

Plum Tree Unit Three

BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6,8,9,10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A PORTION OF TRACTS 6,8,9,10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 64, PLUM TREE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 54, 54A THROUGH 54E INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY BOUNDARY OF SAID PLUM TREE UNIT ONE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 01°01'41" EAST, 145.00 FEET; COURSE NO. 2: SOUTH 04°14'16" WEST, 60.00 FEET; COURSE NO. 3: SOUTH 85°45'44" EAST, 12.01 FEET; COURSE NO. 4: SOUTH 04°14'16" WEST, 125.00 FEET; COURSE NO. 5: NORTH 83°27'59" WEST, 113.00 FEET TO THE NORTHEAST CORNER OF LOT 14, PLUM TREE UNIT TWO AS RECORDED IN PLAT BOOK 52, PAGES 17-17J OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE WESTERLY, SOUTHERLY, AND EASTERLY ALONG THE WESTERLY BOUNDARY OF SAID PLUM TREE UNIT TWO, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: NORTH 64°34'10" WEST, 29.06 FEET; COURSE NO. 2: NORTH 87°52'16" WEST, 60.01 FEET; COURSE NO. 3: SOUTH 85°51'54" WEST, 58.07 FEET; COURSE NO. 4: SOUTH 79°32'50" WEST, 37.19 FEET; COURSE NO. 5: SOUTH 60°13'15" WEST, 137.10 FEET TO A POINT OF CUSP ON A CURVE TO THE LEFT; COURSE NO. 6: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2030.00 FEET, AN ARC LENGTH OF 251.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°48'20" EAST, 251.49 FEET; COURSE NO. 7: SOUTH 66°20'24" EAST, 78.09 FEET TO THE WESTERLY BOUNDARY OF AFORESAID PLUM TREE UNIT ONE; THENCE SOUTH 23°39'36" WEST, ALONG LAST SAID LINE, 12.66 FEET TO THE NORTHEAST CORNER OF LOT 13 OF AFORESAID PLUM TREE UNIT TWO; THENCE SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 68°33'38" WEST, 145.18 FEET; COURSE NO. 2: SOUTH 66°35'23" WEST, 60.04 FEET; COURSE NO. 3: SOUTH 66°10'19" WEST, 105.13 FEET; COURSE NO. 4: NORTH 72°14'23" WEST, 54.50 FEET; COURSE NO. 5: SOUTH 55°41'49" WEST, 202.82 FEET; COURSE NO. 6: SOUTH 21°04'34" WEST, 70.40 FEET; COURSE NO. 7: SOUTH 55°41'49" WEST, 120.17 FEET; COURSE NO. 8: NORTH 37°22'38" WEST, 4.94 FEET; COURSE NO. 9: SOUTH 55°41'56" WEST, 133.74 FEET; COURSE NO. 10: SOUTH 34°18'04" WEST, 16.04 FEET; COURSE NO. 11: SOUTH 55°41'56" WEST, 105.00 FEET; COURSE NO. 12: NORTH 34°18'04" WEST, 400.00 FEET; COURSE NO. 13: NORTH 60°42'22" WEST, 165.77 FEET; COURSE NO. 14: NORTH 89°04'01" WEST, 174.86 FEET TO THE WESTERLY LINE OF TRACT 15, BLOCK 3, SECTION 20 TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN THE PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°55'59" EAST ALONG LAST SAID LINE, A DISTANCE OF 581.01 FEET TO THE NORTHERLY LINE OF TRACT 15, BLOCK 3, SECTION 20 TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN THE PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°16'31" EAST, ALONG LAST SAID LINE, 674.67 FEET TO THE WESTERLY LINE OF TRACT 8, BLOCK 3, SECTION 20 TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN THE PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°38'44" EAST, ALONG LAST SAID LINE, 139.42 FEET TO THE SOUTHERLY BOUNDARY OF A 130 FOOT JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN OFFICIAL RECORD VOLUME 8088, PAGE 140 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°04'00" EAST, 90.95 FEET; THENCE NORTH 64°52'09" EAST, ALONG LAST SAID LINE, 812.21 FEET TO THE WESTERLY BOUNDARY OF A 190 FOOT JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 3036, PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°19'15" WEST, ALONG LAST SAID LINE, 4.77 FEET; THENCE SOUTH 14°06'05" EAST, 351.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.43 ACRES MORE OR LESS

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 REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THE 11 DAY OF JULY, A.D., 2001.

GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

CLERK'S CERTIFICATION # 2001179752

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 54, Pages 45, 45A, 45B, 45C, 45D, 45E of the Public Records of Duval County, Florida. Signed this 23 day of July, A.D., 2001.

Jim Fuller
JIM FULLER
Clerk of Circuit Court

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 67, of the Ordinance Code.

James J. Hall
Director of Public Works

NOTARY FOR PLUM TREE DEVELOPMENT, L.L.C.

The foregoing instrument was acknowledged before me this 3rd day of July, 2001, A.D., by J. Daniel Collins, President of The Collins Group, Inc., a Florida Corporation, as Manager, on behalf of the Corporation. He is personally known to me and did not take an oath.

Beverly J. Holland
Notary Public
State of Florida at Large
My Commission Expires: 4-16-05
Serial No. CC993335

NOTARY FOR WASHINGTON MUTUAL BANK, F.A.

The foregoing instrument was acknowledged before me this 27th day of July, 2001, A.D., by Stephen J. Putnam, Vice President of Washington Mutual Bank, F.A., as successor by merger with Bank United, F.S.B., on behalf of the bank. He is personally known to me and did not take an oath.

Arlene King
Notary Public
State of Florida at Large
My Commission Expires: 09/10/2001
Serial No. CC677318

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17th DAY OF July, 2001.

Glenn E. McGreggor
GLENN E. MCGREGGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

ADOPTION AND DEDICATION

This is to certify that Plum Tree Development, L.L.C., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Plum Tree Unit Three, having caused the same to be surveyed and subdivided, and that Washington Mutual Bank, F.A., successor by merger with Bank United, F.S.B., 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. All roads, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements and landscape tract which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, which includes, water and sewer, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, 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, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes 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/stormwater management facilities 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 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 the 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 damaged 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within Plum Tree Unit Three. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

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

Those easement 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 irrevocable 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 thereof, Plum Tree Development, L.L.C., has caused these presents to be signed this 3rd day of July, 2001.

