

ST. JOHNS CAY

A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1996

PLAT BOOK 51 PAGE 53

SHEET 1 OF 5

CAPTION

A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EDENFIELD ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 89°00'00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER (LOCATED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE ACTS AND RULES OF CHAPTER 18-5, RULES OF THE DEPARTMENT OF NATURAL RESOURCES) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°00'00" WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 896 FEET, MORE OR LESS, TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6109, PAGE 477 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 09°12'49" EAST ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 681 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE EASTERLY AND SOUTHWESTERLY, SOUTHEASTERLY, NORTHWESTERLY, WESTERLY, NORTHEASTERLY AND SOUTHEASTERLY, MEANDERING ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 1942 FEET, MORE OR LESS, TO THE AFOREMENTIONED EAST LINE OF SECTION 28; THENCE SOUTH 00°49'59" EAST, ALONG SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 107 FEET, MORE OR LESS, TO SAID MEAN HIGH WATER LINE; THENCE SOUTHWESTERLY MEANDERING ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6508, PAGE 631, AND CONTAINING 411,820 SQUARE FEET, OR 9.45 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT W. A. PROPERTIES, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ST. JOHNS CAY, 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. BOAT CLUB DRIVE, THE DRAINAGE EASEMENTS, AND THE NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND THAT TRACT "A", THE PRIVATE LANDSCAPE EASEMENTS, AND THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH THIS UNDERGROUND ELECTRICAL SYSTEM, AND THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES BE INSTALLED WITHIN SAID EASEMENTS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY 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 LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON BOAT CLUB DRIVE, HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM BOAT CLUB DRIVE; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/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 LAKES/STORMWATER MANAGEMENT FACILITIES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND TREATMENTS SYSTEMS.
- 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR REMOVAL OR REPLACEMENT OF THE LAKES/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 LAKES/STORMWATER MANAGEMENT FACILITIES ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ST. JOHNS CAY. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL PRIVATE LANDSCAPE EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE ST. JOHNS CAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, W. A. PROPERTIES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID L. WALCHLE, ITS PRESIDENT, THIS 2nd DAY OF July A.D., 1997

David L. Walchle
DAVID L. WALCHLE, PRESIDENT
W. A. PROPERTIES, INC.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF July A.D., 1997, BY DAVID L. WALCHLE, PRESIDENT OF W.A. PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND WHO DID NOT TAKE AN OATH.

Diane J. Loftus March 23 1998
SIGNATURE, NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF FLORIDA AT LARGE
DIANE J. LOFTUS
NAME (PRINTED OR TYPED)

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT MONTICELLO BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION ON THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATES BOAT CLUB DRIVE, THE DRAINAGE EASEMENTS, AND THE NON-ACCESS EASEMENTS SHOWN HEREON TO THE CITY OF JACKSONVILLE, AND DEDICATES TRACT "A", THE PRIVATE LANDSCAPE EASEMENTS, LAKES/STORMWATER MANAGEMENT FACILITIES, AND THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON TO THE ST. JOHNS CAY HOMEOWNERS ASSOCIATION, AND DEDICATES THOSE EASEMENTS LABELED "J.E.A.E." AND "J.E.A.E." AS SHOWN HEREON TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, MONTICELLO BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIS W. WILLIAMS, ITS CHIEF EXECUTIVE OFFICER AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 8th DAY OF July A.D., 1997

Willis W. Williams
WILLIS W. WILLIAMS, C.E.O.
MONTICELLO BANK

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July A.D., 1997, BY WILLIS W. WILLIAMS, C.E.O. OF MONTICELLO BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME, AND WHO DID NOT TAKE AN OATH.

Debra J. King 5/7/99
SIGNATURE, NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF FLORIDA AT LARGE
Debra J. King
NAME (PRINTED OR TYPED)

APPROVED FOR THE 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 654, ORDINANCE CODE.

James E. Mousa 8/12/97
DIRECTOR OF PUBLIC WORKS DATE

CLERKS CERTIFICATE 97-180395

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 51, PAGES 53-53D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13th DAY OF August A.D., 1997.

Debra W. Cook *M. Y. Odum*
CLERK OF THE CIRCUIT COURT DEPUTY CLERK

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 26th DAY OF JUNE A.D., 1997.

Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
REGISTERED SURVEYOR & MAPPER No. 3295
STATE OF FLORIDA

P.S.D. 96-037
DEVELOPMENT No. 3511

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

Approved 7/28/97
Date
Hall
City Engineer
for Director of Public Works
Approved 9/12/97
Date
James E. Mousa
Director of Public Works

ST. JOHNS CAY

A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES

SEE SHEET 4 OF 5 FOR LOCATION AND ANNOTATION OF UNOBSTRUCTED DRAINAGE EASEMENTS AND LAKE/STORMWATER MANAGEMENT FACILITIES.
SEE SHEET 5 OF 5 FOR LOCATION AND ANNOTATION OF JURISDICTIONAL WETLANDS LINES.

BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF EDENFIELD ROAD AS PER SURVEY OF SAME BY RICHARD A. MILLER AND ASSOCIATES, INC., DATED JULY 23, 1987 AND RECHECKED ON APRIL 24, 1988, FILE NO. LG-33-A, BEING S 89°00'00" W. DISTANCES SHOWN IN PARENTHESIS ARE FROM STREET RIGHT OF WAY LINES TO THE TRAVERSE LINES.

CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

J.E.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDED THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

J.E.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. J.E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE J.E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE J.E.A. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS OR PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE MEAN HIGH WATER LINE SHOWN ON THIS PLAT IS A TIDAL BOUNDARY, AND WAS LOCATED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE ACTS AND RULES OF CHAPTER 18-5, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA.

P.C. DENOTES POINT OF CURVATURE.

P.T. DENOTES POINT OF TANGENCY.

R.P. DENOTES RADIUS POINT.

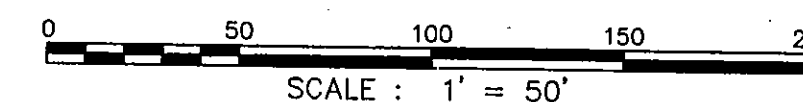
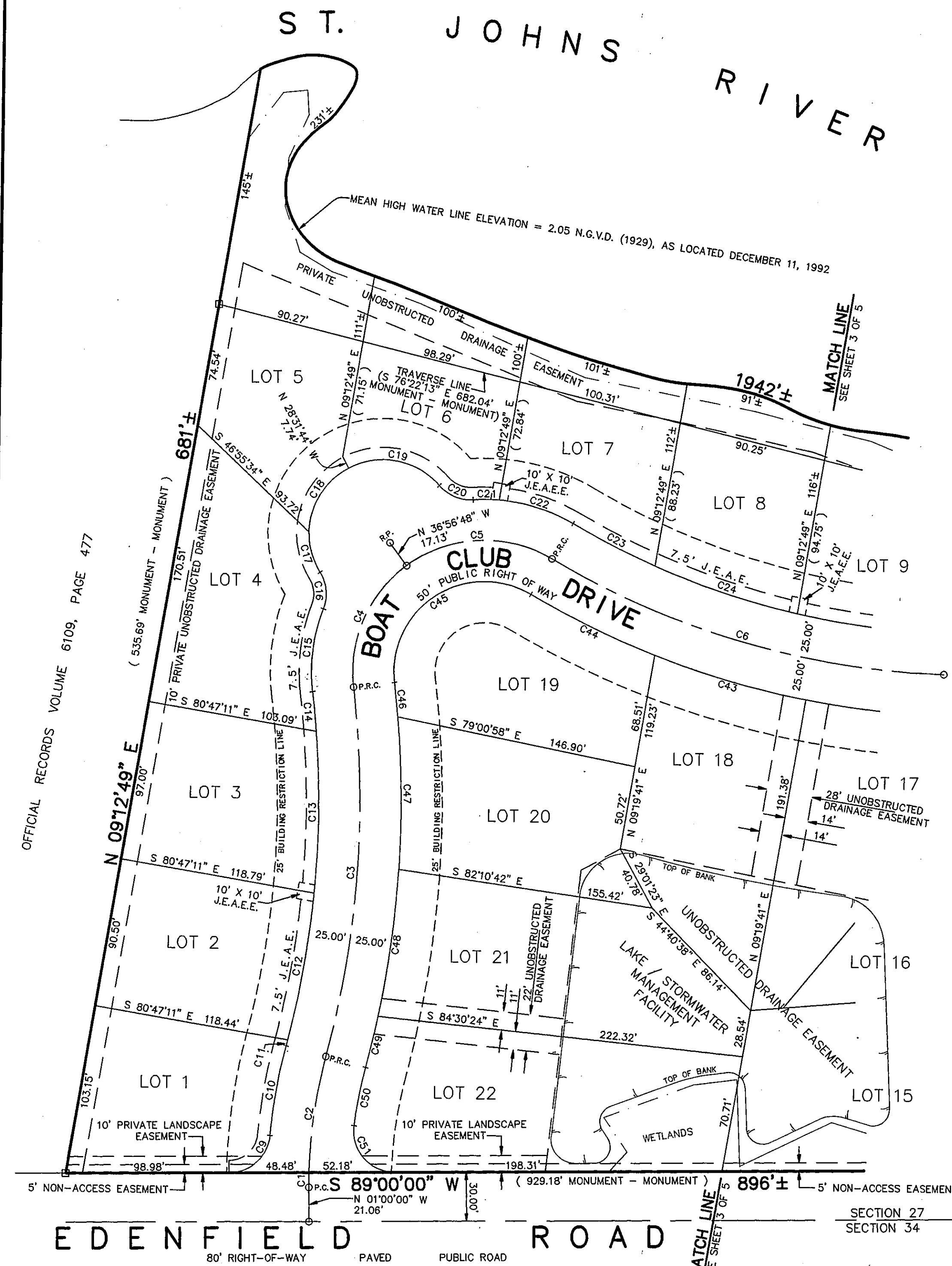
P.R.C. DENOTES POINT OF REVERSE CURVATURE.

