

ST. JAMES PLACE UNIT THREE

A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINGMORE FARMS, AND BEING ALL OF FARM 24, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINGMORE FARMS;
TOGETHER WITH: 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 DINGMORE FARMS, AND BEING A PORTION OF FARMS 61 AND 62, OF SECTION 13, DINGMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINGMORE FARMS.

CAPTION PARCEL "A"

A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINGMORE FARMS, AND BEING ALL OF FARM 24, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINGMORE FARMS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A-1", ST. JAMES PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 55, PAGES 41, 41A-41I (INCLUSIVE), OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°40'25" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF SAID ST. JAMES PLACE UNIT ONE, A DISTANCE OF 44.18 FEET, TO A POINT SITUATE ON THE SOUTHERLY LINE OF FARM 20, SECTION 14, OF AFORESAID UNRECORDED PLAT OF DINGMORE FARMS, (ALSO BEING THE NORTHERLY LINE OF FARM 14, SECTION 14, OF AFORESAID UNRECORDED PLAT OF DINGMORE FARMS); THENCE SOUTH 88°53'33" WEST, ALONG LAST SAID LINE, A DISTANCE OF 504.60 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'33" WEST, ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, A DISTANCE OF 20.06 FEET, TO A POINT; THENCE SOUTH 01°07'41" EAST, A DISTANCE OF 120.36 FEET, TO A POINT; THENCE SOUTH 24°25'13" EAST, A DISTANCE OF 68.14 FEET, TO A POINT; THENCE SOUTH 01°07'41" EAST, A DISTANCE OF 185.25 FEET, TO A POINT; THENCE SOUTH 48°51'46" WEST, A DISTANCE OF 237.46 FEET, TO A POINT; THENCE SOUTH 41°08'14" EAST, A DISTANCE OF 544.72 FEET, TO A POINT; THENCE SOUTH 48°51'46" WEST, A DISTANCE OF 187.02 FEET, TO A POINT; THENCE SOUTH 56°36'59" WEST, A DISTANCE OF 60.06 FEET, TO A POINT; THENCE SOUTH 48°51'46" WEST, A DISTANCE OF 48.65 FEET, TO A POINT LYING 400.00 FEET, EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA SOUTHERN AND FLORIDA RAILROAD, (A 150.00 FOOT RAILROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE NORTH 40°54'59" WEST, ALONG A LINE PARALLEL WITH AND 400.00 FEET, EASTERLY OF, THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 154.66 FEET, TO A POINT; THENCE SOUTH 84°34'30" WEST, A DISTANCE OF 355.20 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARDEN STREET (ALSO KNOWN AS COUNTY ROAD NO. 12, AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE NORTH 00°25'30" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.23 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID GARDEN STREET; THENCE NORTH 88°54'30" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, A DISTANCE OF 1223.14 FEET, TO THE WESTERLY LINE OF AFORESAID FARM 20, SECTION 14 (ALSO BEING THE EASTERLY LINE OF SAID FARM 24, AND THE EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 14); THENCE SOUTH 00°29'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 638.11 FEET, TO THE POINT OF BEGINNING

CONTAINING 35.91 ACRES AND/OR 1561524 SQUARE FEET, MORE OR LESS.

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 DINGMORE FARMS, AND BEING A PORTION OF FARMS 61 AND 62, OF SECTION 13, DINGMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINGMORE FARMS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "A-2", ST. JAMES PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 55, PAGES 41, 41A-41I (INCLUSIVE), OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT ALSO LYING ON THE NORTH LINE OF SAID FARM 62, (ALSO BEING THE SOUTH LINE OF FARM 61; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG THE BOUNDARY LINE OF SAID ST. JAMES PLACE UNIT ONE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 31°44'59" WEST, A DISTANCE OF 58.22 FEET, TO A POINT; COURSE NO. 2: NORTH 84°34'44" WEST, A DISTANCE OF 281.78 FEET, TO A POINT; COURSE NO. 3: NORTH 62°06'00" WEST, A DISTANCE OF 44.72 FEET, TO A POINT SITUATE IN THE AFORESAID NORTH LINE OF FARM 62 (ALSO BEING THE SOUTH LINE OF SAID FARM 61); THENCE NORTH 01°17'34" EAST, ALONG THE WESTERLY LINE OF SAID FARM 61, SECTION 13 (ALSO BEING THE EASTERLY LINE OF FARM 4, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST), A DISTANCE OF 363.24 FEET, TO A POINT; THENCE NORTH 84°55'56" EAST, A DISTANCE OF 70.00 FEET, TO A POINT; THENCE NORTH 01°17'34" EAST, A DISTANCE OF 5.00 FEET, TO A POINT; THENCE NORTH 84°55'56" EAST, A DISTANCE OF 15.00 FEET, TO A POINT; THENCE NORTH 01°17'34" EAST, A DISTANCE OF 248.54 FEET, TO A POINT SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, (ALSO KNOWN AS COUNTY ROAD NO. 12, AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE NORTH 84°55'56" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, A DISTANCE OF 243.13 FEET, TO A POINT; THENCE SOUTH 00°36'34" WEST, A DISTANCE OF 613.65 FEET, TO THE NORTHWEST CORNER OF SAID TRACT "A-2", ST. JAMES PLACE UNIT ONE, AND THE POINT OF BEGINNING

CONTAINING 5.01 ACRES AND/OR 220,921 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, AND ST. JAMES MILE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, "THE OWNERS", ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS ST. JAMES PLACE UNIT THREE, AND THAT MERCANTILE BANK, A NATIONAL BANKING ASSOCIATION, AND EVERBANK, A NATIONAL BANKING ASSOCIATION, ARE THE HOLDERS OF THE MORTGAGES 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 LEA WATER AND SEWER UTILITIES ARE HEREBY DEDICATED TO LEA, ITS SUCCESSORS AND ASSIGNS, ALL ROAD RIGHTS-OF-WAY, 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:

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 (ROAD RIGHTS-OF-WAY AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID (ROAD RIGHTS-OF-WAY); 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 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 OWNERS 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 OWNERS, THEIR 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 THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ST. JAMES PLACE UNIT THREE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL SIGN EASEMENTS AND LANDSCAPE BUFFERS, 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 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 171.091(2b)

TRACTS 1 AND 2, (COMMON AREAS), TRACTS "M-1", "M-2", AND "M-3", (WETLAND PRESERVATION AREAS), 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.

TRACT "RW" (FUTURE RIGHT-OF-WAY) IS HEREBY DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

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

THOSE EASEMENTS DESIGNATED AS "LEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO LEA, 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 DRAINAGE EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, THEIR 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 171.091(2b)

IN WITNESS WHEREOF, THE THE OWNERS AND MORTGAGE HOLDERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS.

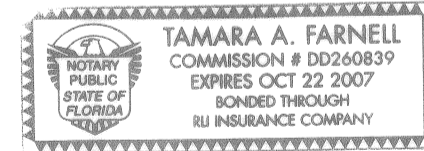
ST. JAMES PLACE SOUTH, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Jay L. LaWarre
TYPE OR PRINT NAME
Jay L. LaWarre
TYPE OR PRINT NAME
WITNESS: Selesta D. Owens
TYPE OR PRINT NAME
Selesta D. Owens
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 23rd DAY OF May, A.D., 2007 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.

