

SIERRA OAKS WEST
 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SIERRA OAKS WEST
 LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4, OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND RUN THENCE NORTH 00°02'16" WEST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GARDEN STREET, (80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); RUN THENCE NORTH 89°10'09" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF GARDEN STREET, (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), A DISTANCE OF 1,341.20 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11046, PAGE 1610 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, (ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7288, PAGE 886 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 00°44'48" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11046, PAGE 1610 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING THE WEST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7288, PAGE 886 OF AFORESAID CURRENT PUBLIC RECORDS), A DISTANCE OF 429.63 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7288, PAGE 886 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 89°05'36" EAST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 68.68 FEET, TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11046, PAGE 1610 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°06'53" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11046, PAGE 1610 OF THE CURRENT PUBLIC RECORDS, OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 249.63 FEET, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 00°06'53" WEST, A DISTANCE OF 1,947.82 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 17; RUN THENCE NORTH 89°14'01" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 1,236.10 FEET, TO A POINT; RUN THENCE SOUTH 00°45'59" EAST, A DISTANCE OF 1,570.68 FEET, TO A POINT; RUN THENCE SOUTH 34°34'00" EAST, A DISTANCE OF 559.03 FEET, TO A POINT; RUN THENCE SOUTH 00°53'50" EAST, A DISTANCE OF 588.10 FEET, TO A POINT, ON THE NORTHERLY RIGHT OF WAY LINE OF GARDEN STREET, (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY); RUN THENCE SOUTH 89°06'10" WEST, ALONG LAST SAID LINE, A DISTANCE OF 335.47 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5248, PAGE 622 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°44'59" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 360.47 FEET, TO THE NORTHEAST CORNER OF SAID LANDS; RUN THENCE SOUTH 89°15'55" WEST, A DISTANCE OF 411.02 FEET, TO THE NORTHWEST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 5248, PAGE 622 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°29'47" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5628, PAGE 528 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 319.97 FEET, TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH 89°04'35" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5628, PAGE 528 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND THEN ALONG A WESTERLY PROLONGATION THEREOF, A DISTANCE OF 825.70 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,828,980 SQUARE FEET OR 64.94 ACRES, MORE OR LESS, IN AREA.

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT SIERRA OAKS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SIERRA OAKS WEST, AND THAT SUN TRUST BANK, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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, DRAINAGE EASEMENTS, NON ACCESS EASEMENTS, ACCESS EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS; EXCEPT TRACTS "A", "B", "D" AND "E" (CONSERVATION TRACT), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; AND EXCEPT JEA-E AND JEA-EE EASEMENTS 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 LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 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 LAKE/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.

2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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 FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SIERRA OAKS WEST 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 THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR 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. WATER AND SEWER UTILITIES WITHIN ROADS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

TRACT "C" (LIFT STATION) IS HEREBY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS FOR ITS EXCLUSIVE USE IN CONNECTION WITH ITS SANITARY SEWER SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 PRIVATE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTES 177.091(28)

IN WITNESS WHEREOF, THE ABOVE SIERRA OAKS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND SUN TRUST BANK, N.A. HAVE CAUSED THESE PRESENTS TO BE SIGNED

THIS _____ DAY OF _____, A.D., 2005.

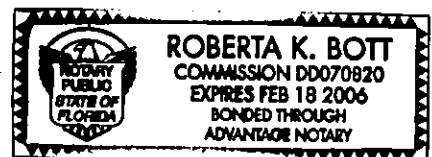
SIERRA OAKS, LLC
 A Florida Limited Liability Corporation
 WITNESS: [Signature]
 PRINT NAME: ROBERTA K. BOTT
 WITNESS: [Signature]
 PRINT NAME: Sherrie Pace

By: [Signature]
 KENYON S. ATLEE, MANAGING MEMBER
 SIERRA OAKS, LLC
 A Florida Limited Liability Corporation

NOTARY FOR SIERRA OAKS, LLC, A Florida Limited Liability Corporation
 STATE OF FLORIDA
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF February, A.D., 2005 BY KENYON S. ATLEE, MANAGING MEMBER SIERRA OAKS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, ON BEHALF OF THE LIMITED LIABILITY CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA
 AT LARGE
February 18, 2004
 MY COMMISSION EXPIRES:



SUN TRUST BANK, N.A.
 WITNESS: [Signature]
Michelle Diaz

[Signature]
 MARK D. KAPELKA
 VICE PRESIDENT OF
 SUN TRUST BANK, N.A.

PRINT NAME:
 WITNESS: [Signature]
Ronald A. Brant Jr.
 PRINT NAME: Ronald A. Brant Jr.

NOTARY FOR SUN TRUST BANK, N.A.
 STATE OF FLORIDA
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF February, A.D., 2005 BY MARK D. KAPELKA, VICE PRESIDENT, OF SUNTRUST BANK, N.A. WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA
 AT LARGE



MY COMMISSION EXPIRES:

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19th DAY OF April, A.D., 2005.

[Signature]
 GLENN E. MCGREGOR, PLS
 PROFESSIONAL LAND SURVEYOR No. 4252

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

THIS 22 DAY OF April, A.D., 2005.

[Signature]
 DIRECTOR OF PUBLIC WORKS Alan Mosley

DATE
 CLERK'S CERTIFICATE: 2005143330

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 57, PAGES 94-94A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 25th DAY OF April, A.D. 2005

BY: [Signature] [Signature]
 CLERK: JIM FULLER DEPUTY CLERK

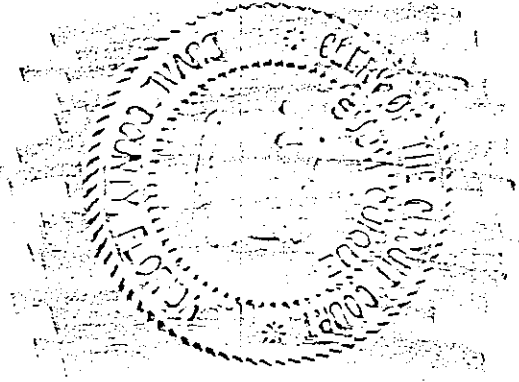
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 23 DAY OF FEBRUARY, A.D., 2005.

