

# St. James Place Unit One

Being a Replat of a portion of Unrecorded Plat of Dinsmore Farms, Sections 13 and 14. Being a portion of the Southeast 1/4 of Section 14, and a portion of the Southwest 1/4 of Section 13, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and all lying in the Unrecorded Plat of Dinsmore Farms, and being all of Farms 2, 3 and 13, and a portion of Farms 1, 14, 15, 16 and 20, of Section 14, Dinsmore Farms, and a portion of Farms 50, 62, 63 and 64, of Section 13, Dinsmore Farms, and those portions of the 60 Foot Road, lying therein, as shown on the Unrecorded Plat of Dinsmore Farms.

### CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALL LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND BEING ALL OF FARMS 2, 3, AND 13, AND A PORTION OF FARMS 1, 14, 15, 16 AND 20, OF SECTION 14, DINSMORE FARMS, AND A PORTION OF FARMS 50, 62, 63 AND 64, OF SECTION 13, DINSMORE FARMS, AND THOSE PORTIONS OF THE 60 FOOT ROAD LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINSMORE FARMS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, (ALSO BEING THE SOUTHWEST CORNER OF AFORESAID SECTION 13), AND RUN THENCE SOUTH 08°03'50" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, (ALSO BEING THE NORTHERLY LINE OF SECTION 23), A DISTANCE OF 447.67 FEET, TO A POINT, RUN THENCE NORTH 12°01'58" WEST, A DISTANCE OF 220.86 FEET, TO A POINT, RUN THENCE NORTH 18°16'11" WEST, A DISTANCE OF 183.44 FEET, TO A POINT, RUN THENCE SOUTH 67°12'58" WEST, A DISTANCE OF 48.54 FEET, TO A POINT, RUN THENCE NORTH 22°47'02" WEST, A DISTANCE OF 615.14 FEET, TO A POINT, RUN THENCE SOUTH 84°57'53" WEST, A DISTANCE OF 112.47 FEET, TO A POINT, RUN THENCE NORTH 00°02'07" WEST, A DISTANCE OF 340.78 FEET, TO A POINT, RUN THENCE NORTH 84°57'53" EAST, A DISTANCE OF 31.0 FEET, TO A POINT, RUN THENCE NORTH 12°26'20" WEST, A DISTANCE OF 375.41 FEET, TO A POINT, RUN THENCE NORTH 30°37'34" WEST, A DISTANCE OF 354.13 FEET, TO A POINT, RUN THENCE SOUTH 81°18'01" WEST, A DISTANCE OF 217.61 FEET, TO A POINT, RUN THENCE NORTH 00°40'25" WEST, A DISTANCE OF 542.44 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, (ALSO KNOWN AS COUNTY ROAD No. 72, AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), RUN THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GARDEN STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE No. 1: NORTH 88°54'31" EAST, A DISTANCE OF 213.78 FEET, TO A POINT OF INTERSECTION IN SAID RIGHT OF WAY LINE, COURSE No. 2: NORTH 84°53'50" EAST, A DISTANCE OF 617.43 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF MEDIA STREET (ALSO KNOWN AS COUNTY ROAD No. 2374, A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER OFFICIAL RECORDS VOLUME 101, PAGE 446 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), RUN THENCE SOUTH 00°35'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MEDIA STREET, A DISTANCE OF 627.16 FEET, TO A POINT, RUN THENCE NORTH 88°51'33" EAST, A DISTANCE OF 677.28 FEET, TO A POINT, RUN THENCE SOUTH 62°06'00" EAST, A DISTANCE OF 94.72 FEET, TO A POINT, RUN THENCE SOUTH 84°34'44" EAST, A DISTANCE OF 281.78 FEET, TO A POINT, RUN THENCE NORTH 31°44'54" EAST, A DISTANCE OF 58.22 FEET, TO A POINT ON THE NORTH LINE OF FARM 62, SECTION 13, (ALSO BEING THE NORTHERLY LINE OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 13), RUN THENCE NORTH 84°24'25" EAST, ALONG LAST SAID LINE, A DISTANCE OF 261.55 FEET, TO A POINT ON THE EAST LINE OF SAID FARM 62, (ALSO BEING THE WEST LINE OF FARM 51, SAID DINSMORE FARMS, AND THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 13), RUN THENCE SOUTH 00°45'15" WEST, ALONG LAST SAID LINE, A DISTANCE OF 657.64 FEET, TO THE NORTH LINE OF FARM 50, (ALSO BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 13), RUN THENCE SOUTH 84°40'04" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 13, AND ALONG THE NORTHERLY LINE OF FARM 50, A DISTANCE OF 311.8 FEET, TO A POINT, RUN THENCE SOUTH 00°19'51" EAST, A DISTANCE OF 123.41 FEET, TO A POINT, RUN THENCE SOUTH 36°54'04" EAST, A DISTANCE OF 62.34 FEET, TO A POINT, RUN THENCE SOUTH 00°19'51" EAST, A DISTANCE OF 48.29 FEET, TO A POINT, RUN THENCE SOUTH 11°34'48" EAST, A DISTANCE OF 84.75 FEET, TO A POINT, RUN THENCE NORTH 84°40'04" EAST, A DISTANCE OF 14.64 FEET, TO A POINT, RUN THENCE SOUTH 30°21'15" WEST, A DISTANCE OF 102.66 FEET, TO A POINT, RUN THENCE SOUTH 00°46'40" EAST, A DISTANCE OF 209.06 FEET, TO A POINT, RUN THENCE SOUTH 00°45'15" WEST, A DISTANCE OF 42.94 FEET, TO A POINT, RUN THENCE NORTH 83°32'16" WEST, A DISTANCE OF 171.30 FEET, TO A POINT, RUN THENCE NORTH 63°07'26" WEST, A DISTANCE OF 55.25 FEET TO A POINT, RUN THENCE NORTH 83°58'21" WEST, A DISTANCE OF 177.44 FEET, TO A POINT, RUN THENCE SOUTH 02°04'38" EAST, A DISTANCE OF 72.73 FEET, TO A POINT, RUN THENCE SOUTH 04°36'31" WEST, A DISTANCE OF 316.58 FEET, TO A POINT, RUN THENCE SOUTH 00°05'04" WEST, A DISTANCE OF 288.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 13, (ALSO BEING THE NORTHERLY LINE OF SECTION 24), RUN THENCE NORTH 84°54'56" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 13, A DISTANCE OF 255.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 75.55 ACRES and/or 3,240,458.0 SQUARE FEET, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS ST. JAMES PLACE UNIT ONE AND THAT CITRUS BANK, A NATIONAL BANKING ASSOCIATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS, ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED ACCESS EASEMENTS AND UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS OVER, UNDER, AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL STREETS, ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (STREETS, 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 ADJOINING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ST. JAMES PLACE UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

Approved 8/12/02  
Date

John P. Pappas  
City Engineer

for Director of Public Works

Approved 8/21/02  
Date

Therese M. ...  
for General Counsel

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

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 177.041(28)

TRACTS "A-1" AND "A-2" (AMENITY CENTERS), TRACTS "H-1" AND "H-2" (NETLAND PRESERVATION AREAS) AND TRACTS "L-1", "L-2" AND "L-3" (LANDSCAPING TRACTS), SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

TRACTS "C-1", "C-2", "C-3", "C-4", "C-5" AND "C-6" (COMMUNICATION TRACTS), ARE HEREBY IRREVOCABLY DEDICATED TO AT&T, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND TELEPHONE SYSTEM.

TRACT "U" (LIFT STATION), AND UTILITY EASEMENT ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS. ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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 SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-DE" AS PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 177.041(27)

IN WITNESS WHEREOF, THE ABOVE ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND CITRUS BANK, A NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9th DAY OF JULY A.D. 2002.

ST. JAMES PLACE SOUTH, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: J. L. Hardin

J. L. HARDIN  
TYPE OR PRINT NAME

WITNESS: Barbara S. Walker

BARBARA S. WALKER  
TYPE OR PRINT NAME

NOTARY FOR ST. JAMES PLACE SOUTH, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JULY A.D. 2002 BY MICHAEL E. BRAREN, THE SOLE MEMBER OF ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

J. L. Hardin  
NOTARY PUBLIC, STATE OF FLORIDA

J. L. HARDIN

TYPE OR PRINT NAME  
MY COMMISSION EXPIRES, 09-23-05



J. L. Hardin  
MY COMMISSION # DD059465 EXPIRES  
September 23, 2005  
BONDED THROUGH FARM PERFORMANCE, INC.

CITRUS BANK  
A NATIONAL BANKING ASSOCIATION

WITNESS: J. L. Hardin

J. L. HARDIN  
TYPE OR PRINT NAME

WITNESS: Michael E. Braren

MICHAEL E. BRAREN  
TYPE OR PRINT NAME

NOTARY FOR CITRUS BANK  
A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JULY A.D. 2002 BY STEPHEN G. MEADOWS, VICE PRESIDENT OF CITRUS BANK, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

J. L. Hardin  
NOTARY PUBLIC, STATE OF FLORIDA

J. L. HARDIN

TYPE OR PRINT NAME  
MY COMMISSION EXPIRES, 09-23-05



J. L. Hardin  
MY COMMISSION # DD059465 EXPIRES  
September 23, 2005  
BONDED THROUGH FARM PERFORMANCE, INC.

Stephen G. Meadows  
STEPHEN G. MEADOWS, VICE PRESIDENT  
OF CITRUS BANK, A NATIONAL  
BANKING ASSOCIATION

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
1450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661

# St. James Place Unit One

Being a Replat of a portion of Unrecorded Plat of Dinsmore Farms, Sections 13 and 14. Being a portion of the Southeast 1/4 of Section 14, and a portion of the Southwest 1/4 of Section 13, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and all lying in the Unrecorded Plat of Dinsmore Farms, and being all of Farms 2, 3 and 13, and a portion of Farms 1, 14, 15, 16 and 20, of Section 14, Dinsmore Farms, and a portion of Farms 50, 62, 63 and 64, of Section 13, Dinsmore Farms, and those portions of the 60 Foot Road, lying therein, as shown on the Unrecorded Plat of Dinsmore Farms.

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 22<sup>nd</sup> DAY OF AUGUST, A.D., 2002.

*Ann Westhead*  
DIRECTOR OF PUBLIC WORKS

8-22-02  
DATE

### CLERK'S CERTIFICATE # 2002238159

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 55 PAGES 41-41Z OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 23<sup>rd</sup> DAY OF August, A.D., 2002.

*Jim Fuller*  
JIM FULLER, CLERK OF THE CIRCUIT COURT

*E. J. [Signature]*  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 9<sup>th</sup> DAY OF August, A.D., 2002.

*Glenn E. McGregor*  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.041, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 12<sup>th</sup> DAY OF JULY, A.D., 2002.

