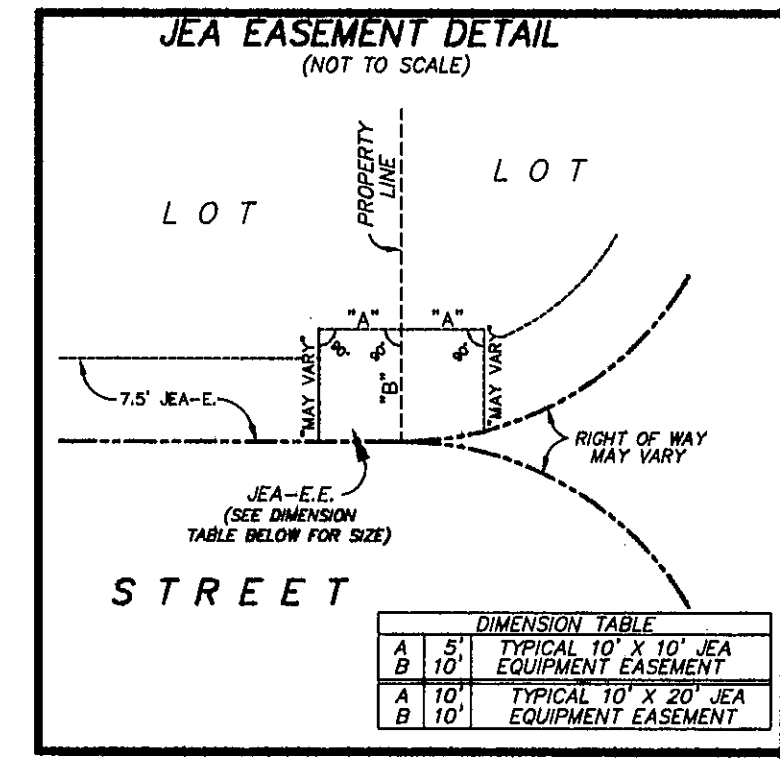
- 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
- 12) All lot lines that intersect curves are non-radial, unless otherwise noted.

FLOOD ZONE NOTE
 The lands shown hereon lie within flood zone ("X"), ("X" shaded) and Special Flood Hazard Area (SFHA) ("AE") with a Base Flood Elevation (BFE) of 9.00 and a "Floodway" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0157, suffix (E).

The FIRM information delineated on this plat is valid only for 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. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.

LEGEND

P.C.	Point of Curvature	CB	Chord Bearing
P.T.	Point of Tangency	CH	Chord Distance
P.R.C.	Point of Reverse Curvature	C1	Tabulated Curve Data
P.C.C.	Point of Compound Curvature	L1	Tabulated Line Data
P.I.	Point of Intersection	C/L	Centerline
CA	Central Angle	TOB	Top of Bank
R	Radius	-----	Match Line
L	Arc		



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE #200
 JACKSONVILLE, FLORIDA 32216
 FAX (904) 721-5758
 TELEPHONE (904) 721-1226
 PSD NO. 2002-015
 CITY DEVELOPMENT NO. 4735.6

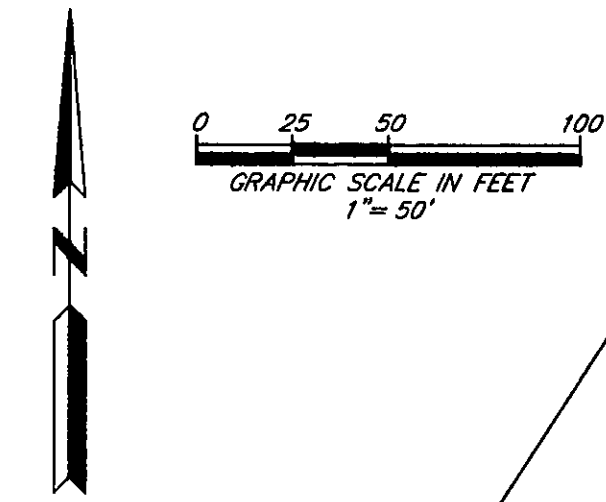
PARQUE DIANE

Being a portion of Section 8 of the John Broward Grant
in Section 37, Township 1 North, Range 27 East, of the
City of Jacksonville, Duval County, Florida.