[Signature]
 JONATHAN B. BOWMAN, FLORIDA REGISTERED LAND SURVEYOR No. 4600

Approved 4/14/05
 Date
[Signature]
 City Engineer
 for Director of Public Works
 Approved 4/17/05
 Date
[Signature]
 for General Counsel

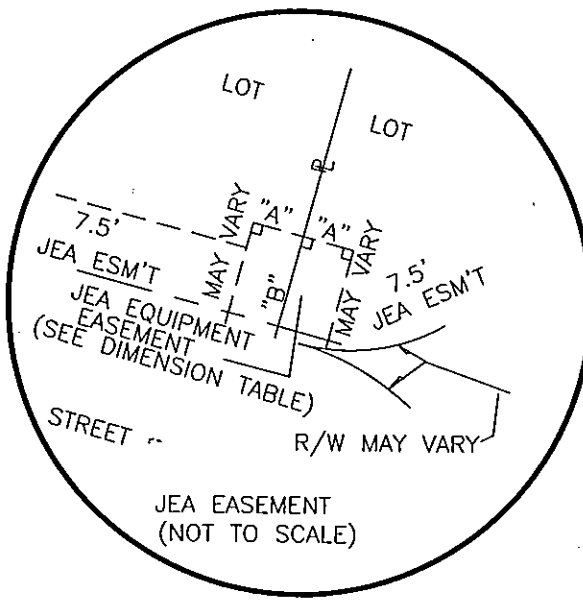


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SIERRA OAKS WEST
 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE
 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **57** PAGES **94A**
 SHEET TWO (2) OF NINE (9)

| DIMENSION TABLE | | |
|-----------------|-----|--|
| "A" | 5' | TYPICAL 10'X10' JEA EQUIPMENT EASEMENT |
| "B" | 10' | TYPICAL 10'X20' JEA EQUIPMENT EASEMENT |
| "A" | 10' | TYPICAL 5'X10' JEA EQUIPMENT EASEMENT |
| "B" | 10' | TYPICAL 10'X15' JEA EQUIPMENT EASEMENT |

