

SPRING BRANCH UNIT ONE

PLAT BOOK 51 PAGE 44

BEING A REPLAT OF PART OF PARCEL "A", ACREAGE REPLAT OF NORMANDY ACRES, AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B AND 90C OF THE CURRENT PUBLIC RECORDS, CITY JACKSONVILLE, DUVAL COUNTY, FLORIDA

PAGE 1 OF 9 PAGES
TAXES PAID THRU 1996 R.R.F.

CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF PARCEL "A", ACREAGE REPLAT OF NORMANDY ACRES, AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B AND 90C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE, ON THE WEST LINE THEREOF, NORTH 00 DEGREES 10 MINUTES 56 SECONDS EAST, 1347.07 FEET TO THE NORTH LINE OF SAID PARCEL "A"; THENCE, ON SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, NORTH 88 DEGREES 33 MINUTES 36 SECONDS EAST, 1729.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 1-295 AND/OR STATE ROAD No. 9A, A RIGHT-OF-WAY OF VARIED WIDTH, AND A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 88 DEGREES 26 MINUTES 04 SECONDS WEST; THENCE, SOUTHERLY, BY AND ALONG SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2201.83 FEET AND A DELTA OF 01 DEGREE 28 MINUTES 15 SECONDS, AN ARC DISTANCE OF 56.53 FEET (SOUTH 02 DEGREES 18 MINUTES 03 SECONDS WEST, 56.53 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUE ON SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 02 MINUTES 11 SECONDS WEST, 374.14 FEET TO AN ANGLE POINT; THENCE, CONTINUE ON SAID RIGHT-OF-WAY LINE, SOUTH 04 DEGREES 10 MINUTES 56 SECONDS WEST, 931.27 FEET TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE, ON SAID SOUTH LINE, SOUTH 87 DEGREES 48 MINUTES 16 SECONDS WEST, 321.60 FEET TO AN ANGLE POINT; THENCE, CONTINUE ON SAID SOUTH LINE, SOUTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, 1321.91 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 52.545 ACRES, MORE OR LESS, IN AREA.

Approved 6/20/97
Date
Hall
City Engineer
for Director of Public Works
Approved 6/25/97
Date
Thomas R. Matthews
for General Counsel

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.

Harold E. Morse 6/26/97
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE : 97-142305

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 51, PAGES 44 thru 44H OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SIGNED THIS 27th DAY OF June, A.D., 1997

Henry W. Cook H.Y. Odum
CLERK: HENRY W. COOK DEPUTY CLERK

SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091 F.S., CHAPTER 61G17-6.0031(2) F.A.C., AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA

CERTIFIED THIS 13th DAY OF MAY, A.D., 1997

Carl S. Gourson
CARL S. GOURSON, P.L.S.
FLORIDA CERTIFICATE No. 3129

ADOPTION AND DEDICATION :

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREON KNOWN AS "SPRING BRANCH UNIT ONE", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT FIRST UNION NATIONAL BANK OF FLORIDA, N.A., IS THE HOLDER OF THE MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL RIGHTS-OF-WAY, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS, AND TRACT "A" AND TRACT "B", WHICH ARE RESERVED FOR FUTURE DEVELOPMENT, WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS SHOWN HEREON, ARE 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 RUN WITH THE LAND:

- (1) 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 RIGHTS-OF-WAY HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM RIGHTS-OF-WAY, 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;
- (2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/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 LAKES AND TREATMENT SYSTEMS;
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE OR 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 DAMAGES 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 "SPRING BRANCH". 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 EASEMENTS OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND 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 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.

IN WITNESS THEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED.

THIS 15 DAY OF May, A.D., 1997

HUTSON LAND COMPANY, INC.

Donald P. Hinson
DONALD P. HINSON, PRESIDENT
HUTSON LAND COMPANY, INC.

FIRST UNION NATIONAL BANK OF FLORIDA, N.A.

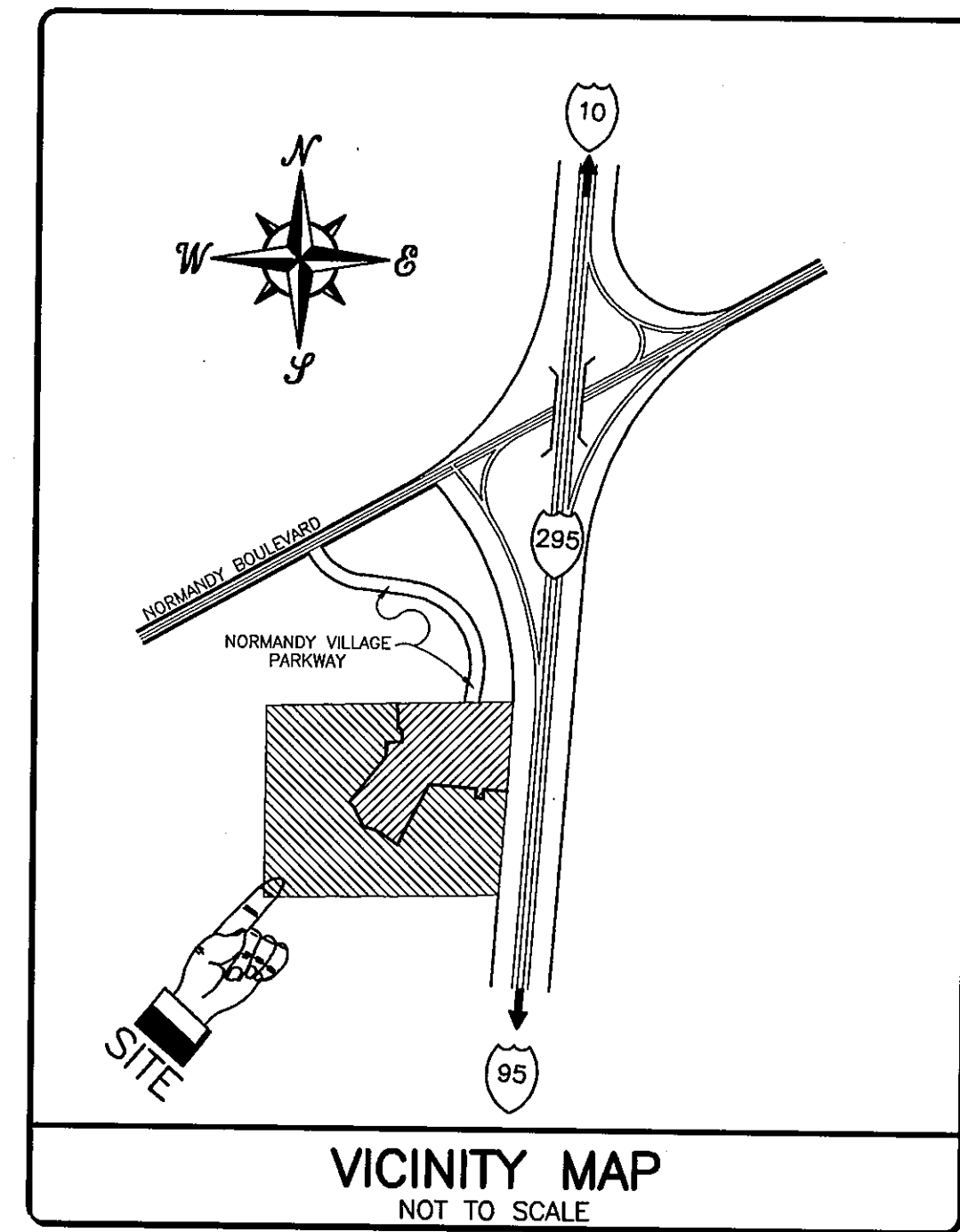
Margaret J. Harrington
MARGARET J. HARRINGTON, SENIOR VICE PRESIDENT
FIRST UNION NATIONAL BANK OF FLORIDA, N.A.

