

SCARLETT OAKS

Sheet 1 of 3 Sheets

TAXES VERIFIED R.B.F.

LOTS 1 THROUGH 6 INCLUSIVE, JERRY WHITE ESTATES AS RECORDED IN DEED BOOK 847, PAGE 348, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4249, PAGE 980, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL LYING IN AND BEING A PART OF THE F. P. FATIO GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

Lots 1 through 6 inclusive, Jerry White Estates as recorded in Deed Book 847, Page 348, of the current Public Records of Duval County, Florida, together with those lands described and recorded in Official Records Volume 4249, Page 980, of the current Public Records of said County, all lying in and being a part of the F. P. Fatio Grant, Section 51, Township 1 South, Range 27 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly right-of-way line of Fort Caroline Road (a 100 foot right-of-way as now established), with the Westerly right-of-way line of Townsend Boulevard (formerly known as Pearson Road, a 50 foot right-of-way as now established); thence South 89°09'05" West, along said Northerly right-of-way line, of Fort Caroline Road, 326.22 feet to a point known as Reference Point "A"; thence return to the POINT OF BEGINNING; thence North 02°00'24" East, along said Westerly right-of-way line of Townsend Boulevard, 939.09 feet; thence South 86°30'33" West, departing from said Westerly right-of-way line, 478.05 feet; thence South 89°25'43" West, 544 feet more or less to the approximate centerline of Newcastle Creek; thence Southerly along said centerline, 1030 feet more or less to a point on a line bearing South 89°09'05" West, from Reference Point "A"; said point also being situated on the aforementioned Northerly right-of-way line of Fort Caroline Road; thence North 89°09'05" East, along said Northerly right-of-way line, 37 feet more or less to Reference Point "A"; thence North 89°09'05" East, along said Northerly right-of-way line, 525.22 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Scarlett Oaks, Inc., is the lawful owner of the lands described in the caption hereon known as SCARLETT OAKS, and has caused the same to be surveyed and subdivided; that FIRST UNION NATIONAL BANK OF FLORIDA, is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the retention ponds and filtration systems 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 retention ponds and filtration systems which these easements traverse all water which may fall on or come upon all right-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said retention ponds and filtration systems without liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, 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 retention ponds and filtration systems shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said retention ponds or filtration systems 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 owners; (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 retention ponds and filtration systems shown on this plat, but shall have the right to modify the existence of the retention ponds and filtration systems 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. Scarlett Oaks, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the retention ponds and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Scarlett Oaks, Inc., its agents, contractors, employees, servants, licensees or concessionaires with SCARLETT OAKS. This indemnification shall run with the land and the assigns of Scarlett Oaks, Inc., and shall be subject to it.

APPROVED
DATE: 8/9/89
For Director of Public Works
By: James E. Massa
City Engineer
For General Council
By: [Signature]

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 Ordinance No. 89-920, of said City adopted by its Council and approved by its Mayor.

Signed this 1st day of August A. D., 1989.
[Signature] Mayor of the City of Jacksonville
[Signature] Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE 89-92083

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 45, Pages 74, 74A, of the Public Records of Duval County, Florida.

Signed this 5th day of September A. D., 1989.
Henry W. Cook Clerk: Henry W. Cook
[Signature] Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Scarlett Oaks, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 21st day of June A. D., 1989.
[Signature] Donald P. Hinson, President, Scarlett Oaks, Inc.
[Signature] Director of Public Works

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 26th day of June A. D., 1989.
[Signature] James J. Harrison, Jr., Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc., Jacksonville, Florida

SCARLETT OAKS, INC.