ASHFORD WOOD UNIT TWO
Plat Book 54, Pages 53-53c
L O T 7 0

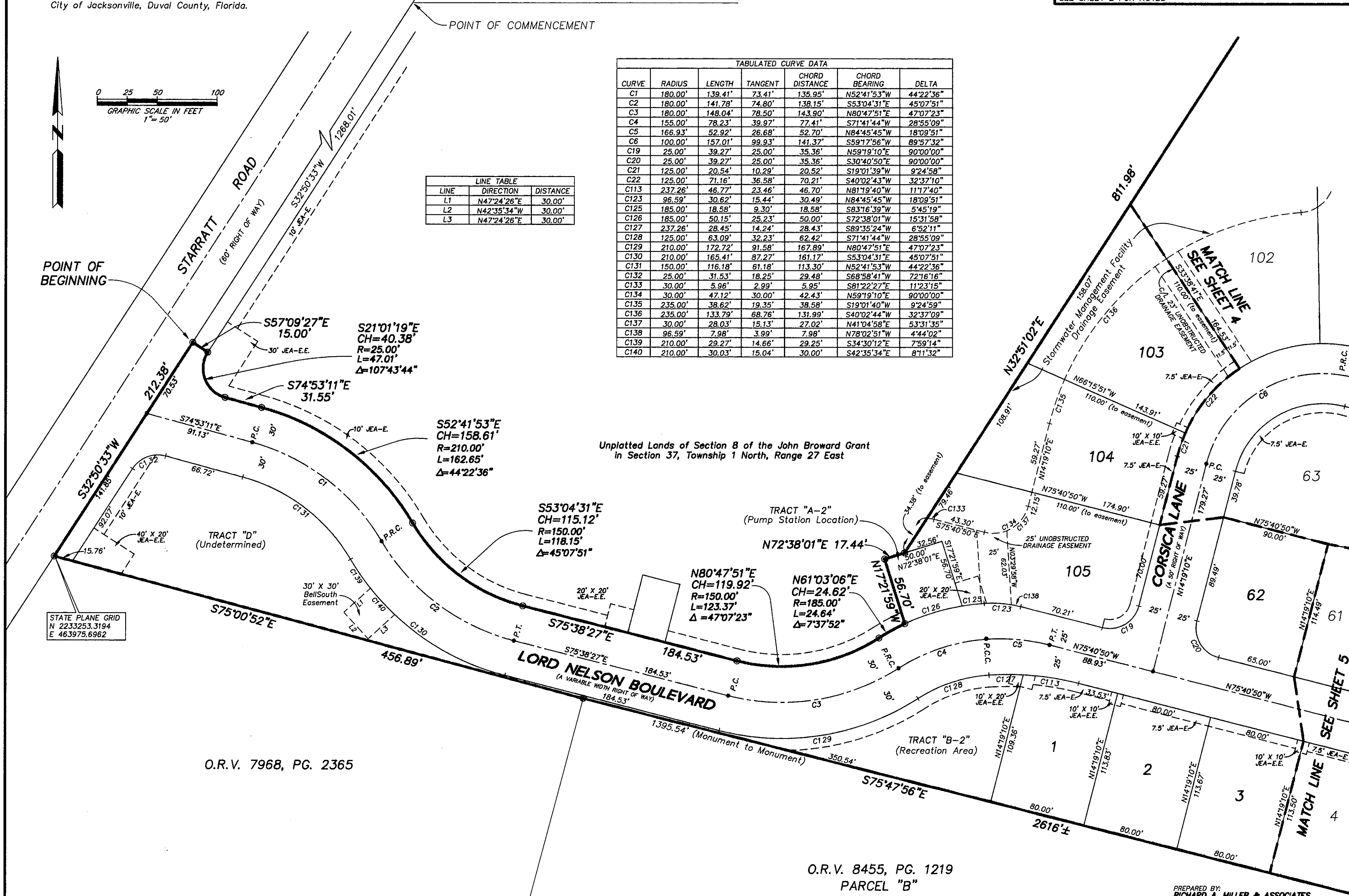
PLAT BOOK **57** PAGE **590**

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



LINE	DIRECTION	DISTANCE
L1	N47°24'26"E	30.00'
L2	N42°35'34"W	30.00'
L3	N47°24'26"E	30.00'

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	180.00'	139.41'	73.41'	135.95'	N52°41'53"W	44°22'36"
C2	180.00'	141.78'	74.80'	138.15'	S53°04'31"E	45°07'51"
C3	180.00'	148.04'	78.50'	143.90'	N80°47'51"E	47°07'23"
C4	155.00'	78.23'	39.97'	77.41'	S71°41'44"W	28°55'09"
C5	166.93'	52.92'	26.68'	52.70'	N84°45'45"W	18°09'51"
C6	100.00'	157.01'	99.93'	141.37'	S59°17'56"W	89°57'32"
C19	25.00'	39.27'	25.00'	35.36'	N59°19'10"E	90°00'00"
C20	25.00'	39.27'	25.00'	35.36'	S30°40'50"E	90°00'00"
C21	125.00'	20.54'	10.29'	20.52'	S19°01'39"W	9°24'58"
C22	125.00'	71.16'	36.58'	70.21'	S40°02'43"W	32°37'10"
C113	237.26'	46.77'	23.46'	46.70'	N81°19'40"W	11°17'40"
C123	96.59'	30.62'	15.44'	30.49'	N84°45'45"W	18°09'51"
C125	185.00'	18.58'	9.30'	18.58'	S83°16'39"W	5°45'19"
C126	185.00'	50.15'	25.23'	50.00'	S72°38'01"W	15°31'58"
C127	237.26'	28.45'	14.24'	28.43'	S89°35'24"W	6°52'11"
C128	125.00'	63.09'	32.23'	62.42'	S71°41'44"W	28°55'09"
C129	210.00'	172.72'	91.58'	167.89'	N80°47'51"E	47°07'23"
C130	210.00'	165.41'	87.27'	161.17'	S53°04'31"E	45°07'51"
C131	150.00'	116.18'	61.18'	113.30'	N52°41'53"W	44°22'36"
C132	25.00'	31.53'	18.25'	29.48'	S68°58'41"W	72°16'16"
C133	30.00'	5.96'	2.99'	5.95'	S81°22'27"E	11°23'15"
C134	30.00'	47.12'	30.00'	42.43'	N59°19'10"E	90°00'00"
C135	235.00'	38.62'	19.35'	38.58'	S19°01'40"W	9°24'59"
C136	235.00'	133.79'	68.76'	131.99'	S40°02'44"W	32°37'09"
C137	30.00'	28.03'	15.13'	27.02'	N41°04'58"E	53°31'35"
C138	96.59'	7.98'	3.99'	7.98'	N78°02'51"W	4°44'02"
C139	210.00'	29.27'	14.66'	29.25'	S34°30'12"E	7°59'14"
C140	210.00'	30.03'	15.04'	30.00'	S42°35'34"E	8°11'32"