Tamara A. Farnell
NOTARY PUBLIC, STATE OF FLORIDA
Tamara A. Farnell
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 10/22/07



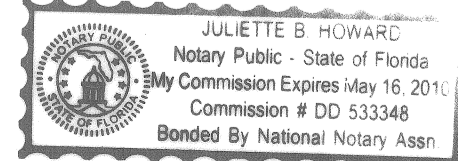
MERCANTILE BANK A NATIONAL BANKING ASSOCIATION

WITNESS: Juliette B Howard
TYPE OR PRINT NAME
Juliette B Howard
TYPE OR PRINT NAME
WITNESS: Juliette B Howard
TYPE OR PRINT NAME
Juliette B Howard
TYPE OR PRINT NAME

NOTARY FOR MERCANTILE BANK A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, A.D., 2007 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
Juliette B Howard
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 5-16-2010



ST. JAMES MILE, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

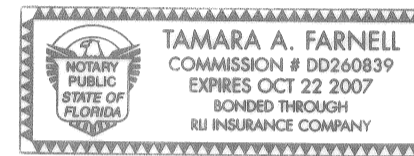
WITNESS: Selesta D. Owens
TYPE OR PRINT NAME
Selesta D. Owens
TYPE OR PRINT NAME
WITNESS: Scott Baldwin
TYPE OR PRINT NAME
Scott Baldwin
TYPE OR PRINT NAME

BY: F. Logan Holz
F. LOGAN HOLZ, PRESIDENT
OF ST. JAMES MILE, L.L.C., A
FLORIDA LIMITED LIABILITY COMPANY

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

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, A.D., 2007 BY F. LOGAN HOLZ, PRESIDENT OF ST. JAMES PLACE SOUTH, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Tamara A. Farnell
NOTARY PUBLIC, STATE OF FLORIDA
Tamara A. Farnell
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 10/22/07



EVERBANK A NATIONAL BANKING ASSOCIATION

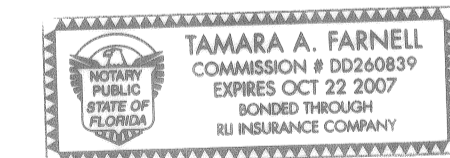
WITNESS: Susan B Bailey
TYPE OR PRINT NAME
Susan B Bailey
TYPE OR PRINT NAME
WITNESS: Scott Baldwin
TYPE OR PRINT NAME
Scott Baldwin
TYPE OR PRINT NAME

BY: Scott Baldwin
SCOTT BALDWIN, SENIOR VICE PRESIDENT
OF EVERBANK, A NATIONAL
BANKING ASSOCIATION

NOTARY FOR EVERBANK A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, A.D., 2007 BY SCOTT BALDWIN, SENIOR VICE PRESIDENT OF EVERBANK, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Tamara A. Farnell
NOTARY PUBLIC, STATE OF FLORIDA
Tamara A. Farnell
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 10/22/07



PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 346-1736
PHONE (904) 346-1733 L.B. NO. 6661

Approved 7/20/07
Date
John P. Loggins
City Engineer
for Director of Public Works
Approved 7-18-07
Date
for [Signature]
for General Counsel

ST. JAMES PLACE UNIT THREE

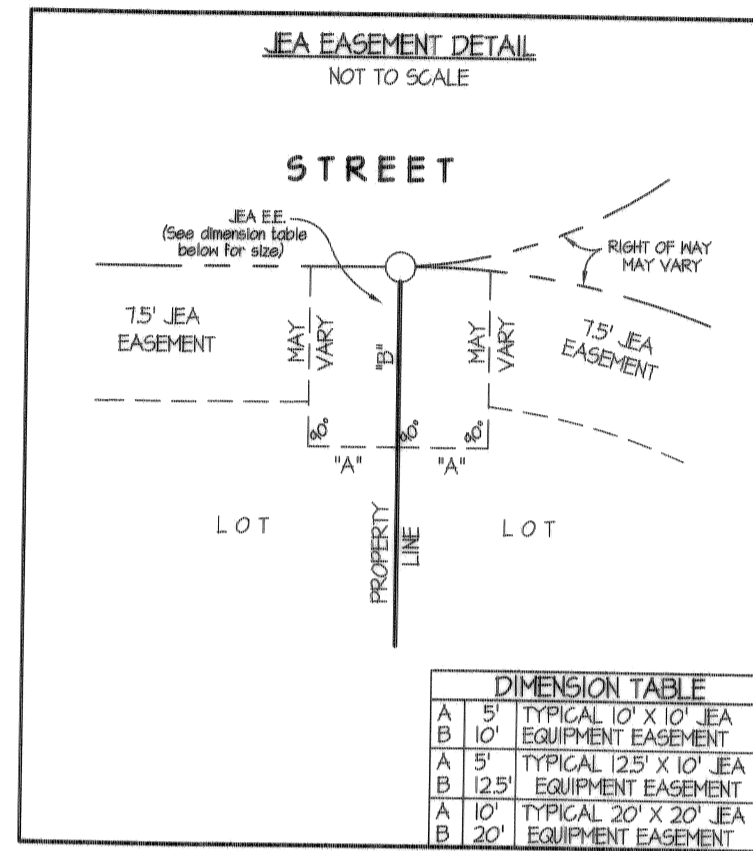
A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINSMORE FARMS, AND BEING ALL OF FARM 29, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINSMORE FARMS; TOGETHER WITH: 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 FARMS 61 AND 62, OF SECTION 13, DINSMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS.

PLAT BOOK 64 PAGE 10
SHEET 2 OF 8 SHEETS

CAPTION

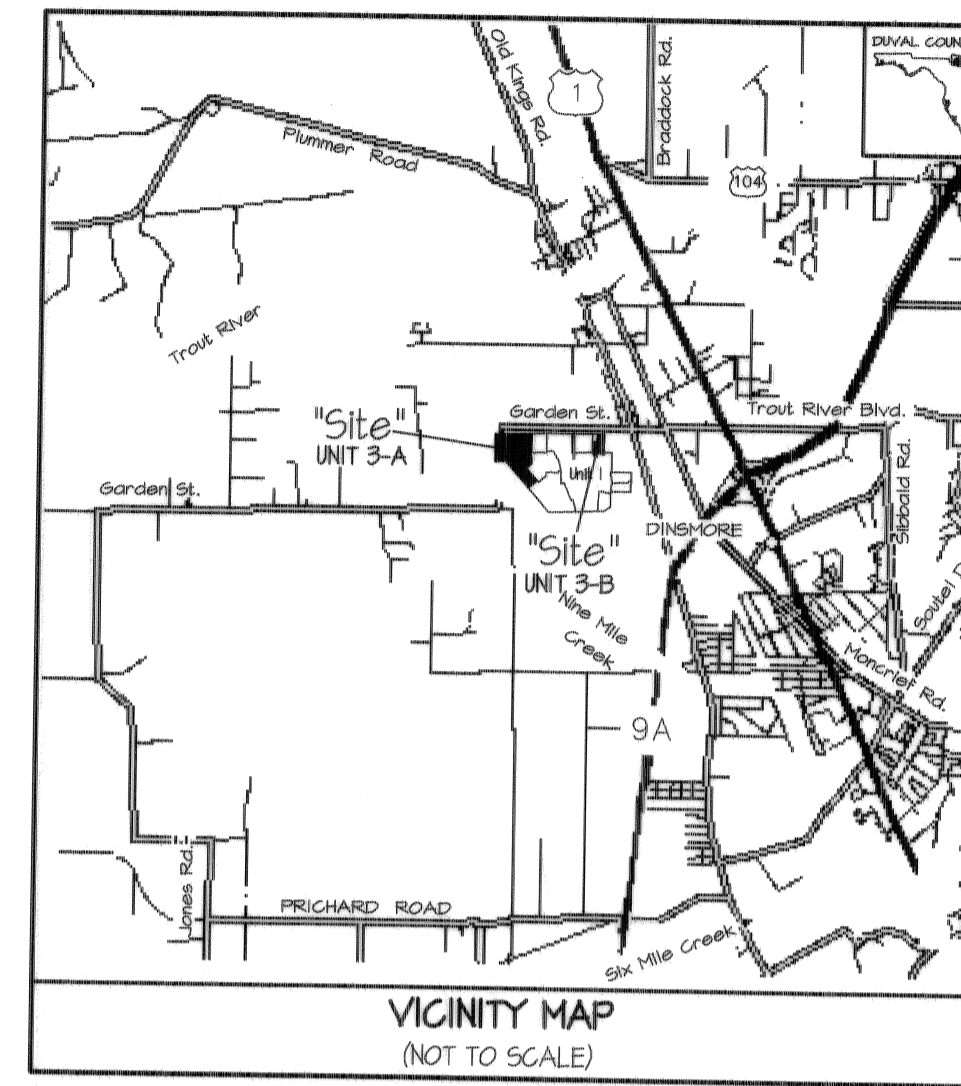
GENERAL NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAME USED FOR THIS SURVEY ARE: JEA-012 AND JEA-026. COORDINATES 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 SENSERS, 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 SUPERPLANTED 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. (120.00') DENOTES DISTANCE TO EASEMENTS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER: 120011 - 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
- P.O.C. POINT ON CURVE
- R. RADIUS
- CL. CENTER LINE
- CH. CHORD DISTANCE
- C4. TABULATED CURVE DATA
- REF. MON. REFERENCE MONUMENT
- R/W. RIGHT OF WAY
- T.O.B. TOP OF BANK
- (SPC). STATE PLANE COORDINATES (120.00')
- L.S.B. DISTANCE TO EASEMENT
- N.A.E. LANDSCAPE BUFFER
- P.D.E. TABULATED CURVE DATA
- U.D.E. PRIVATE DRAINAGE EASEMENT
- T.O.B. UNOBSTRUCTED DRAINAGE EASEMENT
- U.D.A.E. UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- U.D.U.E. UNOBSTRUCTED DRAINAGE AND UTILITY EASEMENT
- [] DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661)
- o DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661



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 26 DAY OF July, A.D., 2007.

