

ST. JAMES PLACE UNIT TWO - A

BEING A REPLAT OF A PORTION OF UNRECORDED PLAT OF DINSMORE FARMS, SECTION 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, ALL LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND A PORTION OF FARMS 1, 15, 16, 17, 18, 31 AND 32, OF SECTION 14, DINSMORE FARMS, AND A PORTION OF FARMS 50, OF SECTION 13, DINSMORE FARMS, AND THOSE PORTIONS OF THE 60 FOOT ROADS, LYING THEREIN, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS.

CAPTION
PARCEL "A"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND BEING A PORTION OF FARMS 1, 15, 16, 17, 18, 31 AND 32, OF SECTION 14, DINSMORE FARMS AND THOSE PORTIONS OF THE 60 FOOT ROADS, LYING THEREIN, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 21, ST. JAMES PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 55, PAGES 41, 41A THROUGH 41I (INCLUSIVE), OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°03'50" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, (ALSO BEING THE NORTHERLY LINE OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST) A DISTANCE OF 844.28 FEET, TO A POINT; THENCE NORTH 40°54'55" WEST, A DISTANCE OF 1041.66 FEET, TO A POINT; THENCE NORTH 48°51'46" EAST, A DISTANCE OF 143.65 FEET, TO A POINT; THENCE NORTH 48°51'46" EAST, A DISTANCE OF 60.06 FEET, TO A POINT; THENCE NORTH 48°51'46" EAST, A DISTANCE OF 181.02 FEET, TO A POINT; THENCE SOUTH 41°09'14" EAST, A DISTANCE OF 65.00 FEET, TO A POINT; THENCE NORTH 48°51'46" EAST, A DISTANCE OF 326.04 FEET, TO A POINT; THENCE NORTH 01°54'03" WEST, A DISTANCE OF 113.41 FEET, TO A POINT; THENCE NORTH 88°00'57" EAST, A DISTANCE OF 210.00 FEET, TO A POINT; THENCE SOUTH 86°50'14" EAST, A DISTANCE OF 60.24 FEET, TO A POINT; THENCE NORTH 84°54'03" EAST, A DISTANCE OF 156.17 FEET, TO A POINT; THENCE NORTH 00°01'11" WEST, A DISTANCE OF 35.00 FEET, TO A POINT; THENCE NORTH 74°53'32" EAST, A DISTANCE OF 46.06 FEET, TO A POINT SITUATE IN THE WESTERLY BOUNDARY LINE OF AFORESAID ST. JAMES PLACE UNIT ONE; THENCE SOUTHERLY, ALONG SAID WESTERLY BOUNDARY LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 12°26'20" EAST, A DISTANCE OF 25.82 FEET; COURSE NO. 2: SOUTH 81°51'53" WEST, A DISTANCE OF 51.0 FEET; COURSE NO. 3: SOUTH 00°02'07" EAST, A DISTANCE OF 340.78 FEET; COURSE NO. 4: NORTH 84°51'53" EAST, A DISTANCE OF 112.41 FEET; COURSE NO. 5: SOUTH 22°41'02" EAST, A DISTANCE OF 615.14 FEET; COURSE NO. 6: NORTH 67°12'58" EAST, A DISTANCE OF 48.54 FEET; COURSE NO. 7: SOUTH 18°16'11" EAST, A DISTANCE OF 183.44 FEET; COURSE NO. 8: SOUTH 12°04'58" EAST, A DISTANCE OF 220.86 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 21, AND THE POINT OF BEGINNING.

CONTAINING 24.41 ACRES AND/OR 1283501 SQUARE FEET, MORE OR LESS.

CAPTION
PARCEL "B"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND BEING A PORTION OF FARM 50, OF SECTION 13, DINSMORE FARMS AND THOSE PORTIONS OF THE 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 74, ST. JAMES PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 55, PAGES 41, 41A THROUGH 41I (INCLUSIVE), OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 84°40'04" EAST, ALONG A BOUNDARY LINE OF SAID ST. JAMES PLACE UNIT ONE, A DISTANCE OF 310.8 FEET, TO A POINT; THENCE NORTH 84°41'53" EAST, ALONG THE NORTHERLY LINE OF SAID 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) A DISTANCE OF 660.47 FEET, TO A POINT; THENCE SOUTH 00°30'33" WEST, ALONG THE EASTERLY LINE OF SAID FARM 50, A DISTANCE OF 260.25 FEET, TO A POINT; THENCE SOUTH 50°34'45" WEST, A DISTANCE OF 153.51 FEET, TO A POINT; THENCE SOUTH 84°41'00" WEST, A DISTANCE OF 445.11 FEET, TO THE NORTHEAST CORNER OF LOT 76, SAID ST. JAMES PLACE UNIT ONE; THENCE SOUTH 84°40'04" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 76, A DISTANCE OF 14.64 FEET, TO THE SOUTHEAST CORNER OF LOT 74, SAID ST. JAMES PLACE UNIT ONE; THENCE NORTHERLY, ALONG THE EASTERLY BOUNDARY LINE OF SAID ST. JAMES PLACE UNIT ONE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: NORTH 11°34'48" WEST, A DISTANCE OF 84.75 FEET; COURSE NO. 2: NORTH 00°41'51" WEST, A DISTANCE OF 48.24 FEET; COURSE NO. 3: NORTH 36°54'04" WEST, A DISTANCE OF 62.34 FEET; COURSE NO. 4: NORTH 00°41'51" WEST, A DISTANCE OF 123.41 FEET, TO THE NORTHEAST CORNER OF SAID LOT 74, AND THE POINT OF BEGINNING.

CONTAINING 5.36 ACRES AND/OR 233512 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 AS ST. JAMES PLACE UNIT TWO-A, AND THAT CITIBUS 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 AND UNOBSTRUCTED DRAINAGE AND ACCESS 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:

- 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 MATTERS 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.
 - THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING 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.
 - 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 THE AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ST. JAMES PLACE UNIT TWO-A. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE INTO 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 (171.041(2)).

TRACT "C" (CONSERVATION TRACT), 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.

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 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 SUPERPLANTED 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 (171.041(2)).

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 MERCANTILE BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF September, A.D. 2004.