STATE PLANE GRID
N 2233253.3194
E 463979.6962

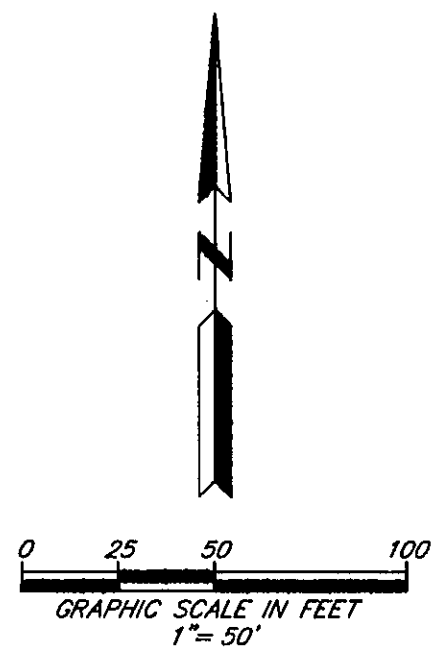
O.R.V. 7968, PG. 2365

O.R.V. 8455, PG. 1219
PARCEL "B"
O.R.V. 823, PG. 433

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.6

PARQUE DIANE

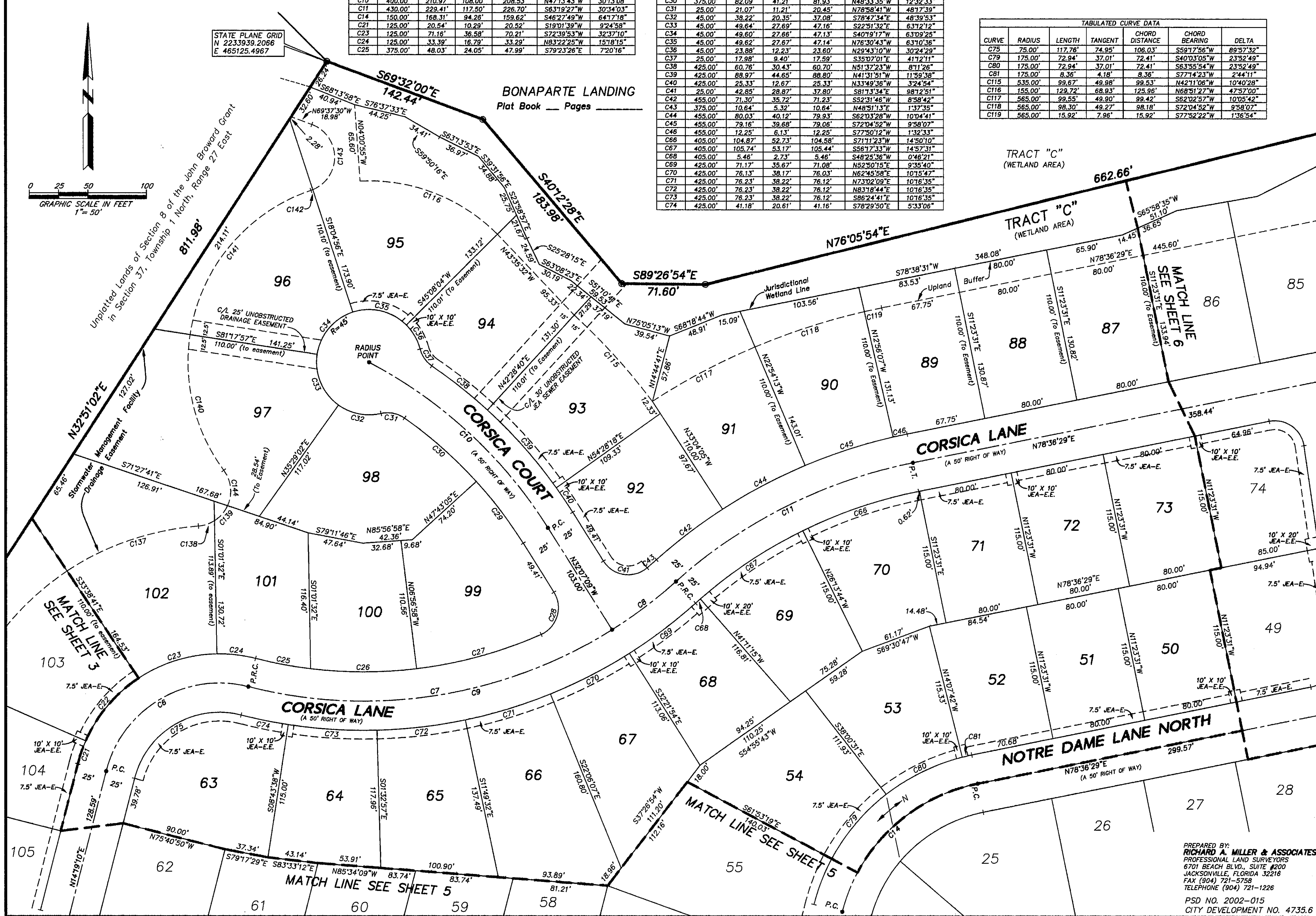
Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C6	100.00'	157.01'	99.93'	141.37'	S59°17'56"W	89°57'32"
C7	400.00'	323.92'	171.43'	315.14'	N81°04'45"E	46°23'54"
C8	400.00'	68.69'	34.43'	68.61'	N52°57'37"E	9°50'23"
C9	400.00'	392.62'	213.75'	377.04'	N76°09'34"E	58°14'17"
C10	400.00'	210.97'	108.00'	208.53'	N47°13'43"W	30°13'08"
C11	430.00'	229.41'	117.50'	226.70'	S63°19'27"W	30°34'03"
C14	150.00'	168.31'	94.28'	159.62'	S46°27'49"W	64°17'18"
C21	125.00'	20.54'	10.28'	20.52'	S19°01'39"W	9°24'58"
C23	125.00'	71.16'	36.58'	70.21'	S72°39'53"W	32°37'10"
C24	125.00'	33.39'	16.79'	33.29'	N83°22'25"W	15°18'15"
C25	375.00'	48.03'	24.05'	47.99'	S79°23'26"E	7°20'16"