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

CLERK'S CERTIFICATE 2007240942

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 9-16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 26 DAY OF July, A.D., 2007.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURT

Robin A. Buffington
DEPUTY CLERK

PLAT CONFORMITY REVIEW

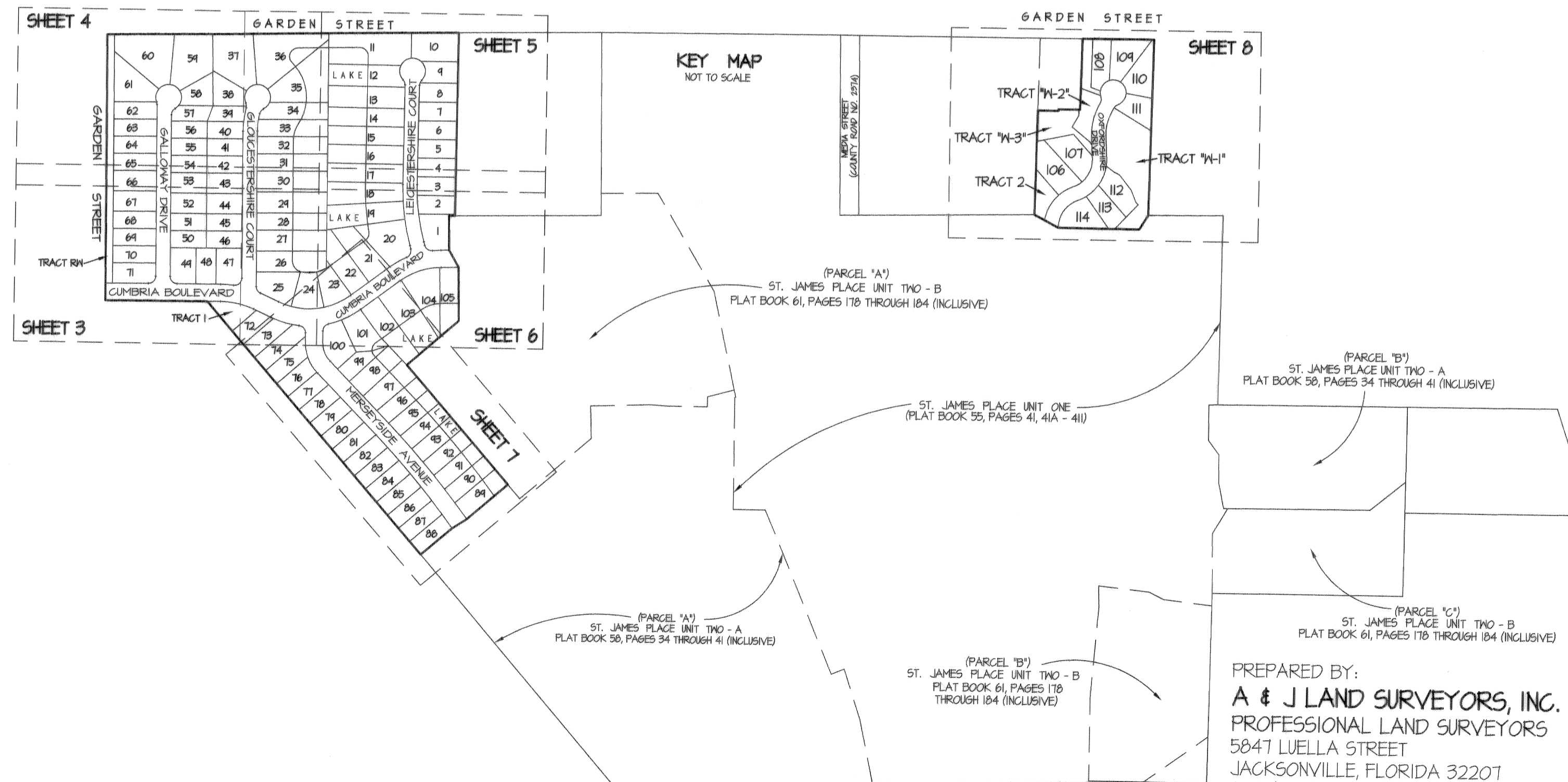
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES. THIS 18 DAY OF July, A.D., 2007.

Al Monroe Hazen
AL MONROE HAZEN
PROFESSIONAL LAND SURVEYOR NUMBER 3348

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 171.041, FLORIDA STATUTES, CHAPTER 6161-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.01, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. CERTIFIED THIS 26 DAY OF July, A.D., 2007.

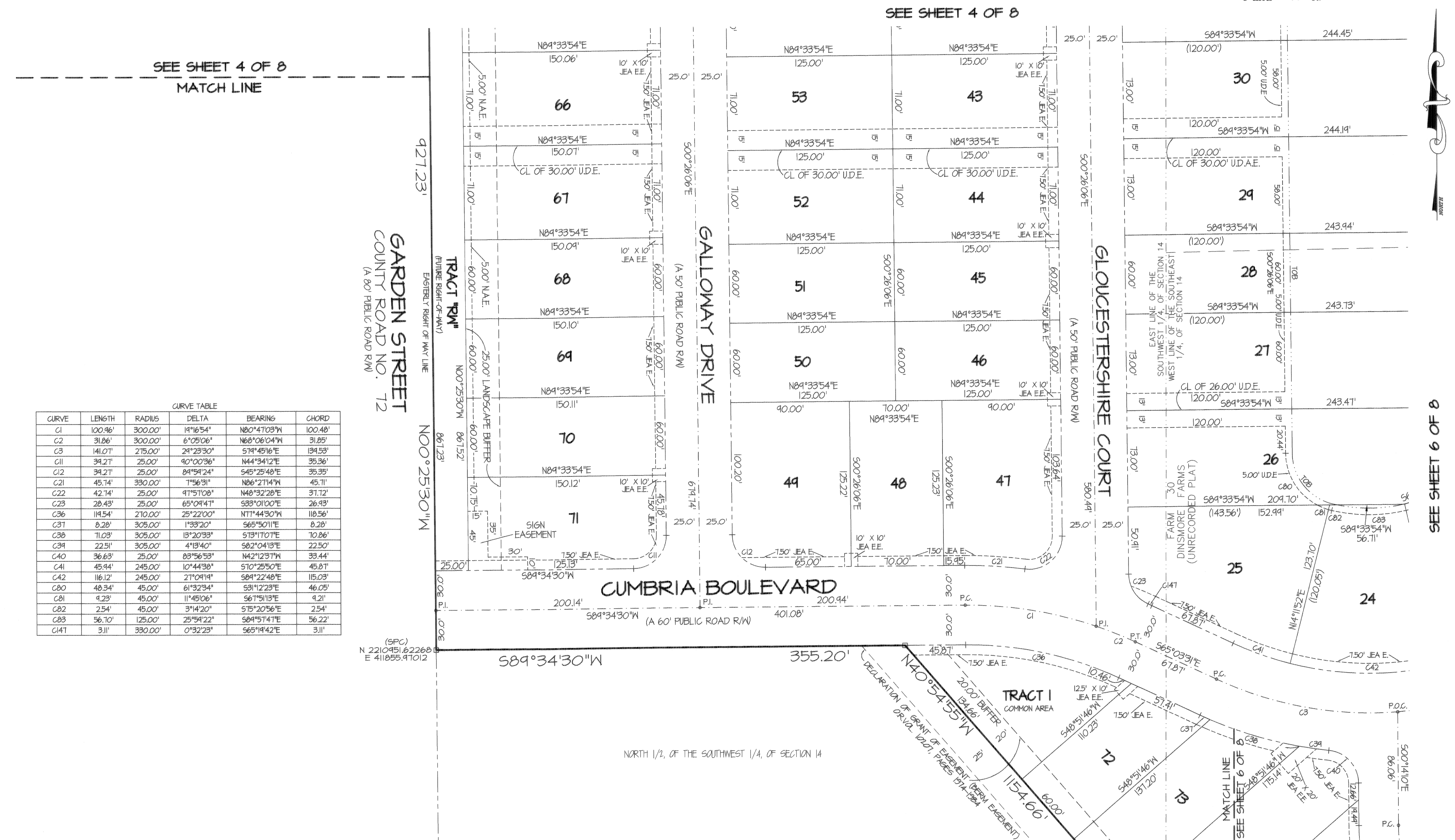
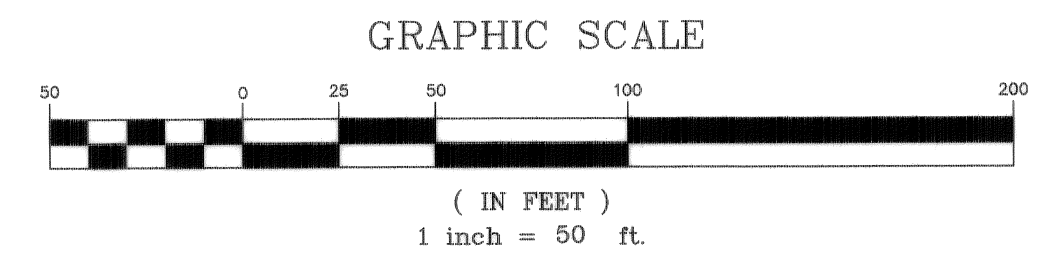
George J. Ward
GEORGE J. WARD
PROFESSIONAL LAND SURVEYOR No. 5155
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207