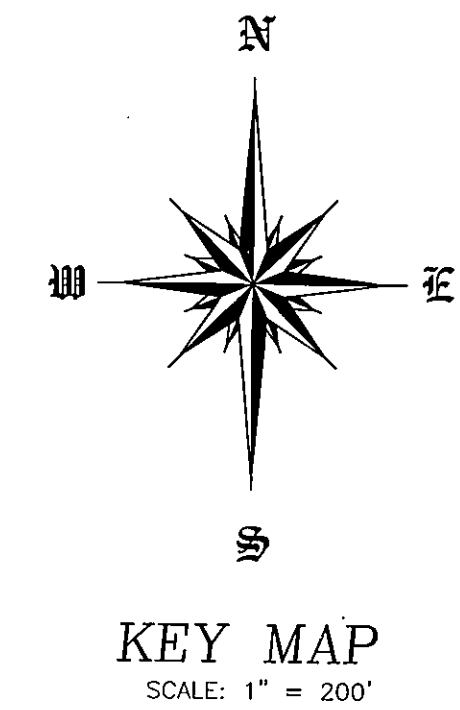
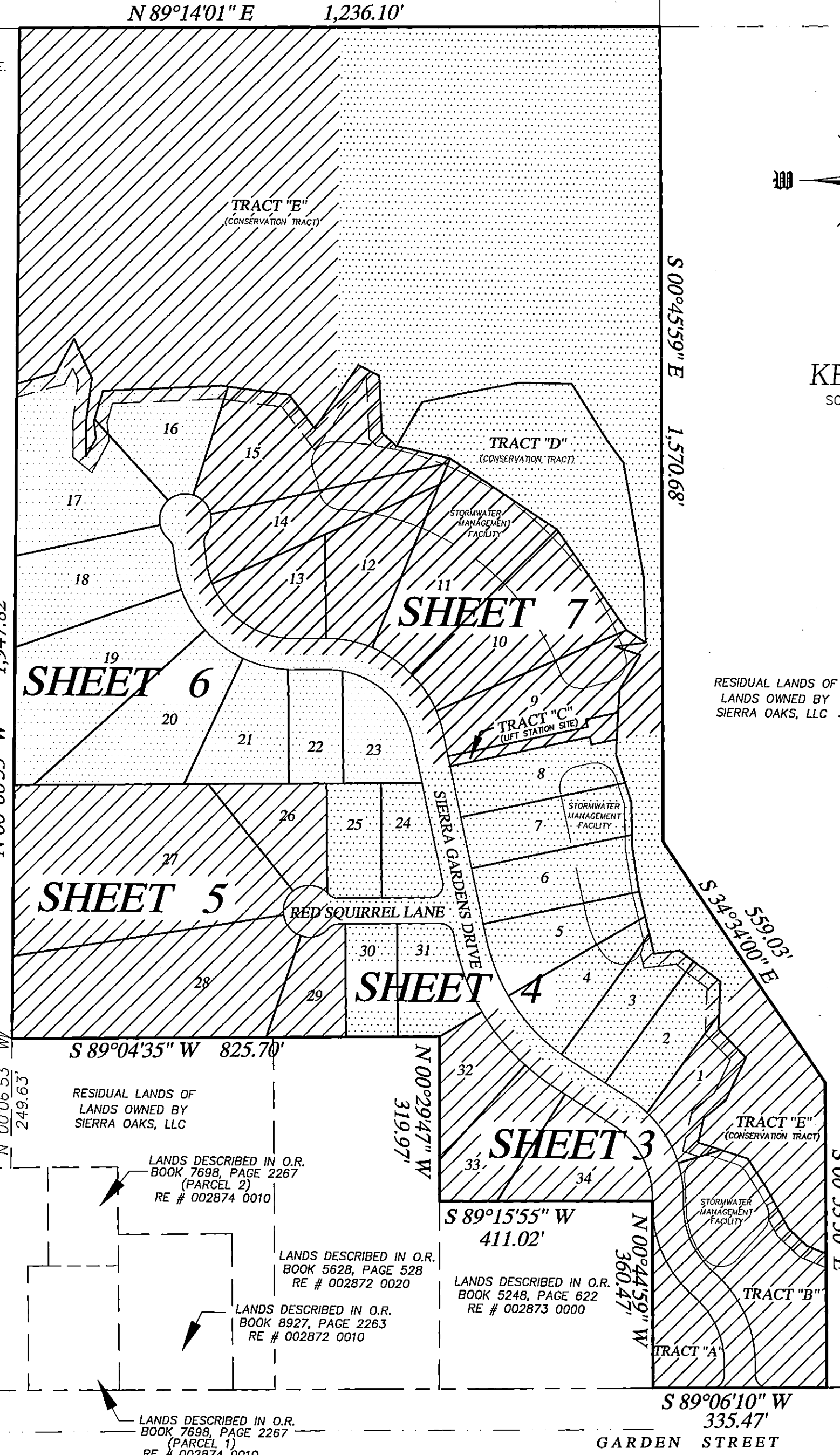
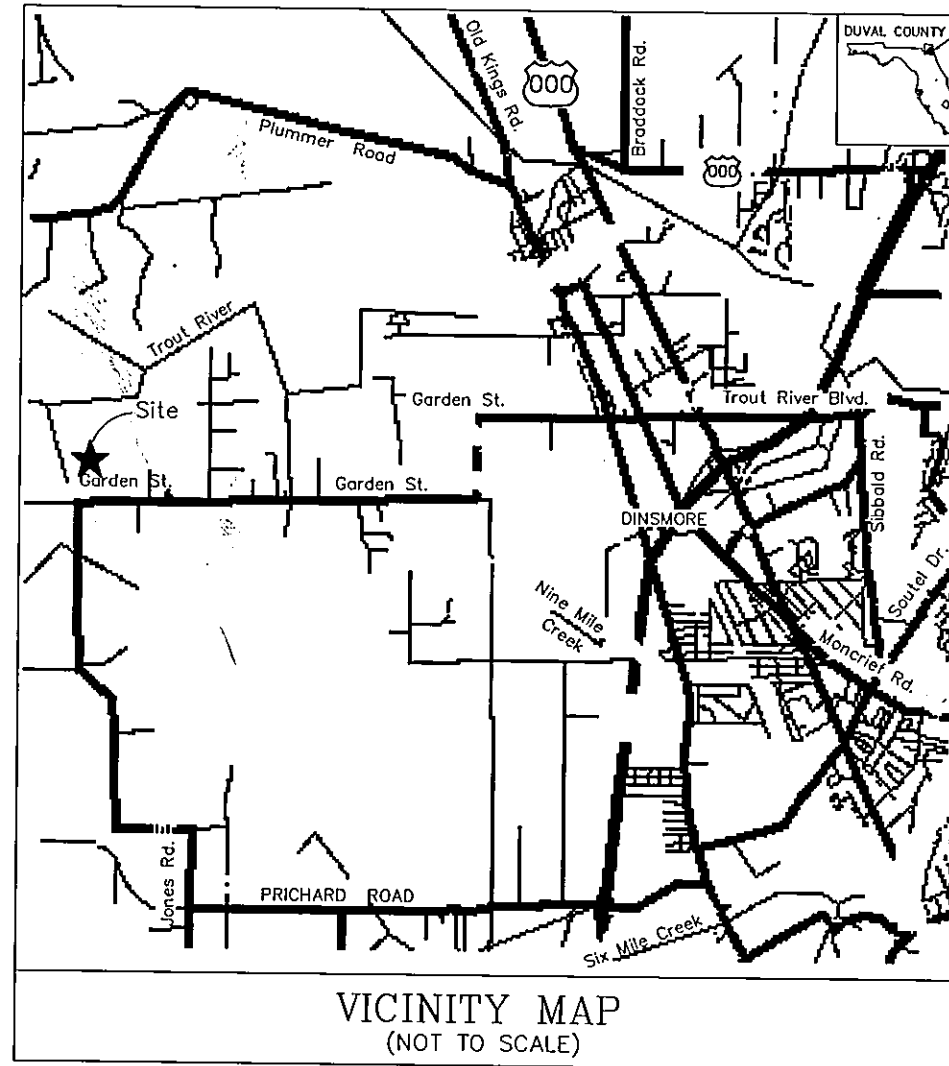


LEGEND OF ABBREVIATIONS

- CH.= CHORD
- C= CENTERLINE
- C.L.I.= CENTERLINE INTERSECTION
- ESMT.= EASEMENT
- INT.= INTERSECTION
- J.E.A.= JACKSONVILLE ELECTRIC AUTHORITY
- J.E.A.E.E.= JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- J.E.A.E.= JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- L= ARC LENGTH
- M.H.W.L.= MEAN HIGH WATER LINE
- P.C.= POINT OF CURVATURE
- P.T.= POINT OF TANGENCY
- P.I.= POINT OF INTERSECTION
- R.P.= RADIUS POINT
- R= RADIUS
- N= NORTH
- S= SOUTH
- E= EAST
- W= WEST

GENERAL NOTES

1. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAME USED FOR THIS SURVEY ARE: JEA-0112 AND JEA-0526. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 501) IN U.S. FEET.
2. 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.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER: 120027, PANEL NUMBER: 0061 E, MAP REVISION DATE: AUGUST 15, 1982.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
6. THE LAKE SHOWN HEREON IS BASED ON AN AS-BUILT SURVEY BY A&J LAND SURVEYORS (FILE NO. SD-84 THROUGH SD-89).
7. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
8. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
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.
10. 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.
11. ALL PLATTED UTILITY 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.
12. CERTAIN EASEMENTS ARE RESERVED FOR THE 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 THE JEA.
 - "JEA-E" DENOTES JEA 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 JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- 13.) □ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-6661"
- 14.) ○ DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-6661"