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

WITNESS: J.L. Hardin
J.L. HARDIN

BY: Michael E. Braren
MICHAEL E. BRAREN, THE SOLE MEMBER OF ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

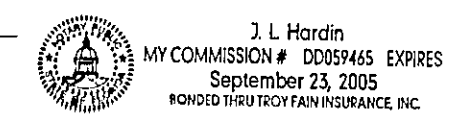
WITNESS: Russell Zimmerman
RUSSELL ZIMMERMAN

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 20th DAY OF SEPTEMBER, A.D. 2004 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



TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____

MERCANTILE BANK
A NATIONAL BANKING ASSOCIATION

WITNESS: Kathy Voyles
KATHY VOYLES

BY: Stephen G. Meadows
STEPHEN G. MEADOWS, VICE PRESIDENT OF MERCANTILE BANK, A NATIONAL BANKING ASSOCIATION

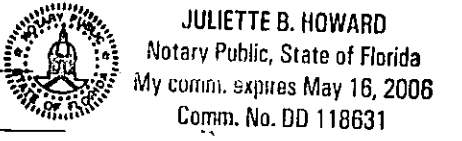
WITNESS: Russell Zimmerman
RUSSELL ZIMMERMAN

NOTARY FOR MERCANTILE BANK
A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, A.D. 2004 BY STEPHEN G. MEADOWS, VICE PRESIDENT OF MERCANTILE BANK, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Juliette B. Howard
NOTARY PUBLIC, STATE OF FLORIDA



TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 WELLS STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 258-8444
PHONE (904) 258-8466



Approved 6/2/05
Date
John P. Pagano
City Engineer
for Director of Public Works
Approved 6/13/05
Date
Cheryl
for General Counsel

ST. JAMES PLACE UNIT TWO - A

BEING A REPLAT OF A PORTION OF UNRECORDED PLAT OF DINSMORE FARMS, SECTION 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, ALL LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND A PORTION OF FARMS 1, 15, 16, 17, 18, 31 AND 32, OF SECTION 14, DINSMORE FARMS, AND A PORTION OF FARMS 50, OF SECTION 13, DINSMORE FARMS, AND THOSE PORTIONS OF THE 60 FOOT ROADS, 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 14 DAY OF June AD, 2005

[Signature]
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2005220491

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 58 PAGES 34-41 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15 DAY OF June AD, 2005

[Signature]
JIM FULLER, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 2nd DAY OF June AD, 2005

[Signature]
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 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.01, FLORIDA STATUTES, CHAPTER 6181-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.10, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 31 DAY OF May AD, 2005

[Signature]
GEORGE WARD
PROFESSIONAL LAND SURVEYOR No. 5155
7450 Bellfort Parkway, Suite 1600
Jacksonville, Florida 32256

GENERAL NOTES

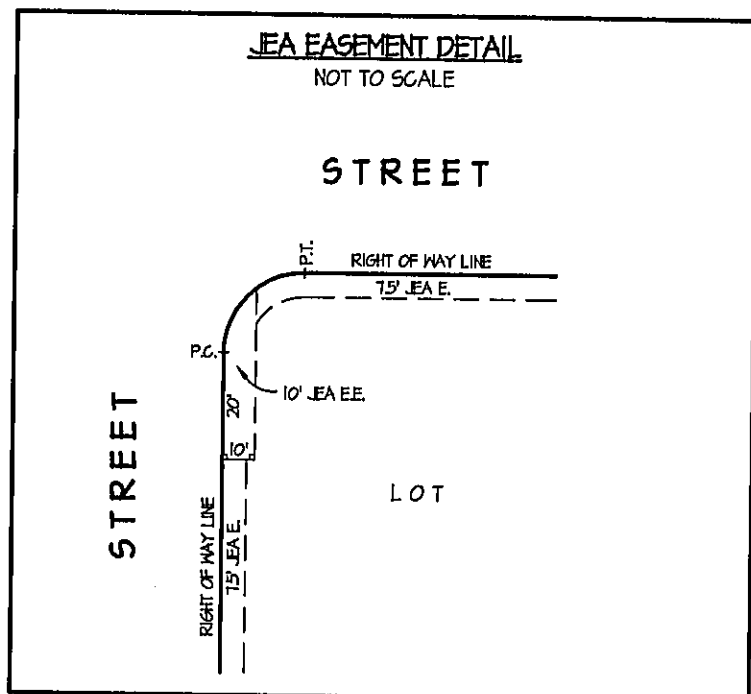
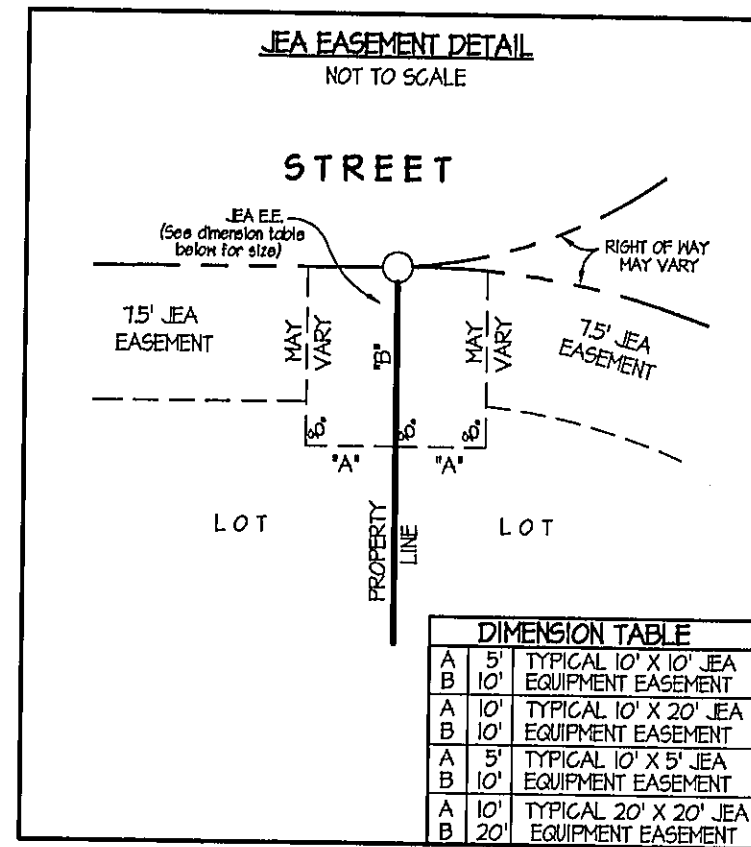
1. BASIS OF BEARINGS: STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAME USED FOR THIS SURVEY ARE: JEA-012 AND JEA-0526. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 90) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED 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.
3. 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 EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. 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.
8. 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.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA EE" 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.
11. "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.
12. (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES "X" (UNSHADED) & A, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120071 - 0061 E; MAP REVISED DATE: AUGUST 15, 1984.

