

SIERRA OAKS

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

(Caption)

A parcel of land being a portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows: COMMENCE at the most Northeastly corner of Tract "C", Sierra Oaks West, as recorded in Plat Book 57, Pages 57, 57A, 57B, 57C, 57D, 57E, 57F, 57G and 57H of the Current Public Records of said Duval County, Florida; thence South 02°30'46" West, along the easterly line of said Tract "C", a distance of 8.83 feet; thence North 77°33'45" East, a distance of 88.16 feet to a point situate on the Easterly boundary of said plot of Sierra Oaks West and the POINT OF BEGINNING of the herein described parcel: thence North 77°33'45" East, a distance of 46.29 feet; thence North 31°40'34" West, a distance of 22.81 feet; thence North 12°08'27" East, a distance of 67.47 feet; thence South 89°02'55" East, a distance of 89.80 feet; thence North 17°39'27" East, a distance of 29.93 feet; thence North 38°36'12" West, a distance of 85.44 feet; thence North 15°24'04" West, a distance of 54.41 feet; thence North 23°14'54" West, a distance of 68.55 feet; thence North 19°47'28" West, a distance of 56.68 feet; thence North 15°53'48" East, a distance of 29.46 feet; thence North 00°50'16" East, a distance of 119.07 feet; thence North 08°45'41" East, a distance of 52.78 feet; thence North 15°30'17" East, a distance of 112.44 feet; thence North 21°53'27" East, a distance of 83.50 feet; thence North 14°43'23" East, a distance of 98.42 feet; thence North 46°09'14" East, a distance of 47.93 feet; thence South 75°47'58" East, a distance of 59.29 feet; thence North 61°36'06" East, a distance of 38.61 feet; thence North 31°51'46" East, a distance of 43.95 feet; thence North 02°35'16" West, a distance of 34.07 feet; thence North 73°47'09" East, a distance of 108.04 feet; thence North 79°48'22" East, a distance of 88.84 feet; thence North 22°40'03" East, a distance of 74.05 feet; thence North 54°55'51" East, a distance of 53.75 feet; thence North 73°43'51" East, a distance of 28.42 feet; thence North 13°19'57" East, a distance of 61.15 feet; thence South 63°56'34" East, a distance of 39.55 feet; thence South 15°28'58" East, a distance of 72.00 feet; thence South 20°49'40" East, a distance of 83.95 feet; thence South 23°45'42" East, a distance of 140.67 feet; thence South 21°31'12" East, a distance of 80.31 feet; thence South 44°38'06" East, a distance of 25.13 feet; thence South 63°19'53" East, a distance of 46.30 feet; thence North 87°45'02" East, a distance of 57.54 feet; thence South 69°56'33" East, a distance of 46.88 feet; thence South 44°44'57" West, a distance of 38.26 feet; thence South 73°24'34" East, a distance of 10.11 feet; thence North 71°12'40" East, a distance of 28.05 feet; thence South 09°25'35" East, a distance of 84.20 feet; thence South 44°56'27" East, a distance of 39.48 feet; thence South 04°35'14" West, a distance of 23.09 feet; thence South 36°00'06" East, a distance of 44.06 feet; thence South 60°29'09" East, a distance of 19.45 feet; thence North 69°48'12" East, a distance of 20.57 feet; thence South 43°35'57" East, a distance of 69.95 feet; thence South 47°38'16" East, a distance of 71.63 feet; thence South 45°10'09" East, a distance of 65.71 feet; thence North 44°19'21" East, a distance of 7.69 feet; thence North 39°13'01" West, a distance of 51.30 feet; thence North 47°39'30" West, a distance of 15.65 feet; thence North 45°30'52" West, a distance of 62.33 feet; thence North 40°47'37" West, a distance of 62.14 feet; thence North 33°09'40" East, a distance of 14.72 feet; thence North 71°50'22" West, a distance of 27.50 feet; thence North 26°52'46" West, a distance of 152.11 feet; thence North 49°50'35" East, a distance of 15.40 feet; thence South 83°23'17" East, a distance of 18.48 feet; thence North 03°02'11" East, a distance of 13.35 feet; thence South 67°58'24" West, a distance of 34.58 feet; thence North 17°03'52" West, a distance of 70.31 feet; thence North 89°04'56" East, a distance of 70.52 feet; thence South 33°27'18" East, a distance of 67.63 feet; thence South 31°08'29" East, a distance of 73.08 feet; thence North 28°13'31" East, a distance of 13.21 feet; thence North 29°03'48" West, a distance of 96.33 feet; thence North 44°27'42" West, a distance of 21.04 feet; thence North 55°04'20" East, a distance of 57.67 feet; thence North 47°05'04" East, a distance of 56.17 feet; thence South 80°02'15" East, a distance of 79.85 feet; thence North 07°54'27" West, a distance of 56.64 feet; thence North 73°14'19" East, a distance of 80.34 feet; thence North 88°48'49" East, a distance of 103.18 feet; thence North 29°57'52" East, a distance of 58.68 feet; thence North 73°28'54" East, a distance of 56.24 feet; thence North 83°08'59" East, a distance of 77.05 feet; thence South 62°50'35" East, a distance of 48.76 feet; thence South 82°25'29" East, a distance of 73.78 feet; thence South 53°32'38" East, a distance of 76.97 feet; thence North 78°46'41" East, a distance of 59.10 feet; thence North 31°24'34" East, a distance of 57.25 feet; thence South 85°39'40" East, a distance of 45.06 feet; thence North 71°20'24" East, a distance of 60.71 feet; thence South 39°38'28" East, a distance of 54.87 feet; thence South 73°03'04" East, a distance of 56.29 feet; thence South 72°01'07" East, a distance of 87.28 feet; thence North 69°01'41" East, a distance of 23.26 feet; thence North 27°07'53" East, a distance of 64.08 feet; thence North 87°58'14" East, a distance of 235.66 feet to a point on the Westerly boundary of lands as described in Official Records Book 6834, page 1033 of said Current Public Records of Duval County, Florida; thence along said Westerly boundary the following 6 (six) courses Course No. 1: South 41°53'36" West, a distance of 225.51 feet; Course No. 2: South 39°12'04" East, a distance of 574.50 feet; Course No. 3: South 00°04'40" East, a distance of 417.82 feet; Course No. 4: South 65°32'11" West, a distance of 420.70 feet; Course No. 5: South 45°22'01" West, a distance of 233.90 feet; Course No. 6: South 12°17'11" West, a distance of 314.34 feet; thence North 64°33'11" West, departing said Westerly boundary, a distance of 59.93 feet; thence South 78°17'28" West, a distance of 63.43 feet; thence North 40°37'51" East, a distance of 134.17 feet; thence North 05°12'10" East, a distance of 101.98 feet; thence South 65°20'32" East, a distance of 29.44 feet; thence North 86°28'50" East, a distance of 101.73 feet to said Westerly boundary of lands as described in Official Records Book 6834, page 1033; thence South 12°17'11" West, along said Westerly boundary, a distance of 336.48 feet to a point on the Northerly right of way line of Garden Street (an 80' right of way as now established); thence South 89°06'10" West, along said Northerly right of way line, a distance of 459.80 feet; thence North 39°56'43" West, departing said Northerly right of way line, a distance of 34.83 feet; thence North 09°09'19" West, a distance of 40.33 feet; thence North 03°38'12" West, a distance of 86.04 feet; thence North 01°52'20" East, a distance of 82.31 feet; thence North 02°20'03" East, a distance of 55.48 feet; thence South 81°03'18" East, a distance of 32.52 feet; thence South 14°48'32" East, a distance of 78.73 feet; thence South 54°09'15" East, a distance of 95.65 feet; thence South 75°28'28" East, a distance of 81.05 feet; thence South 82°54'07" East, a distance of 94.78 feet; thence North 38°47'18" East, a distance of 57.49 feet; thence North 09°28'13" East, a distance of 94.91 feet to the Point of Curvature of a curve concave Westerly and having a radius of 170.00 feet; thence North 13°48'26" East, a distance of 71.54 feet; thence North 07°04'47" East, a distance of 101.86 feet; thence North 13°09'21" East, a distance of 64.74 feet; thence North 14°31'31" East, a distance of 62.37 feet; thence South 66°39'25" East, a distance of 132.25 feet; thence South 71°17'34" East, a distance of 39.01 feet; thence North 85°27'09" East, a distance of 82.85 feet; thence North 50°36'17" East, a distance of 20.37 feet; to a point on a curve, concave Southeastly and having a radius of 592.23 feet; thence Northeastly around and along said curve, through a central angle of 4°46'01" to the right, an arc distance of 49.27 feet; said curve being subtended by a chord bearing and distance of North 31°17'06" East, 49.26 feet to the end of said curve; thence North 02°50'15" West, a distance of 15.47 feet; thence North 16°50'37" West, a distance of 97.82 feet; thence North 18°01'19" West, a distance of 101.51 feet; thence North 34°09'56" West, a distance of 75.65 feet; thence North 37°16'46" West, a distance of 140.02 feet; thence North 15°05'52" West, a distance of 59.33 feet; thence North 21°23'59" East, a distance of 122.18 feet; thence North 07°53'00" West, a distance of 108.76 feet; thence North 48°52'41" West, a distance of 71.32 feet; thence North 63°24'38" West, a distance of 37.46 feet; thence South 69°45'15" West, a distance of 45.50 feet; thence North 19°20'46" West, a distance of 134.17 feet; thence South 13°10'48" East, a distance of 106.24 feet; thence South 84°12'27" West, a distance of 14.54 feet; thence North 37°55'47" West, a distance of 81.39 feet; thence North 42°47'30" West, a distance of 71.55 feet; thence North 64°47'15" West, a distance of 18.62 feet; thence North 41°57'58" West, a distance of 37.71 feet; thence North 22°18'38" West, a distance of 22.98 feet; thence South 48°33'07" West, a distance of 7.47 feet; thence North 46°17'15" West, a distance of 23.85 feet; thence South 44°19'21" West, a distance of 10.40 feet; thence South 40°44'41" East, a distance of 122.58 feet; thence South 59°14'17" East, a distance of 24.97 feet; thence South 48°17'54" East, a distance of 37.97 feet; thence South 34°40'28" East, a distance of 44.17 feet; thence South 04°43'37" East, a distance of 86.05 feet; thence South 40°23'26" West, a distance of 85.49 feet; thence South 00°17'50" West, a distance of 59.17 feet; thence South 19°35'50" West, a distance of 34.28 feet; thence North 51°16'47" West, a distance of 39.38 feet; thence South 48°43'29" West, a distance of 67.02 feet; thence North 79°42'49" West, a distance of 61.82 feet; thence South 58°45'55" West, a distance of 68.56 feet; thence South 40°38'03" West, a distance of 166.67 feet; thence South 88°08'36" West, a distance of 101.06 feet; thence North 51°31'51" West, a distance of 78.11 feet; thence North 57°41'10" West, a distance of 81.77 feet; thence South 29°27'52" West, a distance of 67.50 feet; thence North 76°21'39" West, a distance of 78.58 feet; thence South 82°47'50" West, a distance of 59.35 feet; thence North 88°11'03" West, a distance of 79.05 feet; thence North 48°37'02" West, a distance of 63.15 feet; thence North 35°28'11" West, a distance of 52.15 feet; thence North 07°19'47" West, a distance of 61.85 feet; thence South 70°23'56" West, a distance of 41.61 feet; thence North 61°08'43" West, a distance of 61.91 feet; thence North 61°22'25" West, a distance of 50.02 feet; thence North 60°52'49" West, a distance of 61.57 feet; thence North 61°18'41" West, a distance of 46.43 feet; thence North 81°05'23" West, a distance of 57.08 feet; thence North 34°23'31" West, a distance of 116.36 feet; thence North 31°40'34" West, a distance of 61.04 feet; thence South 77°33'45" West, a distance of 62.96 feet to point situate on the aforementioned Easterly boundary of said Sierra Oaks West; thence North 00°45'59" West, along said Easterly boundary, a distance of 30.63 feet to the POINT OF BEGINNING.

