

# RIDGEMOOR UNIT TWO - PHASE TWO

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 53 PAGE 29

SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Section 2, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeastly corner of Lot 71, as shown on the plat of Ridgemoor, as recorded in Plat Book 52, Pages 9, 9A, 9B, 9C, 9D, 9E and 9F, of the Current Public Records of said County; thence Easterly and Southerly along the Southerly boundary of Ridgemoor Unit Two - Phase One, as recorded in Plat Book 53, Pages 12, 12A, 12B, 12C and 12D, of said Current Public Records; run the following 10 courses and distances: Course No. 1: North 89°26'02" East, 75.06 feet to the point of curvature of a curve concave Southwesterly, having a radius of 25.00 feet; Course No. 2: thence Southeasterly along the arc of said curve, through a central angle of 89°51'58", an arc distance of 39.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°37'59" East, 35.31 feet; Course No. 3: North 89°18'00" East, 60.00 feet; Course No. 4: South 00°42'00" East, 49.86 feet to the point of curvature of a curve concave Easterly, having a radius of 120.00 feet; Course No. 5: thence Southerly along the arc of said curve, through a central angle of 09°47'13", an arc distance of 20.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 05°35'36" East, 20.47 feet; Course No. 6: North 89°18'00" East, 113.25 feet; Course No. 7: South 55°58'11" East, 35.05 feet; Course No. 8: South 48°45'26" East, 253.54 feet; Course No. 9: North 90°00'00" East, 321.75 feet; Course No. 10: North 56°56'22" East, 221.00 feet; thence South 29°06'19" East, 98.31 feet; thence South 15°49'21" West, 10.93 feet; thence South 40°11'52" East, 100.44 feet to a point on a curve concave Southeasterly having a radius of 430.00 feet; thence Northwesterly along the arc of said curve through a central angle of 01°19'57" an arc distance of 10.00 feet, said arc being subtended by a chord bearing and distance of North 50°14'28" East, 10.00 feet; thence North 40°11'52" West, 30.00 feet; thence North 49°48'08" East, 25.00 feet; thence South 40°11'52" East, 31.21 feet; thence South 36°43'36" East, 60.01 feet; thence South 38°20'31" East, 146.55 feet; thence South 48°47'40" West, 110.14 feet; thence South 63°44'23" West, 130.32 feet; thence South 89°25'25" West, 41.12 feet; thence North 23°39'39" West, 100.83 feet to a point on a curve concave Northerly, having a radius of 430.00 feet; thence Westerly along the arc of said curve, through a central angle of 25°46'03", an arc distance of 193.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 76°32'24" West, 191.76 feet; thence South 89°25'25" West, 477.65 feet to the point of curvature of a curve concave Northeasterly, having a radius of 180.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 63°54'54", an arc distance of 200.79 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 58°37'08" West, 190.54 feet; thence Westerly along the arc of a curve concave Southerly, having a radius of 25.00 feet, through a central angle of 75°52'59", an arc distance of 33.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 64°36'11" West, 30.74 feet; thence North 64°27'35" West, 72.18 feet; thence North 31°24'39" West, 121.69 feet to the Easterly boundary of said Ridgemoor; thence Northerly along said Easterly boundary line of Ridgemoor, run the following six (6) courses and distances: Course No. 1: North 38°38'07" East, 42.32 feet; Course No. 2: North 09°38'24" East, 45.74 feet; Course No. 3: North 01°42'00" West, 45.01 feet; Course No. 4: North 20°05'49" West, 47.71 feet; Course No. 5: North 26°35'08" West, 38.90 feet; Course No. 6: North 00°42'00" West, 110.43 feet to the POINT OF BEGINNING.

Containing 9.20 acres, more or less.

### ADOPTION AND DEDICATION

This is to certify that Forest Hills Joint Venture, a Florida general partnership, owner of the lands described in the Caption hereon known as Ridgemoor Unit Two - Phase Two, having caused the same to be surveyed and subdivided, that NationsBank, 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. All lanes, courts, trails, streets, easements for drainage, unobstructed easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over 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 or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lands and streets, from adjacent land or from any other source of Public Waters into or through said lakes and treatment systems, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses 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 shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners;
  - 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 and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof.
- 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 Ridgemoor Unit Two - Phase Two. 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 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 easements designated as "JEA-E.E." are hereby irrevocably dedicated to the 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 the 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.
- Tract "A" as shown hereon is hereby irrevocably dedicated to United Water, Inc., its successors and assigns.

