

ST. IVES

THAT PORTION OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST BEING A REPLAT OF A PORTION OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

THAT PORTION OF SECTION 24, TOWNSHIP 3 SOUTH RANGE 25 EAST BEING A REPLAT OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT-OF-WAY LINE OF JAMMES ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°37'41" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JAMMES ROAD, A DISTANCE OF 476.81 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9885, PAGE 1250 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 88°27'43" WEST ALONG SAID SOUTH LINE OF OFFICIAL RECORDS VOLUME 9885, PAGE 1250, A DISTANCE OF 126.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°27'43" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 102.92 FEET TO THE WEST LINE OF SAID OFFICIAL RECORDS VOLUME 9885, PAGE 1250; THENCE NORTH 03°33'46" WEST ALONG SAID WEST LINE, A DISTANCE OF 141.30 FEET TO A POINT ON THE SOUTH LINE OF TRACT 15, BLOCK 4 OF SAID JACKSONVILLE HEIGHTS, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, SAID POINT BEING 239.65 FEET WEST, WHEN MEASURED ALONG SAID NORTH LINE OF TRACT 16, OF SAID SAID WESTERLY RIGHT-OF-WAY LINE OF JAMMES ROAD; THENCE SOUTH 89°40'29" WEST ALONG SAID NORTH LINE, A DISTANCE OF 388.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°58'41" WEST ALONG THE WEST LINE OF SAID TRACT 16, A DISTANCE OF 825.60 FEET TO ITS INTERSECTION WITH AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD; THENCE, DEPARTING SAID WEST LINE, NORTH 89°39'37" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD, A DISTANCE OF 378.93 FEET; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°20'49" EAST, A DISTANCE OF 189.00 FEET; THENCE NORTH 89°39'37" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 00°34'47" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 89°39'37" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°37'41" EAST, A DISTANCE OF 89.36 FEET; THENCE SOUTH 88°27'43" EAST, A DISTANCE OF 24.92 FEET; THENCE NORTH 00°34'47" EAST, A DISTANCE OF 52.41 FEET TO AFOREMENTIONED SOUTH LINE OF OFFICIAL RECORDS VOLUME 9885, PAGE 1250 AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 6.26 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS ST. IVES, 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 STREETS, WALKWAYS, LANES AND COURTS 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 TRANSVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL STREETS, WALKWAYS, LANES AND COURTS, AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID STREETS, WALKWAYS, LANES AND COURTS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR 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 OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ST. IVES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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).

ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

ALL UNOBSTRUCTED ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL LANDSCAPE AND SIGNAGE BUFFERS AND NON-ACCESS EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" (RECREATION AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" (LAKE/STORMWATER MANAGEMENT FACILITY) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "C" AND TRACT "D" (LANDSCAPE AND SIGNAGE BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "E" AND TRACT "F" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "G" (BELLSOUTH EQUIPMENT EASEMENT) AND 5 FOOT BELLSOUTH EASEMENT ARE HEREBY DEDICATED TO BELLSOUTH, ITS SUCCESSORS AND ASSIGNS FOR ITS EXCLUSIVE USE.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE STREETS, WALKWAYS, LANES AND COURTS AND JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO 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 JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25 DAY OF July, 2007.

Approved 8/16/07
Date
John P. Rogers
City Engineer
for Director of Public Works

Approved 8-14-07
Date
John P. Hodges
for General Counsel

MARONDA HOMES, INC. OF FLORIDA
A FLORIDA CORPORATION

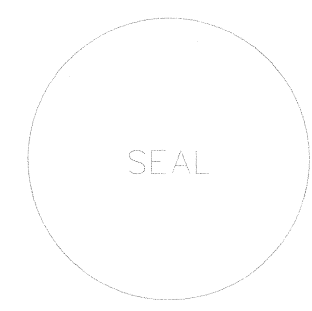
BY: Mark D. Falck
MARK D. FALCK, VICE PRESIDENT

WITNESS: James M. ...

