

# PINECREST UNIT ONE

Being a portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

PLAT BOOK **55** PAGE **94**

SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 33; thence North 89°30'22" East, along the Northerly line of said Section 33, a distance of 2,211.29 feet; thence South 00°29'13" East, along the Easterly line of those certain lands described in Official Records Volume 5125, Page 866 and along the Westerly line of those certain lands described in Official Records Volume 7970, Page 1277 both of the Current Public Records of said County, a distance of 1,558.29 feet to the POINT OF BEGINNING; thence continue South 00°29'13" East, along last said line, 351.86 feet; thence South 24°23'30" East, continuing along said last mentioned line and along the Westerly line of those certain lands described in Official Records Volume 6263, Page 2177 (Parcel "B"), a distance of 565.74 feet to a point situate in the Northwesterly right of way line of Normandy Boulevard (a 200 foot right of way as established by the State of Florida Department of Transportation Right of Way Map Section 72120-2507, dated October 2, 1989); thence South 67°13'36" West, along last said line, 606.32 feet to its intersection with the South line of said Northwest 1/4 of Section 33; thence South 89°28'49" West, along said South line of the Northwest 1/4 of Section 33, a distance of 726.51 feet; thence North 00°31'11" West, 130.00 feet; thence South 89°28'49" West, 40.00 feet; thence North 00°31'11" West, 50.00 feet; thence North 89°28'49" East, 51.22 feet; thence North 00°31'11" West, 179.16 feet; thence North 73°26'48" West, 70.97 feet; thence North 17°42'32" West, 345.00 feet; thence North 50°07'26" East, 390.00 feet; thence South 68°44'21" East, 180.00 feet; thence North 86°43'57" East, 115.21 feet to a point lying on a curve concave Easterly, having a radius of 360.00 feet; thence Northerly along the arc of said curve, a distance of 35.04 feet, said arc being subtended by a chord bearing and distance of North 10°14'05" West, 35.03 feet to the point of tangency of said curve; thence North 07°26'47" West, 64.27 feet; thence North 82°33'13" East, 60.00 feet; thence South 07°26'47" East, 60.00 feet; thence North 74°19'49" East, 601.49 feet to the POINT OF BEGINNING.

Containing 25.824 acres, more or less.

### ADOPTION AND DEDICATION

This is to certify that Pinecrest Joint Venture, LLP, a Florida limited liability partnership, is the lawful owner of the lands described in the caption hereon known as PINECREST UNIT ONE, having caused the same to be surveyed and subdivided, that CenterBank of Jacksonville, N.A., a Nation Banking Association, is the holder of a 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. 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. Tracts "A" and "B" (Conservation Area), shall remain the sole and exclusive property of the Developer, 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 owners(s), its successors and assigns, and all maintenance and any 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 PINECREST UNIT ONE. 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 Pinecrest Joint Venture, LLP, a Florida limited liability partnership, has caused these presents to be executed by its Managing Partner this 7th day of March, A.D., 2003.

PINECREST JOINT VENTURE, LLP  
A Florida Limited Liability Partnership

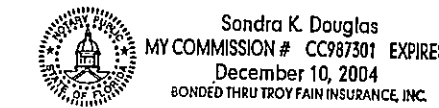
Witness: Gregory E. Matovina  
Print Name: Gregory E. Matovina

By: Gregory E. Matovina  
Gregory E. Matovina  
Managing Partner

Witness: Sandra K. Douglas  
Print Name: Sandra K. Douglas

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of March, A.D., 2003 by Gregory E. Matovina, Managing Partner of Pinecrest Joint Venture, LLP, on behalf of the partnership, who is personally known to me.



Sandra K. Douglas  
Notary Public, State of Florida  
Type of print name Sandra K. Douglas  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

CENTERBANK OF JACKSONVILLE, N.A.  
A National Banking Association

Witness: Mike E. McCorvey  
Print Name: Mike E. McCorvey

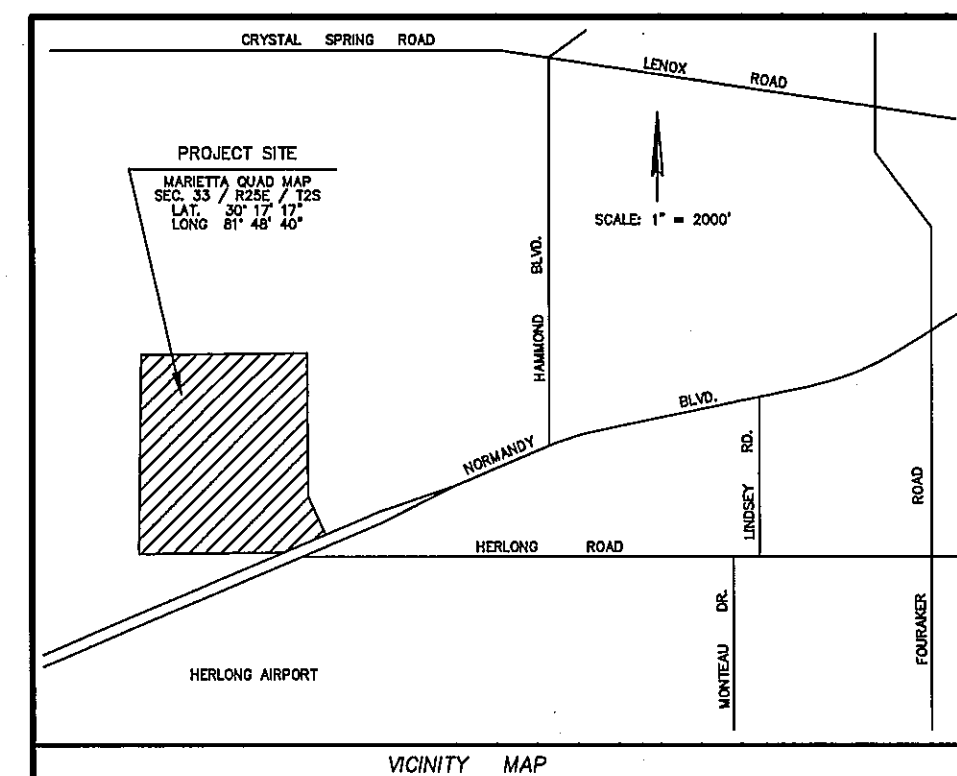
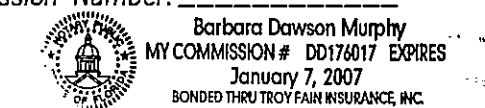
By: Mike E. McCorvey  
Senior Vice President

Witness: Henry Landwehr  
Print Name: Henry Landwehr

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of March, A.D., 2003 by Mike E. McCorvey, Senior Vice President of CenterBank of Jacksonville, N.A., a National Banking Association, on behalf of the association, who is personally known to me.