C3 DENOTES CURVE NUMBER (SEE CURVE TABLE).

□ DENOTES PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT, STAMPED L.S. 3295, L.B. 3672)

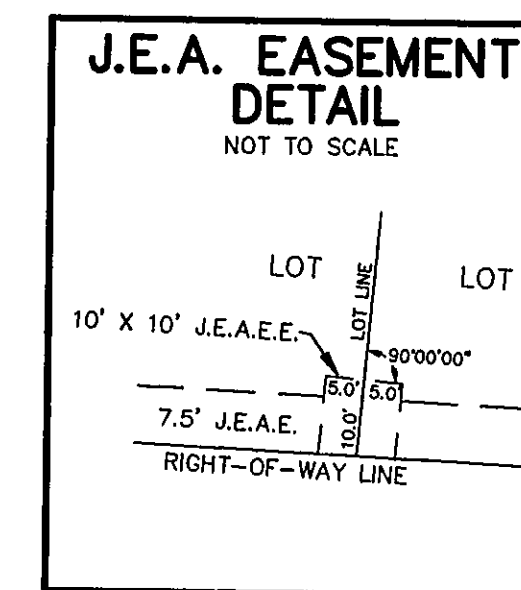
○ DENOTES PERMANENT CONTROL POINT (P.K. NAIL & DISK, STAMPED L.S. 3295)

— DENOTES JURISDICTIONAL WETLANDS LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.



CURVE TABLE

NUMBER	RADIUS	CHORD	CHORD BEARING	ARC	DELTA
C1	300.00	8.94	N 00°08'47" W	8.94	01°42'25"
C2	300.00	71.10	N 07°30'46" E	71.27	13°36'41"
C3	600.00	224.93	N 03°30'54" E	226.27	21°36'25"
C4	80.00	80.41	N 22°52'57" E	84.25	60°20'31"
C5	80.00	88.22	N 86°30'54" E	93.44	66°55'24"
C6	500.00	247.69	S 74°21'52" E	250.30	28°40'55"
C9	25.00	33.60	N 46°46'56" E	36.84	84°26'09"
C10	325.00	55.26	N 09°26'29" E	55.33	09°45'15"
C11	575.00	3.72	N 14°07'59" E	3.72	00°22'15"
C12	575.00	90.50	N 09°26'02" E	90.59	09°01'38"
C13	575.00	98.28	N 00°01'07" E	98.38	09°48'12"
C14	575.00	24.14	N 06°05'09" W	24.14	02°24'20"
C15	105.00	50.59	N 06°39'02" E	51.09	27°52'42"
C16	25.00	22.30	N 05°54'08" W	23.12	52°59'03"
C17	45.00	25.36	N 16°01'42" W	25.71	32°43'54"
C18	45.00	45.77	N 30°54'15" E	48.01	61°08'01"
C19	45.00	56.04	S 80°00'50" E	60.50	77°01'48"
C20	25.00	22.30	S 67°59'28" E	23.12	52°59'03"
C21	105.00	15.68	N 89°48'00" E	15.70	08°33'57"
C22	105.00	47.05	S 72°58'13" E	47.45	25°53'38"
C23	475.00	55.95	S 63°24'00" E	55.98	06°45'11"
C24	475.00	90.98	S 72°16'19" E	91.12	10°59'28"
C43	525.00	95.57	N 74°23'21" W	95.71	10°26'42"
C44	525.00	83.69	N 64°35'42" W	83.78	09°08'36"
C45	55.00	98.56	S 56°20'38" W	122.17	127°15'55"
C46	625.00	21.02	S 08°19'30" E	21.02	01°55'39"
C47	625.00	92.57	S 01°06'51" E	92.65	08°29'38"
C48	625.00	90.01	S 07°15'43" W	90.09	08°15'32"
C49	625.00	31.92	S 12°51'18" W	31.93	02°55'37"
C50	275.00	36.05	S 10°33'36" W	36.08	07°31'00"
C51	25.00	37.68	S 42°05'57" E	42.67	97°48'07"