James M. ...
TYPE OR PRINT NAME

WITNESS: Mary C. Weldon

Mary C. Weldon
TYPE OR PRINT NAME



NOTARY FOR MARONDA HOMES, INC. OF FLORIDA
A FLORIDA CORPORATION

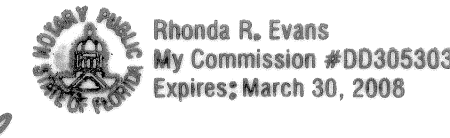
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July, 2007
BY MARK D. FALCK, VICE PRESIDENT OF MARONDA HOMES, INC. OF FLORIDA
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Rhonda R. Evans
NOTARY PUBLIC, STATE OF FLORIDA

Rhonda R. Evans
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: March 30, 2008



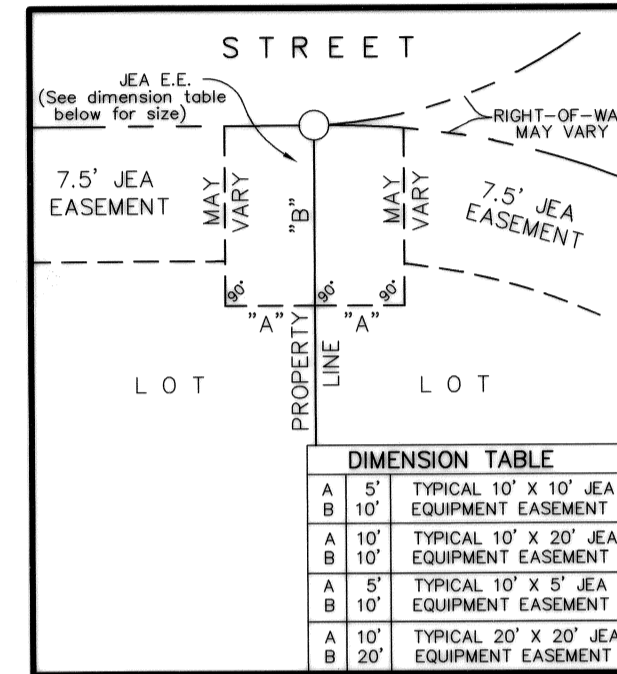
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

ST. IVES

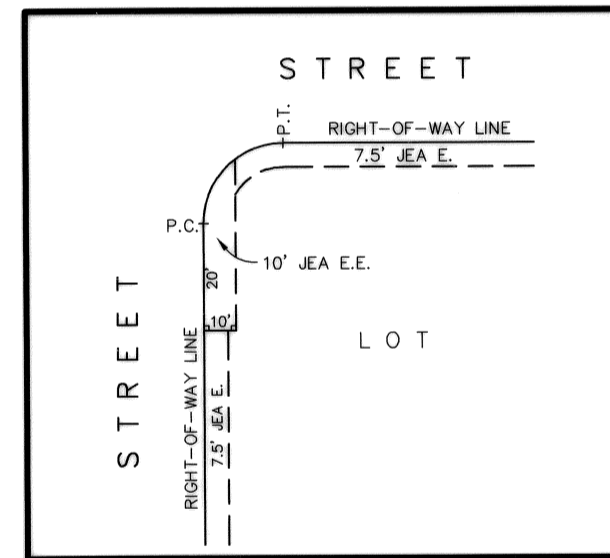
THAT PORTION OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST BEING A REPLAT OF A PORTION OF TRACT 16, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 83/90. STATE PLANE COORDINATES - FLORIDA EAST ZONE 801 IN U.S. FEET USING NATIONAL GEODETIC SURVEY MARKERS JEA 657 AND JEA 591 WITH BEARINGS REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND BOULEVARD AS BEING N89°39'37"E.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS 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.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- "JEA-E." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.
- "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.
- THE LAKE/STORMWATER MANAGEMENT FACILITY (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- ALL 5-FOOT NON-ACCESS BUFFERS ARE FOR THE SOLE PURPOSE OF RESTRICTING VEHICULAR TRAFFIC.
- ALL RECORDING REFERENCES REFER TO THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
- BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER: 120077, PANEL NUMBER: 0150, SUFFIX (E), F.I.R.M. REVISED INDEX DATE: JUNE 16, 1998.
NOTE: THE FIRM INFORMATION AND DELINEATIONS ON THIS PLOT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLOT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