Containing 65.911 acres, more or less.

A & J LAND SURVEYORS, INC. Professional Land Surveyors 5841 Luella Street Jacksonville, Florida 32207 Fax (904) 346-1136 Phone (904) 346-1133 LB. No. 6661 PSD # 2003-091

Approved 5/16/06 Date John P. ... City Engineer for Director of Public Works Approved 5/17/2006 Date [Signature] for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SIERRA OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (HEREINAFTER, THE "OWNER") UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SIERRA OAKS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT SUNTRUST BANK, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS. 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 UNOBSERVED DRAINAGE EASEMENTS; EXCEPT TRACTS "A" (GREEN SPACE), "B", "C", "D", "E", "F", "G", "H" AND "I" (STORM WATER MANAGEMENT FACILITIES), "L", "M", "N" AND "O" (DRAINAGE EASEMENTS) AND TRACT "J" (UPLAND BUFFER UNOBSERVED DRAINAGE EASEMENT, OUTFALL & UNOBSERVED ACCESS EASEMENT) WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS; AND JEAN-É. AND JEAN-É.E. EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL JEA WATER AND SEWER UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AND TRACTS "L", "M", "N" AND "O" 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 HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID 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 "OWNER", ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE "OWNER", ITS 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 "OWNER" 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 ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SIERRA OAKS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER 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 OVER ALL OF 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 "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 UNOBSERVED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

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, SIERRA OAKS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND SUNTRUST BANK, N.A. HAVE CAUSED THESE PRESENTS TO BE SIGNED

THIS 14th DAY OF April, A.D., 2006

SIERRA OAKS, LLC A Florida Limited Liability Company

WITNESS: Molly S. Mason

PRINT NAME: Molly S. Mason

WITNESS: Kelly L. Smith

PRINT NAME: Kelly L. Smith

By: KENYON S. ATLEE, MANAGING MEMBER SIERRA OAKS, LLC A Florida Limited Liability Company

NOTARY FOR SIERRA OAKS, LLC, A Florida Limited Liability Company

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April, A.D., 2006 BY KENYON S. ATLEE, MANAGING MEMBER OF SIERRA OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Steven R. Hannan Notary Public, State of Florida AT LARGE

STEVEN R. HANNAN Notary Public, State of Florida My Comm. exp. May 23, 2009 Comm. No. DD 421713

5/23/2009

MY COMMISSION EXPIRES:

SUN TRUST BANK, N.A.

WITNESS: Julie Waite

PRINT NAME: JULIE WAITE

WITNESS: Robert H. Williams

PRINT NAME: ROBERT H. WILLIAMS

NOTARY FOR SUNTRUST BANK, N.A.

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April, A.D., 2006 BY MARK D. KAPELKA, VICE PRESIDENT, OF SUNTRUST BANK, N.A. WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Mark D. Kapelka

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

April 25 2008

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 15 DAY OF May, A.D., 2006.

W. MONROE HAZEN, PLS PROFESSIONAL LAND SURVEYOR No. 3398

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 CHAPTER 654, ORDINANCE CODE.

THIS 18th DAY OF May, A.D., 2006.

ALAN R. MOSLEY DIRECTOR OF PUBLIC WORKS

DATE

CLERK'S CERTIFICATE: 2006175800

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 61, PAGES 91-99, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF May, A.D. 2006.

BY: Jim Fuller CLERK: JIM FULLER

Robin A. Bales 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 17 DAY OF May, A.D., 2006.

JONATHAN B. BOWAN, FLORIDA REGISTERED LAND SURVEYOR No. 4600

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

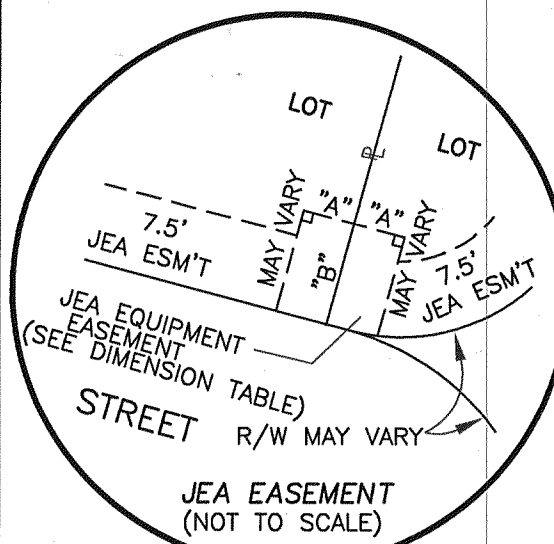
LANDS DESCRIBED IN O.R.  
 BOOK 6699, PAGE 1214  
 RE # 002875 0000  
 (NORTHWEST 1/4)

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

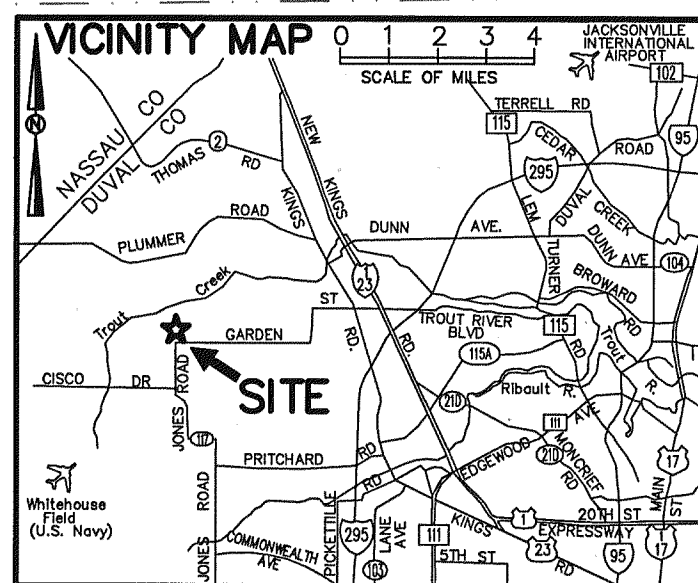
PLAT BOOK 61 PAGES 92

SHEET TWO (2) OF NINE (9)

SEE SHEET TWO (2) FOR GENERAL NOTES



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



NORTH LINE OF THE SOUTH 1/2 OF SECTION 17, TWP. 1 S., RNG. 25 E.