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C26	375.00'	90.91'	45.68'	90.69'	N89°59'43"E	13°53'26"
C27	375.00'	110.98'	55.90'	110.58'	N74°34'18"E	16°57'25"
C28	25.00'	42.85'	28.87'	37.80'	N16°59'13"E	98°12'45"
C29	375.00'	66.56'	33.37'	66.47'	N37°12'14"W	10°10'09"
C30	375.00'	82.09'	41.21'	81.93'	N48°33'35"W	12°32'33"
C31	25.00'	21.07'	11.21'	20.45'	N78°56'14"W	48°17'39"
C32	45.00'	38.22'	20.35'	37.08'	S74°17'34"E	48°39'53"
C33	45.00'	49.64'	27.62'	47.16'	S29°51'32"E	67°12'12"
C34	45.00'	49.60'	27.66'	47.13'	S40°19'17"W	63°09'25"
C35	45.00'	49.62'	27.67'	47.14'	N76°30'43"W	63°10'36"
C36	45.00'	23.88'	12.23'	23.60'	N29°43'10"W	30°24'29"
C37	25.00'	17.98'	9.40'	17.59'	S35°07'01"E	41°12'11"
C38	425.00'	60.76'	30.43'	60.70'	N51°37'23"W	8°11'26"
C39	425.00'	88.97'	44.65'	88.80'	N41°31'51"W	11°59'38"
C40	425.00'	25.33'	12.67'	25.33'	N33°49'36"W	3°24'54"
C41	25.00'	42.85'	28.87'	37.80'	S81°13'34"E	98°12'51"
C42	455.00'	71.30'	35.72'	71.23'	S52°31'46"W	8°58'42"
C43	375.00'	10.64'	5.32'	10.64'	N48°51'13"E	1°37'35"
C44	455.00'	80.03'	40.12'	79.93'	S62°03'28"W	10°04'41"
C45	455.00'	79.16'	39.68'	79.06'	S72°04'52"W	9°58'07"
C46	455.00'	12.25'	6.13'	12.25'	S77°50'12"W	1°32'33"
C66	405.00'	104.87'	52.73'	104.58'	S71°11'23"W	14°50'10"
C67	405.00'	105.74'	53.17'	105.44'	S68°17'33"W	14°57'31"
C68	405.00'	5.46'	2.73'	5.46'	S48°25'36"W	0°46'21"
C69	425.00'	71.17'	35.67'	71.08'	N52°50'15"E	9°35'40"
C70	425.00'	76.13'	38.17'	76.03'	N62°45'58"E	10°15'47"
C71	425.00'	76.23'	38.22'	76.12'	N73°02'09"E	10°16'35"
C72	425.00'	76.23'	38.22'	76.12'	N83°18'44"E	10°16'35"
C73	425.00'	76.23'	38.22'	76.12'	S86°24'41"E	10°16'35"
C74	425.00'	41.18'	20.61'	41.16'	S78°29'50"E	5°33'06"