Elinore C. Cox
WITNESS
ELINORE C. COX

Deborah H. Dunbar
WITNESS
DEBORAH H. DUNBAR

Margaret J. Harrington
WITNESS
MARGARET J. HARRINGTON

John H. Mills
WITNESS
JOHN H. MILLS



ACKNOWLEDGEMENT :

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF May A.D. 1997, BY DONALD P. HINSON, PRESIDENT, HUTSON LAND COMPANY, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elinore C. Cox CC 330435
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE COMMISSION NUMBER
Elinore C. Cox Nov. 15, 1997
PRINTED NAME MY COMMISSION EXPIRES

ELINORE C. COX
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 15, 1997
Commission No. CC 330435

ACKNOWLEDGEMENT :

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF May A.D. 1997, BY MARGARET J. HARRINGTON, SENIOR VICE PRESIDENT, FIRST UNION NATIONAL BANK OF FLORIDA, N.A., SHE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elsa Alместica CC 340507
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE COMMISSION NUMBER
Elsa Alместica Jan. 9, 1998
PRINTED NAME MY COMMISSION EXPIRES

ELSA ALMESTICA
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 9, 1998
Commission No. CC 340507
Bonded thru Patterson - Becht Agency
PSD No. 96-033
DEV. No. 3348

PERRET AND ASSOCIATES, INC.
1710 SHADOWOOD LANE, SUITE 240, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 398-4777 FAX: (904) 346-3851

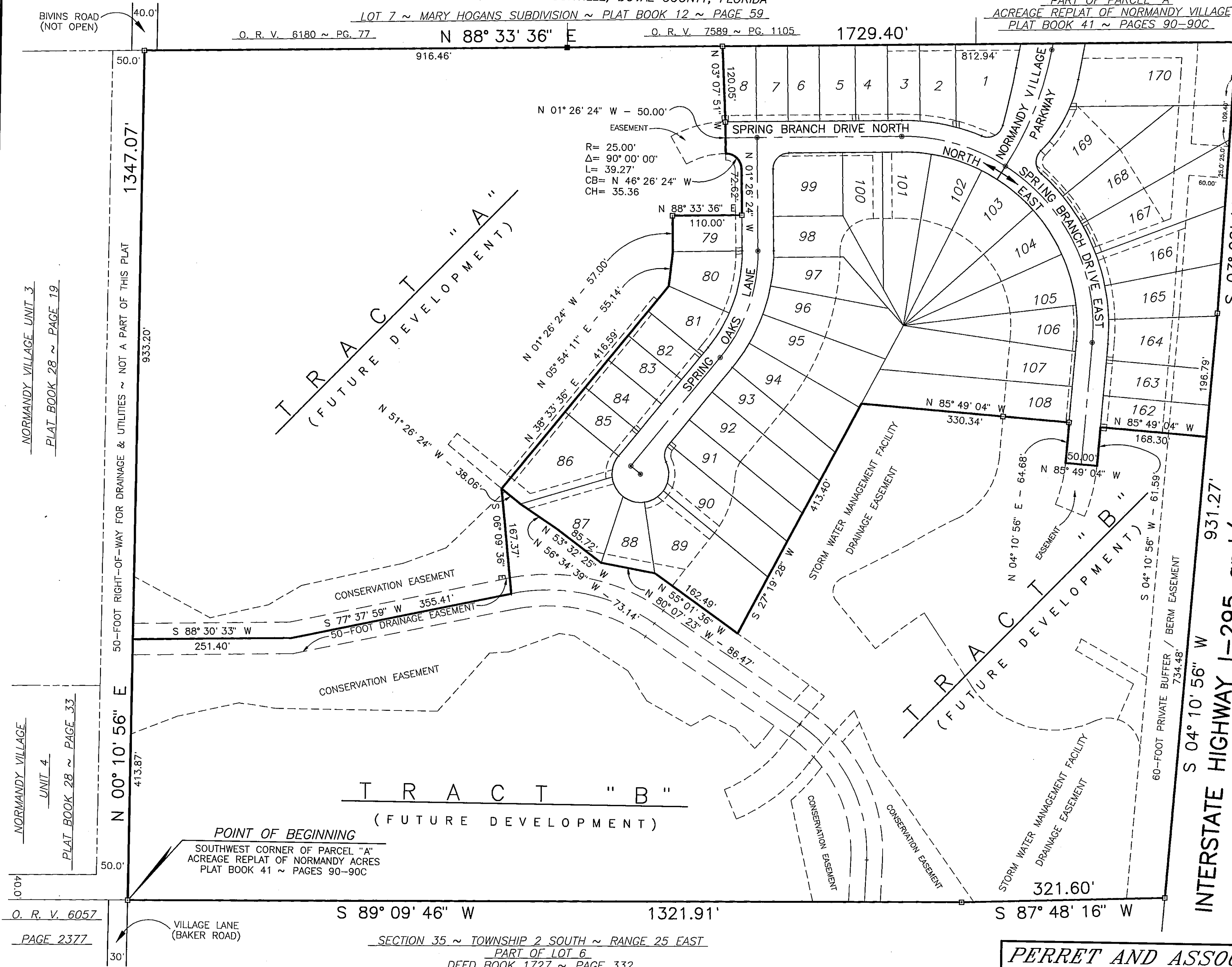
SPRING BRANCH UNIT ONE

PLAT BOOK **51** PAGE **44A**
PAGE 2 OF 9 PAGES

BEING A REPLAT OF PART OF PARCEL "A", ACREAGE REPLAT OF NORMANDY ACRES, AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B AND 90C OF THE CURRENT PUBLIC RECORDS, CITY JACKSONVILLE, DUVAL COUNTY, FLORIDA