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

JURISDICTIONAL WETLANDS AREA

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
C.L.	Centerline
C1	Denotes Tabulated Curve Data
L1	Denotes Tabulated Line Data
ESMT	Easement
R/W	Right of Way
U.JEA-U.E./A.E.	Unobstructed JEA Utility Easement/Access Easement
U.D.E.	Unobstructed Drainage Easement
U.A.E.	Unobstructed Access Easement
P.U.D.E.	Private Unobstructed Drainage Easement
D.E.	Drainage Easement
S.J.R.W.M.D.	St. Johns River Water Management District
O.R.V.	Official Records Volume
S.W.M.F.	Stormwater Management Facility

GENERAL NOTES:

- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "L.B. 6661", Permanent Reference Monument, (P.R.M.)
- Denotes Set P.K. Nail and Brass Disk, stamped "L.B. 6661", Permanent Control Point, (P.C.P.)
- Bearings shown hereon are based on Florida State Plane, 1983/1988 datum.
- 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 supplanting 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.
- 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 or 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.
- Certain Easements are reserved for 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 JEA.
- "JEA-E." Denotes JEA Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement 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.
- Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval of this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
- The Easement(s) 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.
- 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.
- Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- The lands shown hereon lie within Flood Zones "X", "X" (shaded) and "AE" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Panel Number 0152E Map Revised: August 15, 1989.
- The FIRM information delineated on this plat is 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.
- Control co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 datum.

TRACT "E" (CONSERVATION TRACT)

TRACT "D" (CONSERVATION TRACT)

SIERRA OAKS WEST  
 Plat Book 57, Pages 57, 57A, 57B, 57C, 57D, 57E, 57F, 57G and 57H

POINT OF BEGINNING

POINT OF COMMENCEMENT  
 (MOST NORTHEASTERLY CORNER OF TRACT "C")

TRACT "C" (LEFT STATION SITE)

RED SQUIRREL LANE

SIERRA GARDENS DRIVE

TRACT "E" (CONSERVATION TRACT)

TRACT "B"

TRACT "A"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

TRACT "G"

TRACT "H"

TRACT "I"

TRACT "J"

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

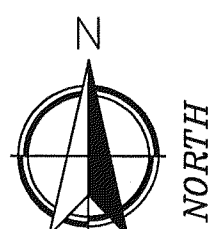
TRACT "P"

TRACT "Q"

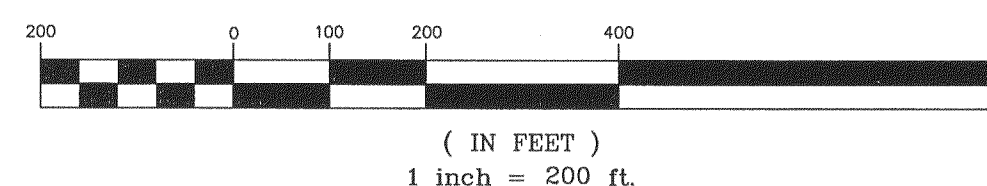
TRACT "R"

TRACT "S"

TRACT "T"



GRAPHIC SCALE



GRID COORDINATES  
 N=2,210,108.0821  
 E=389,704.1107

GRID COORDINATES  
 N=2,209,304.6941  
 E=389,070.9705

GRID COORDINATES  
 N=2,209,311.8931  
 E=389,530.7122

SOUTHEAST CORNER OF SECTION 17

Garden Street

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

JURISDICTIONAL WETLANDS AREA

O.R.B. 6834, PG. 1033

O.R.B. 6834, PG. 1033

SECTION 17

A & J LAND SURVEYORS, INC.  
 Professional Land Surveyors  
 5841 Luella Street  
 Jacksonville, Florida 32201  
 Fax (904) 346-1136  
 Phone (904) 346-1136 L.B. No. 6661

PSD # 2003-031  
 CON 4648.003

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

SEE SHEET TWO (2) FOR GENERAL NOTES

MATCH LINE TO SHEET 7

MATCH LINE TO SHEET 4

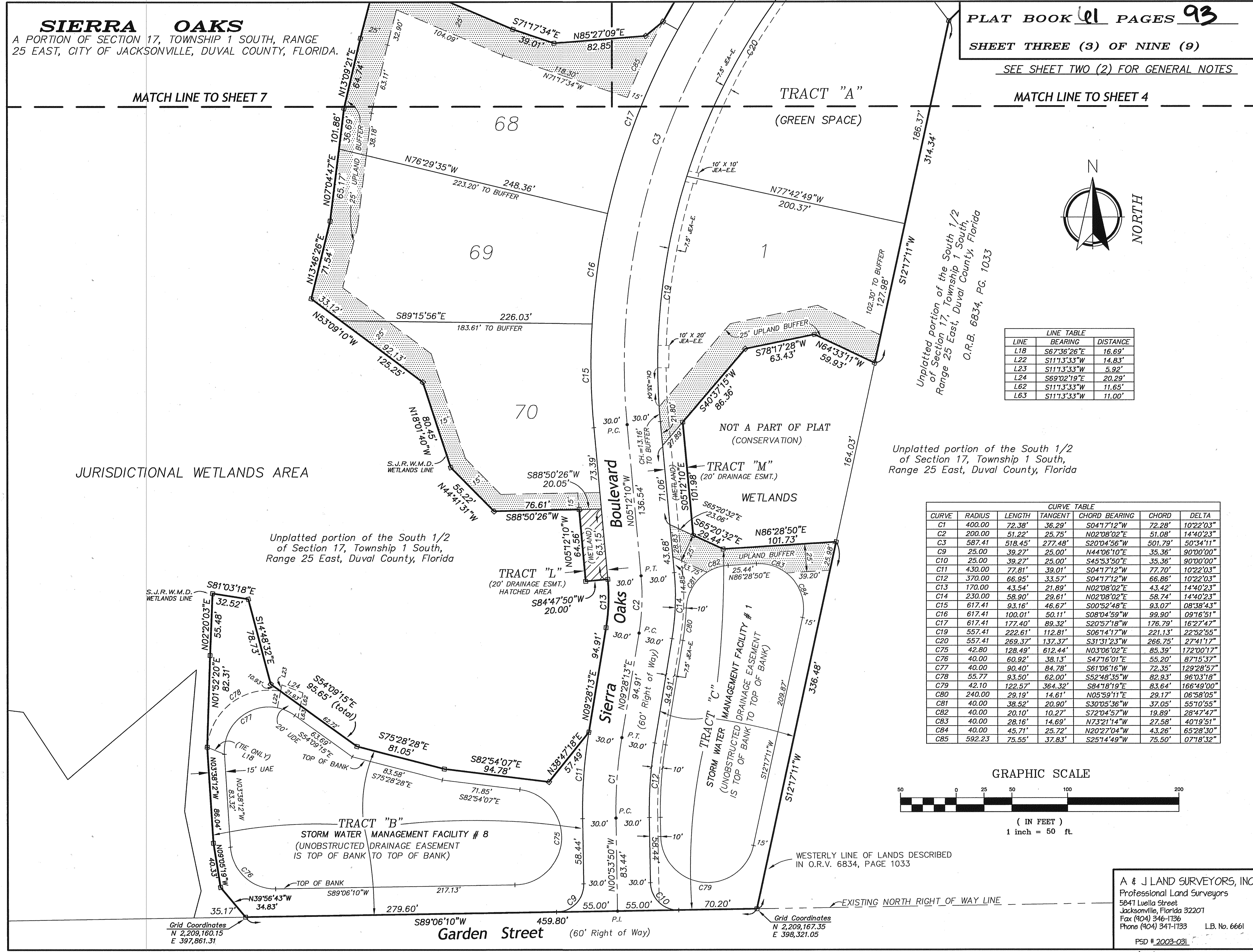
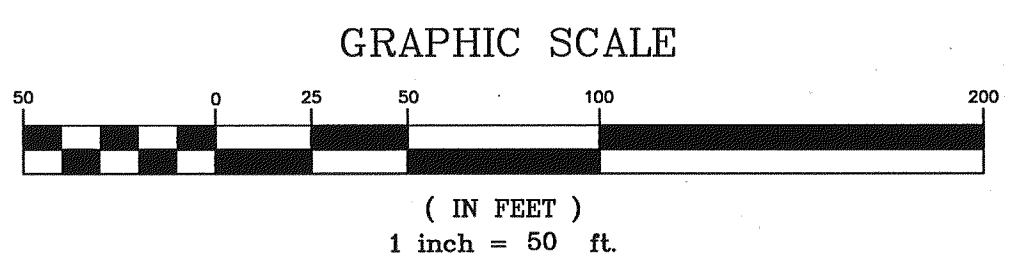


LINE	BEARING	DISTANCE
L18	S67°36'26"E	16.69'
L22	S111°3'33"W	14.83'
L23	S111°3'33"W	5.92'
L24	S69°02'19"E	20.29'
L62	S111°3'33"W	11.65'
L63	S111°3'33"W	11.00'

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida  
 O.R.B. 6834, PG. 1033