Witness: [Signature]
[Signature] Donald P. Hinson, President, Scarlett Oaks, Inc.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of June A. D., 1989, by Donald P. Hinson, President, Scarlett Oaks, Inc.,

[Signature] Notary Public, State of Florida, at Large
My Commission Expires: Dec. 14, 1991

FIRST UNION NATIONAL BANK OF FLORIDA

Witness: [Signature]
[Signature] Terry Bibbeheimer, Vice President, First Union National Bank of Florida

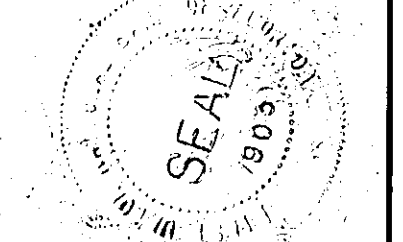
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of June A. D., 1989, by Terry Bibbeheimer, Vice President, First Union National Bank of Florida.

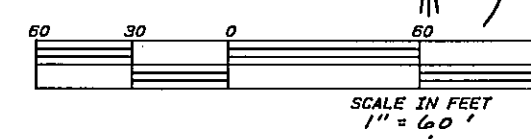
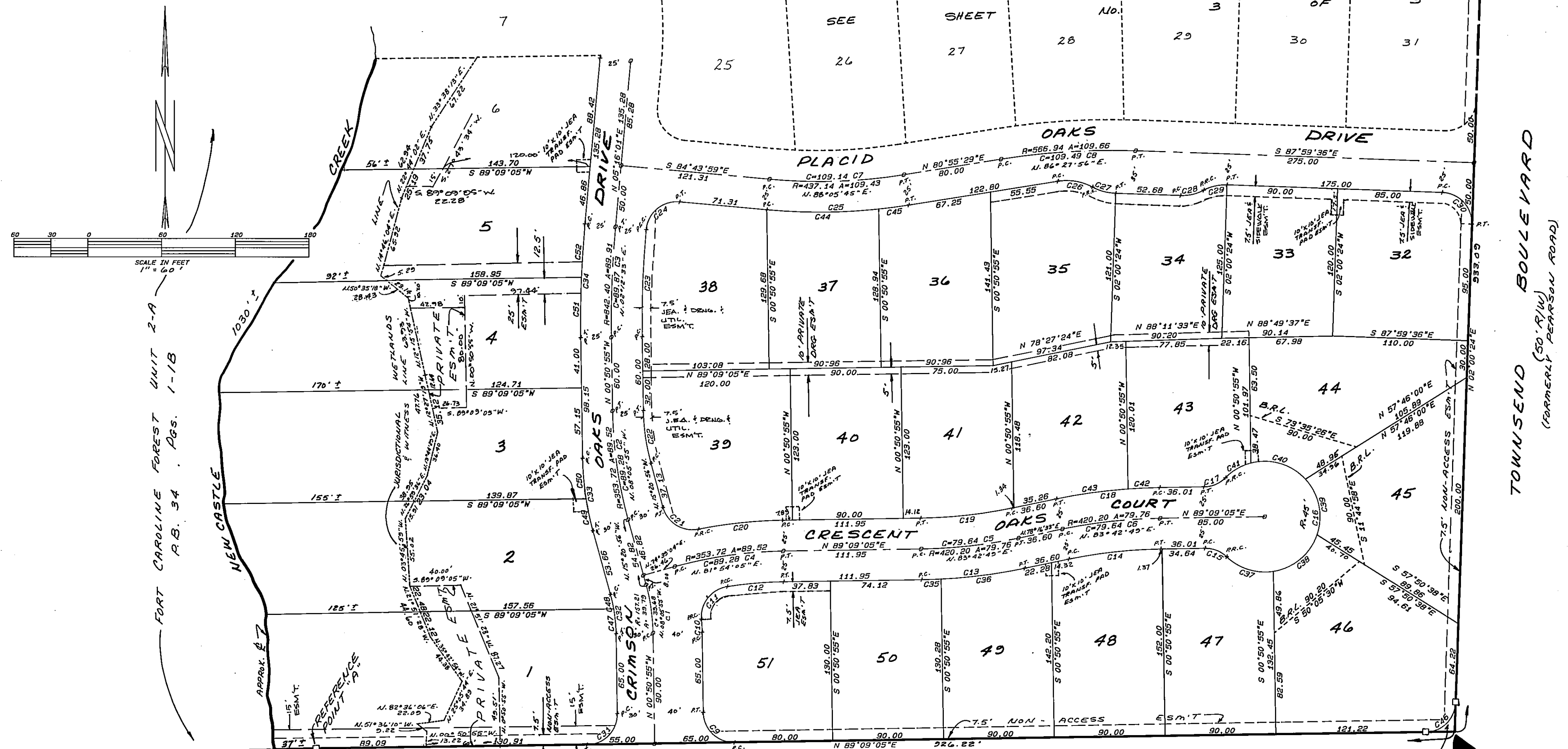
[Signature] Notary Public, State of Florida, at Large
My Commission Expires: Dec. 5, 1992