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C75	75.00'	117.76'	74.95'	106.03'	S59°17'56"W	89°57'32"
C79	175.00'	72.94'	37.01'	72.41'	S40°03'05"W	23°52'49"
C80	175.00'	72.94'	37.01'	72.41'	S63°55'54"W	23°52'49"
C81	175.00'	8.36'	4.18'	8.36'	S77°14'23"W	2°44'11"
C115	535.00'	99.67'	49.88'	99.53'	N42°11'06"W	10°40'28"
C116	155.00'	129.72'	68.93'	125.96'	N68°51'27"W	47°57'00"
C117	565.00'	99.55'	49.90'	99.42'	S62°02'57"W	10°05'42"
C118	565.00'	98.30'	49.27'	98.18'	S72°04'52"W	9°58'07"
C119	565.00'	15.92'	7.96'	15.92'	S77°52'22"W	1°36'54"

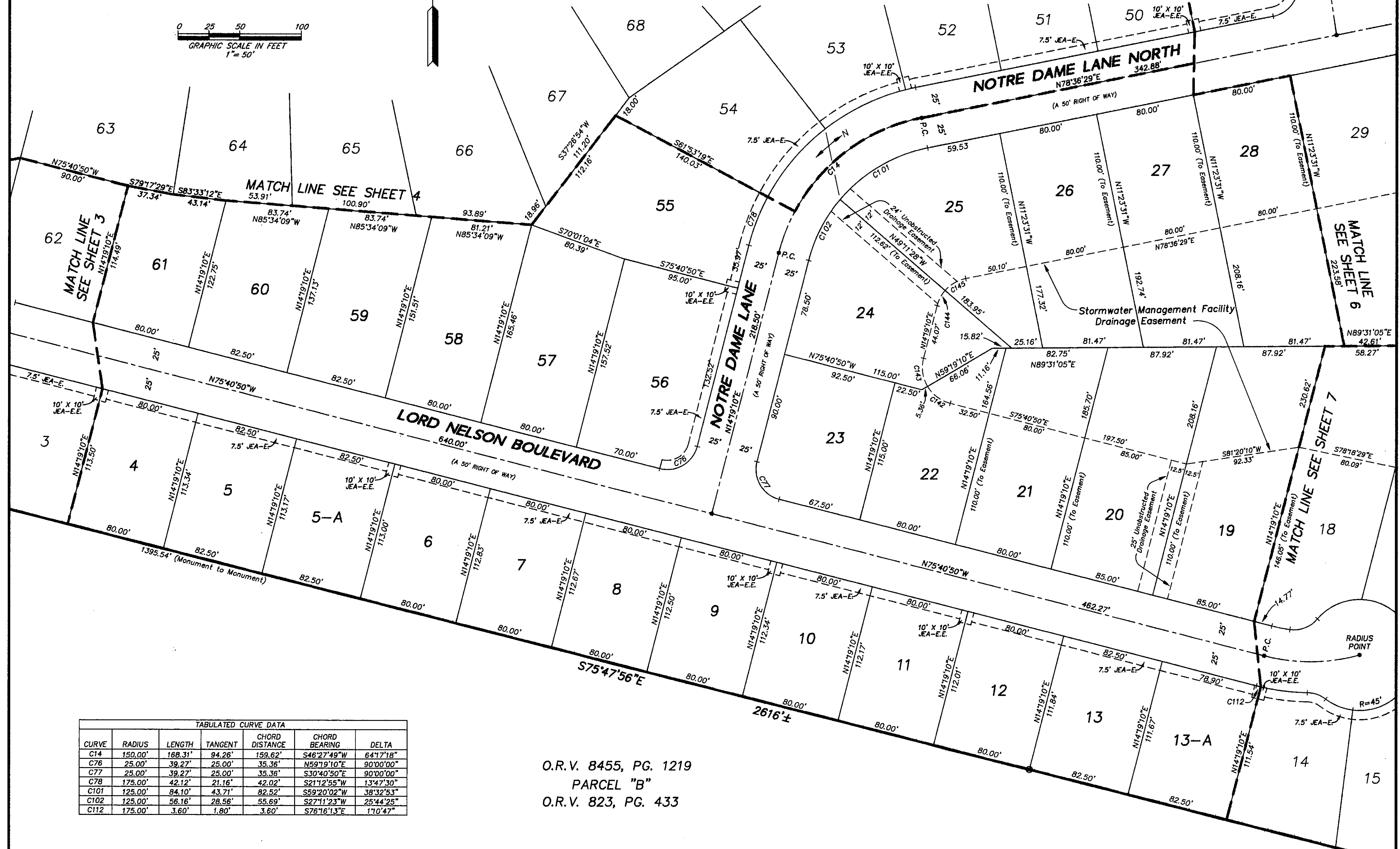
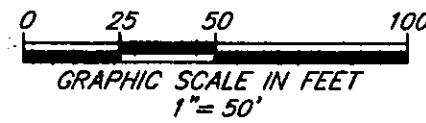


PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.6

PARQUE DIANE

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.

SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C14	150.00'	168.31'	94.26'	159.62'	S46°27'49"W	64°17'18"
C76	25.00'	39.27'	25.00'	35.36'	N59°19'10"E	90°00'00"
C77	25.00'	39.27'	25.00'	35.36'	S30°40'50"E	90°00'00"
C78	175.00'	42.12'	21.16'	42.02'	S21°12'55"W	134°7'30"
C101	125.00'	84.10'	43.71'	82.52'	S59°20'02"W	38°32'53"
C102	125.00'	56.16'	28.56'	55.69'	S27°11'23"W	25°44'25"
C112	175.00'	3.60'	1.80'	3.60'	S76°16'13"E	1°10'47"

O.R.V. 8455, PG. 1219
PARCEL "B"
O.R.V. 823, PG. 433

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.6

PARQUE DIANE

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.

