

SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

ADOPTION & DEDICATION

THIS IS TO CERTIFY THAT SHELL BAY INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SHELL BAY UNIT TWO, 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. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS, CONSERVATION EASEMENTS, AND TRACTS "A", "B", "C" AND "D" WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS SHOWN HEREON, 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:

- 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, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, 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.
- THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSOR AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- 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 SHELL BAY UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT 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 'J.E.A.E.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENT.

IN WITNESS THEREOF, SHELL BAY, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 5th DAY OF July, 1999.

WITNESS
PRINT NAME: Russell V. Zimmerman BY: Michael E. Braren
MICHAEL E. BRAREN, VICE PRESIDENT

WITNESS
PRINT NAME: P. Susan Foster

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 6th DAY OF July, 1999, BY MICHAEL E. BRAREN
MICHAEL E. BRAREN IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

WITNESS
PRINT NAME: P. Susan Foster
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 763393
MY COMMISSION EXPIRES 10-1-02

CONSENT AND SUBORDINATION BY MORTGAGEE

TUCKER FEDERAL BANK, D/B/A FAIRFIELD MORTGAGE, AS THE HOLDER OF A CERTAIN MORTGAGE OF THE LANDS DESCRIBED IN THE CAPTION HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION.

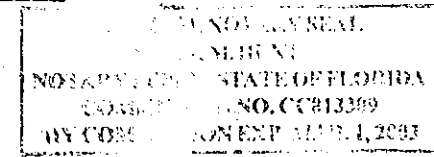
IN WITNESS THEREOF, STEPHEN C. MEADOWS, VICE PRESIDENT, TUCKER FEDERAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 6th DAY OF July, 1999, A.D., 1999.

WITNESS
PRINT NAME: Kim M. Hunt BY: Stephen C. Meadows
STEPHEN C. MEADOWS, VICE PRESIDENT

WITNESS
PRINT NAME: Russell V. Zimmerman

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 6th DAY OF July, A.D., 1999, BY STEPHEN C. MEADOWS, AS VICE PRESIDENT OF TUCKER FEDERAL BANK. STEPHEN C. MEADOWS IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

WITNESS
PRINT NAME: Kim M. Hunt BY: Kim M. Hunt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 813309
MY COMMISSION EXPIRES 3-1-2003



CONSENT AND SUBORDINATION BY MORTGAGEE

MORRIS, AHERN LIMITED PARTNERSHIP, AS THE HOLDER OF A CERTAIN MORTGAGE OF THE LANDS DESCRIBED IN THE CAPTION HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION.

IN WITNESS THEREOF, FRED L. AHERN, A GENERAL PARTNER OF MORRIS, AHERN LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 6th DAY OF July, A.D., 1999.

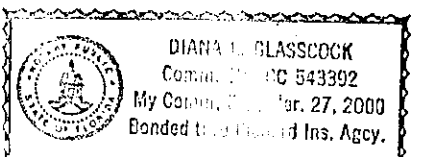
WITNESS
PRINT NAME: Diana L. Glasscock BY: Fred L. Ahern
FRED L. AHERN, A GENERAL PARTNER

WITNESS
PRINT NAME: Russell V. Zimmerman

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 6th DAY OF July, A.D., 1999, BY FRED L. AHERN, A GENERAL PARTNER OF MORRIS, AHERN LIMITED PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP. FRED L. AHERN IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS
PRINT NAME: Diana L. Glasscock BY: Diana L. Glasscock
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 543392
MY COMMISSION EXPIRES 3-27-2000



CAPTION

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SHELL BAY UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 13 AND 13A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE, (STATE ROAD NO. 105, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 81°15'13" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1622.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1196.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 811.58 FEET, MAKING A CENTRAL ANGLE OF 38°52'15" AND HAVING A CHORD BEARING OF NORTH 79°18'40" WEST AND A CHORD DISTANCE OF 796.11 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, HECKSCHER DRIVE ESTATES UNIT 4, AS RECORDED IN PLAT BOOK 29, PAGES 39 AND 39A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID HECKSCHER DRIVE ESTATES UNIT 4 THE FOLLOWING FOURTEEN (14) COURSES:
NO. 1 - SOUTH 25°11'00" WEST, A DISTANCE OF 111.89 FEET;
NO. 2 - SOUTH 27°54'00" EAST, A DISTANCE OF 641.98 FEET;
NO. 3 - SOUTH 31°11'46" EAST, A DISTANCE OF 95.63 FEET;
NO. 4 - SOUTH 37°47'18" EAST, A DISTANCE OF 95.63 FEET;
NO. 5 - SOUTH 44°22'50" EAST, A DISTANCE OF 95.63 FEET;
NO. 6 - SOUTH 50°58'22" EAST, A DISTANCE OF 95.63 FEET;
NO. 7 - SOUTH 57°33'54" EAST, A DISTANCE OF 95.63 FEET;
NO. 8 - SOUTH 64°09'26" EAST, A DISTANCE OF 95.63 FEET;
NO. 9 - SOUTH 70°44'58" EAST, A DISTANCE OF 95.63 FEET;
NO.10 - SOUTH 76°37'22" EAST, A DISTANCE OF 74.78 FEET;
NO.11 - SOUTH 79°12'00" EAST, A DISTANCE OF 46.34 FEET;
NO.12 - SOUTH 85°52'20" EAST, A DISTANCE OF 60.41 FEET;
NO.13 - NORTH 88°13'20" EAST, A DISTANCE OF 101.90 FEET;
NO.14 - NORTH 81°15'30" EAST, A DISTANCE OF 1364.96 FEET TO THE WESTERLY LINE OF SAID SHELL BAY UNIT ONE; THENCE NORTH 00°09'02" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 567.94 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7107, PAGE 770 OF SAID PUBLIC RECORDS; THENCE SOUTH 81°15'13" WEST ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 153.28 FEET; THENCE SOUTH 04°09'46" WEST, A DISTANCE OF 179.48 FEET; THENCE SOUTH 81°15'13" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 08°44'47" WEST, A DISTANCE OF 199.95 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7107, PAGE 770; THENCE NORTH 81°15'13" EAST ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 237.16 FEET TO THE WESTERLY LINE OF SAID SHELL BAY UNIT ONE; THENCE NORTH 00°09'02" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 404.60 FEET TO THE POINT OF BEGINNING. CONTAINING 48.09 ACRES, MORE OR LESS.