Prepared By: ALL AMERICAN SURVEYORS, INC. 4220 HOOD ROAD JACKSONVILLE, FLORIDA, 32257 (904) 268-4155



SCARLETT OAKS

LOTS 1 THROUGH 6 INCLUSIVE, JERRY WHITE ESTATES AS RECORDED IN DEED BOOK 847, PAGE 348, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4249, PAGE 980, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL LYING IN AND BEING A PART OF THE F. P. FATIO GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	14°30'01"	157.21	39.79	20.00	39.69	N 08°05'55"W
2	14°30'01"	353.72	89.52	45.00	89.28	N 08°05'55"W
3	6°05'56"	842.40	89.91	45.00	89.87	N 02°12'33"E
4	14°30'01"	353.72	89.52	45.00	89.28	N 81°54'05"E
5	10°52'32"	420.20	79.76	40.00	79.64	N 83°42'49"E
6	10°52'32"	420.20	79.76	40.00	79.64	N 83°42'49"E
7	14°20'32"	437.14	109.43	55.00	109.14	N 88°05'45"E
8	11°04'55"	566.94	109.66	55.00	109.49	N 86°27'56"E
9	90°00'00"	25.00	39.27	25.00	35.36	N 45°50'55"W
10	3°05'56"	197.21	10.67	5.33	10.66	N 02°23'53"W
11	85°03'21"	25.00	37.11	22.93	33.90	N 36°34'50"E
12	8°02'35"	329.72	45.15	23.11	45.11	N 85°07'49"E
13	10°52'32"	445.20	84.51	42.39	84.38	N 83°42'49"E
14	10°52'32"	395.20	75.01	37.62	74.90	N 83°42'49"E
15	44°24'55"	25.00	19.38	10.21	18.90	S 68°39'27"E
16	268°49'50"	45.00	211.14	45.93	64.29	N 00°50'55"W
17	44°24'55"	25.00	19.38	10.21	18.90	S 66°58'37"W
18	10°52'32"	445.20	84.51	42.39	84.38	N 83°42'49"E
19	10°52'32"	395.20	75.01	37.62	74.90	S 83°42'49"W
20	10°26'46"	378.72	69.05	34.62	68.95	S 83°55'42"W
21	85°56'46"	25.00	37.50	23.29	34.08	N 58°19'18"W
22	14°30'01"	171.75	43.47	21.85	43.35	N 08°05'55"W
23	6°05'56"	817.40	87.25	43.66	87.20	N 05°12'33"E
24	90°00'00"	25.00	39.27	25.00	35.36	N 50°16'04"E
25	14°20'32"	462.14	115.68	58.15	115.39	N 88°05'45"E
26	37°11'48"	44.58	28.94	15.00	28.43	S 80°28'37"E