P.S.D. 96-037
DEVELOPMENT No. 3511

PREPARED BY:
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1711 5th STREET SOUTH
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ST. JOHNS CAY

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THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS OR PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDED THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE MEAN HIGH WATER LINE SHOWN ON THIS PLAT IS A TIDAL BOUNDARY, AND WAS LOCATED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE ACTS AND RULES OF CHAPTER 18-5, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA.

P.C. DENOTES POINT OF CURVATURE.

P.T. DENOTES POINT OF TANGENCY.

R.P. DENOTES RADIUS POINT.

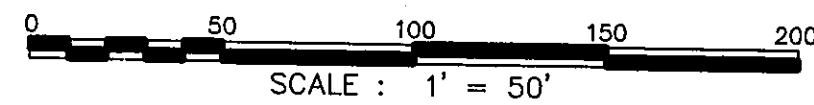
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C3 DENOTES CURVE NUMBER (SEE CURVE TABLE).

□ DENOTES PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT, STAMPED L.S. 3295, L.B. 3672)

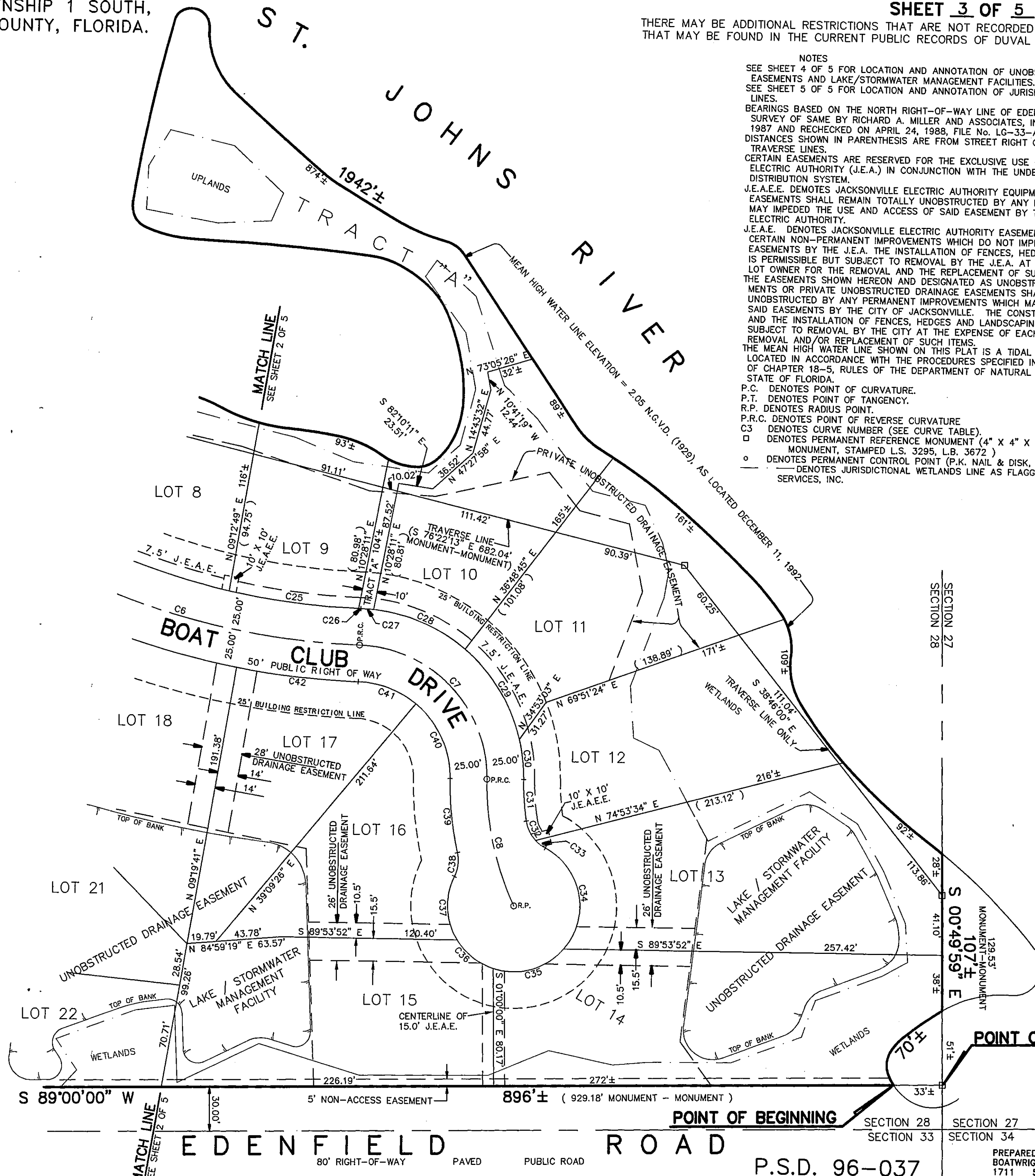
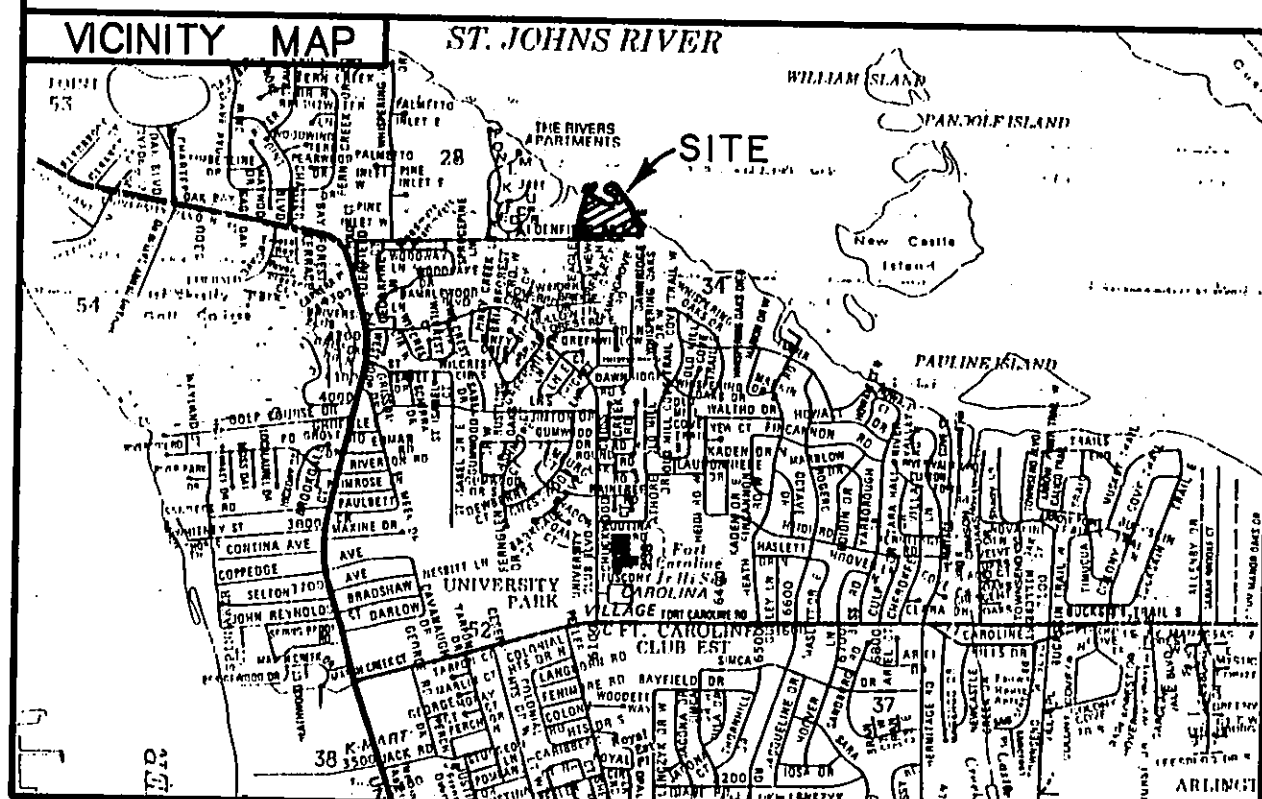
○ DENOTES PERMANENT CONTROL POINT (P.K. NAIL & DISK, STAMPED L.S. 3295)

○ DENOTES JURISDICTIONAL WETLANDS LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.



