

ST. IVES UNIT TWO

THAT PORTION OF SECTION 25, 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 THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 54

SHEET 1 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF TRACT 16, BLOCK 4, SECTION 24, TOWNSHIP 3 SOUTH RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF 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 BEGINNING, 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 SOUTH 89°39'37" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD, A DISTANCE OF 126.00 FEET; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°34'47" EAST, A DISTANCE OF 340.00 FEET; THENCE NORTH 89°39'37" EAST, A DISTANCE OF 126.29 FEET TO ITS INTERSECTION WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF JAMMES ROAD; THENCE SOUTH 00°37'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JAMMES ROAD, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 42,882 SQUARE FEET, OR 0.98 ACRES, MORE OR LESS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CAPSTONE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, 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 UNIT TWO, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS AND UNOBSTRUCTED DRAINAGE 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 TRANSVERSE, ALL WATER WHICH MAY FLOW OR COME UPON ALL UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS, 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 OWNERS ASSOCIATION OF ST. IVES UNIT TWO, INC., A NOT-FOR-PROFIT ORGANIZATION. 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.

CAPSTONE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, 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 UNIT TWO. 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. 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).

ALL NON-ACCESS EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS

THOSE EASEMENTS DESIGNATED AS "JEA-U.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND SYSTEM.

IN WITNESS WHEREOF, THE ABOVE CAPSTONE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3 DAY OF October, A.D., 2007.

BANK OF NORTH FLORIDA
A BANK CHARTERED UNDER THE LAWS OF THE STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS: [Signature]

STEVE EDMONDS
TYPE OR PRINT NAME

WITNESS: [Signature]

Mary Lee
TYPE OR PRINT NAME

BY: [Signature]
DEBBIE LOVEJOY, VICE PRESIDENT
BANK OF NORTH FLORIDA

*See consent and joinder on sheet 2



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, A.D., 2007 BY DEBBIE LOVEJOY, VICE PRESIDENT OF BANK OF NORTH FLORIDA A BANK CHARTERED UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE BANK WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Mary Elizabeth Lee

MY COMMISSION EXPIRES: 9/19/2011



CAPSTONE DEVELOPMENT, LLC
A LIMITED LIABILITY COMPANY

BY: [Signature]
DANA EDMONDS, MANAGING MEMBER

WITNESS: [Signature]
Gloria Menchero

TYPE OR PRINT NAME
WITNESS: [Signature]

STEVE EDMONDS
TYPE OR PRINT NAME



CAPSTONE DEVELOPMENT, LLC
A LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October, A.D., 2007 BY DANA EDMONDS, MANAGING MEMBER OF CAPSTONE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA
[Signature]

TYPE OR PRINT NAME
Gloria Menchero

MY COMMISSION EXPIRES: 4-27-08



Approved 10/5/07 Date
[Signature]
City Engineer
for Director of Public Works
Approved _____ Date _____
for General Counsel

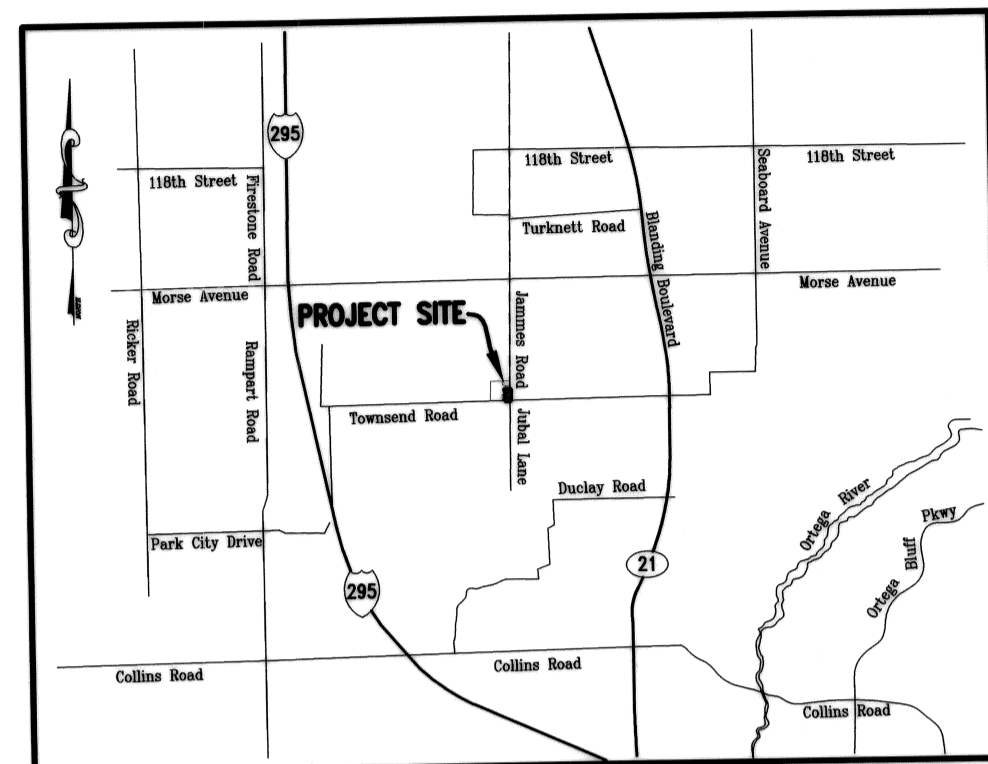
Approved - 10/4/07
[Signature]
for Office of General Counsel