In witness whereof Forest Hills Joint Venture, a Florida general partnership, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 7<sup>th</sup> day of December, A.D., 1999.

### FOREST HILLS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

Witness: Joseph B. Ellis  
Joseph B. Ellis

Print or type name

Witness: Mark A. Fardi  
Mark A. Fardi

Print or type name

By: Gregory E. Matovina

Gregory E. Matovina  
Managing General Partner

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, A.D., 1999, by Gregory E. Matovina, managing general partner of Forest Hills Joint Venture, a Florida general partnership, on behalf of the partnership, he is personally known to me and did not take an oath on behalf of the corporation.

Susan M. Fries  
Notary Public, State of Florida  
My Commission Expires: 3-17-2000



SUSAN M. FRIES  
My Comm Exp. 3/17/00  
Bonded By Service Ins  
No. CC540766

### NATIONSBANK, N.A., A NATIONAL BANKING ASSOCIATION

Witness: Don Borstein  
DON BORSTEIN

Print or type name

Witness: Betty J. Johnson  
Betty J. Johnson

Print or type name

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, A.D., 1999, by G. Ross McWilliams, Vice President of NationsBank, N.A., a National Banking Association on behalf of the association, he or she is personally known to me and did not take an oath on behalf of the corporation.

Betty J. Johnson  
Notary Public, State of Florida

My Commission Expires:



### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 24<sup>th</sup> day of January, 2000.

Glenn E. McGregor

Glenn E. McGregor, P. L. S.

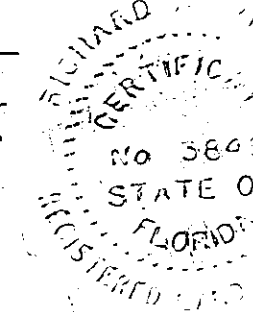
Professional Land Surveyor Number 4252

### 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 10<sup>th</sup> day of December, A.D., 1999

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



Approved 1/24/2000

Date

C. Hall

City Engineer

for Director of Public Works

Approved 2-10-00

Date

Henry W. Cook

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.

For: C. Hall  
By: C. Hall  
Director of Public Works  
Date: 2-15-2000

### CLERK'S CERTIFICATE 2000036219

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 53, Pages 29, 30, 31, 32 of the current Public Records of Duval County, Florida, this 10<sup>th</sup> day of February, A.D., 2000.