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	400.00	72.38'	36.29'	S04°17'12"W	72.28'	10°22'03"
C2	200.00	51.22'	25.75'	N02°08'02"E	51.08'	14°40'23"
C3	587.41	518.45'	277.48'	S20°04'56"W	501.79'	50°34'11"
C9	25.00	39.27'	25.00'	N44°06'10"E	35.36'	90°00'00"
C10	25.00	39.27'	25.00'	S45°53'50"E	35.36'	90°00'00"
C11	430.00	77.81'	39.01'	S04°17'12"W	77.70'	10°22'03"
C12	370.00	66.95'	33.57'	S04°17'12"W	66.86'	10°22'03"
C13	170.00	43.54'	21.89'	N02°08'02"E	43.42'	14°40'23"
C14	230.00	58.90'	29.61'	N02°08'02"E	58.74'	14°40'23"
C15	617.41	93.16'	46.67'	S00°52'48"E	93.07'	08°38'43"
C16	617.41	100.01'	50.11'	S08°04'59"W	99.90'	09°16'51"
C17	617.41	177.40'	89.32'	S20°57'18"W	176.79'	16°27'47"
C19	557.41	222.61'	112.81'	S06°14'17"W	221.13'	22°52'55"
C20	557.41	269.37'	137.37'	S31°31'23"W	266.75'	27°41'17"
C75	42.80	128.49'	61.24'	N03°06'02"E	85.39'	172°00'17"
C76	40.00	60.92'	38.13'	S47°16'01"E	55.20'	87°15'37"
C77	40.00	90.40'	84.78'	S61°06'16"W	72.35'	129°28'57"
C78	55.77	93.50'	62.00'	S52°48'35"W	82.93'	96°03'18"
C79	42.10	122.57'	364.32'	S84°18'19"E	83.64'	166°49'00"
C80	240.00	29.19'	14.61'	N05°59'11"E	29.17'	06°58'05"
C81	40.00	38.52'	20.90'	S30°05'36"W	37.05'	55°10'55"
C82	40.00	20.10'	10.27'	S72°04'57"W	19.89'	28°47'47"
C83	40.00	28.16'	14.69'	N73°21'14"W	27.58'	40°19'51"
C84	40.00	45.71'	25.72'	N20°27'04"W	43.26'	65°28'30"
C85	592.23	75.55'	37.83'	S25°14'49"W	75.50'	07°18'32"



JURISDICTIONAL WETLANDS AREA

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

TRACT "L"  
 (20' DRAINAGE ESMT.)  
 HATCHED AREA

NOT A PART OF PLAT  
 (CONSERVATION)

TRACT "M"  
 (20' DRAINAGE ESMT.)

WETLANDS

TRACT "C"  
 STORM WATER MANAGEMENT FACILITY # 1  
 (UNOBSTRUCTED DRAINAGE EASEMENT IS TOP OF BANK TO TOP OF BANK)

TRACT "B"  
 STORM WATER MANAGEMENT FACILITY # 8  
 (UNOBSTRUCTED DRAINAGE EASEMENT IS TOP OF BANK TO TOP OF BANK)

WESTERLY LINE OF LANDS DESCRIBED IN O.R.V. 6834, PAGE 1033

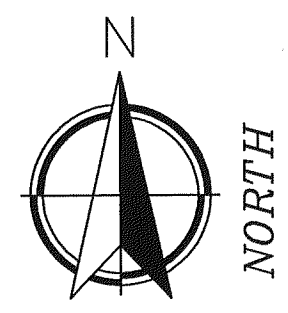
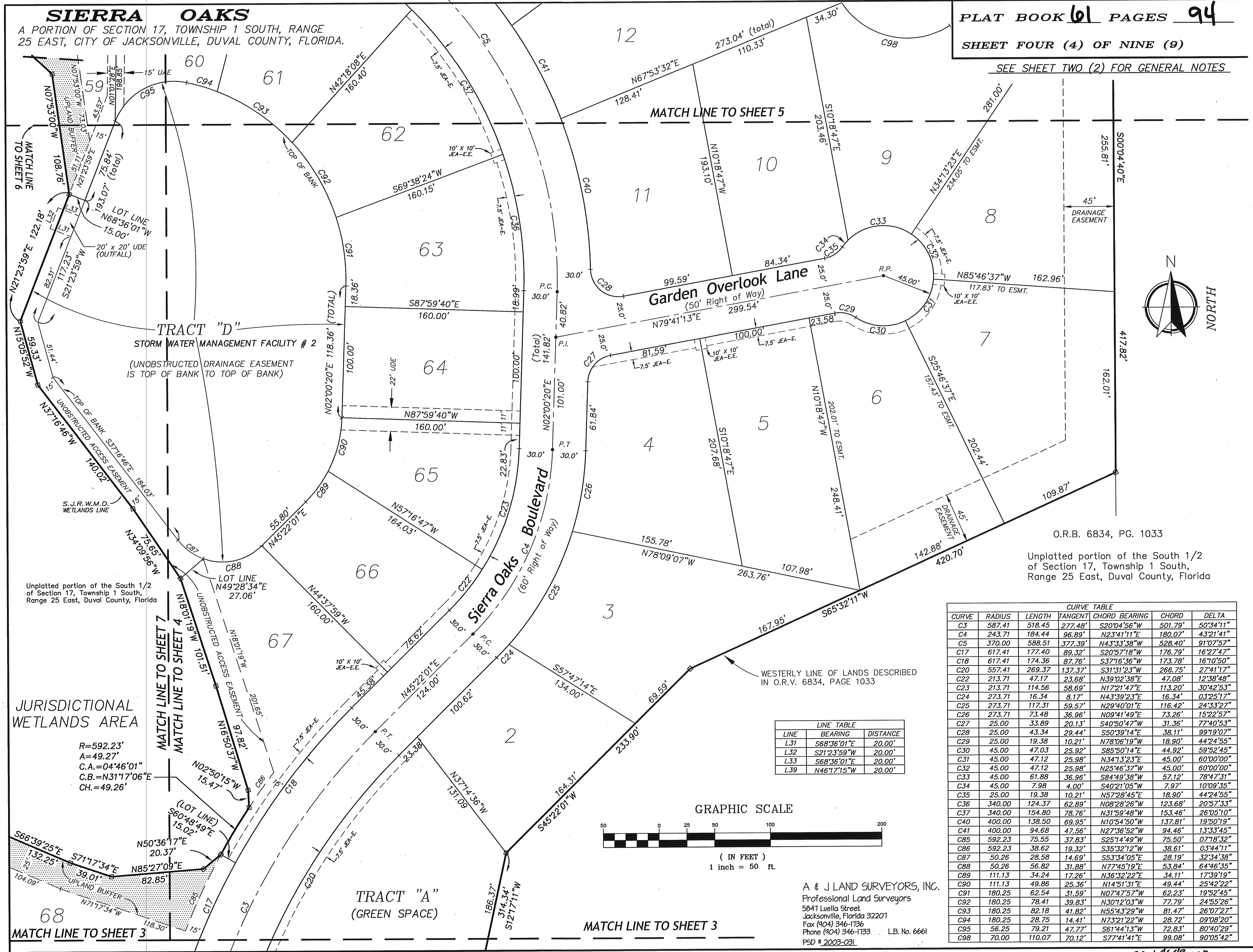
EXISTING NORTH RIGHT OF WAY LINE

Grid Coordinates  
 N 2,209,160.15  
 E 397,861.31

Grid Coordinates  
 N 2,209,167.35  
 E 398,321.05

A & J LAND SURVEYORS, INC.  
 Professional Land Surveyors  
 5841 Luella Street  
 Jacksonville, Florida 32201  
 Fax (904) 346-1136  
 Phone (904) 341-1133 L.B. No. 6661  
 PSD # 2003-031

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



O.R.B. 6834, PG. 1033

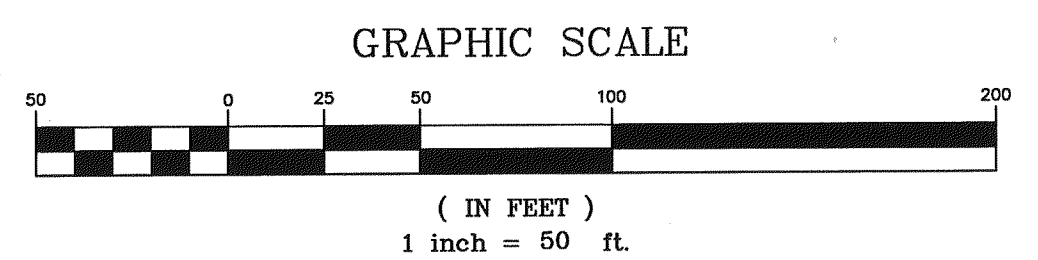
Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

JURISDICTIONAL WETLANDS AREA

R=592.23'  
 A=49.27'  
 C.A.=04°46'01"  
 C.B.=N31°17'06"E  
 CH.=49.26'

LINE	BEARING	DISTANCE
L31	S68°36'01"E	20.00'
L32	S21°23'59"W	20.00'
L33	S68°36'01"E	20.00'
L39	N46°17'15"W	20.00'



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 Professional Land Surveyors  
 5041 Luella Street  
 Jacksonville, Florida 32201  
 Fax (904) 346-1736  
 Phone (904) 346-1733 L.B. No. 6661  
 PSD # 2003-021