LEGEND

ESMT. EASEMENT
 O.R. VOL. OFFICIAL RECORDS VOLUME
 PG. 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
 REF. MON. REFERENCE MONUMENT
 R/W RIGHT OF WAY
 T.O.B. TOP OF BANK

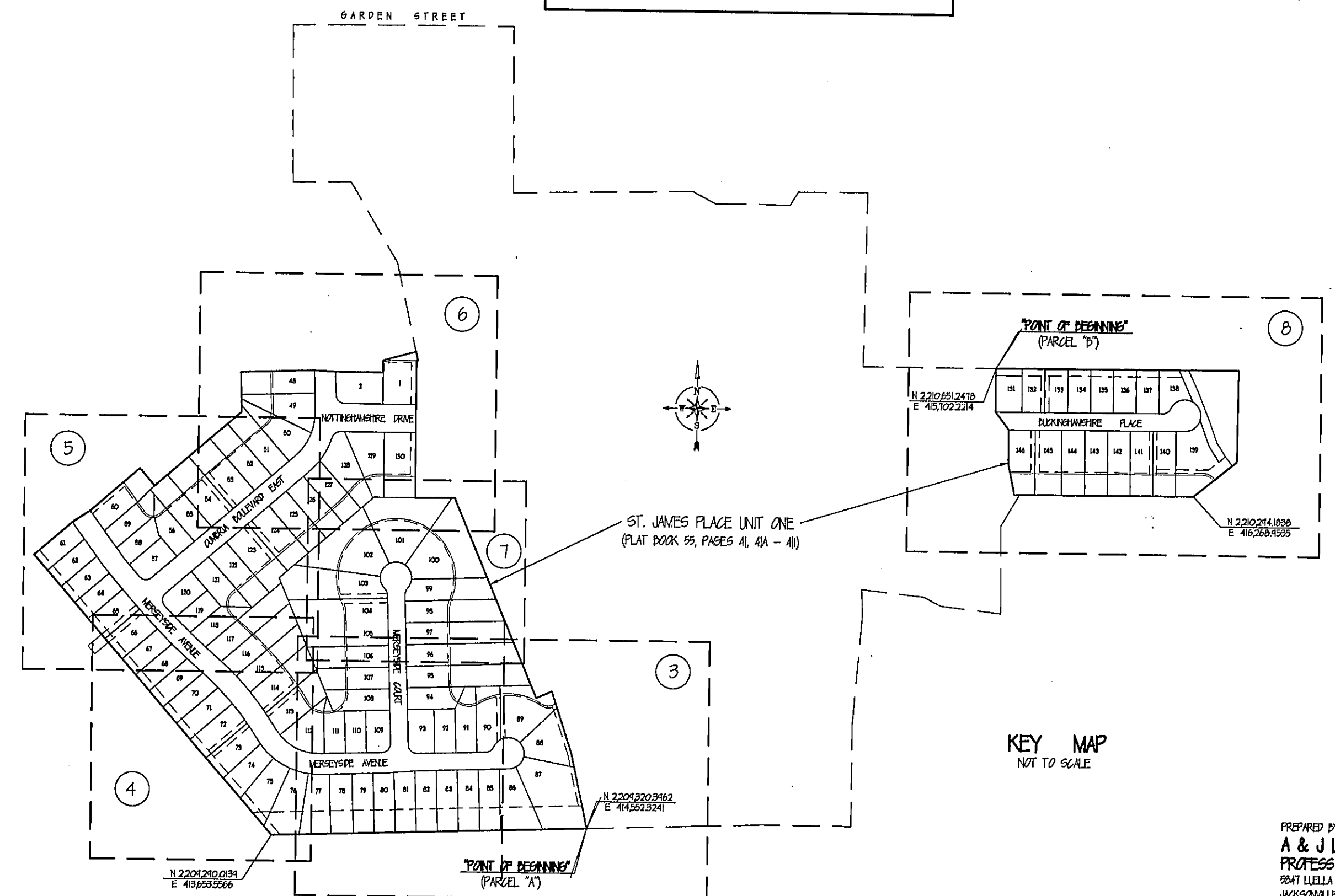
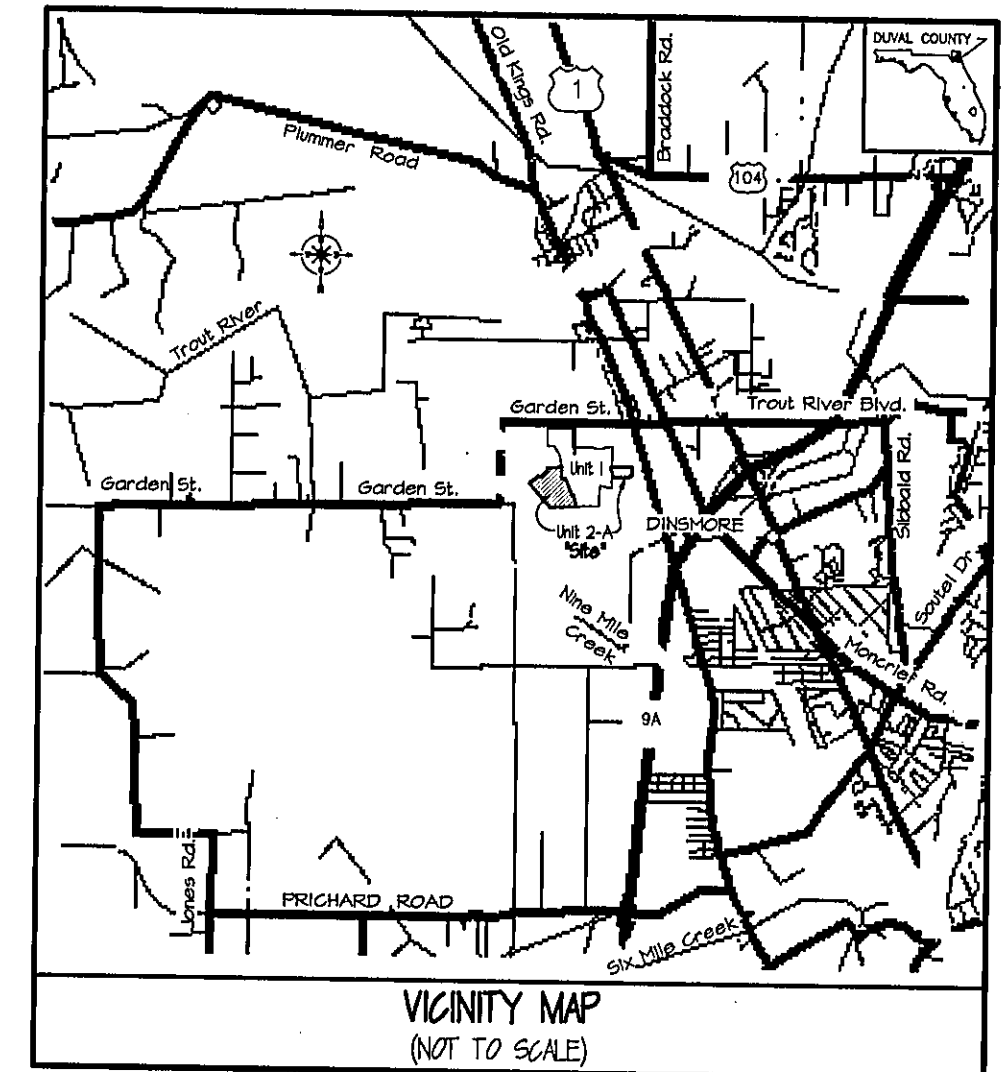
○ DENOTES PERMANENT REFERENCE MONUMENT FOUND (L.B. NO. 6661)
 □ DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661)
 ○ DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661

— | — STREET NAME CHANGE



DIMENSION TABLE

A	5'	TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
A	5'	TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
B	20'	TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT



PREPARED BY:
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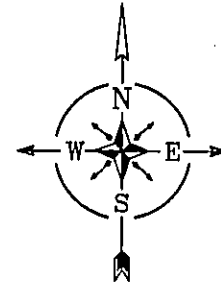
ST. JAMES PLACE UNIT TWO - A

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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



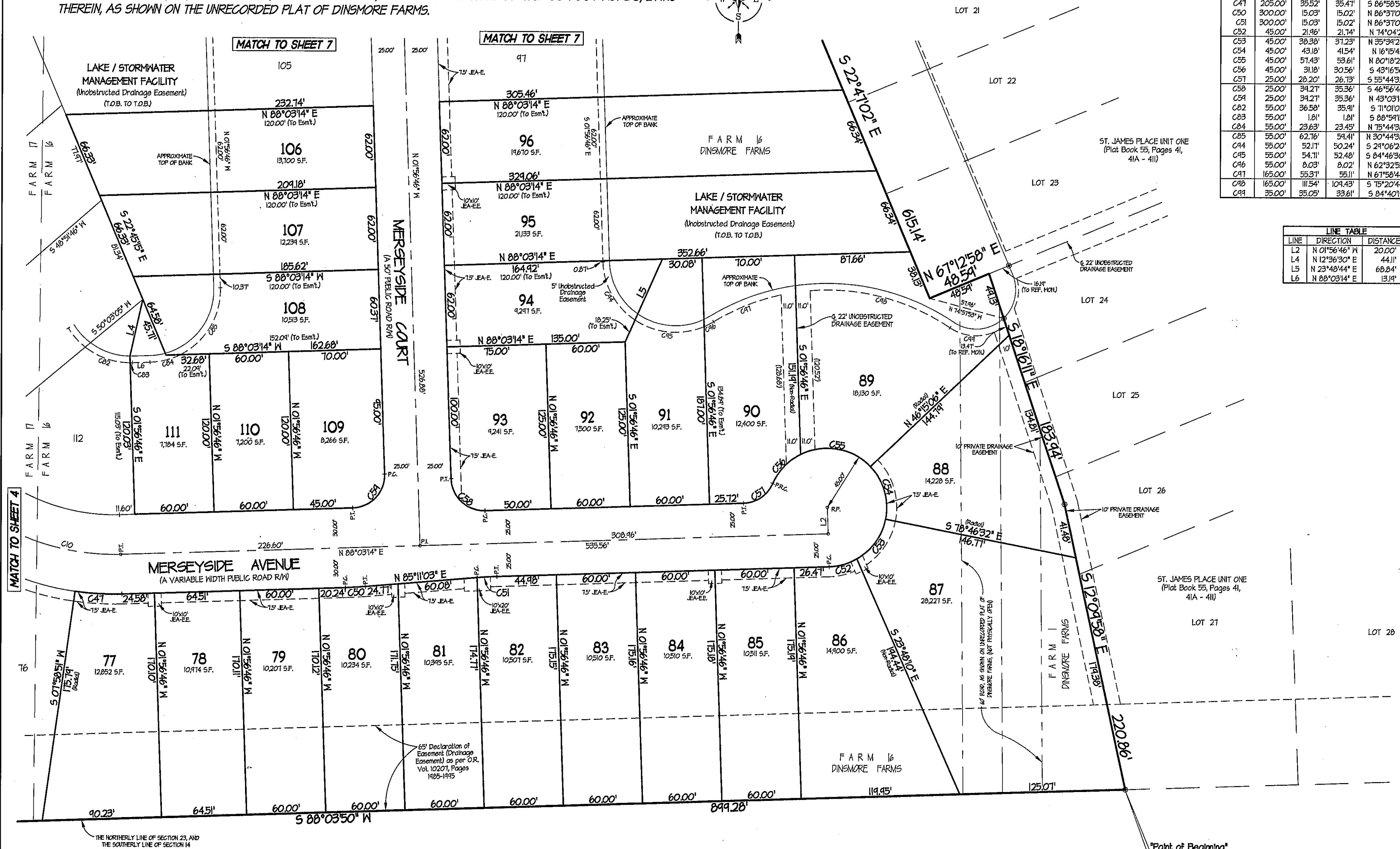
PLAT BOOK 58 PAGE 36

SHEET 3 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	175.00'	178.36'	170.74'	S 62°44'53" E	58°23'41"
C41	205.00'	35.52'	35.41'	S 86°58'58" E	04°55'31"
C50	300.00'	15.03'	15.02'	N 86°37'04" E	02°52'11"
C51	300.00'	15.03'	15.03'	N 86°37'04" E	02°52'11"
C52	45.00'	21.46'	21.74'	N 74°04'21" E	27°51'46"
C53	45.00'	38.38'	37.23'	N 35°34'28" E	48°52'00"
C54	45.00'	43.18'	41.54'	N 16°15'43" W	54°58'22"
C55	45.00'	51.43'	51.43'	N 80°18'21" W	73°01'04"
C56	45.00'	31.18'	30.56'	S 43°16'56" W	34°42'11"
C57	25.00'	28.20'	26.73'	S 55°44'32" E	64°31'23"
C58	25.00'	34.27'	35.36'	S 46°56'46" E	40°00'00"
C59	25.00'	34.27'	35.36'	N 43°03'14" E	40°00'00"
C82	55.00'	36.58'	35.91'	S 71°01'03" E	38°06'25"
C83	55.00'	1.81'	1.81'	S 88°54'15" W	01°53'00"
C84	55.00'	23.63'	23.45'	N 75°44'38" E	24°31'12"
C85	55.00'	62.76'	54.41'	N 30°44'38" E	65°22'48"
C84	55.00'	32.17'	50.24'	S 24°06'24" E	54°20'50"
C46	55.00'	54.71'	52.48'	S 84°46'30" E	56°54'23"
C46	55.00'	8.03'	8.02'	N 62°52'53" E	08°21'52"
C47	165.00'	53.31'	55.11'	N 61°58'44" E	18°13'34"
C88	165.00'	111.54'	104.43'	S 75°20'44" E	38°14'55"
C49	35.00'	35.05'	33.61'	S 84°40'14" E	57°23'05"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L2	N 01°56'46" W	20.00'
L4	N 12°36'30" E	44.11'
L5	N 23°48'44" E	68.84'
L6	N 88°03'14" E	13.11'



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

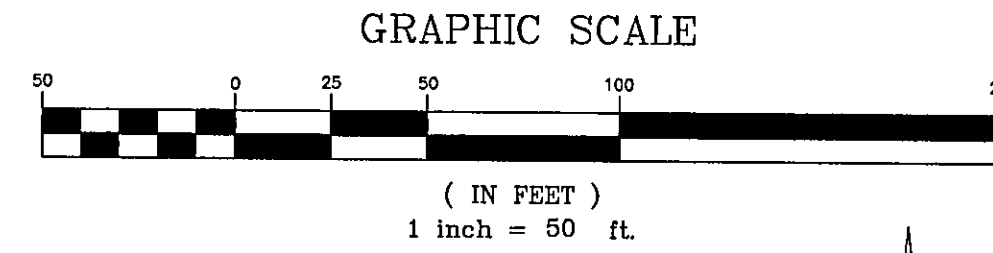
"Point of Beginning"
(THE SOUTHWEST CORNER OF LOT 27, ST. JAMES PLACE UNIT ONE)
PARCEL "A"

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ST. JAMES PLACE UNIT TWO - A

BEING A REPLAT OF A PORTION OF UNRECORDED PLAT OF DINSMORE FARMS, SECTION 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, ALL LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND A PORTION OF FARMS 1, 15, 16, 17, 18, 31 AND 32, OF SECTION 14, DINSMORE FARMS, AND A PORTION OF FARMS 50, OF SECTION 13, DINSMORE FARMS, AND THOSE PORTIONS OF THE 60 FOOT ROADS, LYING THEREIN, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS.