Barbara Dawson Murphy  
Notary Public, State of Florida  
Type of print name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_



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. 2001-029  
CITY DEVELOPMENT NO. 5087.4

Approved 3/17/03  
Date

John P. Rogers  
City Engineer  
for Director of Public Works

Approved 3/19/03  
Date

Therese Cooney  
for General Counsel

### 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 Westbrook  
Lynn Westbrook  
Director of Public Works  
Date: 3/22/2003

CLERK'S CERTIFICATE # 2003 088823

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 55, Pages 94-94E of the current Public Records of Duval County, Florida, this 1st day of March, A.D., 2003.

By: Jim Fuller  
Jim Fuller  
Deputy Clerk

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 17th day of March, 2003.

Glenn E. McGregor  
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 4th day of March, A.D., 2003.

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



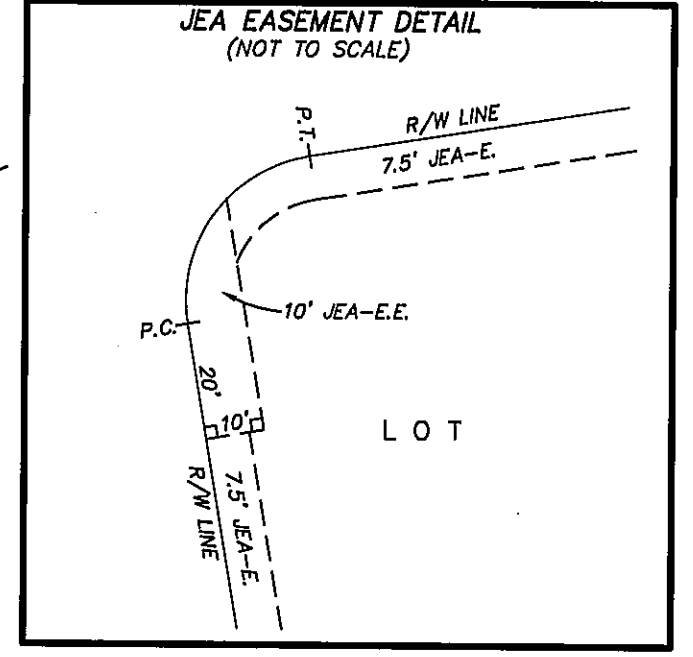
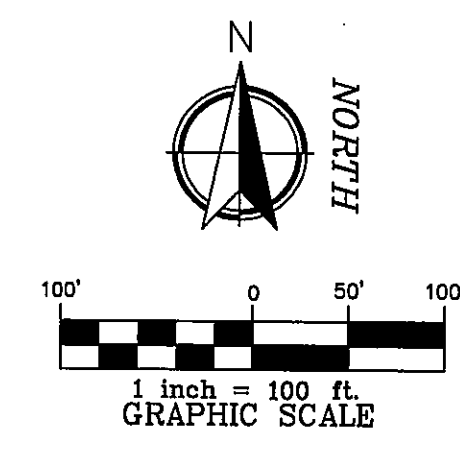
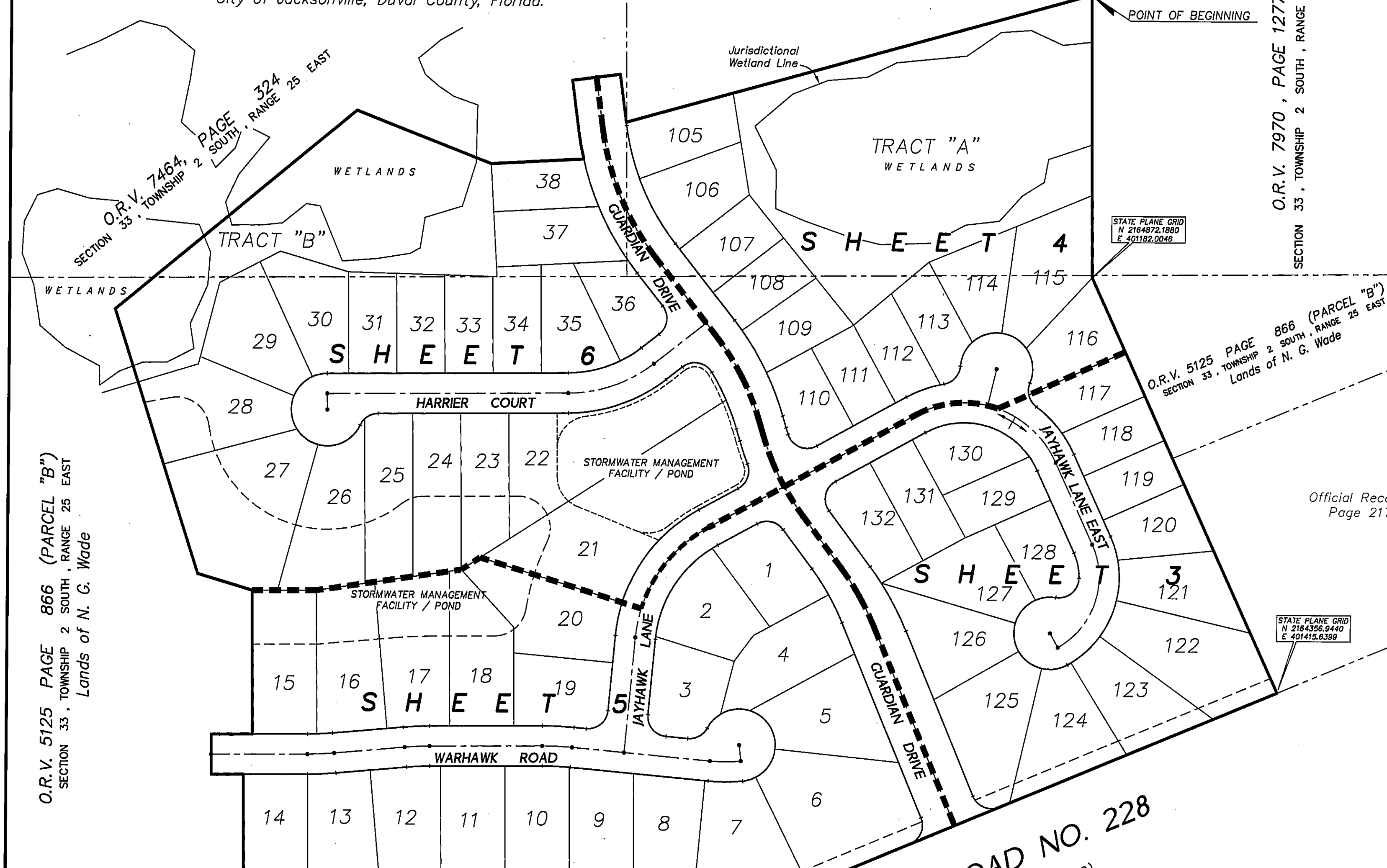
# PINECREST UNIT ONE