ST. IVES UNIT TWO

THAT PORTION OF SECTION 25, 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 THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 83/80, STATE PLANE COORDINATES - FLORIDA EAST ZONE 901 IN U.S. FEET USING NATIONAL GEODETIC SURVEY MARKERS JEA 657 AND JEA 591 WITH BEARINGS REFERENCED TO THE NORTHERLY 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.
- "JEA-U.E." DENOTES JEA UTILITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
- THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- ALL 5' NON-ACCESS BEFFERS ARE FOR THE SOLE PURPOSE OF RESTRICTING VEHICULAR TRAFFIC.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTION LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
- ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X"(UNSHADED), 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, 1999.
- 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.



VICINITY MAP
(Not To Scale)

LEGEND/ABBREVIATIONS

- DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- 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).
- R DENOTES CENTERLINE
- JEA DENOTES JEA UTILITY EASEMENT
- LB DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- MEAS. DENOTES MEASURED DISTANCE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.C. DENOTES POINT OF INTERSECTION
- P.L. DENOTES POINT OF CURVATURE
- 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.I.D.E. DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- U.D.E. DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.E. DENOTES UNOBSTRUCTED ACCESS EASEMENT
- U.D.A.E. DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

BEAUTIFUL CUSTOM HOMES, LLC

A FLORIDA CORPORATION

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Steve Edmunds

STEVE EDMONDS

TYPE OR PRINT NAME

WITNESS: Trisha Renfro

TRISHA RENFRO

TYPE OR PRINT NAME

BEAUTIFUL CUSTOM HOMES, LLC, STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF SEPTEMBER, 2007, BY LEO R. McSTINE, MANAGING MEMBER OF BEAUTIFUL CUSTOM HOMES, LLC ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Leo R. McStine

NOTARY PUBLIC, STATE OF FLORIDA

TRISHA A RENFRO

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10-25-2007

Bank of North Florida

A FLORIDA CORPORATION, AS THE HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN ORV 14010, Pgs. 494-498, ORV 14075, Pgs. 1046-1050, ORV 14172, Pgs. 1616-1621 2007, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINS IN ITS ADOPTION AND DEDICATION.

BY: Leo R. McStine

LEO R. McSTINE, MANAGING MEMBER OF BEAUTIFUL CUSTOM HOMES, LLC
A FLORIDA CORPORATION

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 5th DAY OF OCTOBER, A.D., 2007.

Joe Duncan

JOE DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2007317142

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 54-56 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 5 DAY OF OCTOBER, A.D., 2007.

Jim Fuller

JIM FULLER, CLERK OF THE CIRCUIT COURTS

Robin B. Buffington

DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES. THIS 4th DAY OF OCTOBER, A.D., 2007.

W. Monroe Hazen

W. MONROE HAZEN
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 STATUTE 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 19 DAY OF SEPTEMBER, A.D., 2007.

Charles E. Porter, Sr.

CHARLES E. PORTER, SR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 4257
8820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