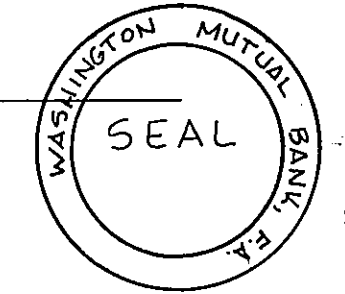
Plum Tree Development, L.L.C.
Witness: Beverly J. Holland
Print Name: Beverly J. Holland
Witness: Curtis L. Hart
Print Name: CURTIS L. HART

Washington Mutual Bank, F.A.
as successor by merger with Bank United, F.S.B.
Witness: Terri L. Stalls
Print Name: Terri L. Stalls
Witness: Arlene King
Print Name: ARLENE KING

P.S.D. NO.: 96-003
CITY DEVELOPMENT NO.: 339



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703



Approved 7/17/2001
Date
J. Hall
City Engineer
for Director of Public Works
Approved 7/19/2001
Date
Wendy Davis
for General Counsel

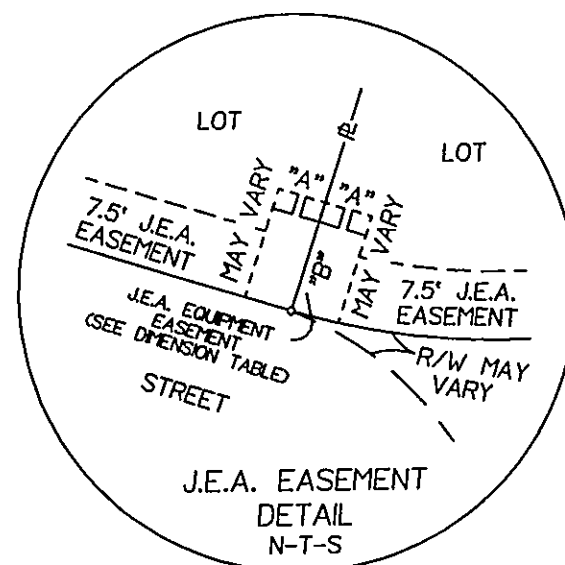
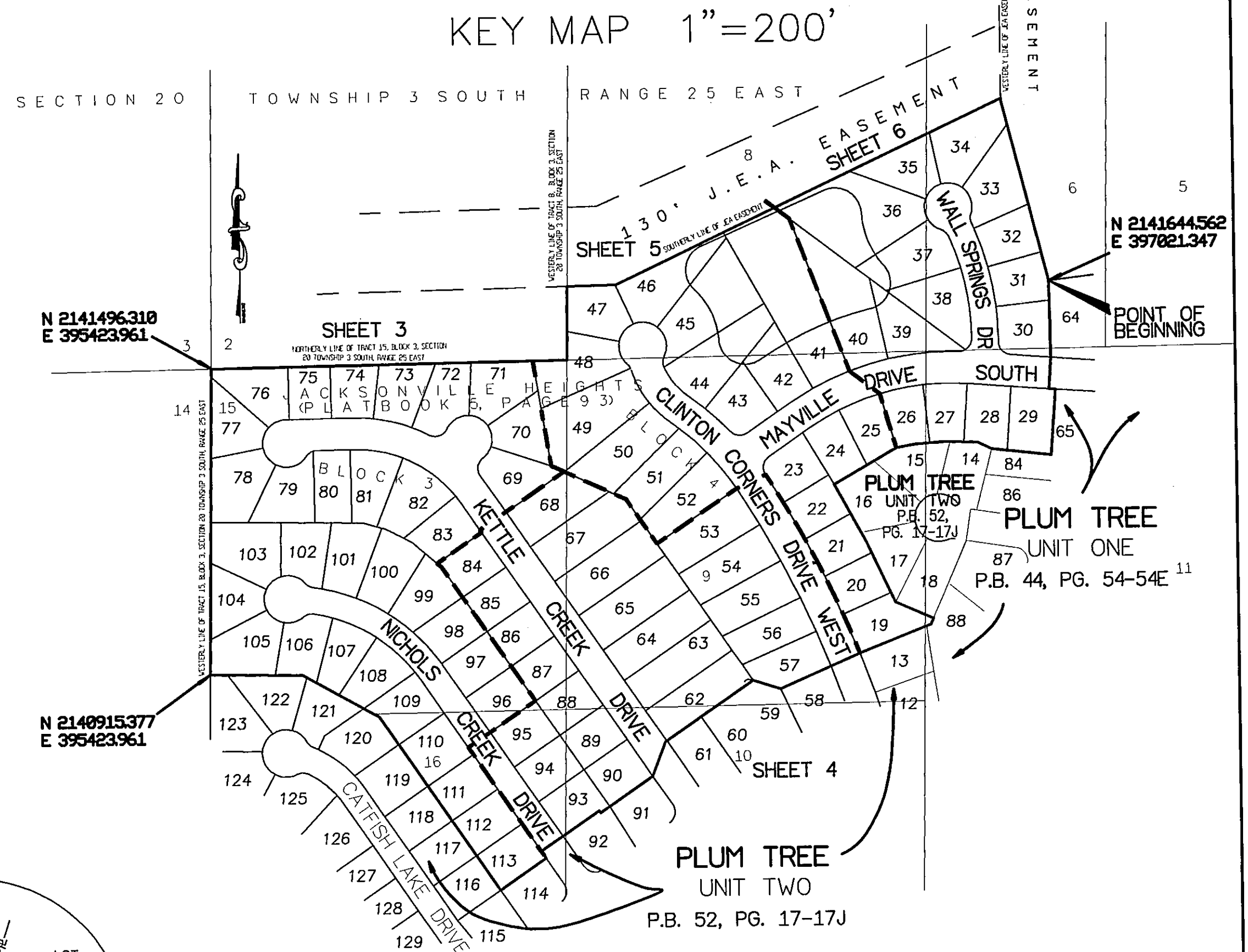
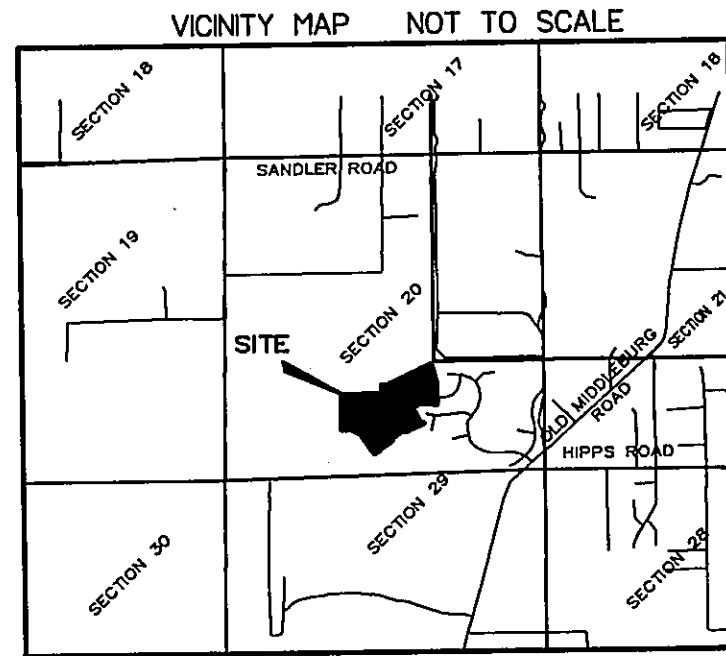
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FIELD: JPS
CHECKED BY: JPS
DRAFT:
CLOSURES/DATA:
COVER SHEET: JPS
PRMS: FB (536:32)

