

SABAL TERRACE TOWNHOMES

A REPLAT OF A PORTION OF THE SOUTH 1/2 (ONE HALF) OF TRACT 2, BLOCK 4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

THE SOUTH 1/2 OF TRACT 2, BLOCK 4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST THIRTY FEET (30') OF SAID SOUTH HALF OF TRACT 2, BLOCK 4, BEING DEDICATED AS RIGHT OF WAY FOR FIRESTONE ROAD (CURRENTLY 60 FEET WIDE) AS ESTABLISHED BY SAID PLAT OF JACKSONVILLE HEIGHTS AND A FIRESTONE ROAD PETITION NO. 290B DATED MAY 28TH, 1941 AS PROVIDED BY THE CITY OF JACKSONVILLE.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4), SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF THE JACKSONVILLE HEIGHTS PLAT AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF FIRESIDE PLACE AS RECORDED IN PLAT BOOK 48, PAGES 92 THROUGH 92C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID CORNER LYING 30 FEET WEST OF THE EAST LINE OF SAID SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4), SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF THE JACKSONVILLE HEIGHTS PLAT AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID CORNER ALSO LYING IN THE WEST RIGHT OF WAY LINE AS PETITIONED IN MAY 28TH, 1941 OF FIRESTONE ROAD (CURRENTLY ESTABLISHED AS 60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS;

THENCE WITH THE WEST RIGHT OF WAY LINE AS PETITIONED IN MAY 28TH, 1941 OF FIRESTONE ROAD AND RUNNING 30 FOOT DISTANT FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4), SOUTH 00° 37' 02" WEST A DISTANCE OF 331.25 FEET TO CORNER IN THE SOUTH LINE OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4);

THENCE WITH THE SOUTH LINE OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4), SOUTH 88° 57' 17" WEST, A DISTANCE OF 648.02 FEET TO THE WEST LINE OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4), SAID POINT LYING THE EAST LINE OF TRACT "C" AS RECORDED IN OFFICIAL RECORDS BOOK 10279, PAGE 1986 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA;

THENCE WITH THE WEST LINE OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4) AND THE EAST LINE OF SAID TRACT "C", NORTH 00° 28' 46" EAST, A DISTANCE OF 329.39 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID FIRESIDE PLACE PLAT, SAID CORNER BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4);

THENCE WITH THE NORTH LINE OF THE SOUTH HALF OF TRACT TWO (2), BLOCK FOUR (4) AND THE SOUTH LINE OF LOTS 1 THROUGH 8 OF SAID FIRESIDE PLACE PLAT NORTH 88° 47' 33" EAST, A DISTANCE OF 648.87 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING 4.91 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

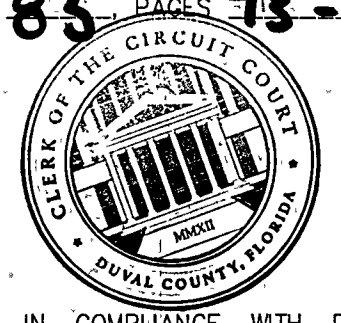
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 25th DAY OF July, 2024.

Nina Sickler
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

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 83, PAGES 73-76 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 26 DAY OF July, 2024.

Jody Phillips
JODY PHILLIPS, CLERK OF THE COURT
YAR
DEPUTY CLERK



PLAT CONFORMITY REVIEW

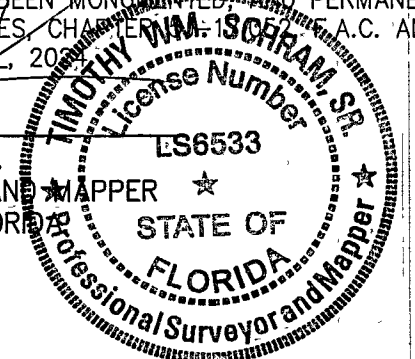
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 22nd DAY OF July, 2024.

BY: Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN MONUMENTED AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 654, A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 15th DAY OF July, 2024.

BY: Timothy W. Schram
TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR AND MAPPER
NO. 16533, STATE OF FLORIDA



CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.com

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SABAL TERRACE TOWNHOMES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TITLE TO TRACT "A" (SMFUDE), TRACT "B" (OPEN SPACE) AND UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER, RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS 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.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNER OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY. OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

UPON FAILURE OF THE "OWNER", OR A PROPERTY OWNERS' ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT FOR THE INSTALLATION, REPAIR, SERVICE AND MAINTENANCE OF WATER, WATER REUSE AND SEWER UTILITY SYSTEMS ON, OVER, ACROSS, UNDER AND THROUGH THE PRIVATE RIGHT OF WAYS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 15th DAY OF July, 2024.

