

ROLLING RIVER ESTATES UNIT 2B PHASE 1

PLAT BOOK 55 PAGE 74

SHEET 1 OF 4 SHEETS

PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PART OF SECTION 1 AND PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 118, ROLLING RIVER ESTATES UNIT 2A PHASE 1, AS RECORDED IN PLAT BOOK 53, PAGES 93, 93A THROUGH 93C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING 9 COURSES ALONG THE NORTHERLY LINE OF LOT 118 AND THE NORTHERLY LINE OF SAID PLAT: COURSE ONE ~ NORTH 89° 29' 42" EAST, A DISTANCE OF 205.00 FEET; COURSE TWO ~ SOUTH 00° 30' 18" EAST, A DISTANCE OF 18.40 FEET; COURSE THREE ~ NORTH 89° 29' 42" EAST, A DISTANCE OF 145.48 FEET; COURSE FOUR ~ SOUTH 00° 30' 18" EAST, A DISTANCE OF 80.00 FEET; COURSE FIVE ~ SOUTH 57° 08' 18" EAST, A DISTANCE OF 358.64 FEET; COURSE SIX ~ SOUTH 79° 21' 59" EAST, A DISTANCE OF 172.86 FEET; COURSE SEVEN ~ SOUTH 41° 46' 07" EAST, A DISTANCE OF 59.05 FEET; COURSE EIGHT ~ NORTH 56° 56' 43" EAST, A DISTANCE OF 103.32 FEET; COURSE NINE ~ NORTH 72° 00' 56" EAST, A DISTANCE OF 30.71 FEET; THENCE NORTH 00° 30' 14" WEST, DEPARTING SAID NORTHERLY PLAT LINE, A DISTANCE OF 688.09 FEET; THENCE NORTH 00° 46' 02" WEST, A DISTANCE OF 127.00 FEET; THENCE NORTH 89° 13' 58" EAST, A DISTANCE OF 12.33 FEET; THENCE NORTH 00° 46' 02" WEST, A DISTANCE OF 142.01 FEET; THENCE SOUTH 89° 38' 28" WEST, A DISTANCE OF 136.69 FEET; THENCE SOUTH 89° 14' 08" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89° 13' 58" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 00° 46' 02" WEST, A DISTANCE OF 37.00 FEET; THENCE SOUTH 89° 13' 58" WEST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00° 46' 02" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89° 29' 42" WEST, A DISTANCE OF 139.33 FEET; THENCE NORTH 00° 30' 18" WEST, A DISTANCE OF 24.36 FEET; THENCE SOUTH 89° 13' 58" WEST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 00° 30' 18" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89° 13' 58" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00° 30' 18" EAST, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 18.7 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DUNN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ROLLING RIVER ESTATES UNIT 2B PHASE 1, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAYS, BOULEVARDS, DRIVES, COURTS, ROADS AND LANES, TOGETHER WITH DRAINAGE EASEMENTS, AND NON-ACCESS EASEMENTS EXCEPT PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITY, 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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE BY THE ADJOINING 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 LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DEVELOPER, ITS SUCCESSORS AND GRANTEEES. (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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE/STORMWATER MANAGEMENT FACILITY, AND THAT WHICH RETAINS IT, TO AFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 LAKE/STORMWATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREON. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

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, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 31ST DAY OF OCTOBER, A.D., 2002.

OWNER: DUNN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

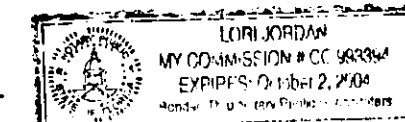
Witness: LARRY C. MYTZICK, LORI JORDAN

BY: MICHAEL E. ROSEN, AS MANAGING MEMBER OF ROSEN DEVELOPMENT GROUP, L.L.C. A NEW YORK LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF MT. CAY REALTY L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF FLORIDA, COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31ST DAY OF OCTOBER, A.D., 2002, BY MICHAEL E. ROSEN, GENERAL PARTNER, ON BEHALF OF DUNN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP. HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

LORI JORDAN, NOTARY PUBLIC, STATE OF FLORIDA



MY COMMISSION EXPIRES 10-02-04

COMMISSION NUMBER CC993394

SURVEYOR'S CERTIFICATE

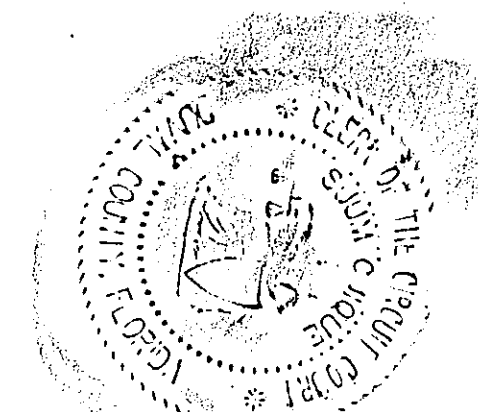
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 16TH DAY OF DECEMBER, A.D., 2002.