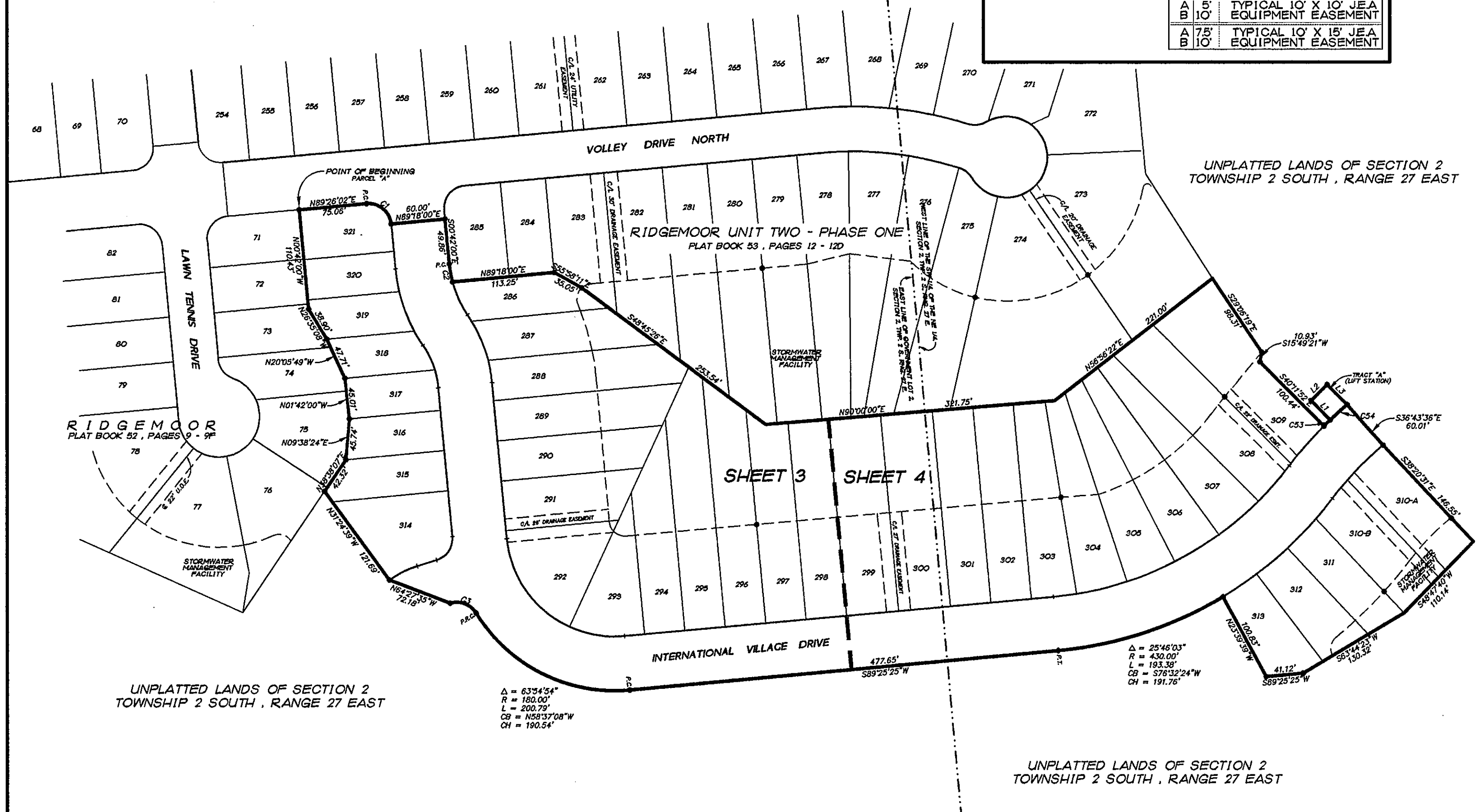
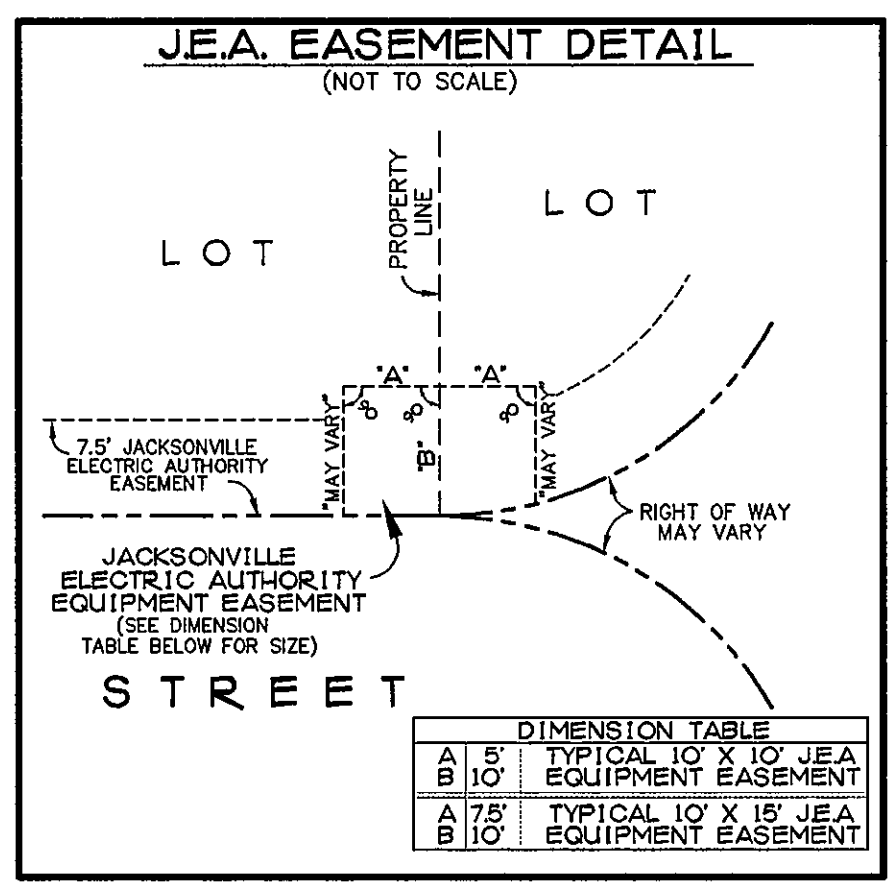
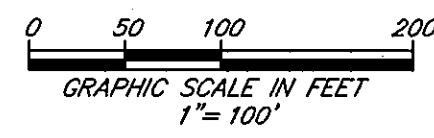
By: Henry W. Cook  
Henry Cook  
Clerk of the Circuit Court