LANDS DESCRIBED IN O.R.
 BOOK 6699, PAGE 1214
 RE # 002875 0000
 (NORTHWEST 1/4)

LANDS DESCRIBED IN O.R.
 BOOK 6699, PAGE 1214
 RE # 002867 0000
 (NORTHEAST 1/4)

LANDS DESCRIBED IN O.R.
 BOOK 11046, PAGE 1610
 RE # 002872 2000

LANDS DESCRIBED IN O.R.
 BOOK 7288, PAGE 886
 RE # 002874 0000

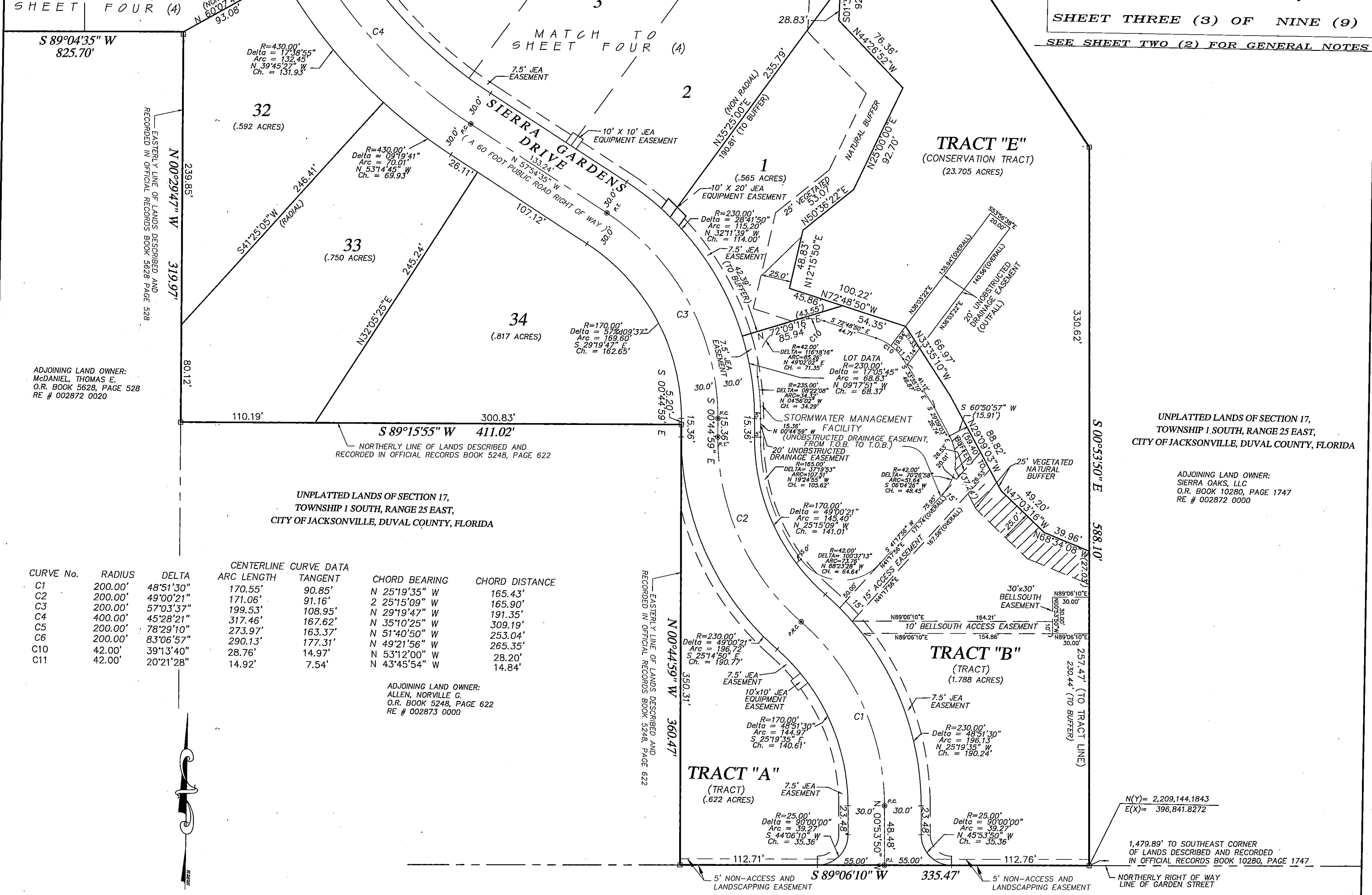
LANDS DESCRIBED IN O.R.
 BOOK 7698, PAGE 2267
 (PARCEL 2)
 RE # 002874 0010