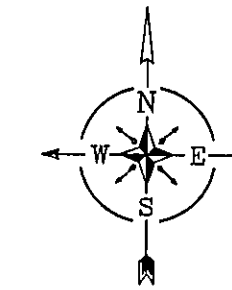


PLAT BOOK **58** PAGE **37**

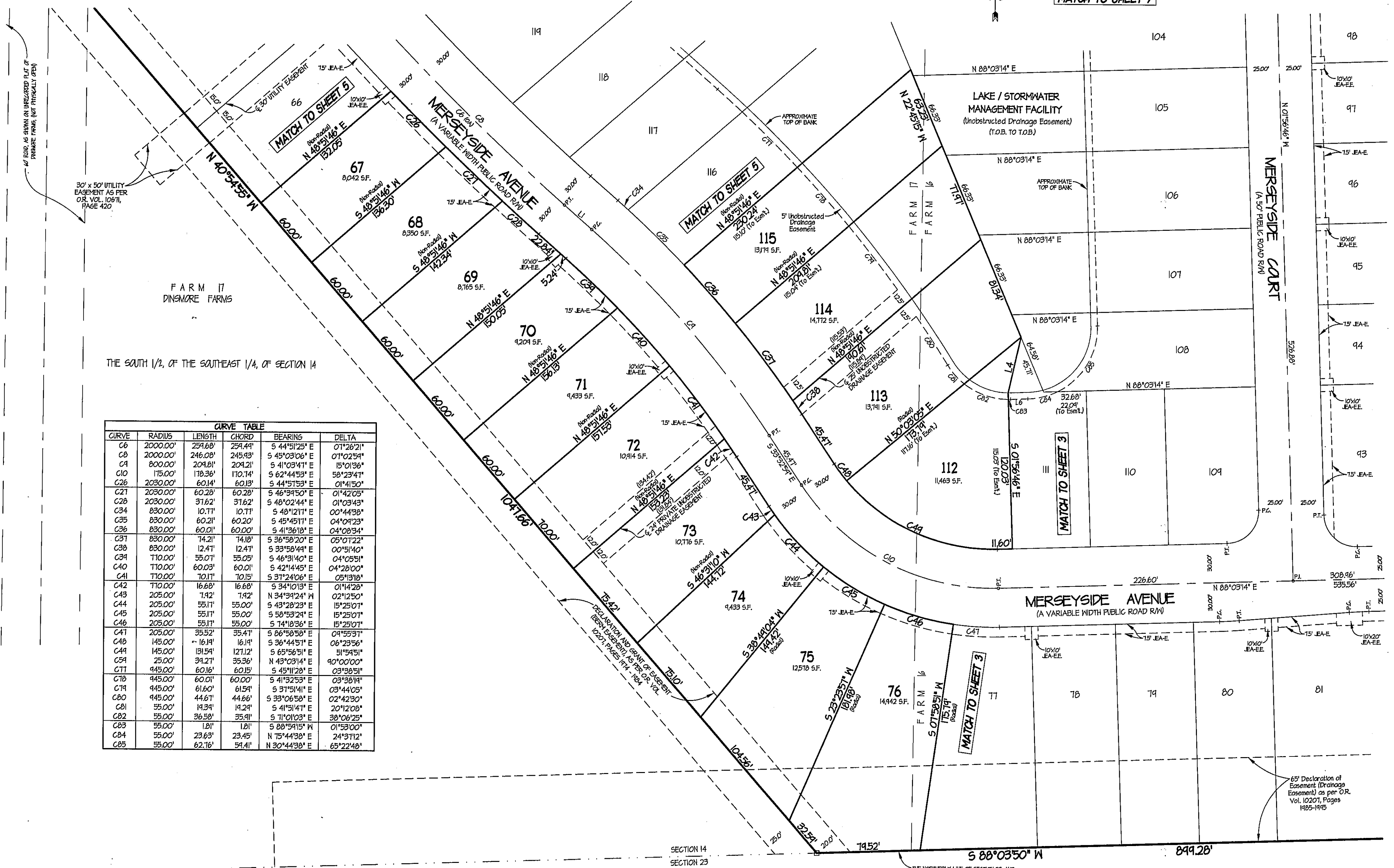
SHEET **4** OF **8** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 48°34'36" E	28.08'
L4	N 12°36'30" E	44.11'
L6	N 88°03'14" E	13.14'



MATCH TO SHEET 7



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C6	2000.00'	254.68'	254.44'	S 44°51'25" E	07°28'21"
C8	2000.00'	246.08'	245.43'	S 45°03'06" E	07°02'54"
C4	800.00'	204.81'	204.21'	S 41°03'41" E	15°01'36"
C10	175.00'	178.36'	170.74'	S 62°44'53" E	58°23'41"
C26	2030.00'	60.14'	60.13'	S 44°51'53" E	01°41'50"
C21	2030.00'	60.28'	60.28'	S 46°34'50" E	01°42'05"
C28	2030.00'	31.62'	31.62'	S 48°02'44" E	01°03'43"
C34	830.00'	10.71'	10.71'	S 48°12'11" E	00°44'38"
C35	830.00'	60.21'	60.20'	S 45°45'11" E	04°04'23"
C36	830.00'	60.01'	60.00'	S 41°56'18" E	04°09'34"
C37	830.00'	14.21'	14.18'	S 35°58'20" E	05°07'22"
C38	830.00'	12.41'	12.41'	S 33°58'49" E	00°51'40"
C39	110.00'	55.01'	55.05'	S 46°19'14" E	04°05'51"
C40	110.00'	60.03'	60.01'	S 42°14'45" E	04°28'00"
C41	110.00'	10.11'	10.15'	S 31°24'06" E	05°13'18"
C42	110.00'	16.68'	16.68'	S 34°10'13" E	01°14'28"
C43	205.00'	1.42'	1.42'	N 34°34'24" W	02°12'50"
C44	205.00'	55.11'	55.00'	S 43°28'23" E	15°25'01"
C45	205.00'	55.11'	55.00'	S 58°53'24" E	15°25'01"
C46	205.00'	55.11'	55.00'	S 74°18'36" E	15°25'01"
C47	205.00'	35.52'	35.41'	S 66°58'58" E	04°55'31"
C48	145.00'	16.14'	16.14'	S 36°44'51" E	06°23'56"
C49	145.00'	131.54'	121.12'	S 65°56'51" E	51°54'51"
C59	25.00'	34.21'	35.36'	N 43°03'14" E	90°00'00"
C71	445.00'	60.16'	60.15'	S 45°11'28" E	03°18'51"
C78	445.00'	60.01'	60.00'	S 41°32'53" E	03°38'14"
C79	445.00'	61.60'	61.54'	S 31°51'41" E	03°44'05"
C80	445.00'	44.61'	44.66'	S 33°06'58" E	02°42'30"
C81	55.00'	14.34'	14.24'	S 41°51'41" E	20°12'08"
C82	55.00'	36.58'	35.41'	S 71°01'03" E	38°06'25"
C83	55.00'	1.81'	1.81'	S 88°54'15" W	01°53'00"
C84	55.00'	23.63'	23.45'	N 75°44'38" E	24°31'12"
C85	55.00'	62.76'	54.11'	N 30°44'38" E	65°22'48"