Cecil Camacho
WITNESS
Cecil Camacho
PRINT NAME

TAYLOR MORRISON OF FLORIDA, INC.,
A FLORIDA CORPORATION
BY: James Sprott
PRINT NAME: JAMES SPROTT
AS ITS: VICE PRESIDENT LAND DEVELOPMENT

Michael Owens
WITNESS
Michael Owens
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 15th DAY OF July, 2024, BY RICHARD CARRUTHERS AS ITS VICE PRESIDENT, HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED Same Sprott AS IDENTIFICATION.

Carrolline Felver
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

PRINT NAME: Carrolline Felver
MY COMMISSION EXPIRES:



Carrolline Felver
Comm.: HH 156959
My Commission Expires:
Nov. 6, 2025



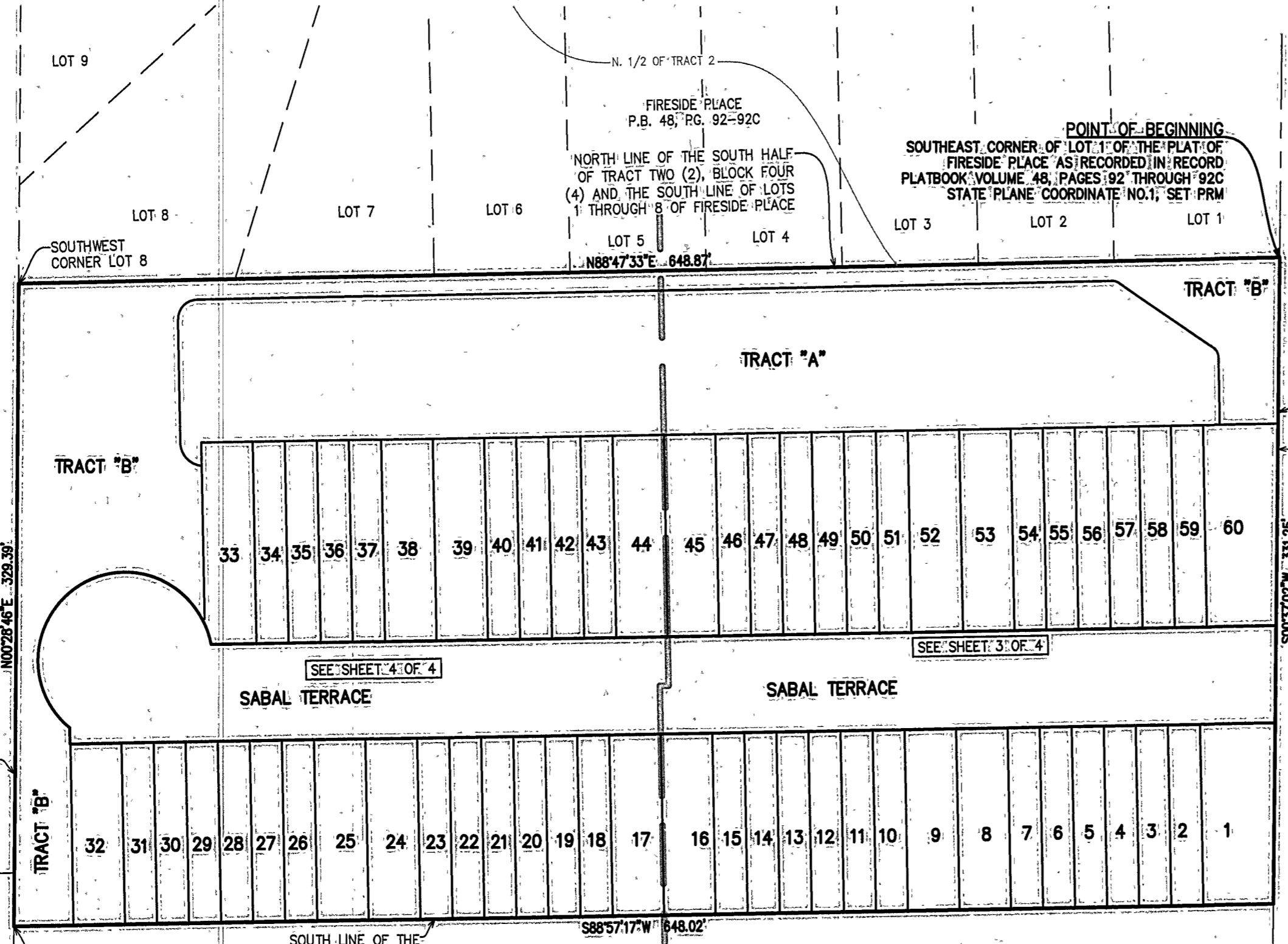
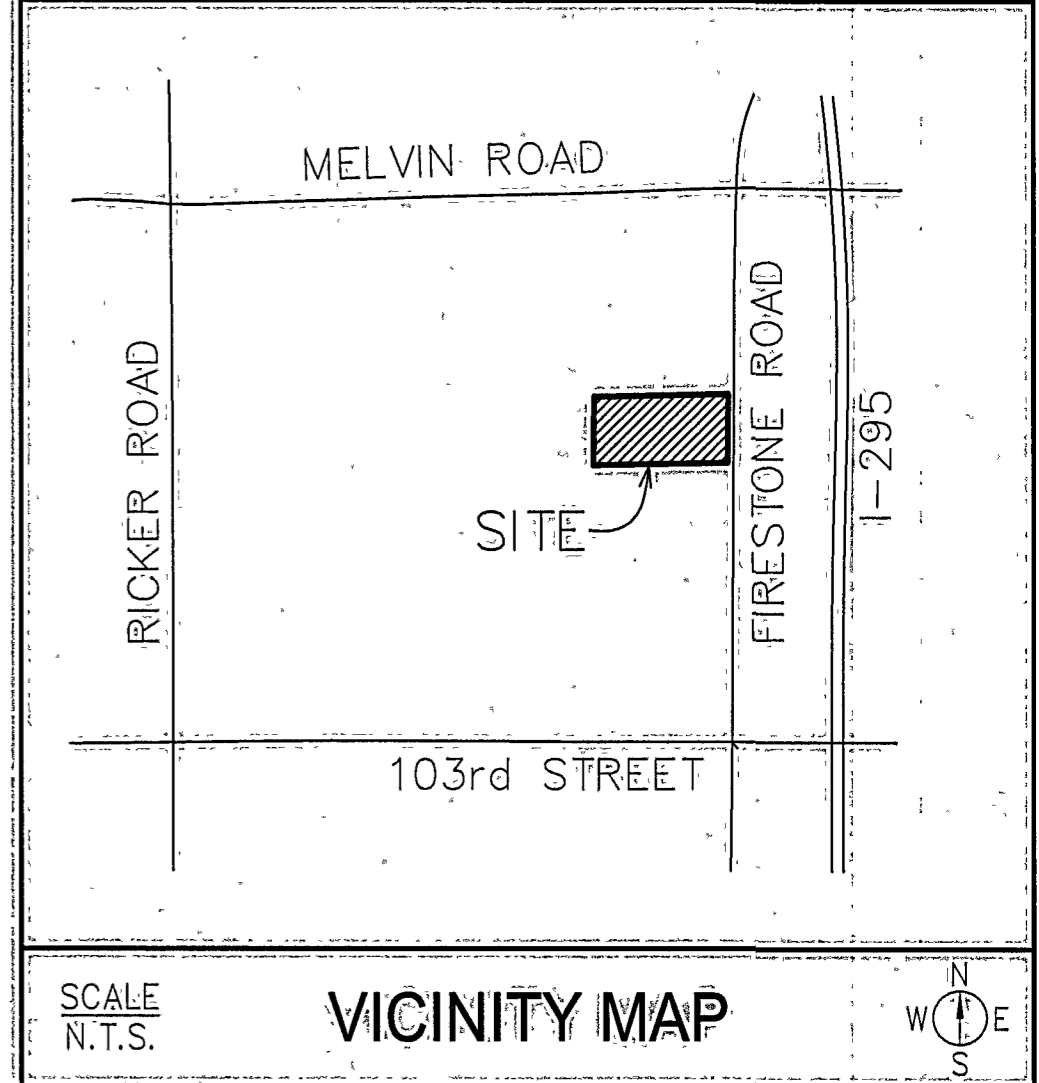
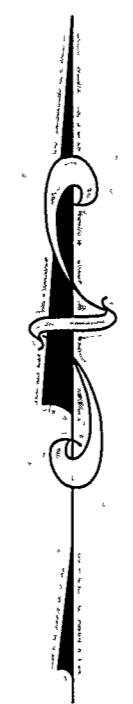
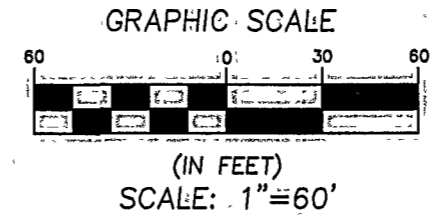
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PLAT BOOK **83** PAGE **74**