DAVID L. LAMPP, REGISTERED SURVEYOR AND MAPPER NO. 3535, FLORIDA

PREPARED BY: ROBERT M. ANGAS ASSOCIATES, INC. 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8550

DEV. ORDER No. 428.4 PSD No. 99-039



Approved 1/8/03 Date

John P. Rogers City Engineer

for Director of Public Works

Approved 1/10/03 Date

Heather Cooney for General Counsel

CLERK'S CERTIFICATE # 2003 011022

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 55, PAGES 74-74C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13TH DAY OF JANUARY, A.D., 2003.

JIM FULLER, CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

APPROVED FOR 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 654, ORDINANCE CODE.

Director of Public Works

1-10-2003 DATE

MORTGAGE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 12TH DAY OF NOVEMBER, A.D., 2002.

Witness: VIRGINIA L. BAXTER, Karen K. Miller

MORTGAGEE: PENINSULA BANK BY: RICARDO SOLANO, SENIOR VICE-PRESIDENT

STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF NOVEMBER, A.D., 2002, BY RICARDO SOLANO, SENIOR VICE PRESIDENT, ON BEHALF OF PENINSULA BANK; HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Virginia L. Baxter, NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission Expires February 22, 2004

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 30TH DAY OF DECEMBER, 2002.

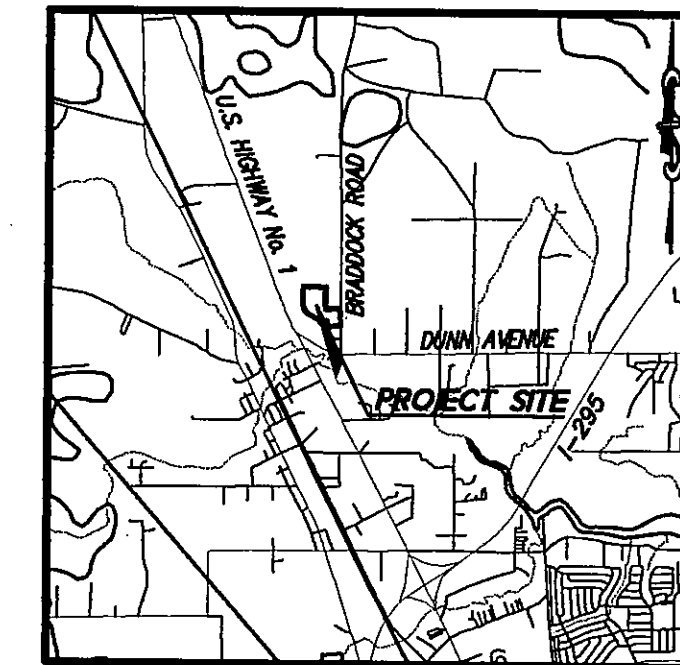
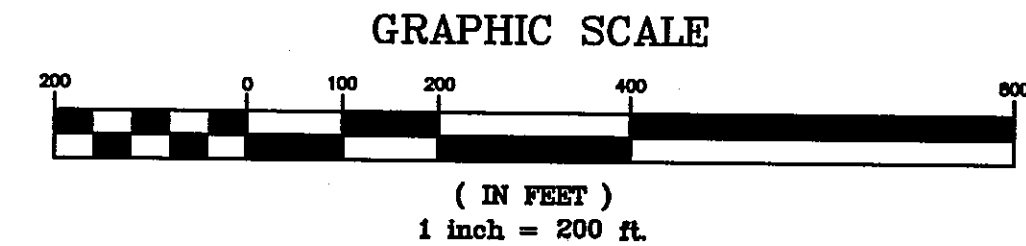
Glenn E. McGregor, P.L.S., PROFESSIONAL LAND SURVEYOR NUMBER 4252