Plum Tree Unit Three

BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6,8,9,10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

General Notes

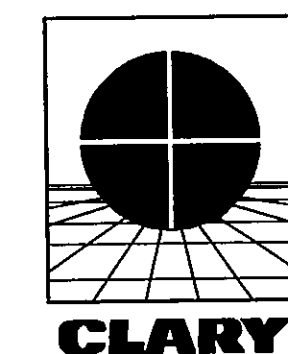
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENTS.
- N 2141496.310 E 395423.961 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0150E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 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.
- 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.
- '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. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- THE TRACT LINES AND RIGHTS-OF-WAY FROM THE PLAT OF JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ARE BEING SHOWN ON THIS PLAT SOLELY FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF F.S. 177.09(17)



DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' J.E.A.
"B"	10'	EQUIPMENT EASEMENT
"A"	10'	TYPICAL 10'x 20' J.E.A.
"B"	10'	EQUIPMENT EASEMENT

Legend

- | | |
|---------------------------------|---|
| R/W = RIGHT-OF-WAY | R = RADIUS |
| BRL = BUILDING RESTRICTION LINE | CH = CHORD |
| ○ = PERMANENT CONTROL POINT | Δ = DELTA |
| STAMPED P.C.P. LB 3731 | RP = RADIUS POINT |
| PC = POINT OF CURVATURE | □ = PERMANENT REFERENCE MONUMENT |
| PT = POINT OF TANGENCY | STAMPED P.R.M. LB 3731 |
| ORV = OFFICIAL RECORDS VOLUME | CHANGE IN STREET NAME |
| PB = PLAT BOOK | C4 = TABULATED CURVE DATA |
| PG(S) = PAGE(S) | PRC = POINT OF REVERSE CURVE |
| ESMT = EASEMENT | PCC = POINT OF COMPOUND CURVE |
| A = ARC | RDL = RADIAL LINE |
| T = TANGENT | JEA = JACKSONVILLE ELECTRICAL AUTHORITY |



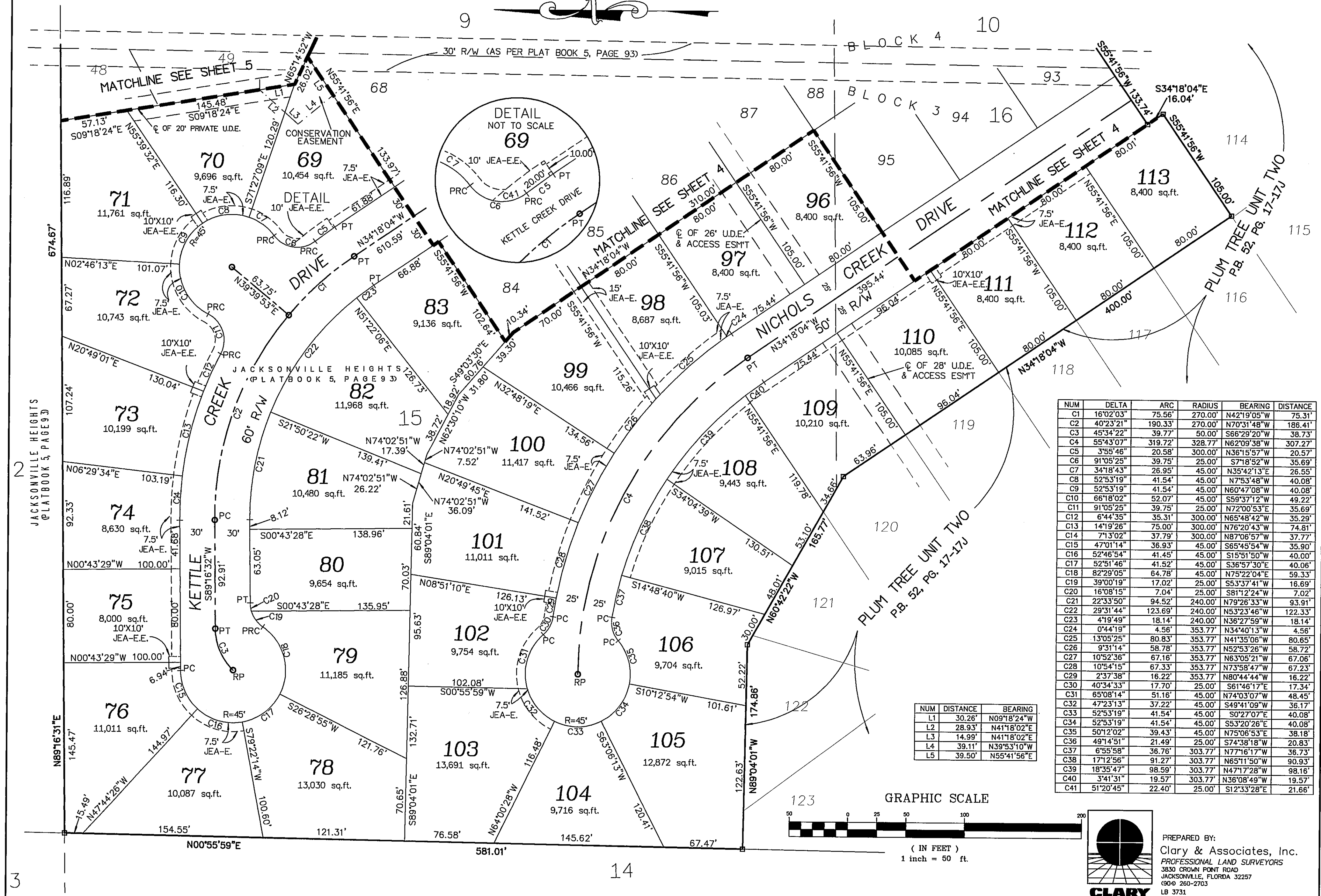
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
LB 3731