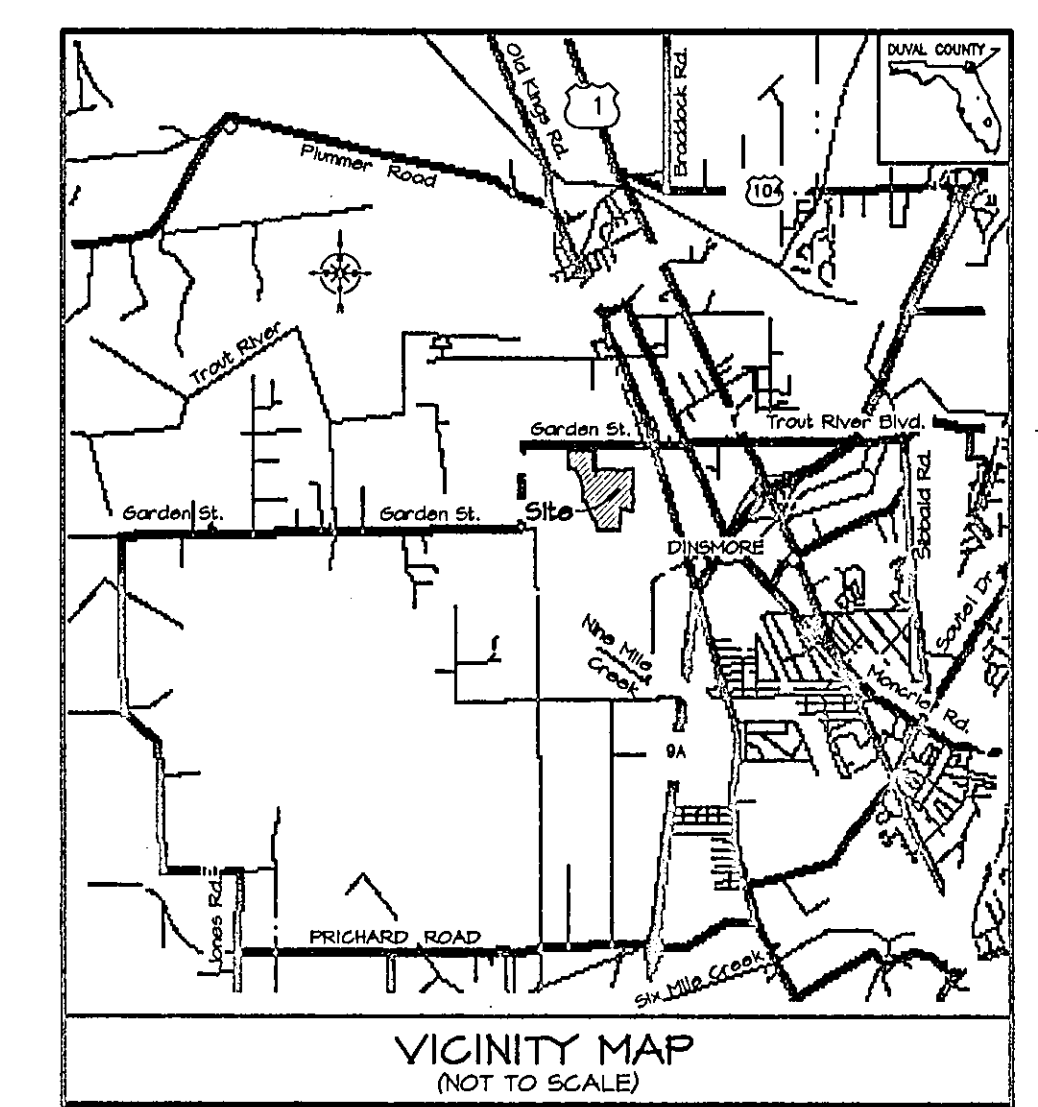
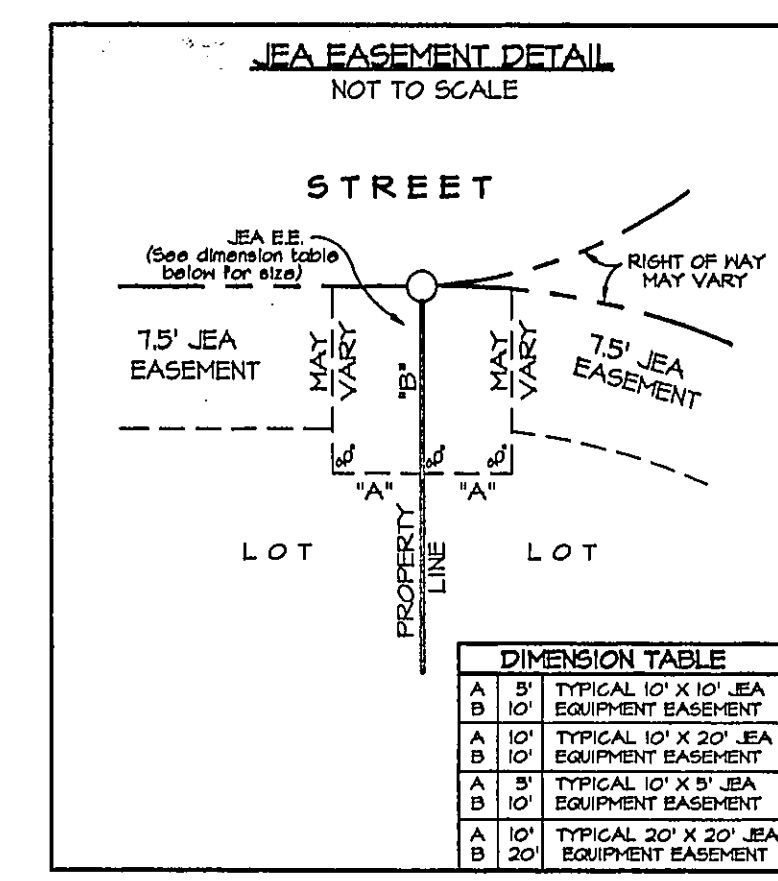
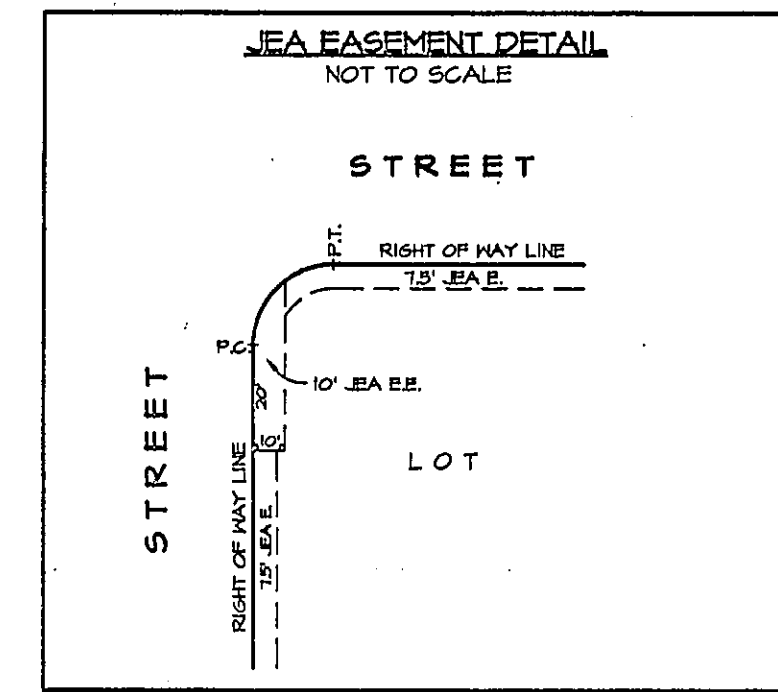
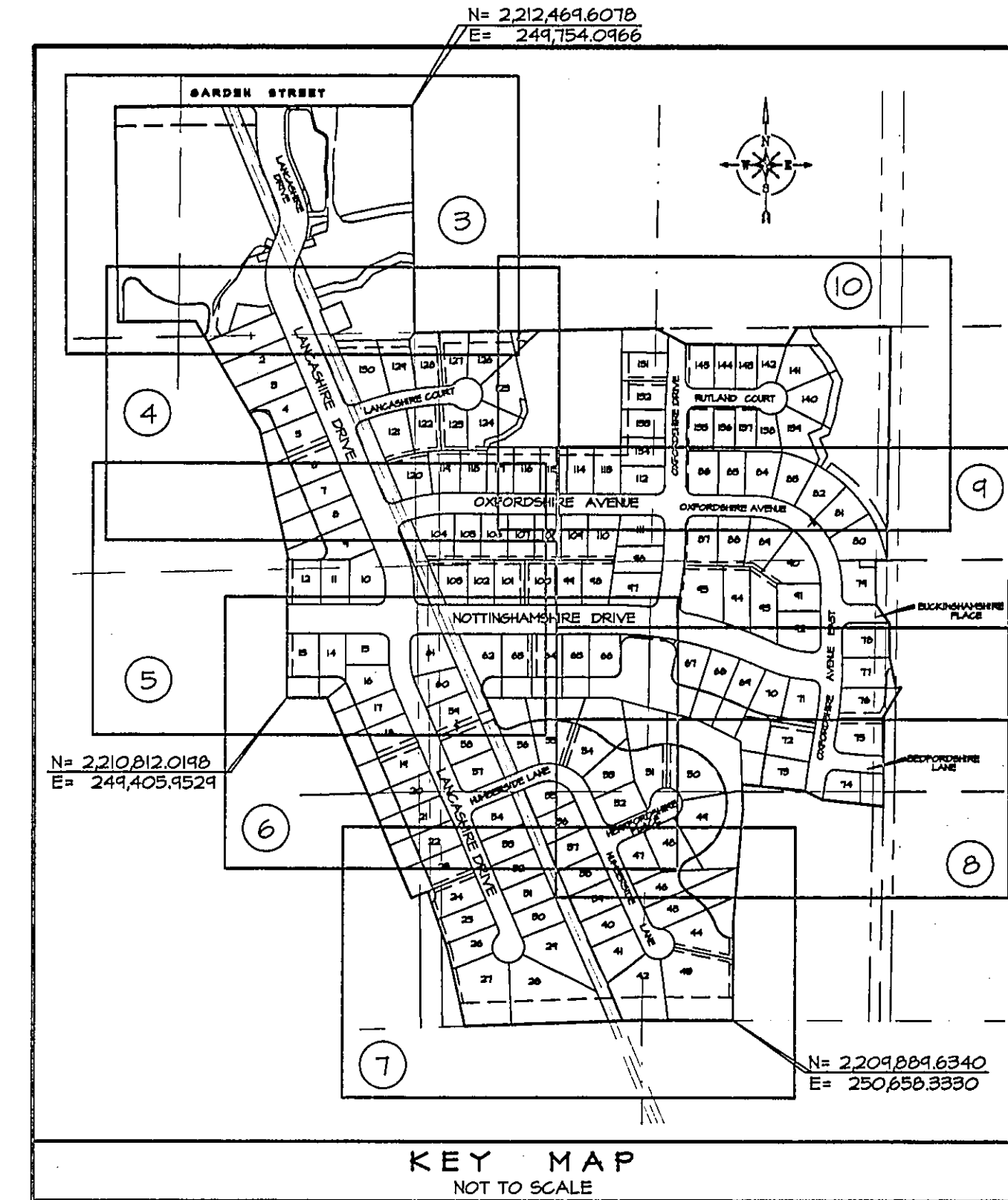
*Jonathan B. Bowman*  
JONATHAN B. BOWMAN  
PROFESSIONAL LAND SURVEYOR No. 4600  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256

### GENERAL NOTES

- STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAME USED FOR THIS SURVEY ARE JEA-0112 AND JEA-0528. CO-ORDINATES SHOWN ARE BASED ON NAD 83/NO STATE PLANE, FLORIDA EAST ZONE (ZONE 90) IN U.S. FEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 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.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- 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.
- 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 SUPERANDED 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.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND 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. 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.
- (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES: "X" & "A", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 12007T - 0061 E; MAP REVISED DATE: AUGUST 15, 1984