Approved 7/9/99
Date

Hall
City Engineer

for Director of Public Works

Approved 7/15/99
Date

Hunter
for General Counsel

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 654, ORDINANCE CODE

for Hall 7/15/99
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE

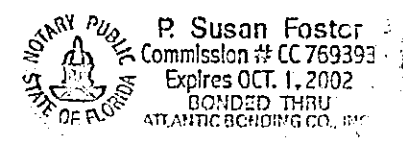
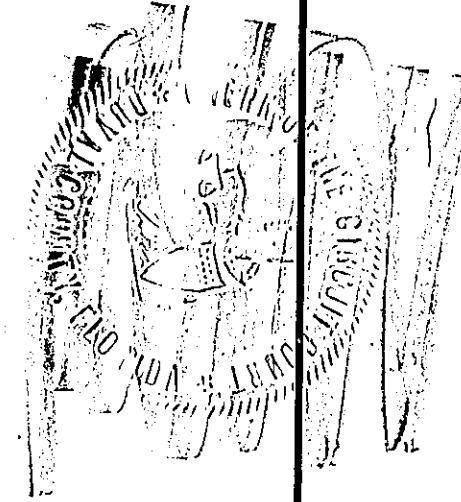
99176848
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 52, PAGES 92 thru 92g OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16th DAY OF July, A.D., 1999.

WITNESS
PRINT NAME: Henry C. Cook BY: By Jackson
CLERK OF THE CIRCUIT COURT DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 9th DAY OF July, 1999.

Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER
FLA. LICENSE No. 4252

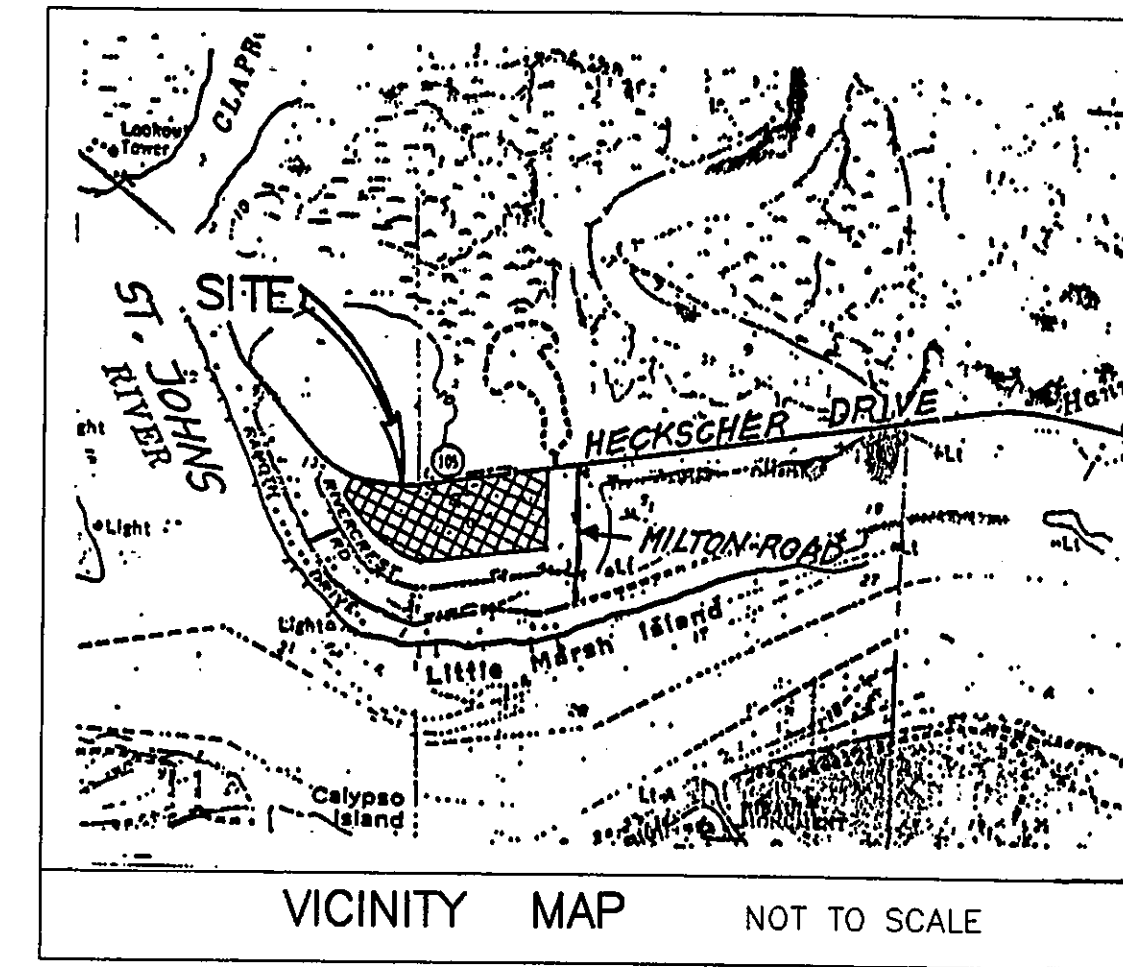
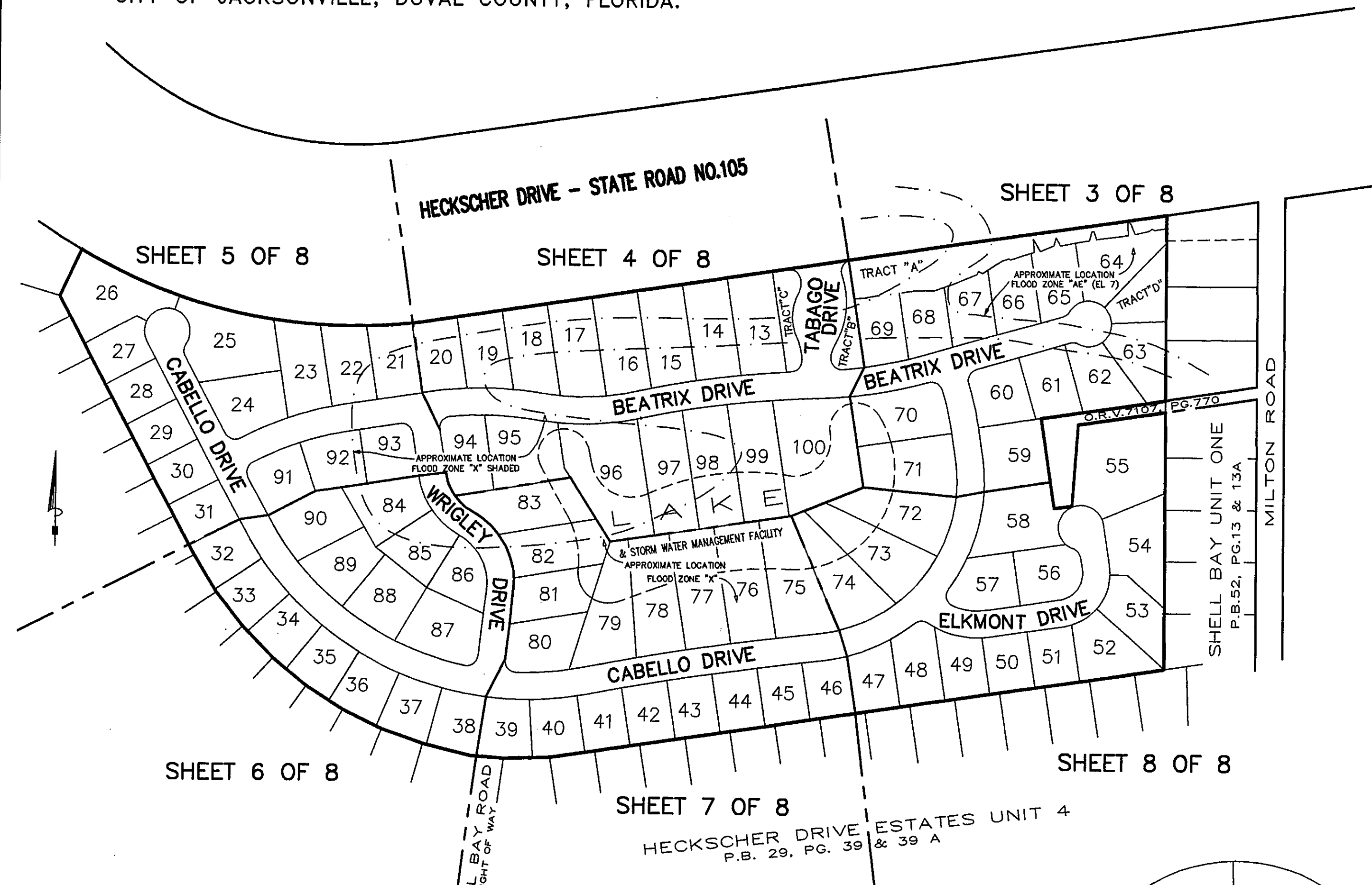