ROLLING RIVER ESTATES UNIT 2B PHASE 1

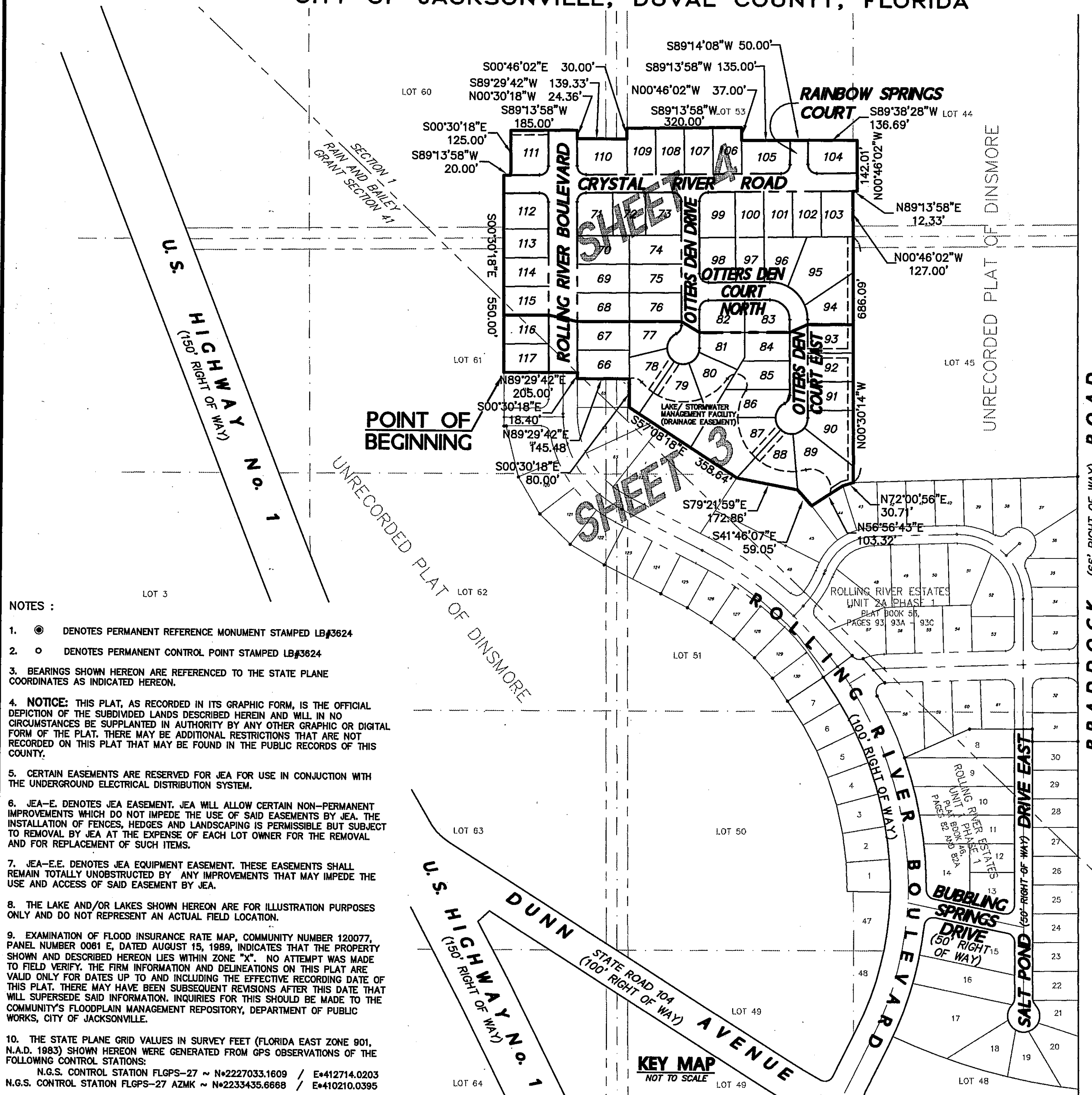
PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT,
SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 55 PAGE 74A