Plum Tree Unit Three

BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6,8,9,10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

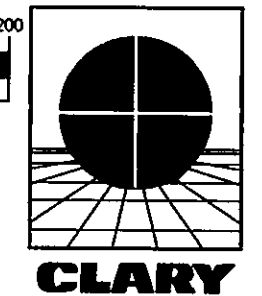
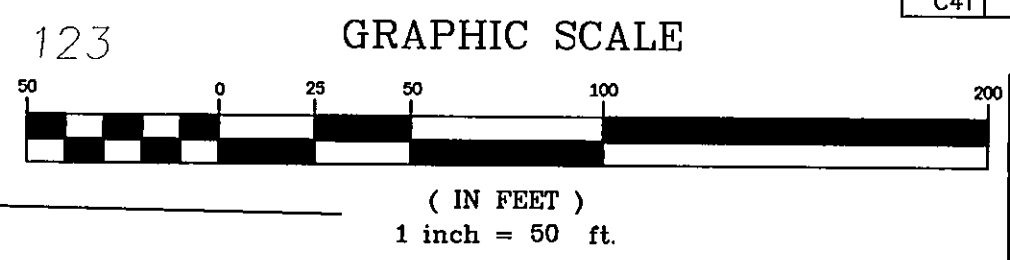
PLAT BOOK 54 PAGE 45-B

SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	16°02'03"	75.56'	270.00'	N42°19'05"W	75.31'
C2	40°23'21"	190.33'	270.00'	N70°31'48"W	186.41'
C3	45°34'22"	39.77'	50.00'	S66°29'20"W	38.73'
C4	55°43'07"	319.72'	328.77'	N62°09'38"W	307.27'
C5	3°55'46"	20.58'	300.00'	N36°15'57"W	20.57'
C6	91°05'25"	39.75'	25.00'	S7°18'52"W	35.69'
C7	34°18'43"	26.95'	45.00'	N35°42'13"E	26.55'
C8	52°53'19"	41.54'	45.00'	N7°53'48"W	40.08'
C9	52°53'19"	41.54'	45.00'	N60°47'08"W	40.08'
C10	66°18'02"	52.07'	45.00'	S59°37'12"W	49.22'
C11	91°05'25"	39.75'	25.00'	N72°00'53"E	35.69'
C12	6°44'35"	35.31'	300.00'	N65°48'42"W	35.29'
C13	14°19'26"	75.00'	300.00'	N76°20'43"W	74.81'
C14	7°13'02"	37.79'	300.00'	N87°06'57"W	37.77'
C15	47°01'14"	38.93'	45.00'	S65°45'54"W	35.90'
C16	52°46'54"	41.45'	45.00'	S15°51'50"W	40.00'
C17	52°51'46"	41.52'	45.00'	S36°57'30"E	40.06'
C18	82°29'05"	64.78'	45.00'	N75°22'04"E	59.33'
C19	39°00'19"	17.02'	25.00'	S53°37'41"W	16.69'
C20	16°08'15"	7.04'	25.00'	S81°12'24"W	7.02'
C21	22°33'50"	94.52'	240.00'	N79°26'33"W	93.91'
C22	29°31'44"	123.69'	240.00'	N53°23'46"W	122.33'
C23	4°19'49"	18.14'	240.00'	N36°27'59"W	18.14'
C24	0°44'19"	4.56'	353.77'	N34°40'13"W	4.56'
C25	13°05'25"	80.83'	353.77'	N41°35'06"W	80.85'
C26	9°31'14"	58.78'	353.77'	N52°53'26"W	58.72'
C27	10°52'36"	67.16'	353.77'	N63°05'21"W	67.06'
C28	10°54'15"	67.33'	353.77'	N73°58'47"W	67.23'
C29	2°37'38"	16.22'	353.77'	N80°44'44"W	16.22'
C30	40°34'33"	17.70'	25.00'	S61°46'17"E	17.34'
C31	65°08'14"	51.16'	45.00'	N74°03'07"W	48.45'
C32	47°23'13"	37.22'	45.00'	S49°41'09"W	36.17'
C33	52°53'19"	41.54'	45.00'	S02°27'07"E	40.08'
C34	52°53'19"	41.54'	45.00'	S53°20'26"E	40.08'
C35	50°12'02"	39.43'	45.00'	N75°06'53"E	38.18'
C36	49°14'51"	21.49'	25.00'	S74°38'18"W	20.83'
C37	6°55'58"	36.76'	303.77'	N77°16'17"W	36.73'
C38	17°12'56"	91.27'	303.77'	N65°11'50"W	90.93'
C39	18°35'47"	98.59'	303.77'	N47°17'28"W	98.16'
C40	3°41'31"	19.57'	303.77'	N36°08'49"W	19.57'
C41	51°20'45"	22.40'	25.00'	S12°33'28"E	21.66'

NUM	DISTANCE	BEARING
L1	30.26'	N09°18'24"W
L2	28.93'	N41°18'02"E
L3	14.99'	N41°18'02"E
L4	39.11'	N39°53'10"W
L5	39.50'	N55°41'56"E