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
27	26°06'52"	43.12	19.65	10.00	19.48	S 74°56'10"E
28	30°00'00"	37.32	19.54	10.00	19.32	N 77°00'24"E
29	30°00'00"	37.32	19.54	10.00	19.32	N 77°00'24"E
30	90°00'00"	25.00	39.27	25.00	35.36	S 42°59'36"E
31	90°00'00"	25.00	39.27	25.00	35.36	N 44°09'05"E
32	14°30'01"	127.21	32.19	16.18	32.11	N 08°05'55"W
33	14°30'01"	235.82	59.68	30.00	59.52	N 08°05'55"W
34	6°06'56"	867.40	92.88	46.34	92.54	N 02°12'33"E
35	2°02'38"	445.20	15.88	7.94	15.88	N 88°07'46"E
36	8°49'54"	445.20	68.62	34.38	68.56	N 85°41'30"E
37	52°33'16"	45.00	41.28	22.22	39.94	S 72°42'38"W
38	61°50'28"	45.00	48.57	26.95	46.25	N 50°05'30"W
39	61°50'28"	45.00	48.57	26.95	46.25	N 11°44'59"W
40	61°50'28"	45.00	48.57	26.95	46.25	N 73°35'26"W
41	30°45'10"	45.00	24.15	12.38	23.86	S 60°06'45"W
42	3°18'01"	445.20	25.64	12.83	25.64	S 87°30'05"W
43	7°34'31"	445.20	58.86	29.47	58.82	S 82°03'48"W
44	11°17'45"	462.14	91.11	45.70	90.96	N 83°37'08"E
45	3°02'47"	462.14	24.57	12.29	24.57	N 82°26'52"E
46	87°08'41"	25.00	38.02	23.78	34.46	S 45°34'44"W
47	9°02'44"	127.21	20.08	10.06	20.06	N 05°22'17"W
48	5°27'17"	127.21	12.11	6.06	12.11	N 15°37'17"W
49	6°29'33"	235.82	25.72	13.38	26.71	N 12°06'09"W
50	8°00'27"	235.82	32.96	16.51	32.93	N 04°51'09"W
51	3°14'18"	867.40	49.03	24.52	49.02	N 00°46'14"E
52	2°52'38"	867.40	43.56	21.78	43.55	N 03°49'42"E

FORT CAROLINE ROAD (100' R/W)

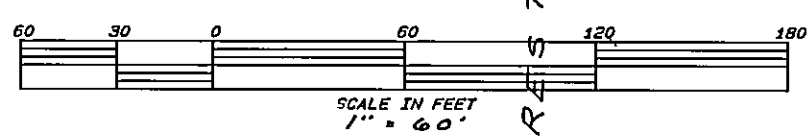
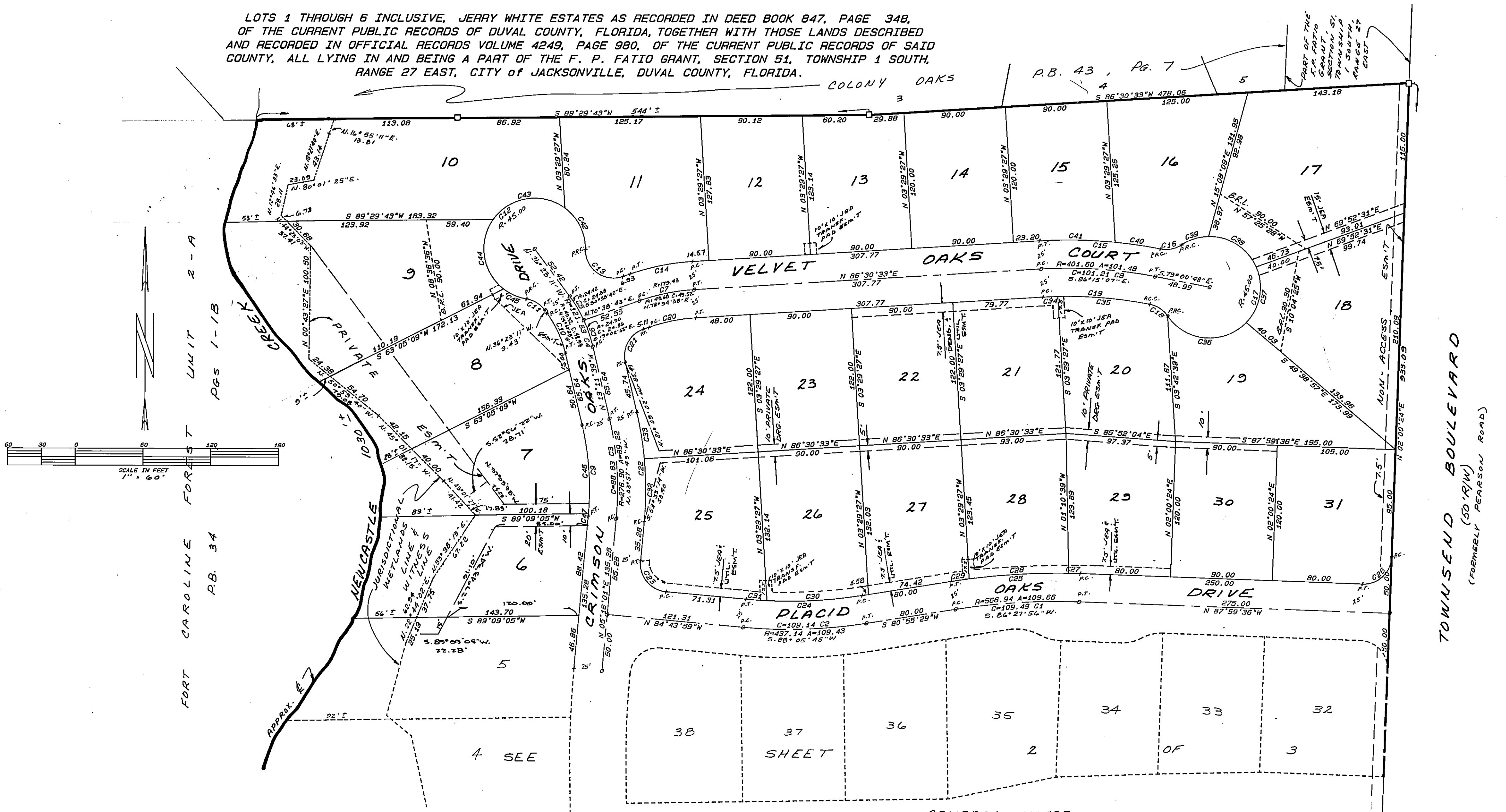
ADDITIONAL R/W OF TOWNSEND BOULEVARD POINT OF BEGINNING