SHEET 2 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

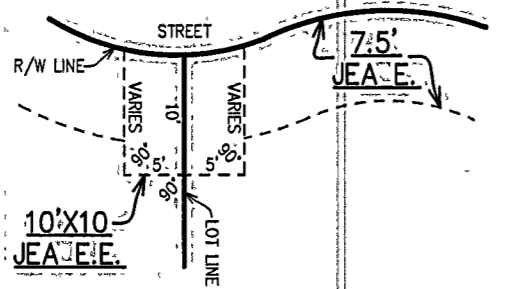


WEST R/W LINE PETITIONED 5-28-1941
EAST LINE TRACT 2, WEST R/W LINE
WEST R/W LINE
FIRESTONE ROAD = (60' R/W)
S003702°W 330.25'

OKRAHLE UNIT 9
P.B. 29, PG. 55-55A
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

JACKSONVILLE ELECTRIC AUTHORITY TRACT C O.R.B. 10279 PG. 1985

TYPICAL JEA EASEMENT DETAIL (NOT TO SCALE)



- NOTES:
- 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 - THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION, INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS (FIRM), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS & DRAINAGE EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 - 60 LOTS AND 2 TRACTS IN THIS SUBDIVISION.

LEGEND	
□	SET PERMANENT REFERENCE MONUMENT (LB 1704)
○	SET PERMANENT CONTROL POINT (LB 1704)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
ELEC.	ELECTRIC
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA-E	JACKSONVILLE ELECTRIC AUTHORITY ELECTRIC EASEMENT
JEA-U.A.E.	JEA UTILITY AND ACCESS EASEMENT
CL	CENTERLINE
INT	INTERSECTION
PG.	PAGE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PRC	POINT REVERSE CURVATURE
RP.	RADIUS POINT
SEC.	SECTION
(R)	INDICATES RADIAL LINE
P.U.D.E.	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
P.B.	PLAT BOOK
TYP.	TYPICAL
U.A.E.	UNOBSTRUCTED ACCESS EASEMENT
U.A.D.E.	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
U.A.M.E.	UNOBSTRUCTED DRAINAGE, MAINTENANCE & ACCESS EASEMENT
SMFUDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2152707.5270	414755.0950	POINT OF BEGINNING SET PRM
2	2152364.4710	414103.6150	SOUTHWEST CORNER SUBJECT PROPERTY SET PRM