### LEGEND

- ESMT. .... EASEMENT
- O.R. VOL. .... OFFICIAL RECORDS VOLUME
- P.G. .... PAGE
- (OA) .... OVERALL
- P.C. .... POINT OF CURVATURE
- P.T. .... POINT OF TANGENCY
- P.R.C. .... POINT OF REVERSE CURVE
- R.P. .... RADIUS POINT
- P.I. .... POINT OF INTERSECTION
- P.C.C. .... POINT OF COMPOUND CURVE
- R. .... RADIUS
- L. .... ARC LENGTH
- CH. .... CHORD DISTANCE
- C4. .... TABULATED CURVE DATA
- V.N.B. .... VEGETATED NATURAL BUFFER
- R/W. .... RIGHT OF WAY
- ⊙ ..... FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)
- ⊠ ..... DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
- ..... DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
- +— ..... STREET NAME CHANGE



A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661

# St. James Place Unit One

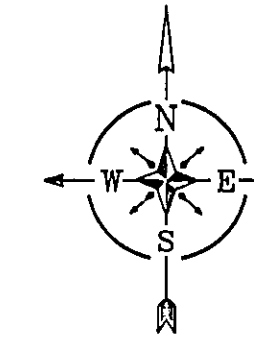
Being a Replat of a portion of Unrecorded Plat of Dinsmore Farms, Sections 13 and 14. Being a portion of the Southeast 1/4 of Section 14, and a portion of the Southwest 1/4 of Section 13, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and all lying in the Unrecorded Plat of Dinsmore Farms, and being all of Farms 2, 3 and 13, and a portion of Farms 1, 14, 15, 16 and 20, of Section 14, Dinsmore Farms, and a portion of Farms 50, 62, 63 and 64, of Section 13, Dinsmore Farms, and those portions of the 60 Foot Road, lying therein, as shown on the Unrecorded Plat of Dinsmore Farms.

SEE SHEET 2 FOR GENERAL NOTES

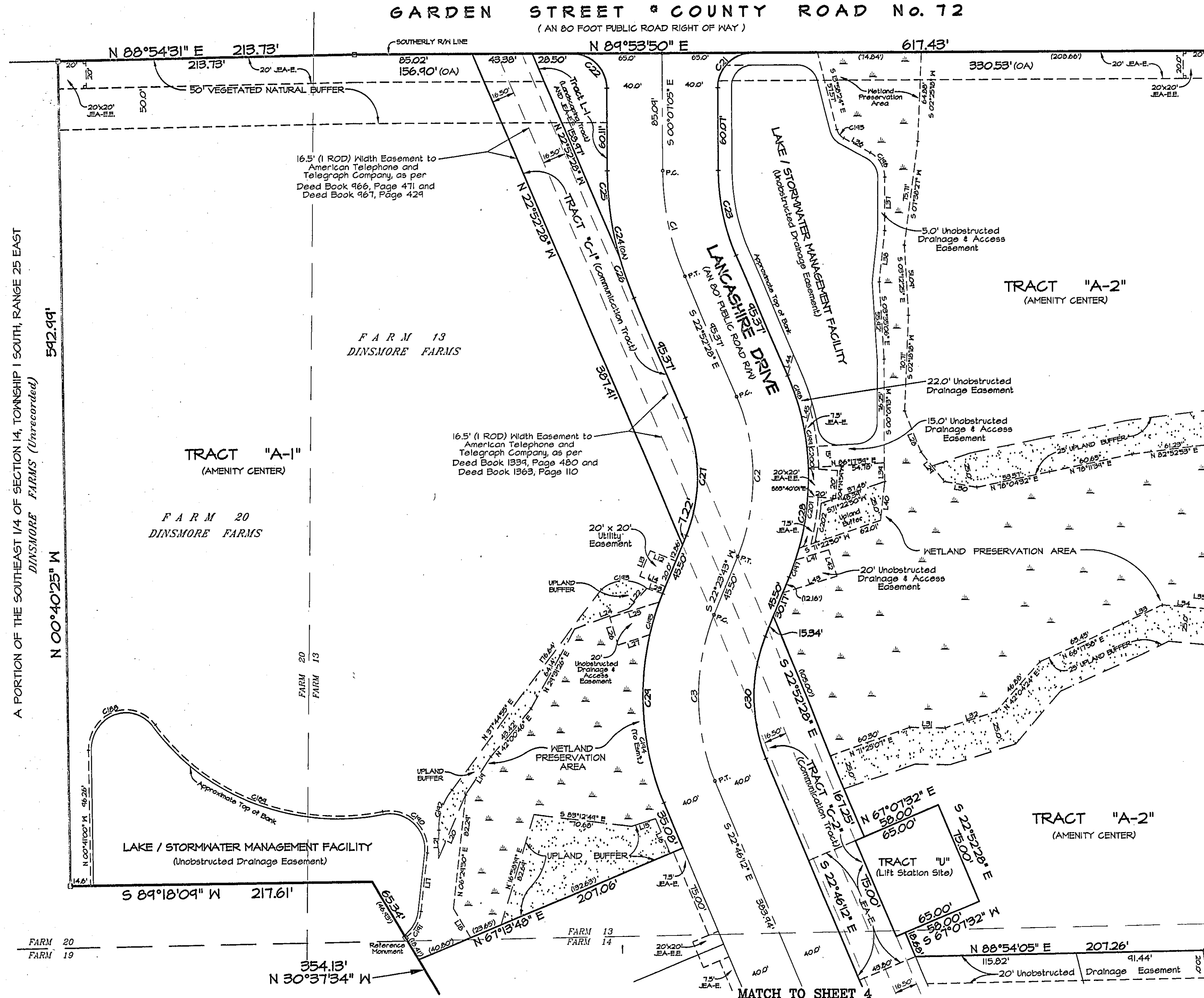
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



GARDEN STREET • COUNTY ROAD NO. 72  
( AN 80 FOOT PUBLIC ROAD RIGHT OF WAY )



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C1	200.00'	74.43'	18.91'	S 11°24'41" E	22°45'22"
C2	150.00'	118.52'	15.46'	S 00°14'22" E	45°16'11"
C3	150.00'	118.24'	15.20'	S 00°11'14" E	45°00'55"
C21	25.00'	34.26'	35.36'	S 44°53'22" E	40°00'05"
C22	25.00'	34.26'	35.36'	S 45°06'38" E	84°59'05"
C23	160.00'	63.55'	63.15'	S 11°24'41" E	22°45'22"
C24	240.00'	45.32'	44.70'	S 11°24'41" E	22°45'22"
C25	240.00'	62.17'	62.00'	S 07°32'22" E	14°50'33"
C26	240.00'	33.15'	33.12'	S 18°55'03" E	07°54'50"
C27	110.00'	86.41'	84.67'	N 00°14'22" E	45°16'11"
C28	140.00'	150.12'	146.25'	N 00°14'22" E	45°16'11"
C29	140.00'	144.77'	145.49'	S 00°11'14" E	45°00'55"
C30	110.00'	86.71'	84.48'	N 00°11'14" E	45°00'55"
C108	27.00'	67.04'	51.11'	N 70°24'52" E	142°21'46"
C109	168.00'	103.76'	114.74'	S 64°54'24" E	62°40'18"
C140	27.00'	50.65'	43.54'	S 47°15'14" E	107°28'37"
C141	27.00'	22.65'	21.94'	S 30°30'57" E	48°03'45"
C142	42.23'	30.83'	30.15'	N 18°43'54" E	41°44'34"
C143	25.23'	35.61'	32.73'	N 8°51'54" E	80°51'33"
C144	130.00'	111.10'	111.16'	N 04°48'46" E	35°54'50"
C145	10.00'	8.25'	8.02'	S 37°36'23" E	47°15'58"
C146	140.00'	24.10'	24.09'	N 16°46'43" E	07°16'08"
C147	20.00'	21.54'	20.91'	S 30°23'27" E	61°41'50"
C148	190.00'	13.57'	13.57'	N 20°22'44" E	24°01'54"
C149	190.00'	43.13'	43.03'	N 16°22'14" E	13°00'18"
C200	190.00'	11.58'	11.58'	N 08°07'24" E	03°24'32"
C201	190.00'	15.00'	15.00'	N 04°06'54" E	04°31'24"
C202	200.00'	28.40'	28.38'	S 04°37'13" E	08°08'11"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L15	S 37°19'37" E	29.77'
L12	N 67°36'11" E	20.00'
L13	S 22°23'43" E	20.00'
L14	S 67°36'11" E	20.00'
L15	N 72°52'00" E	18.36'
L16	S 22°46'12" E	26.91'
L17	N 06°24'04" E	42.26'
L18	N 30°36'43" E	24.44'
L19	S 34°32'24" E	32.22'
L20	S 23°30'38" E	44.74'
L21	N 00°55'52" E	20.21'
L22	S 42°14'08" E	19.73'
L23	N 72°11'56" E	11.93'
L24	N 64°48'11" E	41.35'
L25	S 72°54'24" E	37.42'
L26	S 17°05'36" E	20.00'
L27	N 72°54'24" E	24.00'
L28	S 21°16'22" E	32.23'
L29	S 38°18'32" E	27.81'
L30	S 74°23'31" E	23.64'
L31	S 88°58'54" E	25.74'
L32	N 73°28'12" E	38.37'
L33	N 64°52'46" E	31.22'
L34	S 84°58'11" E	32.78'
L35	S 80°18'11" E	8.12'
L36	S 61°14'22" E	21.64'
L37	S 00°27'28" E	38.66'
L38	S 06°04'18" E	38.27'
L39	S 01°28'35" E	13.54'
L40	S 06°35'08" E	27.63'
L41	N 72°54'24" E	25.18'
L42	S 17°05'36" E	20.00'
L43	S 72°54'24" E	41.05'
L44	N 4°22'25" E	16.53'
L45	N 4°22'25" E	21.92'

MEDIA STREET • COUNTY ROAD NO. 2374  
( A 66' PUBLIC ROAD R/W AS PER O.R. VOL. 101, PG. 446 )

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST

FARM 4  
DINSMORE FARMS

N 88°51'33" E 677.28'

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661

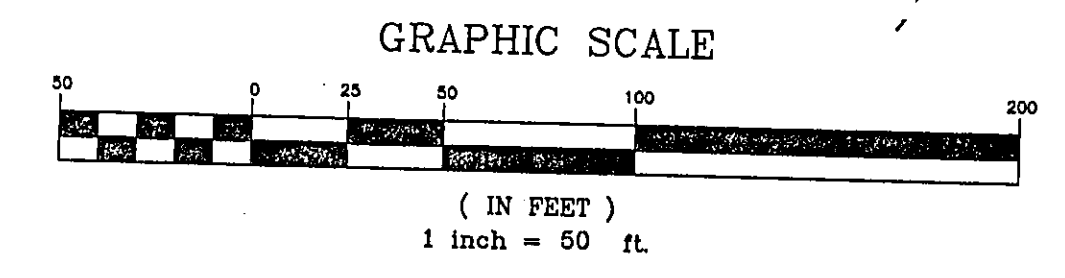
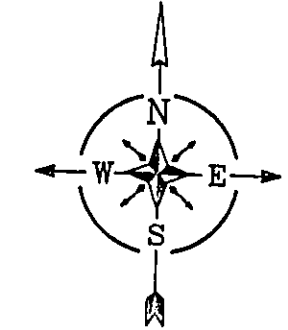
# St. James Place Unit One