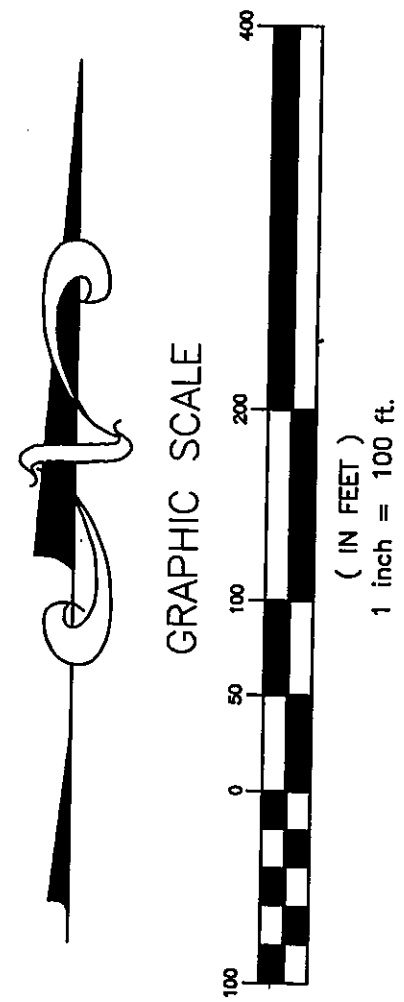
LOT 7 ~ MARY HOGANS SUBDIVISION ~ PLAT BOOK 12 ~ PAGE 59

PART OF PARCEL "A"
ACREAGE REPLAT OF NORMANDY VILLAGE
PLAT BOOK 41 ~ PAGES 90-90C



EASEMENT
R = 25.00'
Δ = 90° 00' 00"
L = 39.27'
CB = N 46° 26' 24" W
CH = 35.36

R = 2201.83'
Δ = 01° 28' 15"
L = 56.53'
CB = S 02° 18' 03" W
CH = 56.53'



NORMANDY VILLAGE UNIT 3
PLAT BOOK 28 ~ PAGE 19

NORMANDY VILLAGE UNIT 4
PLAT BOOK 28 ~ PAGE 33

O. R. V. 6057
PAGE 2377

SECTION 35 ~ TOWNSHIP 2 SOUTH ~ RANGE 25 EAST
PART OF LOT 6
DEED BOOK 1727 ~ PAGE 332

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SPRING BRANCH UNIT ONE

PLAT BOOK **51** PAGE **44B**
PAGE 3 OF 9 PAGES

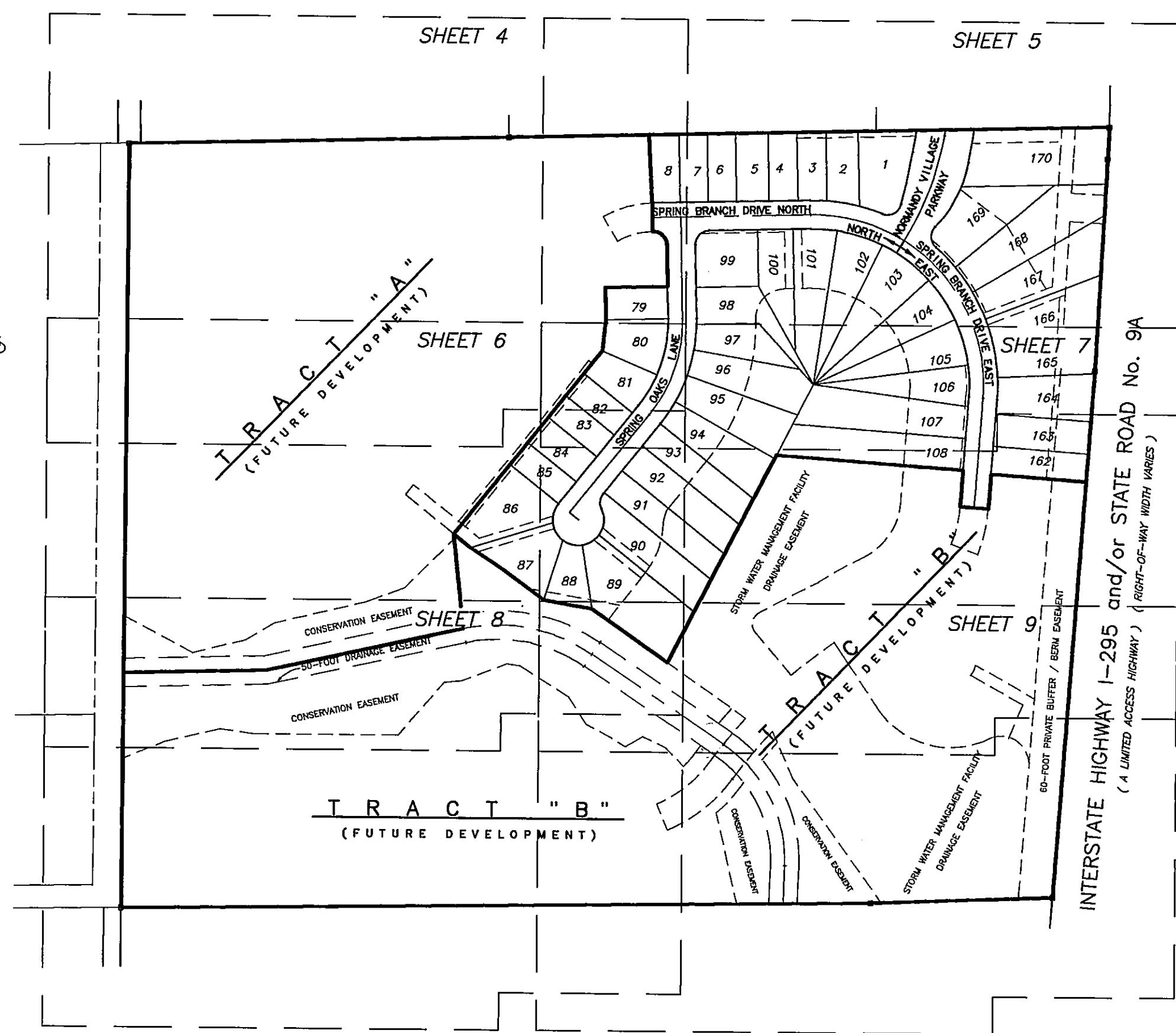
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LEGEND