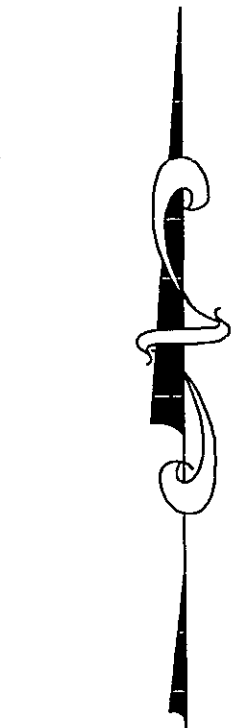
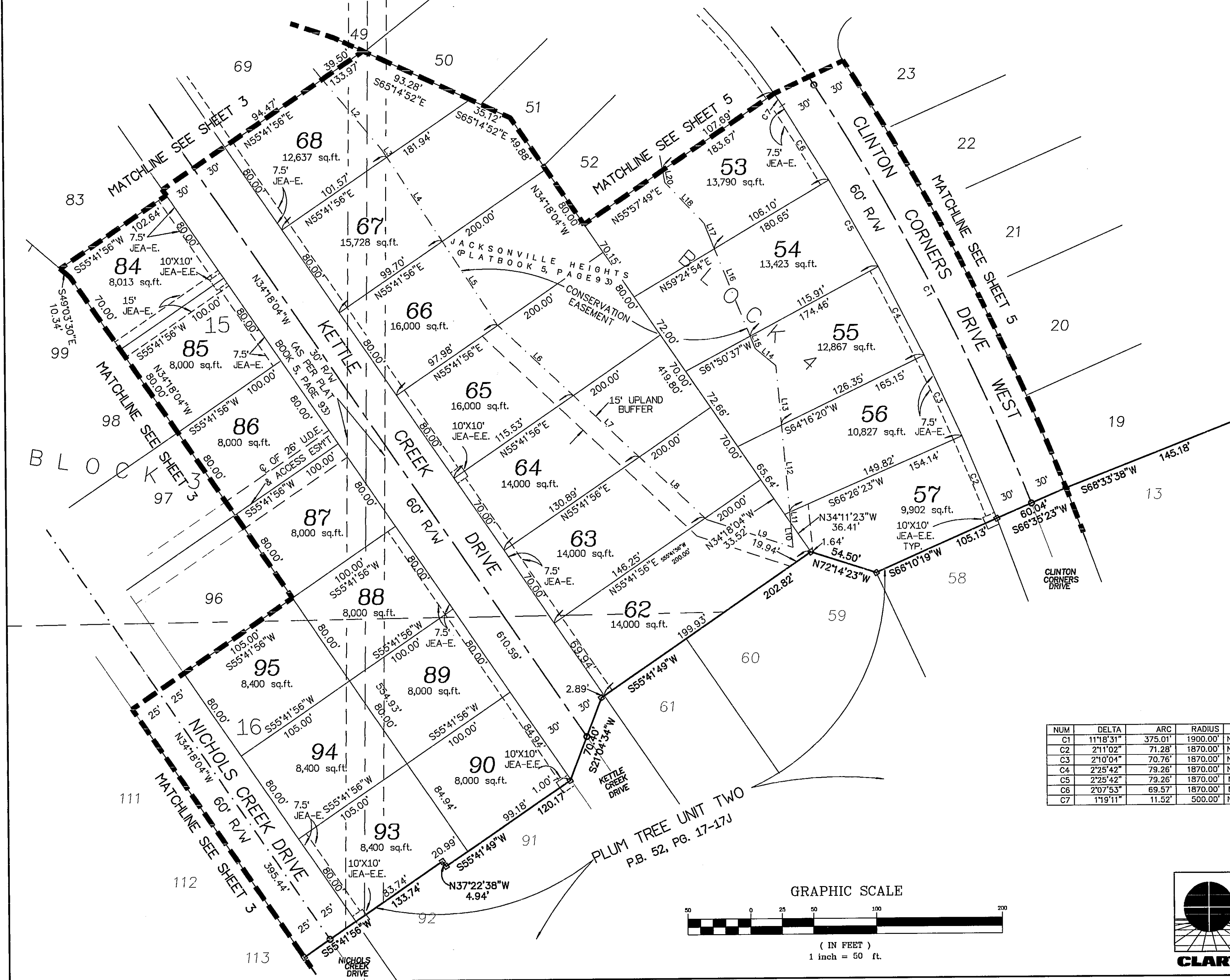
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Plum Tree Unit Three

BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6,8,9,10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

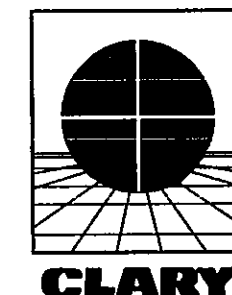
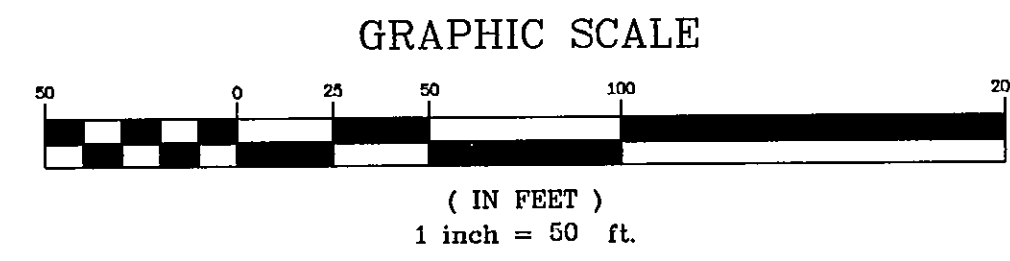
PLAT BOOK 54 PAGE 450

SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DISTANCE	BEARING
L2	74.41'	N39°53'10"W
L3	5.95'	S32°57'23"E
L4	80.02'	S32°57'23"E
L5	79.36'	S32°57'23"E
L6	82.58'	N46°40'36"W
L7	71.67'	N46°40'36"W
L8	71.67'	N46°40'36"W
L9	72.24'	N71°38'19"W
L10	19.55'	S4°56'14"E
L11	8.68'	S4°56'14"E
L12	69.61'	S4°56'14"E
L13	47.59'	N4°56'14"W
L14	21.03'	N50°19'55"W
L15	10.74'	N21°52'21"W
L16	75.19'	N21°52'21"W
L17	21.66'	N21°52'21"W
L18	45.02'	N43°18'51"W
L19	9.85'	S10°28'05"E