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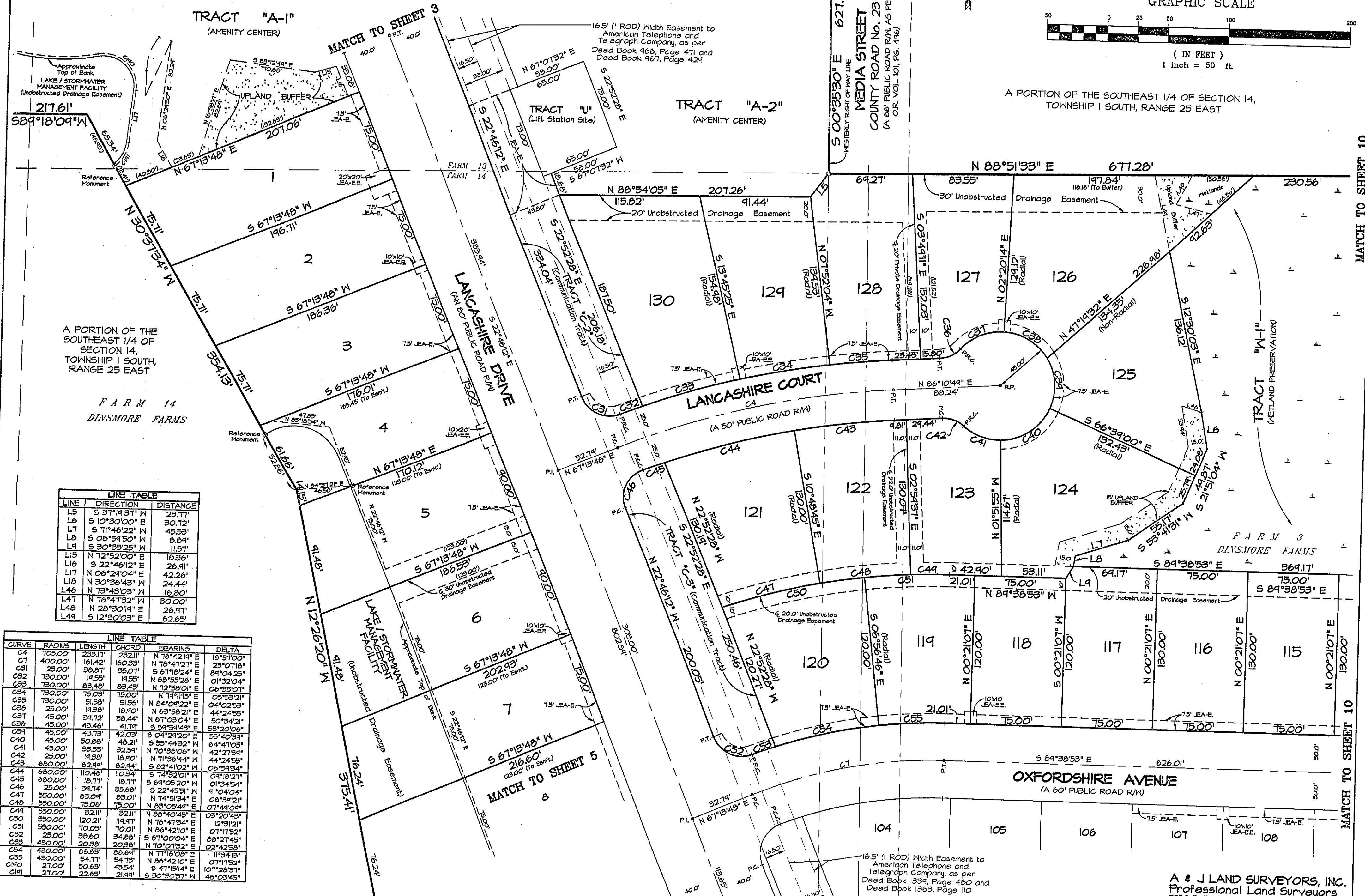
PLAT BOOK 55 PAGE 41C

SHEET 4 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST



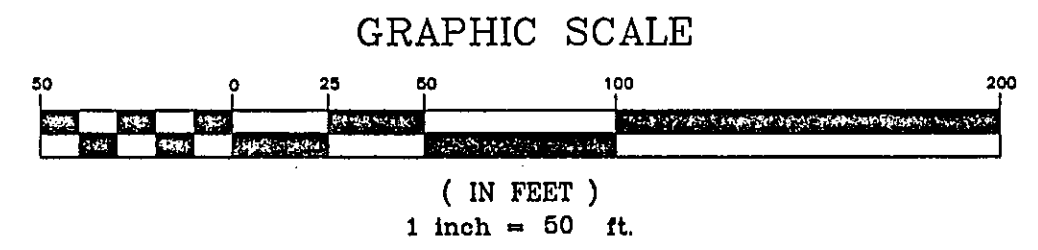
LINE	DIRECTION	DISTANCE
L5	S 37°14'37" W	23.77'
L6	S 10°30'00" E	30.72'
L7	S 71°46'22" W	45.53'
L8	S 08°54'50" W	8.84'
L9	S 30°39'25" W	11.57'
L15	N 72°52'00" E	18.36'
L16	S 22°46'12" E	26.91'
L17	N 06°24'04" E	42.26'
L18	N 30°36'43" W	24.44'
L46	N 73°43'03" W	16.80'
L47	N 76°47'32" W	30.00'
L48	N 28°30'19" E	26.97'
L49	S 12°30'03" E	62.65'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	705.00'	233.17'	232.11'	N 76°42'19" E	10°57'00"
C7	400.00'	161.42'	160.33'	N 70°47'27" E	23°07'18"
C31	25.00'	38.87'	35.07'	S 67°18'24" E	84°04'23"
C32	730.00'	14.55'	14.55'	N 68°55'26" E	01°32'04"
C33	730.00'	83.48'	83.43'	N 72°58'01" E	06°33'01"
C34	730.00'	75.03'	75.00'	N 74°11'51" E	05°53'21"
C35	730.00'	51.58'	51.56'	N 84°04'22" E	04°02'53"
C36	25.00'	14.38'	18.40'	N 63°58'21" E	44°24'35"
C37	45.00'	34.72'	39.44'	N 67°03'04" E	50°34'21"
C38	45.00'	43.46'	41.78'	S 58°14'38" E	53°20'06"
C39	45.00'	43.73'	42.03'	S 04°28'20" E	55°40'39"
C40	45.00'	50.88'	48.21'	S 55°44'32" W	64°41'01"
C41	45.00'	33.35'	32.54'	N 70°38'06" W	42°27'34"
C42	25.00'	14.38'	18.40'	N 71°38'44" W	44°24'55"
C43	680.00'	82.44'	82.44'	S 82°41'02" W	06°54'34"
C44	680.00'	110.46'	110.34'	S 74°32'01" W	04°18'21"
C45	550.00'	120.21'	119.47'	N 76°47'34" E	12°31'21"
C51	550.00'	70.05'	70.01'	N 86°42'10" E	07°17'52"
C52	25.00'	38.60'	34.88'	S 67°00'04" E	88°27'45"
C53	430.00'	20.33'	20.33'	N 70°01'32" E	02°42'58"
C54	430.00'	86.23'	86.84'	N 77°16'03" E	11°34'13"
C55	430.00'	54.77'	54.73'	N 86°42'10" E	07°17'52"
C10	27.00'	50.65'	43.54'	S 47°15'14" W	107°28'37"
C101	27.00'	22.65'	21.84'	S 30°30'37" W	48°03'45"

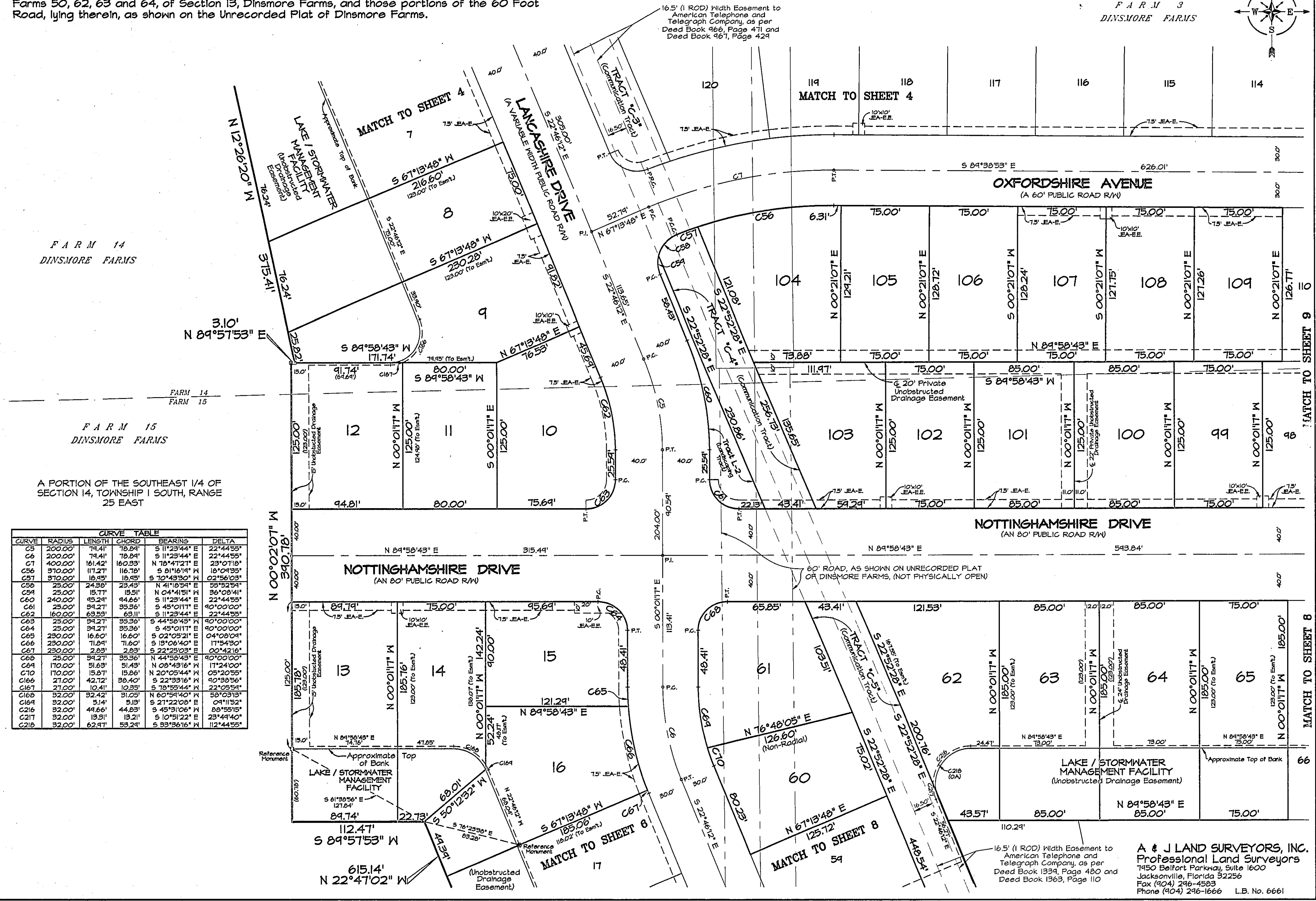
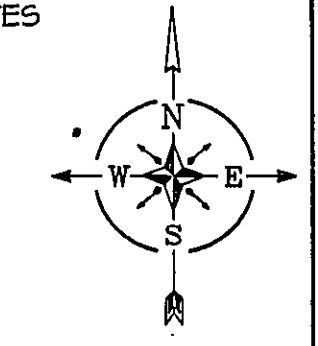
A & J LAND SURVEYORS, INC.  
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SEE SHEET 2 FOR GENERAL NOTES