SHEET 2 OF 4 SHEETS



VICINITY MAP
NOT TO SCALE

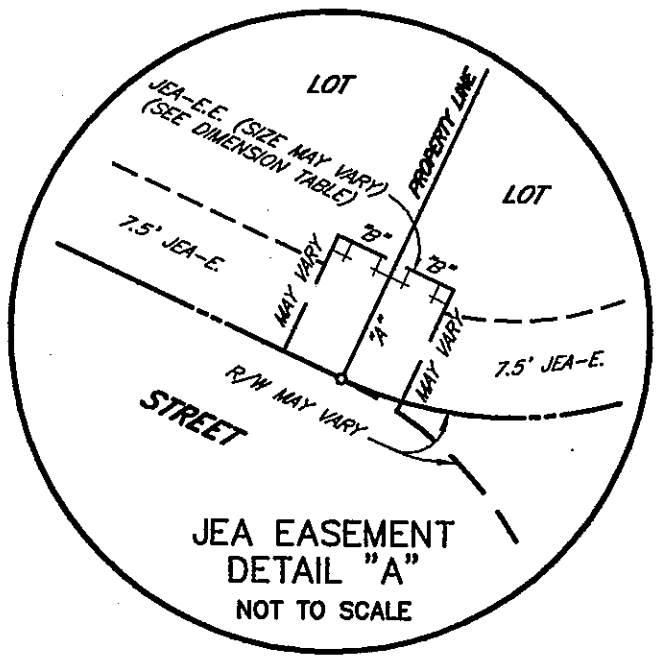


NOTES :

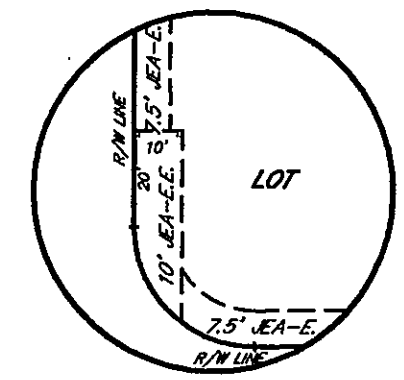
- ① DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624
- DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON.
- NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS 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 THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- 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.
- THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0081 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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.
- THE STATE PLANE GRID VALUES IN SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983) SHOWN HEREON WERE GENERATED FROM GPS OBSERVATIONS OF THE FOLLOWING CONTROL STATIONS:
N.G.S. CONTROL STATION FLGPS-27 ~ N=2227033.1609 / E=412714.0203
N.G.S. CONTROL STATION FLGPS-27 AZMK ~ N=2233435.6668 / E=410210.0395

JEA DIMENSION TABLE

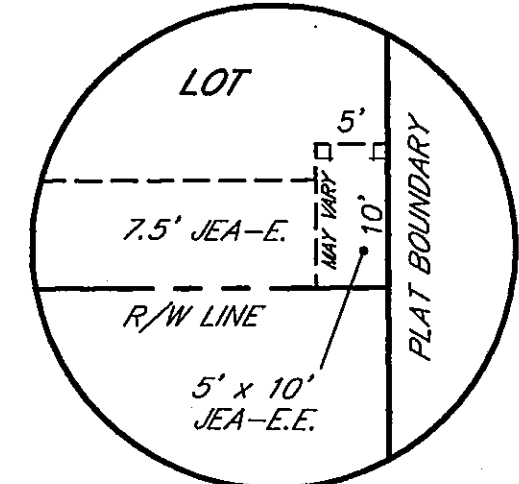
7' x 10'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
7' x 5'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT
7' x 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT



JEA EASEMENT DETAIL "A"
NOT TO SCALE



JEA EASEMENT DETAIL "B"
NOT TO SCALE



JEA EASEMENT DETAIL "C"
NOT TO SCALE

LEGEND

- C1 TABULATED CURVE DATA
- CM CONCRETE MONUMENT
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR AND MAPPER
- ORV OFFICIAL RECORDS VOLUME
- PC POINT OF CURVATURE
- PG PAGE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- RLS REGISTERED LAND SURVEYOR
- RP RADIUS POINT
- R/W RIGHT OF WAY