Being a portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

O.R.V. 5125 PAGE 866 (PARCEL "A")  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST

PLAT BOOK **55** PAGE **94A**

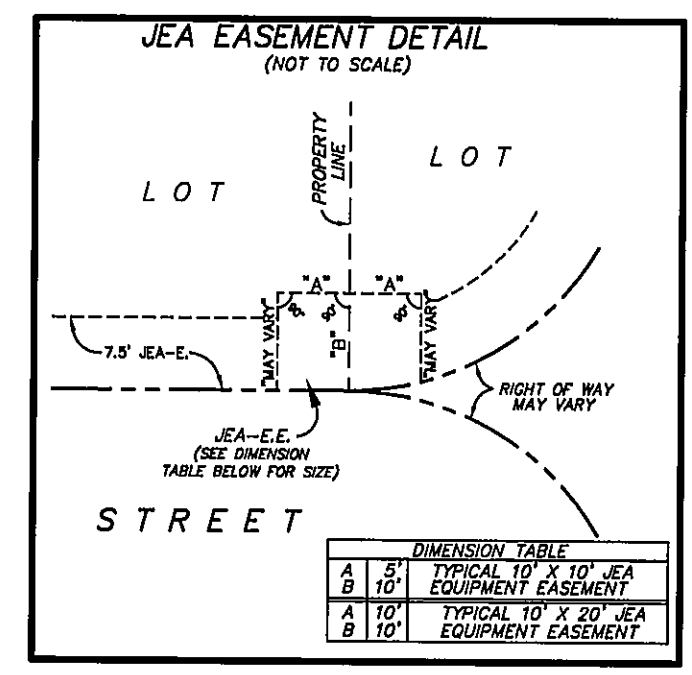
SHEET 2 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



Official Records Volume 6263  
Page 2177 (Parcel "B")

**NOTES:**

- 1) DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) DENOTES PERMANENT CONTROL POINT
- 3) BEARINGS BASED ON THE STATE PLANE CO-ORDINATES.
- 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.  
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 WITHIN THE 25 FOOT UPLAND BUFFER AND TREATMENT AREA OR WATERWARD OF THE WETLAND LINE 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 UPLAND BUFFER AND TREATMENT BERM MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 10) DEVELOPER MAY PROVIDED FUTURE ACCESS TO PROPERTY TO THE NORTH OF THE PROPERTY VIA GUARDIAN DRIVE, THUNDERBOLT DRIVE AND SEAWOLF TRAIL AT SUCH TIME THAT THE PROPERTY TO THE NORTH IS DEVELOPED AS SHOWN BY THE PLATS OF PINECREST UNITS ONE AND TWO.
- 11) THE PROPERTY IS LOCATED WITHIN AN AIRPORT ENVIRON AND IN CLOSE PROXIMITY TO HERLONG AIRPORT.



| DIMENSION TABLE                          |     |
|--|-----|
| A  | 8'  |
| B  | 10' |
| TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT |     |
| A  | 10' |
| B  | 10' |
| TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT |     |

ABBREVIATIONS USED IN THIS PLAT

| ABBREVIATION | DEFINITION                       |
|--------------|----------------------------------|
| P.C.         | Point of Curvature               |
| P.T.         | Point of Tangency                |
| P.R.C.       | Point of Reverse Curvature       |
| P.I.         | Point of Intersection            |
| P.O.T.       | Point on Tangent                 |
| Sq. Ft.      | Square Feet                      |
| CL           | Centerline                       |
| CL           | Denotes Tabulated Curve Data     |
| LI           | Denotes Tabulated Line Data      |
| ESMT.        | Denotes Easement                 |
| +            | Denotes Street Name Change Point |
| -----        | Denotes Match Line of Sheets     |
| (Typ.)       | Typical                          |
| R.M.         | Reference Monument               |

**FLOOD ZONE NOTE**

The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0150, suffix E, dated August 15, 1989.

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.

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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FAX (904) 721-5758  
TELEPHONE (904) 721-1226  
PSD NO. 2001-029  
CITY DEVELOPMENT NO. 5087.4

**NORMANDY BOULEVARD - STATE ROAD NO. 228**  
(200' Right of way as established by the State of Florida Department of Transportation Right of way Map Section 72120-2507, Dated: October 2, 1969)

TRACT 5 BLOCK 3 TRACT 4  
JACKSONVILLE HEIGHTS  
Plat Book 5, Page 93

O.R.V. 5125 PAGE 866 (PARCEL "B")  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST  
Lands of N. G. Wade

O.R.V. 7970, PAGE 1277  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST

TOWNSHIP 2 SOUTH, RANGE 25 EAST  
TOWNSHIP 2 SOUTH, RANGE 25 EAST  
NORTHWEST 1/4 OF SECTION 33  
NORTHEAST 1/4 OF SECTION 33

O.R.V. 5125 PAGE 866 (PARCEL "B")  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST  
Lands of N. G. Wade