P.S.D. 97-021
DEVELOPMENT No. 3273.3

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



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.

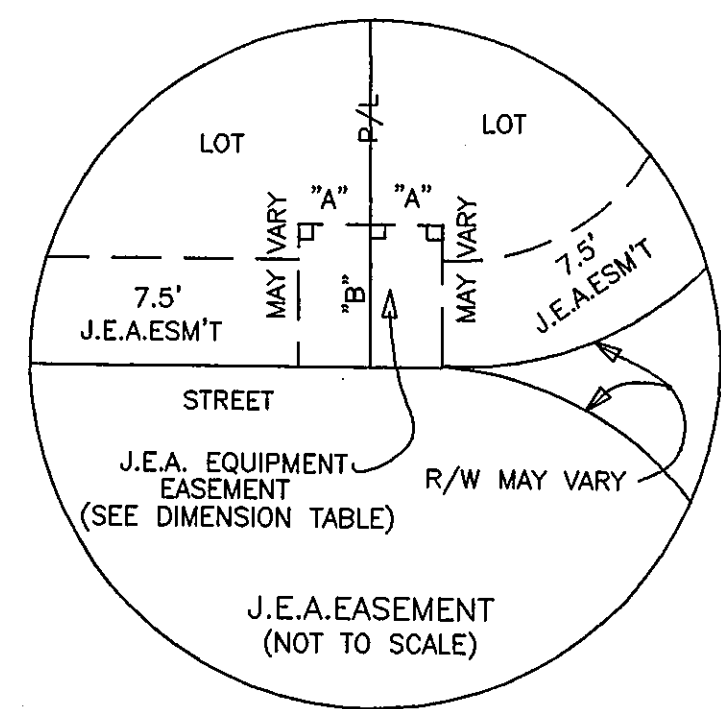
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OR NOTED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AND "AE", AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120077 0169 E, REVISED AUGUST 15, 1989, FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

KEY MAP
SCALE: 1" = 200'

- LEGEND**
- P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - R.P. DENOTES RADIUS POINT
 - C2 DENOTES CURVE NUMBER, SEE CURVE TABLE.
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT, STAMPED L.S. 3295).
 - O.R.V. DENOTES OFFICIAL RECORDS VOLUME
 - L2 DENOTES LINE NUMBER, SEE LINE TABLE.
 - R DENOTES RADIUS
 - T DENOTES TANGENT
 - L DENOTES LENGTH OF CURVE
 - CH DENOTES CHORD DISTANCE
 - CB DENOTES CHORD BEARING
 - △ DENOTES DELTA
 - J.E.A.E. JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - J.E.A.E.E. JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

- NOTES**
- BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE AS RECORDED IN OFFICIAL RECORDS VOLUME 7275, PAGE 702 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AS BEING SOUTH 81°15'13" WEST.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT, THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



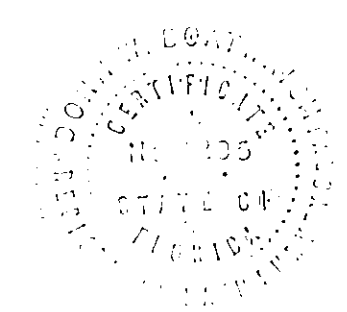
DIMENSION TABLE	
"A"	5' TYPICAL 10'x10' J.E.A.
"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'x20' J.E.A.
"B"	10' EQUIPMENT EASEMENT

JACKSONVILLE ELECTRIC AUTHORITY LEGEND
J.E.A.E.=JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
J.E.A.E.E.=JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 10th DAY OF JULY, A.D., 1999.