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°18'31"	375.01'	1900.00'	N27°03'43"W	374.41'
C2	2°11'02"	71.28'	1870.00'	N22°28'05"W	71.28'
C3	2°10'04"	70.76'	1870.00'	N24°38'38"W	70.75'
C4	2°25'42"	79.26'	1870.00'	N26°56'32"W	79.25'
C5	2°25'42"	79.26'	1870.00'	N29°22'15"W	79.25'
C6	2°07'53"	69.57'	1870.00'	N31°39'03"W	69.56'
C7	1°19'11"	11.52'	500.00'	N33°22'35"W	11.52'

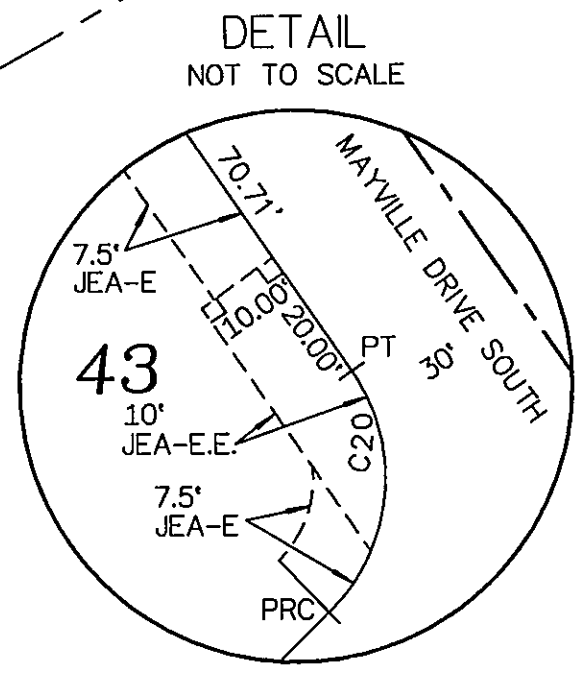
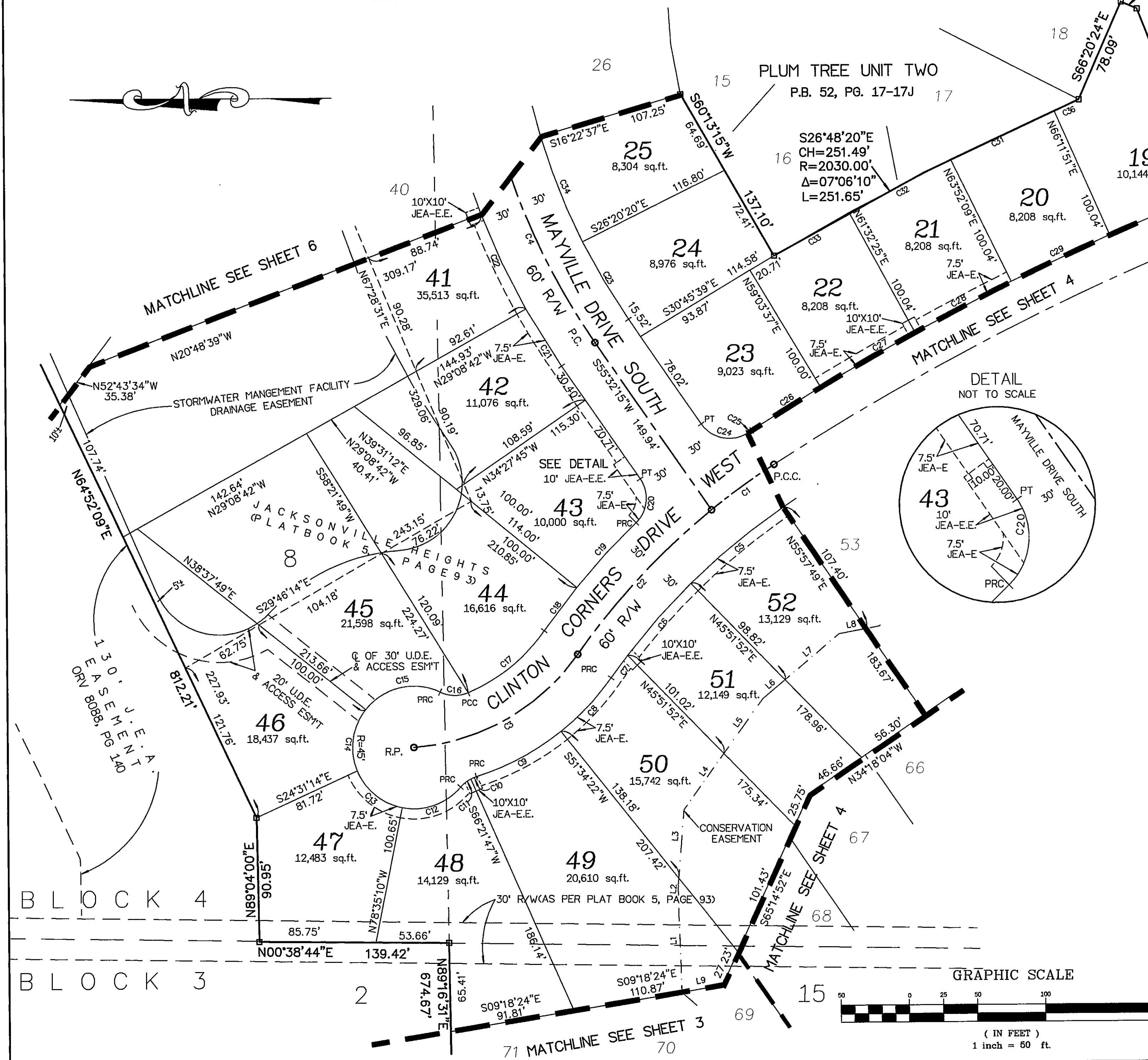