LANDS DESCRIBED IN O.R.
 BOOK 5628, PAGE 528
 RE # 002872 0020

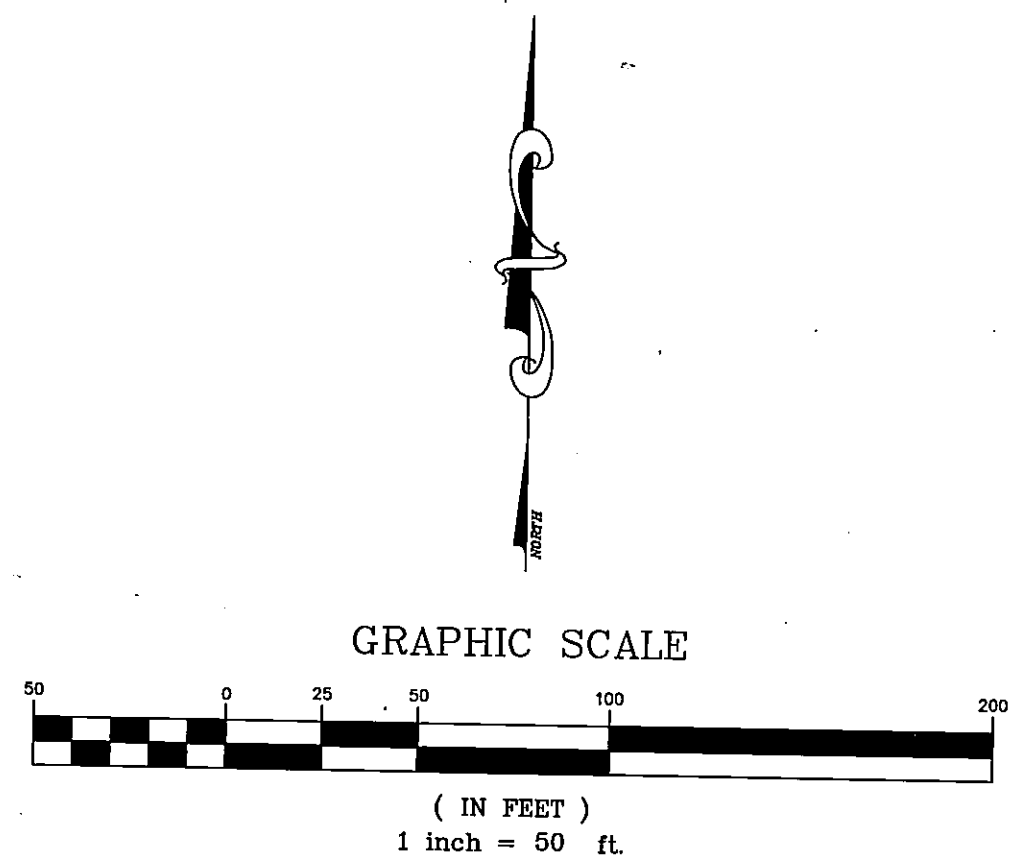
LANDS DESCRIBED IN O.R.
 BOOK 8927, PAGE 2263
 RE # 002872 0010

LANDS DESCRIBED IN O.R.
 BOOK 7698, PAGE 2267
 (PARCEL 1)
 RE # 002874 0010

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 Phone (904) 296-1665 L.B. No. 6651



| CURVE No. | RADIUS | DELTA | CENTERLINE CURVE DATA | | | |
|-----------|---------|-----------|-----------------------|---------|---------------|----------------|
| | | | ARC LENGTH | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C1 | 200.00' | 48°51'30" | 170.55' | 90.85' | N 25°19'35" W | 165.43' |
| C2 | 200.00' | 49°00'21" | 171.06' | 91.16' | 2 25°15'09" W | 165.90' |
| C3 | 200.00' | 57°03'37" | 199.53' | 108.95' | N 29°19'47" W | 191.35' |
| C4 | 400.00' | 45°28'21" | 317.46' | 167.62' | N 35°10'25" W | 309.19' |
| C5 | 200.00' | 78°29'10" | 273.97' | 163.37' | N 51°40'50" W | 253.04' |
| C6 | 200.00' | 83°06'57" | 290.13' | 177.31' | N 49°21'56" W | 265.35' |
| C10 | 42.00' | 39°13'40" | 28.76' | 14.97' | N 53°12'00" W | 28.20' |
| C11 | 42.00' | 20°21'28" | 14.92' | 7.54' | N 43°45'54" W | 14.84' |



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 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **57** PAGES **94D**
 SHEET FIVE (5) OF NINE (9)

20 21 22

MATCH TO SHEET SIX (6)

UNPLATTED LANDS OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADJOINING LAND OWNER:
 RIGDON, LARRY E.
 O.R. BOOK 11046, PAGE 1610
 RE # 002872 2000

POINT OF BEGINNING



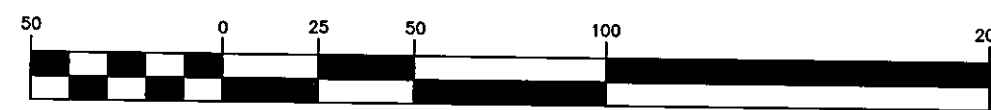
EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11046, PAGE 1610

RESIDUAL LANDS OF LANDS OWNED BY SIERRA OAKS, LLC

UNPLATTED LANDS OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

| CURVE No. | RADIUS | DELTA | CENTERLINE CURVE DATA | | | CHORD DISTANCE |
|-----------|---------|-----------|-----------------------|---------|---------------|----------------|
| | | | ARC LENGTH | TANGENT | CHORD BEARING | |
| C1 | 200.00' | 48°51'30" | 170.55' | 90.85' | N 25°19'35" W | 165.43' |
| C2 | 200.00' | 49°00'21" | 171.06' | 91.16' | 2 25°15'09" W | 165.90' |
| C3 | 200.00' | 57°03'37" | 199.53' | 108.95' | N 29°19'47" W | 191.35' |
| C4 | 400.00' | 45°28'21" | 317.46' | 167.62' | N 35°10'25" W | 309.19' |
| C5 | 200.00' | 78°29'10" | 273.97' | 163.37' | N 51°40'50" W | 253.04' |
| C6 | 200.00' | 83°06'57" | 290.13' | 177.31' | N 49°21'56" W | 265.35' |