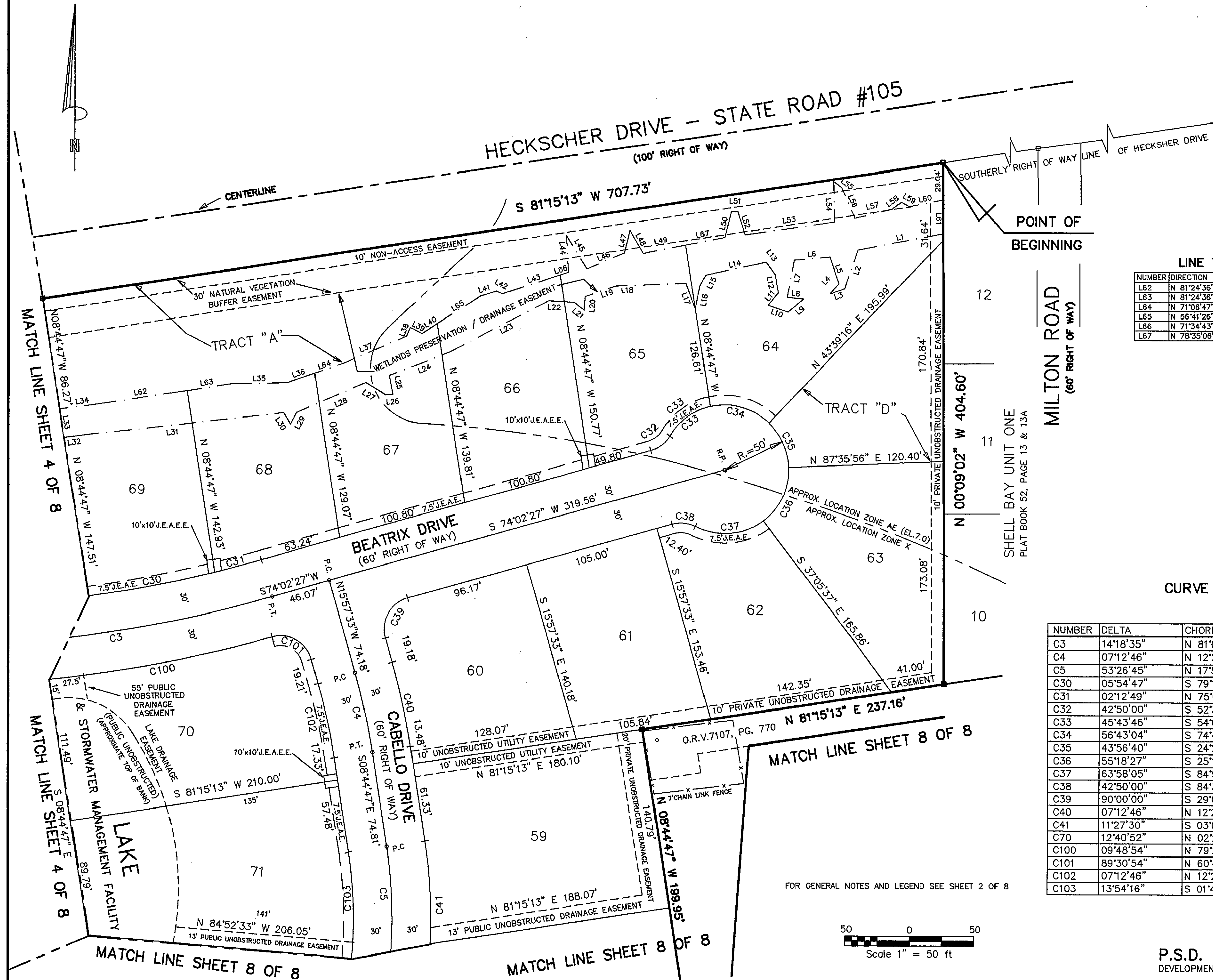
Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
REGISTERED LAND SURVEYOR NO. 3295, STATE OF FLORIDA
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS NO. 3672

P.S.D. 97-021
DEVELOPMENT No. 3273.3

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE TABLE

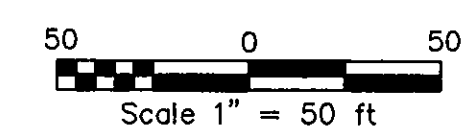
NUMBER	DIRECTION	DISTANCE
L1	S 79°00'24" W	67.67'
L2	S 18°24'18" W	31.95'
L3	S 70°46'33" W	11.93'
L4	S 41°27'04" W	10.29'
L5	S 18°40'25" E	22.11'
L6	N 84°36'26" E	27.70'
L7	S 10°44'39" W	29.34'
L8	N 83°42'55" W	12.68'
L9	S 49°20'28" W	15.67'
L10	N 71°34'46" W	16.52'
L11	S 39°00'55" W	12.55'
L12	N 10°00'31" W	14.52'
L13	S 35°51'30" E	11.89'
L14	S 77°29'59" W	48.13'
L15	S 27°59'37" W	9.52'
L16	N 11°02'10" E	17.94'
L17	S 20°38'33" E	20.94'
L18	S 87°31'57" W	54.30'
L19	S 70°55'25" W	25.64'
L20	S 04°06'31" W	10.71'
L21	N 51°01'07" W	9.87'
L22	S 85°55'23" E	19.74'
L23	S 62°17'31" W	86.68'
L24	S 68°51'46" W	50.38'
L25	S 11°14'05" E	14.86'
L26	S 85°17'30" W	6.00'
L27	N 58°21'12" W	18.01'
L28	S 66°44'19" W	58.48'
L29	S 28°58'03" W	9.98'
L30	S 31°00'58" E	10.17'
L31	S 83°44'50" W	151.13'
L32	N 82°39'15" E	20.47'
L33	N 08°48'52" W	22.20'
L34	N 83°03'26" E	25.91'
L35	N 89°06'30" E	42.81'
L36	N 71°06'47" E	22.80'
L37	N 66°53'44" E	51.91'
L38	N 21°54'00" E	7.40'
L39	S 61°50'20" E	10.29'
L40	N 56°41'26" E	14.16'
L41	N 73°14'35" E	13.26'
L42	S 64°50'51" E	4.91'
L43	N 71°34'43" E	47.21'
L44	N 03°08'26" W	28.82'
L45	S 31°24'47" E	30.78'
L46	N 66°30'36" E	31.64'
L47	N 13°53'51" E	18.19'
L48	S 29°56'48" E	20.65'
L49	N 78°35'06" E	33.46'
L50	N 14°34'30" E	20.98'
L51	S 89°04'56" E	5.01'
L52	S 17°04'33" E	18.93'
L53	N 81°37'56" E	70.45'
L54	N 01°34'05" W	31.64'
L55	S 52°47'19" E	8.04'
L56	S 22°32'22" E	25.86'
L57	N 75°57'01" E	30.32'
L58	N 53°24'50" E	8.70'
L59	S 60°59'23" E	6.60'
L60	N 79°20'30" E	27.10'
L61	S 00°09'02" E	26.25'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L62	N 81°24'36" E	74.11'
L63	N 81°24'36" E	35.14'
L64	N 71°06'47" E	25.23'
L65	N 56°41'26" E	39.87'
L66	N 71°34'43" E	6.92'
L67	N 78°35'06" E	31.08'

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C3	14°18'35"	N 81°07'39" E	1000.00	249.75	249.10
C4	07°12'46"	N 12°21'10" W	500.00	62.94	62.90
C5	53°26'45"	N 17°58'35" E	370.00	345.14	332.76
C30	05°54'47"	S 79°12'39" W	970.00	100.11	100.06
C31	02°12'49"	N 75°08'51" E	970.00	37.47	37.47
C32	42°50'00"	S 52°37'27" W	25.00	18.69	18.26
C33	45°43'46"	S 54°04'20" W	50.00	39.91	38.86
C34	56°43'04"	S 74°42'16" E	50.00	49.50	47.50
C35	43°56'40"	S 24°22'24" E	50.00	38.35	37.42
C36	55°18'27"	S 25°15'09" W	50.00	48.26	46.41
C37	63°58'05"	S 84°53'25" W	50.00	55.82	52.97
C38	42°50'00"	S 84°32'33" E	25.00	18.69	18.26
C39	90°00'00"	S 29°02'27" W	25.00	39.27	35.36
C40	07°12'46"	N 12°21'10" W	530.00	66.72	66.68
C41	11°27'30"	S 03°01'02" E	400.00	79.99	79.86
C70	12°40'52"	N 02°24'21" W	370.00	81.89	81.72
C100	09°48'54"	N 79°26'00" E	1030.00	176.44	176.23
C101	89°30'54"	N 60°43'00" W	25.00	39.06	35.21
C102	07°12'46"	N 12°21'10" W	470.00	59.17	59.13
C103	13°54'16"	S 01°47'39" E	340.00	82.51	82.31