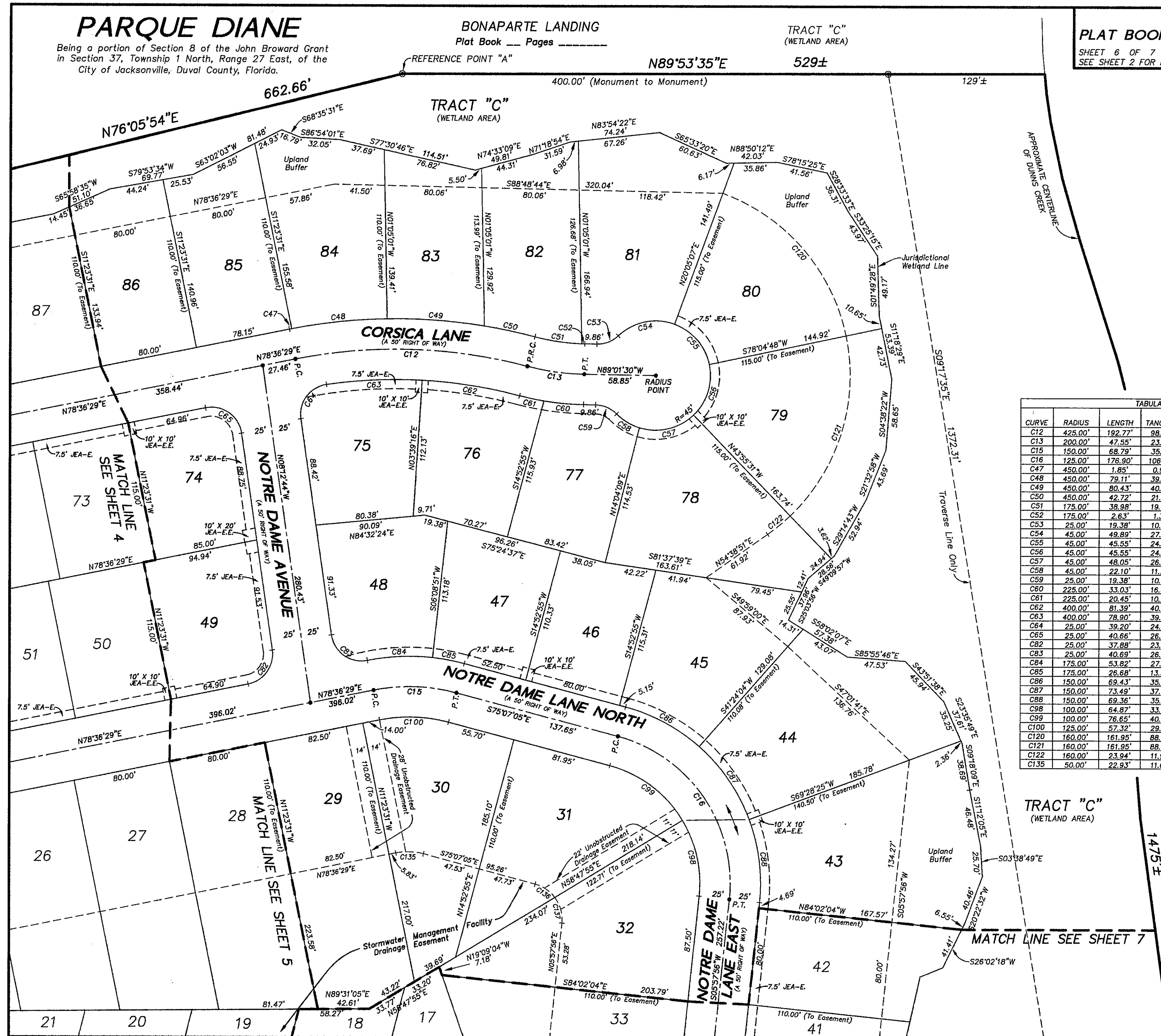
BONAPARTE LANDING

Plat Book _____ Pages _____

TRACT "C"
(WETLAND AREA)