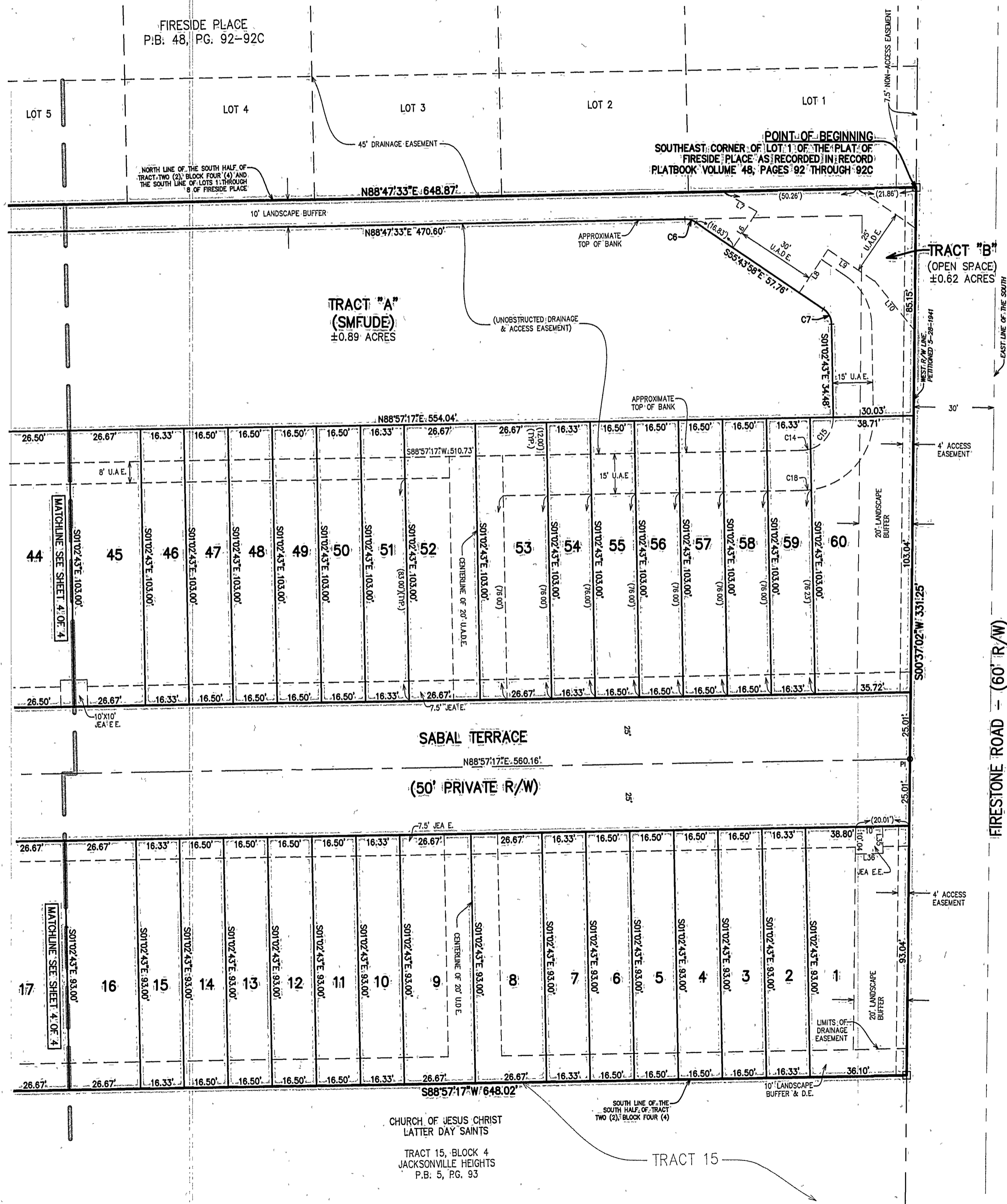
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PLAT BOOK **83** PAGE **75**

SHEET 3 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L6	16.22'	N33°40'21"E
L7	14.70'	N58°18'51"W
L8	19.47'	N33°40'21"E
L9	21.05'	N55°43'58"W
L10	23.80'	N38°45'56"W
L35	10.00'	N01°02'43"W
L36	10.29'	N88°57'17"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C6	4.33'	7.00'	35°28'29"	S73°28'12"E	4.27'
C7	6.68'	7.00'	54°41'14"	S28°23'21"E	6.43'
C14	3.36'	12.00'	16°03'40"	S80°55'26"W	3.35'
C15	15.49'	12.00'	73°56'20"	S35°55'26"W	14.43'
C18	3.33'	27.00'	7°03'47"	N85°25'23"E	3.33'