NOTE:
SEE SHEET NO. 3 OF 3 FOR GENERAL NOTES.

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

SCARLETT OAKS

LOTS 1 THROUGH 6 INCLUSIVE, JERRY WHITE ESTATES AS RECORDED IN DEED BOOK 847, PAGE 348, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4249, PAGE 980, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL LYING IN AND BEING A PART OF THE F. P. FATIO GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE

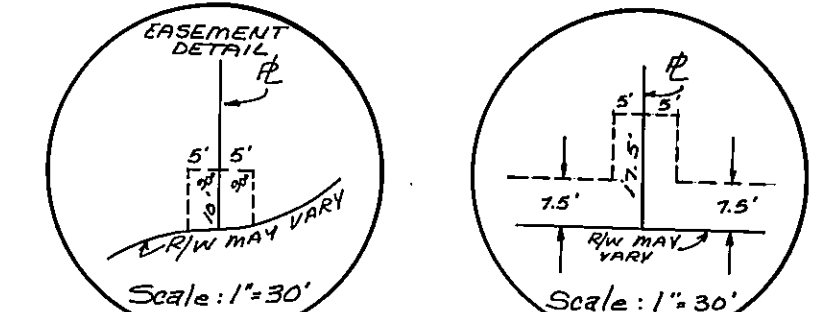
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.
1	11°04'55"	566.94	109.66	55.00	109.49	S 86°27'56"W
2	14°20'32"	437.14	109.43	55.00	109.14	S 88°05'45"W
3	18°27'40"	276.90	89.22	45.00	88.83	N 03°57'49"W
4	23°11'32"	121.83	49.32	25.00	48.98	N 24°47'25"W
5	11°28'57"	121.83	24.42	12.25	24.38	S 30°38'42"E
6	11°42'35"	121.83	24.90	12.49	24.86	S 19°05'56"E
7	15°51'50"	179.43	49.68	25.00	49.52	N 78°34'38"E
8	14°29'39"	401.60	101.48	51.01	101.21	S 86°15'07"E
9	18°27'40"	251.90	81.16	40.94	80.81	N 03°57'49"W
10	23°11'32"	96.83	39.20	19.87	38.93	N 24°47'25"W
11	44°24'55"	25.00	19.38	10.21	18.90	N 58°35'38"W
12	26°13'12"	45.00	205.40	52.24	68.17	N 49°57'30"E
13	110°04'24"	25.00	48.03	35.75	40.98	S 54°19'05"E
14	15°51'50"	204.43	56.60	28.48	56.42	N 78°34'38"E
15	14°28'39"	426.60	107.79	54.19	107.51	S 86°15'07"E
16	44°24'55"	25.00	19.38	10.21	18.90	N 78°46'44"E
17	26°13'12"	45.00	211.14	45.93	64.29	S 10°59'12"W
18	44°24'55"	25.00	19.38	10.21	18.90	N 56°48'20"W
19	14°28'39"	376.60	95.16	47.83	94.91	N 86°15'07"W
20	15°51'50"	154.43	42.76	21.52	42.62	S 78°34'38"W
21	89°50'21"	25.00	36.58	22.45	33.40	S 28°43'32"W
22	18°27'40"	301.90	97.28	49.06	96.85	S 03°57'49"E
23	90°00'00"	25.00	39.27	25.00	35.36	S 39°43'59"E
24	14°20'32"	412.14	103.17	51.85	102.90	N 88°05'45"E