PREPARED BY:
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ST. JAMES PLACE UNIT THREE

A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINGSMORE FARMS, AND BEING ALL OF FARM 29, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINGSMORE FARMS;
TOGETHER WITH: 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 DINGSMORE FARMS, AND BEING A PORTION OF FARMS 61 AND 62, OF SECTION 13, DINGSMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINGSMORE FARMS.



CURVE TABLE

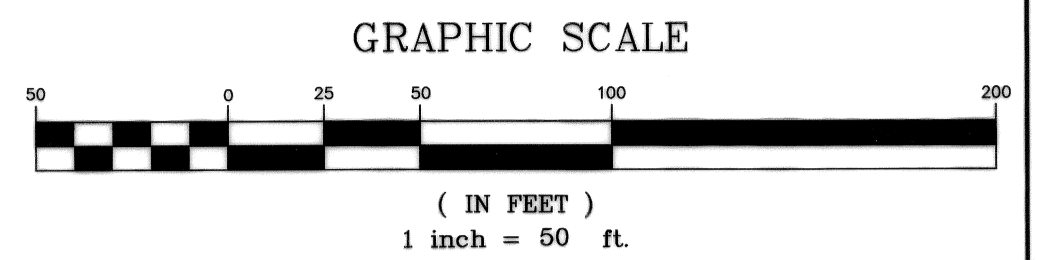
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	100.96'	300.00'	1°16'54"	N80°47'03"W	100.48'
C2	31.86'	300.00'	6°05'06"	N60°10'04"W	31.85'
C3	141.07'	275.00'	21°29'30"	S71°45'16"E	134.53'
C11	34.27'	25.00'	80°10'36"	N44°34'12"E	35.36'
C12	34.27'	25.00'	84°54'24"	S45°25'48"E	35.35'
C21	45.74'	330.00'	7°56'31"	N86°27'14"W	45.71'
C22	42.74'	25.00'	41°51'08"	N48°32'28"E	37.12'
C23	28.43'	25.00'	65°04'47"	S33°01'00"E	26.93'
C36	114.54'	210.00'	25°22'00"	N77°44'30"W	118.56'
C37	8.28'	305.00'	1°33'20"	S65°50'11"E	8.28'
C38	71.03'	305.00'	13°20'33"	S73°11'07"E	70.86'
C39	22.51'	305.00'	4°13'40"	S82°04'13"E	22.50'
C40	36.63'	25.00'	83°56'53"	N42°12'31"W	33.44'
C41	45.94'	245.00'	10°44'38"	S70°25'50"E	45.81'
C42	116.12'	245.00'	27°04'14"	S84°22'48"E	115.03'
C80	48.34'	45.00'	61°32'34"	S31°12'23"E	46.05'
C81	4.23'	45.00'	11°45'06"	S67°51'13"E	4.21'
C82	2.54'	45.00'	3°14'20"	S75°20'56"E	2.54'
C83	56.70'	125.00'	25°54'22"	S84°57'41"E	56.22'
C141	3.11'	330.00'	0°32'23"	S65°19'42"E	3.11'

NOTE: SEE SHEET 2 OF 8 FOR NOTES, LEGEND AND DETAILS.

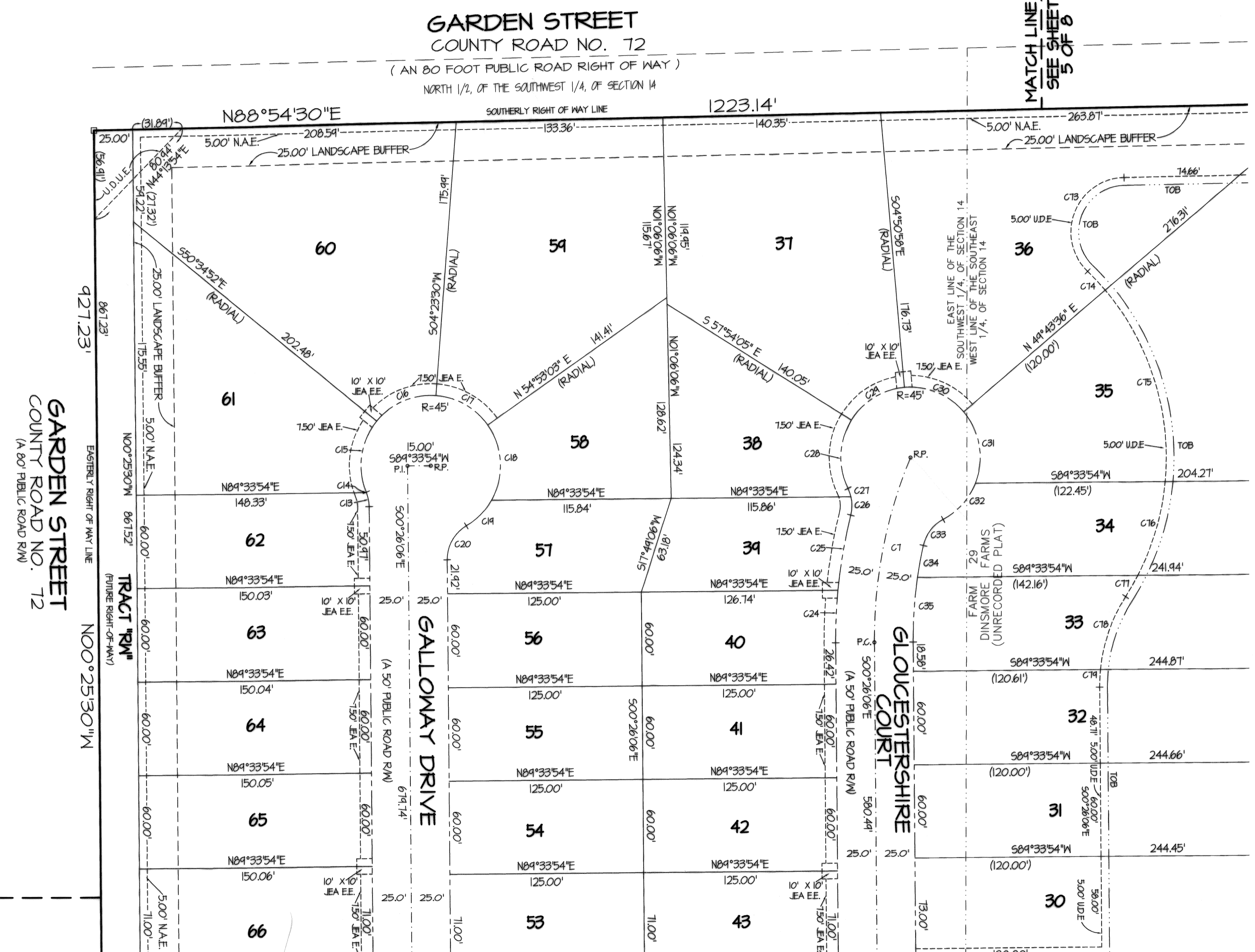
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ST. JAMES PLACE UNIT THREE