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

ADJOINING LAND OWNER:
 ALLEN, NORVILLE, C.
 O.R. BOOK 5248, PAGE 622
 RE # 002873 0000

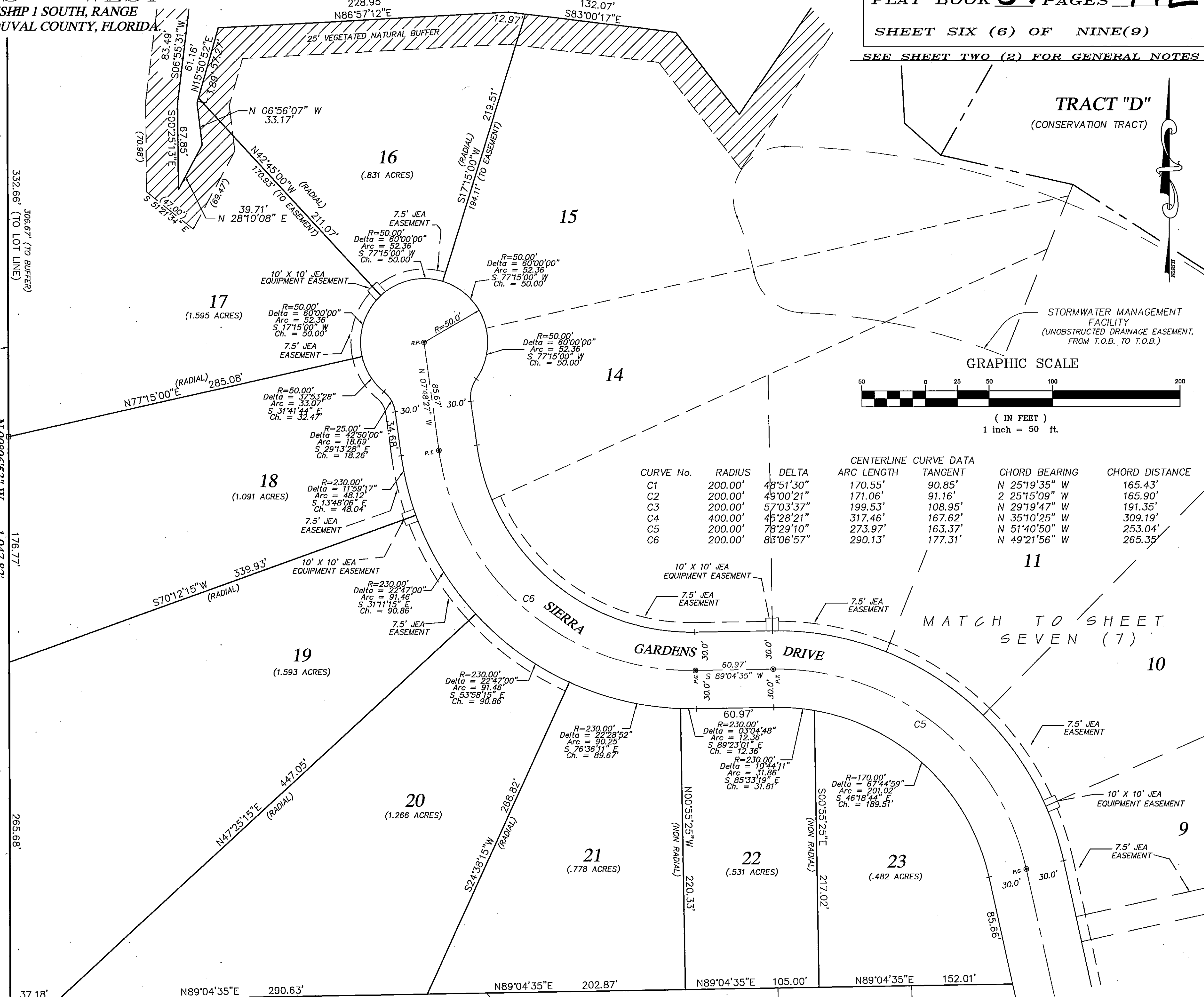
N 00°29'47" W
 319.97'

A & J LAND SURVEYORS, INC.
 Professional Land Surveyors
 5847 Luella Street
 Jacksonville, Florida 32207
 Fax (904) 296-4583
 Phone (904) 296-1666 L.B. No. 6661

SIERRA OAKS WEST
 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE
 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MATCH TO SHEET EIGHT (8) & NINE (9)

PLAT BOOK **57** PAGES **94E**
 SHEET SIX (6) OF NINE(9)
 SEE SHEET TWO (2) FOR GENERAL NOTES



| CURVE No. | RADIUS | DELTA | CENTERLINE CURVE DATA | | | CHORD BEARING | CHORD DISTANCE |
|-----------|---------|-----------|-----------------------|---------|---------------|---------------|----------------|
| | | | ARC LENGTH | TANGENT | CHORD BEARING | | |
| C1 | 200.00' | 48°51'30" | 170.55' | 90.85' | N 25°19'35" W | 165.43' | |
| C2 | 200.00' | 49°00'21" | 171.06' | 91.16' | 2 25°15'09" W | 165.90' | |
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| C4 | 400.00' | 45°28'21" | 317.46' | 167.62' | N 35°10'25" W | 309.19' | |
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| C6 | 200.00' | 83°06'57" | 290.13' | 177.31' | N 49°21'56" W | 265.35' | |