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C3	587.41	518.45	277.48'	S20°04'56"W	501.79'	50°34'11"
C4	243.71	184.44	96.89'	N23°41'11"E	180.07'	43°21'41"
C5	370.00	588.51	377.39'	N43°33'38"W	528.40'	91°07'57"
C17	617.41	177.40	89.32'	S20°57'18"W	176.79'	16°27'47"
C18	617.41	174.36	87.76'	S37°16'36"W	173.78'	16°10'50"
C20	557.41	269.37	137.37'	S31°31'23"W	266.75'	27°41'17"
C22	213.71	47.17	23.68'	N39°02'38"E	47.08'	12°38'48"
C23	213.71	114.56	58.69'	N17°21'47"E	113.20'	30°42'53"
C24	273.71	16.34	8.17'	N43°39'23"E	16.34'	03°25'17"
C25	273.71	117.31	59.57'	N29°40'01"E	116.42'	24°33'27"
C26	273.71	73.48	36.96'	N09°41'49"E	73.26'	15°22'57"
C27	25.00	33.89	20.13'	S40°50'47"W	31.36'	77°40'53"
C28	25.00	43.34	29.44'	S50°39'14"E	38.11'	99°19'07"
C29	25.00	19.38	10.21'	N78°06'19"W	18.90'	44°24'55"
C30	45.00	47.03	25.92'	S85°50'14"E	44.92'	59°52'45"
C31	45.00	47.12	25.98'	N34°13'23"E	45.00'	60°00'00"
C32	45.00	47.12	25.98'	N25°46'37"W	45.00'	60°00'00"
C33	45.00	61.88	36.96'	S84°49'38"W	57.12'	78°47'31"
C34	45.00	7.98	4.00'	S40°21'05"W	7.97'	10°09'35"
C35	25.00	19.38	10.21'	N57°28'45"E	18.90'	44°24'55"
C36	340.00	124.37	62.89'	N08°28'26"W	123.68'	20°57'33"
C37	340.00	154.80	78.76'	N31°59'48"W	153.46'	26°05'10"
C40	400.00	138.50	69.95'	N10°54'50"W	137.81'	19°50'19"
C41	400.00	94.68	47.56'	N27°36'52"W	94.46'	13°33'45"
C85	592.23	75.55	37.83'	S25°14'49"W	75.50'	07°18'32"
C86	592.23	38.62	19.32'	S35°32'12"E	38.61'	03°44'11"
C87	50.26	28.58	14.69'	S53°34'05"E	28.19'	32°34'38"
C88	50.26	56.82	31.88'	N77°45'19"E	53.84'	64°46'35"
C89	111.13	34.24	17.26'	N36°32'22"E	34.11'	17°39'19"
C90	111.13	49.86	25.36'	N14°51'31"E	49.44'	25°42'22"
C91	180.25	62.54	31.59'	N07°47'57"W	62.23'	19°52'45"
C92	180.25	78.41	39.83'	N30°12'03"W	77.79'	24°55'26"
C93	180.25	82.18	41.82'	N55°43'29"W	81.47'	26°07'27"
C94	180.25	28.75	14.41'	N73°21'22"W	28.72'	09°08'20"
C95	56.25	79.21	47.77'	S61°44'13"W	72.83'	80°40'29"
C98	70.00	110.07	70.12'	S77°41'41"E	99.08'	90°05'42"

# SIERRA OAKS

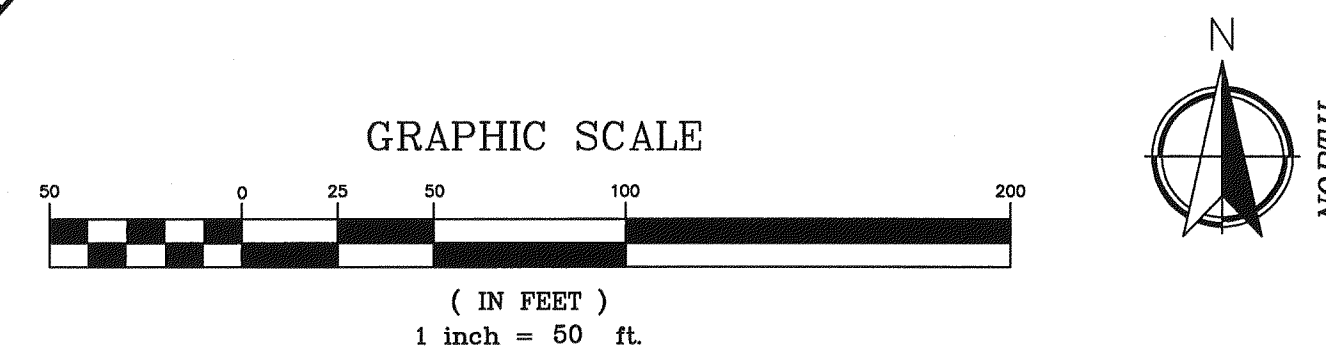
A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

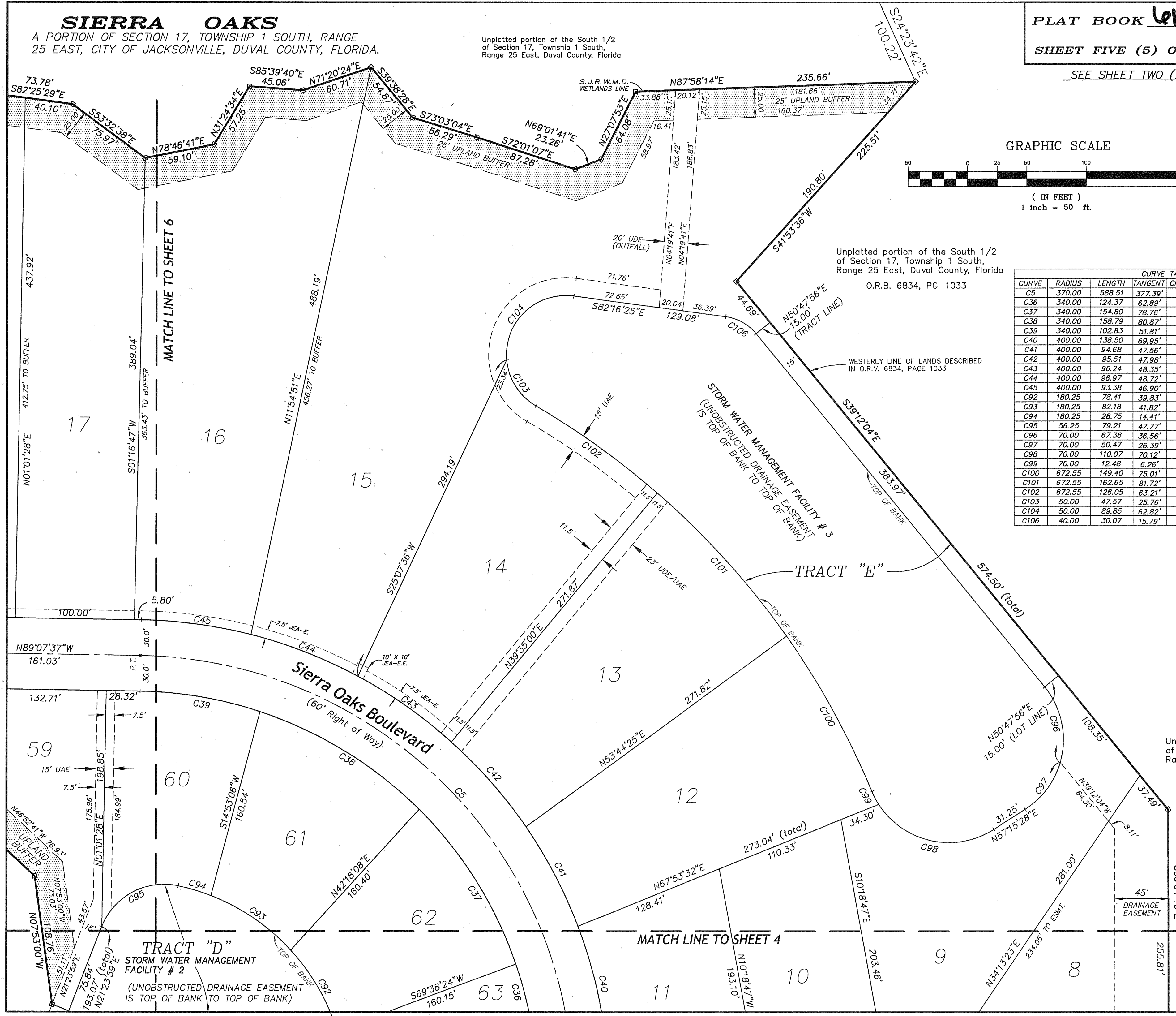
PLAT BOOK 61 PAGES 95

SHEET FIVE (5) OF NINE (9)