CURVE TABLE

NUMBER	RADIUS	CHORD	CHORD BEARING	ARC	DELTA
C6	500.00	247.69	S 74°21'52" E	250.30	28°40'55"
C7	90.00	125.83	S 44°21'10" E	139.34	88°42'19"
C8	200.00	88.41	S 12°46'12" E	89.15	25°32'23"
C25	475.00	89.07	S 83°08'50" E	89.20	10°45'34"
C26	475.00	1.48	S 88°36'58" E	1.48	00°10'42"
C27	115.00	8.61	S 86°33'39" E	8.61	04°17'19"
C28	115.00	67.96	S 67°13'53" E	68.99	34°22'14"
C29	115.00	71.65	S 31°53'43" E	72.86	36°18'06"
C30	115.00	27.52	S 06°52'20" E	27.59	13°44'41"
C31	175.00	28.31	S 04°38'23" E	28.34	09°16'47"
C32	25.00	14.61	S 26°16'02" E	14.82	33°58'31"
C33	25.00	8.32	S 52°49'56" E	8.36	19°09'17"
C34	45.00	70.17	S 11°10'39" E	80.48	102°27'52"
C35	45.00	49.71	S 73°34'44" W	52.66	67°02'54"
C36	45.00	31.46	N 52°26'07" W	32.14	40°55'24"
C37	45.00	43.28	N 03°13'45" W	45.15	57°29'20"
C38	25.00	16.48	N 08°16'37" E	16.79	38°28'37"
C39	225.00	50.79	N 06°28'51" W	50.90	12°57'42"
C40	65.00	55.86	N 25°26'51" W	57.74	50°53'42"
C41	65.00	42.12	N 69°48'01" W	42.89	37°48'37"
C42	525.00	83.24	N 84°09'30" W	83.33	09°05'37"



POINT OF REFERENCE

POINT OF BEGINNING

EDENFIELD ROAD

P.S.D. 96-037
DEVELOPMENT No. 3511

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

ST. JOHNS CAY

A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

THIS MAP TO SHOW LOCATION OF JURISDICTIONAL WETLANDS ONLY.

PLAT BOOK 51 PAGE 530

SHEET 4 OF 5

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES

SEE SHEET 4 OF 5 FOR LOCATION AND ANNOTATION OF UNOBSTRUCTED DRAINAGE EASEMENTS AND LAKE/STORMWATER MANAGEMENT FACILITIES.
SEE SHEET 5 OF 5 FOR LOCATION AND ANNOTATION OF JURISDICTIONAL WETLANDS LINES.

BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF EDENFIELD ROAD AS PER SURVEY OF SAME BY RICHARD A. MILLER AND ASSOCIATES, INC., DATED JULY 23, 1987 AND RECHECKED ON APRIL 24, 1988, FILE NO. LG-33-A, BEING S 89°00'00" W. DISTANCES SHOWN IN PARENTHESIS ARE FROM STREET RIGHT OF WAY LINES TO THE TRAVERSE LINES.

CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

J.E.A.E.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDED THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

J.E.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. J.E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE J.E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE J.E.A. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND THE REPLACEMENT OF SUCH ITEMS.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS OR PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE MEAN HIGH WATER LINE SHOWN ON THIS PLAT IS A TIDAL BOUNDARY, AND WAS LOCATED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE ACTS AND RULES OF CHAPTER 18-5, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA.

P.C. DENOTES POINT OF CURVATURE.

P.T. DENOTES POINT OF TANGENCY.

R.P. DENOTES RADIUS POINT.

P.R.C. DENOTES POINT OF REVERSE CURVATURE.