By: Betty J. Johnson  
Deputy Clerk

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

# RIDGEMOOR UNIT TWO - PHASE TWO

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, 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 THE EASTERLY LINE OF LOT 71, RIDGEMOOR PLAT BOOK 52, PAGES 9 THROUGH 9F AS BEING : N.00°42'00"W.
  - 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) 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.

**BUILDING RESTRICTION LINES**  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 10 FEET  
SIDE STREET = 10 FEET

**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 0164, suffix (E), dated (August 15, 1989).

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.21'	24.94'	35.31'	S45°37'59"E	89°51'58"
C2	120.00'	20.50'	10.27'	20.47'	S05°35'36"E	09°47'13"
C3	25.00'	33.11'	19.49'	30.74'	N64°36'11"W	75°52'59"
C53	430.00'	10.00'	5.00'	10.00'	N50°14'28"E	01°19'57"
C54	430.00'	25.03'	12.52'	25.03'	S52°34'31"W	03°20'08"

TABULATED LINE DATA

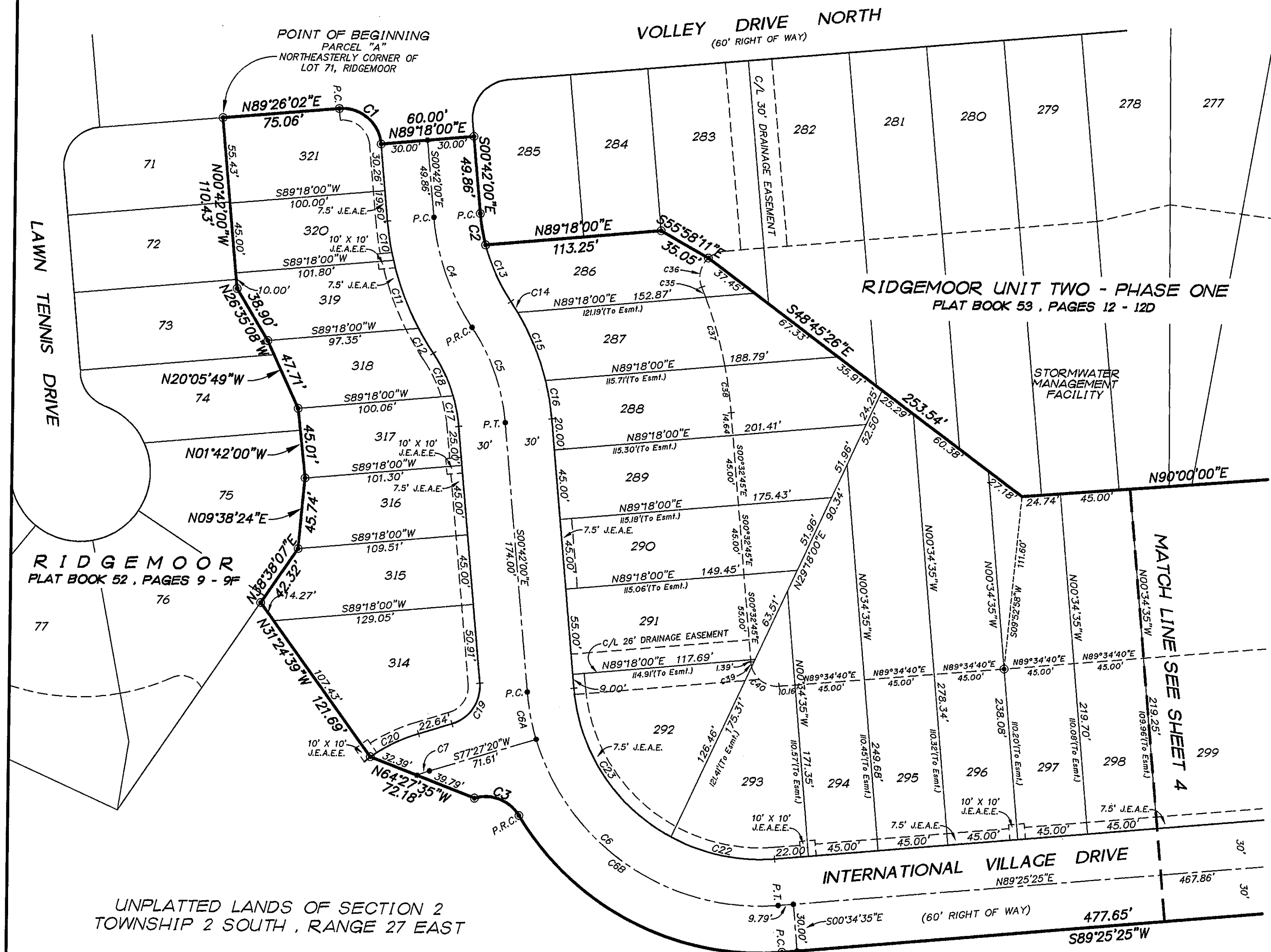
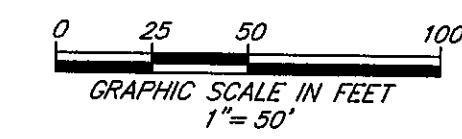
LINE	DIRECTION	DISTANCE
L1	N40°11'52"W	30.00'
L2	N49°48'08"E	25.00'
L3	S40°11'52"E	31.21'