SEE SHEET TWO (2) FOR GENERAL NOTES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C5	370.00	588.51	377.39'	N43°33'38"W	528.40'	91°07'57"
C36	340.00	124.37	62.89'	N08°28'26"W	123.68'	20°57'33"
C37	340.00	154.80	78.76'	N31°59'48"W	153.46'	26°05'10"
C38	340.00	158.79	80.87'	N58°25'07"W	157.35'	26°45'29"
C39	340.00	102.83	51.81'	N80°27'44"W	102.44'	17°19'45"
C40	400.00	138.50	69.95'	N10°54'50"W	137.81'	19°50'19"
C41	400.00	94.68	47.56'	N27°36'52"W	94.46'	13°33'45"
C42	400.00	95.51	47.98'	N41°14'10"W	95.28'	13°40'49"
C43	400.00	96.24	48.35'	N54°58'07"W	96.00'	13°47'06"
C44	400.00	96.97	48.72'	N68°48'22"W	96.73'	13°53'24"
C45	400.00	93.38	46.90'	N82°26'20"W	93.17'	13°22'33"
C92	180.25	78.41	39.83'	N30°12'03"W	77.79'	24°55'26"
C93	180.25	82.18	41.82'	N55°43'29"W	81.47'	26°07'27"
C94	180.25	28.75	14.41'	N73°21'22"W	28.72'	09°08'20"
C95	56.25	79.21	47.77'	S61°44'13"W	72.83'	80°40'29"
C96	70.00	67.38	36.56'	N11°37'34"W	64.81'	55°09'00"
C97	70.00	50.47	26.39'	N36°36'12"E	49.38'	41°18'31"
C98	70.00	110.07	70.12'	S77°41'41"E	99.08'	90°05'42"
C99	70.00	12.48	6.26'	S27°32'21"E	12.47'	10°12'59"
C100	672.55	149.40	75.01'	N28°47'41"W	149.09'	12°43'39"
C101	672.55	162.65	81.72'	N42°05'12"W	162.25'	13°51'23"
C102	672.55	126.05	63.21'	N54°23'03"W	125.87'	10°44'19"
C103	50.00	47.57	25.76'	S32°29'42"E	45.80'	54°31'00"
C104	50.00	89.85	62.82'	S46°14'41"W	78.24'	102°57'47"
C106	40.00	30.07	15.79'	N60°44'15"W	29.37'	43°04'22"



Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida  
O.R.B. 6834, PG. 1033

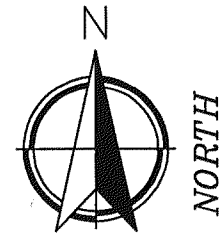
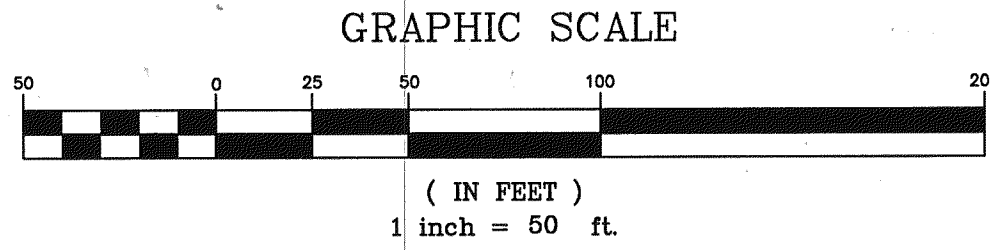
WESTERLY LINE OF LANDS DESCRIBED IN O.R.V. 6834, PAGE 1033

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida  
O.R.B. 6834, PG. 1033

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
5941 Luella Street  
Jacksonville, Florida 32201  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661  
PSD # 2003-031

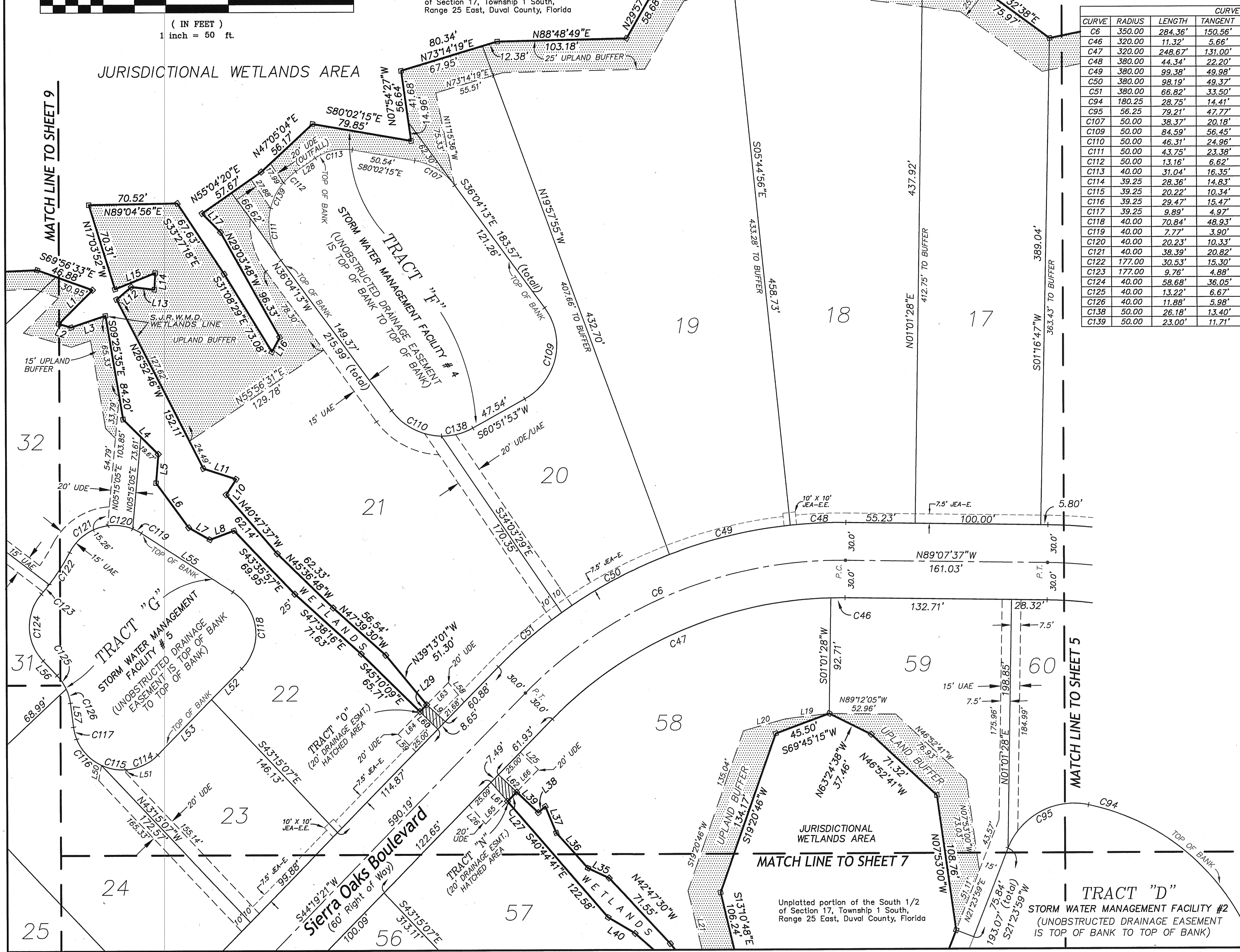
C DN 4648.003

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



Unplatted portion of the South 1/2  
 of Section 17, Township 1 South,  
 Range 25 East, Duval County, Florida

SEE SHEET TWO (2) FOR GENERAL NOTES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C6	350.00	284.36'	150.56'	S67°35'52"W	276.61'	46°33'03"
C46	320.00	11.32'	5.66'	S89°51'36"W	11.32'	02°01'34"
C47	320.00	248.67'	131.00'	S66°35'05"W	242.46'	44°31'29"
C48	380.00	44.34'	22.20'	S87°31'49"W	44.32'	06°41'09"
C49	380.00	99.38'	49.98'	S76°41'42"W	99.10'	14°59'06"
C50	380.00	98.19'	49.37'	S61°48'00"W	97.92'	14°48'17"
C51	380.00	66.82'	33.50'	S49°21'36"W	66.74'	10°04'31"
C94	180.25	28.75'	14.41'	N73°21'22"W	28.72'	09°08'20"
C95	56.25	79.21'	47.77'	S61°44'13"W	72.83'	80°40'29"
C107	50.00	38.37'	20.18'	N58°03'14"W	37.43'	43°58'02"
C109	50.00	84.59'	56.45'	N12°23'50"E	74.86'	96°56'06"
C110	50.00	46.31'	24.96'	S62°36'10"E	44.67'	53°03'53"
C111	50.00	43.75'	23.38'	S11°00'17"E	42.37'	50°07'51"
C112	50.00	13.16'	6.62'	S47°57'50"W	13.13'	15°05'09"
C113	40.00	31.04'	16.35'	S77°44'05"W	30.26'	44°27'20"
C114	39.25	28.36'	14.83'	N65°01'12"E	27.74'	41°23'41"
C115	39.25	20.22'	10.34'	S79°31'20"E	20.00'	29°31'16"
C116	39.25	29.47'	15.47'	S43°15'07"E	28.78'	43°01'10"
C117	39.25	9.89'	4.97'	S14°31'17"E	9.87'	14°26'30"
C118	40.00	70.84'	48.93'	N06°24'42"W	61.94'	101°28'06"
C119	40.00	7.77'	3.90'	N62°42'35"W	7.76'	11°07'40"
C120	40.00	20.23'	10.33'	N82°45'37"W	20.01'	28°58'22"
C121	40.00	38.39'	20.82'	S55°15'26"W	36.94'	54°59'32"
C122	177.00	30.53'	15.30'	N32°42'08"E	30.49'	09°52'56"
C123	177.00	9.76'	4.88'	N39°13'25"E	9.76'	03°09'36"
C124	40.00	58.68'	36.05'	S01°13'27"E	53.56'	84°03'20"
C125	40.00	13.22'	6.67'	N33°47'09"W	13.16'	18°55'56"
C126	40.00	11.88'	5.98'	N15°48'36"W	11.84'	17°01'09"
C138	50.00	26.18'	13.40'	N75°51'53"E	25.88'	30°00'02"
C139	50.00	23.00'	11.71'	S27°14'27"W	22.80'	26°21'37"