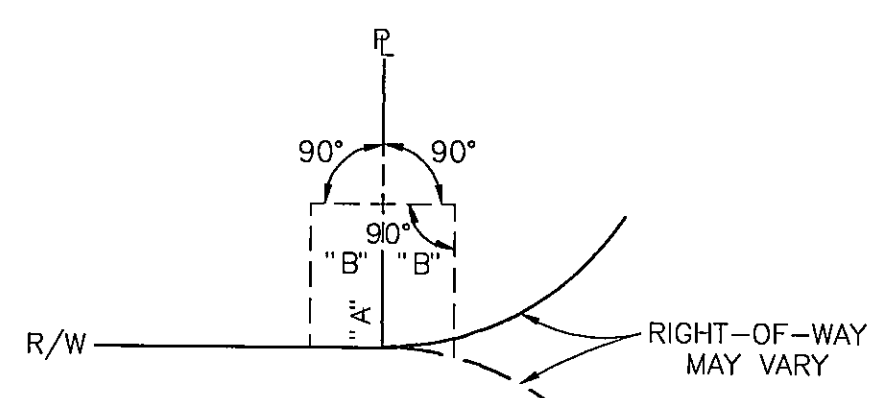
- PERMANENT REFERENCE MONUMENT (P.R.M.) SET ~ STAMPED "P.R.M.-3129"
- PERMANENT CONTROL POINT (P.C.P.) SET ~ STAMPED "P.C.P.-3129"
- (C1) CURVE NUMBER FOR CURVE DATA TABLE
- (R) LOT LINE RADIAL TO CURVE
- ⊖ CENTERLINE
- ESMT. EASEMENT
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- J.E.A. JACKSONVILLE ELECTRIC AUTHORITY
- J.E.A.E.E. J.E.A. EQUIPMENT EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- POC POINT ON CURVE
- R RADIUS
- Δ DELTA (INTERIOR ANGLE)
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- R/W RIGHT-OF-WAY
- O.R.V. OFFICIAL RECORDS VOLUME
- (65.52') DISTANCE ALONG LOT LINE TO EASEMENT LINE
- ↔ STREET NAME CHANGE POINT

GENERAL NOTES

- (1) BEARINGS ARE BASED ON S 04° 10' 56" W FOR THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-295 AS PER F.D.O.T. RIGHT-OF-WAY MAPS
- (2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- (3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED
- (4) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM
- (5) J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- (6) J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. J.E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE J.E.A.. 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.
- (7) EASEMENTS DESIGNATED AS UNOBSTRUCTED DRAINAGE 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
- (8) EASEMENTS 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
- (9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINES AND/OR CONSERVATION EASEMENT LINES AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH WETLANDS AND/OR CONSERVATION EASEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY SUCH ACTIVITY WITHIN THE WETLAND AND/OR CONSERVATION EASEMENT AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY ACTIVITY WITHIN THE WETLANDS AND/OR CONSERVATION EASEMENTS. THE WETLANDS MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Chapter 704.061(1)(g thru q), Florida Statutes
- (10) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS CAN BEST BE DETERMINED BY SCALING FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077 0131 E, DATED 8/15/89



KEY MAP
SCALE 1" = 200'



DIMENSION		J.E.A. EQUIPMENT EASEMENT SIZE
"A"	"B"	10-FOOT X 10-FOOT
10'	5'	10-FOOT X 20-FOOT
10'	10'	10-FOOT X 20-FOOT

J.E.A. EQUIPMENT EASEMENT DETAIL
NOT TO SCALE

PSD No. 96-033
DEV. No. 3348

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SPRING BRANCH UNIT ONE

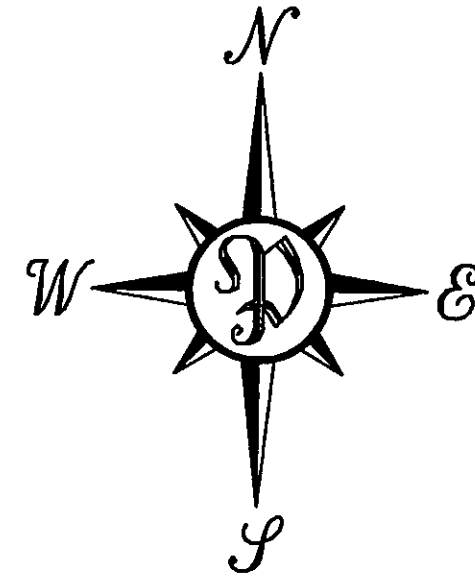
PLAT BOOK 51 PAGE 44C

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PAGE 4 OF 9 PAGES

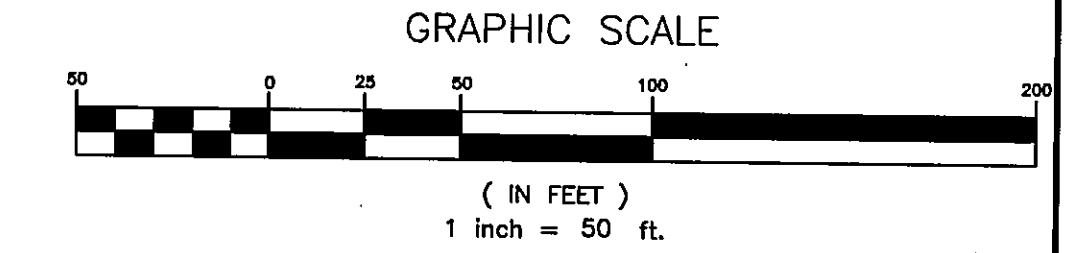
REFER TO SHEET 3
FOR LEGEND & GENERAL NOTES