A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINGSMORE FARMS, AND BEING ALL OF FARM 29, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINGSMORE FARMS;
TOGETHER WITH: 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 DINGSMORE FARMS, AND BEING A PORTION OF FARMS 61 AND 62, OF SECTION 13, DINGSMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINGSMORE FARMS.



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	121.10'	300.00'	23°14'38"	S11°11'13"W	120.81'
C18	4.24'	25.00'	2°14'00"	N1°01'06"W	4.18'
C14	0.21'	25.00'	0°3'11.2"	N2°54'43"W	0.21'
C15	48.41'	45.00'	61°38'26"	S08°35'54"W	46.11'
C16	43.18'	45.00'	54°58'22"	S66°54'14"W	41.54'
C17	34.66'	45.00'	50°24'33"	N60°21'44"W	36.34'
C18	50.85'	45.00'	64°44'35"	N02°44'40"W	48.14'
C19	23.51'	45.00'	24°56'16"	N44°35'46"E	23.25'
C20	26.18'	25.00'	60°00'00"	S21°33'54"W	25.00'
C24	39.64'	325.00'	5°55'52"	S02°31'50"W	39.63'
C25	44.02'	325.00'	8°38'52"	S04°41'02"W	44.41'
C26	11.92'	25.00'	2°14'18"	N00°28'39"E	11.81'
C27	5.64'	25.00'	12°55'32"	N1°38'46"W	5.63'
C28	45.12'	45.00'	58°02'27"	S02°54'42"W	43.18'
C29	41.67'	45.00'	53°03'07"	S58°31'24"W	40.14'
C30	42.86'	45.00'	54°34'34"	N6°13'34"W	41.26'
C31	48.64'	45.00'	61°54'19"	N04°16'34"W	46.35'
C32	31.84'	45.00'	40°36'20"	N42°01'25"E	31.23'
C33	21.12'	25.00'	44°46'51"	S3°26'10"W	21.04'
C34	20.12'	25.00'	4°14'03"	S10°23'13"W	20.12'
C35	41.58'	25.00'	8°34'48"	S03°53'48"W	41.54'
C19	82.43'	35.00'	134°55'56"	S21°26'32"W	64.66'
C14	16.56'	165.00'	5°45'02"	N43°08'55"W	16.55'
C15	131.13'	165.00'	45°44'30"	N17°24'04"W	128.26'
C16	63.08'	165.00'	21°54'11"	N16°25'12"E	62.64'
C17	15.84'	165.00'	5°30'01"	N80°07'18"E	15.83'
C18	44.12'	105.00'	2°10'15.8"	S14°18'20"W	44.26'
C19	11.31'	105.00'	6°10'21"	S02°34'07"W	11.31'



MATCH LINE
SEE SHEET 3 OF 8

SEE SHEET 3 OF 8

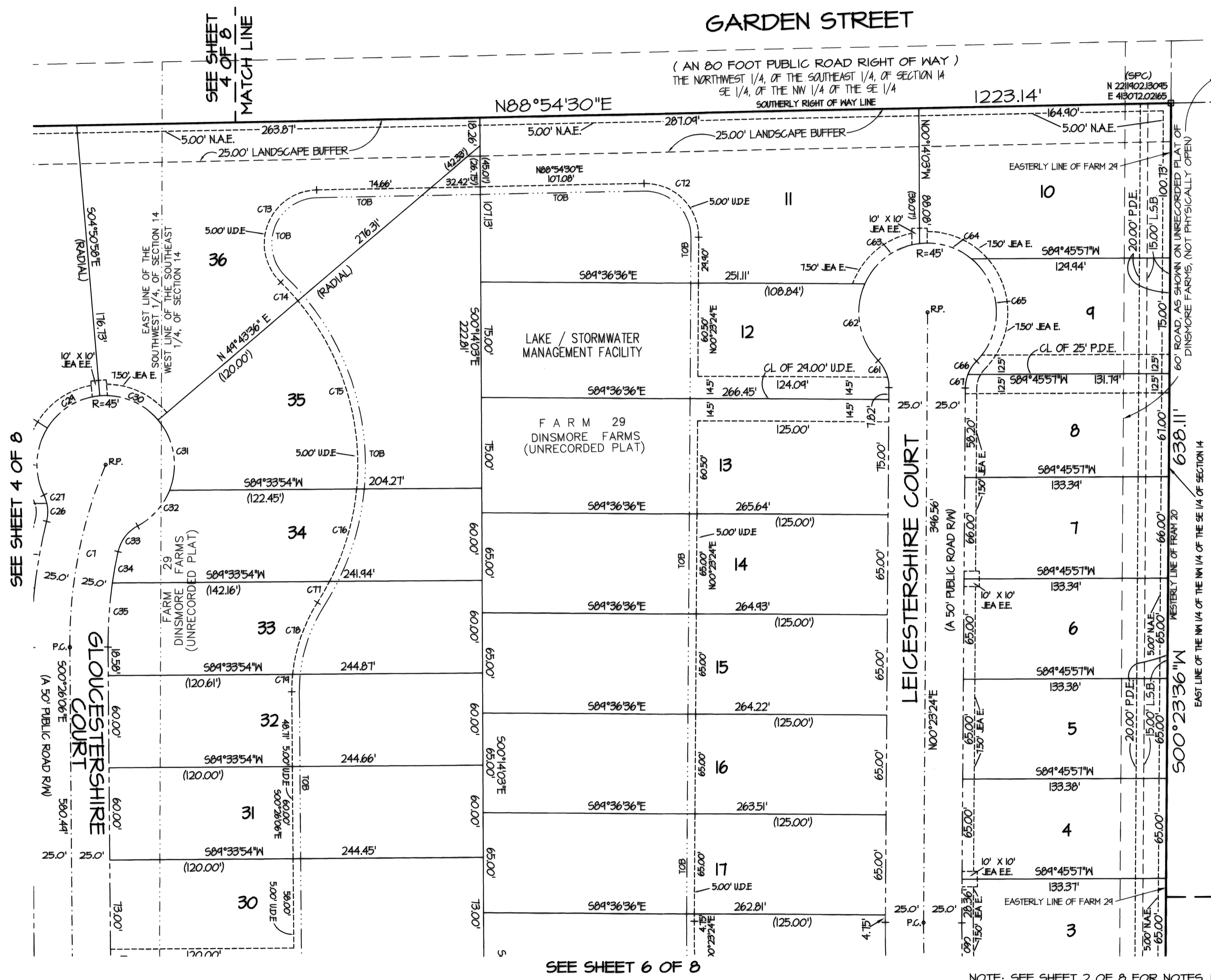
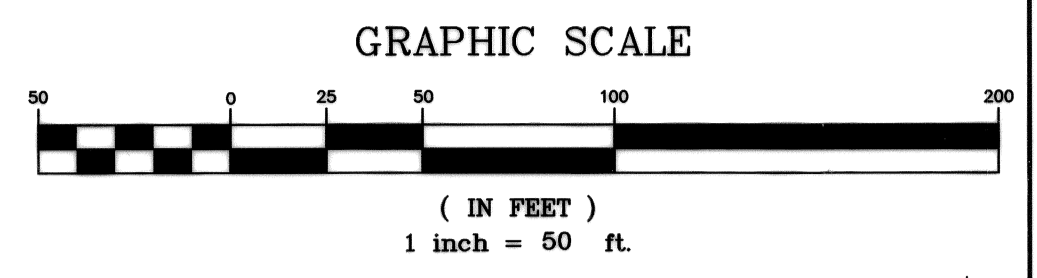
NOTE: SEE SHEET 2 OF 8 FOR NOTES, LEGEND AND DETAILS.