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
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# RIDGEMOOR UNIT TWO - PHASE TWO

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES



**TABULATED CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.21'	24.94'	35.31'	S45°37'59"E	89°51'58"
C2	120.00'	20.50'	10.27'	20.47'	S05°35'36"E	09°47'13"
C3	25.00'	33.11'	19.49'	30.74'	N64°36'11"W	75°52'59"
C4	150.00'	75.71'	38.68'	74.91'	S15°09'33"E	28°55'07"
C5	130.00'	65.61'	33.52'	64.92'	S15°09'33"E	28°55'07"
C6	150.00'	235.30'	149.68'	211.90'	S45°38'17"E	89°52'35"
C6A	150.00'	31.01'	15.56'	30.95'	S06°37'20"E	11°50'40"
C6B	150.00'	204.29'	121.54'	188.86'	S51°33'37"E	78°01'55"
C7	80.00'	8.54'	4.27'	8.53'	S74°23'56"W	06°06'48"
C10	180.00'	25.48'	12.76'	25.46'	S04°45'21"E	08°06'42"
C11	180.00'	46.85'	23.56'	46.71'	S16°16'02"E	14°54'41"
C12	180.00'	18.52'	9.27'	18.51'	S26°40'15"E	05°53'44"
C13	120.00'	40.07'	20.22'	39.88'	N20°03'10"W	19°07'53"
C14	160.00'	8.31'	4.15'	8.30'	S28°07'53"E	02°58'27"
C15	160.00'	47.35'	23.85'	47.18'	S18°10'01"E	16°57'19"
C16	160.00'	25.10'	12.58'	25.08'	S05°11'40"E	08°59'21"
C17	100.00'	20.14'	10.10'	20.10'	S06°28'06"E	11°32'13"
C18	100.00'	30.34'	15.29'	30.22'	S20°55'40"E	17°22'54"
C19	25.00'	34.10'	20.30'	31.52'	S38°22'40"W	78°09'20"
C20	105.00'	143.00'	85.08'	132.20'	S38°26'23"W	78°01'55"
C22	120.00'	69.08'	35.52'	68.13'	N74°05'08"W	33°59'53"
C23	120.00'	119.18'	65.01'	114.32'	N29°08'51"W	56°53'42"
C35	276.00'	6.91'	3.45'	6.91'	S17°06'07"E	01°28'03"
C36	17.00'	20.51'	11.71'	19.29'	S16°44'41"W	69°07'40"
C37	276.00'	45.88'	22.99'	45.83'	S11°37'21"E	09°31'30"
C38	276.00'	30.42'	15.22'	30.40'	S03°42'10"E	06°18'51"
C39	17.00'	3.01'	1.51'	3.01'	N05°37'03"W	10°08'35"
C40	17.00'	23.66'	14.20'	21.79'	S50°33'20"E	79°44'00"