40.00'
BIVINS ROAD
(NOT OPEN)



LOT 7
MARY HOGANS SUBDIVISION
PLAT BOOK 12 ~ PAGE 59

OFFICIAL RECORDS VOLUME 6180 ~ PAGE 77



OFFICIAL RECORDS VOLUME 7589 ~ PAGE 1105

N 88° 33' 36" E 1729.40'
912.94'

NORMANDY VILLAGE UNIT 3
PLAT BOOK 28 ~ PAGE 19

50-FOOT RIGHT-OF-WAY FOR DRAINAGE & UTILITIES ~ NOT A PART OF THIS PLAT
N 00° 10' 56" E 1347.07'

933.20'

TRACT "A"
(FUTURE DEVELOPMENT)

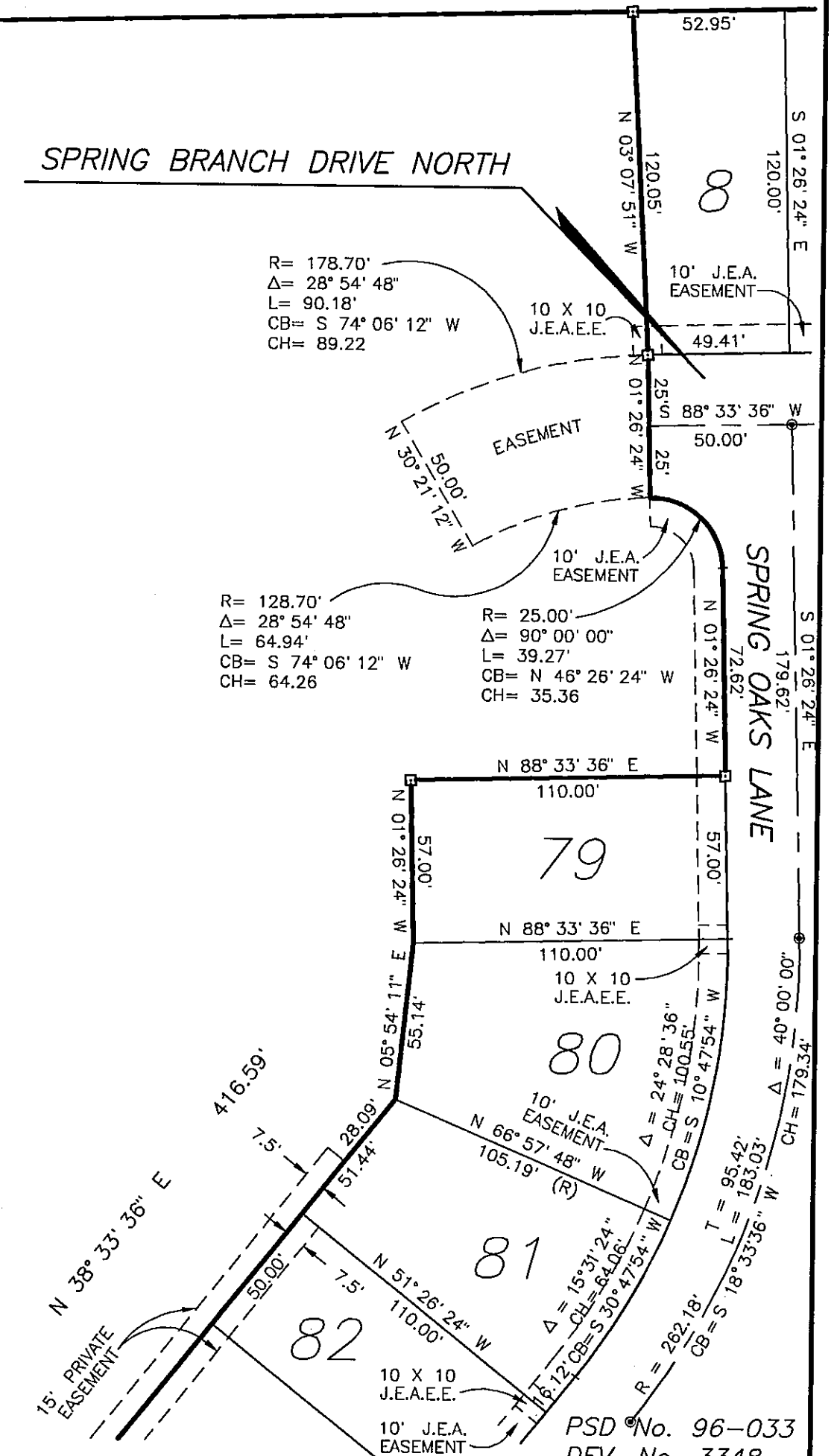
SPRING BRANCH DRIVE NORTH

R = 178.70'
Δ = 28° 54' 48"
L = 90.18'
CB = S 74° 06' 12" W
CH = 89.22

10' J.E.A. EASEMENT
10 X 10 J.E.A.E.E.
49.41'