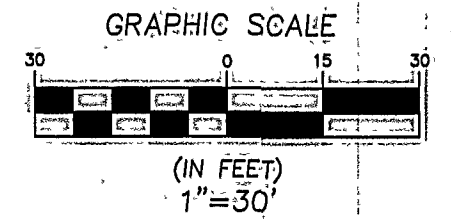
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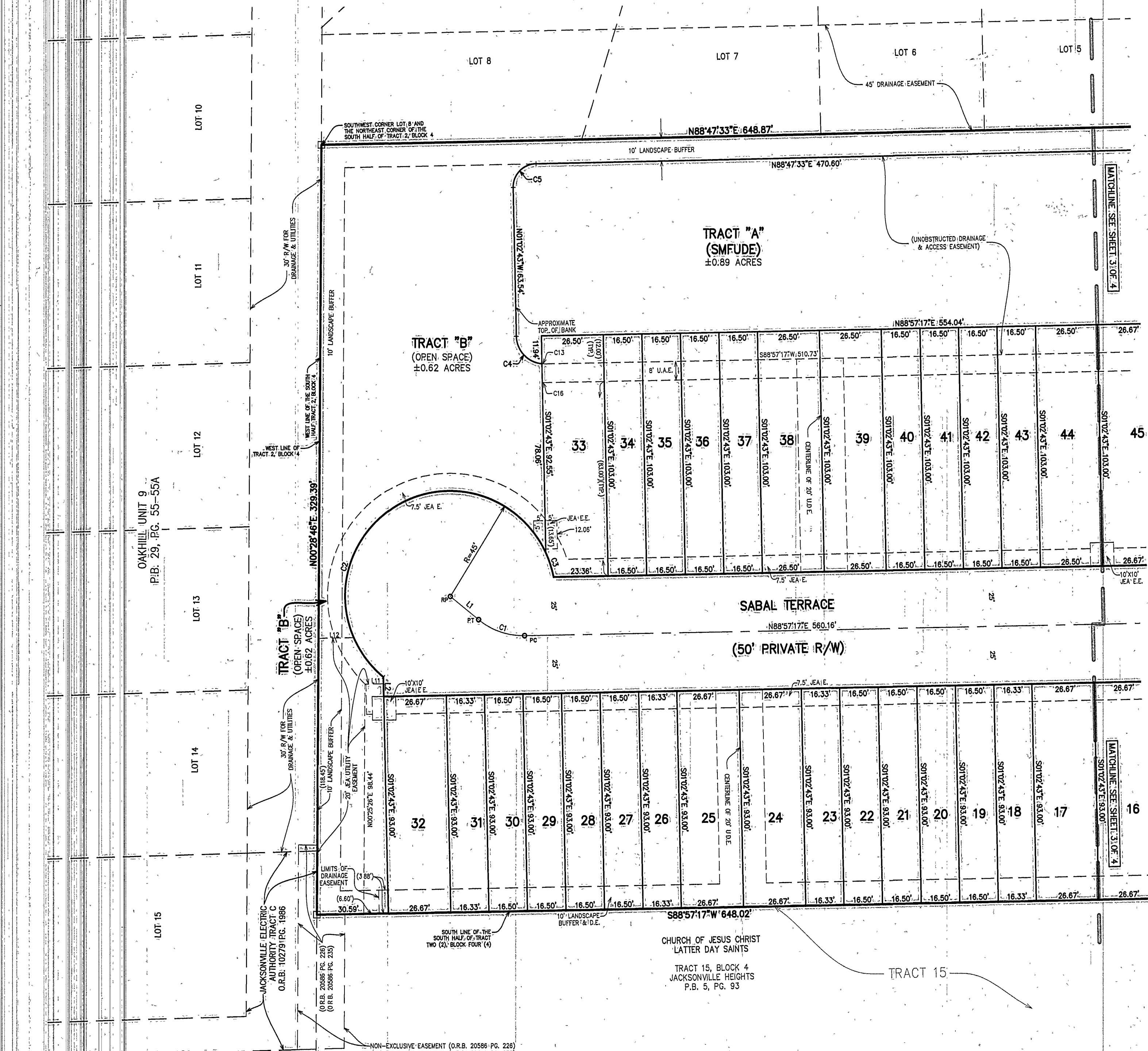
PLAT BOOK **83** PAGE **76**

SHEET 4 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.61'	N50°25'03"W
L2	8.25'	N01°02'43"W
L11	7.95'	N88°57'17"E
L12	15.08'	N88°57'17"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	21.28'	30.00'	40°38'02"	S70°44'02"E	20.83'
C2	161.56'	45.00'	205°42'39"	N52°26'54"E	87.74'
C3	10.93'	45.00'	13°55'16"	S17°44'11"E	10.91'
C4	17.57'	12.00'	83°53'19"	N42°58'20"W	16.04'
C5	15.68'	10.00'	89°50'16"	N43°52'25"E	14.12'
C13	1.28'	12.00'	6°07'41"	N88°08'41"W	1.28'
C16	1.25'	20.00'	3°42'10"	N89°19'27"W	1.25'




CHURCH OF JESUS CHRIST
LATTER DAY SAINTS
TRACT 15, BLOCK 4
JACKSONVILLE HEIGHTS
P.B. 5, PG. 93

OAKHILL UNIT 9
P.B. 29, PG. 55-55A

JACKSONVILLE ELECTRIC
AUTHORITY TRACT C
O.R.B. 102719 PG. 1986

NON-EXCLUSIVE EASEMENT (O.R.B. 20586 PG. 226)
NON-EXCLUSIVE EASEMENT (O.R.B. 20586 PG. 235)

Prepared By:

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