FARM 14  
DINSMORE FARMS

FARM 15  
DINSMORE FARMS

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST

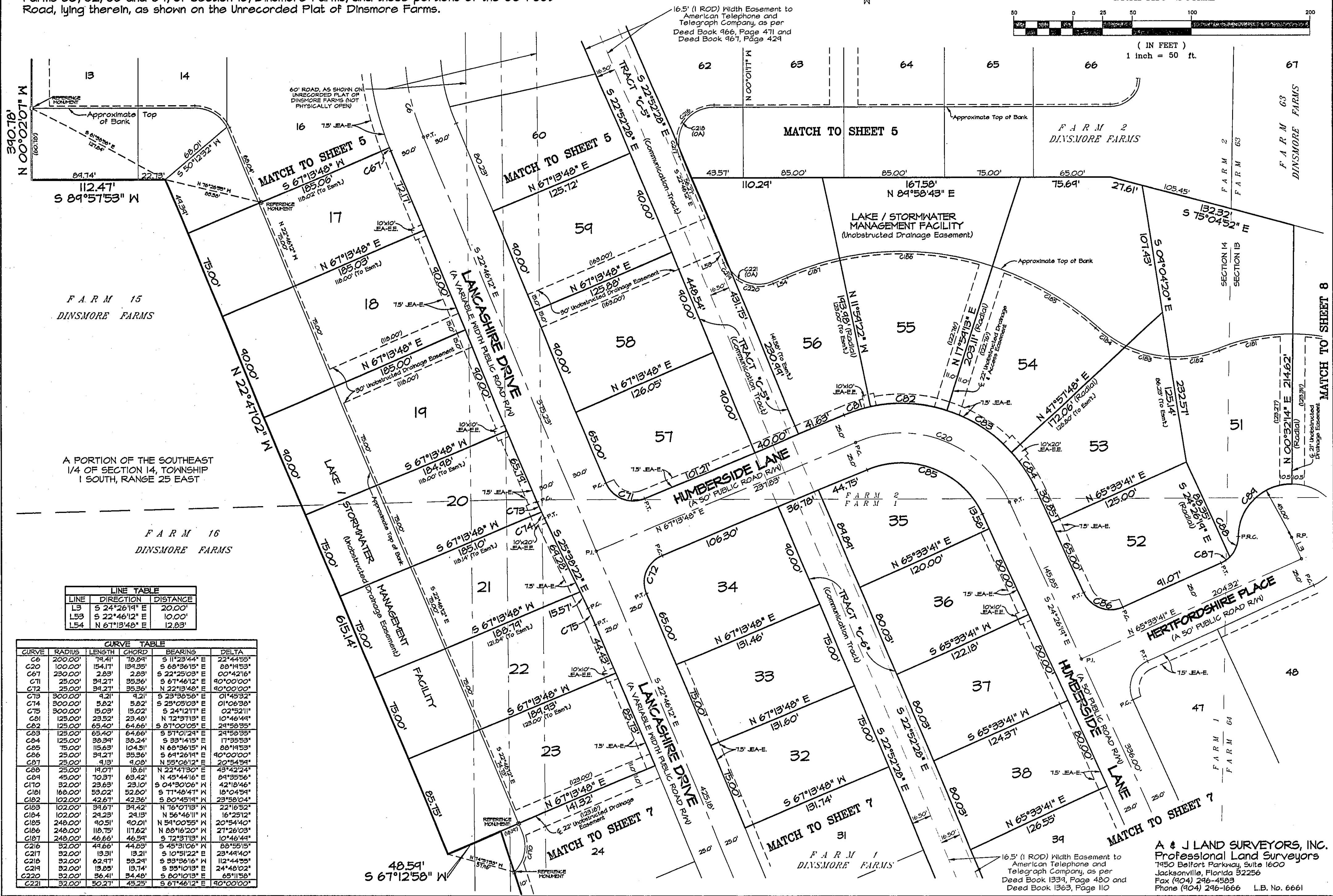
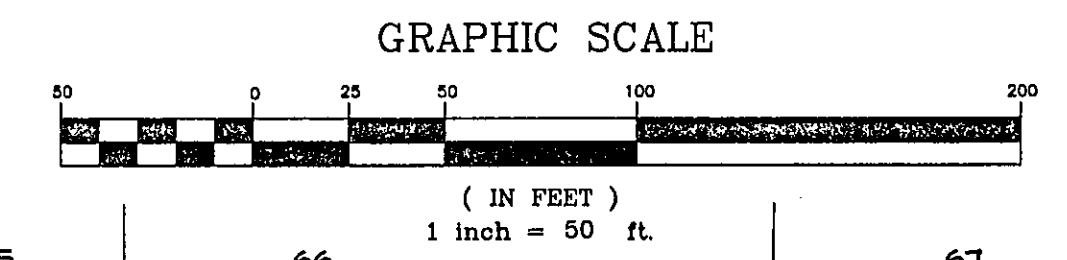
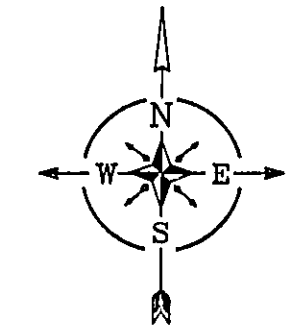
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	200.00'	74.41'	78.84'	S 11°23'44" E	22°44'53"
C6	200.00'	74.41'	78.84'	S 11°23'44" E	22°44'53"
C7	400.00'	161.42'	160.53'	N 76°47'21" E	23°07'18"
C56	370.00'	117.27'	116.78'	S 81°16'19" W	18°04'35"
C57	370.00'	117.27'	116.78'	S 81°16'19" W	18°04'35"
C58	25.00'	24.58'	23.43'	N 41°18'59" E	58°52'59"
C59	25.00'	15.77'	15.51'	N 04°41'51" W	86°03'41"
C60	240.00'	93.24'	94.66'	S 11°23'44" E	22°44'53"
C61	25.00'	34.27'	33.36'	S 45°01'17" E	40°00'00"
C62	160.00'	63.53'	63.11'	S 11°23'44" E	22°44'53"
C63	25.00'	34.27'	33.36'	S 44°58'43" W	40°00'00"
C64	25.00'	34.27'	33.36'	S 45°01'17" E	40°00'00"
C65	250.00'	16.60'	16.60'	S 02°05'21" E	04°08'09"
C66	250.00'	16.60'	16.60'	S 19°06'40" E	17°54'30"
C67	250.00'	2.83'	2.83'	S 22°25'03" E	00°42'16"
C68	25.00'	34.27'	33.36'	N 44°58'43" E	40°00'00"
C69	170.00'	51.63'	51.43'	N 08°43'16" W	17°24'00"
C70	170.00'	15.87'	15.86'	N 20°05'44" W	05°20'55"
C166	27.00'	42.72'	39.40'	S 22°53'16" N	40°38'56"
C167	27.00'	10.41'	10.35'	S 78°53'44" N	22°05'54"
C168	32.00'	32.42'	31.05'	N 60°54'40" N	58°03'13"
C169	32.00'	5.14'	5.13'	S 27°22'08" E	04°11'52"
C216	32.00'	44.66'	44.83'	S 45°31'06" E	88°55'15"
C217	32.00'	19.31'	19.21'	S 10°51'22" E	23°44'40"
C218	32.00'	62.97'	59.24'	S 39°36'16" N	112°44'53"

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SEE SHEET 2 FOR GENERAL NOTES



A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST

LINE TABLE

LINE	DIRECTION	DISTANCE
L3	S 24°26'14" E	20.00'
L53	S 22°46'12" E	10.00'
L54	N 67°13'48" E	12.83'

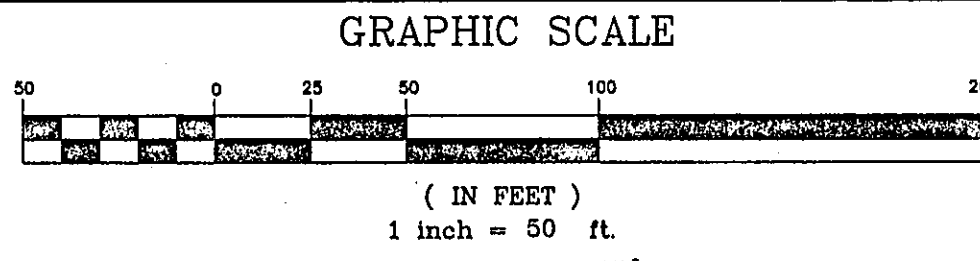
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C6	200.00'	79.41'	76.84'	S 11°23'44" E	22°44'55"
C20	100.00'	154.17'	134.35'	S 69°36'15" E	89°14'53"
C67	230.00'	2.83'	2.83'	S 22°25'03" E	00°42'16"
C71	25.00'	34.27'	35.36'	S 67°46'12" E	90°00'00"
C72	25.00'	34.27'	35.36'	N 22°13'48" E	40°00'00"
C73	300.00'	4.21'	4.21'	S 23°38'58" E	01°45'32"
C74	300.00'	5.82'	5.82'	S 25°03'03" E	01°06'38"
C75	300.00'	15.03'	15.02'	S 24°12'11" E	02°52'11"
C81	125.00'	23.52'	23.46'	N 72°37'13" E	10°46'44"
C82	125.00'	65.40'	64.66'	S 87°00'05" E	24°58'33"
C83	125.00'	65.40'	64.66'	S 87°01'24" E	24°58'35"
C84	125.00'	38.34'	38.24'	S 33°14'15" E	17°35'53"
C85	75.00'	115.63'	104.51'	N 69°36'15" W	88°19'53"
C86	25.00'	34.27'	35.36'	S 64°26'14" E	40°00'00"
C87	25.00'	4.13'	4.08'	N 55°06'12" E	20°54'54"
C88	25.00'	19.07'	18.61'	N 22°47'30" E	43°42'24"
C89	45.00'	70.37'	63.42'	N 43°44'16" E	84°35'56"
C10	32.00'	23.63'	23.10'	S 04°30'06" N	42°18'46"
C101	160.00'	53.02'	52.80'	S 77°48'47" W	16°04'54"
C102	102.00'	42.67'	42.36'	S 80°45'14" W	23°58'04"
C103	102.00'	34.67'	34.42'	N 76°07'13" W	22°16'52"
C104	102.00'	24.23'	24.13'	N 56°46'11" W	16°25'12"
C105	248.00'	40.51'	40.01'	N 54°00'55" W	20°54'40"
C106	248.00'	118.75'	117.62'	N 68°16'20" W	27°26'03"
C107	248.00'	46.65'	46.53'	S 72°37'13" W	10°46'44"
C216	32.00'	44.66'	44.23'	S 45°31'06" W	88°55'15"
C217	32.00'	13.31'	13.21'	S 10°51'22" E	23°44'40"
C218	32.00'	62.47'	53.24'	S 53°36'16" W	112°44'53"
C219	32.00'	13.85'	13.74'	S 55°10'13" E	24°48'02"
C220	32.00'	36.41'	34.46'	S 80°10'13" E	65°11'58"
C221	32.00'	30.27'	29.23'	S 67°46'12" E	40°00'00"