65' Declaration of Easement (Drainage Easement) as per D.R. Vol. 10207, Pages 1825-1845

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

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BEING A REPLAT OF A PORTION OF UNRECORDED PLAT OF DINSMORE FARMS, SECTION 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, ALL LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND A PORTION OF FARMS 1, 15, 16, 17, 18, 31 AND 32, OF SECTION 14, DINSMORE FARMS, AND A PORTION OF FARMS 50, OF SECTION 13, DINSMORE FARMS, AND THOSE PORTIONS OF THE 60 FOOT ROADS, LYING THEREIN, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS.

SEE SHEET 2 FOR GENERAL NOTES

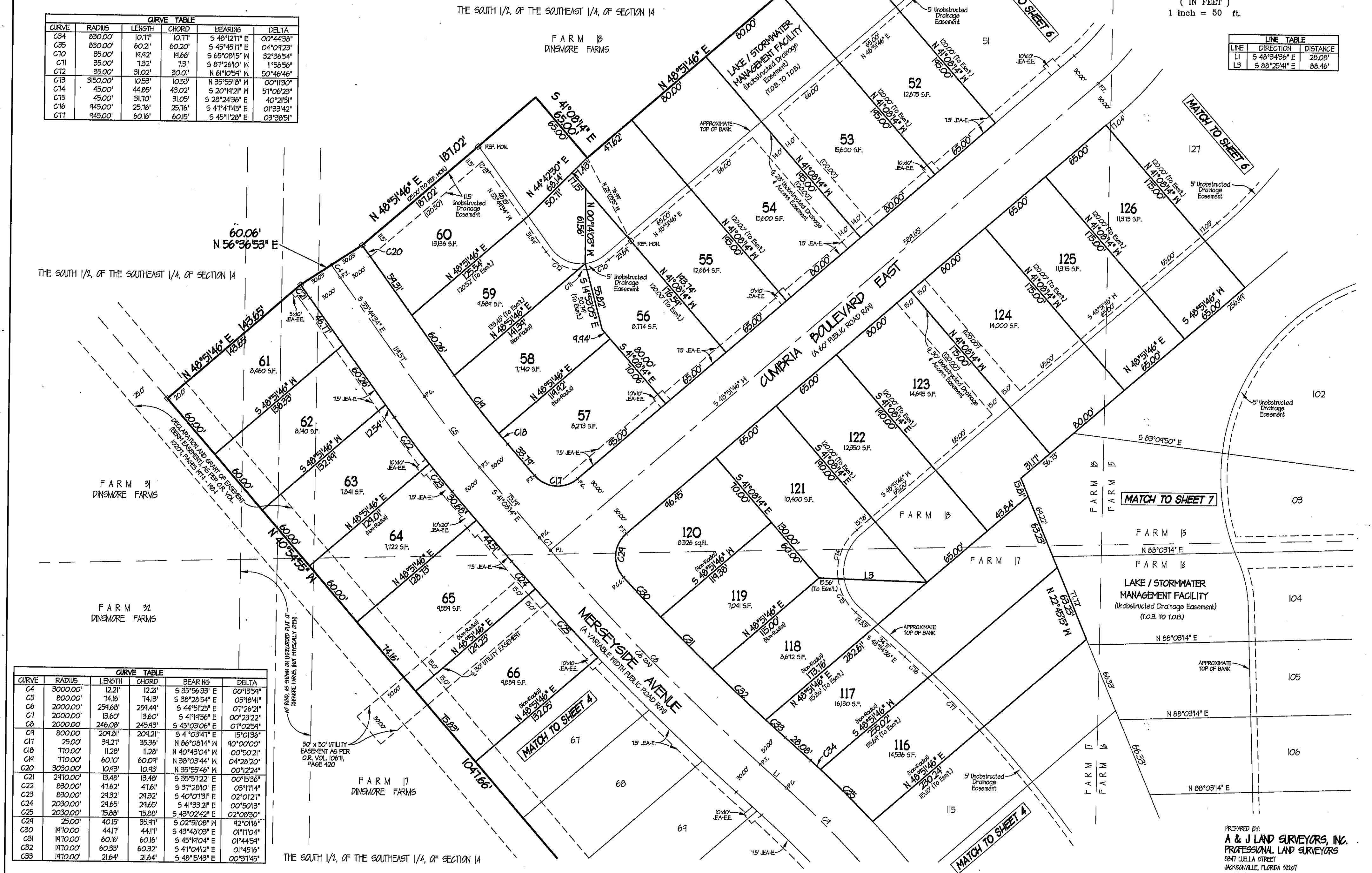
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C34	830.00'	10.71'	10.71'	S 48°12'11" E	00°44'38"
C35	830.00'	60.21'	60.20'	S 45°45'11" E	04°09'23"
C70	35.00'	14.42'	14.66'	S 65°08'15" N	32°36'54"
C71	35.00'	7.32'	7.31'	S 87°26'10" N	11°58'56"
C72	35.00'	31.02'	30.01'	N 61°10'54" N	50°46'46"
C73	3150.00'	10.53'	10.53'	N 35°55'18" N	00°11'30"
C74	45.00'	44.85'	43.02'	S 20°14'21" N	57°06'23"
C75	45.00'	31.70'	31.05'	S 28°24'36" E	40°21'31"
C76	445.00'	25.76'	25.76'	S 47°47'45" E	01°33'42"
C77	445.00'	60.16'	60.15'	S 45°11'28" E	03°38'51"

LINE	DIRECTION	DISTANCE
L1	S 48°34'36" E	28.00'
L3	S 88°25'41" E	88.46'