PREPARED BY:
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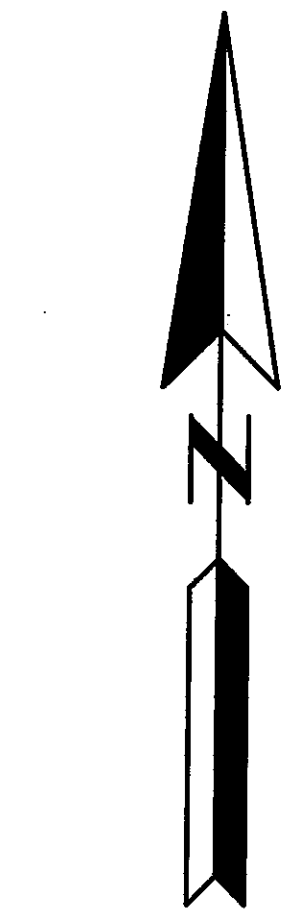
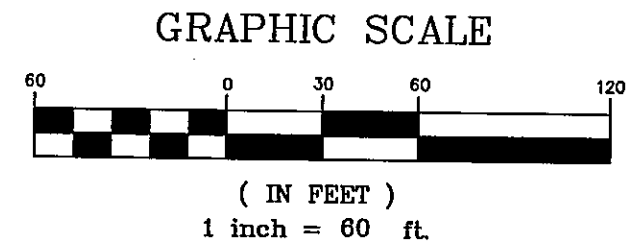
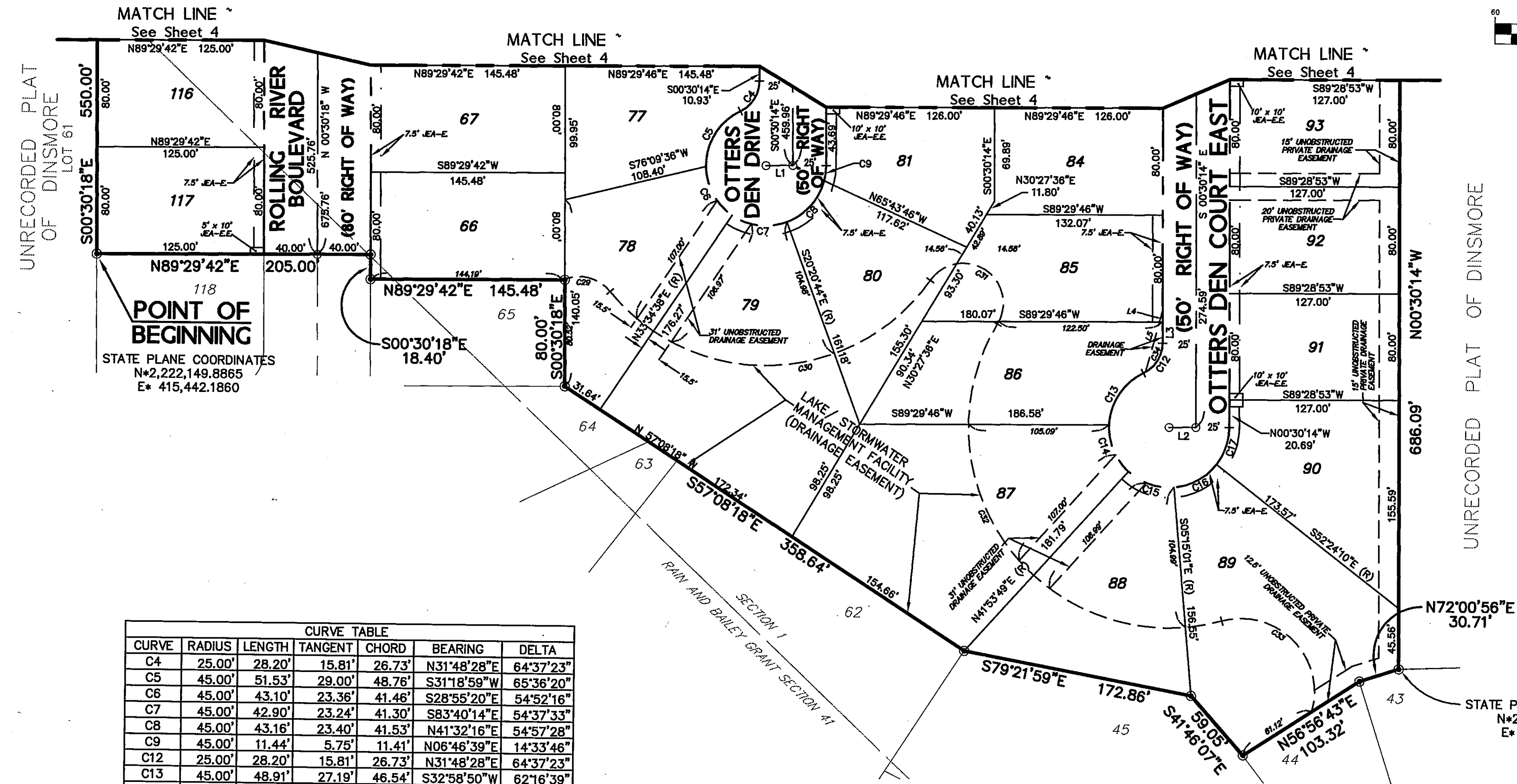
KEY MAP
NOT TO SCALE