STATE PLANE GRID  
N 2164356.9440  
E 401415.6399

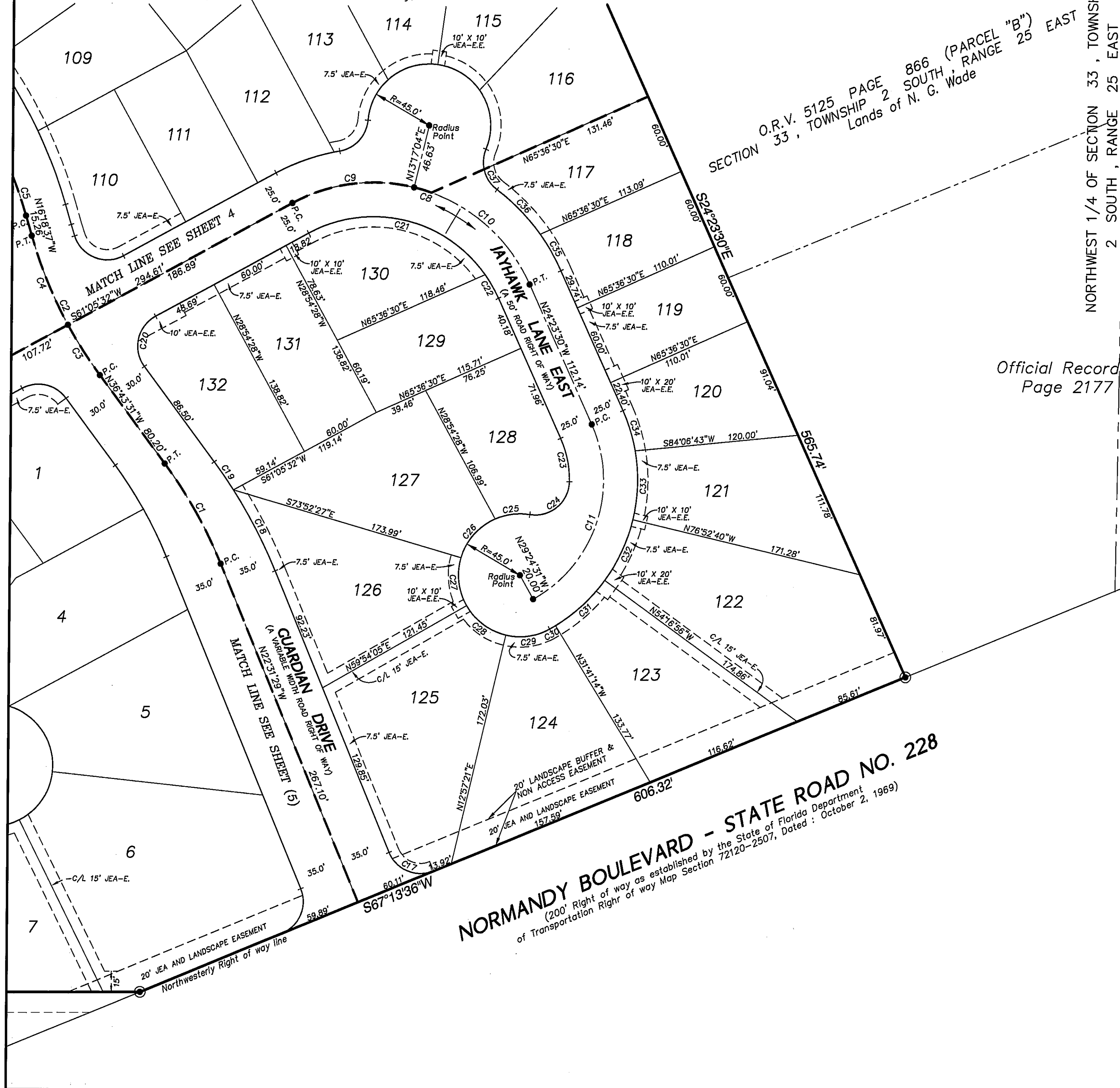
STATE PLANE GRID  
N 2164872.1880  
E 401182.0046

# PINECREST UNIT ONE

Being a portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **55** PAGE **94B**

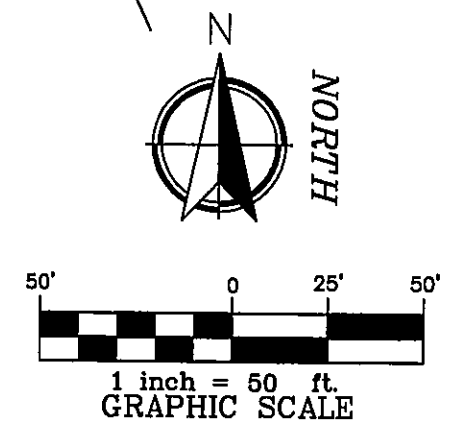
SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



SECTION O.R.V. 5125 PAGE 866 (PARCEL "B")  
33, TOWNSHIP 2 SOUTH, RANGE 25 EAST  
Lands of N. G. Wade

NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST  
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST

Official Records Volume 6263  
Page 2177 (Parcel "B")



| TABULATED CURVE DATA |         |         |         |                |               |           |
|----------------------|---------|---------|---------|----------------|---------------|-----------|
| CURVE                | RADIUS  | LENGTH  | TANGENT | CHORD DISTANCE | CHORD BEARING | DELTA     |
| C1                   | 340.00' | 84.27'  | 42.35'  | 84.05'         | N29°37'30"W   | 147°2'02" |
| C2                   | 320.00' | 114.02' | 57.62'  | 113.42'        | S26°31'04"E   | 202°4'55" |
| C3                   | 320.00' | 43.66'  | 21.87'  | 43.63'         | S32°49'00"E   | 7°49'04"  |
| C4                   | 320.00' | 70.36'  | 35.32'  | 70.22'         | S22°36'32"E   | 12°35'51" |
| C5                   | 320.00' | 122.16' | 61.83'  | 121.42'        | N27°14'47"W   | 21°52'21" |
| C8                   | 125.00' | 206.20' | 135.26' | 183.60'        | N71°38'59"W   | 94°30'57" |
| C9                   | 125.00' | 92.05'  | 48.22'  | 89.98'         | S82°11'18"W   | 42°11'32" |
| C10                  | 125.00' | 114.15' | 61.40'  | 110.23'        | N50°33'13"W   | 52°19'26" |
| C11                  | 100.00' | 148.32' | 91.61'  | 135.10'        | N18°05'59"E   | 84°58'59" |
| C17                  | 25.00'  | 39.38'  | 25.11'  | 35.43'         | S67°38'57"E   | 90°14'55" |
| C18                  | 370.00' | 66.85'  | 33.51'  | 66.76'         | N27°42'02"W   | 10°21'06" |
| C19                  | 370.00' | 24.86'  | 12.43'  | 24.85'         | N34°48'03"W   | 3°50'57"  |
| C20                  | 25.00'  | 42.68'  | 28.67'  | 37.68'         | S12°11'00"W   | 97°49'04" |
| C21                  | 100.00' | 145.01' | 88.60'  | 132.63'        | N77°21'59"W   | 83°04'57" |
| C22                  | 100.00' | 19.96'  | 10.01'  | 19.92'         | N30°06'31"W   | 11°26'01" |
| C23                  | 75.00'  | 32.70'  | 16.62'  | 32.44'         | N11°54'01"W   | 24°58'59" |
| C24                  | 25.00'  | 42.85'  | 28.87'  | 37.80'         | N49°41'53"E   | 98°12'48" |
| C25                  | 45.00'  | 25.90'  | 13.32'  | 25.54'         | S82°10'05"W   | 32°58'24" |
| C26                  | 45.00'  | 39.04'  | 20.84'  | 37.83'         | S40°58'43"W   | 49°42'19" |
| C27                  | 45.00'  | 36.30'  | 19.21'  | 35.33'         | S06°59'11"E   | 46°13'29" |
| C28                  | 45.00'  | 36.87'  | 19.54'  | 35.85'         | S53°34'17"E   | 46°56'44" |
| C29                  | 45.00'  | 33.27'  | 17.44'  | 32.52'         | N81°48'25"E   | 42°21'52" |
| C30                  | 125.00' | 4.97'   | 2.49'   | 4.97'          | N59°27'08"E   | 2°16'43"  |
| C31                  | 125.00' | 49.29'  | 24.97'  | 48.98'         | N47°00'55"E   | 22°35'42" |
| C32                  | 125.00' | 49.30'  | 24.97'  | 48.98'         | N24°25'12"E   | 22°35'44" |
| C33                  | 125.00' | 50.97'  | 25.84'  | 50.62'         | N01°26'28"E   | 23°21'48" |
| C34                  | 125.00' | 30.87'  | 15.51'  | 30.79'         | N17°18'59"W   | 14°09'02" |
| C35                  | 150.00' | 30.47'  | 15.29'  | 30.42'         | N30°12'42"W   | 11°38'24" |
| C36                  | 150.00' | 45.58'  | 22.97'  | 45.40'         | N44°44'10"W   | 17°24'32" |
| C37                  | 25.00'  | 18.01'  | 9.41'   | 17.62'         | S32°48'20"E   | 41°16'11" |