Δ = 63°54'54"  
R = 180.00'  
L = 200.79'  
CB = N58°37'08"W  
CH = 190.54'

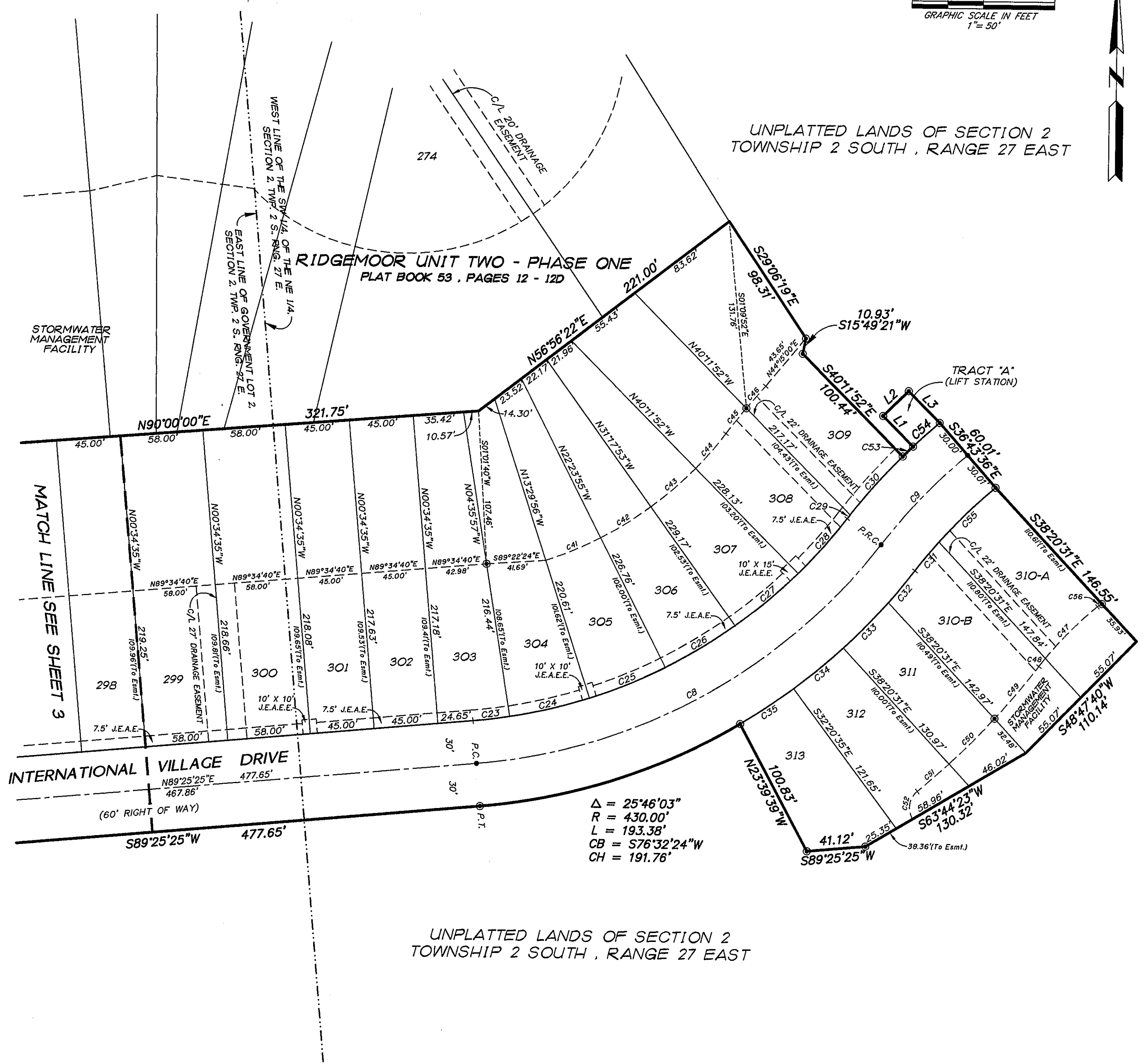
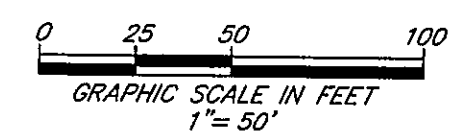
UNPLATTED LANDS OF SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 27 EAST