ROLLING RIVER ESTATES UNIT 2B PHASE 1

PLAT BOOK 55 PAGE 74B

PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT,
SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 4 SHEETS



NOTE:
SEE SHEET 2 OF 4
FOR GENERAL NOTES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	25.00'	28.20'	15.81'	26.73'	N31°48'28"E	64°37'23"
C5	45.00'	51.53'	29.00'	48.76'	S31°18'59"W	65°36'20"
C6	45.00'	43.10'	23.36'	41.46'	S28°55'20"E	54°52'16"
C7	45.00'	42.90'	23.24'	41.30'	S83°40'14"E	54°37'33"
C8	45.00'	43.16'	23.40'	41.53'	N41°32'16"E	54°57'28"
C9	45.00'	11.44'	5.75'	11.41'	N06°46'39"E	14°33'46"
C12	25.00'	28.20'	15.81'	26.73'	N31°48'28"E	64°37'23"
C13	45.00'	48.91'	27.19'	46.54'	S32°58'50"W	62°16'39"
C14	45.00'	39.22'	20.95'	37.99'	S23°07'39"E	49°56'18"
C15	45.00'	37.03'	19.64'	36.00'	S71°40'17"E	47°09'00"
C16	45.00'	37.04'	19.64'	36.00'	N61°10'31"E	47°09'23"
C17	45.00'	29.92'	15.54'	29.38'	N18°32'48"E	38°06'04"
C29	30.00'	38.90'	22.73'	36.23'	N76°41'12"W	74°17'28"
C30	150.00'	277.98'	199.71'	239.87'	N87°22'07"E	106°10'49"
C31	30.00'	92.31'	928.81'	59.97'	N57°34'17"W	176°18'00"
C32	150.00'	357.12'	375.13'	278.56'	S37°37'37"E	136°24'40"
C33	55.00'	115.94'	96.77'	95.63'	N45°26'36"W	120°46'42"
C34	25.00'	26.44'	14.61'	25.22'	S29°47'25"W	60°35'19"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N89°29'46"E
L2	20.00	N89°29'46"E
L3	16.06	N00°30'14"W
L4	8.54	S00°30'14"E
L5	48.09	S14°50'15"W

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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ROLLING RIVER ESTATES UNIT 2B PHASE 1