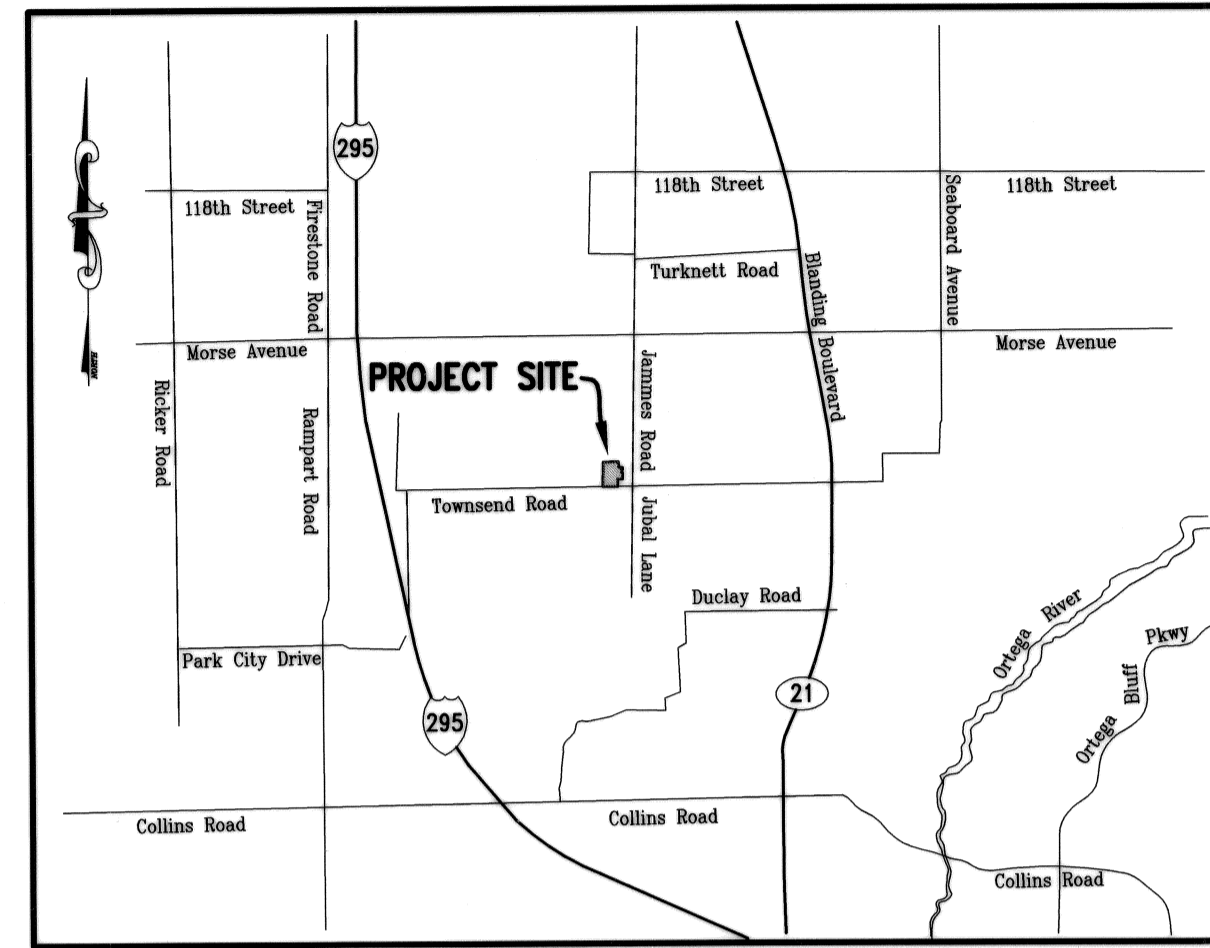
JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

LEGEND/ABBREVIATIONS

- DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- CP DENOTES TABULATED CURVE DATA DESIGNATION
- € DENOTES CENTERLINE
- JEA E DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- LB DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- MEAS. DENOTES MEASURED DISTANCE
- O.R.V. DENOTES OFFICIAL RECORDS VOLUME
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.C. DENOTES POINT OF CURVATURE
- PG. DENOTES PAGE
- P.I. DENOTES POINT OF INTERSECTION
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.T. DENOTES POINT OF TANGENCY
- R= DENOTES RADIUS EQUALS
- R.P. DENOTES RADIUS POINT
- T.O.B. DENOTES TOP OF BANK
- P.D.E. DENOTES PRIVATE DRAINAGE EASEMENT
- P.U.D.E. DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.E. DENOTES UNOBSTRUCTED ACCESS EASEMENT
- U.D.A.E. DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- DENOTES CHANGE IN STREET/COURT DESIGNATION



VICINITY MAP
(Not To Scale)

APPROVED FOR 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 NO. 654, ORDINANCE CODE THIS 17TH DAY OF August, 2007.

JOEY V. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2007269251

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 64 PAGES 30-32 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 21ST DAY OF August, 2007.

JIM FULLER, CLERK OF THE CIRCUIT COURTS

ROBIN B. BAUERMAN
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 16 DAY OF August, 2007.

W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND 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 STATUTES, CHAPTER 177, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), 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 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 25TH DAY OF JULY, 2007.