PREPARED BY:  
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SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES



**TABULATED CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB	400.00'	332.64'	178.62'	323.14'	N65°35'59"E	47°38'52"
C9	400.00'	87.55'	43.95'	87.37'	N48°02'45"E	12°32'24"
C23	370.00'	25.98'	12.99'	25.97'	S87°24'44"W	04°01'22"
C24	370.00'	57.47'	28.79'	57.41'	S80°57'04"W	08°53'59"
C25	370.00'	57.47'	28.79'	57.41'	S72°03'05"W	08°53'59"
C26	370.00'	57.47'	28.79'	57.41'	S63°09'06"W	08°53'59"
C27	370.00'	57.47'	28.79'	57.41'	S54°15'07"W	08°53'59"
C28	370.00'	51.83'	25.96'	51.79'	S45°47'20"W	08°01'35"
C29	430.00'	3.37'	1.68'	3.37'	N42°00'01"E	00°26'56"
C30	430.00'	55.16'	27.62'	55.13'	S45°53'59"W	07°21'01"
C31	370.00'	26.45'	13.23'	26.45'	N43°49'27"E	04°05'48"
C32	430.00'	29.08'	14.55'	29.08'	S43°42'48"W	03°52'30"
C33	430.00'	45.08'	22.56'	45.06'	S48°39'16"W	06°00'25"
C34	430.00'	45.02'	22.53'	45.00'	S54°39'27"W	05°59'56"
C35	430.00'	45.02'	22.53'	45.00'	S60°39'23"W	05°59'56"
C41	262.00'	41.66'	20.87'	41.62'	N71°31'29"E	09°06'39"
C42	262.00'	41.59'	20.84'	41.55'	N62°25'17"E	09°05'44"
C43	262.00'	41.50'	20.79'	41.46'	N53°20'10"E	09°04'32"
C44	262.00'	32.47'	16.26'	32.45'	N45°14'53"E	07°06'02"
C45	538.00'	22.82'	11.41'	22.82'	N42°54'46"E	02°25'49"
C46	538.00'	20.66'	10.34'	20.66'	N45°13'46"E	02°12'10"
C47	260.00'	51.48'	25.82'	51.40'	N49°04'57"E	11°20'40"
C48	540.00'	7.42'	3.71'	7.42'	N42°35'35"E	01°38'04"
C49	540.00'	48.08'	24.08'	48.07'	N44°19'37"E	05°06'07"
C50	540.00'	48.05'	24.05'	48.04'	N49°16'04"E	04°46'49"
C51	540.00'	28.40'	14.70'	28.40'	N53°13'04"E	03°07'10"
C52	15.00'	21.54'	13.10'	19.74'	N50°14'28"E	82°16'16"
C53	430.00'	10.00'	5.00'	10.00'	S52°34'31"W	03°20'08"
C54	430.00'	25.03'	12.52'	25.03'	S52°34'31"W	08°31'40"
C55	370.00'	55.07'	27.59'	55.02'	N50°08'11"E	08°31'40"
C56	15.00'	3.72'	1.87'	3.71'	N61°52'05"E	14°13'36"

**TABULATED LINE DATA**

LINE	DIRECTION	DISTANCE
L1	N40°11'52"W	30.00'
L2	N49°48'08"E	25.00'
L3	S40°11'52"E	31.21'

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