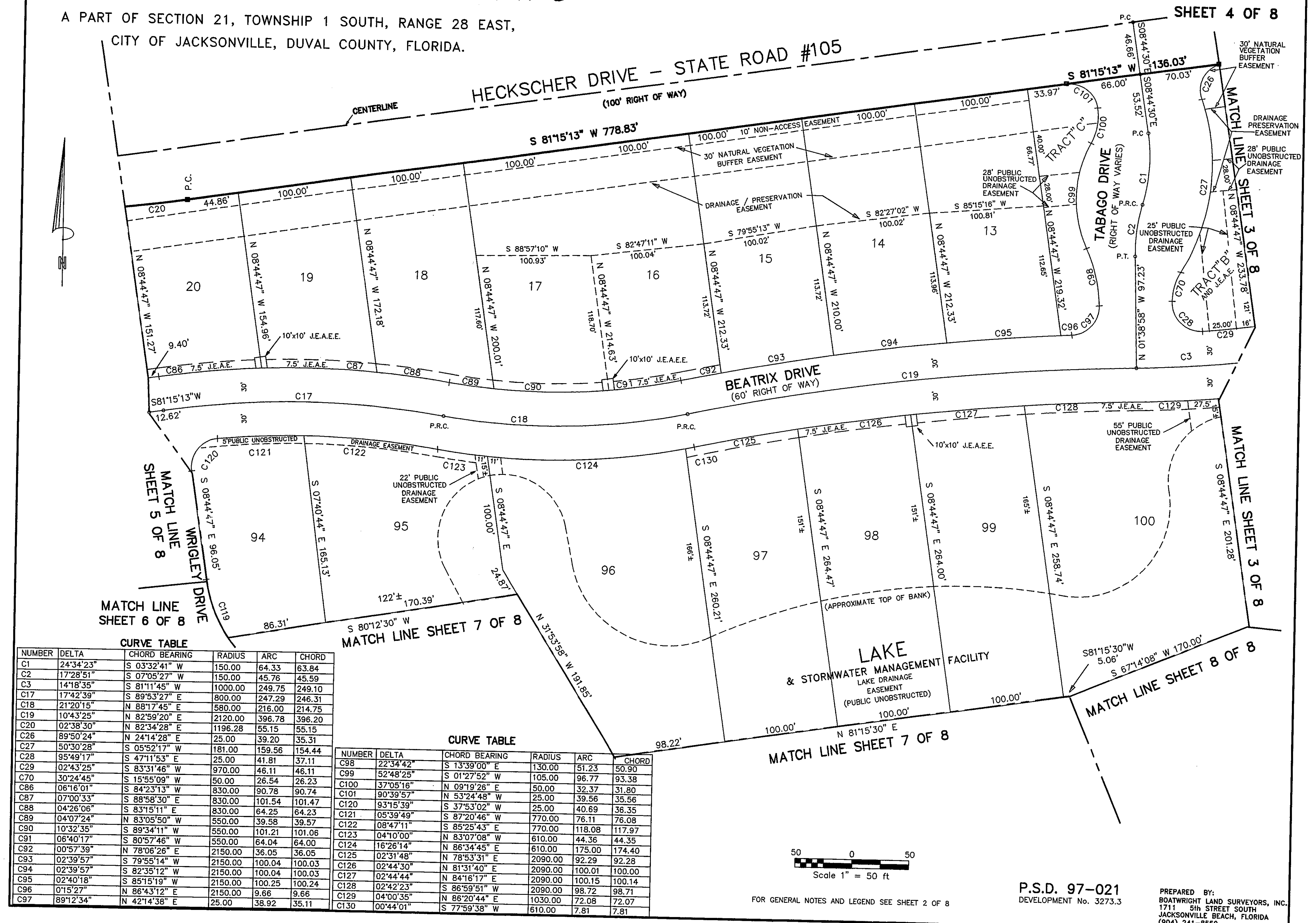
P.S.D. 97-021
DEVELOPMENT No. 3273.3

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FOR GENERAL NOTES AND LEGEND SEE SHEET 2 OF 8

SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

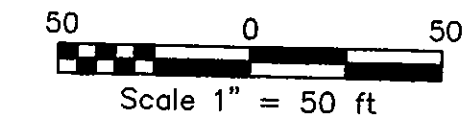


CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	24°34'23"	S 03°32'41" W	150.00	64.33	63.84
C2	17°28'51"	S 07°05'27" W	150.00	45.76	45.59
C3	14°18'35"	S 81°11'45" W	1000.00	249.75	249.10
C17	17°42'39"	S 89°53'27" E	800.00	247.29	246.31
C18	21°20'15"	N 88°17'45" E	580.00	216.00	214.75
C19	10°43'25"	N 82°59'20" E	2120.00	396.78	396.20
C20	02°38'30"	N 82°34'28" E	1196.28	55.15	55.15
C26	89°50'24"	N 24°14'28" E	25.00	39.20	35.31
C27	50°30'28"	S 05°52'17" W	181.00	159.56	154.44
C28	95°49'17"	S 47°11'53" E	25.00	41.81	37.11
C29	02°43'25"	S 83°31'46" W	970.00	46.11	46.11
C70	30°24'45"	S 15°55'09" W	50.00	26.54	26.23
C86	06°16'01"	S 84°23'13" W	830.00	90.78	90.74
C87	07°00'33"	S 88°58'30" E	830.00	101.54	101.47
C88	04°26'06"	S 83°15'11" E	830.00	64.25	64.23
C89	04°07'24"	N 83°05'50" W	550.00	39.58	39.57
C90	10°32'35"	S 89°34'11" W	550.00	101.21	101.06
C91	06°40'17"	S 80°57'46" W	550.00	64.04	64.00
C92	00°57'39"	N 78°06'26" E	2150.00	36.05	36.05
C93	02°39'57"	S 79°55'14" W	2150.00	100.04	100.03
C94	02°39'57"	S 82°35'12" W	2150.00	100.04	100.03
C95	02°40'18"	S 85°15'19" W	2150.00	100.25	100.24
C96	01°52'27"	N 86°43'12" E	2150.00	9.66	9.66
C97	89°12'34"	N 42°14'38" E	25.00	38.92	35.11