CHARLES E. PORTER, SR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 4257
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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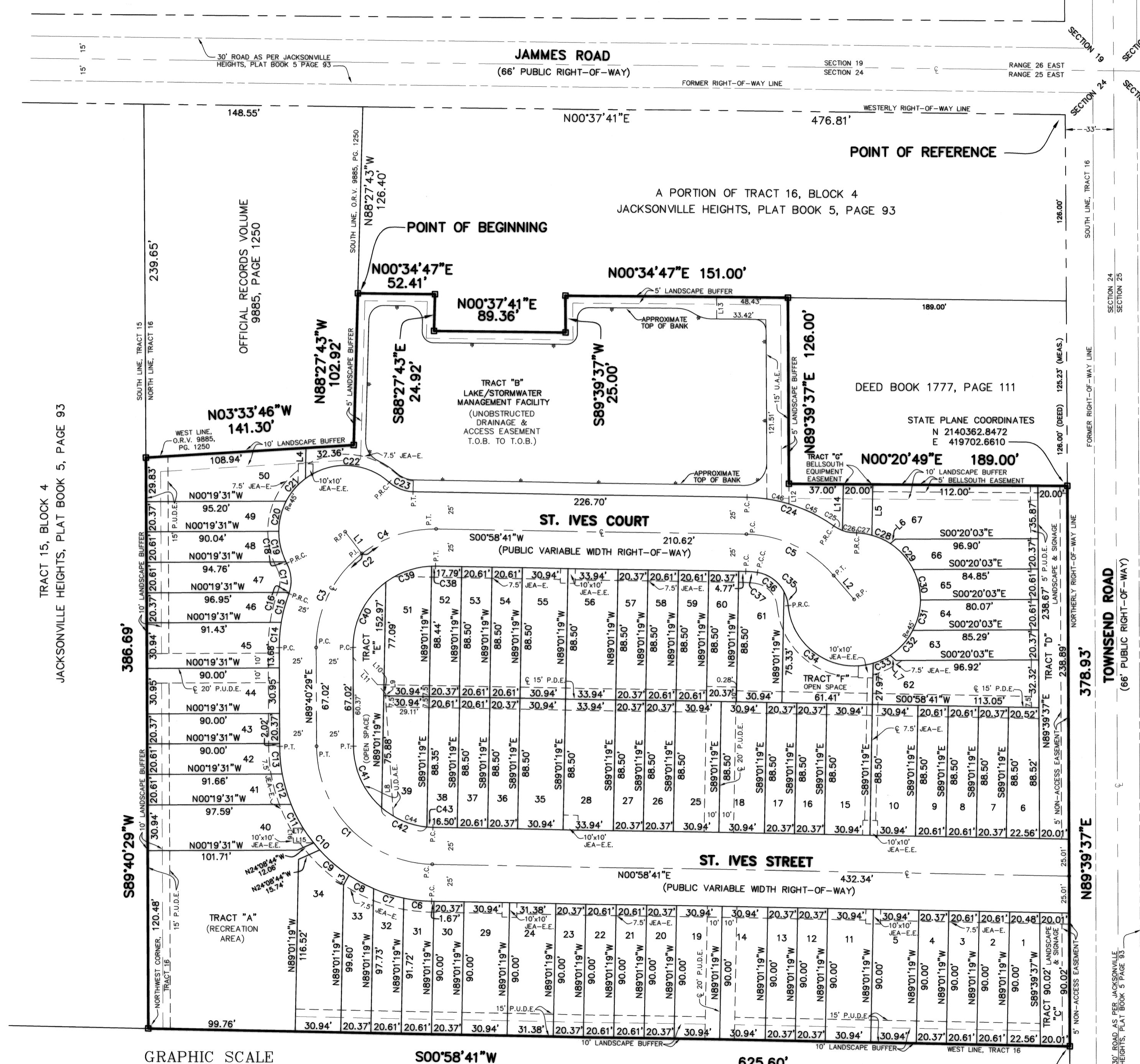
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PLAT BOOK 64 PAGE 32