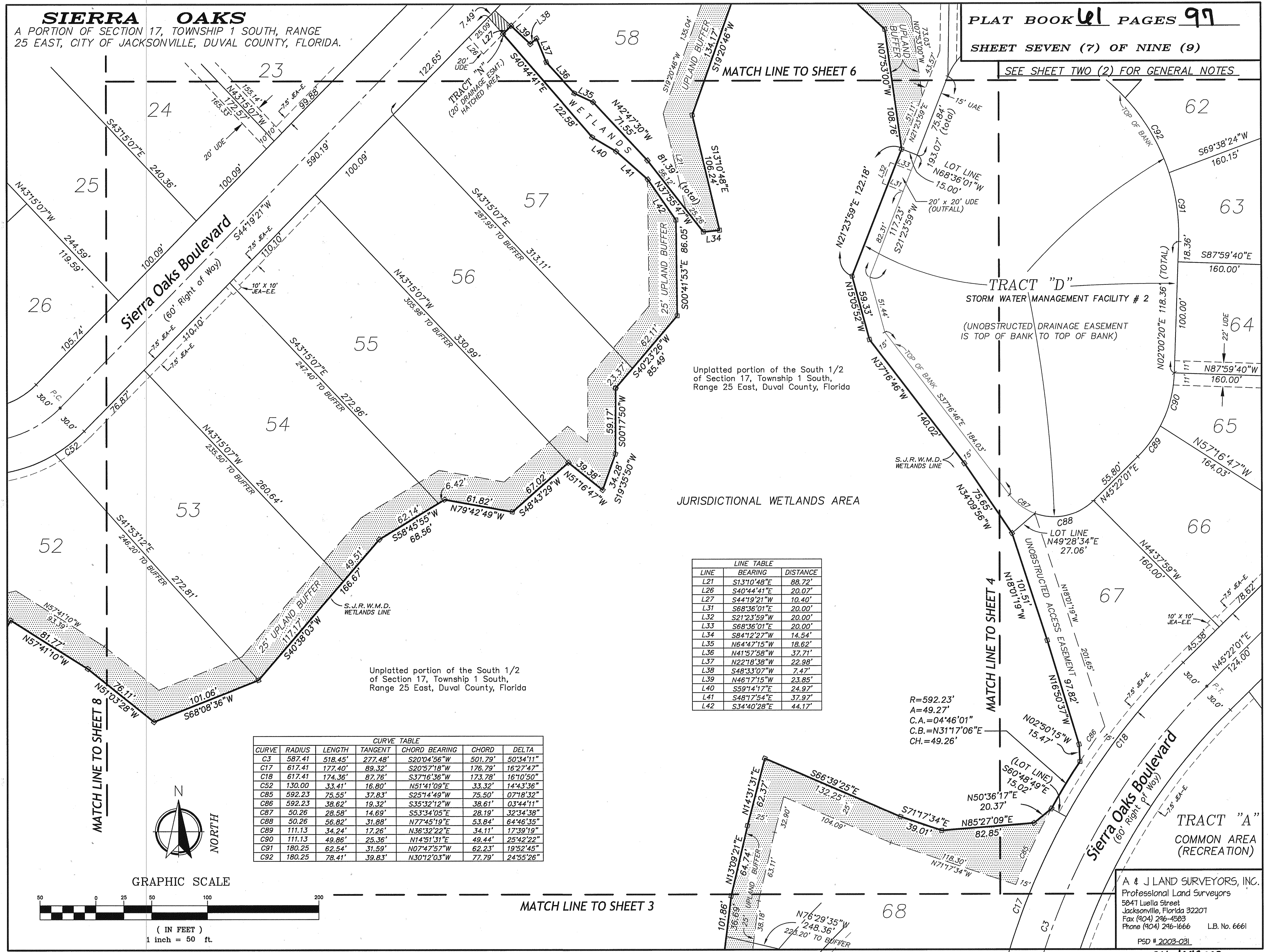
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°44'57"W	38.26'
L2	S73°24'34"E	10.11'
L3	N71°12'40"E	29.05'
L4	S44°56'27"E	39.48'
L5	S04°35'14"W	23.09'
L6	S36°00'06"E	44.06'
L7	S60°29'09"E	19.45'
L8	N69°48'12"E	20.57'
L9	N47°54'50"W	20.02'
L10	N33°09'40"E	14.72'
L11	N71°50'22"W	27.50'
L12	N49°50'35"E	15.40'
L13	S83°23'17"E	18.48'
L14	N03°02'11"E	13.35'
L15	S67°58'24"W	34.58'
L16	N28°13'31"E	13.21'
L17	N44°27'42"W	21.04'
L19	S83°16'41"W	34.97'
L20	S74°20'58"W	34.97'
L21	S13°10'48"E	48.49'
L25	S46°17'15"E	20.00'
L26	S40°44'41"E	20.07'
L27	S44°19'21"W	10.40'
L28	S55°30'25"W	19.04'
L29	N44°19'21"E	7.69'
L35	N64°47'15"W	18.62'
L36	N41°57'58"W	37.71'
L37	N22°18'38"W	22.98'
L38	S48°33'07"W	7.47'
L39	N46°17'15"W	23.85'
L40	S59°14'17"E	24.97'
L50	N10°44'51"E	12.36'
L51	N10°44'51"E	2.26'
L52	S44°19'21"W	34.56'
L53	S44°19'21"W	61.67'
L55	S57°08'45"E	86.68'
L56	S43°15'07"E	16.19'
L57	S07°18'02"E	19.28'
L58	S38°51'23"E	20.14'
L59	S45°10'09"E	20.00'
L60	S45°10'09"E	20.00'
L61	S40°44'41"E	20.07'
L62	N46°17'15"W	20.00'
L63	N44°19'21"E	24.85'
L64	N44°19'21"E	25.00'
L65	N44°19'21"E	25.09'
L66	N44°19'21"E	25.00'

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 Phone (904) 246-1666  
 P&D # 2003-031 L.B. No. 6661

CDN 4648-003

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

SEE SHEET TWO (2) FOR GENERAL NOTES

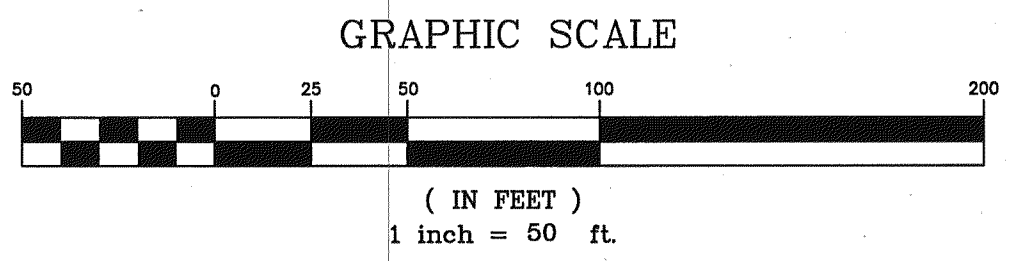


LINE TABLE

LINE	BEARING	DISTANCE
L21	S13°10'48"E	88.72'
L26	S40°44'41"E	20.07'
L27	S44°19'21"W	10.40'
L31	S68°36'01"E	20.00'
L32	S21°23'59"W	20.00'
L33	S68°36'01"E	20.00'
L34	S84°12'27"W	14.54'
L35	N64°47'15"W	18.62'
L36	N41°57'58"W	37.71'
L37	N22°18'38"W	22.98'
L38	S48°33'07"W	7.47'
L39	N46°17'15"W	23.85'
L40	S59°14'17"E	24.97'
L41	S48°17'54"E	37.97'
L42	S34°40'28"E	44.17'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C3	587.41	518.45'	277.48'	S20°04'56"W	501.79'	50°34'11"
C17	617.41	177.40'	89.32'	S20°57'18"W	176.79'	16°27'47"
C18	617.41	174.36'	87.76'	S37°16'36"W	173.78'	16°10'50"
C52	130.00	33.41'	16.80'	N51°41'09"E	33.32'	14°43'36"
C85	592.23	75.55'	37.83'	S25°14'49"W	75.50'	07°18'32"
C86	592.23	38.62'	19.32'	S35°32'12"W	38.61'	03°44'11"
C87	50.26	28.58'	14.69'	S53°34'05"E	28.19'	32°34'38"
C88	50.26	56.82'	31.88'	N77°45'19"E	53.84'	64°46'35"
C89	111.13	34.24'	17.26'	N36°32'22"E	34.11'	17°39'19"
C90	111.13	49.86'	25.36'	N14°51'31"E	49.44'	25°42'22"
C91	180.25	62.54'	31.59'	N07°47'57"W	62.23'	19°52'45"
C92	180.25	78.41'	39.83'	N30°12'03"W	77.79'	24°55'26"