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Plum Tree Unit Three

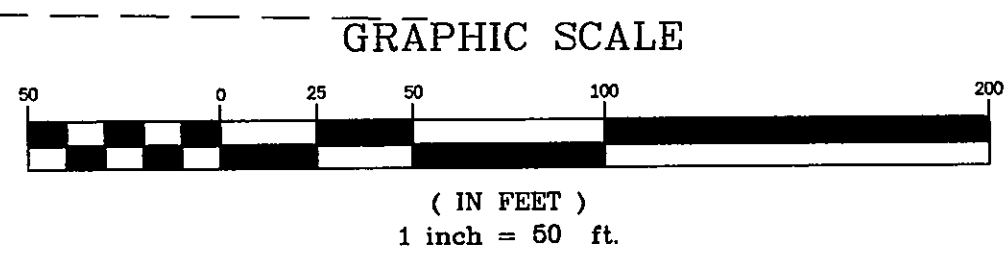
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SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6'08"52"	56.87'	530.00'	N35°47'26"W	56.84'
C2	15'40"03"	144.93'	530.00'	N46°41'54"W	144.48'
C3	50'34"10"	143.04'	162.06'	S29°14'50"E	138.44'
C4	38'42"02"	337.73'	500.00'	S74°53'16"W	331.34'
C5	10'05"56"	88.13'	500.00'	N39°05'09"W	88.02'
C6	8'02"52"	70.23'	500.00'	N48°09'34"W	70.17'
C7	2'20"55"	20.50'	500.00'	N53°21'28"W	20.49'
C8	16'06"17"	53.99'	192.06'	S46°28'46"E	53.81'
C9	21'12"26"	71.09'	192.06'	S27°49'24"E	70.69'
C10	9'56"44"	4.34'	25.00'	N22°11'33"W	4.33'
C11	22'07"21"	9.65'	25.00'	N38°13'37"W	9.59'
C12	60'40"54"	47.66'	45.00'	S18°56'50"E	45.46'
C13	56'28"27"	44.35'	45.00'	S39°37'51"W	42.58'
C14	60'45"44"	47.72'	45.00'	N81°45'03"W	45.52'
C15	77'08"22"	60.59'	45.00'	N12°48'00"W	56.11'
C16	48'39'09"	21.23'	25.00'	S01°26'36"W	20.60'
C17	31'38'56"	72.95'	132.06'	S38°42'27"E	72.03'
C18	4'03'06"	39.60'	560.00'	N52°30'22"W	39.59'
C19	6'36'34"	64.60'	560.00'	N47°10'31"W	64.56'
C20	80'28'19"	35.11'	25.00'	S84°13'36"E	32.30'
C21	57'9'57"	49.33'	530.00'	S58°11'19"W	49.31'
C22	8'20'02"	77.09'	530.00'	S65°01'19"W	77.02'
C23	8'02'34"	65.98'	470.00'	S59°33'32"W	65.92'
C24	88'36'50"	38.66'	25.00'	S11°45'50"W	34.92'
C25	0'20'35"	3.36'	560.00'	N32°53'17"W	3.36'
C26	1'46'36"	59.85'	1930.00'	N31°49'41"W	59.85'
C27	2'22'30"	80.01'	1930.00'	N29°45'08"W	80.00'
C28	2'22'30"	80.01'	1930.00'	N27°22'37"W	80.00'
C29	2'22'30"	80.01'	1930.00'	N25°00'07"W	80.00'
C30	2'22'31"	80.02'	1930.00'	N22°37'42"W	80.01'
C31	2'22'22"	84.07'	2030.00'	N25°00'06"W	84.06'
C32	2'22'22"	84.07'	2030.00'	N27°22'29"W	84.07'
C33	1'47'44"	63.62'	2030.00'	N29°27'32"W	63.62'
C34	10'11'09"	83.56'	470.00'	S68°40'24"W	83.45'
C35	2'22'31"	80.02'	1930.00'	N22°37'42"W	80.01'
C36	0'33'40"	19.88'	2030.00'	N23°32'05"W	19.88'

NUM	DISTANCE	BEARING
L1	76.09'	N88°11'15"E
L2	7.84'	S85°21'56"E
L3	50.17'	S85°21'56"E
L4	50.79'	S54°13'02"E
L5	49.50'	S54°13'02"E
L6	21.32'	S39°59'13"E
L7	52.15'	S39°59'13"E
L8	20.16'	S10°28'05"E
L9	30.26'	S9°18'23"E