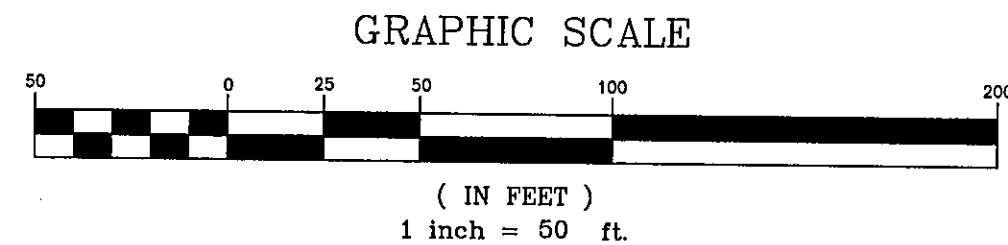


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	3000.00'	12.21'	12.21'	S 35°56'33" E	00°13'59"
C5	800.00'	74.16'	74.13'	S 38°28'54" E	05°18'41"
C6	2000.00'	254.68'	254.44'	S 44°51'25" E	07°26'21"
C7	2000.00'	13.60'	13.60'	S 41°14'56" E	00°23'22"
C8	2000.00'	246.08'	245.43'	S 45°03'06" E	07°10'25"
C9	800.00'	204.81'	204.21'	S 41°03'47" E	15°01'36"
C11	25.00'	34.27'	35.36'	N 86°08'14" N	90°00'00"
C18	710.00'	11.28'	11.28'	N 40°43'04" N	00°50'21"
C19	710.00'	60.10'	60.04'	N 38°03'44" N	04°28'20"
C20	3030.00'	10.43'	10.43'	N 35°55'46" N	00°12'24"
C21	2470.00'	13.48'	13.48'	S 35°51'22" E	00°15'36"
C22	830.00'	41.62'	41.61'	S 37°28'10" E	03°17'14"
C23	830.00'	24.32'	24.32'	S 40°07'31" E	02°01'21"
C24	2030.00'	24.65'	24.65'	S 41°33'21" E	00°50'13"
C25	2030.00'	75.88'	75.88'	S 43°02'42" E	02°08'30"
C29	25.00'	40.15'	35.97'	S 02°51'08" N	92°01'16"
C30	1170.00'	44.17'	44.17'	S 43°48'03" E	01°17'04"
C31	1170.00'	60.16'	60.16'	S 45°19'04" E	01°44'54"
C32	1170.00'	60.33'	60.32'	S 47°04'12" E	01°45'16"
C33	1170.00'	21.64'	21.64'	S 48°15'43" E	00°37'45"

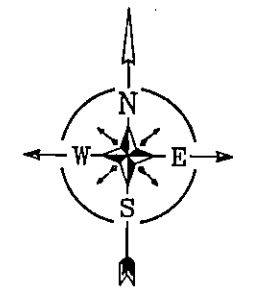
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ST. JAMES PLACE UNIT TWO - A

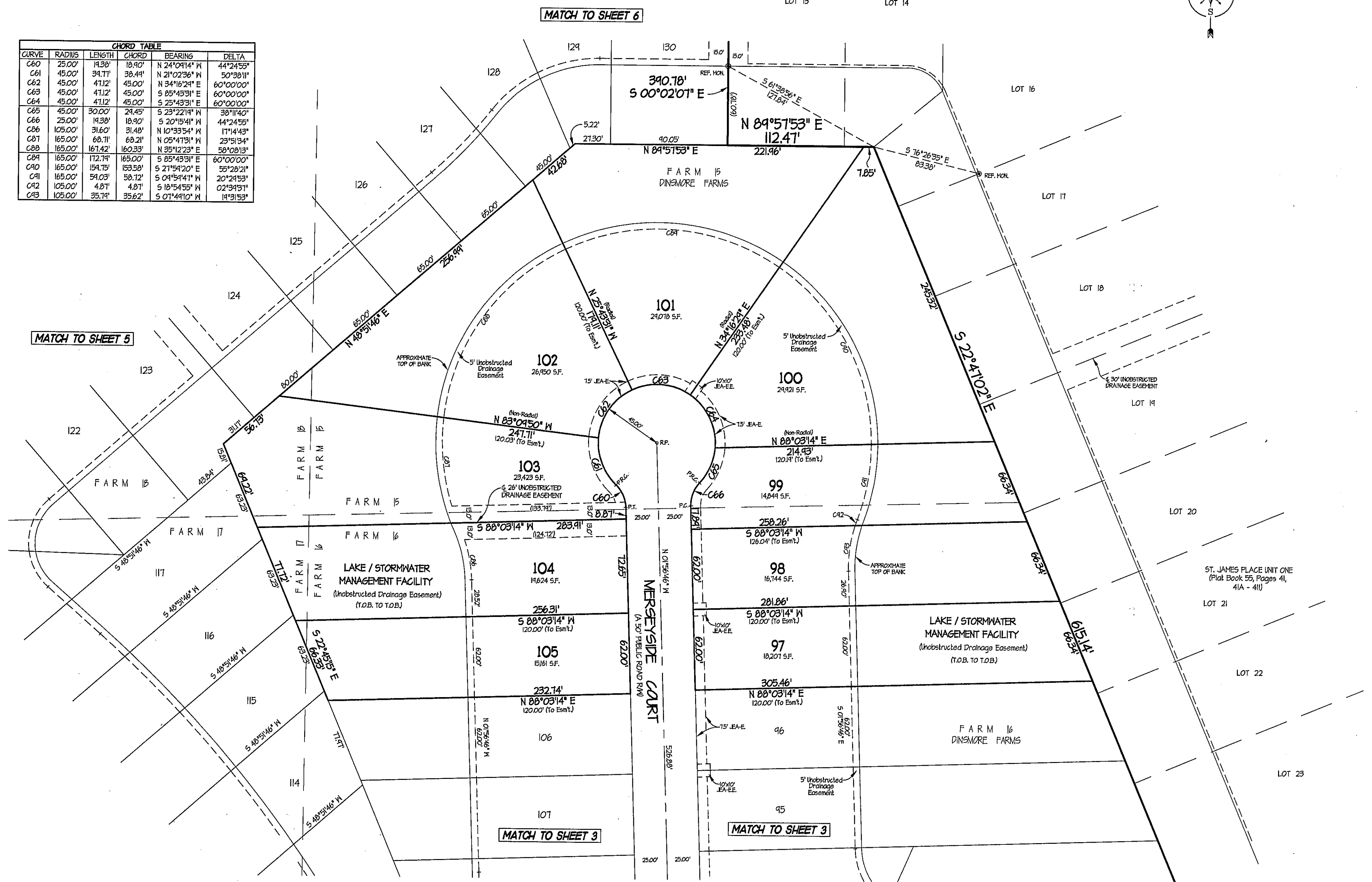
BEING A REPLAT OF A PORTION OF UNRECORDED PLAT OF DINSMORE FARMS, SECTION 13 AND 14. BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALL LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND A PORTION OF FARMS 1, 15, 16, 17, 18, 31 AND 32, OF SECTION 14, DINSMORE FARMS, AND A PORTION OF FARMS 50, OF SECTION 13, DINSMORE FARMS, AND THOSE PORTIONS OF THE 60 FOOT ROADS, LYING THEREIN, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS.