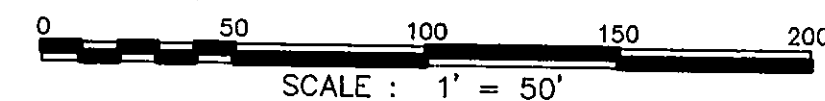
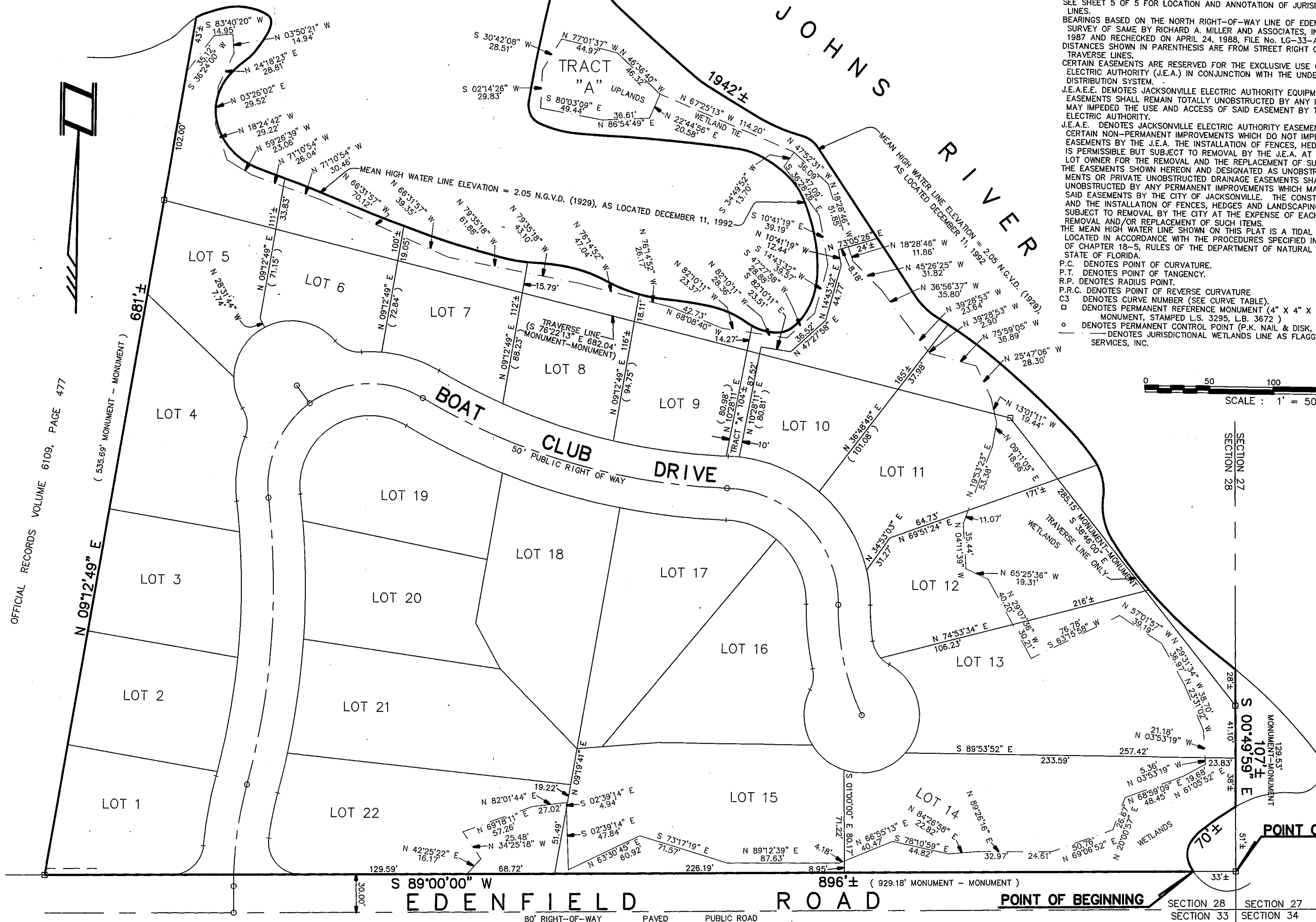
C3 DENOTES CURVE NUMBER (SEE CURVE TABLE).

○ DENOTES PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT, STAMPED L.S. 3295, L.B. 3672)

○ DENOTES PERMANENT CONTROL POINT (P.K. NAIL & DISK, STAMPED L.S. 3295)

○ DENOTES JURISDICTIONAL WETLANDS LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.