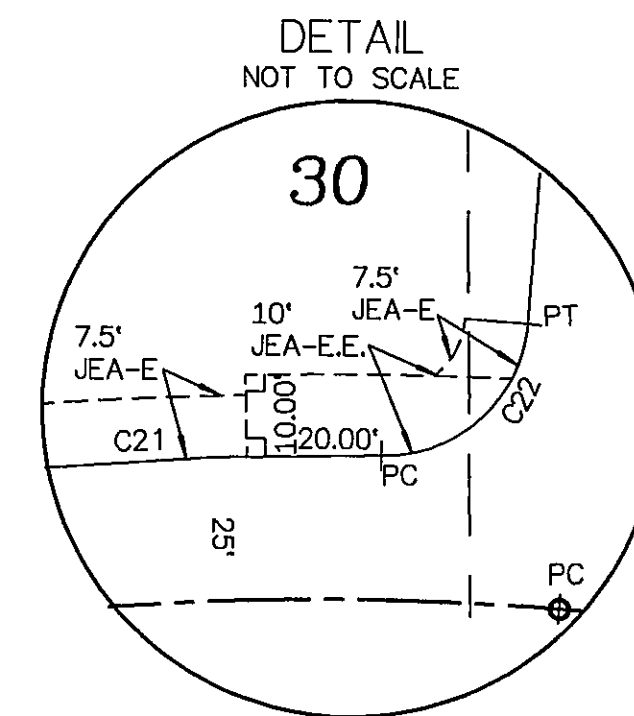
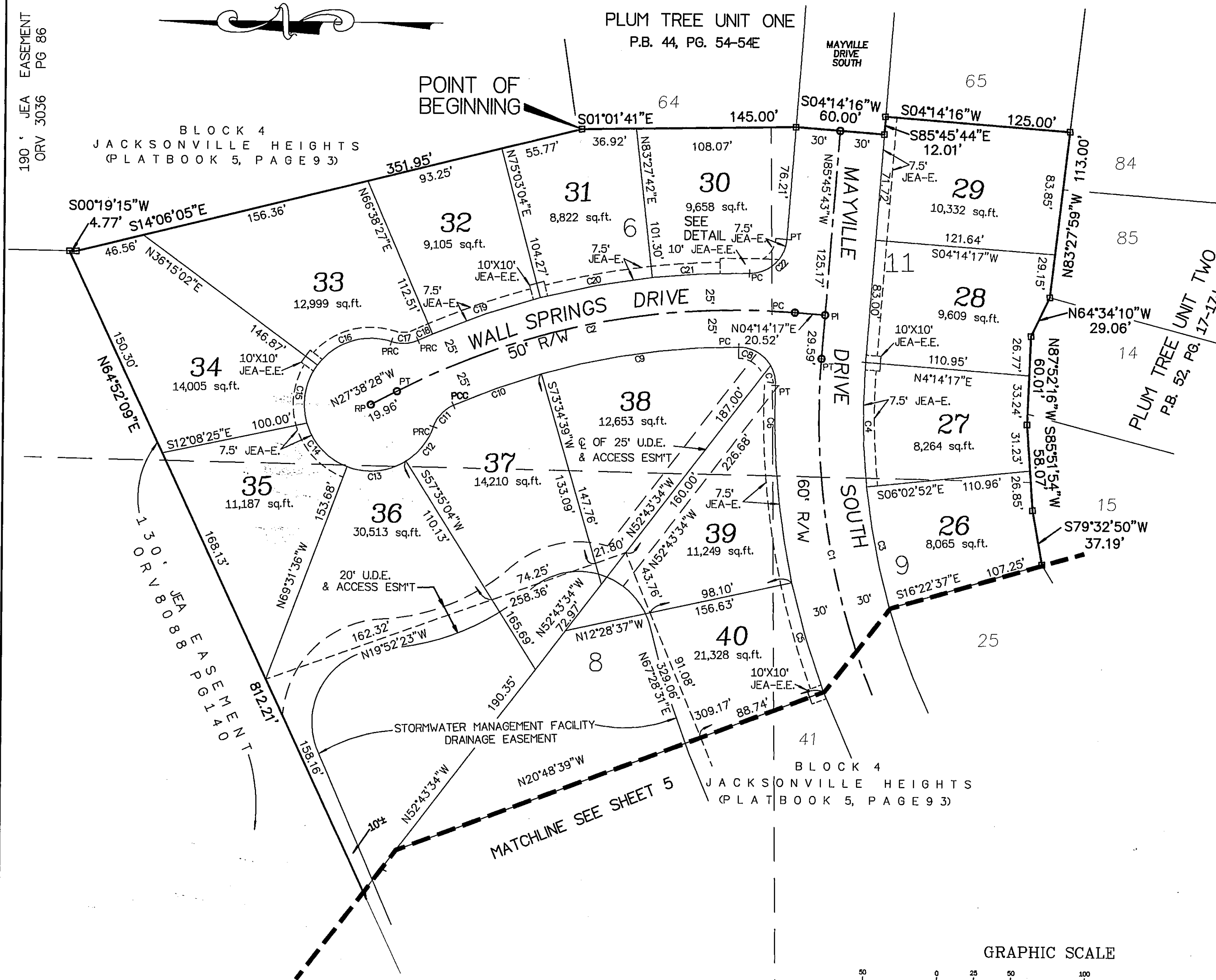
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Plum Tree Unit Three

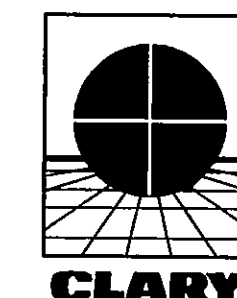
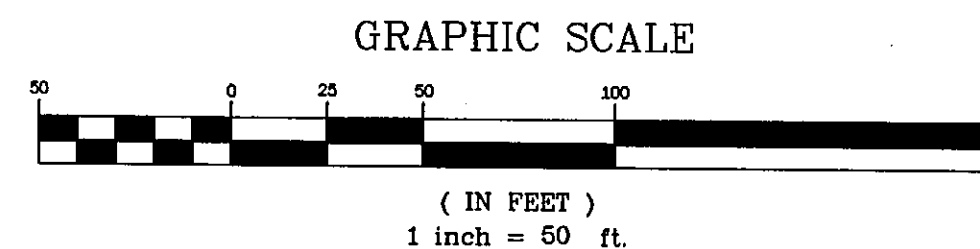
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PLAT BOOK 54 PAGE 45-E

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	38°42'02"	337.73'	500.00'	S74°53'16"W	331.34'
C2	31°52'46"	278.20'	500.00'	N11°42'06"W	274.63'
C3	10°11'09"	83.56'	470.00'	S78°51'34"W	83.45'
C4	10°17'08"	84.38'	470.00'	S89°05'43"W	84.26'
C5	8°20'02"	77.09'	530.00'	S73°21'21"W	77.02'
C6	14°28'29"	133.90'	530.00'	S84°45'37"W	133.54'
C7	32°30'17"	14.18'	25.00'	N75°44'43"E	13.99'
C8	59°35'41"	26.00'	25.00'	N29°41'43"E	24.85'
C9	16°19'13"	135.30'	475.00'	N8°15'44"W	134.85'
C10	7°38'10"	63.31'	475.00'	N20°14'26"W	63.26'
C11	46°57'35"	20.49'	25.00'	N47°32'19"W	19.92'
C12	38°36'11"	30.32'	45.00'	S51°43'01"E	29.75'
C13	52°53'19"	41.54'	45.00'	S5°58'16"E	40.08'
C14	52°53'19"	41.54'	45.00'	S46°55'03"W	40.08'
C15	52°53'19"	41.54'	45.00'	N80°11'37"W	40.08'
C16	71°27'47"	56.13'	45.00'	N18°01'04"W	52.56'
C17	42°14'40"	18.43'	25.00'	S3°24'30"E	18.02'
C18	1°10'16"	10.73'	525.00'	N23°56'42"W	10.73'
C19	8°24'37"	77.06'	525.00'	N19°09'14"W	77.00'
C20	8°24'37"	77.06'	525.00'	N10°44'37"W	77.00'
C21	7°10'56"	65.81'	525.00'	N2°56'50"W	65.77'
C22	86°24'21"	37.70'	25.00'	S42°33'32"E	34.23'



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