ADJOINING LAND OWNER:
 RIGDON, LARRY E.
 O.R. BOOK 11046, PAGE 1610
 RE # 002872 2000

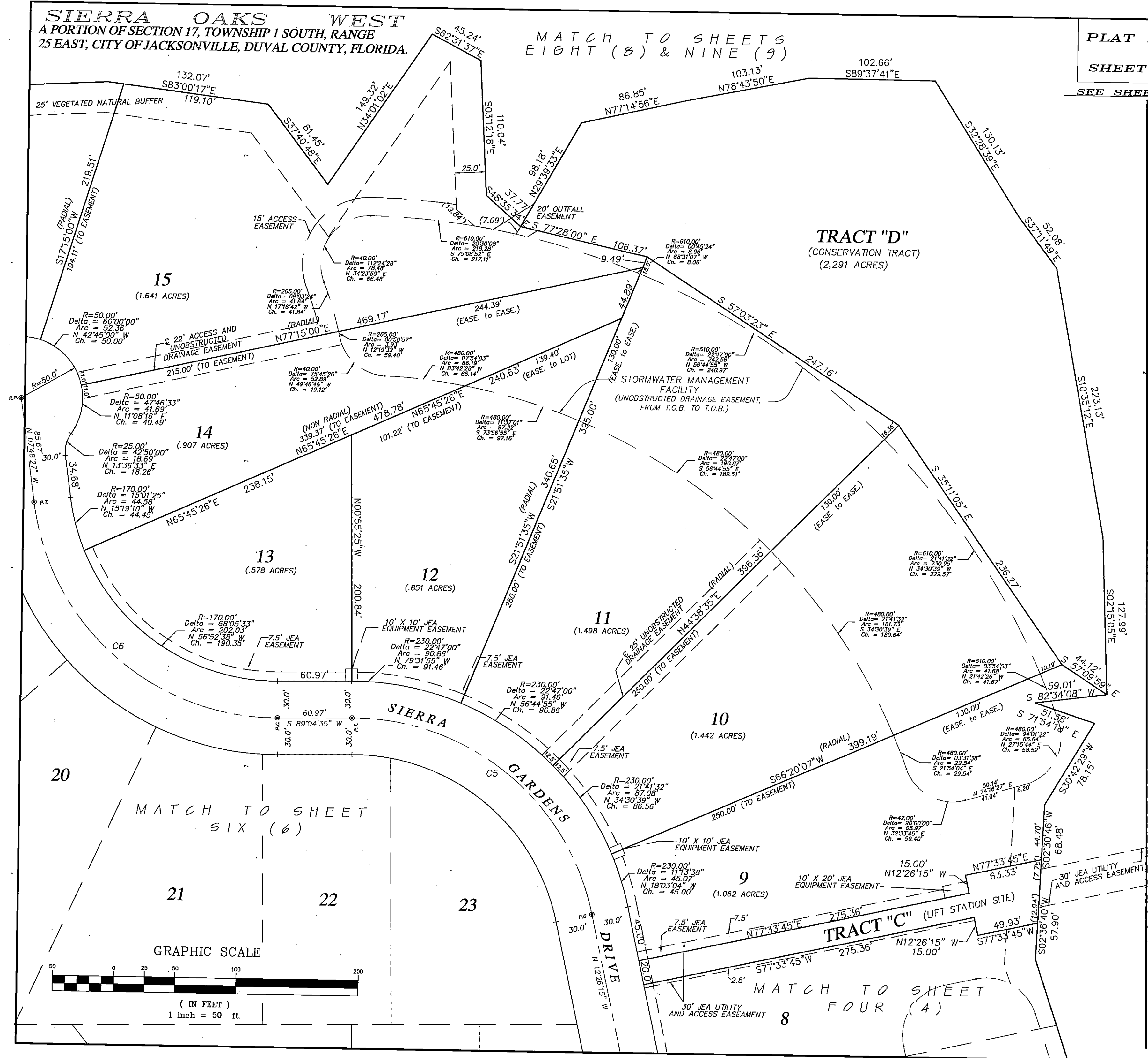
UNPLATTED LANDS OF SECTION 17,
 TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SIERRA OAKS WEST
 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

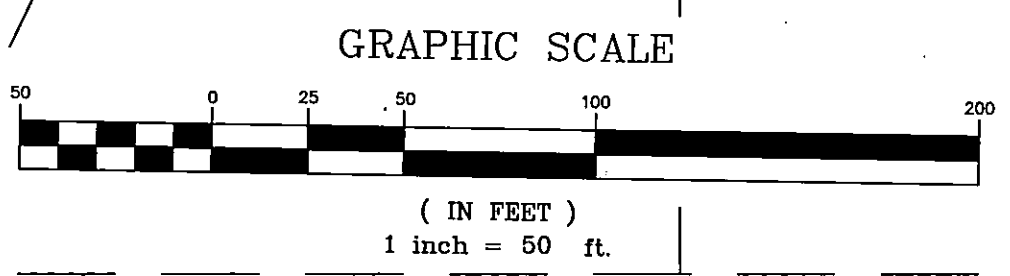
MATCH TO SHEETS
 EIGHT (8) & NINE (9)

PLAT BOOK **57** PAGES **94F**
 SHEET SEVEN (7) OF NINE (9)
 SEE SHEET TWO (2) FOR GENERAL NOTES



UNPLATTED LANDS OF SECTION 17,
 TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADJOINING LAND OWNER:
 SIERRA OAKS, LLC
 O.R. BOOK 10280, PAGE 1747
 RE # 002872 0000



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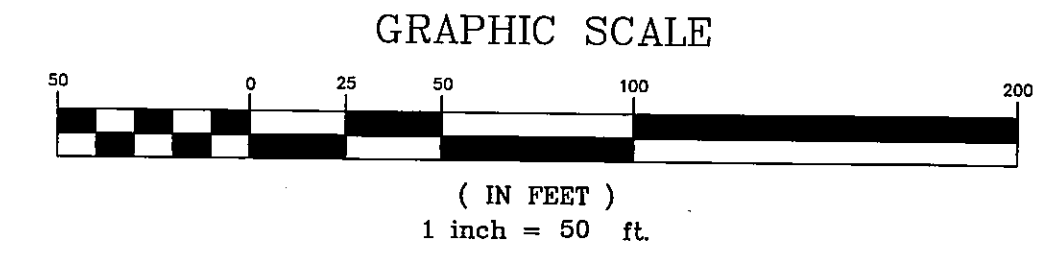
SIERRA OAKS WEST
 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE
 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **57** PAGES **99G**

SHEET EIGHT (8) OF NINE (9)

SEE SHEET TWO (2) FOR GENERAL NOTES

N 89°14'01"E 1,236.10'