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SEE SHEET 5 OF 8

ST. JAMES PLACE UNIT THREE

A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN THE UNRECORDED PLAT OF DINGSMORE FARMS, AND BEING ALL OF FARM 29, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINGSMORE FARMS; TOGETHER WITH: 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 DINGSMORE FARMS, AND BEING A PORTION OF FARMS 61 AND 62, OF SECTION 13, DINGSMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINGSMORE FARMS.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	121.70'	300.00'	23°14'30"	S11°11'31"W	120.87'
C26	11.92'	25.00'	27°14'10"	N00°28'34"E	11.81'
C21	5.64'	25.00'	12°55'32"	N4°30'46"W	5.63'
C28	45.72'	45.00'	58°12'21"	S02°54'42"W	43.78'
C24	41.61'	45.00'	53°03'01"	S58°31'24"W	40.14'
C30	42.86'	45.00'	54°34'34"	N67°33'41"W	41.26'
C31	48.64'	45.00'	61°54'34"	N04°16'34"W	46.35'
C32	31.84'	45.00'	40°36'20"	N42°01'25"E	31.23'
C33	21.72'	25.00'	44°46'51"	S37°26'10"W	21.04'
C34	20.72'	275.00'	4°11'03"	S10°23'18"W	20.72'
C35	41.58'	275.00'	8°34'48"	S03°53'48"W	41.54'
C60	36.65'	125.00'	2°53'48"	S01°03'30"E	36.65'
C61	14.38'	25.00'	44°24'33"	N21°41'04"W	18.40'
C62	33.61'	45.00'	68°15'15"	S04°53'54"E	50.44'
C63	46.46'	45.00'	54°04'28"	S33°48'21"W	44.43'
C64	36.31'	45.00'	46°14'04"	N13°24'41"W	35.34'
C65	74.76'	45.00'	8°11'04"	N02°41'13"W	66.45'
C66	10.36'	25.00'	23°45'04"	S32°55'47"W	10.24'
C67	4.02'	25.00'	20°34'51"	S10°43'20"W	3.91'
C72	55.88'	35.00'	41°28'54"	N45°21'03"W	50.13'
C73	82.43'	35.00'	134°55'56"	S21°26'32"W	64.66'
C74	16.56'	165.00'	5°45'02"	N43°08'55"W	16.55'
C75	131.73'	165.00'	45°44'30"	N17°24'09"W	128.26'
C76	63.08'	165.00'	21°54'11"	N16°25'12"E	62.64'
C77	15.84'	165.00'	5°30'01"	N30°07'18"E	15.83'
C78	44.72'	105.00'	27°07'58"	S41°18'20"W	44.26'
C79	11.31'	105.00'	6°10'21"	S02°34'07"W	11.31'

FARM 20
DINGSMORE FARMS
(UNRECORDED PLAT)
OFFICIAL RECORDS VOLUME
9819, PAGE 809

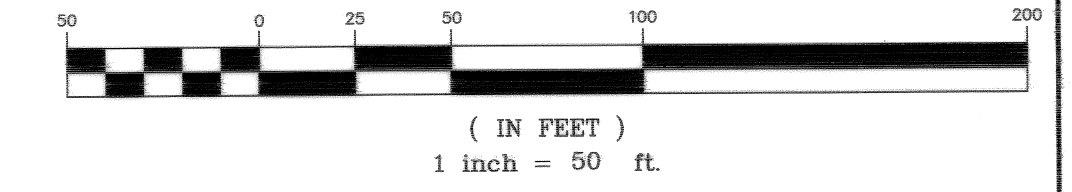
WESTERLY BOUNDARY OF TRACT "A"
PLAT BOOK 55, PAGES 41, 41A THROUGH 41I (INCLUSIVE)

MATCH LINE
SEE SHEET 6 OF 8

NOTE: SEE SHEET 2 OF 8 FOR NOTES, LEGEND AND DETAILS.

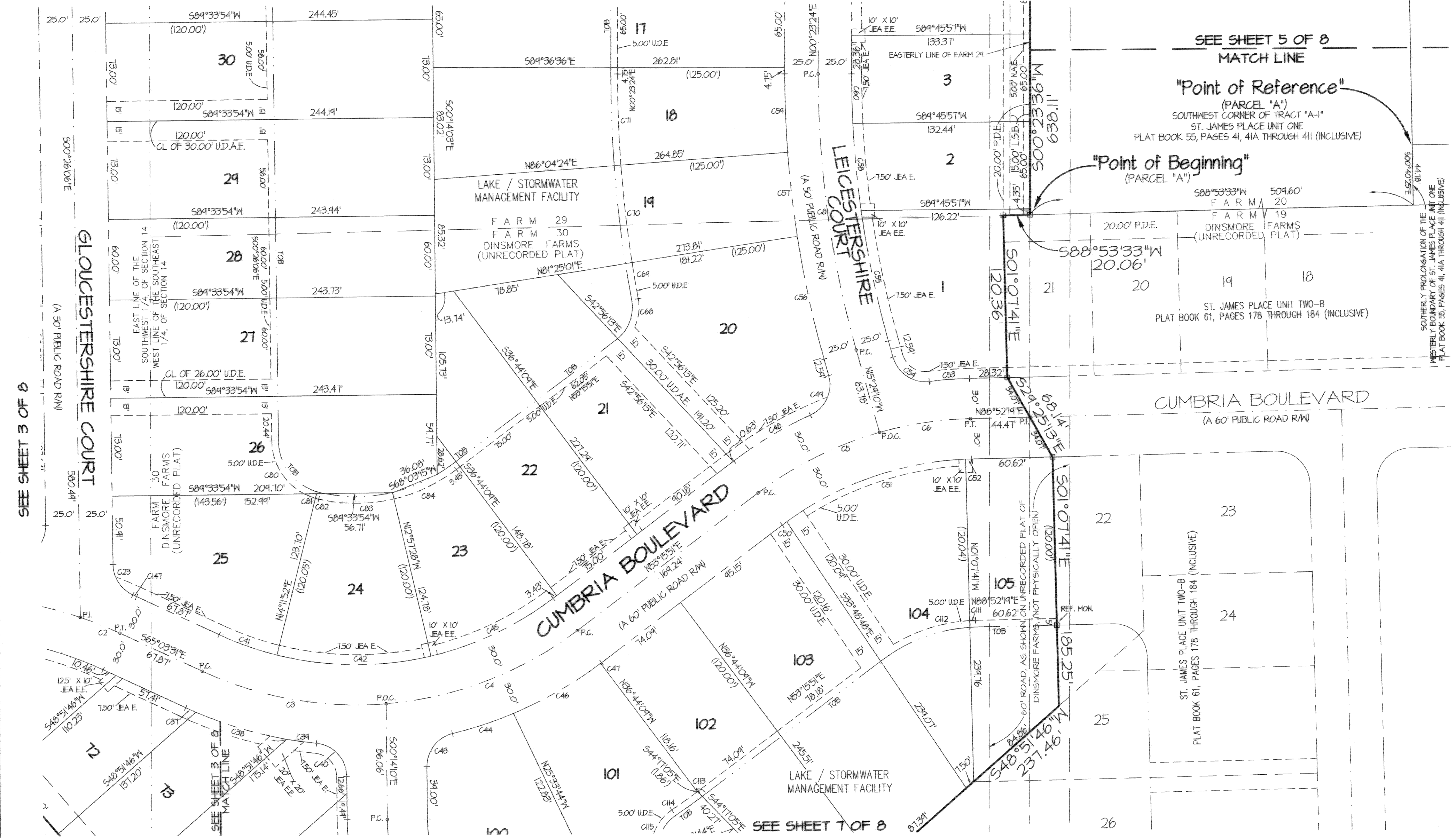
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SEE SHEET 5 OF 8