PLAT BOOK **57** PAGE **59E**

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C12	425.00'	192.77'	98.07'	191.12'	N88°23'53"W	25°59'17"
C13	200.00'	47.55'	23.89'	47.43'	S82°12'52"E	13°37'16"
C15	150.00'	68.79'	35.01'	68.18'	N88°15'18"W	26°16'27"
C16	125.00'	176.90'	106.92'	162.50'	N34°34'35"W	81°05'01"
C47	450.00'	1.85'	0.92'	1.85'	S78°43'32"W	01°47'07"
C48	450.00'	79.11'	39.66'	79.01'	S83°52'48"W	10°04'24"
C49	450.00'	80.43'	40.32'	80.32'	N85°57'48"W	10°14'25"
C50	450.00'	42.72'	21.38'	42.70'	N78°07'25"W	5°26'21"
C51	175.00'	38.98'	19.57'	38.89'	S81°47'03"E	12°45'38"
C52	175.00'	2.63'	1.31'	2.63'	S88°35'41"E	0°51'37"
C53	25.00'	19.38'	10.21'	18.90'	N68°46'03"E	44°24'55"
C54	45.00'	49.89'	27.86'	47.38'	S78°19'22"W	63°31'33"
C55	45.00'	45.55'	24.94'	43.63'	N40°55'01"W	57°59'41"
C56	45.00'	45.55'	24.94'	43.63'	N17°04'39"E	57°59'40"
C57	45.00'	48.05'	26.60'	45.80'	N76°39'52"E	61°10'45"
C58	45.00'	22.10'	11.28'	21.88'	S58°40'40"E	28°08'11"
C59	25.00'	19.38'	10.21'	18.90'	N66°49'02"E	44°24'55"
C60	225.00'	33.03'	16.55'	33.01'	S84°49'08"E	8°24'44"
C61	225.00'	20.45'	10.23'	20.45'	S78°00'30"E	51°2'32"
C62	400.00'	81.39'	40.83'	81.25'	N81°13'58"W	11°39'28"
C63	400.00'	78.90'	39.58'	78.77'	S87°17'14"W	11°18'07"
C64	25.00'	39.20'	24.93'	35.31'	S36°42'43"W	89°50'54"
C65	25.00'	40.66'	26.43'	36.32'	N54°48'08"W	93°10'47"
C66	25.00'	37.88'	23.65'	34.36'	N35°11'52"E	86°49'13"
C67	25.00'	40.69'	26.47'	36.35'	S54°50'36"E	93°15'45"
C68	175.00'	53.82'	27.13'	53.61'	S87°20'11"W	17°37'19"
C69	175.00'	26.68'	13.36'	26.65'	N79°29'07"W	8°44'04"
C70	150.00'	69.43'	35.35'	68.81'	N61°31'30"W	26°31'09"
C71	150.00'	73.49'	37.50'	72.76'	N34°33'45"W	28°04'21"
C72	150.00'	69.36'	35.31'	68.74'	N07°16'50"W	26°29'31"
C73	100.00'	64.87'	33.62'	63.74'	N12°37'04"W	37°10'00"
C74	100.00'	76.65'	40.32'	74.79'	N53°09'35"W	43°55'01"
C75	125.00'	57.32'	29.17'	56.82'	N88°15'18"W	26°16'27"
C76	160.00'	161.95'	88.68'	155.13'	S40°55'02"E	57°59'41"
C77	160.00'	161.95'	88.68'	155.13'	S17°04'38"W	57°59'41"
C78	160.00'	23.94'	11.99'	23.92'	S50°21'40"W	8°34'22"
C79	50.00'	22.93'	11.67'	22.73'	S88°15'18"E	26°16'27"

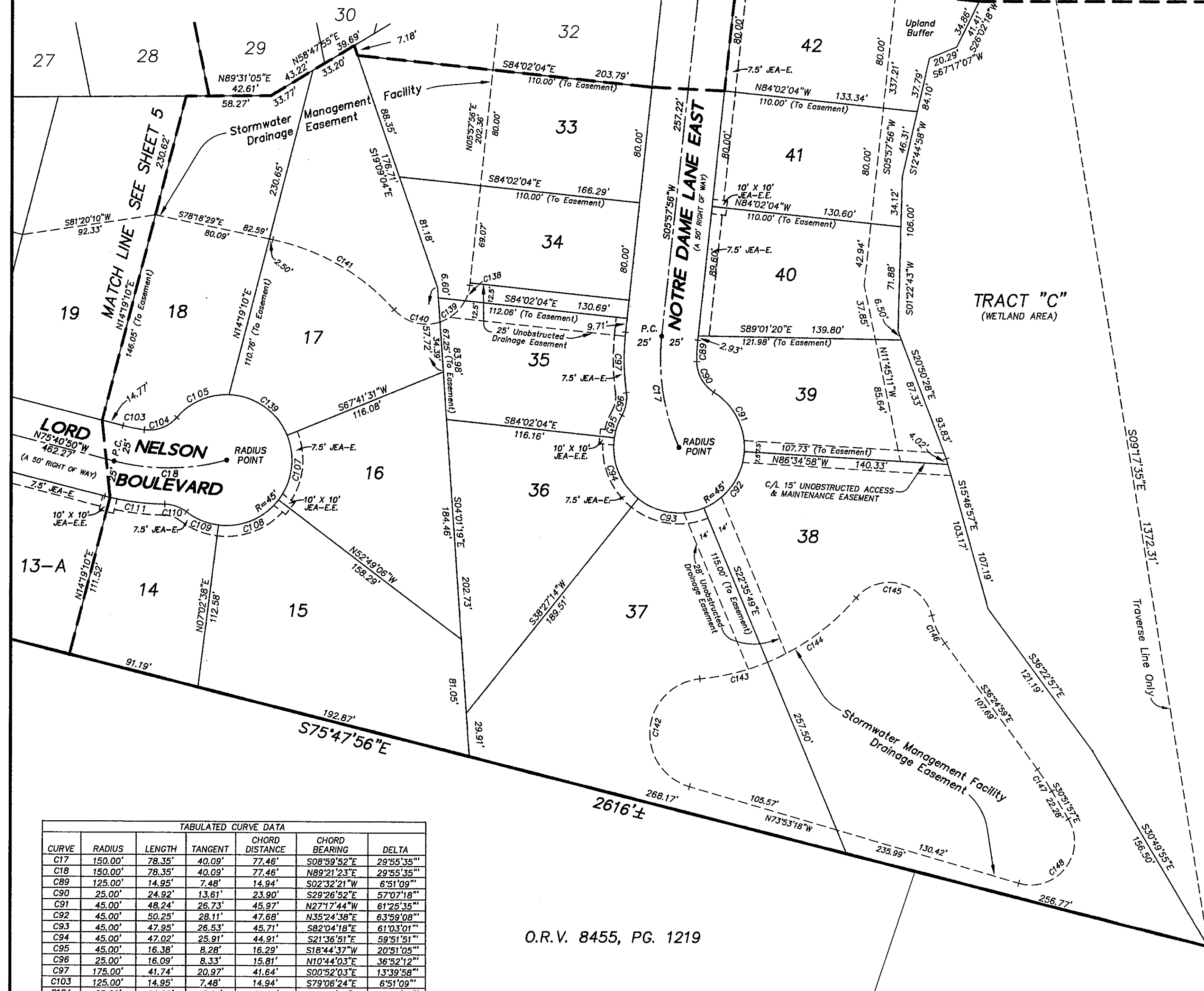
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.6