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.
25	11°04'55"	591.94	114.49	57.43	114.31	N 86°27'56"E
26	90°00'00"	25.00	39.27	25.00	35.36	N 47°00'24"E
27	1°00'30"	591.94	10.42	5.21	10.42	N 88°29'51"W
28	8°31'32"	591.94	88.08	44.12	88.00	S 86°44'08"W
29	1°32'53"	591.94	15.99	8.00	15.99	S 81°41'55"W
30	11°42'35"	412.14	64.59	42.45	64.44	S 86°48'17"W
31	2°34'56"	412.14	18.57	9.29	18.57	N 86°01'27"W
32	10°33'48"	301.90	55.66	27.91	55.58	N 00°00'53"W
33	7°53'52"	301.90	41.61	20.84	41.58	N 09°14'43"W
34	2°00'47"	376.60	13.23	6.62	13.23	N 87°30'56"E
35	12°27'52"	376.60	81.93	41.13	81.77	S 85°14'44"E
36	104°34'46"	45.00	79.78	55.16	69.73	S 85°23'16"E
37	67°29'53"	45.00	53.01	30.07	50.00	N 10°04'25"E
38	67°29'53"	45.00	53.01	30.07	50.00	N 57°25'28"W
39	32°15'19"	45.00	25.33	13.01	25.00	S 72°41'56"W
40	5°28'08"	426.60	40.72	20.38	40.70	N 81°44'52"W
41	9°00'31"	426.60	67.07	33.61	67.01	N 88°59'11"W
42	54°28'53"	45.00	42.79	23.17	41.20	N 26°31'20"W
43	81°09'12"	45.00	71.59	45.92	64.29	S 80°39'38"W
44	87°23'15"	45.00	68.63	42.99	62.17	S 08°36'36"E
45	28°29'53"	45.00	22.38	11.43	22.15	S 66°33'09"E
46	17°59'07"	251.90	79.07	39.86	78.75	S 04°12'05"E
47	0°28'33"	251.90	2.08	1.05	2.08	S 05°01'44"W

GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT. (P.R.M.)
- 2) ○ DENOTES PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS & CABLE TELEVISION UNLESS OTHERWISE NOTED.
- 4) BEARINGS BASED ON FORT CAROLINE FOREST P.B. 34, PGS. 1-1B.
- 5) CERTAIN EASEMENT ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTIONAL SYSTEM.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) (R) DENOTES RADIAL LINE.
- 8) C1 DENOTES TABULATED CURVE DATA.



JEA TRANSFORMER PAD ESM'T DETAIL

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155