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C98	22°34'42"	S 13°39'00" E	130.00	51.23	50.90
C99	52°48'25"	S 01°27'52" W	105.00	96.77	93.38
C100	37°05'16"	N 09°19'26" E	50.00	32.37	31.80
C101	90°39'57"	N 53°24'48" W	25.00	39.56	35.56
C120	93°15'39"	S 37°53'02" W	25.00	40.69	36.35
C121	05°39'49"	S 87°20'46" W	770.00	76.11	76.08
C122	08°47'11"	S 85°25'43" E	770.00	118.08	117.97
C123	04°10'00"	N 83°07'08" W	610.00	44.36	44.35
C124	16°26'14"	N 86°34'45" E	610.00	175.00	174.40
C125	02°31'48"	N 78°53'31" E	2090.00	92.29	92.28
C126	02°44'30"	N 81°31'40" E	2090.00	100.01	100.00
C127	02°44'44"	N 84°16'17" E	2090.00	100.15	100.14
C128	02°42'23"	S 86°59'51" W	2090.00	98.72	98.71
C129	04°00'35"	N 86°20'44" E	1030.00	72.08	72.07
C130	00°44'01"	S 77°59'38" W	610.00	7.81	7.81



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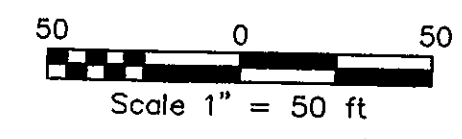
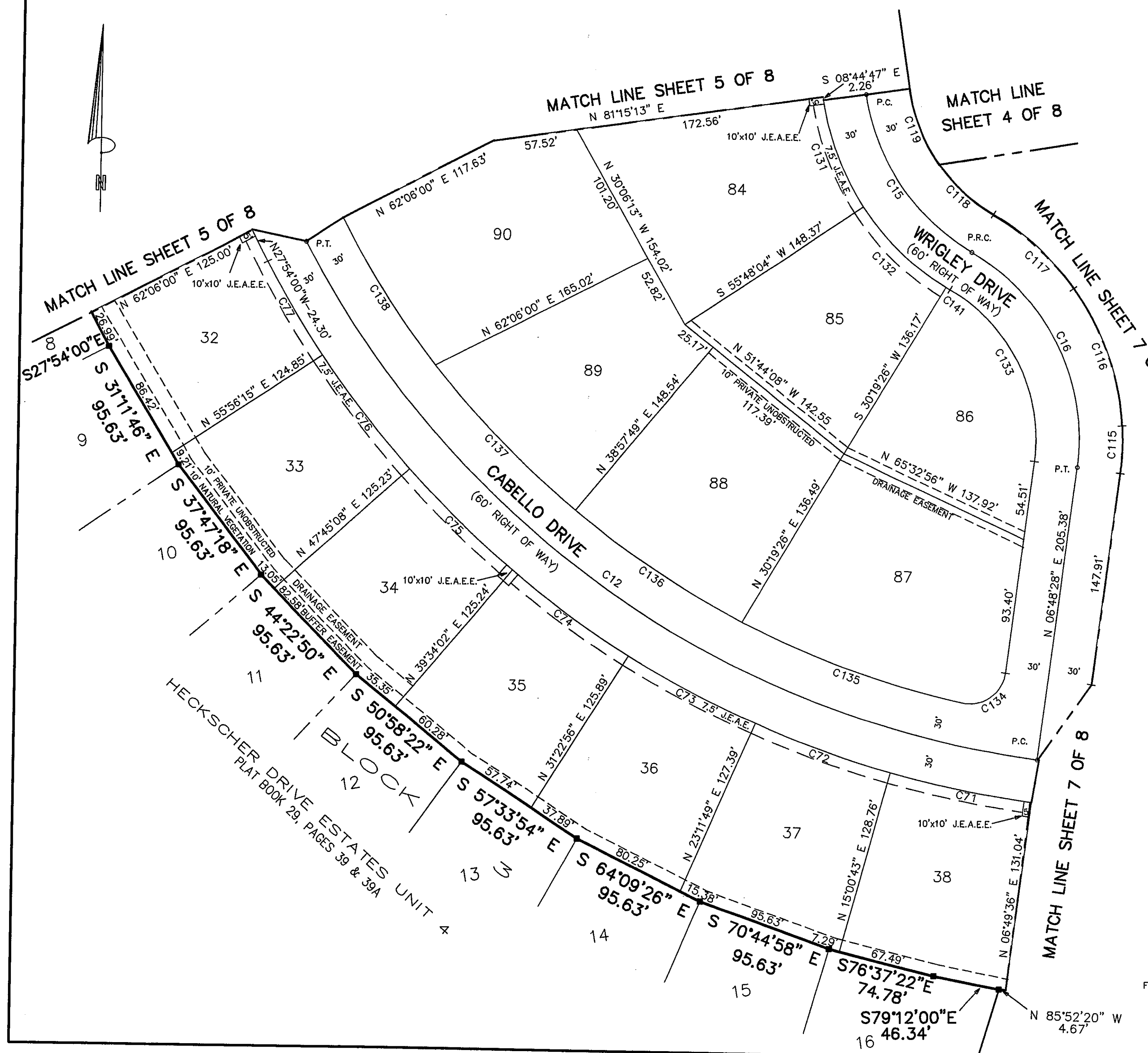
FOR GENERAL NOTES AND LEGEND SEE SHEET 2 OF 8

SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C12	55°17'32"	N 55°32'46" W	670.00	646.57	621.77
C15	51°57'50"	S 34°43'42" E	150.00	136.04	131.43
C16	67°31'05"	S 26°57'05" E	150.00	176.76	166.71
C71	08°10'53"	N 79°06'06" W	700.00	99.95	99.87
C72	08°10'55"	N 70°55'12" W	700.00	99.96	99.88
C73	08°10'57"	N 62°44'16" W	700.00	99.97	99.88
C74	08°10'59"	N 54°33'18" W	700.00	99.97	99.89
C75	08°11'01"	S 46°22'19" E	700.00	99.98	99.90
C76	08°11'03"	N 38°11'17" W	700.00	99.99	99.90
C77	06°11'45"	N 30°59'52" W	700.00	75.70	75.66
C113	10°29'22"	S 86°25'56" W	640.00	117.17	117.01
C115	10°34'26"	S 01°31'15" W	180.00	33.22	33.17
C116	32°48'24"	N 20°10'10" W	180.00	103.07	101.66
C117	24°08'15"	N 48°38'30" W	180.00	75.83	75.27
C118	25°21'39"	N 48°01'48" W	120.00	53.12	52.68
C119	26°36'11"	N 22°02'53" W	120.00	55.72	55.22
C131	25°28'29"	S 21°29'02" E	180.00	80.03	79.37
C132	25°27'17"	N 46°56'55" W	180.00	79.97	79.31
C133	67°31'05"	N 26°57'05" W	120.00	141.41	133.37
C134	95°07'51"	S 54°22'24" W	25.00	41.51	36.90
C135	14°35'02"	N 70°46'10" W	640.00	162.90	162.46
C136	12°26'28"	N 57°15'25" W	640.00	138.97	138.70
C137	12°34'30"	N 44°44'56" W	640.00	140.46	140.18
C138	10°48'10"	N 33°03'36" W	640.00	120.67	120.49
C141	01°02'04"	N 60°11'35" W	180.00	3.25	3.25