**NORMANDY BOULEVARD - STATE ROAD NO. 228**  
(200' Right of way as established by the State of Florida Department of Transportation Right of way Map Section 72120-2507, Dated: October 2, 1969)

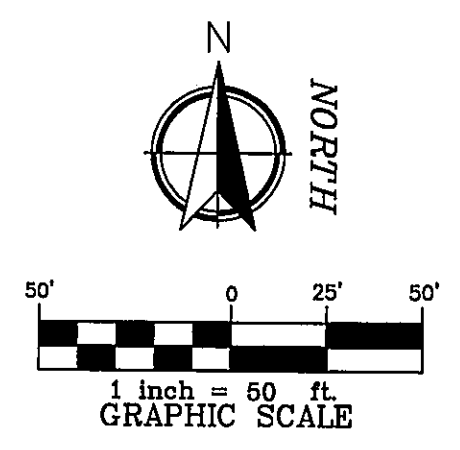
PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
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6701 BEACH BLVD., SUITE #200  
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# PINECREST UNIT ONE

Being a portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

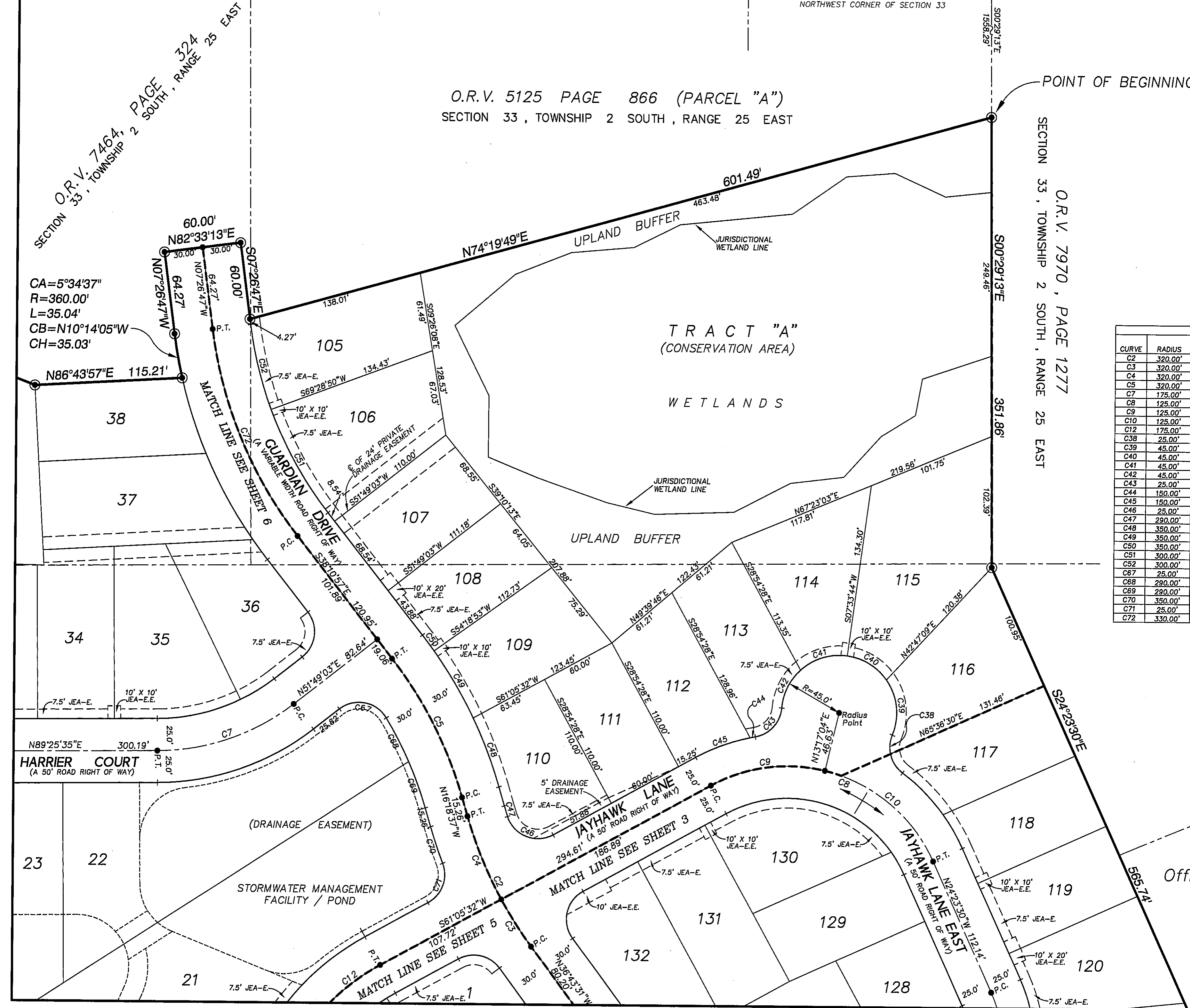
SECTION 29 SECTION 28  
SECTION 32 SECTION 33  
N89°30'22"E  
2211.29'  
Northerly line of Section 33

PLAT BOOK **55** PAGE **94C**  
SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



O.R.V. 5125 PAGE 866 (PARCEL "A")  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST

POINT OF BEGINNING



CA=5°34'37"  
R=360.00'  
L=35.04'  
CB=N10°14'05"W  
CH=35.03'

| TABULATED CURVE DATA |         |         |         |                |               |            |
|----------------------|---------|---------|---------|----------------|---------------|------------|
| CURVE                | RADIUS  | LENGTH  | TANGENT | CHORD DISTANCE | CHORD BEARING | DELTA      |
| C2                   | 320.00' | 114.02' | 57.82'  | 113.42'        | S26°31'04"E   | 20°24'55"  |
| C3                   | 320.00' | 43.66'  | 21.87'  | 43.63'         | S32°49'00"E   | 7°49'04"   |
| C4                   | 320.00' | 70.36'  | 35.32'  | 70.22'         | S22°36'32"E   | 12°36'51"  |
| C5                   | 320.00' | 122.16' | 61.83'  | 121.42'        | N27°14'47"W   | 21°52'21"  |
| C6                   | 125.00' | 114.87' | 59.59'  | 112.82'        | N70°37'19"E   | 37°36'32"  |
| C7                   | 125.00' | 206.20' | 135.26' | 183.60'        | N71°38'59"W   | 94°30'57"  |
| C8                   | 125.00' | 92.05'  | 48.22'  | 89.98'         | S82°11'18"W   | 42°11'32"  |
| C9                   | 125.00' | 114.15' | 61.40'  | 110.23'        | N80°33'13"W   | 52°19'28"  |
| C10                  | 125.00' | 170.78' | 92.88'  | 164.08'        | S33°08'06"W   | 55°45'52"  |
| C38                  | 25.00'  | 15.01'  | 7.74'   | 14.78'         | S05°01'29"W   | 34°23'28"  |
| C39                  | 45.00'  | 45.34'  | 24.81'  | 43.45'         | N08°38'48"W   | 57°44'03"  |
| C40                  | 45.00'  | 36.85'  | 19.53'  | 35.83'         | N58°58'33"W   | 46°56'22"  |
| C41                  | 45.00'  | 39.27'  | 20.98'  | 38.03'         | S72°33'53"W   | 49°59'42"  |
| C42                  | 45.00'  | 33.94'  | 17.83'  | 33.14'         | S25°57'28"W   | 43°13'07"  |
| C43                  | 25.00'  | 33.01'  | 19.41'  | 30.67'         | N42°10'46"E   | 75°39'39"  |
| C44                  | 150.00' | 4.09'   | 2.04'   | 4.09'          | S79°13'44"W   | 1°33'39"   |
| C45                  | 150.00' | 45.44'  | 22.89'  | 45.26'         | S69°46'13"W   | 17°21'22"  |
| C46                  | 25.00'  | 44.02'  | 30.26'  | 38.55'         | S68°28'11"E   | 100°52'33" |
| C47                  | 290.00' | 8.71'   | 4.36'   | 8.71'          | S17°10'16"E   | 1°43'18"   |
| C48                  | 350.00' | 57.47'  | 28.80'  | 57.41'         | N21°00'51"W   | 9°24'29"   |
| C49                  | 350.00' | 60.88'  | 30.52'  | 60.81'         | N30°42'06"W   | 9°58'01"   |
| C50                  | 350.00' | 15.26'  | 7.63'   | 15.25'         | S38°56'02"W   | 2°29'51"   |
| C51                  | 300.00' | 92.48'  | 46.61'  | 92.12'         | S29°21'04"E   | 17°39'47"  |
| C52                  | 300.00' | 68.45'  | 34.37'  | 68.30'         | S13°58'59"E   | 13°44'23"  |
| C67                  | 25.00'  | 42.20'  | 28.11'  | 37.36'         | N79°49'48"W   | 96°42'18"  |
| C68                  | 290.00' | 38.38'  | 19.22'  | 38.36'         | N27°41'08"W   | 7°35'01"   |
| C69                  | 290.00' | 38.38'  | 19.22'  | 38.36'         | N20°06'07"W   | 7°35'01"   |
| C70                  | 350.00' | 30.15'  | 15.08'  | 30.14'         | S18°46'40"E   | 4°56'07"   |
| C71                  | 25.00'  | 35.93'  | 21.86'  | 32.91'         | N19°55'24"E   | 82°20'16"  |
| C72                  | 330.00' | 177.03' | 90.70'  | 174.91'        | S22°48'52"E   | 30°44'11"  |

Official Records Volume 6263  
Page 2177 (Parcel "B")

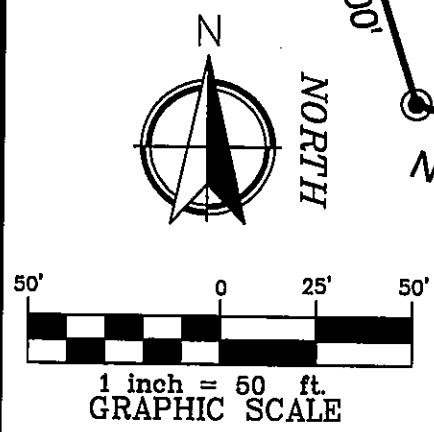
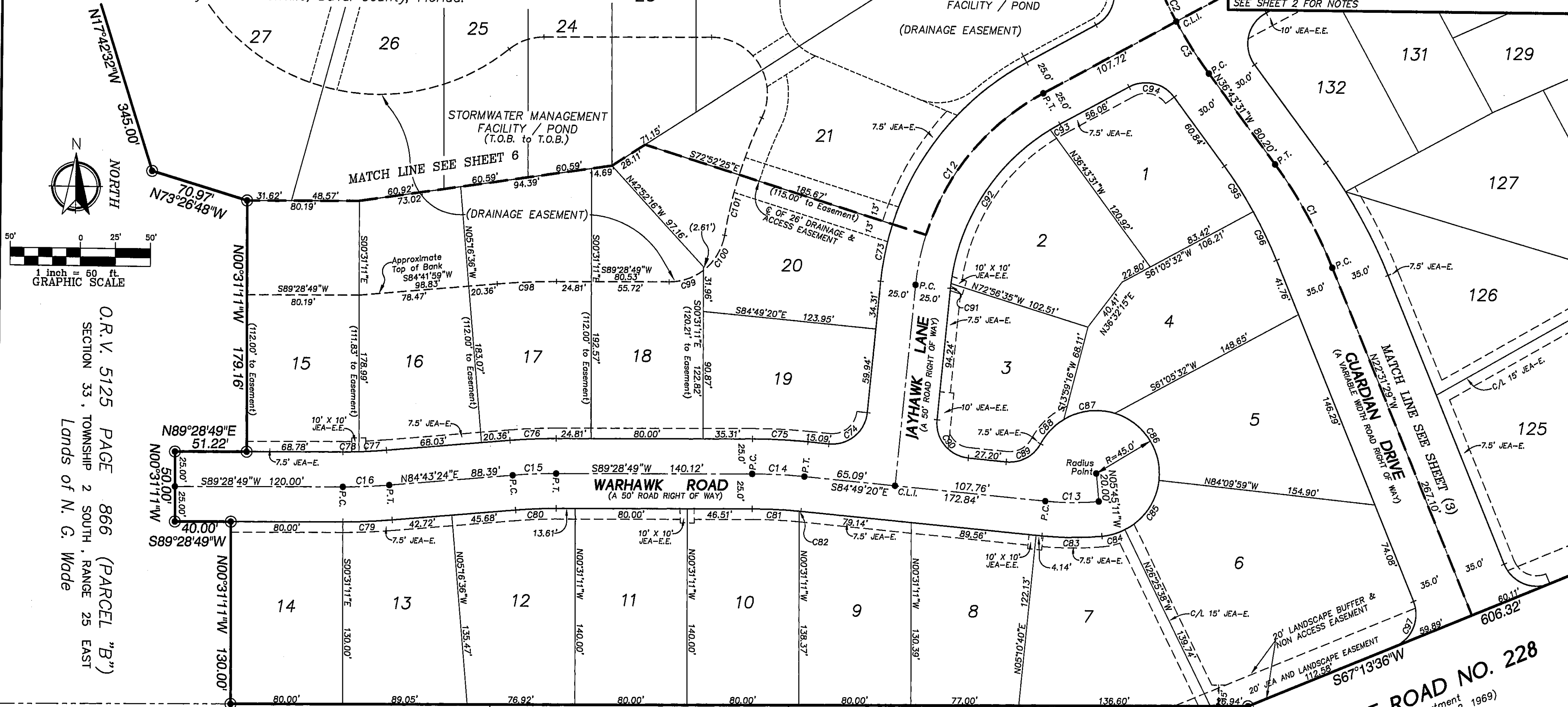
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# PINECREST UNIT ONE