OFFICIAL RECORDS VOLUME 6109, PAGE 477



SECTION 27
SECTION 28

MONUMENT-MONUMENT
107±
129.53±
S 00°49'59" E
41.10±
70±

SECTION 28
SECTION 33
SECTION 27
SECTION 34

P.S.D. 96-037
DEVELOPMENT No. 3511

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

ST. JOHNS CAY

A PART OF GOVERNMENT LOT 6, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

THIS MAP TO SHOW LOCATION OF DRAINAGE EASEMENTS AND TOP OF BANK OF LAKES ONLY

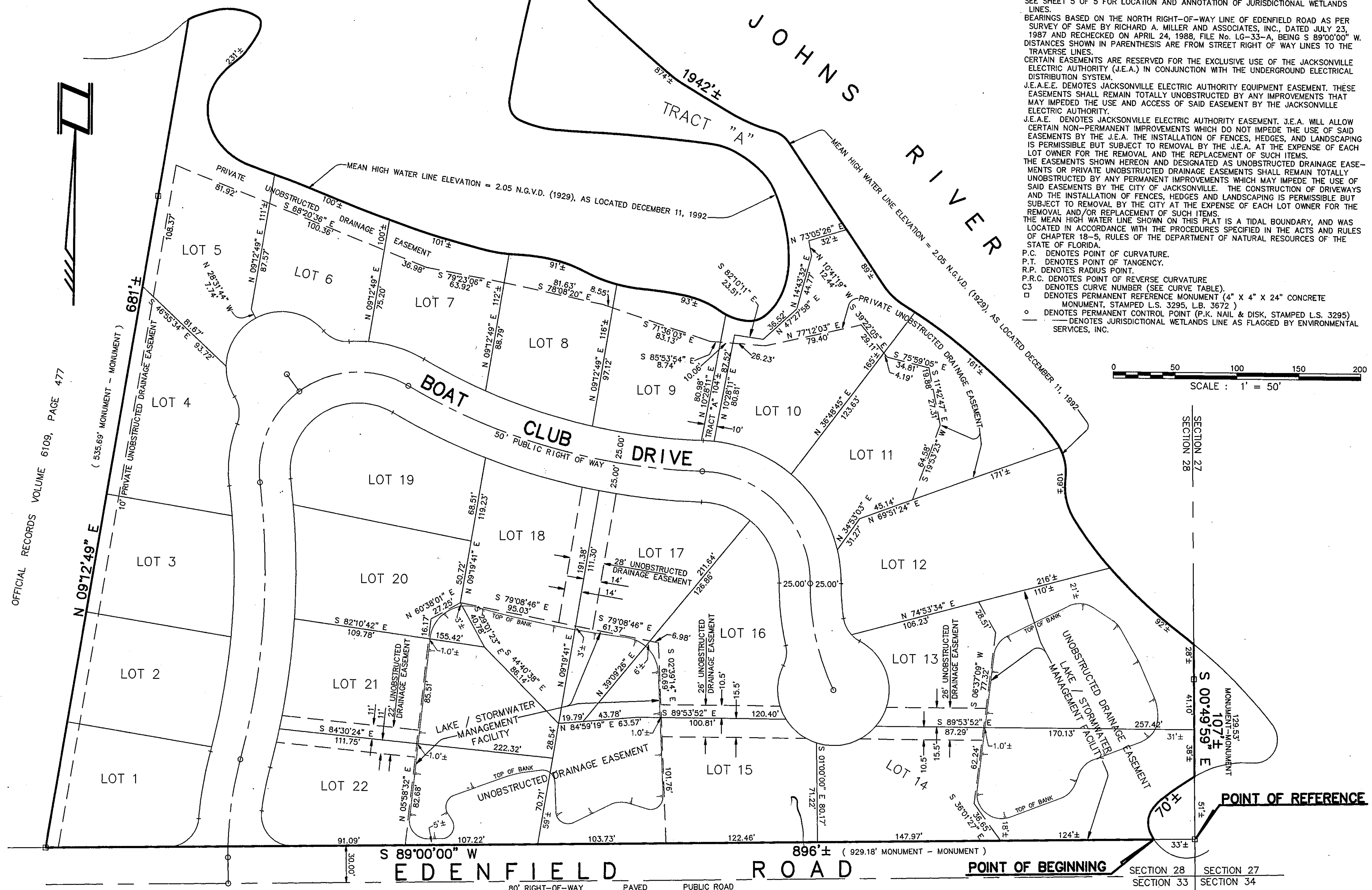
PLAT BOOK **51** PAGES **530**

SHEET **5** OF **5**

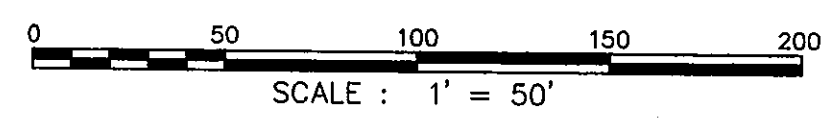
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OFFICIAL RECORDS VOLUME 6109, PAGE 477
 (535.69' MONUMENT - MONUMENT)
 10' PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT



P.S.D. 96-037
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