R = 128.70'
Δ = 28° 54' 48"
L = 64.94'
CB = S 74° 06' 12" W
CH = 64.26

R = 25.00'
Δ = 90° 00' 00"
L = 39.27'
CB = N 46° 26' 24" W
CH = 35.36



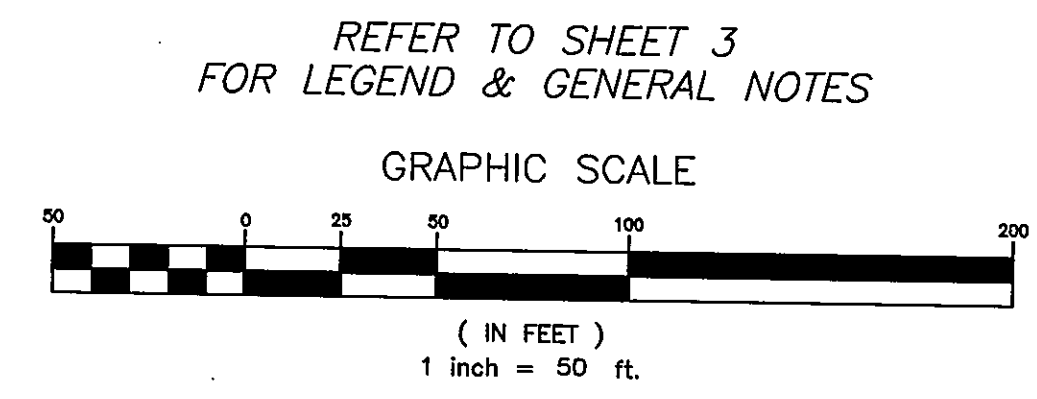
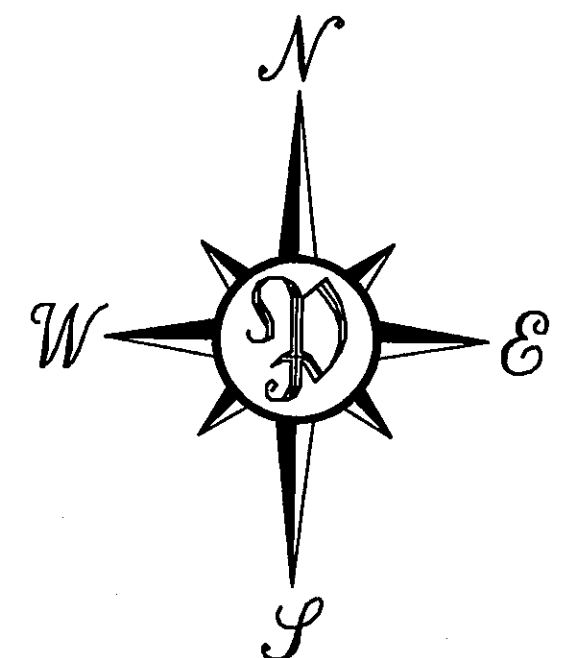
PSD No. 96-033
DEV. No. 3348

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SPRING BRANCH UNIT ONE

PLAT BOOK 51 PAGE 44E
PAGE 6 OF 9 PAGES

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REFER TO SHEET 3 FOR LEGEND & GENERAL NOTES

NORMANDY VILLAGE UNIT 3
PLAT BOOK 28 ~ PAGE 19

NORMANDY VILLAGE UNIT 4
PLAT BOOK 28 ~ PAGE 33

50-FOOT RIGHT-OF-WAY FOR DRAINAGE & UTILITIES ~ NOT A PART OF THIS PLAT
N 00° 10' 56" E 1347.07

TRACT "A"
(FUTURE DEVELOPMENT)

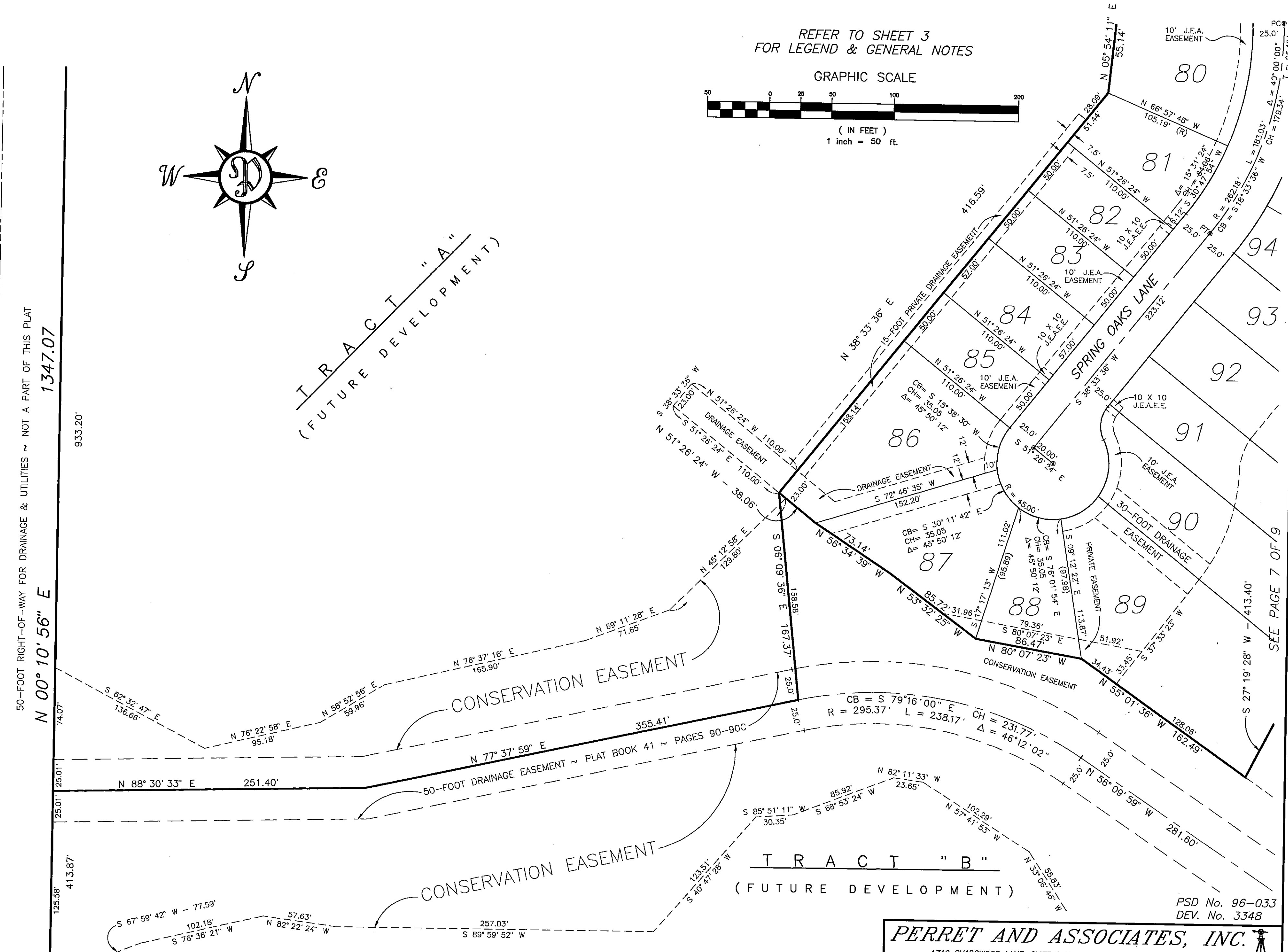
CONSERVATION EASEMENT

CONSERVATION EASEMENT

TRACT "B"
(FUTURE DEVELOPMENT)