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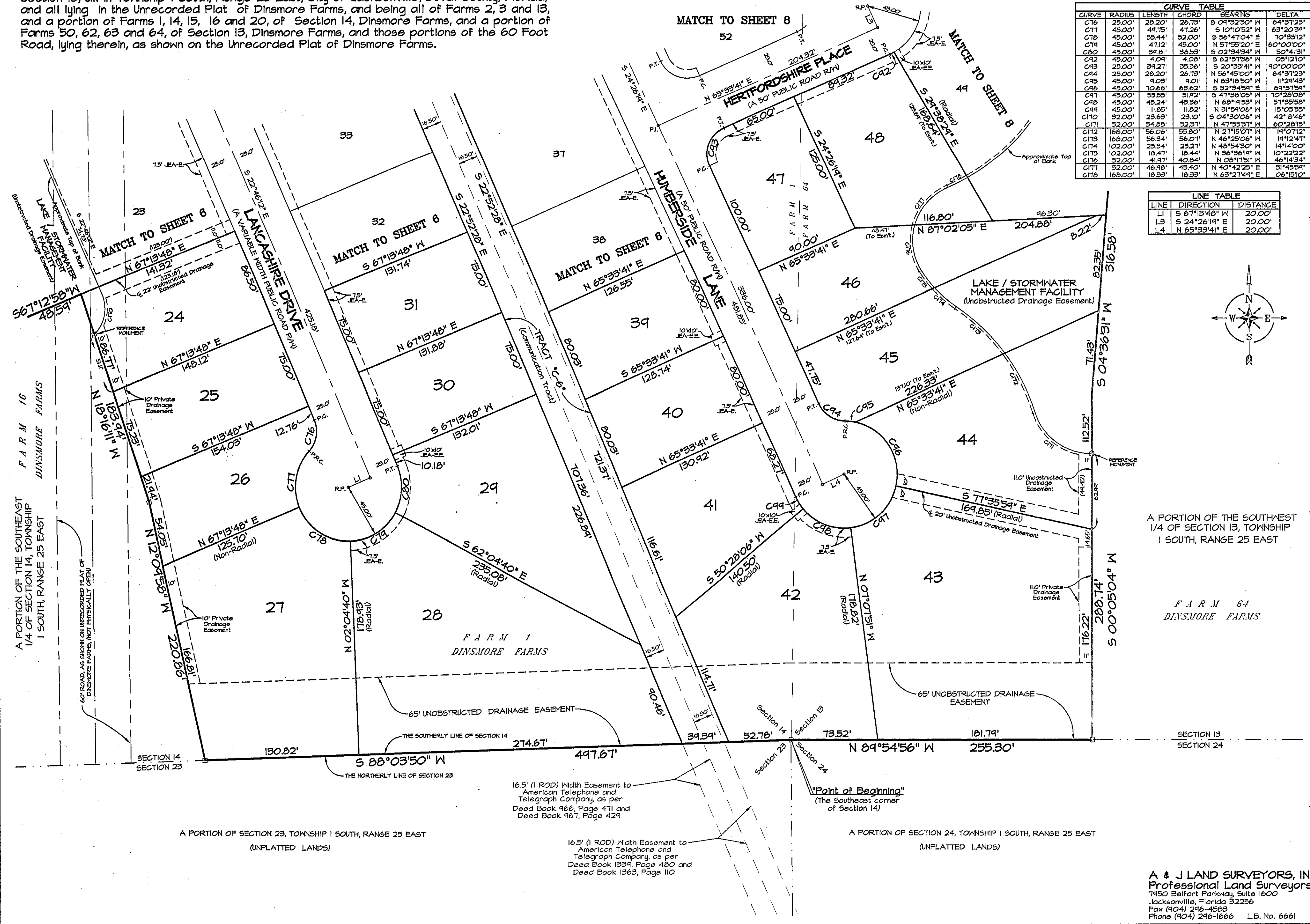
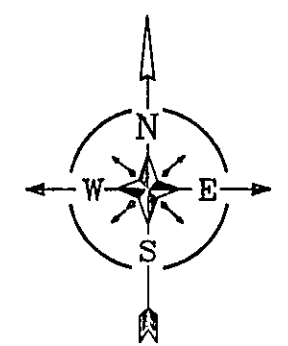
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SEE SHEET 2 FOR GENERAL NOTES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C76	25.00'	28.20'	26.73'	S 04°32'30" W	64°37'23"
C77	45.00'	44.75'	47.26'	S 10°10'52" W	63°20'34"
C78	45.00'	55.44'	52.00'	S 56°47'04" E	70°35'12"
C79	45.00'	47.12'	45.00'	N 51°55'20" E	60°00'00"
C80	45.00'	34.81'	38.53'	S 02°34'34" W	50°41'31"
C82	45.00'	4.04'	4.08'	S 62°57'56" W	05°12'10"
C83	25.00'	34.27'	35.36'	S 20°33'41" W	90°00'00"
C84	25.00'	28.20'	26.73'	N 56°45'00" W	64°37'23"
C85	45.00'	4.03'	4.01'	N 83°18'50" W	11°24'43"
C86	45.00'	70.66'	63.62'	S 32°34'54" E	84°15'54"
C87	45.00'	55.35'	51.42'	S 47°38'05" W	70°28'08"
C88	45.00'	45.24'	43.36'	N 68°14'53" W	57°35'58"
C89	45.00'	11.85'	11.82'	N 31°54'06" W	15°05'35"
C90	52.00'	23.63'	23.10'	S 04°30'06" W	42°18'46"
C91	52.00'	54.88'	52.37'	N 47°53'31" W	60°28'31"
C92	168.00'	56.06'	55.80'	N 27°18'07" W	14°07'12"
C93	168.00'	56.34'	56.07'	N 48°25'06" W	14°12'47"
C94	102.00'	25.34'	25.27'	N 48°54'30" W	14°14'00"
C95	102.00'	18.47'	18.44'	N 36°36'14" W	10°22'22"
C96	52.00'	41.47'	40.54'	N 08°17'51" W	46°14'34"
C97	52.00'	46.88'	45.40'	N 40°42'25" E	51°45'54"
C98	168.00'	18.33'	18.33'	N 63°27'44" E	06°15'10"

LINE	DIRECTION	DISTANCE
L1	S 67°13'48" W	20.00'
L3	S 24°26'14" E	20.00'
L4	N 65°33'41" E	20.00'



A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST

FARM 64  
DINSMORE FARMS

A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST  
(UNPLATTED LANDS)

16.5' (1 ROD) Width Easement to American Telephone and Telegraph Company, as per Deed Book 966, Page 471 and Deed Book 961, Page 429

16.5' (1 ROD) Width Easement to American Telephone and Telegraph Company, as per Deed Book 1339, Page 480 and Deed Book 1363, Page 110

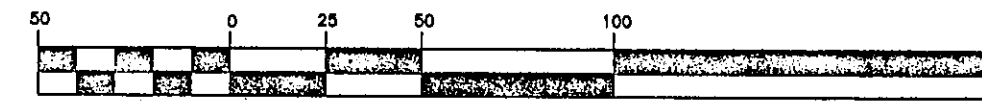
A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 25 EAST  
(UNPLATTED LANDS)

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
1450 Bellfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-4583  
Phone (904) 246-1666 L.B. No. 6661

# St. James Place Unit One

Being a Replat of a portion of Unrecorded Plat of Dinsmore Farms, Sections 13 and 14, Being a portion of the Southeast 1/4 of Section 14, and a portion of the Southwest 1/4 of Section 13, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and all lying in the Unrecorded Plat of Dinsmore Farms, and being all of Farms 2, 3 and 13, and a portion of Farms 1, 14, 15, 16 and 20, of Section 14, Dinsmore Farms, and a portion of Farms 50, 62, 63 and 64, of Section 13, Dinsmore Farms, and those portions of the 60 Foot Road, lying therein, as shown on the Unrecorded Plat of Dinsmore Farms.

GRAPHIC SCALE

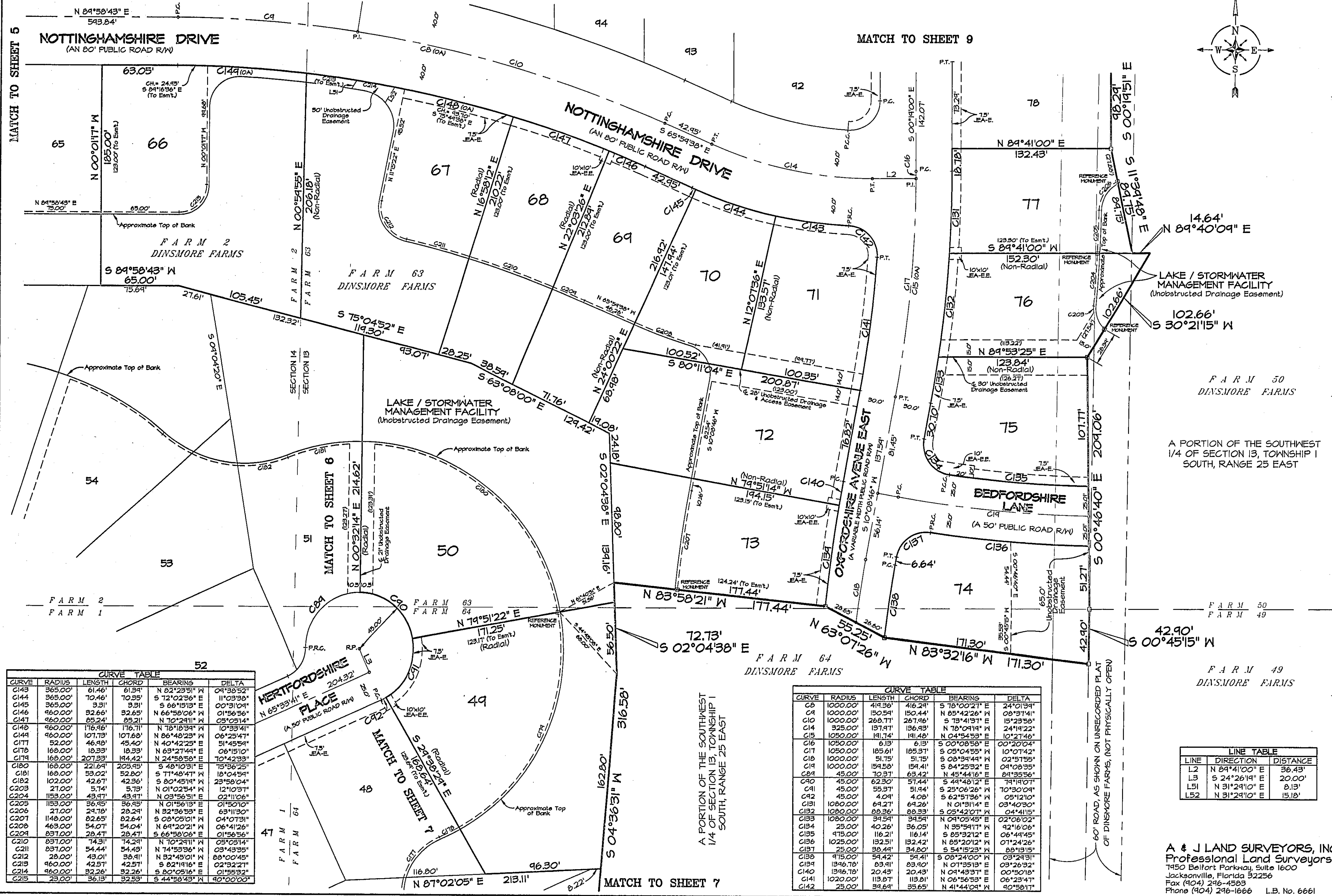
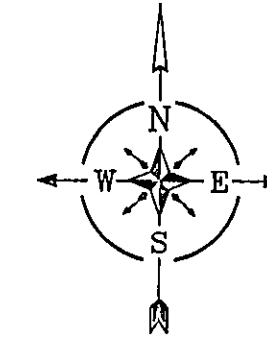


( IN FEET )  
1 inch = 50 ft.