PARQUE DIANE

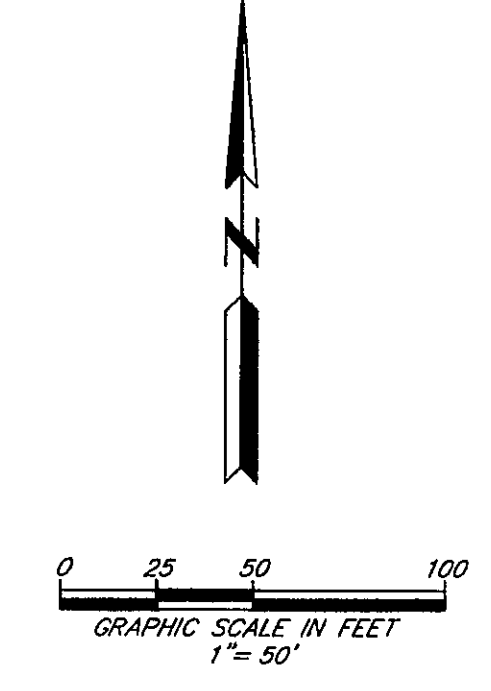
Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

O.R.V. 8432, PG. 2298



APPROXIMATE CENTERLINE OF DUNNS CREEK
1475±



O.R.V. 4080, PG. 285

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C17	150.00'	78.35'	40.09'	77.46'	S08°59'52"E	29°55'35"
C18	150.00'	78.35'	40.09'	77.46'	N89°21'23"E	29°55'35"
C89	125.00'	14.95'	7.48'	14.94'	S02°32'21"W	6°51'09"
C90	25.00'	24.92'	13.61'	23.90'	S29°26'52"E	57°07'18"
C91	45.00'	48.24'	26.73'	45.97'	N27°17'44"W	61°25'35"
C92	45.00'	50.25'	28.11'	47.68'	N35°24'38"E	63°59'08"
C93	45.00'	47.95'	26.53'	45.71'	S82°04'18"E	61°03'01"
C94	45.00'	47.02'	25.91'	44.91'	S21°36'51"E	59°51'51"
C95	45.00'	16.38'	8.28'	16.29'	S18°44'37"W	20°51'05"
C96	25.00'	16.09'	8.33'	15.81'	N10°44'03"E	36°52'12"
C97	175.00'	41.74'	20.97'	41.64'	S00°52'03"E	13°39'58"
C103	125.00'	14.95'	7.48'	14.94'	S79°06'24"E	6°51'09"
C104	25.00'	24.92'	13.61'	23.90'	N68°54'22"E	57°07'18"
C105	45.00'	40.57'	21.78'	39.21'	S66°10'12"W	51°38'57"
C107	45.00'	46.72'	25.71'	44.65'	N07°26'13"E	59°29'23"
C108	45.00'	47.02'	25.91'	44.91'	N67°06'46"E	59°51'43"
C109	45.00'	23.94'	12.26'	23.66'	S67°42'59"E	30°28'46"
C110	25.00'	16.09'	8.33'	15.81'	N70°54'42"W	36°52'12"
C111	175.00'	38.14'	19.14'	38.06'	S83°06'12"E	12°29'11"
C112	175.00'	3.60'	1.80'	3.60'	S76°16'13"E	11°04'47"
C138	30.00'	11.18'	5.66'	11.12'	N16°38'38"E	21°21'25"
C139	45.00'	51.60'	29.05'	48.82'	N55°09'24"W	65°41'52"

O.R.V. 8455, PG. 1219

A PORTION OF SECTION 8, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST

O.R.V. 5028, PG. 214

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.6