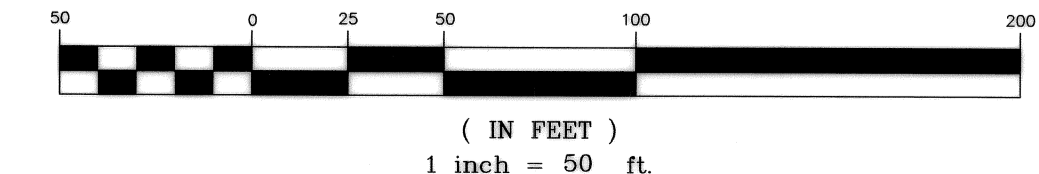
SHEET 3 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE	BEARING	LENGTH
L1	N52°14'05"E	18.63
L2	S49°15'14"W	21.31
L3	N62°10'44"W	7.69
L4	S89°01'19"E	20.71
L5	S89°01'19"E	34.48
L6	S41°28'46"E	4.53
L7	S42°15'11"W	5.22
L8	N86°10'00"E	81.70
L9	N86°10'00"E	1.64
L10	N47°57'50"E	1.55
L11	N47°57'50"E	31.22
L12	N89°39'37"E	13.69
L13	N89°39'37"E	15.00
L14	S89°01'19"E	31.45
L15	N00°19'31"W	13.73
L16	N89°40'29"E	10.00
L17	S00°19'31"E	6.70

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N45°19'35"E	111.84	80.00	123.84	88°41'48"
C2	S44°40'25"E	114.42	80.00	127.48	91°18'12"
C3	S64°02'43"E	70.84	80.00	73.39	52°33'36"
C4	S18°23'37"E	53.07	80.00	54.10	38°44'36"
C5	S25°06'58"W	65.43	80.00	67.41	48°16'34"
C6	S06°10'22"W	19.01	105.00	19.04	10°23'23"
C7	S17°14'04"W	21.47	105.00	21.50	11°44'02"
C8	S28°17'57"W	19.02	105.00	19.05	10°23'45"
C9	S40°39'55"W	26.20	105.00	26.27	14°20'10"
C10	S49°32'22"W	6.25	105.00	6.25	03°24'43"
C11	S59°30'03"W	30.15	105.00	30.26	16°30'41"
C12	S73°37'03"W	21.44	105.00	21.48	11°43'19"
C13	S84°34'36"W	18.66	105.00	18.69	10°11'46"
C14	N85°35'40"W	17.32	105.00	17.34	09°27'42"
C15	N75°21'18"W	20.16	105.00	20.19	11°01'03"
C16	S70°56'23"E	0.95	25.00	0.95	02°11'12"
C17	N84°50'14"E	19.64	25.00	20.18	46°15'34"
C18	S62°26'59"W	1.17	45.00	1.17	01°29'04"
C19	S76°46'39"W	21.14	45.00	21.34	27°10'16"
C20	N76°07'57"W	21.02	45.00	21.21	27°00'30"
C21	N49°42'37"W	20.12	45.00	20.29	25°50'11"
C22	N02°26'24"E	56.92	45.00	61.63	78°27'50"
C23	S21°19'30"W	17.39	25.00	17.76	40°41'38"
C24	N18°09'01"E	62.00	105.00	62.94	34°20'40"
C25	S27°40'23"W	6.66	25.00	6.68	15°17'55"
C26	S10°16'32"W	8.47	25.00	8.51	19°29'46"
C27	N08°01'08"E	11.73	45.00	11.77	14°58'58"
C28	N24°16'39"E	13.72	45.00	13.77	17°32'05"
C29	N48°01'49"E	23.27	45.00	23.54	29°58'16"
C30	N76°36'37"E	21.15	45.00	21.35	27°11'20"
C31	S76°08'00"E	21.28	45.00	21.46	27°19'25"
C32	S47°44'58"E	22.87	45.00	23.13	29°26'40"
C33	S24°52'37"E	12.76	45.00	12.80	16°18'01"
C34	S33°58'19"W	69.66	45.00	79.66	101°25'51"
C35	N73°18'25"E	8.88	25.00	9.95	22°47'40"
C36	N35°34'30"E	22.18	25.00	22.98	52°40'12"
C37	N05°06'32"E	7.92	55.00	7.93	08°15'43"
C38	N00°22'29"W	2.60	55.00	2.60	02°42'19"
C39	N19°09'36"W	32.95	55.00	33.47	34°51'57"
C40	N63°27'33"W	49.71	55.00	51.58	53°34'56"
C41	S65°07'39"W	45.70	55.00	47.13	49°05'39"
C42	S22°55'39"W	33.36	55.00	33.89	35°18'23"
C43	S03°07'34"W	4.12	55.00	4.12	04°17'47"
C44	S17°49'55"W	23.92	55.00	24.11	25°06'54"
C45	N26°01'40"E	33.92	105.00	34.07	18°35'21"
C46	N12°31'53"E	15.39	105.00	15.40	08°24'13"



STATE PLANE COORDINATES
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