PSD No. 96-033
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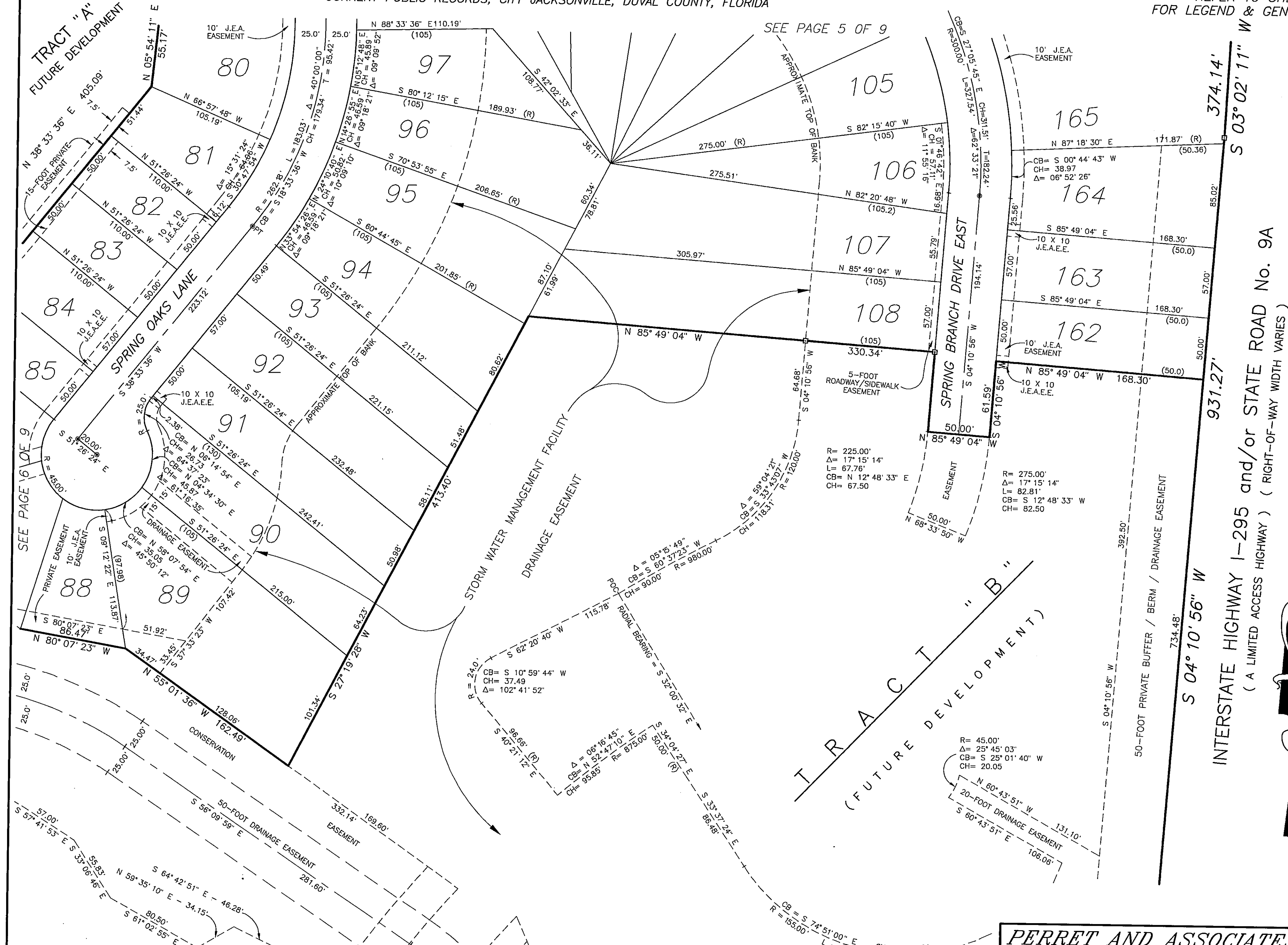
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PLAT BOOK **51** PAGE **447**