SEE SHEET 5 OF 8
MATCH LINE

"Point of Reference"
(PARCEL "A")
SOUTHWEST CORNER OF TRACT "A-1"
ST. JAMES PLACE UNIT ONE
PLAT BOOK 55, PAGES 41, 41A THROUGH 41I (INCLUSIVE)

"Point of Beginning"
(PARCEL "A")

ST. JAMES PLACE UNIT TWO-B
PLAT BOOK 61, PAGES 178 THROUGH 184 (INCLUSIVE)

CUMBRIA BOULEVARD
(A 60' PUBLIC ROAD R/W)

SEE SHEET 3 OF 8

GLoucestershire COURT
(A 50' PUBLIC ROAD R/W)

SEE SHEET 7 OF 8

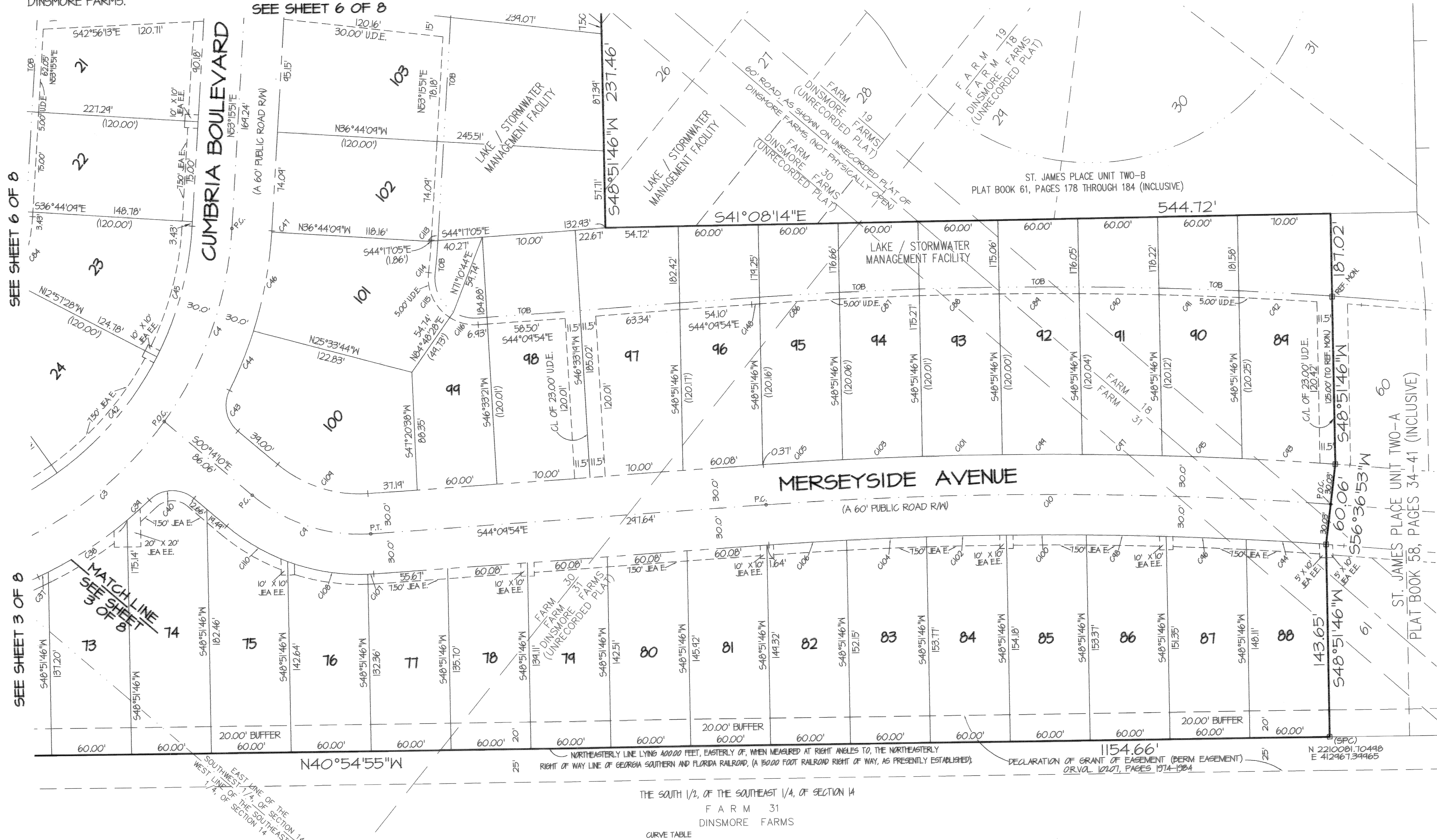
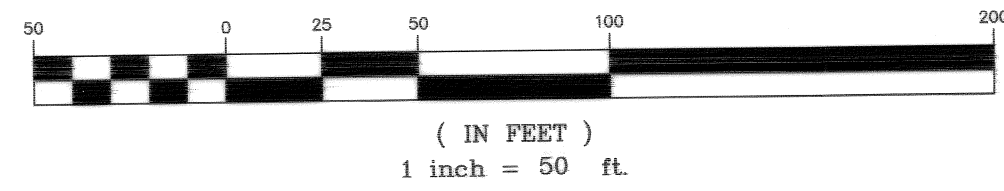
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	31.66'	300.00'	6°05'06"	N60°06'04"W	31.85'	C42	116.12'	245.00'	27°04'14"	S84°22'48"E	115.03'	C54	35.41'	25.00'	81°16'56"	S86°07'38"E	32.57'
C3	141.07'	275.00'	24°23'30"	S74°45'16"E	134.53'	C43	33.52'	25.00'	16°44'35"	S88°10'31"W	31.07'	C55	48.98'	125.00'	7°44'20"	S11°34'30"E	48.90'
C4	154.96'	275.00'	32°11'08"	N64°24'25"E	152.42'	C44	48.07'	305.00'	9°01'50"	N12°10'42"E	48.02'	C56	43.31'	125.00'	6°54'10"	S12°02'04"E	43.31'
C5	102.01'	275.00'	21°15'12"	S63°53'27"W	101.43'	C45	101.68'	245.00'	23°46'41"	N65°04'12"E	100.85'	C57	62.94'	175.00'	4°34'24"	S06°15'11"E	62.47'
C6	68.80'	275.00'	14°21'15"	S81°41'41"W	68.12'	C46	75.14'	305.00'	14°10'30"	N60°24'44"E	75.00'	C58	65.26'	125.00'	5°04'25"	S05°05'07"E	65.23'
C8	207.82'	750.00'	65°52'33"	S07°32'53"E	207.15'	C47	0.41'	305.00'	07°10'13"	N83°20'58"E	0.41'	C59	58.34'	175.00'	4°18'54"	S01°46'06"E	58.37'
C23	28.43'	25.00'	15°04'41"	S33°01'00"E	26.43'	C48	66.74'	305.00'	12°32'17"	S84°32'00"W	66.61'	C60	36.65'	125.00'	2°53'48"	S01°03'30"E	36.65'
C31	8.28'	305.00'	1°33'20"	S65°50'11"E	8.28'	C49	35.41'	25.00'	81°11'18"	N25°04'24"E	32.57'	C68	21.68'	305.00'	35°24'36"	N07°28'08"E	21.34'
C38	11.03'	305.00'	13°20'33"	S33°11'07"E	10.86'	C50	4.18'	245.00'	0°58'36"	S83°45'09"W	4.18'	C6A	27.15'	400.00'	01°43'43"	N04°26'51"W	27.15'
C34	22.51'	305.00'	4°13'40"	S82°04'13"E	22.50'	C51	143.70'	245.00'	33°36'23"	S71°02'38"W	141.65'	C70	73.15'	400.00'	4°34'24"	N06°15'11"W	73.15'
C40	36.63'	25.00'	83°56'53"	N42°12'31"W	33.44'	C52	4.38'	245.00'	1°01'24"	S88°21'34"W	4.38'	C71	67.80'	400.00'	4°18'54"	S01°46'06"E	67.74'
C41	45.94'	245.00'	10°44'38"	S70°25'50"E	45.87'	C53	30.02'	305.00'	5°38'24"	S86°03'07"W	30.01'	C80	48.34'	45.00'	61°32'34"	S81°12'23"E	48.05'

NOTE: SEE SHEET 2 OF 8 FOR NOTES, LEGEND AND DETAILS.