PLAT BOOK **58** PAGE **40**
SHEET **1** OF **8** SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C60	25.00'	14.38'	18.90'	N 24°09'14" W	44°24'55"
C61	45.00'	34.71'	38.44'	N 21°02'36" E	50°38'11"
C62	45.00'	47.12'	45.00'	N 34°16'24" E	60°00'00"
C63	45.00'	47.12'	45.00'	S 85°43'31" E	60°00'00"
C64	45.00'	47.12'	45.00'	S 25°43'31" E	60°00'00"
C65	45.00'	30.00'	24.45'	S 23°22'14" N	38°11'40"
C66	25.00'	14.38'	18.90'	S 20°15'41" N	44°24'55"
C66	105.00'	31.60'	31.48'	N 10°33'54" N	17°14'43"
C87	165.00'	68.71'	68.21'	N 05°47'31" N	23°51'34"
C88	165.00'	167.42'	160.33'	N 35°12'23" E	58°08'13"
C89	165.00'	172.74'	165.00'	S 85°43'31" E	60°00'00"
C90	165.00'	154.75'	153.58'	S 21°54'20" E	55°28'21"
C91	165.00'	54.03'	58.72'	S 04°54'41" N	20°24'53"
C92	105.00'	4.87'	4.87'	S 18°54'55" W	02°34'31"
C93	105.00'	35.14'	35.62'	S 07°44'10" W	14°13'53"

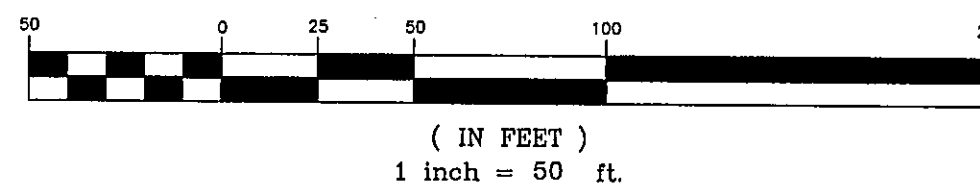


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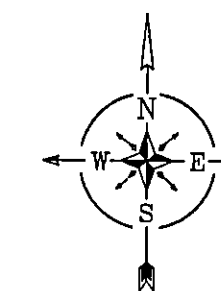
GRAPHIC SCALE



PLAT BOOK 58 PAGE 41

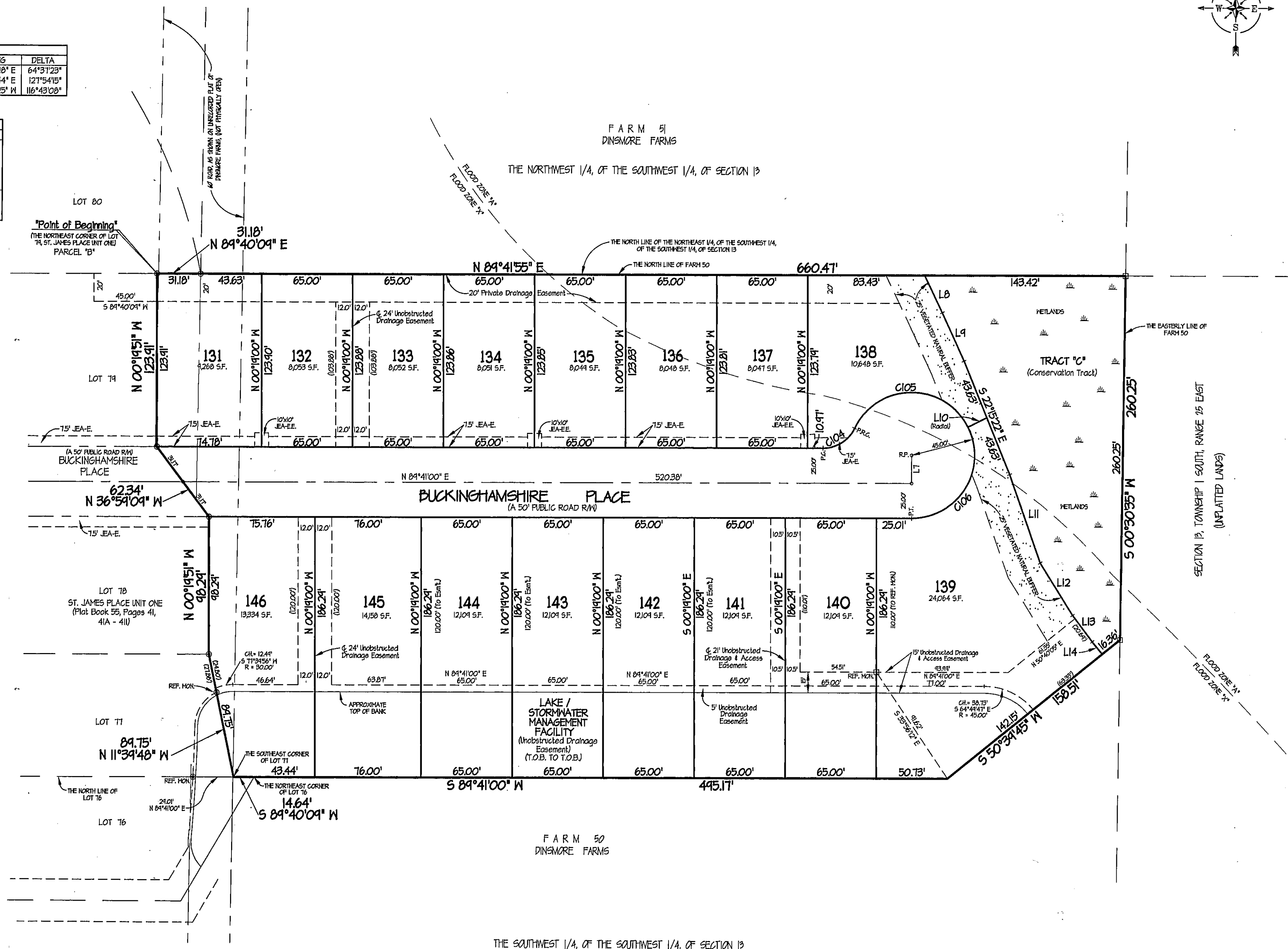
SHEET 8 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C104	25.00'	28.20'	26.73'	N 51°22'18" E	64°31'23"
C105	45.00'	100.46'	80.86'	N 84°00'44" E	121°54'15"
C106	45.00'	41.61'	16.62'	S 31°14'25" W	116°43'08"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 00°14'00" W	20.00'
L8	S 25°33'31" E	24.31'
L4	S 24°21'44" E	38.08'
L10	S 62°51'51" W	15.04'
L11	S 11°22'20" E	66.84'
L12	S 32°05'31" E	43.94'
L13	S 31°00'44" E	23.54'
L14	S 34°21'32" E	11.36'



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