Being a portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **55** PAGE **94D**

SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



O.R.V. 5125 PAGE 866 (PARCEL "B")  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST  
Lands of N. G. Wade

15' Roadway per Plat Book 5, Page 93

South line of the Northwest 1/4 of Section 33

TRACT 3  
Northwesterly Right of way line

**NORMANDY BOULEVARD - STATE ROAD NO. 228**  
(200' Right of way as established by the State of Florida Department of Transportation Right of way Map Section 72120-2507, Dated: October 2, 1969)

TRACT 5  
BLOCK 3  
JACKSONVILLE HEIGHTS  
Plat Book 5, Page 93

TRACT 4

| CURVE TABLE |         |         |         |                |               |           |
|-------------|---------|---------|---------|----------------|---------------|-----------|
| CURVE       | RADIUS  | LENGTH  | TANGENT | CHORD DISTANCE | CHORD BEARING | DELTA     |
| C1          | 340.00' | 84.27'  | 42.35'  | 84.05'         | N29°37'30"W   | 141°2'02" |
| C2          | 320.00' | 114.02' | 57.62'  | 113.42'        | S26°31'04"E   | 20°24'55" |
| C3          | 320.00' | 43.66'  | 21.82'  | 43.63'         | S32°49'00"E   | 7°49'04"  |
| C4          | 320.00' | 70.36'  | 35.32'  | 70.22'         | S22°36'32"E   | 12°35'51" |
| C12         | 175.00' | 170.78' | 92.88'  | 164.08'        | S33°08'06"W   | 55°54'52" |
| C13         | 200.00' | 38.16'  | 19.14'  | 38.10'         | N89°42'44"E   | 10°55'51" |
| C14         | 375.00' | 37.29'  | 18.66'  | 37.27'         | N87°40'16"W   | 5°41'51"  |
| C15         | 375.00' | 31.13'  | 15.58'  | 31.13'         | S87°06'06"W   | 4°45'25"  |
| C16         | 400.00' | 33.21'  | 16.61'  | 33.20'         | N87°06'06"E   | 4°45'25"  |
| C73         | 200.00' | 41.71'  | 20.93'  | 41.63'         | S11°09'08"W   | 11°56'58" |
| C74         | 25.00'  | 39.27'  | 25.00'  | 35.36'         | N50°10'40"E   | 90°00'00" |
| C75         | 400.00' | 39.78'  | 19.90'  | 39.76'         | N87°40'16"W   | 5°41'51"  |
| C76         | 400.00' | 33.21'  | 16.61'  | 33.20'         | S87°06'06"W   | 4°45'25"  |
| C77         | 375.00' | 19.72'  | 9.86'   | 19.72'         | N86°13'47"E   | 3°00'47"  |
| C78         | 375.00' | 11.41'  | 5.71'   | 11.41'         | N88°36'30"E   | 1°44'38"  |
| C79         | 425.00' | 35.29'  | 17.65'  | 35.28'         | N87°06'06"E   | 4°45'25"  |
| C80         | 350.00' | 29.06'  | 14.54'  | 29.05'         | S87°06'06"W   | 4°45'25"  |
| C81         | 350.00' | 33.54'  | 16.79'  | 33.53'         | N87°46'27"W   | 5°29'29"  |
| C82         | 350.00' | 1.28'   | 0.63'   | 1.28'          | N84°35'31"W   | 0°12'22"  |
| C83         | 225.00' | 42.93'  | 21.53'  | 42.86'         | N89°42'44"E   | 10°55'51" |
| C84         | 45.00'  | 17.22'  | 8.72'   | 17.12'         | N73°16'53"E   | 21°55'52" |

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD DISTANCE | CHORD BEARING | DELTA     |
|-------|---------|---------|---------|----------------|---------------|-----------|
| C85   | 45.00'  | 44.58'  | 24.31'  | 42.78'         | N33°56'17"E   | 56°45'20" |
| C86   | 45.00'  | 62.16'  | 37.19'  | 57.33'         | N34°00'41"W   | 79°08'36" |
| C87   | 45.00'  | 37.74'  | 20.06'  | 36.65'         | S82°23'21"W   | 48°03'21" |
| C88   | 45.00'  | 24.14'  | 12.37'  | 23.85'         | S42°59'45"W   | 30°43'52" |
| C89   | 25.00'  | 29.47'  | 16.72'  | 27.80'         | N61°24'14"E   | 67°32'51" |
| C90   | 25.00'  | 39.27'  | 25.00'  | 35.36'         | S39°49'20"E   | 90°00'00" |
| C91   | 150.00' | 3.45'   | 1.73'   | 3.45'          | S05°50'15"W   | 11°9'11"  |
| C92   | 150.00' | 135.02' | 72.47'  | 130.51'        | S32°17'06"W   | 51°34'31" |
| C93   | 150.00' | 7.91'   | 3.95'   | 7.90'          | S59°34'57"W   | 3°01'11"  |
| C94   | 25.00'  | 35.86'  | 21.80'  | 32.86'         | N77°49'00"W   | 82°10'56" |
| C95   | 310.00' | 38.26'  | 19.15'  | 38.24'         | N33°11'23"W   | 7°04'17"  |
| C96   | 310.00' | 38.57'  | 19.31'  | 38.55'         | N26°05'22"W   | 7°07'46"  |
| C97   | 25.00'  | 39.16'  | 24.89'  | 35.28'         | N22°21'03"E   | 89°45'05" |
| C98   | 512.00' | 42.51'  | 21.27'  | 42.50'         | S87°06'06"W   | 4°45'25"  |
| C99   | 40.00'  | 28.09'  | 13.53'  | 25.63'         | N70°47'34"E   | 37°22'29" |
| C100  | 40.00'  | 30.04'  | 15.77'  | 29.34'         | N30°35'20"E   | 43°01'59" |
| C101  | 315.00' | 44.28'  | 22.18'  | 44.24'         | S13°05'58"W   | 8°03'15"  |