FOR GENERAL NOTES AND LEGEND SEE SHEET 2 OF 8

P.S.D. 97-021
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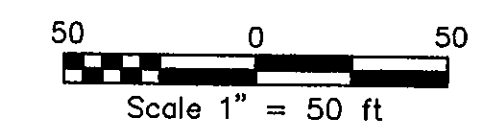
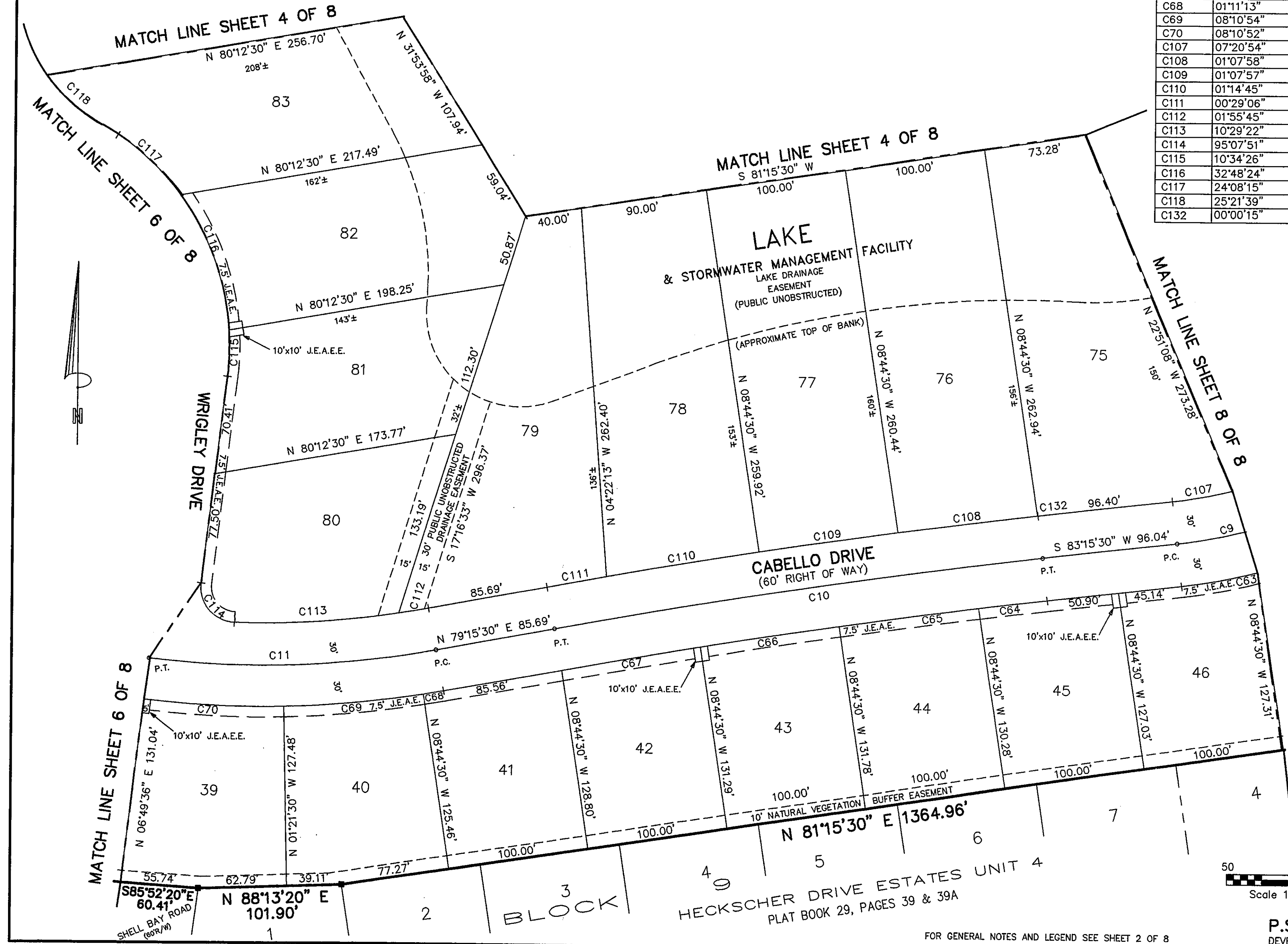
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SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C9	38°33'32"	N 63°58'44" E	370.00	249.00	244.33
C10	04°00'00"	S 81°15'30" W	5030.00	351.16	351.09
C11	17°32'58"	N 88°01'59" E	670.00	205.22	204.42
C63	07°52'24"	S 79°19'18" W	400.00	54.97	54.92
C64	00°33'48"	N 82°58'36" E	5000.00	49.15	49.15
C65	01°08'46"	S 82°07'19" W	5000.00	100.01	100.01
C66	01°08'45"	N 80°58'34" E	5000.00	100.00	100.00
C67	01°08'47"	S 79°49'48" W	5000.00	100.03	100.03
C68	01°11'13"	S 79°51'06" W	700.00	14.50	14.50
C69	08°10'54"	S 84°32'10" W	700.00	99.96	99.87
C70	08°10'52"	N 87°16'58" W	700.00	99.95	99.86
C107	07°20'54"	S 79°35'03" W	340.00	43.61	43.58
C108	01°07'58"	S 82°41'16" W	5060.00	100.03	100.03
C109	01°07'57"	N 81°33'19" E	5060.00	100.00	100.00
C110	01°14'45"	S 80°21'58" W	5060.00	110.02	110.01
C111	00°29'06"	S 79°30'03" W	5060.00	42.84	42.84
C112	01°55'45"	N 80°13'22" E	640.00	21.55	21.55
C113	10°29'22"	S 86°25'56" W	640.00	117.17	117.01
C114	95°07'51"	S 40°45'28" E	25.00	41.51	36.90
C115	10°34'26"	S 01°31'15" W	180.00	33.22	33.17
C116	32°48'24"	N 20°10'10" W	180.00	103.07	101.66
C117	24°08'15"	N 48°38'30" W	180.00	75.83	75.27
C118	25°21'39"	N 48°01'48" W	120.00	53.12	52.68
C132	00°00'15"	S 83°15'23" W	5060.00	0.37	0.37