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

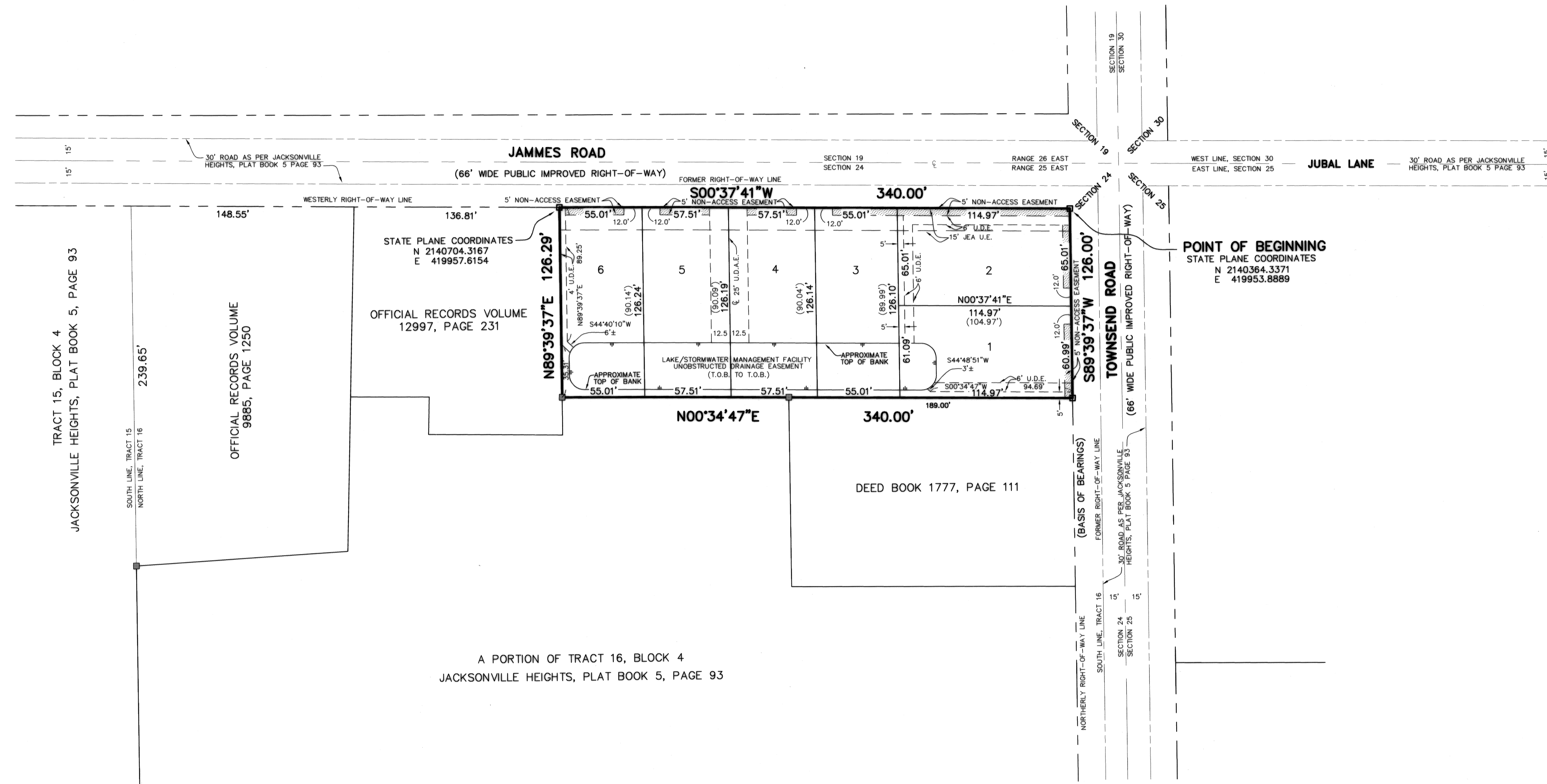
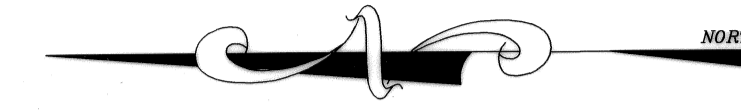
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PLAT BOOK 64 PAGE 56

SHEET 3 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



TRACT 15, BLOCK 4
JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

SOUTH LINE, TRACT 15
NORTH LINE, TRACT 16

OFFICIAL RECORDS VOLUME
9885, PAGE 1250

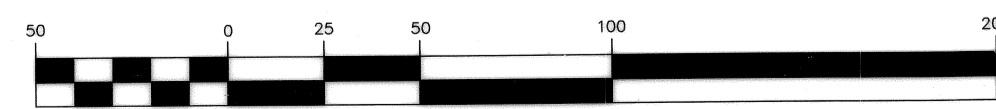
STATE PLANE COORDINATES
N 2140704.3167
E 419957.6154

OFFICIAL RECORDS VOLUME
12997, PAGE 231

POINT OF BEGINNING
STATE PLANE COORDINATES
N 2140364.3371
E 419953.8889

A PORTION OF TRACT 16, BLOCK 4
JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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