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CITY DEVELOPMENT NO. 5087.4

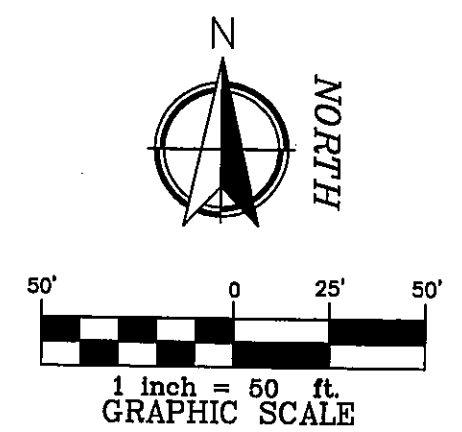
# PINECREST UNIT ONE

Being a portion of the Northwest 1/4 of Section 33, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida.

SHEET 6 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES

| TABULATED CURVE DATA |         |         |         |                |               |           |
|----------------------|---------|---------|---------|----------------|---------------|-----------|
| CURVE                | RADIUS  | LENGTH  | TANGENT | CHORD DISTANCE | CHORD BEARING | DELTA     |
| C2                   | 320.00' | 114.02' | 57.62'  | 113.42'        | S26°31'04"E   | 20°24'55" |
| C3                   | 320.00' | 43.66'  | 21.87'  | 43.63'         | S32°49'00"E   | 7°49'04"  |
| C4                   | 320.00' | 70.36'  | 35.32'  | 70.22'         | S22°36'32"E   | 12°35'51" |
| C5                   | 320.00' | 122.16' | 61.83'  | 121.42'        | N27°14'47"W   | 21°52'21" |
| C6                   | 330.00' | 177.03' | 90.70'  | 174.91'        | S22°48'52"E   | 30°44'11" |
| C7                   | 175.00' | 114.87' | 59.59'  | 112.82'        | N70°37'19"E   | 37°36'32" |
| C12                  | 175.00' | 170.78' | 92.88'  | 164.08'        | S33°08'06"W   | 55°54'52" |
| C53                  | 360.00' | 62.11'  | 31.13'  | 62.03'         | S17°57'58"E   | 9°53'05"  |
| C54                  | 360.00' | 76.79'  | 38.54'  | 76.64'         | S29°01'08"E   | 12°13'15" |
| C55                  | 360.00' | 19.18'  | 9.59'   | 19.18'         | S36°39'21"E   | 3°03'12"  |
| C56                  | 25.00'  | 39.27'  | 25.00'  | 35.36'         | N06°49'03"E   | 90°00'00" |
| C57                  | 150.00' | 31.13'  | 15.62'  | 31.08'         | N57°45'48"E   | 11°53'31" |
| C58                  | 150.00' | 67.33'  | 34.24'  | 66.76'         | N76°34'04"E   | 25°43'02" |
| C59                  | 45.00'  | 19.17'  | 9.73'   | 19.02'         | S77°13'26"W   | 24°24'17" |
| C60                  | 45.00'  | 33.70'  | 17.68'  | 32.92'         | S43°34'05"W   | 42°54'25" |
| C61                  | 45.00'  | 43.20'  | 23.43'  | 41.56'         | S05°23'07"E   | 54°59'59" |
| C62                  | 45.00'  | 33.07'  | 17.32'  | 32.33'         | S53°56'13"E   | 42°06'12" |
| C63                  | 45.00'  | 63.00'  | 37.90'  | 57.98'         | N64°54'27"E   | 80°12'28" |
| C64                  | 25.00'  | 9.43'   | 4.77'   | 9.38'          | S35°36'40"W   | 21°36'56" |
| C65                  | 25.00'  | 18.77'  | 9.85'   | 18.33'         | S67°55'22"W   | 43°00'27" |
| C66                  | 200.00' | 131.28' | 68.10'  | 128.94'        | N70°37'19"E   | 37°36'32" |
| C67                  | 25.00'  | 42.20'  | 28.11'  | 37.36'         | N79°49'48"W   | 96°42'18" |
| C68                  | 290.00' | 38.38'  | 19.22'  | 38.36'         | N27°41'08"W   | 7°35'01"  |
| C69                  | 290.00' | 38.38'  | 19.22'  | 38.36'         | N20°06'07"W   | 7°35'01"  |
| C70                  | 350.00' | 30.15'  | 15.08'  | 30.14'         | S18°46'40"E   | 4°56'07"  |
| C71                  | 25.00'  | 35.93'  | 21.86'  | 32.91'         | N19°55'24"E   | 82°20'16" |
| C72                  | 200.00' | 153.47' | 80.74'  | 149.73'        | S39°06'34"W   | 43°57'57" |
| C102                 | 315.00' | 43.77'  | 21.92'  | 43.73'         | S21°06'24"W   | 7°57'38"  |
| C103                 | 40.00'  | 35.33'  | 18.91'  | 34.20'         | N00°13'11"W   | 50°36'48" |
| C104                 | 40.00'  | 45.41'  | 25.51'  | 43.01'         | N58°03'00"W   | 65°02'50" |
| C105                 | 40.00'  | 11.51'  | 5.80'   | 11.47'         | S81°10'57"W   | 16°29'16" |
| C106                 | 40.00'  | 15.34'  | 7.76'   | 15.24'         | S61°57'13"W   | 21°58'11" |
| C107                 | 149.00' | 53.04'  | 26.81'  | 52.76'         | N81°10'03"E   | 20°23'49" |
| C108                 | 149.00' | 87.50'  | 45.05'  | 86.24'         | N88°11'19"E   | 33°38'44" |
| C109                 | 149.00' | 141.95' | 76.88'  | 138.64'        | S47°41'47"E   | 54°35'03" |
| C110                 | 149.00' | 32.54'  | 16.34'  | 32.48'         | S14°08'49"E   | 12°30'52" |
| C111                 | 40.00'  | 64.89'  | 42.11'  | 58.00'         | N54°21'50"W   | 92°56'52" |
| C114                 | 40.00'  | 34.30'  | 18.28'  | 33.26'         | S25°08'20"E   | 49°07'50" |
| C115                 | 40.00'  | 12.77'  | 6.44'   | 12.72'         | S58°31'00"E   | 18°17'31" |

O.R.V. 5125 PAGE 866  
(PARCEL "A")  
SECTION 33, TOWNSHIP 2  
SOUTH, RANGE 25 EAST



O.R.V. 5125 PAGE 866 (PARCEL "B")  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST  
Lands of N. G. Wade

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