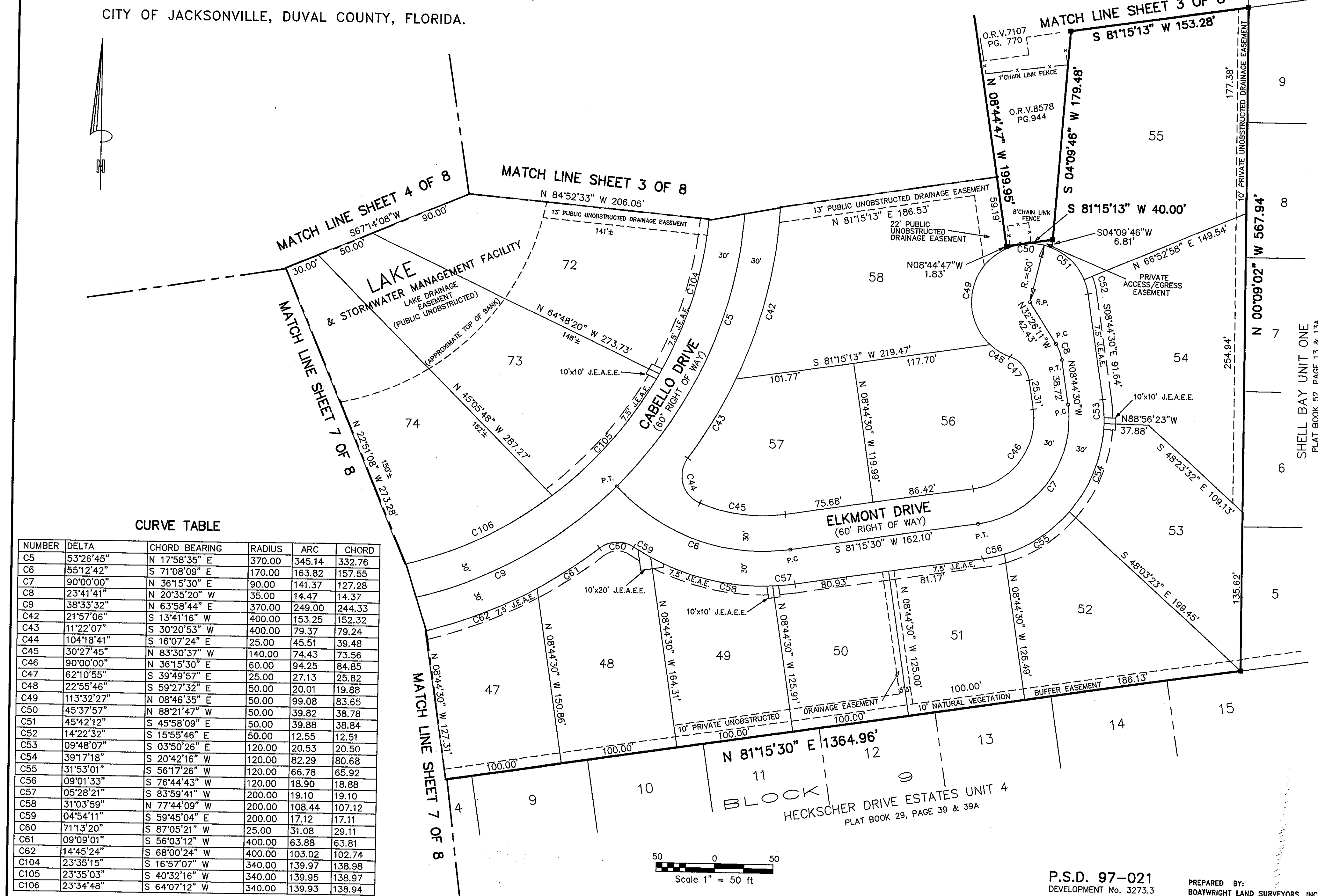
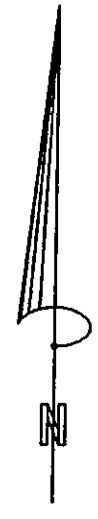
FOR GENERAL NOTES AND LEGEND SEE SHEET 2 OF 8

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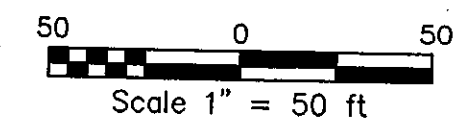
SHELL BAY UNIT TWO

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
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CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C5	53°26'45"	N 17°58'35" E	370.00	345.14	332.76
C6	55°12'42"	S 71°08'09" E	170.00	163.82	157.55
C7	90°00'00"	N 36°15'30" E	90.00	141.37	127.28
C8	23°41'41"	N 20°35'20" W	35.00	14.47	14.37
C9	38°33'32"	N 63°58'44" E	370.00	249.00	244.33
C42	21°57'06"	S 13°41'16" W	400.00	153.25	152.32
C43	11°22'07"	S 30°20'53" W	400.00	79.37	79.24
C44	104°18'41"	S 16°07'24" E	25.00	45.51	39.48
C45	30°27'45"	N 83°30'37" W	140.00	74.43	73.56
C46	90°00'00"	N 36°15'30" E	60.00	94.25	84.85
C47	62°10'55"	S 39°49'57" E	25.00	27.13	25.82
C48	22°55'46"	S 59°27'32" E	50.00	20.01	19.88
C49	113°32'27"	N 08°46'35" E	50.00	99.08	83.65
C50	45°37'57"	N 88°21'47" W	50.00	39.82	38.78
C51	45°42'12"	S 45°58'09" E	50.00	39.88	38.84
C52	14°22'32"	S 15°55'46" E	50.00	12.55	12.51
C53	09°48'07"	S 03°50'26" E	120.00	20.53	20.50
C54	39°17'18"	S 20°42'16" W	120.00	82.29	80.68
C55	31°53'01"	S 56°17'26" W	120.00	66.78	65.92
C56	09°01'33"	S 76°44'43" W	120.00	18.90	18.88
C57	05°28'21"	S 83°59'41" W	200.00	19.10	19.10
C58	31°03'59"	N 77°44'09" W	200.00	108.44	107.12
C59	04°54'11"	S 59°45'04" E	200.00	17.12	17.11
C60	71°13'20"	S 87°05'21" W	25.00	31.08	29.11
C61	09°09'01"	S 56°03'12" W	400.00	63.88	63.81
C62	14°45'24"	S 68°00'24" W	400.00	103.02	102.74
C104	23°35'15"	S 16°57'07" W	340.00	139.97	138.98
C105	23°35'03"	S 40°32'16" W	340.00	139.95	138.97
C106	23°34'48"	S 64°07'12" W	340.00	139.93	138.94



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PLAT BOOK 52, PAGE 13 & 13A