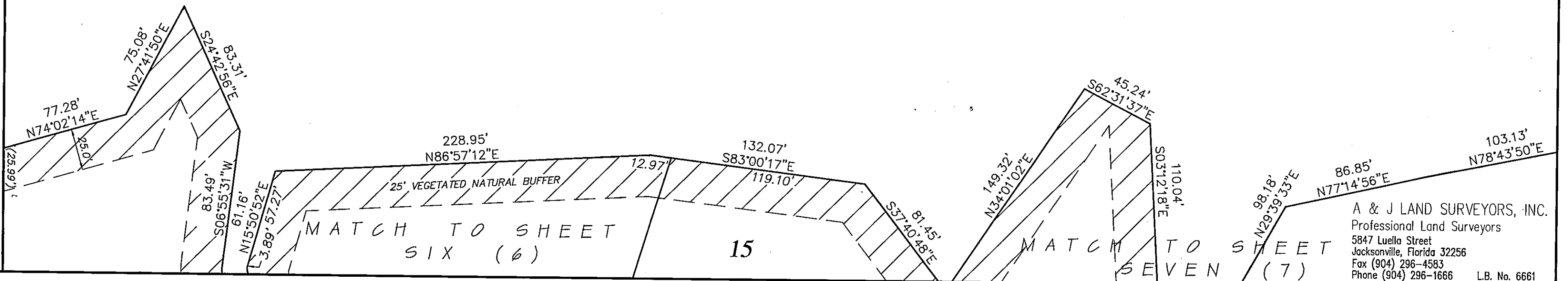
UNPLATTED LANDS OF SECTION 17,
 TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADJOINING LAND OWNER:
 RIGDON, LARRY E.
 O.R. BOOK 11046, PAGE 1610
 RE # 002872 2000

N 00°06'53" W 1,947.82'
 683.49'

TRACT "E"
 (CONSERVATION TRACT)

MATCH TO SHEET
 NINE (9)



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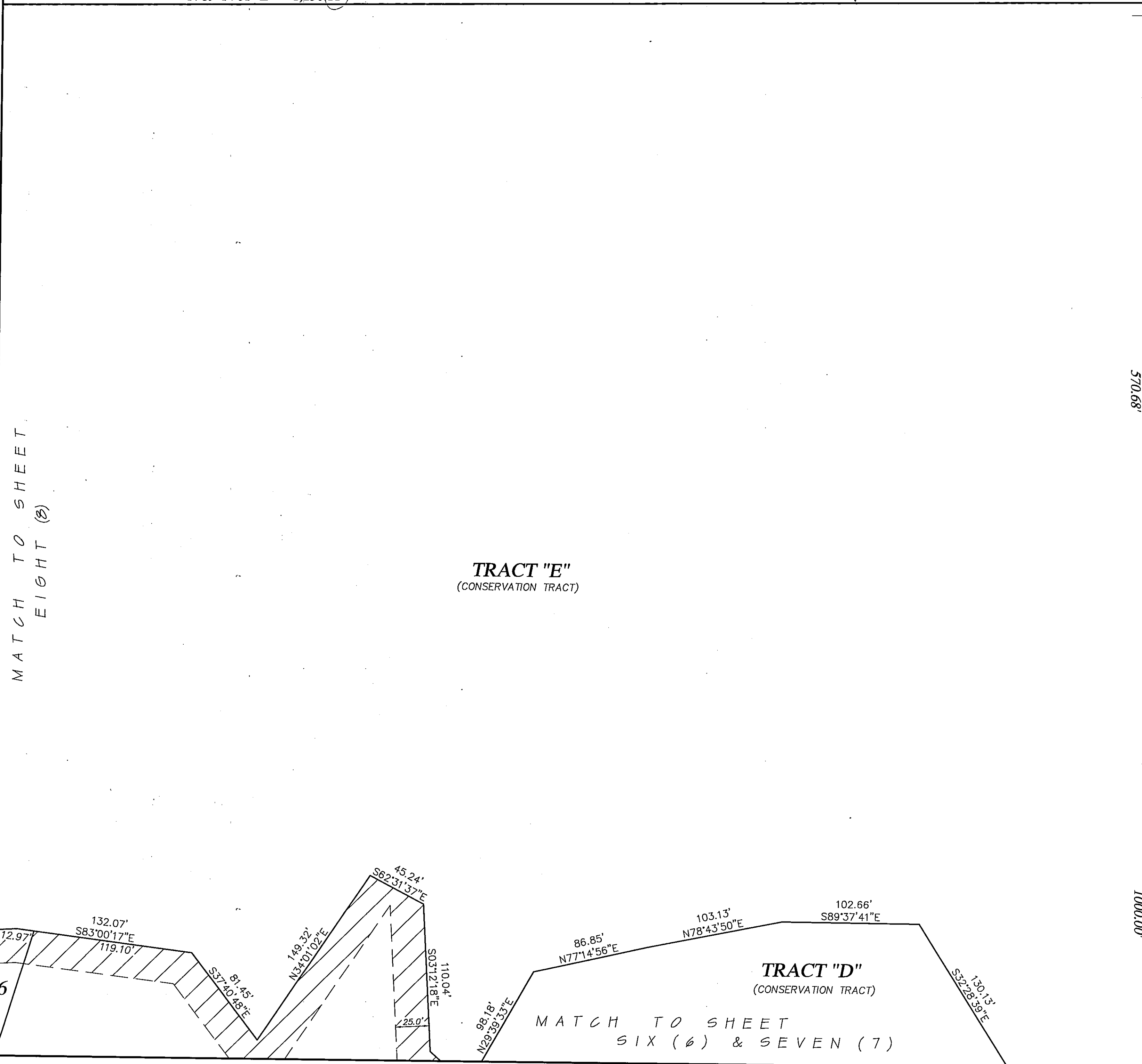
SIERRA OAKS WEST
 UNPLATTED LANDS OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE
 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

N 89°14'01" E 1,236(11')

PLAT BOOK **57** PAGES **94H**

SHEET NINE (9) OF NINE (9)

SEE SHEET TWO (2) FOR GENERAL NOTES



MATCH TO SHEET
EIGHT (8)

TRACT "E"
(CONSERVATION TRACT)

TRACT "D"
(CONSERVATION TRACT)

MATCH TO SHEET
SIX (6) & SEVEN (7)

570.68'

S 00°45'59" E 1,570.68'
1000.00'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

UNPLATTED LANDS OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADJOINING LAND OWNER:
SIERRA OAKS, LLC
O.R. BOOK 10280, PAGE 1747
RE # 002872 0000

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