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TOGETHER WITH: 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 DINGSMORE FARMS, AND BEING A PORTION OF FARMS 61 AND 62, OF SECTION 13, DINGSMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINGSMORE FARMS.



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	141.07'	275.00'	24°23'30"	S14°45'16"E	134.53'	C45	60.10'	3030.00'	1°08'11"	N31°55'43"W	60.04'	C107	4.41'	155.00'	1°57'52"	S43°20'58"E	4.41'
C4	154.96'	275.00'	32°11'08"	N64°24'25"E	152.42'	C46	60.10'	2910.00'	1°09'34"	N31°44'31"W	60.10'	C108	6.31'	155.00'	2°29'50"	S31°12'06"E	60.91'
C5	45.84'	125.00'	43°59'44"	S22°12'02"E	43.51'	C47	60.04'	3030.00'	1°08'07"	N30°03'52"W	60.04'	C109	12.84'	45.00'	43°59'44"	S22°12'02"E	71.07'
C10	424.42'	3000.00'	0°06'21"	N40°06'43"W	424.07'	C48	60.04'	2910.00'	1°09'30"	N30°51'04"W	60.04'	C110	53.11'	155.00'	1°49'00"	S10°10'21"E	52.85'
C37	8.28'	305.00'	1°33'20"	S65°50'11"E	8.28'	C49	60.01'	3030.00'	1°08'05"	N40°08'38"W	60.01'	C111	0.66'	425.00'	0°05'22"	N33°18'32"E	0.66'
C38	71.03'	305.00'	13°20'33"	S13°11'07"E	70.86'	C50	60.01'	2910.00'	1°09'38"	N41°20'03"W	60.00'	C112	23.54'	35.00'	63°53'01"	S24°35'30"E	23.58'
C39	22.51'	305.00'	4°13'40"	S62°04'13"E	22.50'	C51	60.00'	3030.00'	1°08'05"	N41°18'05"W	60.00'	C113	39.42'	35.00'	63°53'01"	S24°35'30"E	37.03'
C40	36.63'	25.00'	83°56'53"	N42°12'37"W	33.44'	C52	60.02'	3030.00'	1°08'06"	N42°28'08"W	60.02'	C114	22.44'	35.00'	36°48'53"	S25°45'21"E	22.10'
C42	116.12'	245.00'	21°04'14"	S64°22'48"E	115.03'	C53	60.02'	2910.00'	1°09'41"	N43°36'02"W	59.84'	C115	54.64'	3030.00'	1°07'43"	N43°36'02"W	59.84'
C43	33.52'	25.00'	76°44'35"	S38°10'31"W	31.07'	C54	60.01'	2910.00'	1°09'37"	N43°36'05"W	58.42'	C116	5.48'	350.00'	0°06'32"	N44°06'38"W	5.48'
C44	48.07'	305.00'	4°01'50"	N12°04'24"E	48.02'	C55	60.01'	3030.00'	1°08'05"	N41°18'05"W	60.00'	C117	1154.66'	N 221°00'01.10498 E 412967.349465			
C45	101.68'	245.00'	23°46'41"	N65°02'12"E	100.95'	C56	60.18'	2910.00'	1°09'40"	N43°36'05"W	58.42'						

NOTE: SEE SHEET 2 OF 8 FOR NOTES, LEGEND AND DETAILS.

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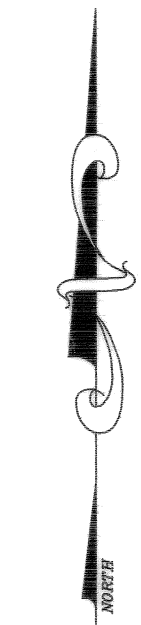
ST. JAMES PLACE UNIT THREE

A PORTION OF THE SOUTHEAST 1/4, AND A PORTION OF THE SOUTHWEST 1/4, LYING IN 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 ALL OF FARM 24, AND A PORTION OF FARMS 18, 19, 30 AND 31, AND A PORTION OF THAT 60 FOOT ROAD, LYING THEREIN, AS SHOWN ON THE AFORESAID UNRECORDED PLAT OF DINSMORE FARMS, TOGETHER WITH: 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 FARMS 61 AND 62, OF SECTION 13, DINSMORE FARMS, AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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

N89°55'56"E 243.73'

LINE TABLE

LINE	LENGTH	BEARING
L1	2.90	N79°50'45"W
L2	12.52	S47°56'09"W
L3	7.14	N56°52'10"W
L4	13.80	N22°44'01"W
L5	24.78	N56°52'10"W
L6	20.00	N33°01'50"E
L7	18.34	N56°52'10"W
L8	24.70	N56°52'10"W
L9	20.00	N33°01'50"E
L10	20.01	S56°52'10"E
L11	58.48	N70°08'46"W
L12	34.77	N04°02'32"E
L13	13.32	N17°05'04"E
L14	6.78	N09°42'19"W
L15	12.43	S10°14'37"W
L16	5.63	N36°53'45"W
L17	12.84	N36°53'45"W
L18	12.25	N52°53'45"W
L19	3.24	N02°57'42"W
L20	3.43	S24°52'32"W
L21	3.28	N02°57'42"W
L22	31.28	S26°20'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C117	141.65'	125.00'	64°55'31"	S37°34'55"W	134.94'
C118	154.46'	125.00'	73°05'26"	N33°35'01"E	148.86'
C119	85.02'	175.00'	27°50'14"	S10°57'25"W	84.94'
C120	121.78'	100.00'	64°46'31"	S35°14'25"W	114.40'
C121	102.08'	150.00'	38°54'30"	S28°38'11"W	100.12'
C122	57.58'	150.00'	21°54'41"	S34°07'53"W	57.23'
C123	33.22'	150.00'	12°41'25"	N63°41'01"E	33.16'
C124	36.32'	100.00'	20°48'36"	N34°43'25"E	36.12'
C125	58.12'	150.00'	22°12'00"	N46°20'18"E	57.76'
C126	41.25'	100.00'	52°16'44"	N23°10'43"E	88.11'
C127	72.44'	150.00'	27°41'14"	N21°23'34"E	71.78'
C128	27.52'	150.00'	10°30'42"	N02°17'34"E	27.48'
C129	47.11'	200.00'	27°50'14"	S10°57'25"W	46.22'
C130	72.88'	150.00'	27°50'14"	S10°57'25"W	72.16'
C131	2.75'	25.00'	6°18'34"	S28°01'44"W	2.75'
C132	16.68'	25.00'	38°06'21"	S50°14'17"W	16.32'
C133	53.03'	45.00'	67°31'11"	N35°31'52"E	50.01'
C134	45.36'	45.00'	57°45'30"	N27°06'24"W	43.47'
C135	40.70'	45.00'	51°44'38"	N31°54'02"W	34.33'
C136	51.55'	45.00'	65°38'23"	S34°21'58"W	48.78'
C137	16.46'	45.00'	20°57'11"	S03°55'44"E	16.36'
C138	4.03'	45.00'	5°07'58"	S6°58'24"E	4.03'
C139	14.38'	25.00'	44°24'55"	N02°40'05"E	18.40'
C140	6.34'	150.00'	2°26'33"	S23°34'16"W	6.34'
C141	7.91'	150.00'	3°01'14"	S20°55'22"W	7.91'
C142	21.01'	150.00'	8°01'37"	S15°23'56"W	21.00'
C143	37.56'	150.00'	14°20'44"	S04°12'43"W	37.46'
C144	64.67'	200.00'	19°51'35"	S07°01'05"W	64.32'
C145	20.55'	200.00'	5°53'15"	S14°56'30"W	20.54'
C146	6.45'	200.00'	1°54'25"	S23°52'30"W	6.45'
C149	44.11'	207.50'	13°33'40"	S3°44'08"W	44.00'

NOTE: SEE SHEET 2 OF 8 FOR NOTES, LEGEND AND DETAILS.

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