PLAT BOOK 55 PAGE 416

SHEET 8 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C143	365.00'	61.46'	61.34'	N 82°23'51" E	04°38'52"
C144	365.00'	70.46'	70.35'	S 72°02'36" E	11°03'31"
C145	365.00'	93.31'	93.31'	S 66°15'13" E	00°31'04"
C146	460.00'	32.66'	32.65'	N 66°58'06" W	01°56'56"
C147	460.00'	85.24'	85.21'	N 70°24'11" W	03°09'14"
C148	460.00'	176.96'	176.71'	N 78°18'34" W	10°33'41"
C149	460.00'	107.73'	107.68'	N 86°48'23" W	08°23'47"
C171	52.00'	46.98'	45.40'	N 49°42'22" E	51°45'54"
C178	168.00'	18.33'	18.33'	N 63°27'44" E	06°15'10"
C179	168.00'	207.33'	144.42'	N 24°58'58" E	70°42'33"
C180	168.00'	221.64'	205.95'	S 48°10'31" E	75°36'25"
C181	168.00'	53.02'	52.80'	S 71°48'47" W	18°04'54"
C182	102.00'	42.67'	42.36'	S 80°45'14" W	23°58'04"
C203	21.00'	5.74'	5.73'	N 01°02'54" W	12°10'37"
C204	1153.00'	43.97'	43.97'	N 03°15'51" E	02°11'02"
C205	1153.00'	36.95'	36.95'	N 01°56'13" E	01°50'10"
C206	27.00'	24.78'	24.24'	N 32°36'53" E	63°11'30"
C207	1148.00'	82.65'	82.64'	S 08°05'01" W	04°07'31"
C208	463.00'	54.07'	54.04'	N 64°20'21" W	06°41'26"
C209	831.00'	29.47'	29.47'	S 66°58'05" E	01°56'56"
C210	831.00'	74.31'	74.21'	N 70°24'11" W	03°09'14"
C211	831.00'	54.44'	54.43'	N 74°53'36" W	03°43'35"
C212	28.00'	43.01'	38.41'	N 52°45'01" W	88°10'04"
C213	460.00'	42.57'	42.57'	S 82°19'16" E	02°32'27"
C214	460.00'	32.26'	32.26'	S 80°05'16" E	01°55'32"
C215	29.00'	36.13'	32.53'	S 44°58'43" W	40°00'00"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	1000.00'	419.36'	416.24'	S 78°00'27" E	24°01'34"
C9	1000.00'	150.54'	150.44'	N 85°42'26" W	08°37'41"
C10	1000.00'	268.77'	267.96'	S 73°41'37" E	15°23'58"
C11	325.00'	137.47'	136.93'	N 78°04'14" W	24°14'22"
C12	1030.00'	191.74'	191.48'	N 04°54'53" E	10°27'46"
C13	1030.00'	61.31'	61.31'	S 00°00'58" E	00°20'04"
C14	1030.00'	185.61'	185.37'	S 05°04'55" W	10°07'42"
C15	1000.00'	51.75'	51.75'	S 08°34'44" W	02°51'55"
C16	1000.00'	154.58'	154.41'	S 84°25'32" E	04°08'35"
C17	45.00'	70.37'	63.42'	N 45°44'16" E	84°35'56"
C18	45.00'	62.30'	57.44'	S 44°48'12" E	74°19'07"
C19	45.00'	58.37'	51.94'	S 25°06'26" W	10°30'04"
C20	1080.00'	4.00'	4.00'	S 62°51'38" W	01°12'42"
C21	1080.00'	64.27'	64.26'	N 01°31'14" E	03°04'30"
C22	1080.00'	88.36'	88.36'	S 05°42'07" W	04°41'15"
C23	1080.00'	34.54'	34.54'	N 04°05'45" E	02°06'02"
C24	25.00'	40.26'	36.05'	N 35°54'17" W	42°16'06"
C25	475.00'	116.21'	116.14'	S 85°32'12" E	06°44'45"
C26	1025.00'	132.51'	132.42'	N 89°20'12" W	01°12'42"
C27	25.00'	30.44'	34.80'	S 54°15'23" W	88°13'15"
C28	475.00'	54.42'	54.41'	S 08°24'00" W	03°23'31"
C29	1346.78'	83.41'	83.40'	N 07°55'13" E	03°26'32"
C30	1346.78'	20.43'	20.43'	N 04°43'37" E	00°50'18"
C31	1020.00'	113.87'	113.81'	N 06°56'53" E	08°23'47"
C32	25.00'	54.64'	35.65'	N 41°44'04" W	40°58'17"

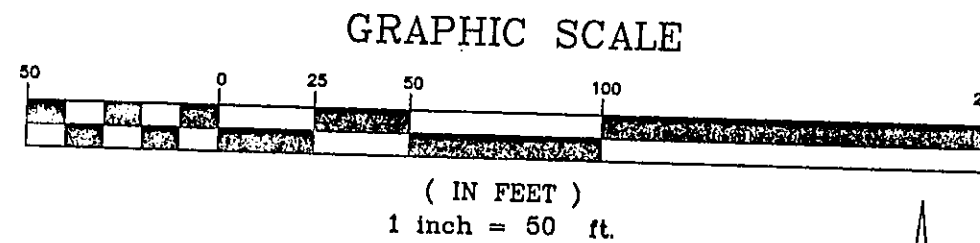
**LINE TABLE**

LINE	DIRECTION	DISTANCE
L2	N 84°41'00" E	36.43'
L3	S 24°26'14" E	20.00'
L51	N 31°24'10" E	8.13'
L52	N 31°24'10" E	15.18'

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# St. James Place Unit One

Being a Replat of a portion of Unrecorded Plat of Dinsmore Farms, Sections 13 and 14. Being a portion of the Southeast 1/4 of Section 14, and a portion of the Southwest 1/4 of Section 13, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and all lying in the Unrecorded Plat of Dinsmore Farms, and being all of Farms 2, 3 and 13, and a portion of Farms 1, 14, 15, 16 and 20, of Section 14, Dinsmore Farms, and a portion of Farms 50, 62, 63 and 64, of Section 13, Dinsmore Farms, and those portions of the 60 Foot Road, lying therein, as shown on the Unrecorded Plat of Dinsmore Farms.

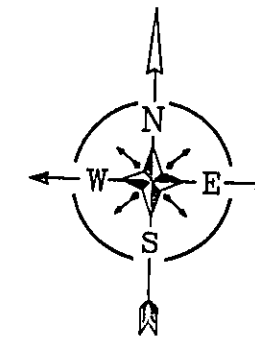


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SHEET 9 OF 10 SHEETS

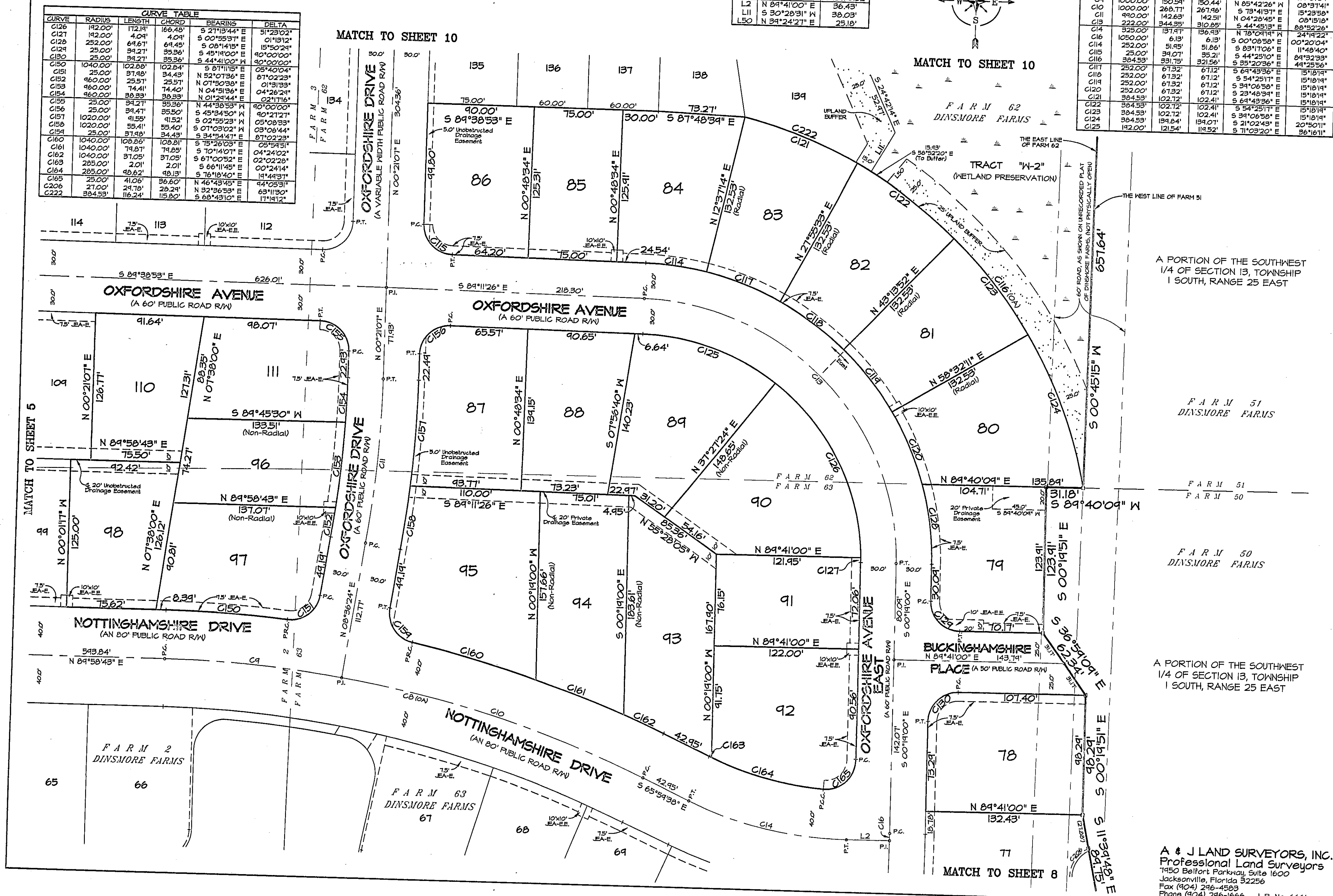
SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	DISTANCE
L2	N 89°41'00" E	36.43'
L11	S 30°28'31" W	38.03'
L50	N 34°24'27" E	25.18'