PLAT BOOK 55 PAGE 74C
SHEET 4 OF 4 SHEETS

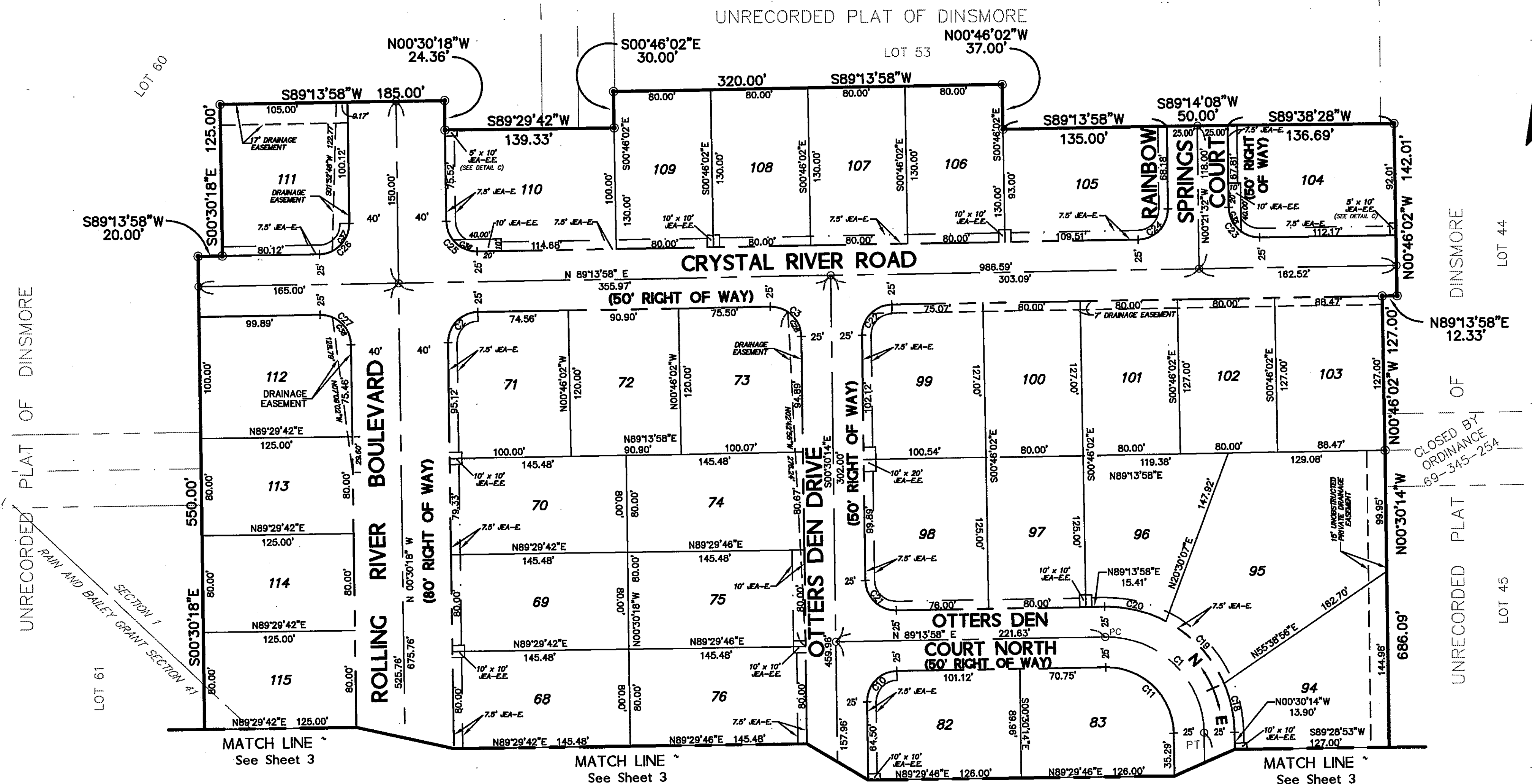
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NOTE:
SEE SHEET 2 OF 4
FOR GENERAL NOTES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00	126.03	80.37	113.40	N45°38'08"W	90°15'48"
C2	25.00	39.16	24.89	35.27	S44°21'50"W	89°44'16"
C3	25.00	39.38	25.12	35.44	N45°38'08"W	90°15'48"
C10	25.00	39.16	24.89	35.27	S44°21'52"W	89°44'12"
C11	55.00	86.65	55.25	77.96	N45°38'08"W	90°15'48"
C18	105.00	41.58	21.08	41.30	N11°50'50"W	22°41'12"
C19	105.00	71.37	37.12	70.00	N42°39'42"W	38°56'33"
C20	105.00	52.47	26.80	51.93	N76°27'00"W	28°38'03"
C21	25.00	39.38	25.12	35.44	S45°38'08"E	90°15'48"
C22	25.00	39.16	24.89	35.27	S44°21'52"W	89°44'12"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	25.00	39.45	25.18	35.48	S45°33'47"E	90°24'30"
C24	25.00	39.09	24.82	35.23	N44°26'13"E	89°35'30"
C25	25.00	39.38	25.11	35.44	S45°38'10"E	90°15'44"
C26	25.00	39.16	24.89	35.27	N44°21'50"E	89°44'16"
C27	25.00	39.38	25.11	35.44	N45°38'10"W	90°15'44"
C28	25.00	24.00	13.01	23.09	S28°00'16"E	55°00'04"
C35	25.00	23.18	12.50	22.36	N26°55'26"W	53°07'48"
C36	25.00	23.18	12.50	22.36	N64°12'08"W	53°07'48"
C37	25.00	28.19	15.81	26.72	S31°48'00"W	64°36'37"
C38	25.00	28.88	16.29	27.30	S33°35'48"E	66°10'59"

PREPARED BY:
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