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PAGE 7 OF 9 PAGES

REFER TO SHEET 3 FOR LEGEND & GENERAL NOTES

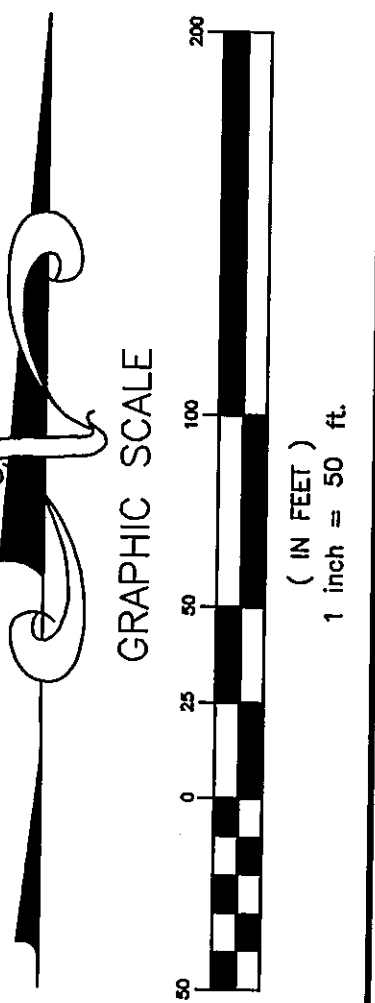


SEE PAGE 16 OF 9

SEE PAGE 5 OF 9

SEE PAGE 9 OF 9

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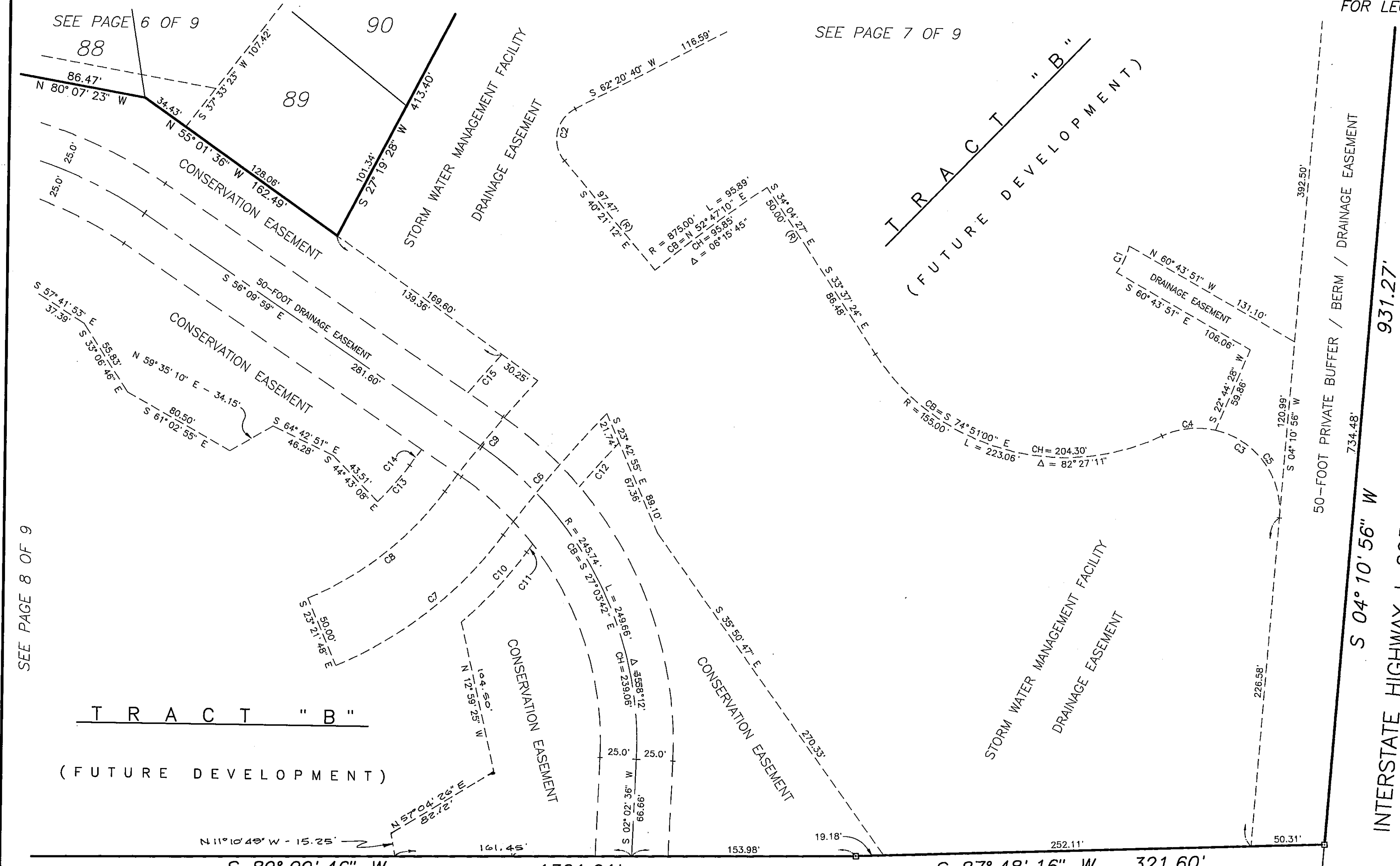
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SPRING BRANCH UNIT ONE

PLAT BOOK **31** PAGE **44H**
PAGE 9 OF 9 PAGES

BEING A REPLAT OF PART OF PARCEL "A", ACREAGE REPLAT OF NORMANDY ACRES, AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B AND 90C OF THE CURRENT PUBLIC RECORDS, CITY JACKSONVILLE, DUVAL COUNTY, FLORIDA

REFER TO SHEET 3 FOR LEGEND & GENERAL NOTES

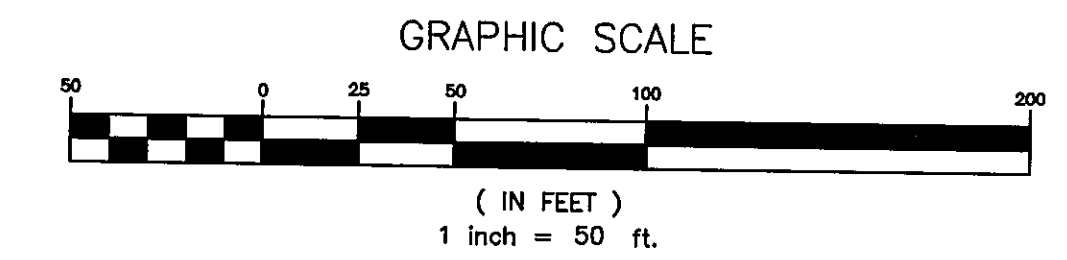


SEE PAGE 8 OF 9

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	45.00'	20.22'	20.05'	S 25° 01' 40" W	25° 45' 03"
C2	23.35'	41.85'	36.47'	S 10° 59' 44" W	102° 41' 52"
C3	56.65'	118.90'	98.25'	S 55° 56' 50" E	120° 15' 31"
C4	56.65'	37.72'	37.03'	N 82° 59' 52" E	38° 08' 55"
C5	56.65'	81.18'	74.41'	S 36° 52' 22" E	82° 06' 36"
C6	825.00'	109.81'	109.73'	S 39° 41' 51" W	07° 37' 34"
C7	275.00'	147.60'	145.83'	S 51° 15' 38" W	30° 45' 07"
C8	225.00'	120.76'	119.32'	N 51° 15' 38" E	30° 45' 07"
C9	875.00'	99.50'	99.44'	N 39° 08' 31" E	06° 30' 55"
C10	295.00'	65.64'	65.50'	N 42° 15' 31" E	12° 44' 53"
C11	805.00'	7.01'	7.01'	N 36° 08' 02" E	00° 29' 55"
C12	805.00'	40.62'	40.62'	N 41° 27' 58" E	02° 53' 29"
C13	195.00'	33.31'	33.27'	N 40° 46' 41" E	09° 47' 13"
C14	905.00'	13.69'	13.69'	N 36° 19' 04" E	00° 52' 08"
C15	905.00'	35.15'	35.15'	N 41° 02' 22" E	02° 13' 31"

SECTION 35 ~ TOWNSHIP 2 SOUTH ~ RANGE 25 EAST
PART OF LOT 6
DEED BOOK 1127 ~ PAGE 332



PSD No. 96-033
DEV. No. 3348

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