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	1000.00'	414.36'	416.29'	S 78°00'27" E	24°01'59"
C4	1000.00'	150.54'	150.44'	N 85°42'26" W	08°31'41"
C10	1000.00'	268.77'	267.96'	S 73°41'37" E	15°23'58"
C11	490.00'	142.63'	142.51'	N 04°28'45" E	08°15'18"
C13	222.00'	344.35'	310.85'	S 44°45'13" E	08°52'26"
C14	325.00'	131.97'	130.93'	N 78°04'18" W	24°19'22"
C16	1050.00'	6.13'	6.13'	S 00°08'58" E	00°20'04"
C14	252.00'	51.95'	51.86'	S 83°17'06" E	11°49'40"
C115	25.00'	34.07'	35.21'	S 44°25'10" E	84°32'33"
C16	384.53'	331.75'	321.56'	S 35°20'36" E	44°25'56"
C117	252.00'	67.32'	67.12'	S 69°43'36" E	15°18'19"
C118	252.00'	67.32'	67.12'	S 54°25'17" E	15°18'19"
C119	252.00'	67.32'	67.12'	S 34°06'35" E	15°18'19"
C120	252.00'	67.32'	67.12'	S 23°48'34" E	15°18'19"
C121	384.53'	102.72'	102.41'	S 64°43'36" E	15°18'19"
C122	384.53'	102.72'	102.41'	S 54°25'17" E	15°18'19"
C123	384.53'	102.72'	102.41'	S 34°06'35" E	15°18'19"
C124	384.53'	102.72'	102.41'	S 21°02'43" E	20°50'11"
C125	192.00'	121.54'	119.52'	S 11°03'20" E	36°16'11"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C126	192.00'	112.14'	106.48'	S 27°13'44" E	51°23'02"
C127	192.00'	112.14'	106.48'	S 00°55'37" E	01°13'12"
C128	252.00'	64.67'	64.45'	S 08°14'15" E	15°50'24"
C129	25.00'	34.27'	35.36'	S 45°14'00" E	90°00'00"
C130	25.00'	34.27'	35.36'	S 44°41'00" W	90°00'00"
C150	1040.00'	102.86'	102.84'	S 75°26'03" E	08°54'51"
C151	25.00'	37.98'	34.43'	N 52°07'36" E	05°40'04"
C152	960.00'	25.57'	25.57'	N 07°50'38" E	81°02'23"
C153	960.00'	25.57'	25.57'	N 04°51'36" E	01°13'13"
C154	960.00'	25.57'	25.57'	N 01°24'44" E	04°26'24"
C155	25.00'	34.27'	35.36'	N 01°24'44" E	02°17'16"
C156	25.00'	34.27'	35.36'	N 44°38'53" E	90°00'00"
C157	1020.00'	11.55'	11.55'	S 45°34'50" W	90°27'27"
C158	1020.00'	11.55'	11.55'	S 02°55'23" N	03°08'33"
C159	25.00'	34.27'	35.36'	S 07°03'02" E	03°08'44"
C154	25.00'	34.27'	35.36'	S 34°54'47" E	87°02'23"
C160	1040.00'	102.86'	102.84'	S 75°26'03" E	08°54'51"
C161	1040.00'	102.86'	102.84'	S 70°14'07" E	04°24'02"
C162	1040.00'	102.86'	102.84'	S 67°00'52" E	02°02'28"
C163	285.00'	2.01'	2.01'	S 66°11'45" E	00°24'14"
C164	285.00'	2.01'	2.01'	S 16°18'40" E	19°44'37"
C165	25.00'	34.27'	35.36'	N 46°43'45" E	44°03'31"
C206	27.00'	24.78'	24.24'	N 32°36'53" E	63°11'33"
C222	384.53'	116.24'	115.80'	S 68°43'10" E	17°11'12"



A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST

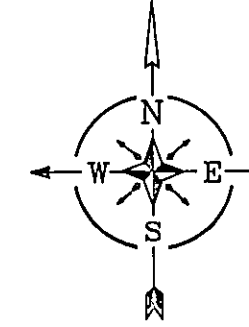
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST

A & J LAND SURVEYORS, INC.  
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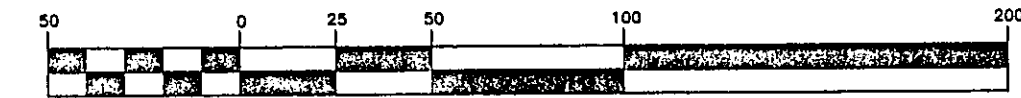
# St. James Place Unit One

Being a Replat of a portion of Unrecorded Plat of Dinsmore Farms, Sections 13 and 14.  
 Being a portion of the Southeast 1/4 of Section 14, and a portion of the Southwest 1/4 of Section 13, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and all lying in the Unrecorded Plat of Dinsmore Farms, and being all of Farms 2, 3 and 13, and a portion of Farms 1, 14, 15, 16 and 20, of Section 14, Dinsmore Farms, and a portion of Farms 50, 62, 63 and 64, of Section 13, Dinsmore Farms, and those portions of the 60 Foot Road, lying therein, as shown on the Unrecorded Plat of Dinsmore Farms.

SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



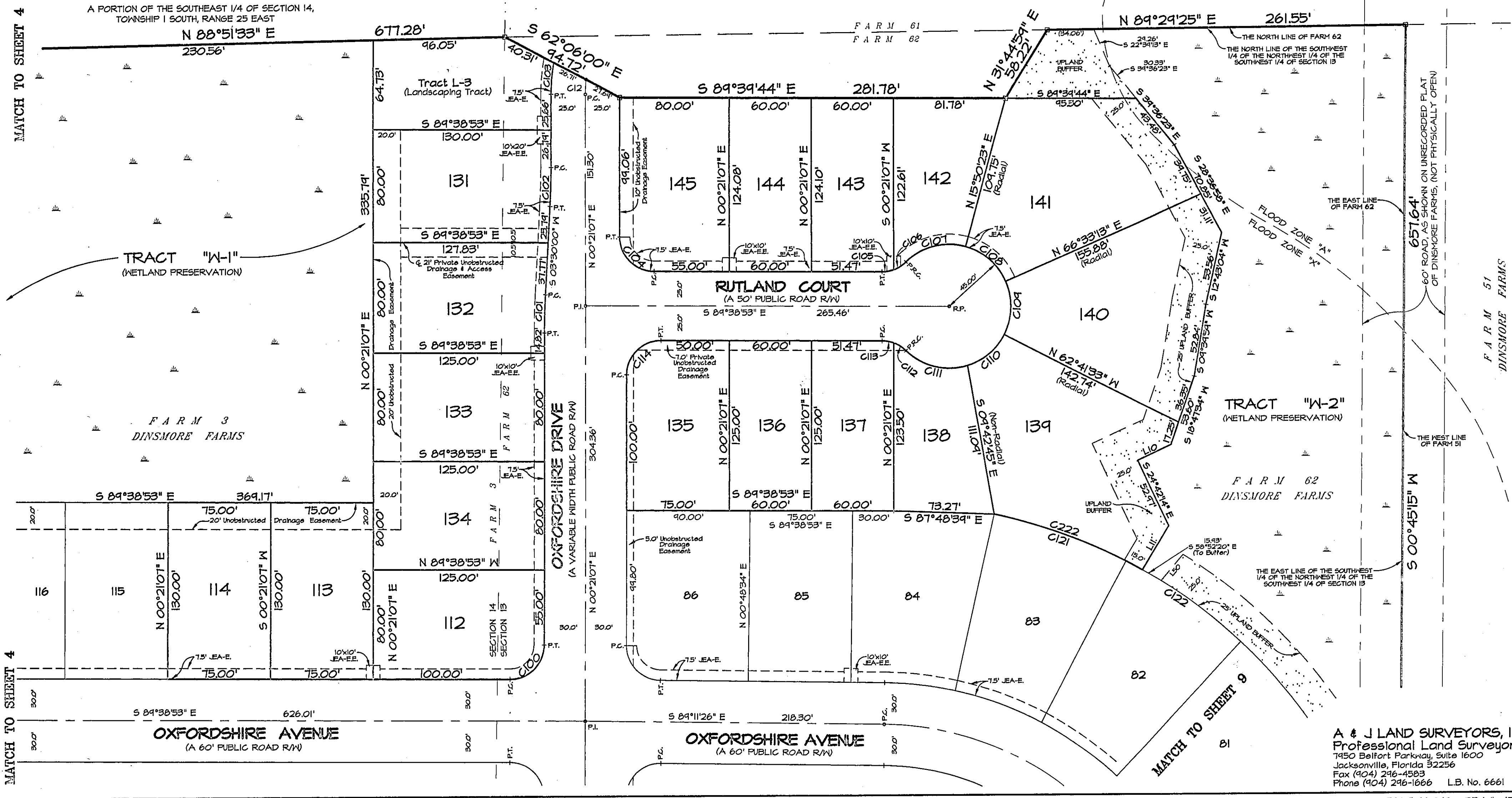
( IN FEET )  
 1 inch = 50 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	125.00'	10.58'	10.58'	N 02°46'36" E	04°51'00"
C100	25.00'	34.21'	35.36'	N 45°21'07" E	90°00'00"
C101	500.00'	27.47'	27.47'	N 01°55'33" E	03°08'54"
C102	500.00'	27.47'	27.47'	N 01°55'33" E	03°08'54"
C103	152.00'	23.01'	22.94'	N 04°44'50" E	08°47'26"
C104	25.00'	34.21'	35.36'	S 44°38'53" E	90°00'00"
C105	25.00'	8.71'	8.66'	S 80°22'14" W	19°57'34"
C106	25.00'	10.67'	10.54'	N 58°04'52" E	24°27'21"
C107	45.00'	47.05'	44.93'	N 75°53'17" E	59°54'12"
C108	45.00'	34.83'	38.54'	S 48°48'12" E	50°42'50"
C109	45.00'	34.86'	38.57'	S 01°55'30" W	50°45'14"
C110	45.00'	35.95'	35.00'	S 50°11'34" W	45°46'15"
C111	45.00'	48.45'	46.14'	N 76°04'38" W	61°41'20"
C112	25.00'	10.67'	10.54'	N 57°27'39" W	24°27'21"
C113	25.00'	8.71'	8.66'	N 79°40'06" W	19°57'34"
C114	25.00'	34.21'	35.36'	S 45°21'07" W	90°00'00"
C121	384.53'	102.72'	102.41'	S 64°43'36" E	15°18'19"
C122	384.53'	102.72'	102.41'	S 54°25'17" E	15°18'19"
C222	384.53'	116.24'	115.80'	S 68°43'10" E	17°19'12"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L10	S 65°11'36" W	26.82'
L11	S 30°28'31" W	38.03'
L50	N 34°24'27" E	25.18'

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13,  
 TOWNSHIP 1 SOUTH, RANGE 25 EAST

FARM 61  
 DINSMORE FARMS



A & J LAND SURVEYORS, INC.  
 Professional Land Surveyors  
 1450 Belfort Parkway, Suite 1600  
 Jacksonville, Florida 32256  
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