MATCH LINE TO SHEET 3

MATCH LINE TO SHEET 4

MATCH LINE TO SHEET 6

MATCH LINE TO SHEET 8

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 PSD # 2003-031  
 CON A648-003



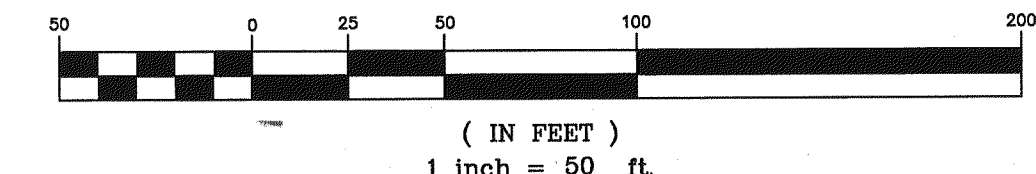
**SIERRA OAKS**  
 A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

JURISDICTIONAL WETLANDS AREA

Unplatted portion of the South 1/2 of Section 17, Township 1 South, Range 25 East, Duval County, Florida

SEE SHEET TWO (2) FOR GENERAL NOTES

GRAPHIC SCALE



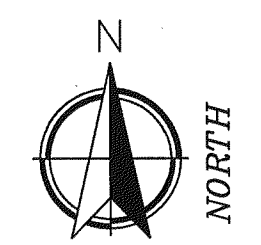
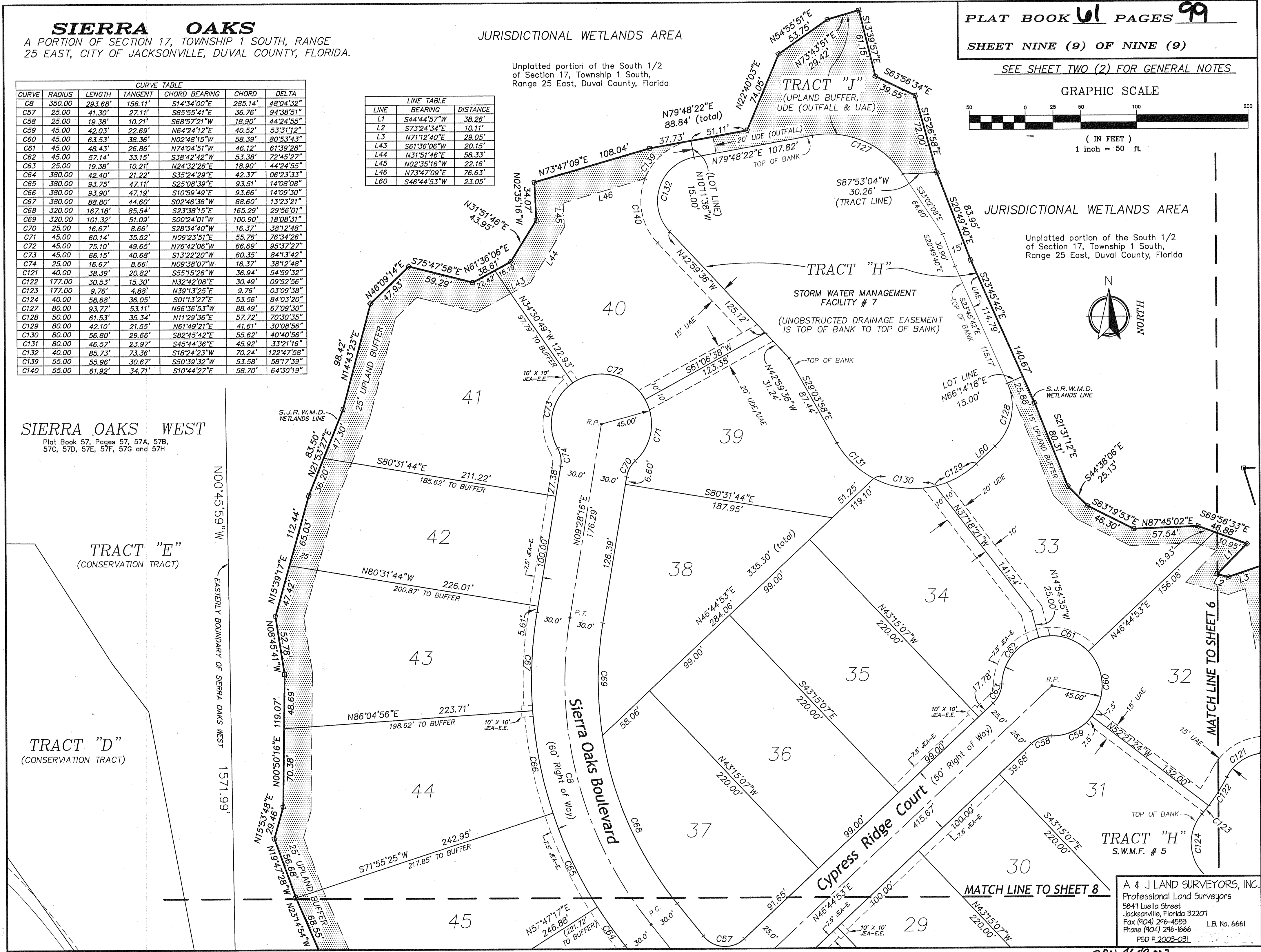
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C8	350.00	293.68'	156.11'	S14°34'00"E	285.14'	48°04'32"
C57	25.00	41.30'	27.11'	S85°55'41"E	36.76'	94°38'51"
C58	25.00	19.38'	10.21'	S68°57'21"W	18.90'	44°24'55"
C59	45.00	42.03'	22.69'	N64°24'12"E	40.52'	53°31'12"
C60	45.00	63.53'	38.36'	N02°48'15"W	58.39'	80°53'43"
C61	45.00	48.43'	26.86'	N74°04'51"W	46.12'	61°39'28"
C62	45.00	57.14'	33.15'	S38°42'42"W	53.38'	72°45'27"
C63	25.00	19.38'	10.21'	N24°32'26"E	18.90'	44°24'55"
C64	380.00	42.40'	21.22'	S35°24'29"E	42.37'	06°23'33"
C65	380.00	93.75'	47.11'	S25°08'39"E	93.51'	14°08'08"
C66	380.00	93.90'	47.19'	S10°59'49"E	93.66'	14°09'30"
C67	380.00	88.80'	44.60'	S02°46'36"W	88.60'	13°23'21"
C68	320.00	167.18'	85.54'	S23°38'15"E	165.29'	29°56'01"
C69	320.00	101.32'	51.09'	S00°24'01"W	100.90'	18°08'31"
C70	25.00	16.67'	8.66'	S28°34'40"W	16.37'	38°12'48"
C71	45.00	60.14'	35.52'	N09°23'51"E	55.76'	76°34'26"
C72	45.00	75.10'	49.65'	N76°42'06"W	66.69'	95°37'27"
C73	45.00	66.15'	40.68'	S13°22'20"W	60.35'	84°13'42"
C74	25.00	16.67'	8.66'	N09°38'07"W	16.37'	38°12'48"
C121	40.00	38.39'	20.82'	S55°15'26"W	36.94'	54°59'32"
C122	177.00	30.53'	15.30'	N32°42'08"E	30.49'	09°52'56"
C123	177.00	9.76'	4.88'	N39°13'25"E	9.76'	03°09'38"
C124	40.00	58.68'	36.05'	S01°13'27"E	53.56'	84°03'20"
C127	80.00	93.77'	53.11'	N66°36'53"W	88.49'	67°09'30"
C128	50.00	61.53'	35.34'	N11°29'36"E	57.72'	70°30'35"
C129	80.00	42.10'	21.55'	N61°49'21"E	41.61'	30°08'56"
C130	80.00	56.80'	29.66'	S82°45'42"E	55.62'	40°40'56"
C131	80.00	46.57'	23.97'	S45°44'36"E	45.92'	33°21'16"
C132	40.00	85.73'	73.36'	S18°24'23"W	70.24'	122°47'58"
C139	55.00	55.96'	30.67'	S50°39'32"W	53.58'	58°17'39"
C140	55.00	61.92'	34.71'	S10°44'27"E	58.70'	64°30'19"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°44'57"W	38.26'
L2	S73°24'34"E	10.11'
L3	N71°12'40"E	29.05'
L43	S61°36'06"W	20.15'
L44	N31°51'46"E	58.33'
L45	N02°35'16"W	22.16'
L46	N73°47'09"E	76.63'
L60	S46°44'53"W	23.05'

**SIERRA OAKS WEST**  
 Plat Book 57, Pages 57, 57A, 57B, 57C, 57D, 57E, 57F, 57G and 57H

**TRACT "E"**  
 (CONSERVATION TRACT)

**TRACT "D"**  
 (CONSERVATION TRACT)



**TRACT "H"**  
 S.W.M.F. # 5

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 PSD # 2003-031